

ADMINISTRATIVE REPORT

Title: DAV 25-217271\C – 507 Elgin Ave

Issue: The City of Winnipeg approved a new mixed use commercial and residential building with 55-units.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "CMU PDO-1 West Alexander Centennial" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the construction of a mixed-use building to permit the following:

- 1) a front yard of 6 feet (1.83 metres) to the residential portion instead of 17 feet (5.18 metres);
- 2) a front yard balcony projection of 5.17 feet (1.58 metres) instead of 2 feet (0.61 metre);
- 3) a west side yard of 8.5 feet (2.59 metres) to the residential portion instead of 18 feet (4.49 metres);
- 4) an east corner side yard of 3 feet (0.91 metre) to the residential portion instead of 13 feet (3.96 metres);
- 5) a rear yard of 5.75 feet (1.75 metres) to the residential portion instead of 25 feet (7.62 metres);
- 6) a building height of 70 feet (21.34 metres) instead of 49 feet (14.94 metres);
- 7) a lot area per dwelling of 180 square feet (16.72 square metres) instead of 800 square feet (74.32 metres);
- 8) 6 parking spaces instead of 9 spaces.

Subject to the following conditions:

1. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director.

2. That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 55 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.
3. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-217271\C, dated October 8, 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

That the Owner must submit plans showing the location and design of any and all proposed:

- i. buildings;
- ii. accessory parking areas;
- iii. driveways;
- iv. garbage enclosures;
- v. fencing;
- vi. freestanding signage and
- vii. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

4. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to build a new mixed use commercial and residential building with 55-units and Variances are required to enable the proposed development.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DAV 25-217271\C

RELATED FILES:

COMMUNITY: Lord Selkirk - West Kildonan Committee

NEIGHBOURHOOD #: 3.102 - Centennial

SUBJECT: To vary the "CMU PDO-1 West Alexander Centennial" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the construction of a mixed-use building to permit the following:

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- 7) a lot area per dwelling of 180 square feet (16.72 square metres) instead of 800 square feet (74.32 metres);
- 8) 6 parking spaces instead of 9 spaces.

LOCATION: 507 Elgin Ave

LEGAL DESCRIPTION: PCL A PLAN 68207 9 ST J

APPLICANT: Trevor Thimm (Cibinel Architecture)
560 Academy Rd
Winnipeg, MB R3N 0E3

OWNER: 10098293 MANITOBA LTD.
19 Santa Fe Dr
Winnipeg, MB R2R 2W4

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the north side of Elgin Avenue on the west side of Isabel Street, in the Centennial neighbourhood of the Point Douglas ward.
- The subject site is 9,898 square feet in area, with approximately 96 feet of frontage along Elgin Avenue and 107 feet along Isabel Street, and irregular in geometry. The site is currently vacant.
- Vehicular access to the site is taken from a paved back lane running parallel to Elgin Avenue.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The site is located within the Commercial-Mixed Use policy area under the *West Alexander & Centennial Secondary Plan*. The property is zoned "CMU PDO-1 West Alexander Centennial" Commercial-Mixed Use District and falls within the corresponding Commercial-Mixed Use Area of the West Alexander & Centennial Planned Development Overlay.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane; then commercial use (drive through restaurant) zoned "C2" Commercial Community.

South: Elgin Avenue; then residential uses and a park zoned "RMF-S" Residential Multi-family (Small), and commercial uses zoned "C2" Commercial Community.

East: Isabel Street; then commercial uses zoned "C2" Commercial Community.

West: A 101-unit multi-family building zoned "RMF-S" Residential Multi-family (Small), then single- and two-family uses and small scale multi-family uses zoned "RMF-S" Residential Multi-family (Small).



Figure 1: Aerial photo of subject site and surrounding area (flown 2024)



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a six storey 55-unit mixed use building to provide affordable units for the Eritrean Community in Winnipeg Inc.
- The applicant is proposing to provide 55 affordable dwelling units with 20% of these units designed to be accessible. The letter of intent states that units are to be provided at less than 80% of the median market rent for the Centennial neighbourhood.
- Residential amenities will be located on the ground floor facing Isabel Street, including shared laundry, a lounge and a small hair salon.
- A resource centre offering support services to residents is planned on the second floor, including a multi-purpose room, an office, a counseling room and a small business centre. In addition, a roof terrace is proposed on this level for residents to access secure outdoor space.
- The applicant is proposing to provide 6 indoor parking stalls including 1 dedicated car share stall, and indoor secure bike parking for 28 bicycles. Additional bicycle parking for 8 bikes is shown along the Isabel Street façade.
- The proposed building will be 70 feet in height to the top of parapet.
- The design proposed provides ground floor differentiation with materials and glazing, as well as a reduced setback at grade. The main entrance and a small outdoor seating area at the southeast corner of the site are sheltered by the second floor terrace overhang.
- The proposed cladding materials include a mix of brick veneer at the ground floor, EIFS for the upper floors, vinyl windows and aluminum curtainwall.
- Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the proposed design, the ground floor lobby and stairwell along Elgin Avenue incorporating large expanses of glass to facilitate a strong visual connection to the surrounding community.
- The landscape plan provided shows street edge landscaping of 3 trees and 20 shrubs along Elgin Avenue, and 4 trees and 38 shrubs along Isabel Street, including 2 types of trees, 5 types of shrubs, as well as Karl Foerster grass.

COLLABORATION

- The applicant worked well with the Public Service to provide a mutually agreeable proposal and design that addresses policies related to design, orientation, parking and CPTED.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The City of Winnipeg's development plan, *OurWinnipeg*, and its citywide secondary plan, the *Complete Communities Direction Strategy 2.0* (CCDS 2.0), lay out the framework for how our City will grow over the next 25 years and how all other plans and City Council decisions must be consistent with it.
- The subject site is designated "Established Neighbourhood - Mature Community" under CCDS 2.0 and applicable goals and policies that apply to the proposal are noted below.

- 1.0 *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
- 1.1 *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- 1.2 *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- 1.6 *In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
 - *Existing zoning of the property and adjacent properties;*
 - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
 - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
 - *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
 - *The supporting transit, pedestrian and active transportation network; and*
 - *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*
- 2.0 *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
- 2.2 *Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
- 2.4 *Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- 2.5 *Encourage a variety of architectural styles.*
- 2.6 *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
- 2.8 *Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:*
 - a. *Direct pedestrian access to main building entrances from the street;*
 - b. *Transparent storefront displays;*
 - c. *Human scaled signage; and*
 - d. *Decorative lighting, awnings, benches and other pedestrian oriented amenities.*

- 2.9 *Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
- a) *Window placement that supports passive surveillance;*
 - b) *Unit entrances with direct access to the street;*
 - c) *Front porches;*
 - d) *Balconies;*
 - e) *Awnings;*
 - f) *Lighting; and*
 - g) *Height of primary entrances*
- 2.10 *Discourage building designs that orient the back of the building to the street.*
- 2.14 *Avoid buildings that create long blank walls facing public streets.*
- 2.15 *Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
- 2.16 *For properties with public lane access, vehicular access should be taken from the public lane in order to:*
- a. *Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
 - b. *Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
 - c. *Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*
- 2.17 *Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
- 2.21 *Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- 2.22 *Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*
- 3.1 *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
- 3.2 *Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*
- 3.6 *Encourage new developments that incorporates housing types that enable “aging in place” in Established Neighbourhoods.*
- 5.0 *Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.*

5.1 *Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.*

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD PLAN

- Under the West Alexander & Centennial Neighbourhood Plan (WACNP), the subject site falls within the Commercial policy area.
- The general intent of the commercial sectors is,
To encourage commercial businesses which positively contribute to the community by supporting a pedestrian friendly neighbourhood, but also giving opportunities for auto-oriented developments along parts of McPhillips and Logan Avenues.
- The intent of the Commercial policy area, specifically, is “to encourage thriving, pedestrian-oriented commercial streets that act as threads weaving the residential communities together.”
- Applicable policies are as follows:
 1. Encourage active uses such as retail at street level;
 2. Encourage office uses above the first floor or encourage 1st floor office space to be designed in a manner consistent with the permeable nature of commercial storefronts;
 3. Encourage residential uses on the upper storeys of buildings;
 4. Discourage uses which are automobile oriented

Urban Design:

 8. Require signage to be designed for the pedestrian rather than vehicular traffic.;
 9. Require buildings to be oriented to the street to restore the traditional mature neighbourhood character;
 10. Require new buildings to be located to the front and corner side property lines;
 11. Require pedestrian access at the street level, and locate parking, loading and other service entrances at the rear of buildings;
 12. Encourage development to reinforce and contribute to a strong streetscape and pedestrian oriented environment;
 13. Encourage new building to have design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings.

CITY OF WINNIPEG ZONING BY-LAW 200/200

- The applicant is proposing to establish a mixed use residential dwelling with a front yard (Elgin Avenue) of 6 feet to the residential portion of the building instead of 17 feet; an east corner side yard (Isabel Street) of 3 feet to the residential portion instead of 13 feet; a west side yard of 8.5 feet to the residential portion instead of 18 feet; and a rear yard of 5.75 feet to the residential portion instead of 25 feet. Variances are required to permit the proposed setbacks.
- Plans show a front yard balcony projection of 5.17 feet instead of 2 feet, therefore a Variance is required.

- The applicant is proposing a building height of 70 feet instead of 49 feet, therefore a Variance is required.
- A Variance is required for the proposed density of 180 square feet of lot area instead of 800 square feet per dwelling unit.
- The applicant is proposing to provide 6 parking spaces instead of 9 spaces, therefore a Variance is required.

ANALYSIS OF VARIANCES

Building Height and Reduced Setbacks

- The Public Service is supportive of the proposed building height given the context of the site for the following reasons:
 - The proposed building height is scaled appropriately to the +/-83 foot right of way width of Isabel Street and robust street edge landscaping is proposed which would soften any potential impact of the reduced setbacks.
 - The impact of the proposed height and setbacks are expected to be minimal as the site abuts a public lane and a drive through restaurant to the north, it is separated by Elgin Avenue from the residential uses and commercial building to the south, and the site abuts an 11 storey building at 515 Elgin Avenue, with a minimum setback of +/-35 feet to the residential portion of the building.
 - The reduced yards along Isabel Street and Elgin Avenue support a pedestrian-friendly, active street edge which is generally encouraged by the Urban Planning and Design Division on corner lots within mature, walkable neighbourhoods. The applicant has provided a design which includes generous glazing and active uses on the ground floor.
 - The proposed setbacks are consistent with urban design policies in the West Alexander & Centennial Neighbourhood Plan.
- The Public Service has no concerns regarding the front yard (Elgin Avenue) balcony projection of 5.17 feet instead of 2 feet for a covered entry with a terrace for residents above as this is located at the southeast corner of the site nearest to the Elgin and Isabel intersection across from commercial uses. It is not anticipated that the entry setback would have a negative impact on the abutting uses or the public realm.

Density

- The proposed building will have a density of 180 sq feet per dwelling unit resulting in the creation of 55 units all of which would be affordable at less than 80% of the median market rent for Centennial.
- Per *CCDS 2.0* policies, higher intensity residential development is encouraged along Mixed Use Corridors which are characterized by moderate to high volume retail and commercial roadways, located on the Primary Transit Network, containing multi-block sections where development patterns are conducive to supporting higher density mixed-use pedestrian environments, and are accessible, safe, and attractive for pedestrians and cyclists.
- Although the subject site is not on a designated Corridor, the Public Service is supportive of the proposed density in this location, because the site is located on a corner, it abuts a multi-family building and separated from low rise commercial by a back lane, because the site is located on an arterial street, is located 1 block away from The William Avenue and

Sherbrook Street arterial routes, and because the site is located in a walkable, amenity rich neighbourhood.

- Further, the proposed density is in keeping with the density of the existing 101-unit building at 515 Elgin Avenue, which has a density of 185.54 square feet per dwelling unit.
- This project is being evaluated under the Density Bonus Pilot Program, which requires that 50% of the units with a density greater than 360 sq. ft. per unit must be affordable. The subject proposal exceeds this requirement. A condition of approval has been added to ensure that the affordable units are provided and maintained for a minimum of 20 years.
- For these reasons, the Division supports the requested density Variance.

Parking

- The proposed multi-family residential development will provide affordable housing in which it is anticipated that few if any residents will have access to a vehicle.
- The owner intends to provide a car share vehicle for residents, and secure bike parking for 28 bicycles, both located within the building. A condition has been added requiring a signed service agreement with a car share provided prior to the issuance of development permits
- The site is 2 blocks north of the Bannatyne Avenue protected bike route, and 2 blocks south of the Alexander Avenue Neighbourhood Greenway.
- In addition, the site is within the 400 metre walkshed for transit access, and the proposed development flanks Isabel Street where a concentration of services and amenities are located within short walking distance.
- Considering the proposed use, the site's location and access to transit and commercial and social amenities, and because high quality, secure bike parking and a car share vehicle are provided, the Public Service considers the density to parking ratio appropriate and supports the proposed parking reduction to provide 6 parking spaces instead of 9 spaces.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning Division **approves** for the following reasons:

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;

In that, the proposed development is consistent with Complete Communities 2.0 as the development will increase the supply of affordable, support alternative modes of transportation, concentrate density in close proximity to the Primary Transit Network, and support the City of Winnipeg Intensification Target.

- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, the proposed scale, character and built form of the proposed multi-family dwelling considers the scale of the existing development on the street and subject block, and is compatible with adjacent land uses.

- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, the proposed Variances are required to relieve the injurious effect of the zoning by-law and to meet the goals and objectives of Complete Communities Direction Strategy 2.0.

(d) is compatible with the area in which the property to be affected is situated.

In that, the Variances requested are compatible with existing character and development on the street and in close proximity to the subject site.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals. Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods.

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City actively plans for and partners in affordable housing.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Simi Jerez, RPP MCIP
Date: Monday, November 3, 2025
File No. DAV 25-217271\C

507 ELGIN AVENUE

WINNIPEG, MANITOBA

ISSUED FOR ZONING VARIANCE APPLICATION
AUGUST 20, 2025

DRAWING LIST

LANDSCAPE

L1 LANDSCAPE PLAN
L2 PLANTING PLAN
L3 DETAILS

ARCHITECTURAL

A004 ARCHITECTURAL SITE PLAN
A101 LEVEL 1 PLAN & RCP
A102 LEVEL 2 PLAN & RCP
A103 LEVEL 3 TO 5 PLAN & RCP
A104 LEVEL 6 PLAN & RCP
A105 ROOF PLAN
A201 BUILDING ELEVATIONS
A202 BUILDING ELEVATIONS
A301 BUILDING SECTIONS
A302 BUILDING SECTIONS

CONSULTANTS

ARCHITECT

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CLIENT

CONSULTANT

03 2025-08-20 ISSUED ZONING VARIANCE APPLICATION
02 2025-08-14 ISSUED FOR CLASS BY COSTING
01 2025-05-30 ISSUED FOR SCHEMATIC DESIGN

NO. DATE REVISION / ISSUANCE

Seal

**NOT
FOR
CONSTRUCTION**

FOR INFORMATION ONLY

Project

507 ELGIN AVENUE

Sheet Title

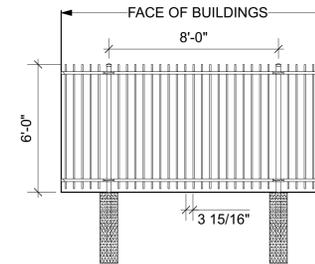
COVER

Project No.

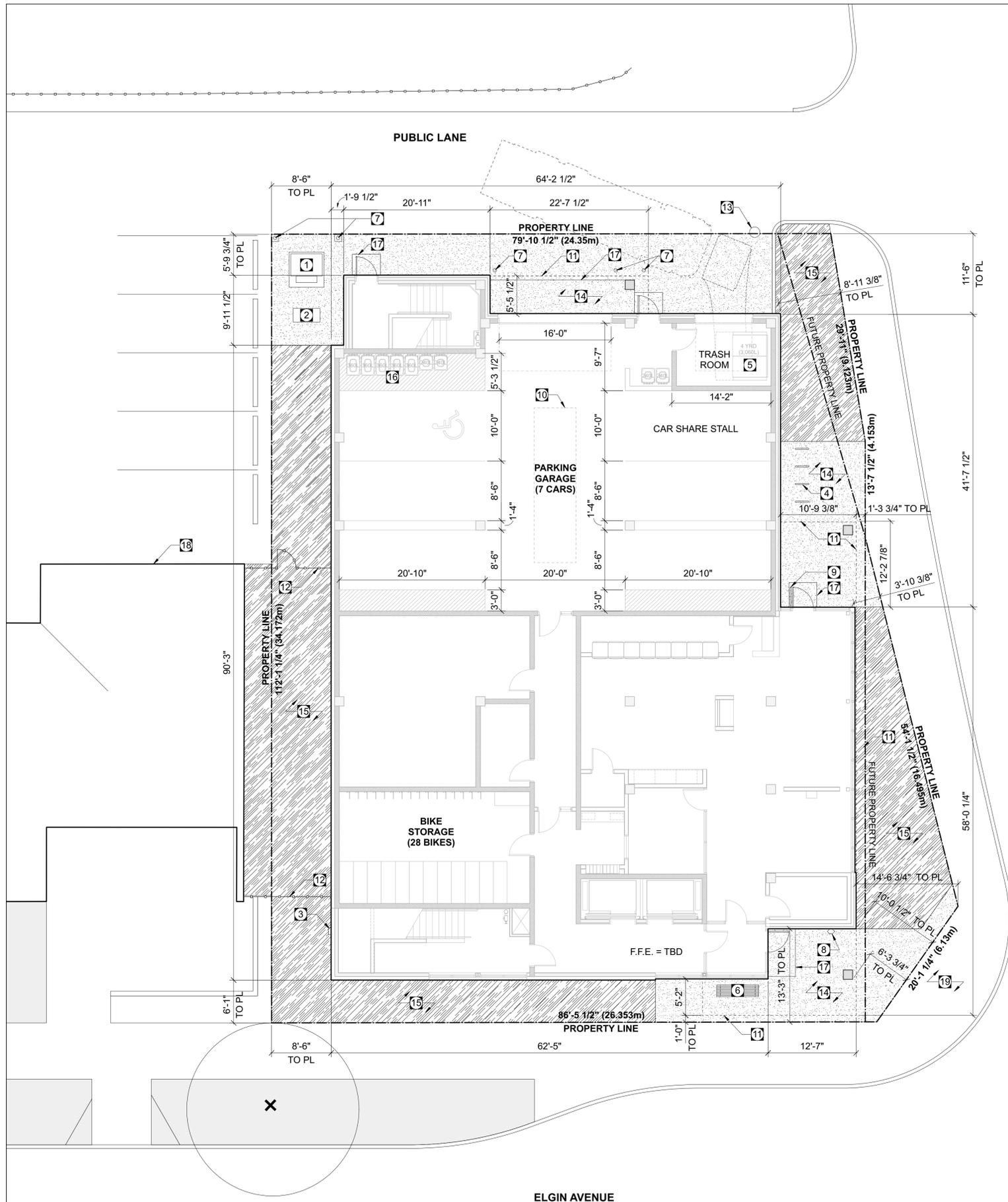
2515

Sheet

A000



2 PICKET FENCE
A004 Scale: 1/4" = 1'-0"



KEYNOTES

- 1 TRANSFORMER (PUBLIC UTILITY)
- 2 CSTE (PUBLIC UTILITY)
- 3 GAS CONNECTION
- 4 BIKE RACKS (4 TOTAL)
- 5 WASTE BINS
- 6 BENCH
- 7 PAINTED STEEL BOLLARD
- 8 FIRE DEPARTMENT CONNECTION
- 9 42" HIGH ALUMINUM DOOR GUIDE RAIL C/W POWER DOOR OPERATOR BUTTON
- 10 RAIN WATER CISTERN BELOW SLAB
- 11 EXTENT OF SOFFIT/CANOPY ABOVE
- 12 NEW 6" HIGH BLACK METAL PICKET FENCE
- 13 EXISTING HYDRO POLE
- 14 CONCRETE PAVING
- 15 PLANTING BED
- 16 RECYCLING BINS
- 17 STRUCTURAL CONCRETE ENTRANCE PAD
- 18 EXISTING BUILDING
- 19 EXISTING CONCRETE SIDEWALK

1 SITE PLAN
A004 Scale: 1/8" = 1'-0"

03	2025-08-20	ISSUED ZONING VARIANCE APPLICATION
02	2025-08-14	ISSUED FOR CLASS BY COSTING
01	2025-05-30	ISSUED FOR SCHEMATIC DESIGN
NO.	DATE	REVISION / ISSUANCE

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

507 ELGIN AVENUE

SITE PLAN

Project No. Sheet

2515

A004



NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

Project

507 ELGIN AVENUE

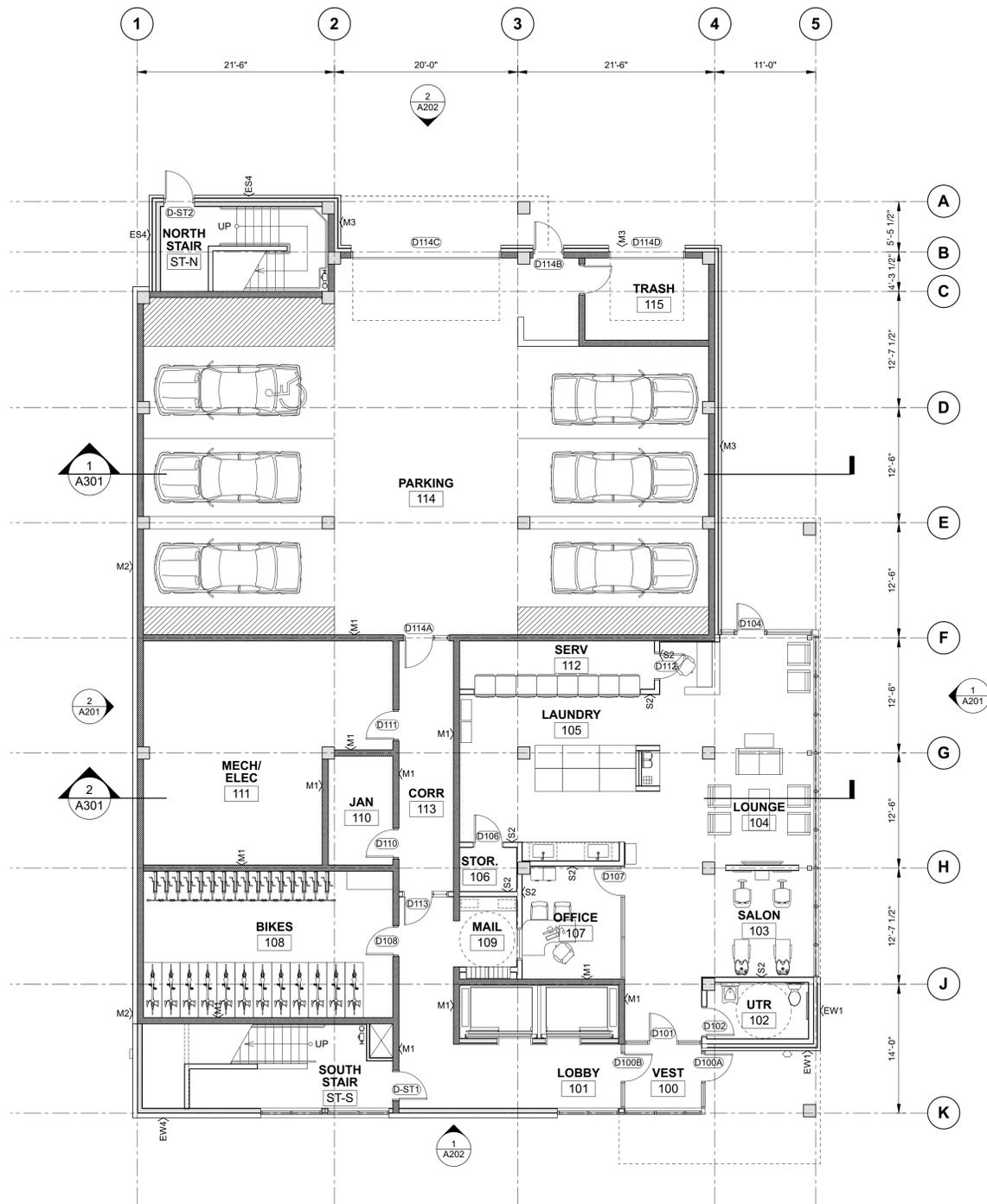
Sheet Title

LEVEL 1 PLAN & RCP

Project No. Sheet

2515

A101



1 LEVEL 1 PLAN
A101 Scale: 1/8" = 1'-0"



2 LEVEL 1 RCP
A101 Scale: 1/8" = 1'-0"

SYMBOLS LEGEND

- ⊙ SPRINKLER HEAD
- RECESSED DOWN LIGHT
- SURFACE MOUNTED DOWN LIGHT
- 24" X 24" LAYIN LIGHT PANEL
- 6" X 48" LAYIN LIGHT PANEL
- PENDANT LIGHT FIXTURE
- VANITY LIGHT
- ⊠ SUPPLY AIR GRILLE
- ⊠ EXHAUST AIR GRILLE

MATERIAL LEGEND

- GW/B GYPSUM WALL BOARD PAINTED
- EI/F S EXTERIOR INSULATION & FINISH SYSTEM (ADEX RS)
- MTL-1 VENTED METAL SOFFIT
- ACT-1 24"X24" ACOUSTIC CEILING TILE
- ACT-2 24"X48" ACOUSTIC CEILING TILE
- ES EXPOSED STRUCTURE

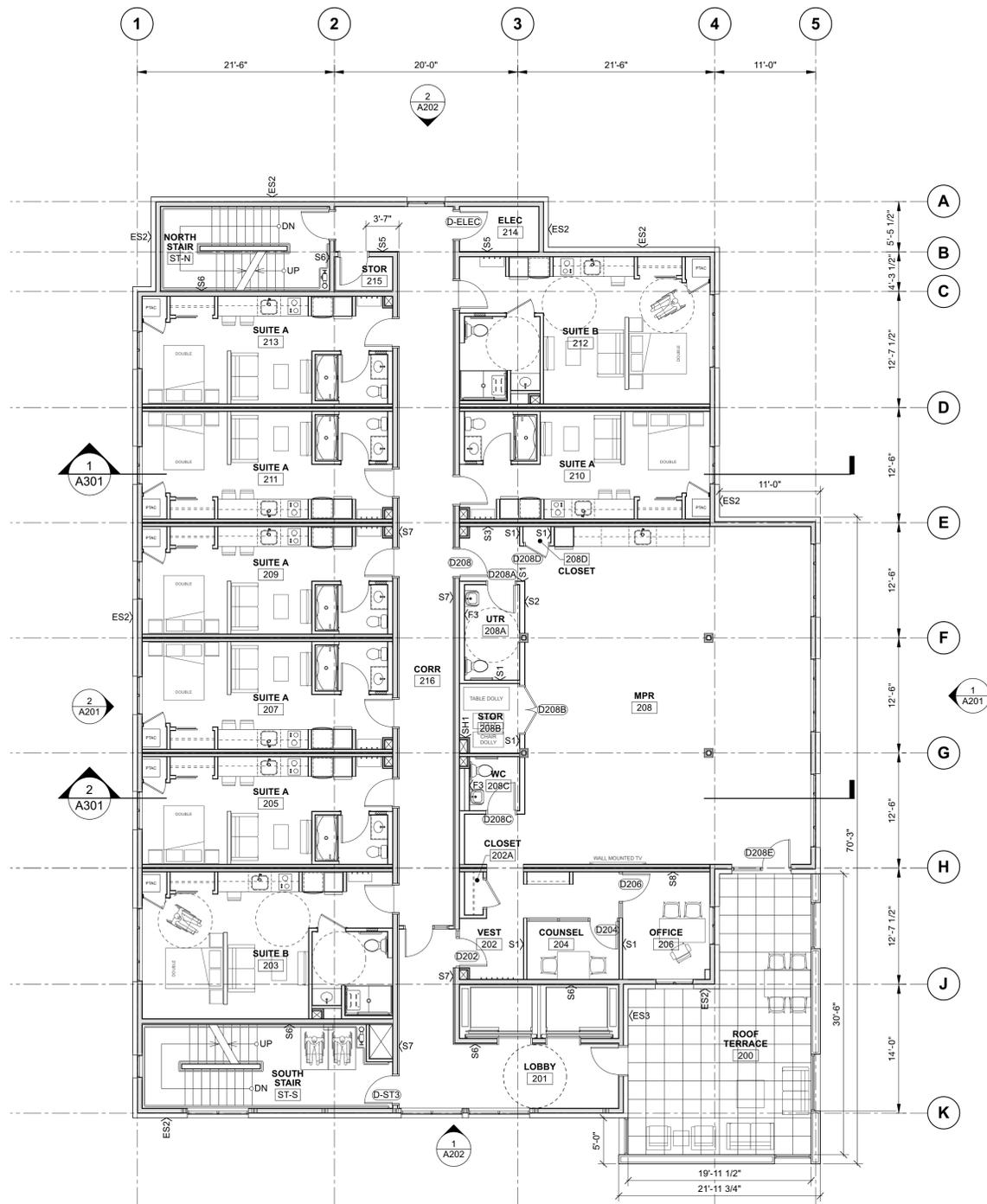
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

507 ELGIN AVENUE

LEVEL 2 PLAN & RCP

2515

A102



1
A102
LEVEL 2 PLAN
Scale: 1/8" = 1'-0"



2
A102
LEVEL 2 RCP
Scale: 1/8" = 1'-0"

SYMBOLS LEGEND

- ⋆ SPRINKLER HEAD
- RECESSED DOWN LIGHT
- SURFACE MOUNTED DOWN LIGHT
- 24" X 24" LAYIN LIGHT PANEL
- 6" X 48" LAYIN LIGHT PANEL
- PENDANT LIGHT FIXTURE
- VANITY LIGHT
- ⊠ SUPPLY AIR GRILLE
- ⊠ EXHAUST AIR GRILLE

MATERIAL LEGEND

- GW/B GYPSUM WALL BOARD PAINTED
- E/FS EXTERIOR INSULATION & FINISH SYSTEM (ADEX RS)
- M/L-1 VENTED METAL SOFFIT
- ACT-1 24"X24" ACOUSTIC CEILING TILE
- ACT-2 24"X48" ACOUSTIC CEILING TILE

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507 ELGIN AVENUE

Sheet Title

LEVEL 3 TO 5 PLAN & RCP

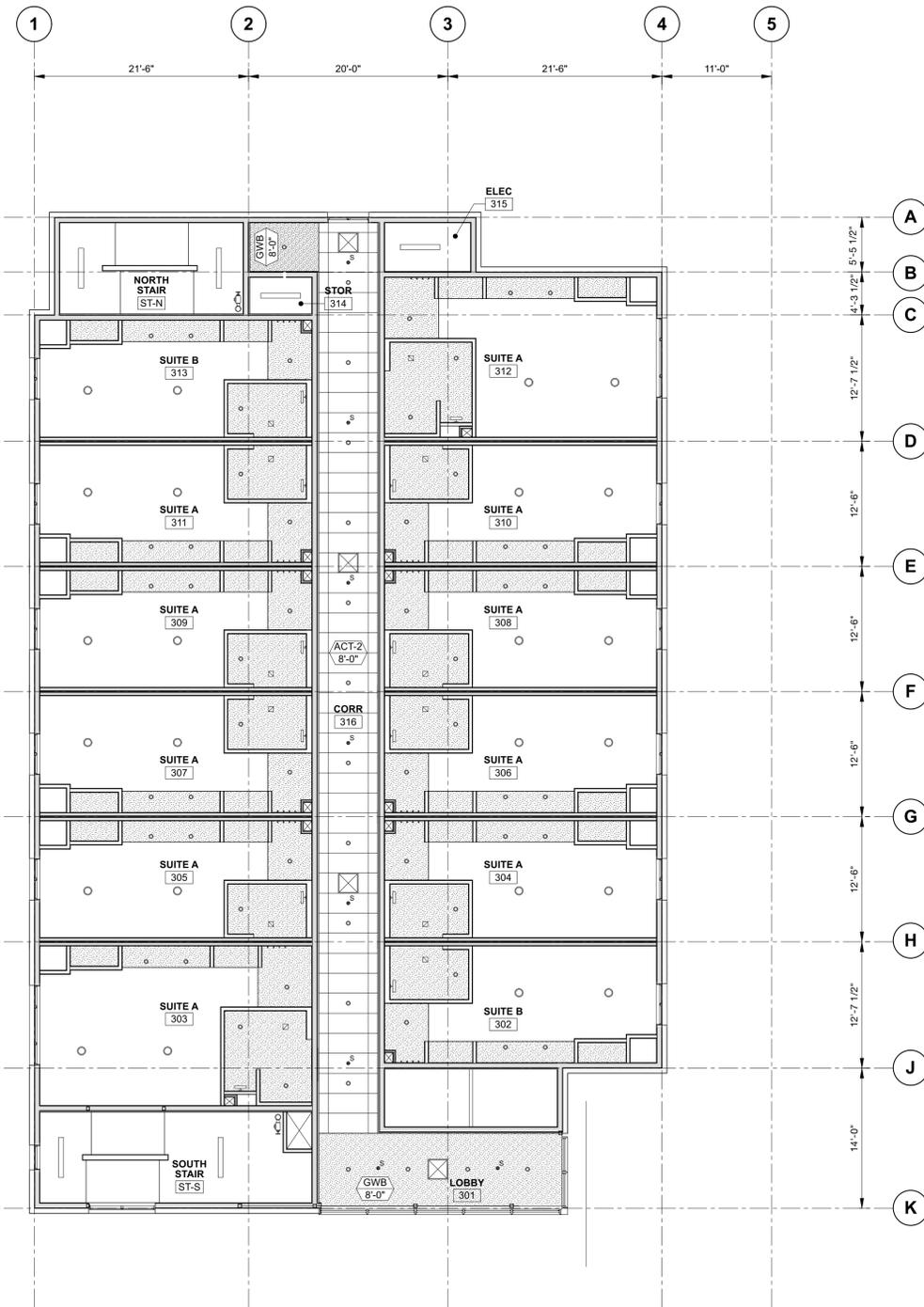
Project No. Sheet

2515

A103



1
A103 LEVEL 3 TO 5 PLAN
Scale: 1/8" = 1'-0"



2
A103 LEVEL 3 TO 6 RCP
Scale: 1/8" = 1'-0"

SYMBOLS LEGEND

- ⋆ SPRINKLER HEAD
- RECESSED DOWN LIGHT
- SURFACE MOUNTED DOWN LIGHT
- 24" X 24" LAYIN LIGHT PANEL
- 6" X 48" LAYIN LIGHT PANEL
- PENDANT LIGHT FIXTURE
- VANITY LIGHT
- ⊠ SUPPLY AIR GRILLE
- ⊠ EXHAUST AIR GRILLE

MATERIAL LEGEND

- GIWB GYPSUM WALL BOARD PAINTED
- EIFS EXTERIOR INSULATION & FINISH SYSTEM (ADEX RS)
- MTL-1 VENTED METAL SOFFIT
- ACT-1 24"X24" ACOUSTIC CEILING TILE
- ACT-2 24"X48" ACOUSTIC CEILING TILE

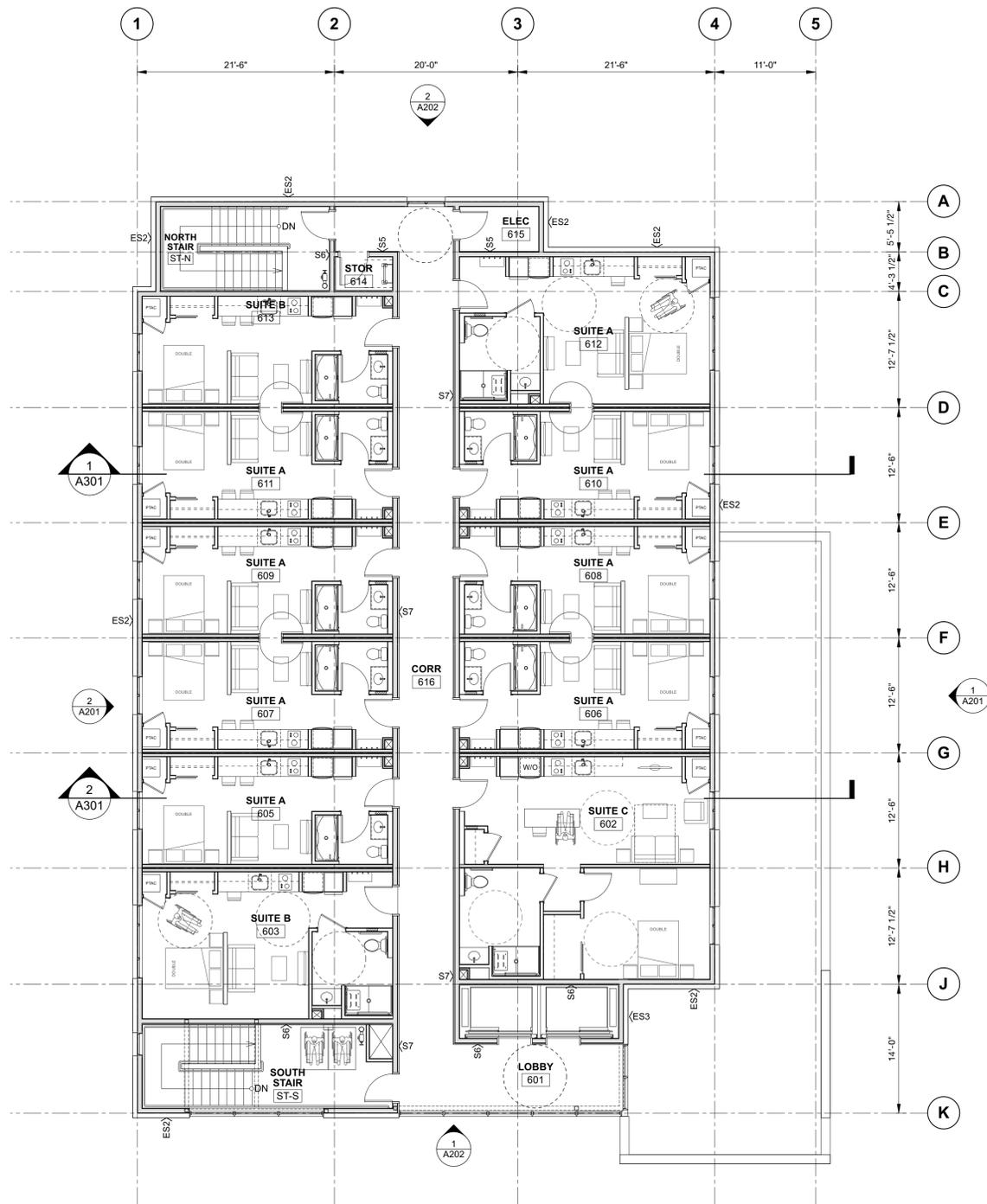
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507 ELGIN AVENUE

LEVEL 6 PLAN & RCP

2515

A104



1
A104
LEVEL 6 PLAN
Scale: 1/8" = 1'-0"



2
A104
LEVEL 6 RCP
Scale: 1/8" = 1'-0"

SYMBOLS LEGEND

- ⋆ SPRINKLER HEAD
- RECESSED DOWN LIGHT
- SURFACE MOUNTED DOWN LIGHT
- 24" X 24" LAYIN LIGHT PANEL
- 6" X 48" LAYIN LIGHT PANEL
- PENDANT LIGHT FIXTURE
- VANITY LIGHT
- ⊠ SUPPLY AIR GRILLE
- ⊠ EXHAUST AIR GRILLE

MATERIAL LEGEND

- GWB GYPSUM WALL BOARD PAINTED
- EIFS EXTERIOR INSULATION & FINISH SYSTEM (ADEX RS)
- MTL-1 VENTED METAL SOFFIT
- ACT-1 24"X24" ACOUSTIC CEILING TILE
- ACT-2 24"X48" ACOUSTIC CEILING TILE

ARCHITECT

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CLIENT

CONSULTANT

NO.	DATE	REVISION / ISSUANCE
03	2025-08-20	ISSUED ZONING VARIANCE APPLICATION
02	2025-08-14	ISSUED FOR CLASS B+ COSTING
01	2025-05-30	ISSUED FOR SCHEMATIC DESIGN

Seal

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CONSTRUCTION**

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Project

507 ELGIN AVENUE

Sheet Title

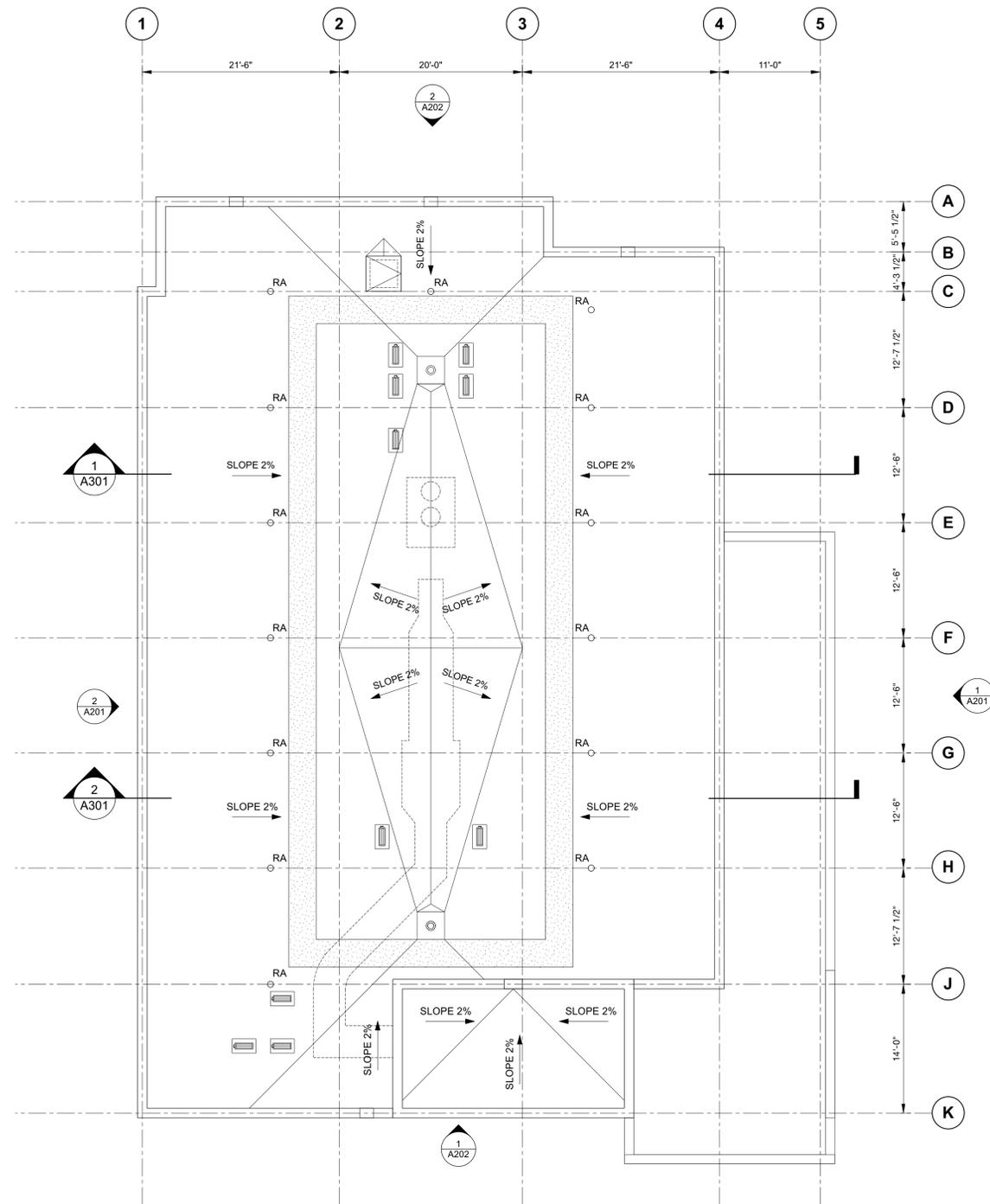
ROOF PLAN

Project No.

2515

Sheet

A105



1
A105 **ROOF PLAN**
Scale: 1/8" = 1'-0"

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CONSULTANT

03	2025-08-20	ISSUED ZONING VARIANCE APPLICATION
02	2025-08-14	ISSUED FOR CLASS BY COSTING
01	2025-05-30	ISSUED FOR SCHEMATIC DESIGN
NO.	DATE	REVISION / ISSUANCE

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Project

507 ELGIN AVENUE

Sheet Title

BUILDING ELEVATIONS

Project No.

Sheet

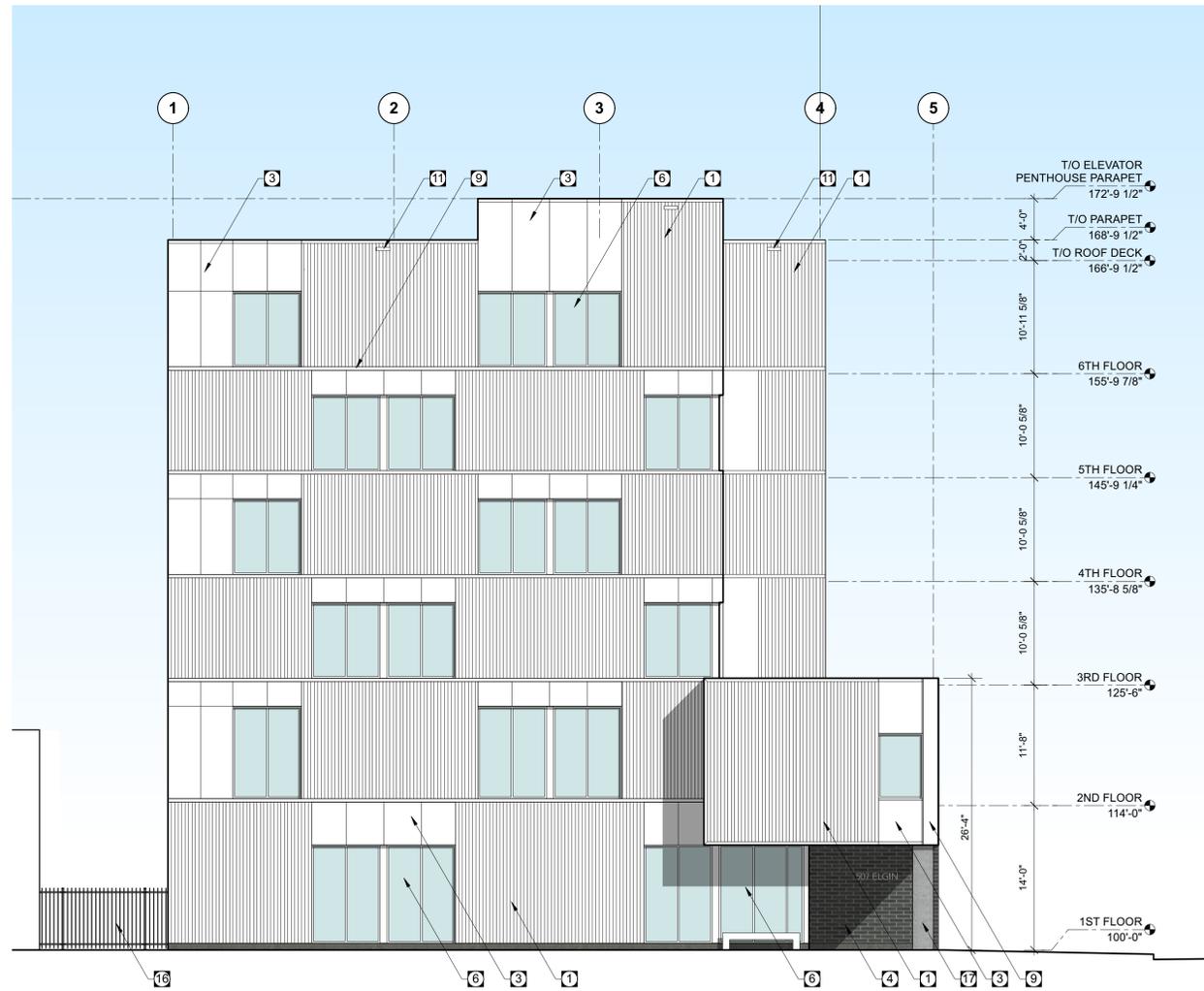
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A201



KEYNOTES

- 1 PRE-FINISHED CORRUGATED METAL SIDING - WHITE
- 2 PRE-FINISHED CORRUGATED METAL SIDING - GREY
- 3 PRE-FINISHED ALUMINUM PANEL - WHITE
- 4 BRICK VENEER
- 5 VINYL WINDOW
- 6 ALUMINUM CURTAIN WALL GLAZING SYSTEM
- 7 FRESH AIR INTAKE GRILLE FOR PTAC UNIT
- 8 PRE-FINISHED ALUMINUM LOUVRE
- 9 PRE-FINISHED METAL FLASHING
- 10 LIGHT FIXTURE
- 11 OVERFLOW SCUPPER
- 12 ILLUMINATED BUILDING SIGNAGE
- 13 BUILDING LOGO
- 14 INSULATED OVERHEAD GARAGE DOOR
- 15 ALUMINUM FRAME AND TEMPERED GLASS GUARD
- 16 PAINTED STEEL PICKET FENCE
- 17 CONCRETE COLUMN



1 SOUTH ELEVATION
A2.02 Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
A2.02 Scale: 1/8" = 1'-0"

KEYNOTES

- 1 PRE-FINISHED CORRUGATED METAL SIDING - WHITE
- 2 PRE-FINISHED CORRUGATED METAL SIDING - GREY
- 3 PRE-FINISHED ALUMINUM PANEL - WHITE
- 4 BRICK VENEER
- 5 VINYL WINDOW
- 6 ALUMINUM CURTAIN WALL GLAZING SYSTEM
- 7 FRESH AIR INTAKE GRILLE FOR PTAC UNIT
- 8 PRE-FINISHED ALUMINUM LOUVRE
- 9 PRE-FINISHED METAL FLASHING
- 10 LIGHT FIXTURE
- 11 OVERFLOW SCUPPER
- 12 ILLUMINATED BUILDING SIGNAGE
- 13 BUILDING LOGO
- 14 INSULATED OVERHEAD GARAGE DOOR
- 15 ALUMINUM FRAME AND TEMPERED GLASS GUARD
- 16 PAINTED STEEL PICKET FENCE
- 17 CONCRETE COLUMN

NO.	DATE	REVISION / ISSUANCE
03	2025-08-20	ISSUED ZONING VARIANCE APPLICATION
02	2025-08-14	ISSUED FOR CLASS B+ COSTING
01	2025-05-30	ISSUED FOR SCHEMATIC DESIGN

Seal

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Project

507 ELGIN AVENUE

Sheet Title

BUILDING ELEVATIONS

Project No.

Sheet

2515

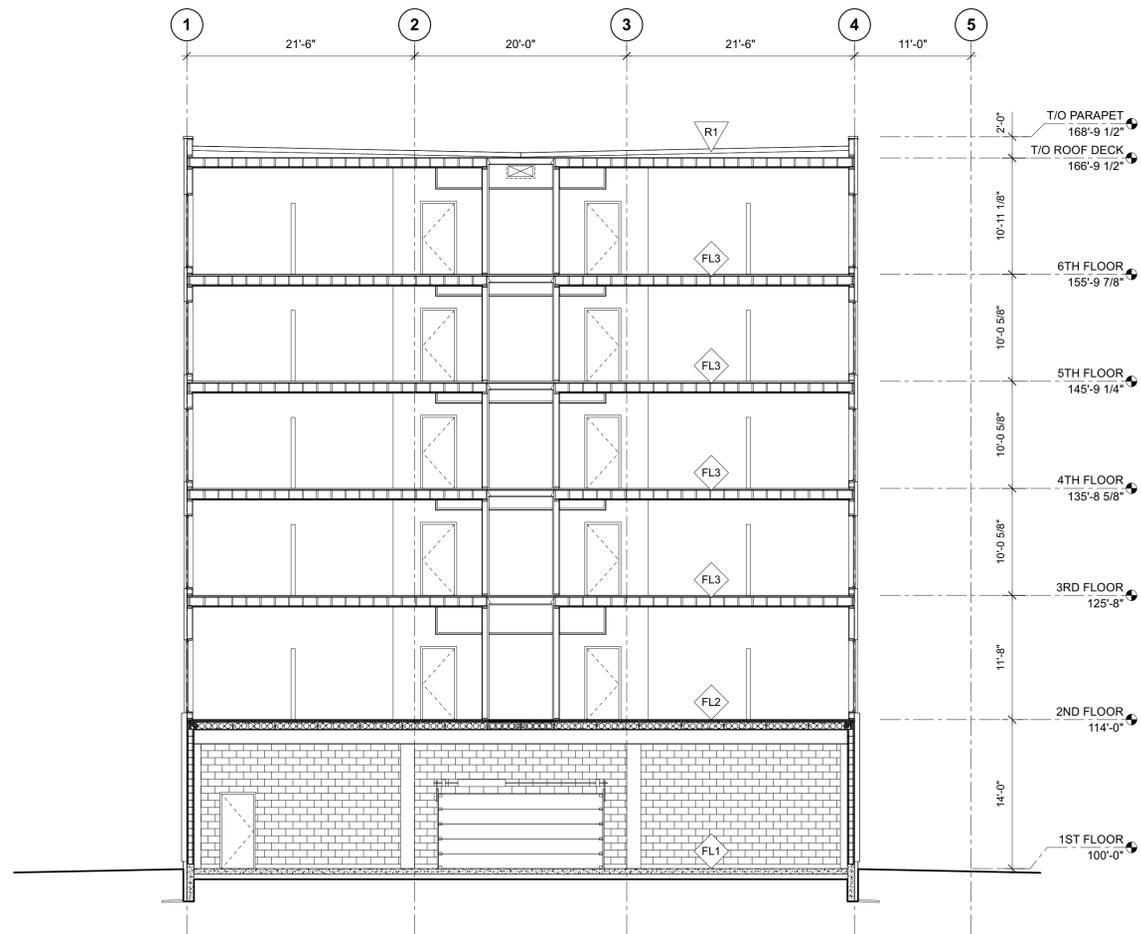
A202

ARCHITECT

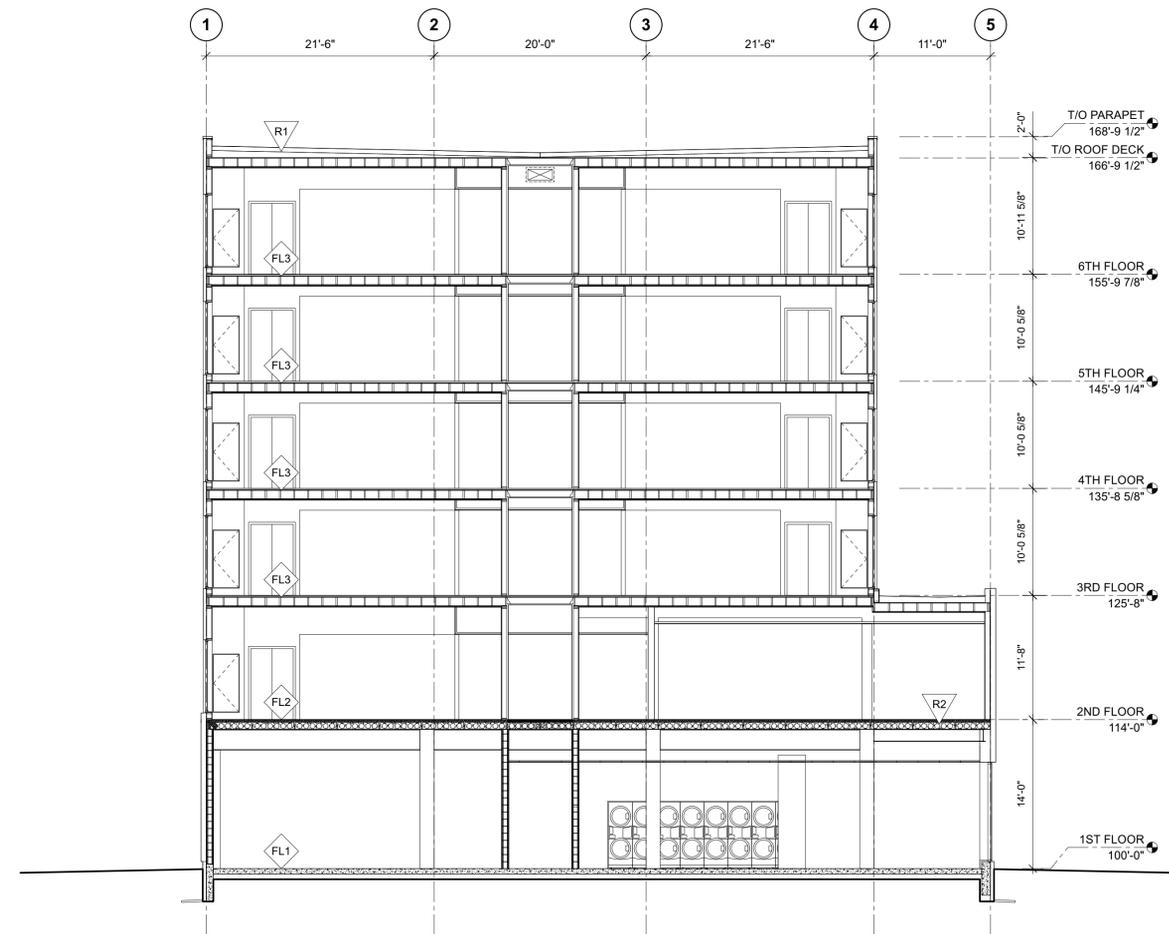
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1 BUILDING SECTION
A301 Scale: 1/8" = 1'-0"



2 BUILDING SECTION
A301 Scale: 1/8" = 1'-0"

03	2025-08-20	ISSUED ZONING VARIANCE APPLICATION
02	2025-08-14	ISSUED FOR CLASS B COSTING
01	2025-05-30	ISSUED FOR SCHEMATIC DESIGN
NO.	DATE	REVISION / ISSUANCE

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507 ELGIN AVENUE

Sheet Title

BUILDING SECTIONS

Project No. Sheet

2515

A301