

ADMINISTRATIVE REPORT

Title: DAV 26-105687\C – 250 Paulette Duguay St

Issue: For consideration of a Variance associated with a multi-family residential development and accessory parking area.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "RMF-M" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a multi-family dwellings to permit:
 - a) a lot area per dwelling unit of 728 square feet (67.63 square metres) instead of 800 square feet (74.32 square metres);
 - b) 145 parking spaces instead of 219 spaces;
 - c) 15 unassigned guest parking spaces instead of 22 spaces;
- 2) for the establishment of an accessory parking area to permit:
 - a) a south side yard of 5 feet (1.52 metres) to parking stalls instead of 18 feet (5.49 metres);
 - b) a parking area and driveway without direct access to a street or public lane (access to be facilitated via a cross-access agreement with adjacent property).

Subject to the following condition(s):

1. 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.
2. That the Owner and all successors in title to the lot shall maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the

titles to the lots a private cross access agreement with the owners of the adjacent lot (Lot 2 Plan 74635 RCMP) so as to ensure pedestrian and vehicular access to each lot at all times, via streets or internal roads.

REASON FOR THE REPORT

- The applicant is proposing to build multi-family residential dwellings and requires Variances for lot area and parking requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DAV 26-105687\C
RELATED FILES: ZR PA 26-105666
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.539 - (STOCK YARDS)

SUBJECT: To vary the "RMF-M" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:
1) for the construction of a multi family dwellings to permit:
a) a lot area per dwelling unit of 728 square feet (67.63 square metres) instead of 800 square feet (74.32 square metres);
b) 145 parking spaces instead of 219 spaces;
c) 15 unassigned guest parking spaces instead of 22 spaces;
2) for the establishment of an accessory parking area to permit:
a) a south side yard of 5 feet (1.52 metres) to parking stalls instead of 18 feet (5.49 metres);
b) a parking area and driveway without direct access to a street or public lane (access to be facilitated via a cross-access agreement with adjacent property).

LOCATION: 250 Paulette Duguay St
LEGAL DESCRIPTION: LOT 1 PLAN 74635 RCMP

APPLICANT: Madhurima Das (Ironclad Developments Inc.)
57158 Symington Rd E Unit 101
Springfield, MB R2J 4L6

OWNER: 7319828 MANITOBA LTD.
1104 Baldwin Cres SW
CALGARY, AB T2V 2B3

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 Paulette Duguay St, in the Stock Yards neighbourhood of the St Boniface ward.
- The subject site is 106,829 square feet (9,924.7 square metres) in area. The site is currently vacant.
- The subject site is accessed by Paulette Duguay.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Major Redevelopment Site policy area. The property is zoned "RMF-M" Residential Multi-Family (Medium) district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant land zoned “RMF-L” Residential Multi-Family (Large) district.

South: Vacant land zoned “RMF-M” Residential Multi-Family (Medium) district.

East: Paulette Duguay, then vacant land zoned “RMF-M” Residential Multi-Family (Medium) district.

West: Rail line, then residential uses on land zoned “CMU” Commercial Mixed Use district.

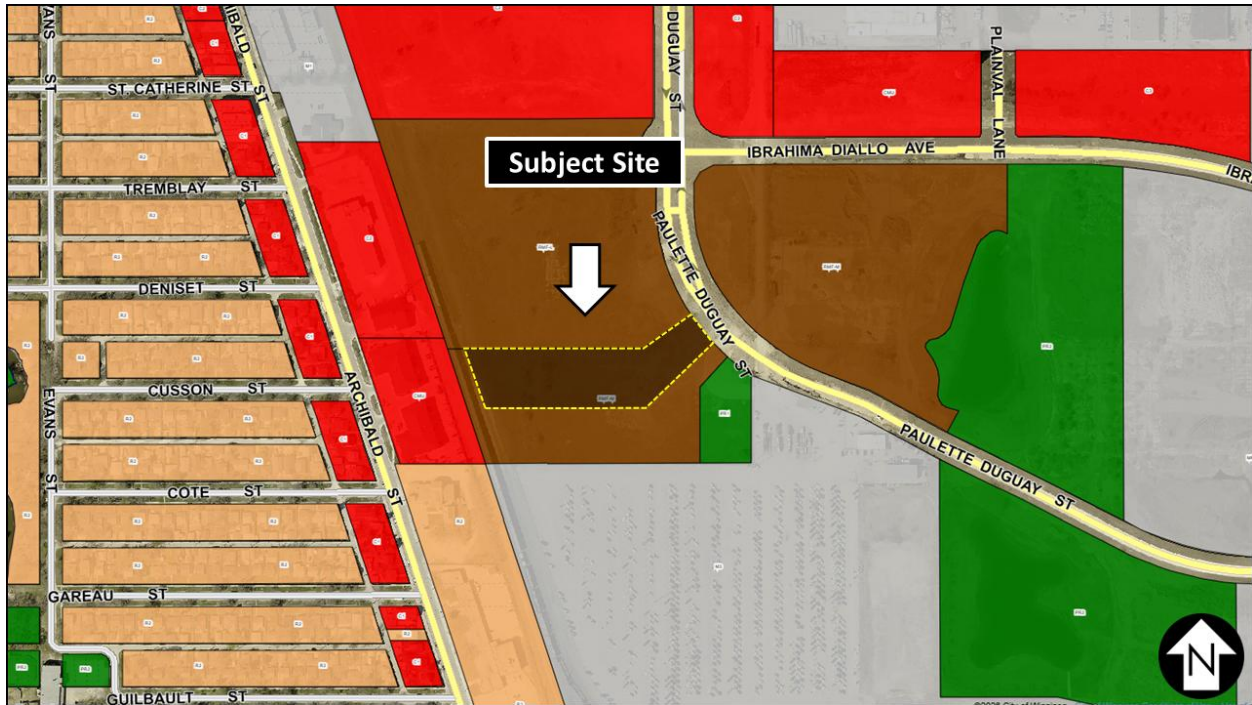


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct two residential multi-family buildings:
 - West Building:
 - 11,074 square feet in area, 75.9 feet in height (6 storeys)
 - 71 total suites, including 16 studios, 2 one-bedrooms, 41 two-bedrooms, and 12 three-bedroom units.
 - Underground parking
 - East Building:
 - 13,881 square feet in area, 75.9 feet in height (6 storeys)
 - 75 total suites, including 23 one-bedrooms, 42 two-bedrooms, and 10 three-bedroom units.
 - Underground parking
- Landscaping
 - Street edge: 3 trees and 15 shrubs required; 3 trees and 15 shrubs provided
 - Building A Foundation: 19 shrubs required, 32 shrubs provided
 - Building B Foundation:
 - Building entrance: 25 shrubs required, 50 shrubs provided
 - Façade facing ROW: 7 shrubs required, 24 shrubs provided
 - Parking lot interior: 4 trees and 12 shrubs required, 4 trees and 16 shrubs provided

- South parking buffering: 13 trees and 64 shrubs required, 13 trees and 93 shrubs provided
- Parking:
 - 219 spaces required; 145 provided (Variance required)
 - 22 guest spaces required; 15 provided (Variance required)
 - 7 accessible spaces required; 7 provided
 - 32 bicycle parking required; 22 provided
 - 22 located securely in the parkade, 10 on surface for guests
 - Access will be shared with the adjacent lot to the south and a requirement to add a cross-access agreement has been included with this approval.
- Rail setback requirement
 - As per the secondary plan: A 30 metre setback from the mutual property line to any habitable room or space within a dwelling in conjunction with constructing a 2.0 metre in height berm adjacent to a secondary main line or a 2.5 metre in height berm adjacent to a principal main line together with noise attenuation fencing and security fencing.
 - The site plan includes a 45.9 foot (14 metre) crash berm and 98.5 foot (30 metre) setback from the adjacent rail line.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division during the application process.

With the Public

The applicant has not included any signatures of support with their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The Complete Communities Direction Strategy 2.0 (CCDS 2.0) supports *OurWinnipeg*, the City's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject property is located in the "Major Redevelopment Site" policy area as outlined in *CCDS 2.0*. The goals and policies from *CCDS 2.0* that apply to the subject property include:

Goal 1: *Require development in Major Redevelopment Sites to be guided by a secondary plan.*

- 1.1 *Require that the development in Major Redevelopment Sites be guided by a front end inclusive planning process, culminating in a secondary plan.*

Goal 3: *Design Major Redevelopment Sites as Complete Communities that embody principles of sustainability within a well-designed, walkable, and active transportation friendly environment.*

- *3.1 Provide a mix of employment, high-density housing, retail and service uses within Major Redevelopment Sites in a way that complements the needs of adjacent communities.*
- *3.2 Ensure that the Public Markets and Tuxedo Lafarge Major Redevelopment Sites accommodate a significant amount of employment uses, and in accordance with policies 3.2 through 3.12 of the General Growth section.*
- *3.3 Promote the use of minimum density standards for new development.*
- *3.4 Encourage the transition of development towards the outer edges of Major Redevelopment Sites so that it is sensitive to the scale, massing, height, form and character of the surrounding area.*
- *3.7 Support a range of different types, tenures and unit sizes in housing opportunities.*

Public Markets Secondary Plan

Secondary Plan Vision:

- *The Public Markets will be developed as an employment hub, including industrial and commercial uses, complemented by medium to high density residential and recreational uses. A wide range of employment opportunities will be provided in a business park setting and the Public Markets will offer retail, institutional, active and passive recreation for employees, residents, and visitors.*

Policies relevant to the proposed development include:

- *3.3.2.1. Multi-family uses such as row dwellings, townhomes and multi-storey residential buildings, shall be the predominant land use allowed within the Higher Density Residential areas.*
- *3.3.2.2. West of the collector road bisecting the Higher Density Residential area, multi-storey residential buildings shall not exceed 14 storeys and 150 feet (45.72 metres) in height, excluding permitted projections in the Winnipeg Zoning By-law*
- *3.3.2.4. Single-family and two-family dwellings shall not be permitted.*
- *3.3.2.9. New residential development should be attractive in design and use various methods to ensure neighbourhood character, including appropriate articulation, glazing, and the use of a variety of building materials and colours.*
- *3.3.2.10. The following design and siting considerations should be applied to apartment style multi-family residential development:*
 - *a. Large expanses of blank walls are discouraged;*
 - *b. Balconies, windows, architectural details, and façade treatments should be used to provide visual interest;*
 - *c. The site plan should illustrate a clear common entrance to the building(s), including landscaping, lighting, and connections to the public street, where applicable, and off-street parking areas; and*
 - *d. Off-street parking areas should include landscaping and trees around the perimeter of the lot and between rows of parking stalls to provide visual interest.*

- 3.3.2.12. *Where residential uses abut a collector road, fencing and landscaping should be designed so as to provide an appealing aesthetic, including visual and physical connections.*
- 3.3.2.13. *New residential development shall include the following mitigation measures to help reduce the potential impacts of rail operations that are in proximity to the new development:*
 - *a. A 30 metre setback from the mutual property line to any habitable room or space within a dwelling in conjunction with constructing a 2.0 metre in height berm adjacent to a secondary main line or a 2.5 metre in height berm adjacent to a principal main line together with noise attenuation fencing and security fencing.*
 - *i. Alternative mitigation measures that meet or exceed the above, such as the development of a crash wall or reduction of a setback with an increased berm height, may be considered through consultation with the applicable rail provider.*

The proposed development is consistent with the above policies of the secondary plan in that:

- It is multi-storey residential development within the Higher Density Residential area
- It is less than 14 storeys in height
- The facades use a variety of building materials and colours to create an attractive design
- There are no large blank walls
- There are balconies, windows, and a common building entrance for both buildings
- Off-street parking is landscaped
- The rail setback measures have been met

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Variances

Reduced Lot Area Per Dwelling Unit

The maximum density in the “RMF-M” Residential Multi-Family (Medium) district is 800 square feet (74.32 square metres) per dwelling unit. The applicant is proposing a density of 728 square feet (67.63 square metres). For this reason, a Variance is required.

Reduced Parking Stall Count

Parking is calculated at a rate of 1.5 spaces per dwelling unit. As the proposed development has 146 units, the minimum parking requirement is 219 spaces. The applicant is proposing 145 parking spaces. For this reason, a Variance is required.

Reduced Guest Parking

10% of the minimum parking requirement must be provided as unassigned guest parking. 10% of the required 219 parking spaces is 22 spaces. The applicant is proposing 15 unassigned guest parking spaces. For this reason, a Variance is required.

Reduced South Side Yard

The side yard requirement in the RMF-M district is a minimum of 8 feet, increasing by 2 feet per storey above the ground floor up to a maximum of 20 feet. As the applicant is proposing a six-storey building, the side yard requirement is 18 feet (5.49 metres). Due to parking stalls located in the required side yard, only 5 feet (1.52) of side yard is provided. For this reason, a Variance is required.

Parking Area and Driveway Without Direct Access to a Street or Lane

All lots must have direct access to a street or public lane to ensure site access. In this case, the approach is to be shared evenly between the subject site and the adjacent property. Access will be facilitated via a cross-access agreement. For this reason, a Variance is required.

Analysis of Variances

Reduced Lot Area Per Dwelling Unit

This requested Variance is approximately 9% more than the maximum density in the RMF-M district. This is a fairly minor Variance that results in a net gain of 13 additional units. For this reason, the Variance is approved.

Reduced Parking Stall Count

In the urban infill areas, parking is to be provided at a 1:1 ratio instead of the default 1.5:1 ratio for Recent Communities. Although the subject site is located outside of the urban infill areas identified in Schedule C of the Winnipeg Zoning By-law, the site is adjacent to the urban infill areas and, as a Major Redevelopment Site, is a large-scale urban infill project. The proposed parking ratio is one stall shy of 1:1, which is consistent with what is generally supported for infill. The applicant has included 32 bicycle parking spots, which is more than the required amount of 22. Further, the applicant has provided a parking study by demonstrating the anticipated parking demand for this development is 123 spaces, less than what is proposed. For these reasons, the Variance is approved.

Reduced Guest Parking

Guest parking is to be provided at 10% of the requirement. With the above Variance, the parking would be reduced from 219 to 145 spaces. The applicant is proposing 15 guest parking spaces, which is 10% of the 145. This is logically consistent with the parking reduction and for this reason, the Variance is approved.

Reduced South Side Yard

The purpose of a side yard is to provide separation distance between adjacent uses. In this case, the building itself is setback approximately 75 feet from the south lot line. It is only the surface parking that encroaches into the required side yard. A 5-foot side yard, buffered with landscaping, is being provided to offset the potential impacts. For this reason, the Variance is approved.

Parking Area and Driveway Without Direct Access to a Street or Lane

The proposed development includes a 23-foot drive aisle that is split evenly between the subject site and the adjacent property. The applicant is required to enter a cross-access agreement to ensure continued access to the subject site in perpetuity. With that agreement in place, the width of the drive aisle is sufficient and for these reasons, the Variance is approved.

CONDITIONS OF APPROVAL

Two (2) conditions of approval have been included in this application. The first condition is to inform the applicant that if not acted upon, the Variance Order expires in two years as per the regulations within the Winnipeg Zoning By-law. The second condition is to ensure that a cross-access agreement is in place to ensure continued access to the lot for pedestrians and vehicles.

REASONS FOR DECISION

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

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
In that, the proposed development is consistent with the Complete Communities 2.0 and the 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;
In that, the proposed design mitigates potential conflict with adjacent lands.
- (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 Variances are the smallest modifications necessary to enable to proposed development to proceed.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed development creates high-density residential development within the Higher Density Residential policy area of the Secondary Plan.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: 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, to enhance the ability of the urban environment to contribute towards this Plan’s goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- *4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
 Division: Urban Planning and Design
 Prepared by: Steve Nuttall, MCP
 Date: Friday, June 5, 2026
 File No. DAV 26-105687\C

CIVIC ADDRESSES:
250 & 260 PAULETTE DUGAUY STREET, WINNIPEG, MANITOBA

LEGAL DESCRIPTION:
Lot 1 Plan 74635 WLTO IN LOTS 310 AND 311 ROMAN CATHOLIC MISSION PROPERTY



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DATUMS, AND JOB CONDITIONS BEFORE COMMENCEMENT OF THE WORK. ANY ERRORS OR OMISSIONS, INCLUDING DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS, ARE TO BE REPORTED TO AMPHORA ARCHITECTURE INC. BEFORE PROCEEDING WITH THE WORK. MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF AMPHORA ARCHITECTURE INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE EXCLUSIVE PROPERTY OF AMPHORA ARCHITECTURE INC. THIS DRAWING MAY BE REPRODUCED ONLY WITH THE PERMISSION OF AMPHORA ARCHITECTURE INC., IN WHICH CASE THE REPRODUCTION MUST BEAR AMPHORA'S NAME. THIS DRAWING CONTAINS COLOUR CONTENT AND IS NOT TO BE SCALED.

- GENERAL NOTES:**
- REFER TO THE CIVIL SITE PLAN C01 FOR ELEVATION BENCHMARKS. THE ARCHITECT'S REFERENCE LEVEL OF 100'-0" ON THE ARCHITECTURAL SITE PLAN CORRESPONDS TO MAIN FLOOR ELEVATION 232.40 M AS SHOWN ON THE CIVIL SITE PLAN.
 - EXTERIOR ELEVATION LEVEL DENOTES TOP OF FLOOR FINISH. SEE CIVIL.
 - INTERIOR ELEVATION LEVEL DENOTES TOP OF STRUCTURE. SEE CIVIL.

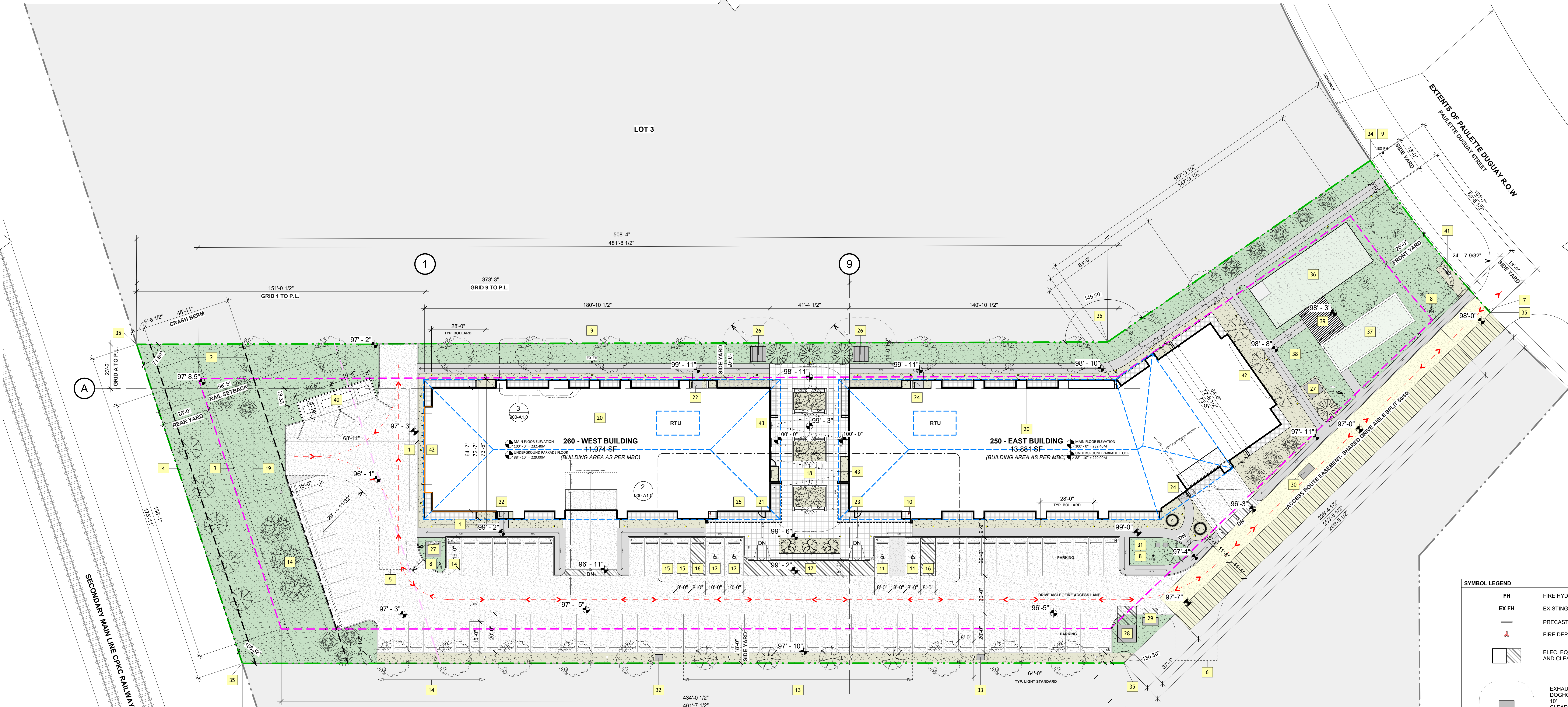
PROPOSED USE: MULTI-FAMILY DWELLING

TOTAL LOT AREA: 106,510 SF (9,895 SM)

TOTAL PARKING STALLS: 145
SURFACE: 85
PARKADE: 60

TOTAL BICYCLE PARKING: 30/32
SURFACE: 10
PARKADE: 20/22

- KEYNOTES**
- | NO. | KEYNOTE TEXT |
|-----|--|
| 1 | STC-54 RATED WALLS AND STC-31/32 RATED WINDOWS PROVIDED AS PER SECTION 6. (I/A) OF THE ZONING AGREEMENT DASZ 30/2020 |
| 2 | INNER EDGE OF 2M HIGH CRASH BERM |
| 3 | 2.5M SOUND ATTENUATION FENCE |
| 4 | 1.83M CHAIN LINK FENCE WITHIN PROPERTY |
| 5 | FIRE TRUCK TURN AROUND |
| 6 | PROPOSED APPROACH ROAD TO ADJACENT PROPERTY |
| 7 | CONSTRUCTION ACCESS ROUTE |
| 8 | PROPOSED FIRE HYDRANT |
| 9 | EXISTING FIRE HYDRANT |
| 10 | FIRE DEPT. CONNECTION |
| 11 | VAN ACCESSIBLE STALL |
| 12 | ACCESSIBLE STALL |
| 13 | VISITOR PARKING |
| 14 | SMALL CAR PARKING |
| 15 | EV STALL |
| 16 | LOADING AND MOVING STALL |
| 17 | LOADING AND DROPOFF AREA |
| 18 | BIKE RACKS |
| 19 | SNOW STORAGE OVERFLOW |
| 20 | BUILDING OUTLINE |
| 21 | WEST BUILDING MAIN ENTRANCE |
| 22 | WEST BUILDING STAIRWELL EXIT |
| 23 | EAST BUILDING MAIN ENTRANCE |
| 24 | EAST BUILDING STAIRWELL EXIT |
| 25 | ENTRANCE OVERHANG |
| 26 | INTAKE DOGHOUSE SHOWING 15' CLEARANCE FROM OPENINGS |
| 27 | EXHAUST DOGHOUSE SHOWING 10' CLEARANCE FROM OPENINGS |
| 28 | PMT |
| 29 | MANITOBA HYDRO CUSTOMER SERVICE TERMINATION ENCLOSURE (CSTE) |
| 30 | ANTICIPATED MANITOBA HYDRO PRIMARY VOLTAGE PULL BOX APPROX. 150FT O.C. |
| 31 | SECONDARY FEEDER FROM PMT TO CSTE |
| 32 | PARKING LOT BLOCK HEATER KIOSK FOR WEST BUILDING 48"x32" C.W. PROTECTIVE BOLLARD |
| 33 | PARKING LOT BLOCK HEATER KIOSK FOR EAST BUILDING 48"x32" C.W. PROTECTIVE BOLLARD |
| 34 | SURVEY MONUMENT 0.025 SQ. I.P. |
| 35 | SURVEY MONUMENT 0.019 SQ. I.P. |
| 36 | ENCLOSED DOG RUN |
| 37 | GARDEN BOXES |
| 38 | WATER ACCESS FOR DOG RUN AND GARDEN |
| 39 | PERGOLA |
| 40 | FENCED GARBAGE ENCLOSURE |
| 41 | POOLING SIGN WITH LIGHTING |
| 42 | FACE LIGHTING TREATMENT |
| 43 | CATENARY LIGHTS: SELUX MELLI DIFFUSE |



ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV: 26-105687/C

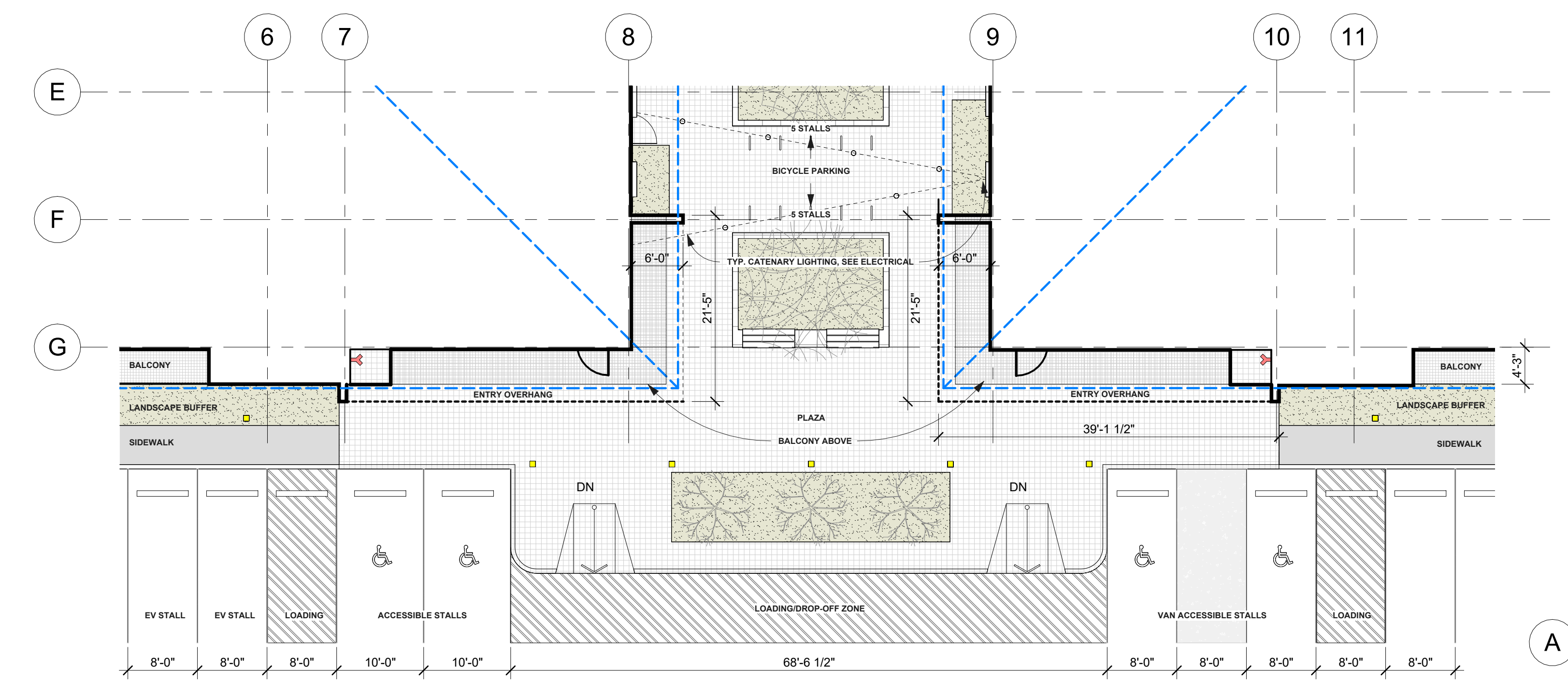
SHEET # 1 OF 13

DATE: May 29, 2026

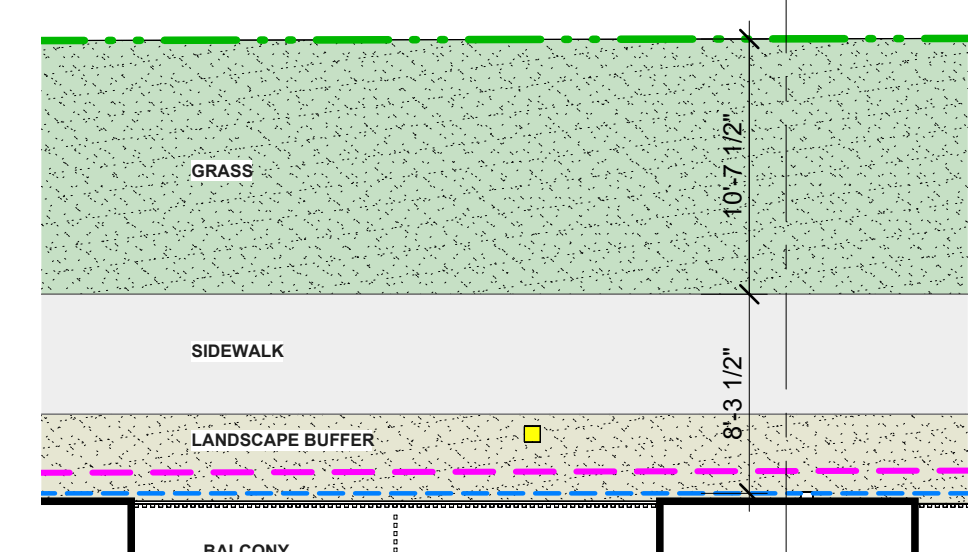
Lot 2 Plan 74635 WLTO IN LOTS 310 AND 311 ROMAN CATHOLIC MISSION PROPERTY

- SYMBOL LEGEND**
- FH FIRE HYDRANT
 - EX FH EXISTING FIRE HYDRANT
 - PRECAST WHEEL STOP
 - FIRE DEPT. CONNECTION
 - ELEC. EQUIPMENT AND CLEARANCE
 - EXHAUST DOGHOUSE SHOWING 10' CLEARANCE FROM OPENINGS
 - INTAKE DOGHOUSE SHOWING 15' CLEARANCE FROM OPENINGS
- LIGHTING LEGEND**
- STRING LIGHTS (SEE ELECTRICAL)
 - LIGHT STANDARD 6'4" SPACING (SEE ELECTRICAL)
 - LIGHT BOLLARD 28" SPACING (SEE ELECTRICAL)
 - FACE LIGHTING (SEE ELECTRICAL)

1 SITE PLAN
000-A1.0 3/64" = 1'-0"



2 SITE PLAN - CALLOUT 1
000-A1.0 3/32" = 1'-0"



3 SITE PLAN - CALLOUT 2
000-A1.0 1/8" = 1'-0"

	260 - WEST BUILDING	250 - EAST BUILDING
BUILDING FOOTPRINT:	11,074 SQFT	13,881 SQFT
BUILDING AREA:	68,424 SQFT	81,613 SQFT
BUILDING HEIGHT:	67' 11-1/2"	67' 11-1/2"
TOTAL BUILDING HEIGHT TO RIDGE:	75' 11"	75' 11"

	1 st	2 nd	3 rd	4 th	5 th	6 th	TOTAL SUITES
A (1bdm)	2	2	2	2	2	2	2
B (2bdm)	1	8	8	8	8	8	41
C (3bdm)	2	2	2	2	2	2	12
D (Studio)	6	2	2	2	2	2	16
TOTAL SUITES	11	12	12	12	12	12	71

	REQUIRED AS PER (S.161, S.168, S.169, S.172)	PROVIDED
TOTAL PARKING SPACES	1.5 x 145 = 219 SPACES (TABLE 5-9)	145 SPACES
MINIMUM UNASSIGNED GUEST PARKING	10% OF 219 SPACES = 22 SPACES (TABLE 5-9)	15 SPACES
MINIMUM ACCESSIBLE PARKING SPACES	7% OUT OF 7 SPACES NEED TO BE VAN ACCESSIBLE (TABLE 5-10)	7 SPACES
MAXIMUM SMALL CAR PARKING	33% OF 219 SPACES = 72 SPACES (TABLE 5-12)	18 SPACES
MINIMUM BICYCLE PARKING	1 LOCKABLE BICYCLE SPACE PER 10 REQUIRED AUTOMOBILE PARKING SPACES = 22 LOCKABLE SPACES	22 SPACES (IN PARKADES)

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- LEGEND**
- EXTENT OF BUILDING AREA PER MBC DIVISION A PART 1-1.4-1.2.
 - PROPERTY LINE
 - REQUIRED YARD (SETBACK LINE)
 - RAIL SETBACK (90M)
 - BERM EDGE
 - EXTENT OF ROOF OUTLINE
 - STC-54 RATED WALLS AND STC-31/32 RATED WINDOWS PROVIDED AS PER SECTION 6. (I/A) OF THE ZONING AGREEMENT DASZ 30/2020
 - EXTENT OF RAMP BELOW
 - EXTENT OF BUILDING FACE BELOW
 - OTHER PROPERTY LINES
 - EASEMENT LOT 1
 - EASEMENT LOT 2
 - DRIVEWAY AND PARKING LOT (CONCRETE)
 - SIDEWALK (CONCRETE)
 - LOADING/SERVICE ZONES
 - PLAZA (UNIT PAVERS)
 - GRASS
 - LANDSCAPED BUFFER (SHRUBS)
 - BALCONY AT LEVEL 1
 - SOUND ATTENUATION FENCE
 - CHAIN LINK FENCE
 - FIRE TRUCK ACCESS

1 SUBMISSION SET 2026-05-14
NO. 1 DESCRIPTION DATE

Amphora
Amphora Architecture Inc.
630 70 Arthur Street | Winnipeg, Manitoba | R3B 1G7 Canada | 204-414-0347 | amphora.ca

PRELIMINARY
NOT FOR CONSTRUCTION

SEAL
PAULETTE DUGUAY ST. MULTIFAMILY
PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
SITE PLAN

DATE : 2026-05-14
DRAWN BY : Author
REVIEWED BY : Checker
PROJECT NO. : 2558

000-A1.0

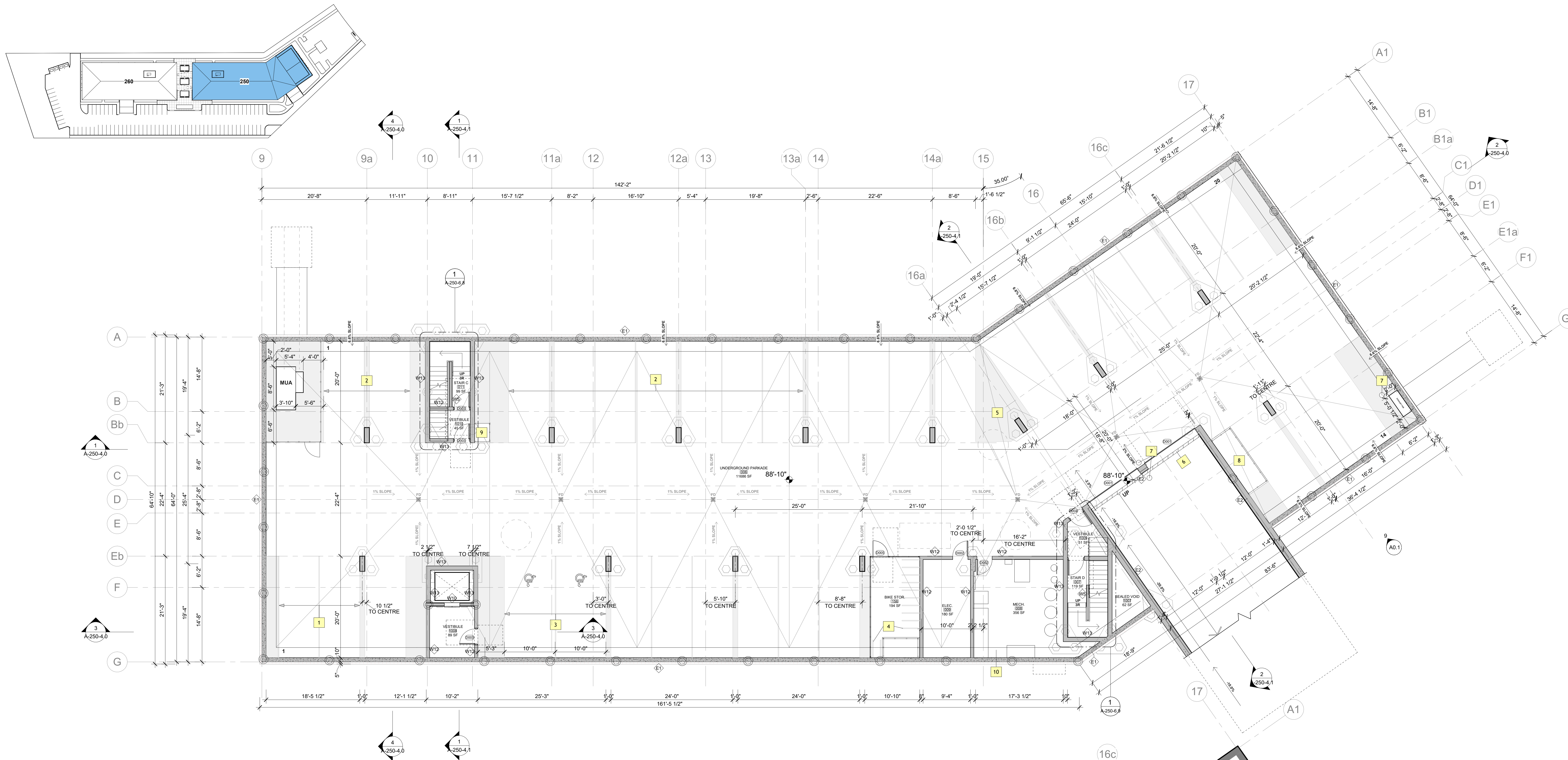
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THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DATUMS, AND JOB CONDITIONS BEFORE COMMENCEMENT OF THE WORK. ANY ERRORS OR OMISSIONS, INCLUDING DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS, ARE TO BE REPORTED TO AMPHORA ARCHITECTURE INC. BEFORE PROCEEDING WITH THE WORK. MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF AMPHORA ARCHITECTURE INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE EXCLUSIVE PROPERTY OF AMPHORA ARCHITECTURE INC. THIS DRAWING MAY BE REPRODUCED ONLY WITH THE PERMISSION OF AMPHORA ARCHITECTURE INC. IN WHICH CASE THE REPRODUCTION MUST BEAR AMPHORA'S NAME. THIS DRAWING CONTAINS COLOUR CONTENT AND IS NOT TO BE SCALED.

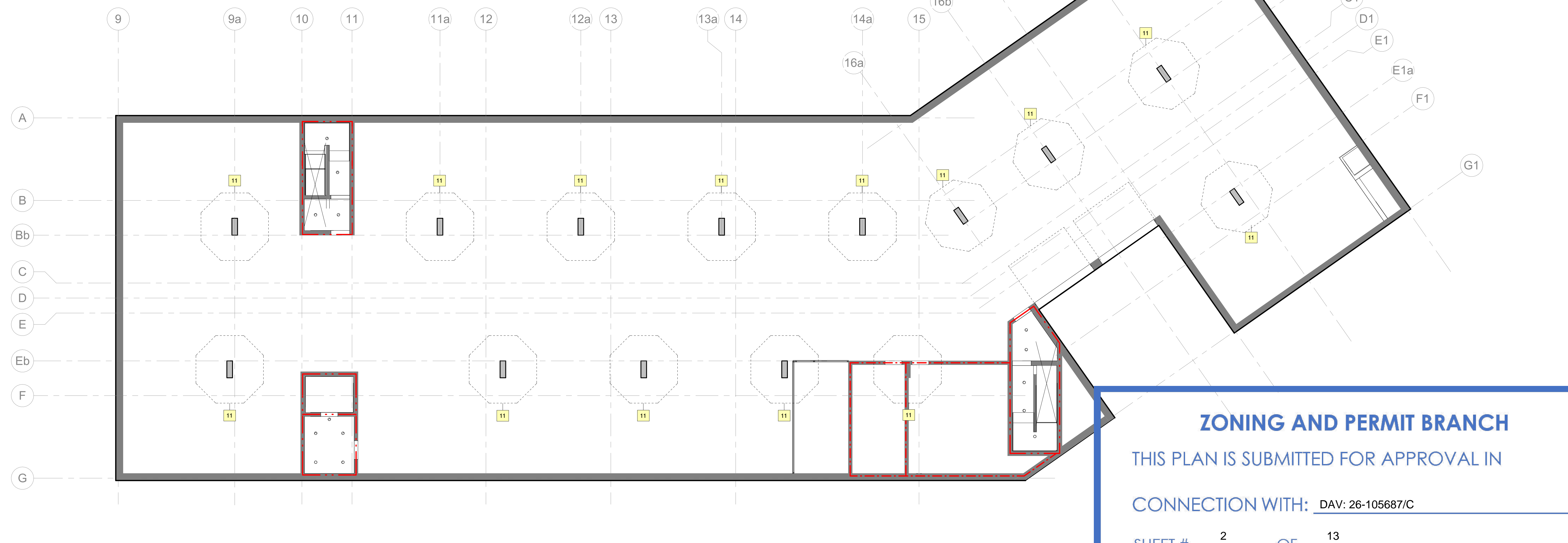
KEYNOTES	
NO.	KEYNOTE TEXT
1	EV STALL
2	EV READY STALL
3	ACCESSIBLE STALL
4	BIKE STORAGE WITH E-BIKE OUTLETS
5	BIKE SHOP
6	DRAIN
7	BOLLARD
8	2X255 KVA MVA FOR SUITES POWER ENCLOSED IN A TWO SIDED CHAIN LINK FENCE WITH 10' SLIDING DOOR AND PADLOCK
9	EV CHARGER TRANSFORMER AND PANEL BOARD IN CHAIN LINK FENCE ENCLOSURE WITH SLIDING DOOR AND PADLOCK
10	ROGERS AND TELUS SERVICE CONDUITS
11	6FT COLLUM CLEARANCE, MAXIMUM 4 PENETRATIONS WITHIN

SYMBOL LEGEND	
	PILE CAP - PC1 16 HEX (REFER TO STRUCTURAL)
	PILE CAP - PC2 16 HEX (REFER TO STRUCTURAL)
	PILE CAP - PC3 16 HEX (REFER TO STRUCTURAL)
	WINDOW WELL FOR FLUE VENTS - 10' FROM WINDOWS (REFER TO MECHANICAL)
	SUMP PIT - SP-AB (REFER TO MECHANICAL)
	OIL GRIT INTERCEPTOR - OIG (REFER TO MECHANICAL)
	EXHAUST FAN
	PARKADE EXHAUST FAN - PREF CW DUCT IN CONCRETE UP TO GRADE W/ DUCTHOUSE (REFER TO MECHANICAL)
	MUA UNIT DUCT IN CONCRETE UP TO GRADE W/ DUCTHOUSE (REFER TO MECHANICAL)
	FLOOR DRAIN

LEGEND	
	2 HR FRR WALL
	1 HR FRR WALL
	PITS BELOW
	FLOOR SLOPES
	PARKING BUFFERS AND SERVICE AREAS
	RAMP DRAIN
	5' EPS RIGID INSULATION (30PSI)
	CHAIN LINK FENCE ENCLOSURES



1 EAST UNDERGROUND PARKADE FLOOR PLAN
A-250-2.0 1/8" = 1'-0"



2 EAST UNDERGROUND PARKADE REFLECTED CEILING PLAN
A-250-2.0 1/8" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-105687/C

SHEET # 2 OF 13

DATE: May 29, 2026

NO.	SUBMISSION SET DESCRIPTION	DATE
1	SUBMISSION SET	2024-04-24

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PRELIMINARY
NOT FOR CONSTRUCTION

SEAL
PAULETTE DUGUAY ST. MULTIFAMILY
PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
**EAST - PARKADE FLOOR AND
REFLECTED CEILING PLAN**

DATE : 2026-04-24
DRAWN BY : Author
REVIEWED BY : Checker
PROJECT NO. : 2558

A-250-2.0

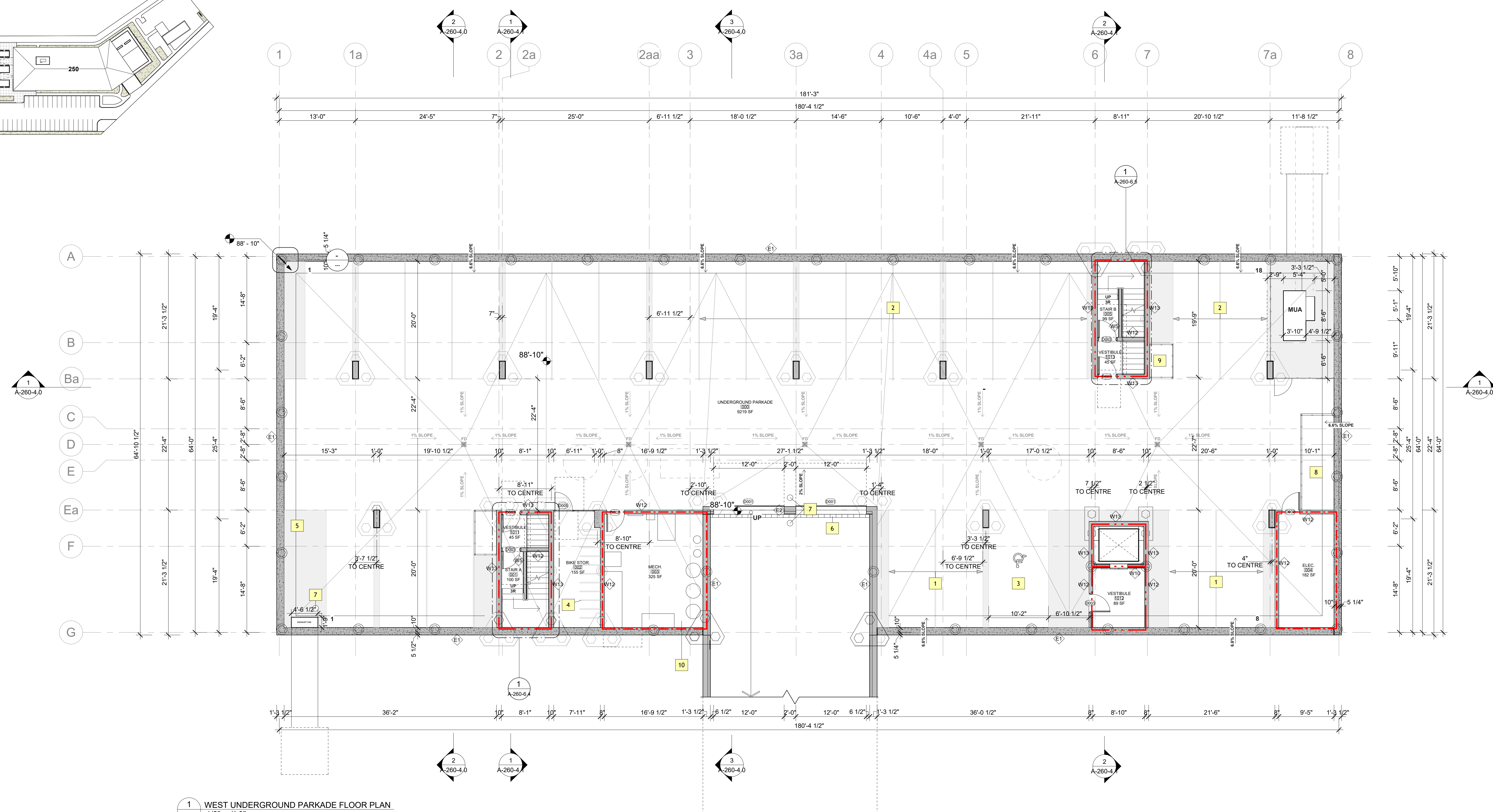
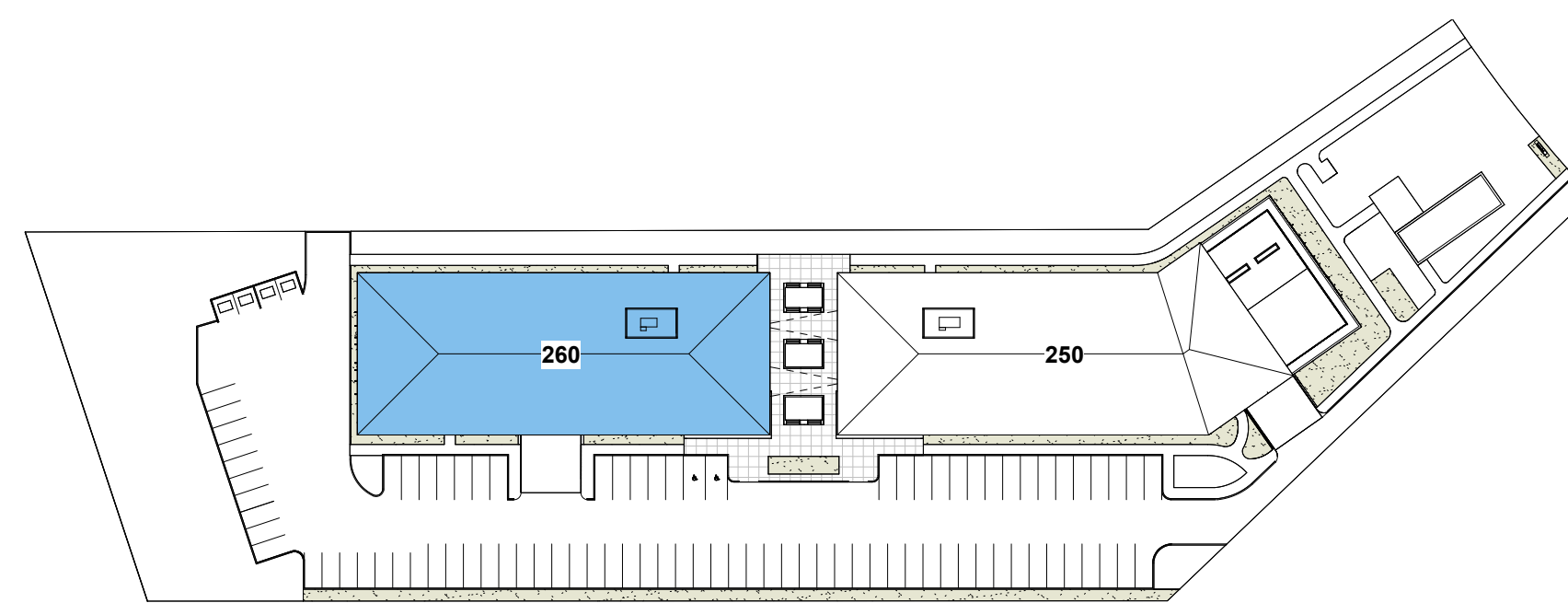
2025-05-24 4:24:09 PM

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KEYNOTES	
NO.	KEYNOTE TEXT
1	EV STALL
2	EV READY STALL
3	ACCESSIBLE STALL
4	BIKE STORAGE, WITH E-BIKE OUTLETS
5	BIKE SHOP
6	DRAIN
7	BOLLARD
8	2X255 kVA XRM FOR SUITES POWER ENCLOSED IN A TWO SIDED CHAIN LINK FENCE WITH 60" SLIDING DOOR AND PADLOCK
9	EV CHARGER TRANSFORMER AND PANEL BOARD IN CHAIN LINK FENCE ENCLOSURE WITH SLIDING DOOR AND PADLOCK
10	ROGERS AND TELUS SERVICE CONDUITS
11	6FT COLLUM CLEARANCE, MAXIMUM 4 PENETRATIONS WITHIN

SYMBOL LEGEND	
	PILE CAP - PC1 16 HEX (REFER TO STRUCTURAL)
	PILE CAP - PC2 18 HEX (REFER TO STRUCTURAL)
	PILE CAP - PC3 16 HEX (REFER TO STRUCTURAL)
	WINDOW WELL FOR FLUE VENTS - 10' FROM WINDOWS (REFER TO MECHANICAL)
	SUMP PIT - SP-AB (REFER TO MECHANICAL)
	OIL GRIT INTERCEPTOR - OIG (REFER TO MECHANICAL)
	EXHAUST FAN
	PARKADE EXHAUST FAN - REF CW DUCT IN CONCRETE UP TO GRADE W/ DOOHOUSE (REFER TO MECHANICAL)
	MUA UNIT DUCT IN CONCRETE UP TO GRADE W/ DOOHOUSE (REFER TO MECHANICAL)
	FLOOR DRAIN

LEGEND	
	2 HR FRR WALL
	1 HR FRR WALL
	PITS BELOW
	FLOOR SLOPES
	PARKING BUFFERS AND SERVICE AREAS
	RAMP DRAIN
	5' EPS RIGID INSULATION (30PSI)
	CHAIN LINK FENCE ENCLOSURES



1 WEST UNDERGROUND PARKADE FLOOR PLAN
A-260-2.0 1/8" = 1'-0"

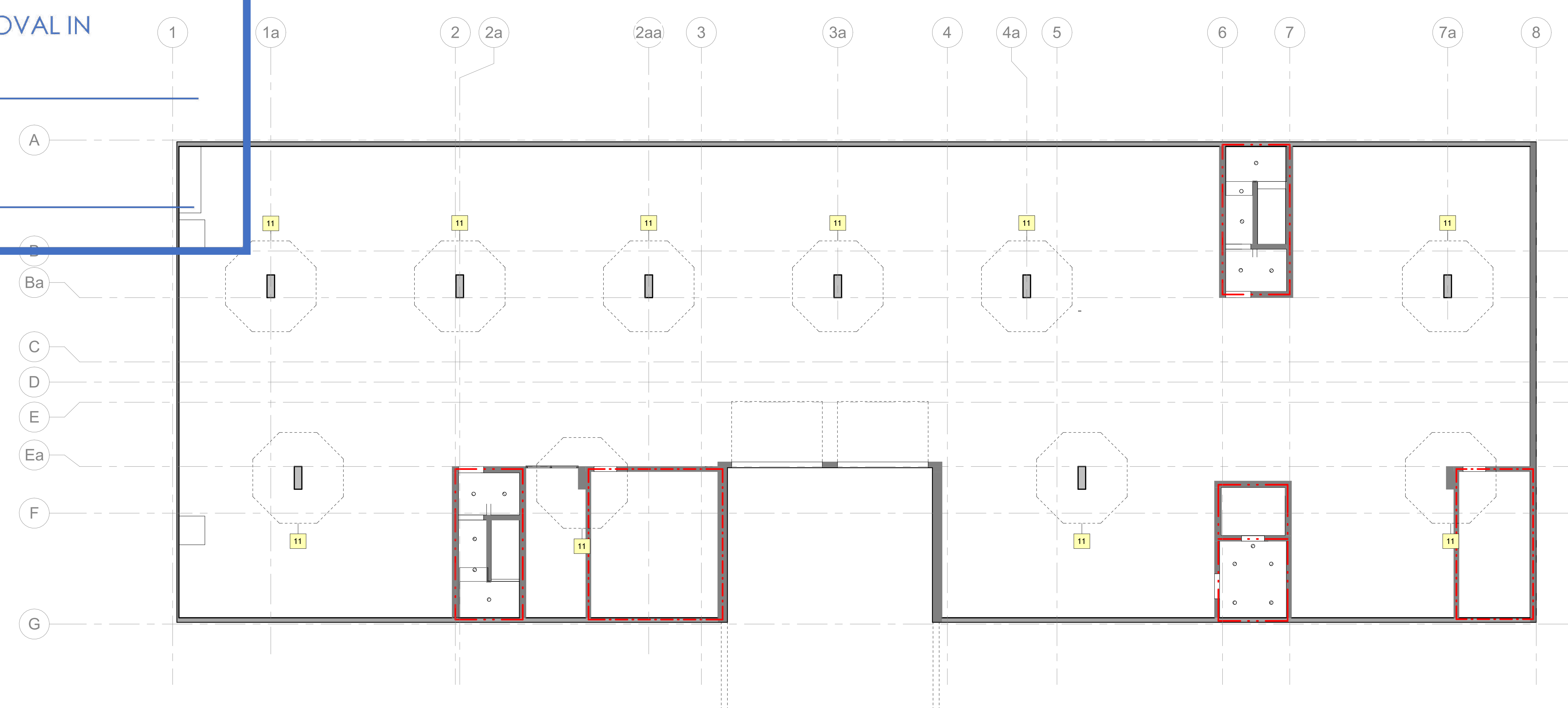
ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-105687/C

SHEET # 3 OF 13

DATE: May 29, 2026



2 WEST UNDERGROUND PARKADE REFLECTED CEILING PLAN
A-260-2.0 1/8" = 1'-0"

1	SUBMISSION SET	2024-04-24
NO. 1	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

SEAL

PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

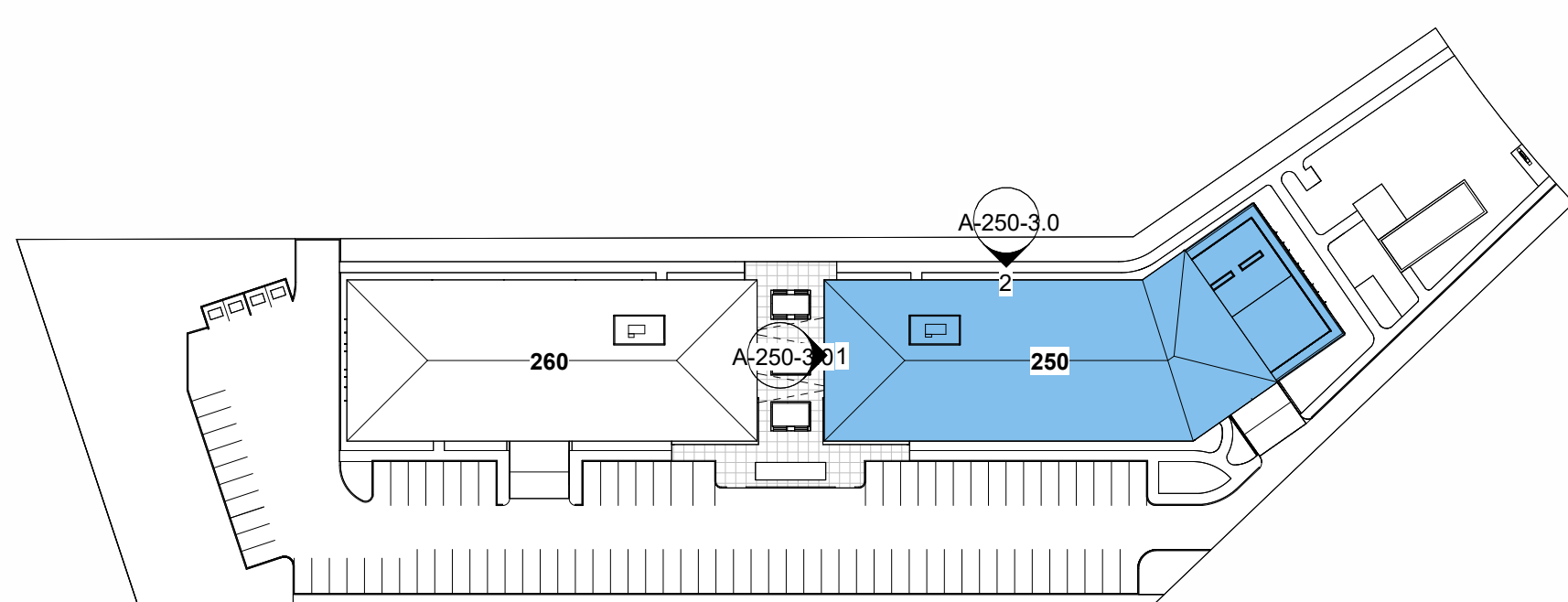
**WEST - PARKADE FLOOR AND
REFLECTED CEILING PLAN**

DATE : 2026-04-24
DRAWN BY : Author
REVIEWED BY : Checker
PROJECT NO. : 2558

A-260-2.0

2026-05-24 4:43:31 PM

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DATUMS, AND JOB CONDITIONS BEFORE COMMENCEMENT OF THE WORK. ANY ERRORS OR OMISSIONS, INCLUDING DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS, ARE TO BE REPORTED TO AMPHORA ARCHITECTURE INC. BEFORE PROCEEDING WITH THE WORK. MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF AMPHORA ARCHITECTURE INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE EXCLUSIVE PROPERTY OF AMPHORA ARCHITECTURE INC. THIS DRAWING MAY BE REPRODUCED ONLY WITH THE PERMISSION OF AMPHORA ARCHITECTURE INC., IN WHICH CASE THE REPRODUCTION MUST BEAR AMPHORA'S NAME. THIS DRAWING CONTAINS COLOUR CONTENT AND IS NOT TO BE SCALED.



1 EAST BUILDING WEST ELEVATION
A-250-3.0 1/8" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-105687/C

SHEET # 4 OF 13

DATE: May 29, 2026

MATERIAL LEGEND

	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
	ACCENT CLADDING - WOOD TONED HARDIE PANEL
	BASE CLADDING - RICH TONE HARDIE PANEL
	ROOF FINISH - DARK GREY / BROWN ASPHALT SHINGLES
	WOOD/BROWN FINISH ALUMINUM SLATS
	WOOD FINISH ALUMINUM RAILINGS
	WHITE FINISH ALUMINUM RAILINGS
	ACCENT PANELS - PREFINISHED METAL PANEL
	BUILDING BEYOND

KEYNOTES

NO.	KEYNOTE TEXT
1	FIXED WINDOW
2	WOOD FIN. ALUM. BATTENS
3	PROJECTION
4	PREFINISHED METAL FIN CW LED STRIP LIGHT
5	SILVER PREFINISHED METAL PANEL
6	STOREFRONT GLAZING
7	GLASS SLIDING DOOR
8	WOOD FIN. ALUM. RAILING
9	WHITE FIN. ALUM. RAILING 01 03 00



2 EAST BUILDING NORTH ELEVATION
A-250-3.0 1/8" = 1'-0"

1	SUBMISSION SET	2024-04-24
NO. 1	DESCRIPTION	DATE

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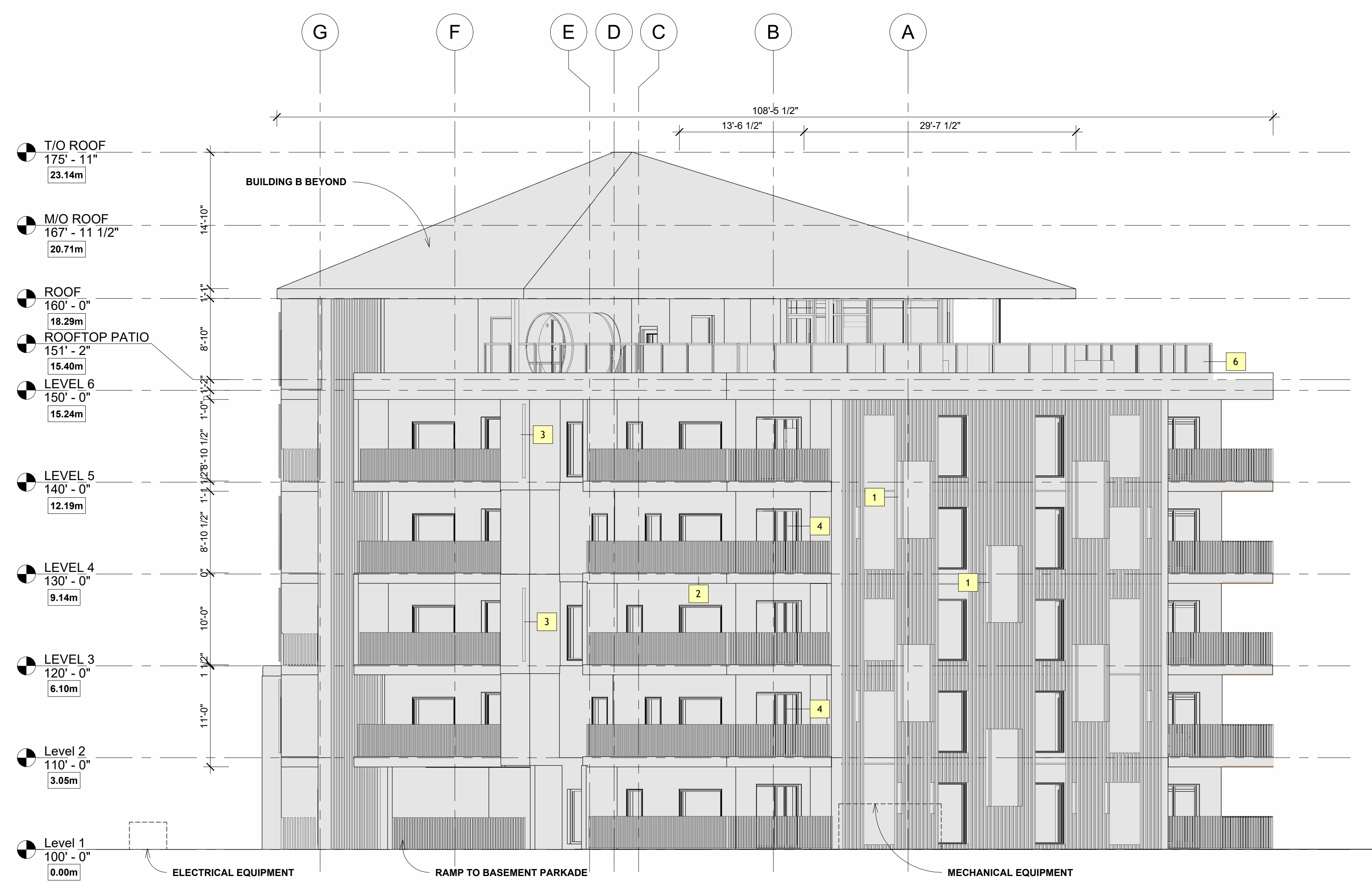
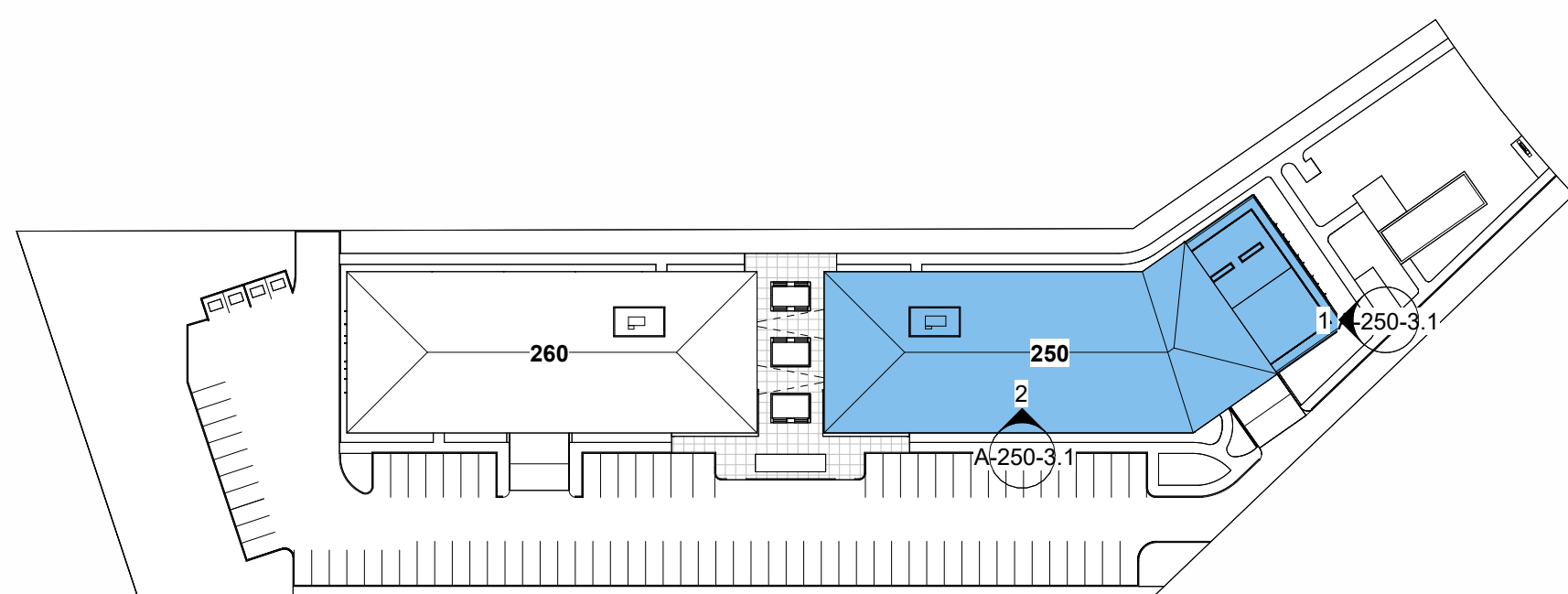
SEAL
PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
EAST - ELEVATIONS

DATE : 2026-04-24
DRAWN BY : Author
REVIEWED BY : Checker
PROJECT NO. : 2558

A-250-3.0

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1 EAST BUILDING EAST ELEVATION
A-250-3.1 1/8" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-105687/C

SHEET # 5 OF 13

DATE: May 29, 2026

MATERIAL LEGEND

	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
	ACCENT CLADDING - WOOD TONED HARDIE PANEL
	BASE CLADDING - RICH TONE HARDIE PANEL
	ROOF FINISH - DARK GREY / BROWN, ASPHALT SHINGLES
	WOOD/BROWN FINISH ALUMINIUM SLATS
	WOOD FINISH ALUMINIUM RAILINGS
	WHITE FINISH ALUMINIUM RAILINGS
	ACCENT PANELS - PREFINISHED METAL PANEL
	BUILDING BEYOND

KEYNOTES

NO.	KEYNOTE TEXT
1	PREFINISHED METAL FIN C/W LED STRIP LIGHT
2	PROJECTION
3	SILVER PREFINISHED METAL PANEL
4	GLASS SLIDING DOOR
5	CASEMENT WINDOW
6	GLASS RAILING
7	WOOD FIN ALUM. RAILING
8	FIXED WINDOW



2 EAST BUILDING SOUTH ELEVATION
A-250-3.1 1/8" = 1'-0"

1 SUBMISSION SET 2024-04-24
NO.1 DESCRIPTION DATE

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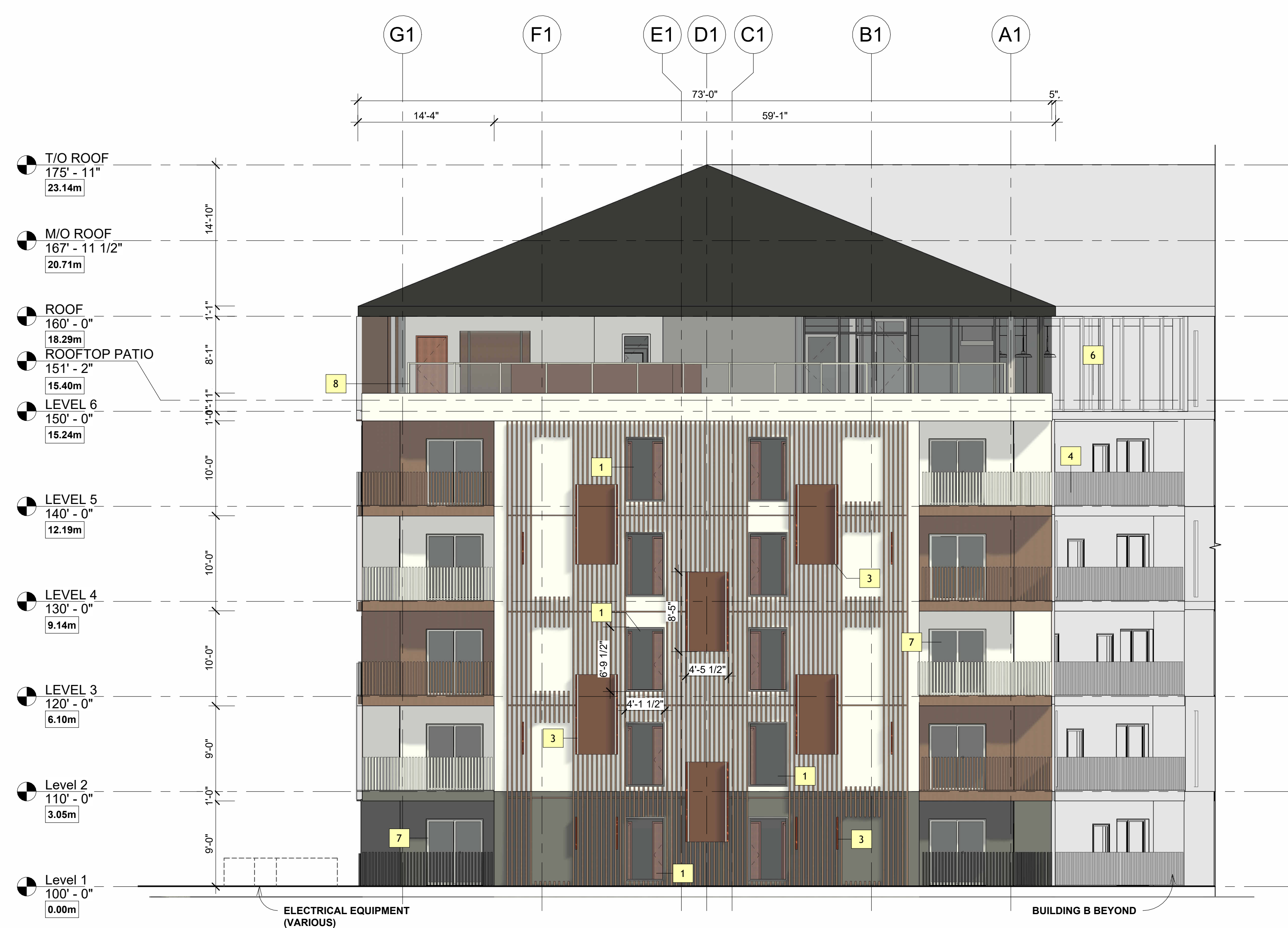
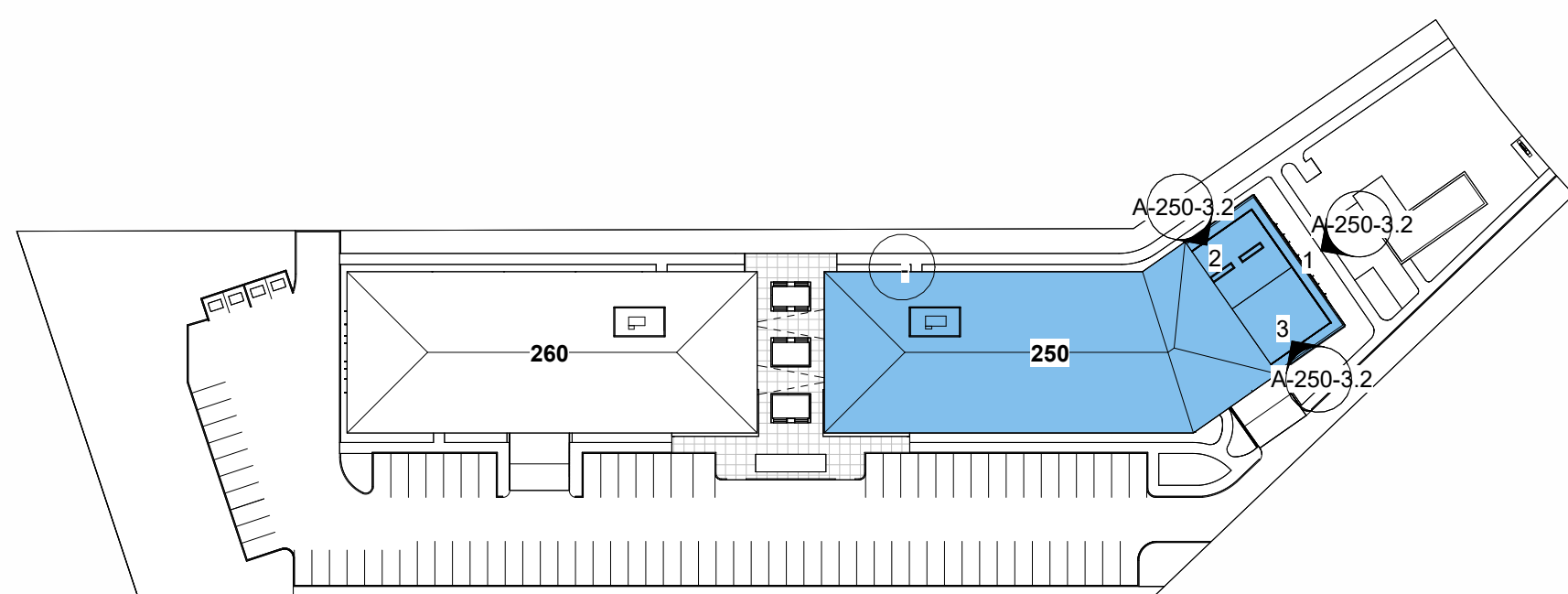
SEAL
PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
EAST - ELEVATIONS

DATE : 2026-04-24
DRAWN BY : Author
REVIEWED BY : Checker
PROJECT NO. : 2558

A-250-3.1

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DATUMS, AND JOB CONDITIONS BEFORE COMMENCEMENT OF THE WORK. ANY ERRORS OR OMISSIONS, INCLUDING DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS, ARE TO BE REPORTED TO AMPHORA ARCHITECTURE INC. BEFORE PROCEEDING WITH THE WORK. MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF AMPHORA ARCHITECTURE INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE EXCLUSIVE PROPERTY OF AMPHORA ARCHITECTURE INC. THIS DRAWING MAY BE REPRODUCED ONLY WITH THE PERMISSION OF AMPHORA ARCHITECTURE INC., IN WHICH CASE THE REPRODUCTION MUST BEAR AMPHORA'S NAME. THIS DRAWING CONTAINS COLOUR CONTENT AND IS NOT TO BE SCALED.



1 EAST BUILDING ELEVATION FACING PAULETTE STREET
A250-3.2 1/8" = 1'-0"

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV: 26-105687/C
SHEET # 6 OF 13
DATE: May 29, 2026

MATERIAL LEGEND

[Symbol]	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
[Symbol]	ACCENT CLADDING - WOOD TONED HARDIE PANEL
[Symbol]	BASE CLADDING - RICH TONE HARDIE PANEL
[Symbol]	ROOF FINISH - DARK GREY / BROWN, ASPHALT SHINGLES
[Symbol]	WOOD/BROWN FINISH ALUMINUM SLATS
[Symbol]	WOOD FINISH ALUMINUM RAILINGS
[Symbol]	WHITE FINISH ALUMINUM RAILINGS
[Symbol]	ACCENT PANELS - PREFINISHED METAL PANEL
[Symbol]	BUILDING BEYOND

KEYNOTES

NO.	KEYNOTE TEXT
1	CASEMENT WINDOW
2	FIXED WINDOW
3	PREFINISHED METAL FIN CIV LED STRIP LIGHT
4	WOOD FIN. ALUM. RAILING
5	SILVER PREFINISHED METAL PANEL
6	STOREFRONT GLAZING
7	GLASS SLIDING DOOR
8	GLASS RAILING



2 EAST BUILDING NORTHWEST ELEVATION
A250-3.2 1/8" = 1'-0"



3 EAST BUILDING SOUTHEAST ELEVATION
A250-3.2 1/8" = 1'-0"

1	SUBMISSION SET	2024-04-24
NO. 1	DESCRIPTION	DATE

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PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB
EAST - ELEVATIONS

DATE : 2026-04-24
DRAWN BY : Author
REVIEWED BY : Checker
PROJECT NO. : 2558

A-250-3.2

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, DATUMS, AND JOB CONDITIONS BEFORE COMMENCEMENT OF THE WORK. ANY ERRORS OR OMISSIONS, INCLUDING DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS, ARE TO BE REPORTED TO AMPHORA ARCHITECTURE INC. BEFORE PROCEEDING WITH THE WORK. MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF AMPHORA ARCHITECTURE INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND IS THE EXCLUSIVE PROPERTY OF AMPHORA ARCHITECTURE INC. THIS DRAWING MAY BE REPRODUCED ONLY WITH THE PERMISSION OF AMPHORA ARCHITECTURE INC., IN WHICH CASE THE REPRODUCTION MUST BEAR AMPHORA'S NAME. THIS DRAWING CONTAINS COLOUR CONTENT AND IS NOT TO BE SCALED.

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-105687/C

SHEET # 7 OF 13

DATE: May 29, 2026

MATERIAL LEGEND	
[Symbol]	PRIMARY CLADDING - LIGHT TEXTURE PREFINISHED METAL SIDING
[Symbol]	ACCENT CLADDING - WOOD TONED HARDIE PANEL
[Symbol]	BASE CLADDING - RICH TONE HARDIE PANEL
[Symbol]	ROOF FINISH - DARK GREY / BROWN, ASPHALT SHINGLES
[Symbol]	WOOD/BROWN FINISH ALUMINIUM SLATS
[Symbol]	WOOD FINISH ALUMINIUM RAILINGS
[Symbol]	WHITE FINISH ALUMINIUM RAILINGS
[Symbol]	ACCENT PANELS - PREFINISHED METAL PANEL
[Symbol]	BUILDING BEYOND

KEYNOTES	
NO.	KEYNOTE TEXT
1	CASEMENT WINDOW
2	FIXED WINDOW
3	PREFINISHED METAL FIN G/W LED STRIP LIGHT
4	SILVER PREFINISHED METAL PANEL
5	PROJECTION
6	GLASS SLIDING DOOR
7	RAISED PLANT BED & INTEGRATED BENCH



1 WEST BUILDING WEST ELEVATION
A-260-3.0 1/8" = 1'-0"



2 WEST BUILDING NORTH ELEVATION
A-260-3.0 1/8" = 1'-0"

1 SUBMISSION SET 2024-04-24
NO.1 DESCRIPTION DATE

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PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

WEST - ELEVATIONS

DATE : 2026-04-24

DRAWN BY : Author

REVIEWED BY : Checker

PROJECT NO. : 2558

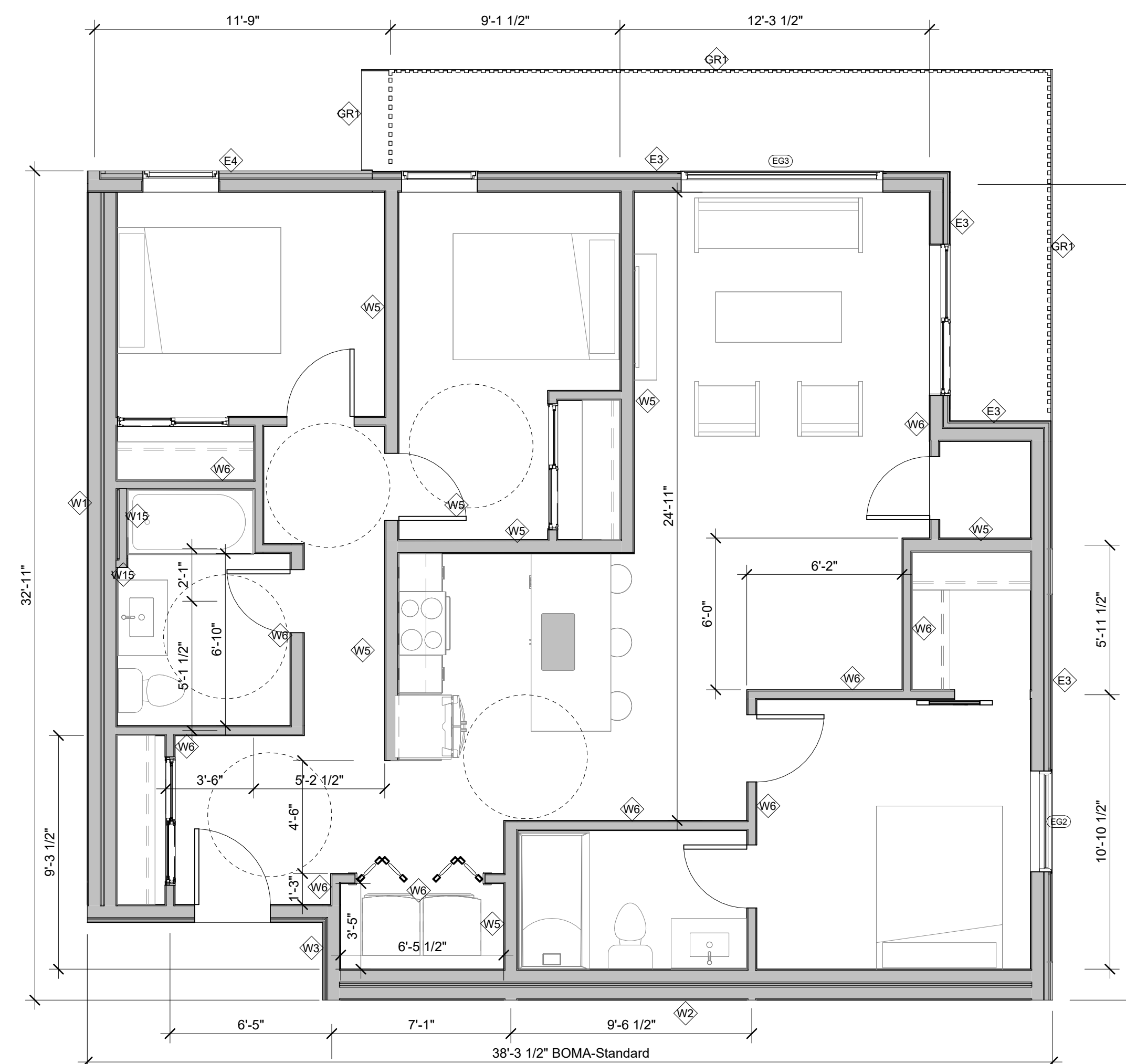
A-260-3.0

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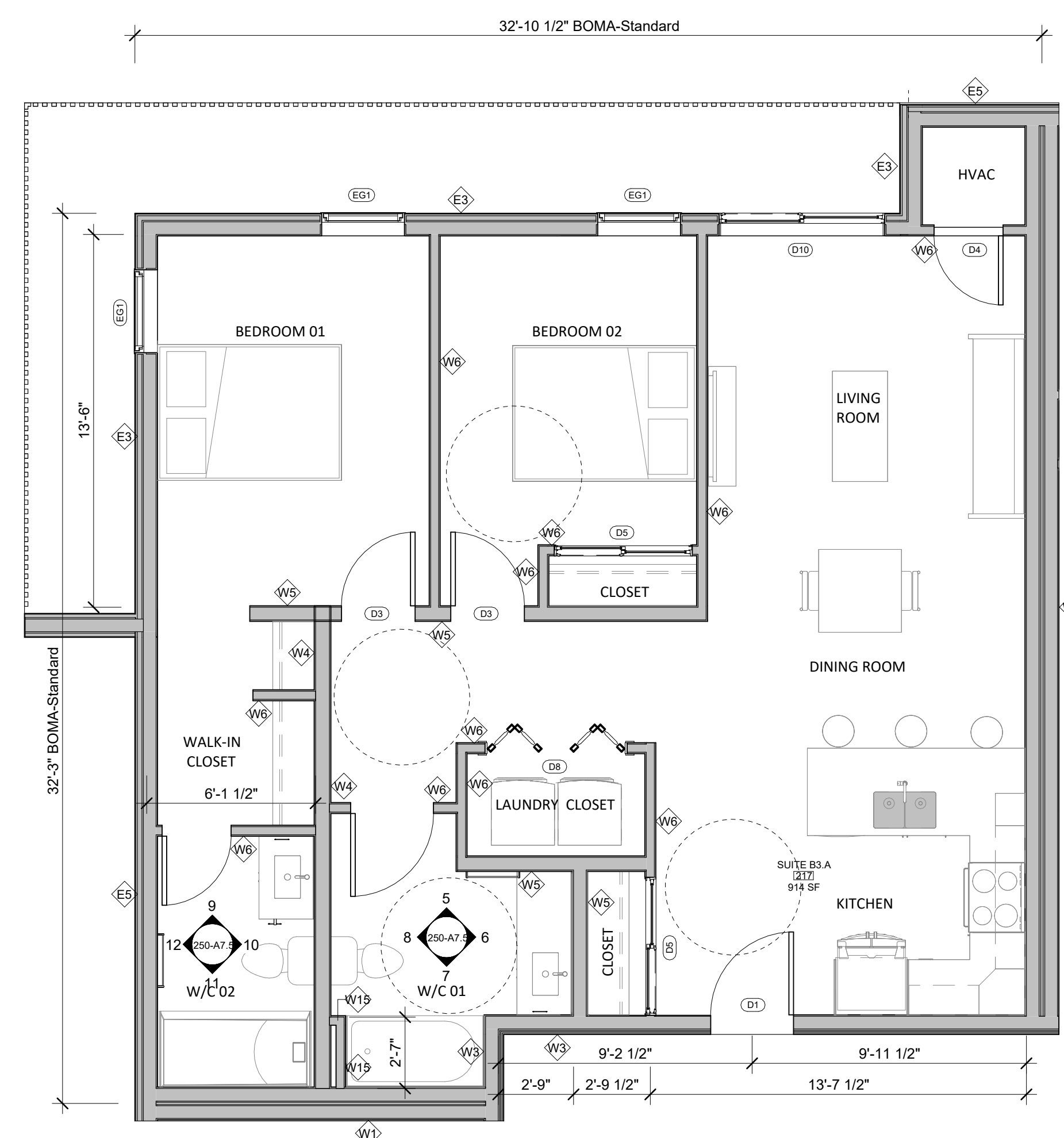
- GENERAL NOTES:**
- BALCONY DIMENSIONS AND RAILING PLACEMENT VARY PER FLOOR AND UNIT. REFER TO DRAWINGS A3.0 - A3.2 FOR MORE DETAILS
 - FOR LOCATION, ORIENTATION AND OTHER NOTES REFER TO BUILDING FLOOR PLANS
 - ALL KITCHEN BULKHEADS TO EXTEND 2" PAST THE OUTER EDGE OF THE CABINETS
 - "A" IN SUITE NAME DENOTES ACCESSIBLE VARIANT OF SUITE TYPE.

REFLECTED CEILING LEGEND

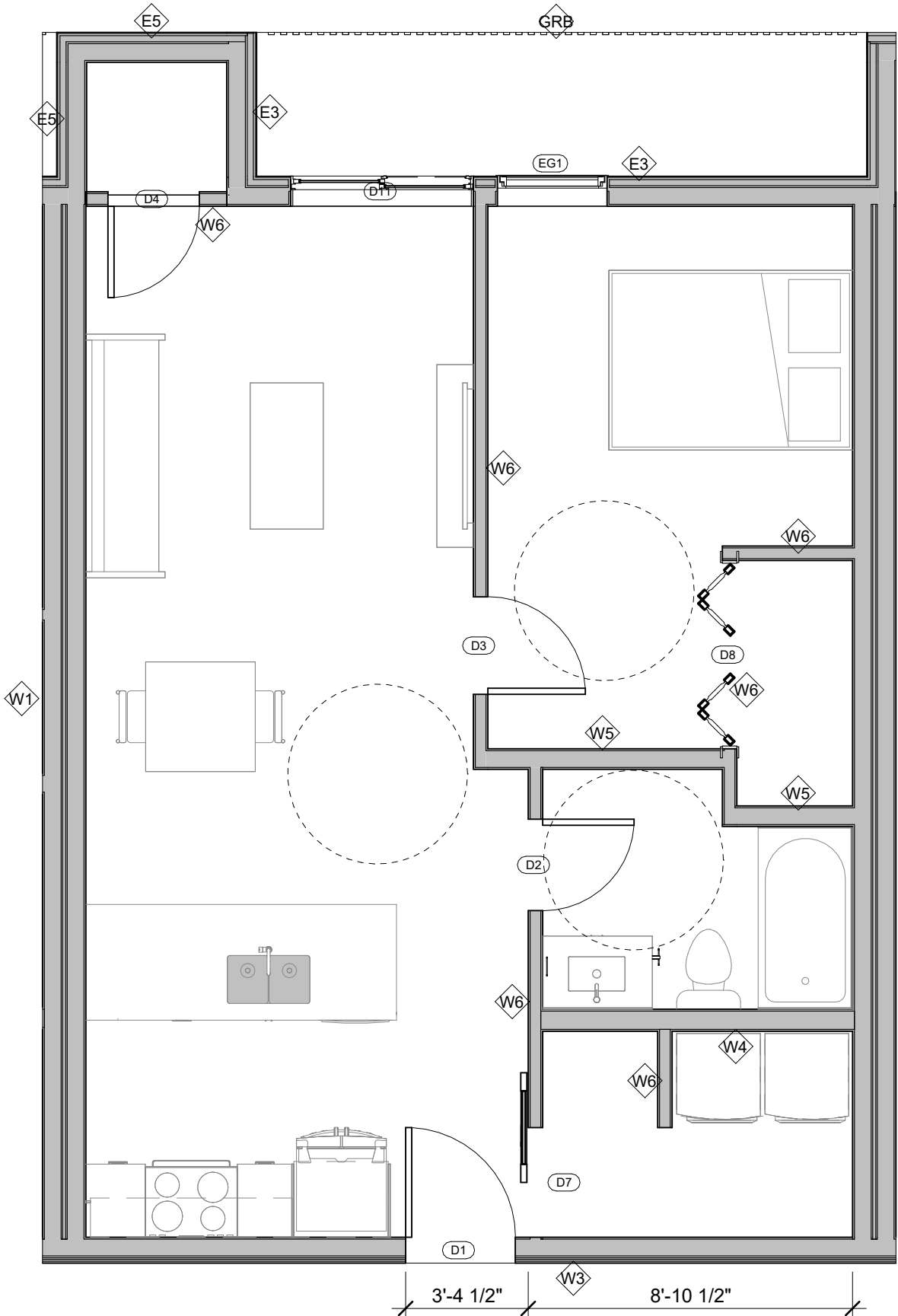
	GWB CEILING
	GWB BULKHEAD / DROPPED CEILING
	MECHANICAL DUCTING IN BULKHEAD/JOIST CAVITY MAINTAIN A MINIMUM DISTANCE OF 6" (150) BETWEEN DUCT PENETRATIONS IN RATED CEILING (CO-ORDINATE WITH STRUCTURAL/MECHANICAL)
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED PENDANT LIGHT FIXTURE
	WASHROOM EXHAUST FAN



4 EAST - TYP C1.A FURNITURE PLAN 1050 SF
260-A7.13 1/4" = 1'-0"



2 EAST - TYP B3.A FURNITURE PLAN 914 SF
260-A7.13 1/4" = 1'-0"



1 EAST - TYP A1.A - FURNITURE PLAN 590 SF
260-A7.13 1/4" = 1'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV: 26-105687/C

SHEET # 12 OF 13

DATE: May 29, 2026

1	SUBMISSION SET	2026-05-14
NO. 1	DESCRIPTION	DATE

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SEAL

PAULETTE DUGUAY ST. MULTIFAMILY

PAULETTE DUGUAY ST, Lot 1 Plan 74635 WLTO,
WATER TOWER DISTRICT, WINNIPEG, MB

**EAST - TYP ACCESSIBLE UNIT
FURNITURE PLAN**

DATE : 2026-05-14
DRAWN BY : Author
REVIEWED BY : Checker
PROJECT NO. : 2558

250-A7.13

2026-05-14 5:16:29 PM

