

ADMINISTRATIVE REPORT

Title: DAV 26-149779\C – 394 Selkirk Ave

Issue: The City of Winnipeg approved an application for a 14-bed single room occupancy.

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 "C2 PDO-1 Neighbourhood Main Streets; PDO-1 Mature Communities; and Urban Malls & Corridors" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of an addition to a mixed use building to permit:
 - a) no street edge landscaping;
 - b) 8 parking spaces instead of 12 spaces;
- 2) for the establishment of an accessory parking area to permit a drive aisle width of 16 feet (4.88 metres) instead of 20 feet (6.10 metres).

Subject to the following conditions:

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.

REASON FOR THE REPORT

- The applicant is proposing to build a single-room occupancy building and requires Variances to enable the proposal.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DAV 26-149779\C
RELATED FILES: DCU 149994/26C
COMMUNITY: Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #: 3.339 - Lord Selkirk Park

SUBJECT: To vary the "C2 PDO-1 Neighbourhood Main Streets; PDO-1 Mature Communities; and Urban Malls & Corridors" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows:

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- 2) for the establishment of an accessory parking area to permit a drive aisle width of 16 feet (4.88 metres) instead of 20 feet (6.10 metres).

LOCATION: 394 Selkirk Ave
LEGAL DESCRIPTION: LOT 1 DASSF 536/2019

APPLICANT: Erin Riediger (Prairie Architects Inc.)
139 Market Ave Unit 101
Winnipeg, MB R3B 0P5

OWNER: North End Women's Centre Inc.
394 Selkirk Ave
Winnipeg, MB R2W 2M2

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 south side of Selkirk Avenue between Salter Street and Aikins Street, in the Lord Selkirk Park neighbourhood of the Mynarski ward.
- The subject site is 6,718 square feet in area and is currently occupied by a two-storey building used as a social service facility.
- The subject site is accessed by an approach on Selkirk Avenue as the site is not served by a public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Urban Mixed Use Corridor policy area. The property is zoned "C2" Commercial Community.

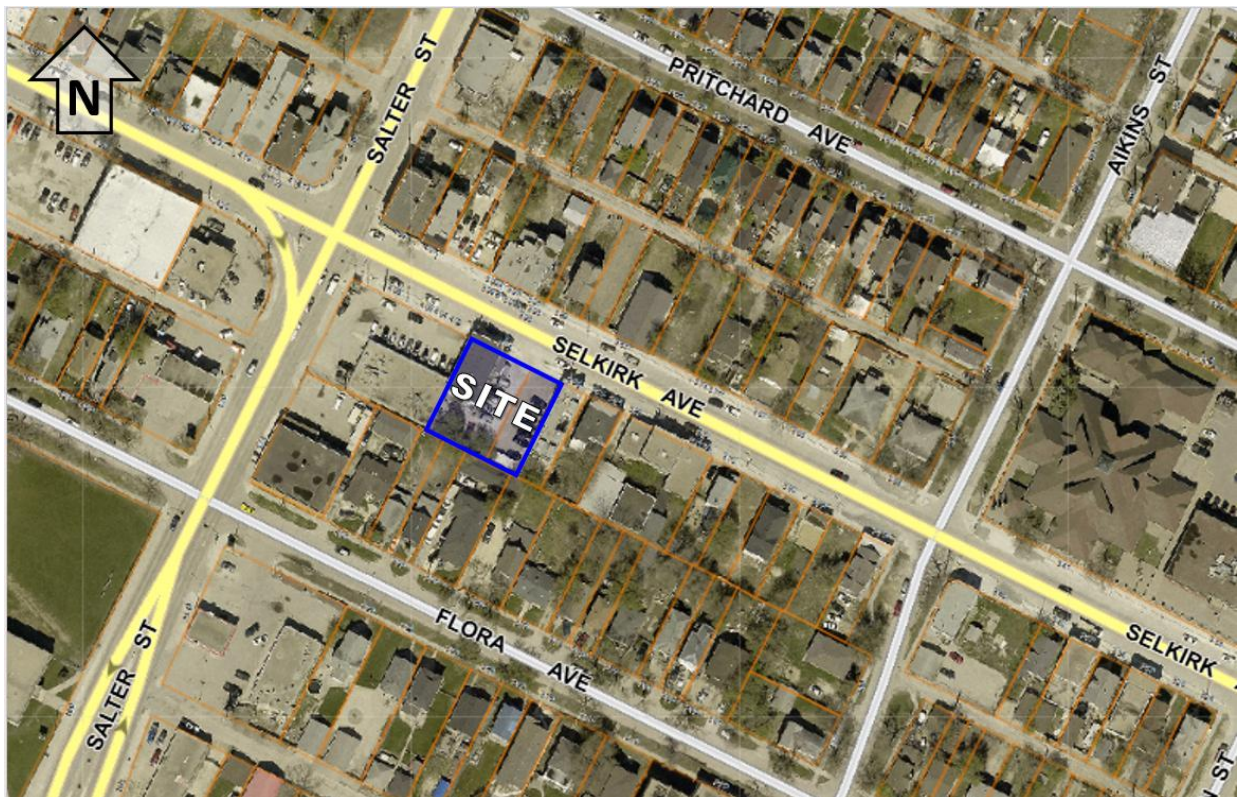


Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Selkirk Avenue.

South: Single- and two-family dwellings zoned “R2” Residential Two-family.

East: A surface parking lot, single-room occupancy building, and commercial uses zoned “C2” Commercial Community.

West: Commercial uses zoned “C2” Commercial Community, then Salter Street.



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The site is occupied by the North End Women's Centre (NEWC), which provides a safe place for women and gender-diverse people in the North End and Point Douglas area.
- Due to space constraints, accessibility needs and building condition, the existing building does not adequately support the services the North End Women's Centre (NEWC) provides. The existing building will be updated, and a two-storey addition is proposed with increased space for programming as well as an 8-bed single-room occupancy. The letter of intent states that the current facility is in aging condition and does not meet current accessibility and building code standards. The proposed renovation and expansion will improve access and safety for the staff housing participants and visitors.
- The applicant intends to consolidate the subject site with 390 Selkirk Avenue, both under the same ownership (the North End Women's Centre), and to construct addition on the east side of the existing building at 394 Selkirk Avenue.
- The consolidation with 390 Selkirk Avenue would result in an increase of 3,360 square feet, for a total lot area of 10,078 square feet.

- The existing building has a social service facility with drop-in space on the ground floor, and a 6-bed single room occupancy (supportive housing) on the second floor.
- In addition to the subject application, the proposal requires a Conditional Use application for exceeding the permitted number of 12 single room occupancy beds with 14 beds instead of 12 beds. Please see the associated Planning report for details (File DCU 26-149994\C).

COLLABORATION

- The applicant consulted with the Public Service to confirm support prior to submitting development applications.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject site is located in the “Urban Mixed-use Corridor” policy area in CCDS 2.0. The proposal aligns with the following goals and policies:
 - Goal 1: Encourage strategic residential intensification on Corridors.
 - 1.1 *Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.*
 - Goal 3: Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.
 - 3.1 *Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*
 - 3.1.1 *Providing minimal building setbacks from the public right-of-way to define the street edge.*
 - 3.1.2 *Having entrances provide direct access to the public sidewalk.*
 - 3.1.3 *Promoting a fine-grained and transparent street-level façade with active ground floor uses.*
 - 3.1.4 *Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.*
 - 3.1.7 *Promoting pedestrian-scale signage.*
 - 3.2 *Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.*
 - Goal 4: Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.
 - 4.1 *Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The minimum street edge landscaping required along Selkirk Avenue is 6 trees and 25 shrubs. No street edge landscaping is proposed. For this reason, a Variance is required.

- The minimum parking spaces required for the proposed development are 12, however the applicant is proposing to provide 8 parking spaces. For this reason, a Variance is required.
- The proposed plans include an accessory parking with a drive aisle width of 16 feet instead of 20 feet, therefore a Variance is required.

ANALYSIS OF VARIANCES

- The proposed development creates a pedestrian orientation and reinforces the public realm by encouraging the location of the building at the front property line. The design of the front building façade also creates visual interest and positively contributes to the aesthetic of the street. For these reasons, the Division supports the Variance for no street edge landscaping.
- Regarding the requested parking reduction, the proposed development is well served by transit and is located along a walkable Urban Mixed Use Corridor. The applicant is proposing a development with services and supportive housing for a local target population that is not expected to own a personal vehicle. It is anticipated that together with on-street parking, the 8 parking spaces provided will be sufficient to meet the needs of the proposed development. For these reasons, the Divisions supports the variance.
- Because of these site constraints and low traffic volume on the site, the Urban Planning Division is supportive of the proposed drive aisle reduction from 20 feet to 16 feet.

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 application is consistent with the Complete Communities Direction Strategy 2.0 (CCDS2.0) policies for the Urban Mixed Use corridor policy area.
- (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 site design and building design elements of the proposed development aligns with the surrounding context and helps reduce any potential adverse effects on the adjoining properties and the adjacent area.
- (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, to the extent the proposal complies with the Complete Communities Direction Strategy 2.0 and is compatible with the area suggests the Winnipeg Zoning Bylaw poses an injurious effect and variances are required to relieve this injurious effect on the applicant's property.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the proposed use allows for supportive housing that fits the site and the neighbourhood in both scale and density

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, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building 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 healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

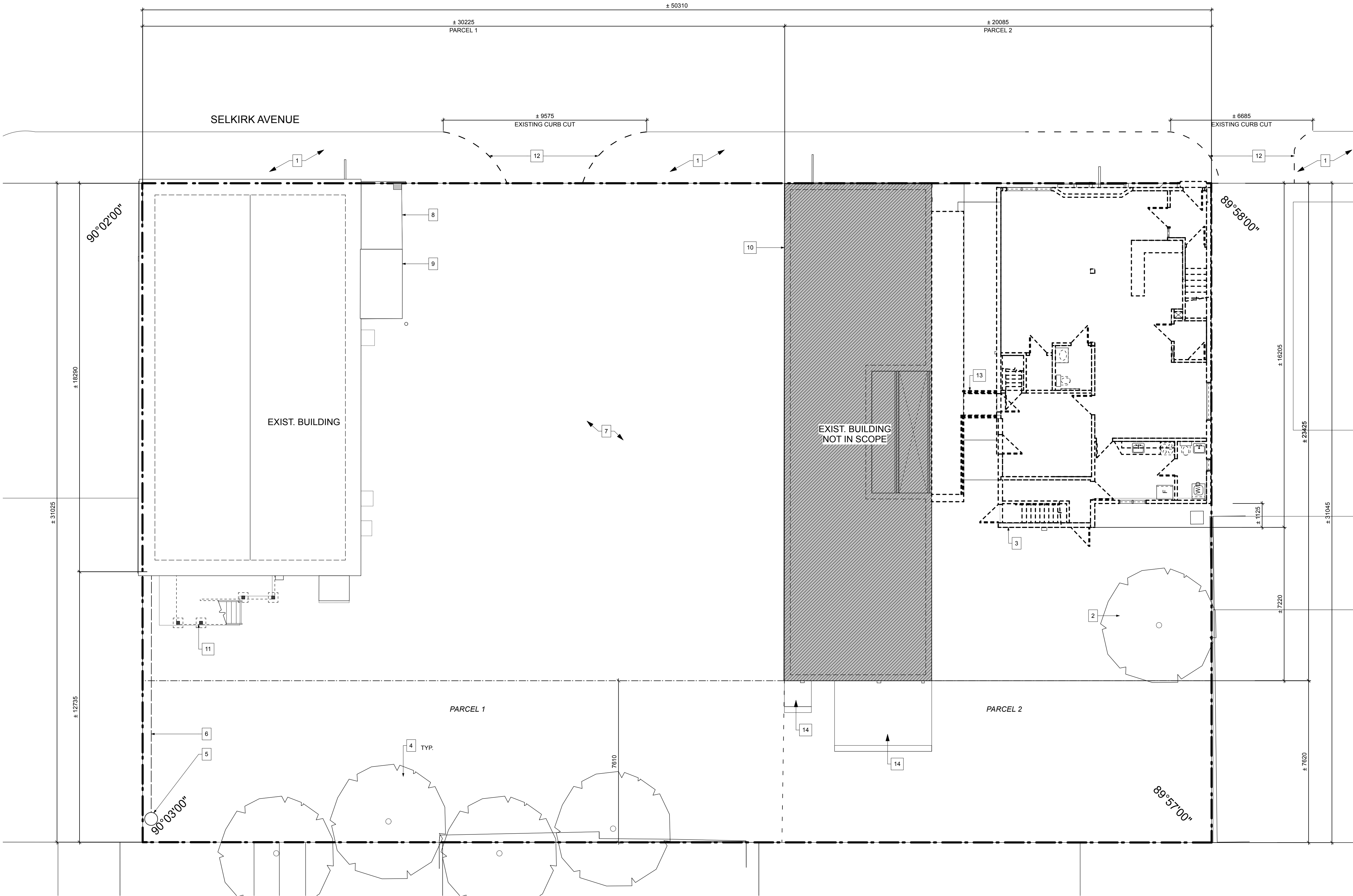
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City actively Plans for and Partners in Affordable Housing

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Simi Jerez, RPP MCIP
Date: Thursday, June 18, 2026
File No. DAV 26-149779\C



1 EXISTING MAIN FLOOR PLAN ON SITE
1:100

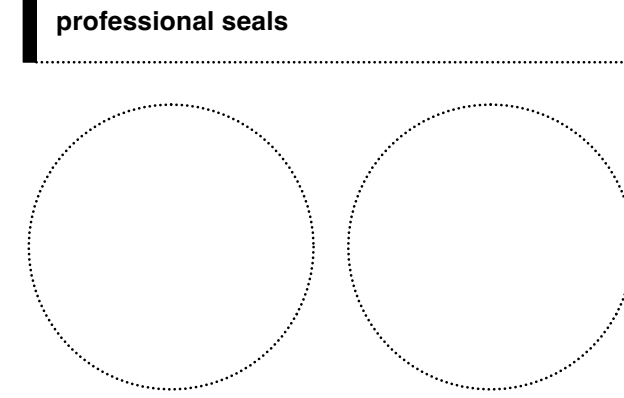
SITE PLAN GENERAL NOTES:

- A. ALL EXISTING STRUCTURES, TREES, SHRUBS, SIDEWALKS, CURBS, SOD, UTILITIES, FINISHES, MATERIALS AND PAVING TO BE PROTECTED (UNLESS OTHERWISE NOTED) DURING CONSTRUCTION. CONTRACTOR TO MAKE GOOD ALL AREAS DAMAGED DURING CONSTRUCTION BOTH ON AND OFF-SITE AT THE CONTRACTOR'S COST.
- B. ALLOW FOR PATCHING OF EXISTING ASPHALT AS REQUIRED.
- C. CONTRACTOR IS RESPONSIBLE FOR THE CONFIRMATION OF EXISTENCE AND LOCATION OF ALL SERVICES. EXACT LOCATIONS MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH DEMOLITION & CONSTRUCTION.
- D. PROVIDE TEMPORARY PROVISIONS TO CONTROL EXISTING ROOF RUN OFF DURING CONSTRUCTION AND DEMOLITION.
- E. REFER TO SURVEY FOR ELEVATIONS. CONTRACTOR TO CONFIRM ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS ON SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.
- F. EXISTING GRADES, BUILDING LOCATIONS AND LAYOUTS ARE GIVEN AS INFORMATION ONLY AND SHOULD BE VERIFIED ON SITE. REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
- G. CONTRACTOR TO SITE VERIFY AND CONFIRM ALL DIMENSIONS.
- H. PATCH AND REPAIR / MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION AND CONSTRUCTION.
- I. CONCRETE PAVING UNLESS OTHERWISE NOTED.
- J. DISPOSE OF REMOVED MATERIALS, EXCEPT WHERE SPECIFIED OTHERWISE, IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION. OWNER TO HAVE FIRST RIGHT OF REFUSAL ON ANY FITTINGS AND FIXTURES.
- K. IF POWER EQUIPMENT IS TO BE USED FOR EXCAVATION ON THIS PROJECT, THE CONTRACTOR MUST:
A) NOTIFY ALL UTILITIES OF THE PROPOSED LOCATION OF EXCAVATION.
B) TAKE PRECAUTION TO AVOID DAMAGE TO ALL UTILITIES.
- L. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS TO CATCHBASINS AND CURB INLETS OR OVERLAND DRAINAGE. REFER TO CIVIL FOR GRADING REQUIREMENTS.

DEMO SITE PLAN KEYNOTES:

1. EXISTING SIDEWALK.
2. REMOVE EXISTING TREE.
3. EXISTING BUILDING AND INTERIOR CONTENTS TO BE COMPLETELY DEMOLISHED. REFER TO CASH ALLOWANCE FOR ASBESTOS REMEDIATION.
4. PROTECT EXISTING TREES & BUSHES, TYP.
5. EXISTING HYDRO POLE TO REMAIN.
6. EXISTING OVERHEAD HYDRO LINE.
7. REMOVE EXISTING ASPHALT & GRAVEL PARKING LOT.
8. DEMOLISH EXISTING CONCRETE PAD, APPROXIMATELY 6.6 SM.
9. DEMOLISH ENTRY VESTIBULE, REFER TO DEMOLITION PLANS.
10. EXISTING SERVICES ON EXTERIOR OF BLDG TO BE RELOCATED.
11. EXISTING EXIT STAIR TO BE DEMOLISHED.
12. DEMOLISH EXISTING CURB.
13. DEMOLISH ENTRY RAMP AND BRIDGE. REFER TO NEW ENTRY LAYOUT.
14. DEMOLISH EXISTING CONCRETE PAVERS AND PREP FOR NEW CONCRETE PAD.

issue / rev.		
3	2026.04.27	ISSUED FOR VARIANCE/AEC/CU
2	2026.01.29	ISSUED FOR CLASS B PRICING
1	2025.07.04	ISSUED FOR CLASS C PRICING
#	date	issue notes



project information

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

Selkirk Avenue
Winnipeg, MB
Canada

client

newc

North End Women's Centre
Selkirk Avenue
Winnipeg, MB

drawing information

SITE PLAN DEMO

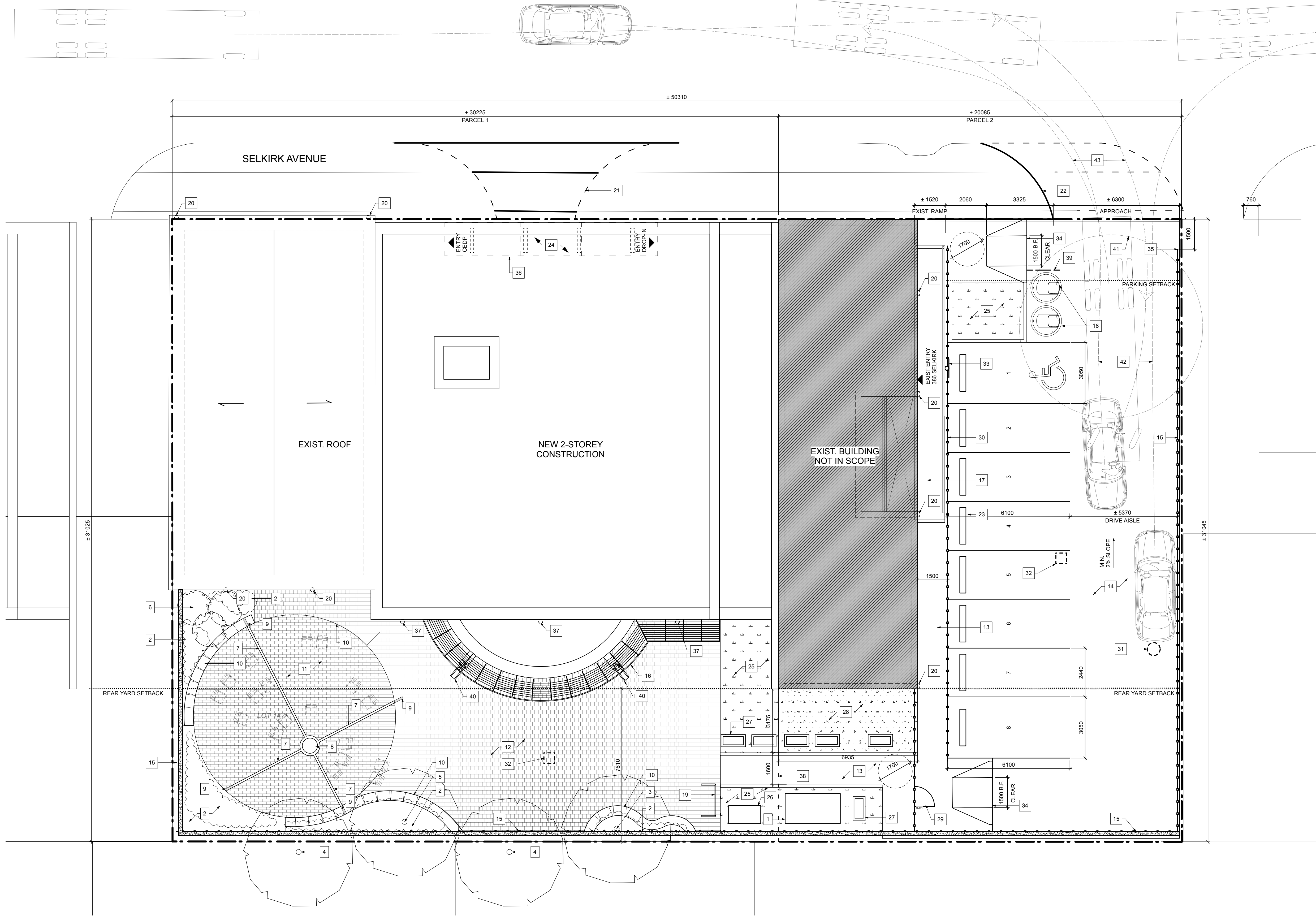
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approved by: **LO**

scale: **AS NOTED**
date issued: **SEE STAMP**
proj. #: **2019.89**
rev. #: **R-0**

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

A1 01





1 EXISTING MAIN FLOOR PLAN ON SITE
1:100

LEGEND

- PROPERTY LINE
- SETBACK LINE
- WOOD FENCING
- METAL GUARDRAIL
- NEW CONCRETE CURB AND SIDEWALK
- DEMO CONCRETE CURB AND SIDEWALK

ZONING REQUIREMENTS

- PROJECT NAME / DESCRIPTION
- NORTH END COMMUNITY SPACES & RESOURCE CENTRE
 - 394 SELKIRK AVENUE
- LEGAL IDENTIFICATION
- ROLL #: 14010197000
 - LEGAL DESCRIPTION: RIVER LOT 36, PARISH OF ST. JOHN
 - LOTS 12, 13 AND 14, BLOCK 3, PLAN 187 AND
 - LOTS 3, 4, 5, AND 6 PLAN 31642

ZONING AND PROPERTY USE

- ZONING DISTRICT: C2 COMMERCIAL COMMUNITY
- PROPERTY USE CODE: CMCMU COMMERCIAL MULTIPLE USE & PIRCC - COMMUNITY CENTRE

BUILDING USE

- PROPOSED USE: SOCIAL SERVICE FACILITY USE
- OFFICE USE
- SINGLE ROOM OCCUPANCY USE
- RETAIL SALES USE

BUILDING AREA

- TOTAL BUILDING AREA = 572 SQ.M.

SITE AREA:

- 1561 SQ.M

DIMENSIONAL STANDARDS

- MIN. FRONT YARD: 0 FT TYP.
- MIN. SIDE YARD: 0 FT TYP.
- MIN. REAR YARD: 25 FT

PARKING (CATEGORY 2, 17, 18 & 20)

- TOTAL STALLS REQUIRED / PROVIDED: 12 / 8
- ACCESSIBLE STALLS REQUIRED / PROVIDED: 1 / 1
- ACCESSIBLE VAN STALLS REQUIRED / PROVIDED: 0 / 0
- LOADING SPACES REQUIRED / PROVIDED: 0 / 0
- BICYCLE SPACES REQUIRED / PROVIDED: 8 / 8

LANDSCAPING & BUFFERING

- STREET EDGE LANDSCAPING REQUIRED - VARIANCE
- BUFFERING OF RESIDENTIAL FROM NON-RESIDENTIAL USES REQUIRED

BUILDING SIGNS (TABLE 5-15)

- C2 ZONING PERMITS MAX. 25% OF BUILDING WALL MAX.
- TOTAL PROPOSED SIGN AREA = 23 FT²
- REFER TO EXTERIOR ELEVATIONS A3-01 FOR DETAILS.

FENCES & SCREENING

- MAX. FRONT YARD: 4 FT.
- MAX SIDE YARD: 6.5 FT.
- MAX REAR YARD: 6.5 FT.

SITE PLAN GENERAL NOTES:

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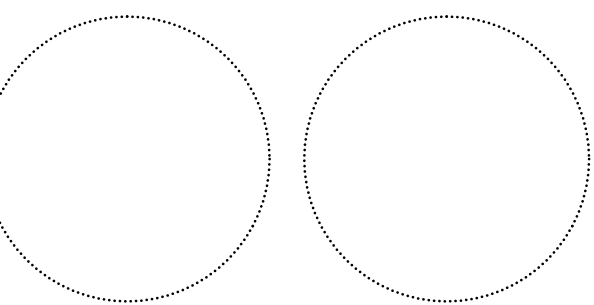
KEYNOTES:

- UTILITY TRANSFORMER, REFER TO ELEC.
- SHADE LOVING PLANTS
- MEDIUM SIZED TREE
- TREE PLANTED OUTSIDE OF PROPERTY LINE
- BIRCH TREE
- PYRAMID CEDARS
- COLOURED CONCRETE AXIS C/W GRAPHIC IN CENTRE OF CIRCLE
- PORTABLE FIRE DISH
- GRAPHIC CARDINAL DIRECTION PLATE INTEGRATED INTO CONCRETE
- CIP CONCRETE WALL C/W TIMBER SLAB BENCH SEAT, TYP.
- CONCRETE UNIT PAVING IN RADIAL PATTERN
- CONCRETE UNIT PAVING
- CONCRETE SIDEWALK, REFER TO CIVIL
- ASPHALT PAVING
- WOOD PERIMETER FENCE
- SUNSHADE, REFER TO DETAILS & SPECIFICATION
- REPAIR WOOD PLATFORM WHERE BRIDGE PORTION WAS REMOVED.
- UNDERGROUND GARBAGE/ RECYCLING DISPOSAL SYSTEM
- BIKE RACK SURFACE MOUNTED TO CIP CONCRETE SIDEWALK
- EXISTING BUILDING LIGHTING TO BE REPLACED WITH NEW IN SAME LOCATION, REFER TO ELEC.
- REMOVE EXISTING CURB CUT AND INFILL FOR CONTINUOUS SIDEWALK
- PROVIDE NEW CURB CUT FOR PARKING LOT ACCESS
- CONCRETE CURB STOP AT EACH STALL TYP.
- CONCRETE ENTRANCE SLAB W/ LIGHT BROOM FINISH C/W RAMPED ENTRY. REFER TO FOUNDATION PLAN & STRUCT.
- PLANTING BED AREA
- CSTE, REFER TO ELEC.
- ABOVE ROUND PLANTER BOX, TYP.
- NEW CONCRETE SLAB FOR CTP EXITS
- NEW 6' FENCE WITH EXIST. RELOCATED GATE C/W PANIC HARDWARE AND ENTRY CODE. COORD WITH EXIST.
- POWERED PARKING FENCE, REFER TO ELEC.
- MANHOLE, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- ACCESSIBLE PARKING SIGN
- CURB CUT, REFER TO CIVIL
- START OF WOOD PERIMETER FENCE
- LINE OF CANOPY OVER ENTRANCE
- NEW EXTERIOR LIGHTING, REFER TO ELEC.
- PARCEL DIVISION LINE
- METAL GUARDRAIL FOR UNDERGROUND GARBAGE DISPOSAL, COORDINATE FINAL LOCATION WITH BIN INSTALLATION.
- PREFINISHED ALUMINUM DOWNSPOUT C/W 45 DEGREE KICK-OUT AND CONCRETE SPLASH PAD. COORDINATE WITH CONCRETE SPLASH PAD DIRECTLY UNDER DOWNSPOUT KICK-OUT WITH A MIN. 2% SLOPE AWAY FROM BUILDING.
- GARBAGE TRUCK ARM RADIUS
- PATH OF PASSENGER VEHICLE
- PATH OF GARBAGE VEHICLE

issue / rev.

#	date	issue notes
3	2026.04.27	ISSUED FOR VARIANCE/AEC/CU
2	2026.01.29	ISSUED FOR CLASS B PRICING
1	2025.07.04	ISSUED FOR CLASS C PRICING

professional seals

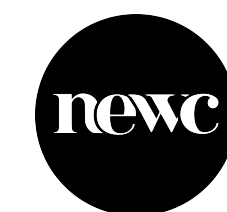


project information

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

Selkirk Avenue
Winnipeg, MB
Canada

client



North End Women's Centre
Selkirk Avenue
Winnipeg, MB

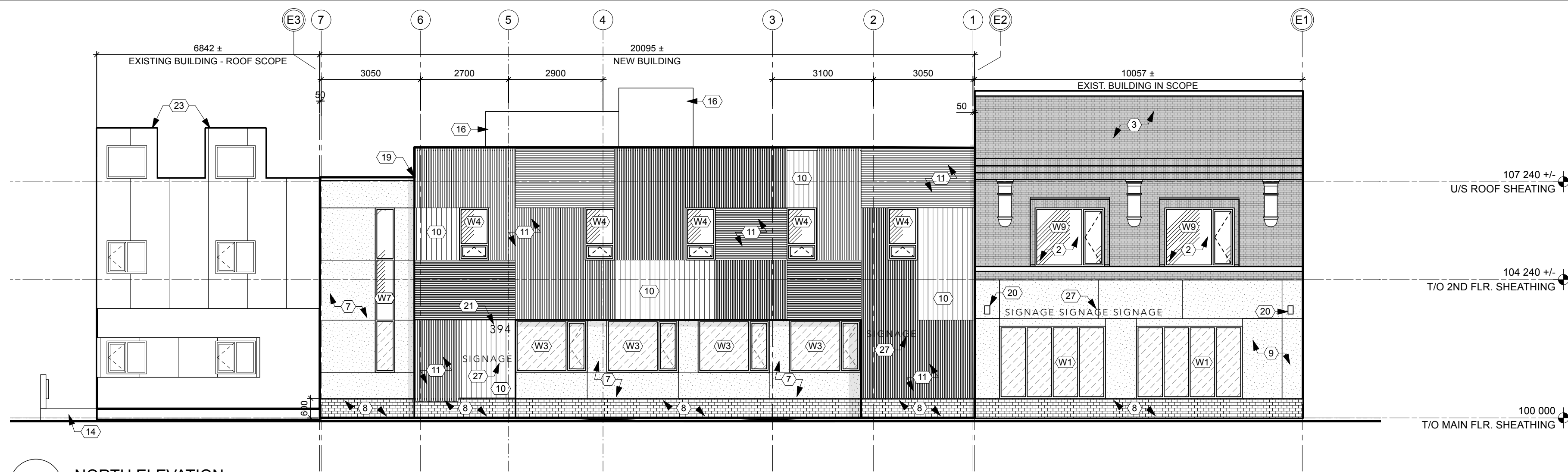
drawing information

SITE PLAN
NEW

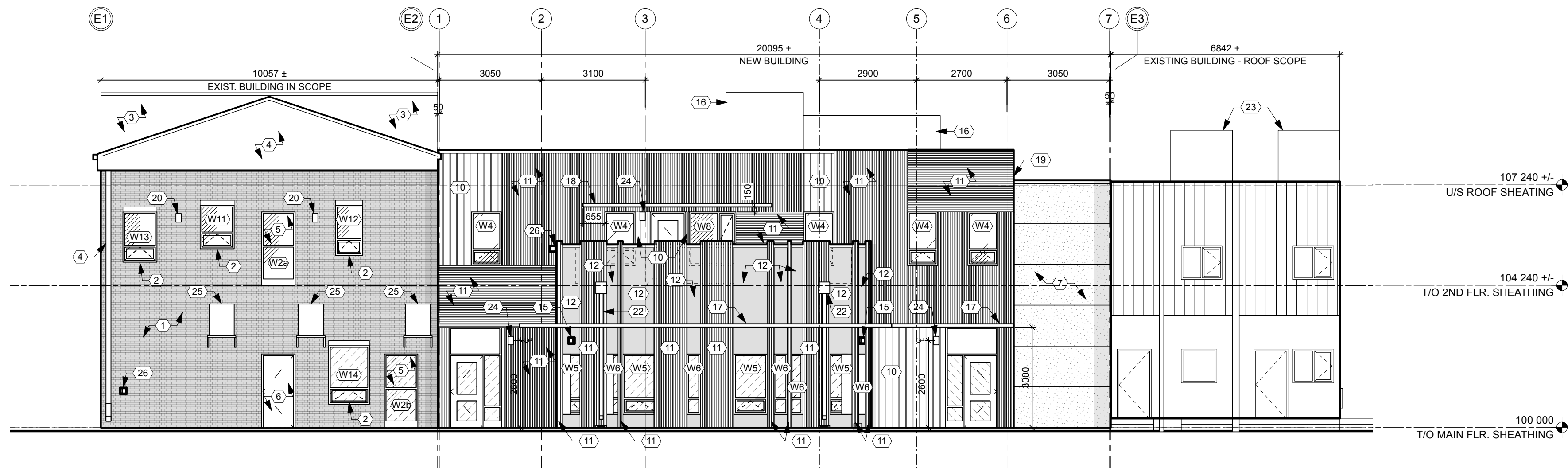
drawn by: MS/ER
approved by: LO

scale: AS NOTED
date issued: SEE STAMP
proj. #: 2019.89
rev. #: R-0

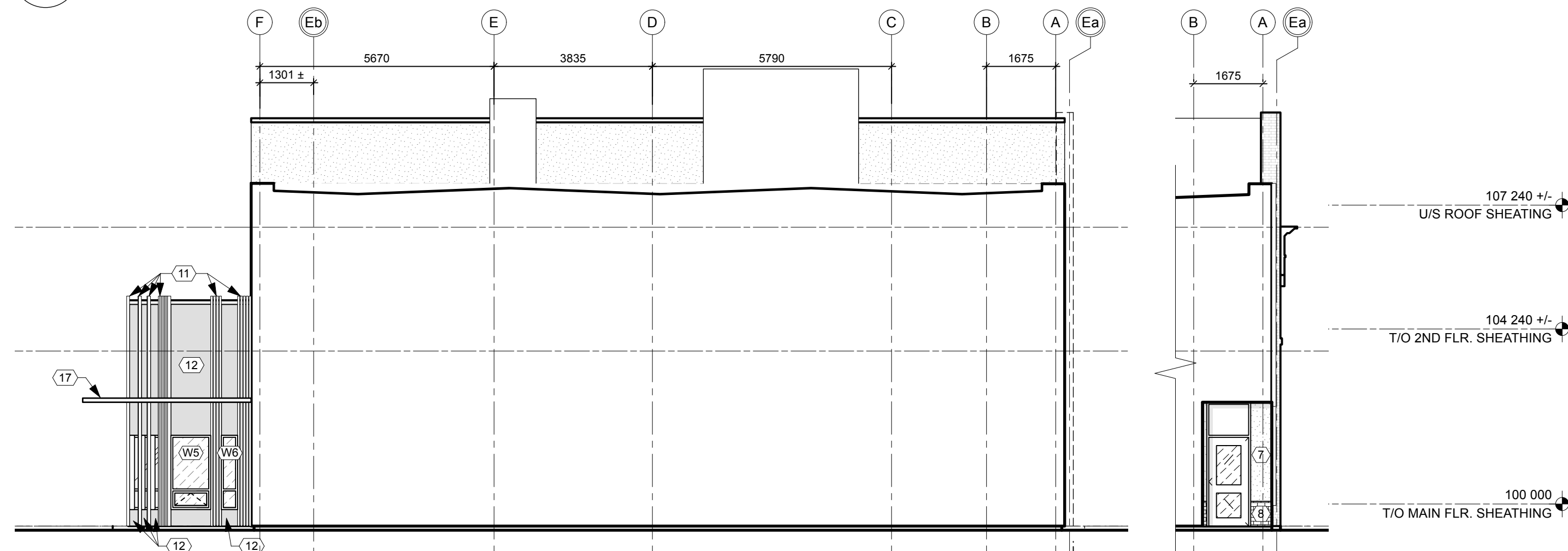




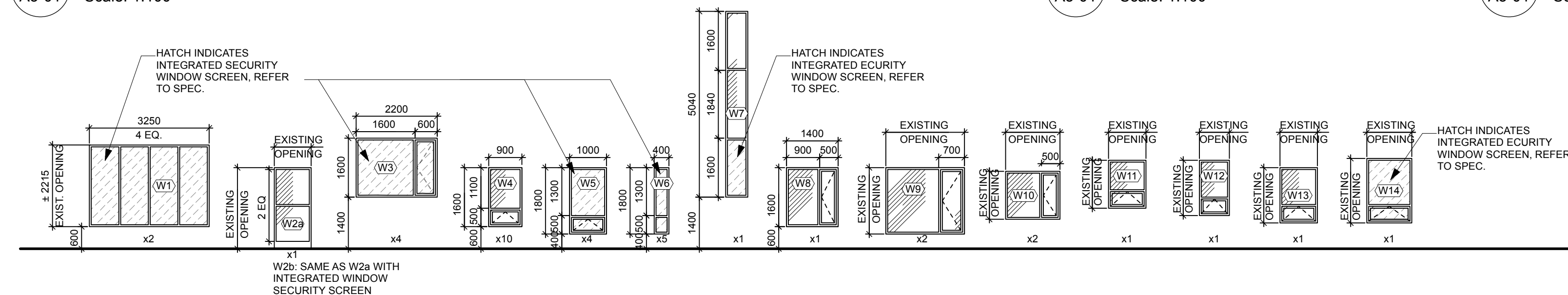
1 NORTH ELEVATION
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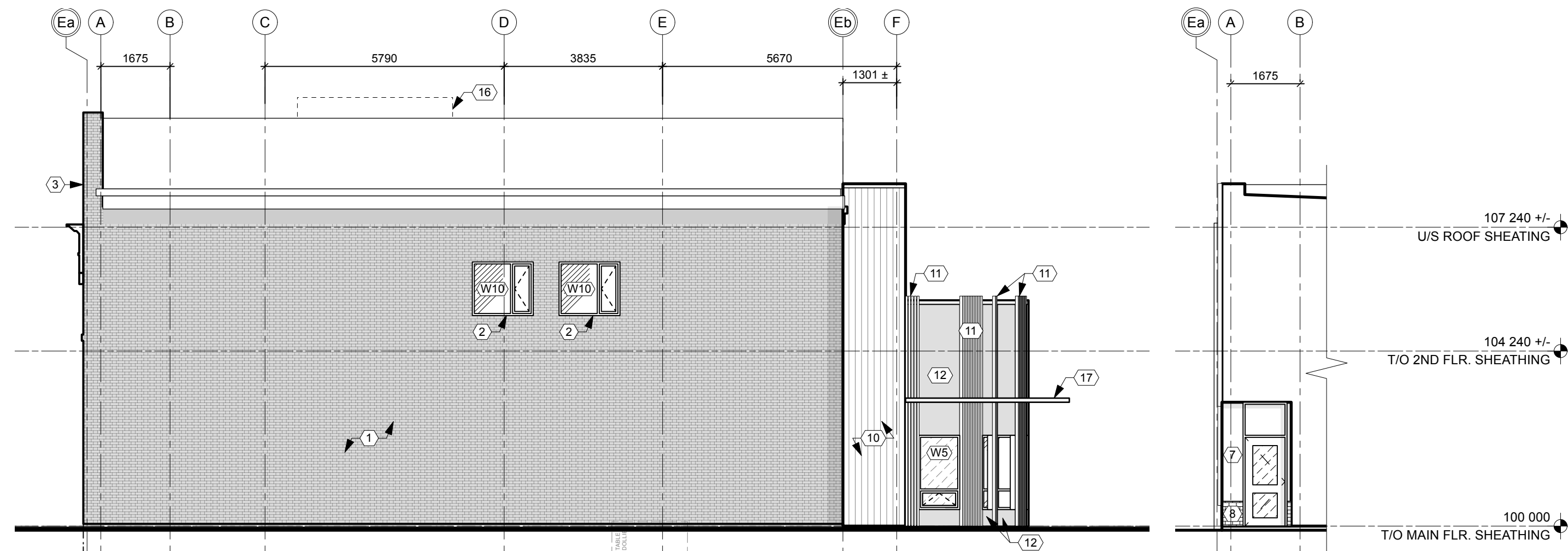
2 SOUTH ELEVATION
Scale: 1:100



3 EAST ELEVATION
Scale: 1:100



4 PARTIAL EAST ELEV.
Scale: 1:100



5 WEST ELEVATION
Scale: 1:100

6 PARTIAL WEST ELEV.
Scale: 1:100

KEYNOTES - ELEVATIONS:

- EXIST. BRICK WALL, PAINT AND PREP AS REQ'D FOR NEW SITE PAINTED ART MURAL.
- NEW WINDOW TO MATCH SIZE OF EXISTING
- NEW BRICK PARAPET WITH CORNICE DETAIL
- EXISTING SLOPED ROOF & GUTTERS C/W RWL, REPAIR RWL AS REQ.
- NEW WINDOW TO MATCH SIZE OF EXISTING DOOR OPENING
- EXIST. EXTERIOR DOOR TO REMAIN
- FIBER CEMENT PANELS, C/W SITE PAINTED ART MURAL.
- NEW MASONRY VENEER FINISH TO 600AFF, M1
- FIBER CEMENT PANELS MOUNTED TO EXIST. WALL, C/W SITE PAINTED ART MURAL.
- METAL PLANK SYSTEM WITH WOOD LOOK, MTL-1
- METAL BATTEN SYSTEM WITH WOOD LOOK, MTL-2
- METAL PANEL, MTL-3
- NEW WOOD FENCE
- EXISTING WOOD RAMP TO BE MODIFIED, REFER TO SITE PLAN.
- AIR EXHAUST VENT, REFER TO MECH.
- ROOF TOP MECHANICAL UNIT, REFER TO MECH.
- PREFINISHED ALUMINUM SUNSHADE, REFER TO SPEC.
- PREFINISHED ALUMINUM AWNING, REFER TO SPEC.
- DIVISION OF WALL CLADDING AT ROOF ELEVATION CHANGE, REFER TO SECTIONS & ROOF PLAN.
- EXTERIOR LIGHTING FIXTURE, REMOVE EXISTING AT THIS LOCATION AND REPLACE WITH NEW, REFER TO ELEC.
- EXTRUDED ALUMINUM NUMBERING ON STAND-OFFS, REFER TO SPEC.
- PREFINISHED ALUMINUM DOWNSPOUT C/W 45 DEGREE KICK-OUT AND CONCRETE SPLASH PAD, COORDINATE WITH CONCRETE SPLASH PAD DIRECTLY UNDER DOWNSPOUT KICK-OUT WITH A MIN. 2% SLOPE AWAY FROM BUILDING.
- ALTERNATE PRICE - REMOVE ALL EXIST. SKYLIGHTS (8) & REROOF ENTIRE EXIST. CTP ROOF, REFER TO ROOF PLAN, SECTIONS & ALT. PRICES IN SPEC.
- EXTERIOR LIGHTING FIXTURE, REFER TO ELEC.
- RELOCATED CONDENSING UNIT, REFER TO MECH.
- DRYER EXHAUST VENT, REFER TO MECH.
- ALUMINUM SIGNAGE, REFER TO SPEC.

MATERIAL LEGEND:

NOTE: REFER TO PLANS & WALL SCHEDULE

- MTL-1 METAL PLANK SYSTEM WITH WOOD LOOK
- MTL-2 METAL PANEL BATTEN SYSTEM WITH WOOD LOOK
- MTL-3 METAL PANEL
- FC-1 FIBRE CEMENT WALL PANEL PAINTED MURAL FINISH
- EX-M EXISTING MASONRY
- M-1 MASONRY VENEER

issue / rev.

#	date	issue notes
3	2026.04.27	ISSUED FOR VARIANCE/AEC/CU
2	2026.01.29	ISSUED FOR CLASS B PRICING
1	2025.07.04	ISSUED FOR CLASS C PRICING

professional seals

project information

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

394 Selkirk Ave.
Winnipeg, MB
Canada

client

North End Women's Centre
394 Selkirk Ave.
Winnipeg, MB

drawing information

ELEVATIONS

drawn by: ER
approved by: LO
scale: 1:100
date issued: 2026.04.27
proj. #: 2019.89
rev. #: R-0

NORTH END COMMUNITY SPACES & RESOURCE CENTRE

A3
01

7 EXTERIOR FIBERGLASS WINDOW SCHEDULE
Scale: 1:100

Printed on post-consumer recycled content paper.

WINDOW SCHEDULE NOTES:

- PROVIDE INTERIOR BLINDS AT ALL EXTERIOR WINDOWS.
- REPLACE EXIST. WINDOWS WITH NEW OF SAME SIZE AS NOTED.
- REFER TO SPEC SECTION 08 80 00 FOR SEALED UNIT & GLASS TYPES INCL. USE OF SAFETY GLAZING TYPES.