

ADMINISTRATIVE REPORT

Title: DAV 26-164643\C – 809 St Mary's Road

Issue: For consideration of Variances for a multi-family dwelling (6 units).

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Gillian Kolody, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "R2 Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of a multi-family dwelling to permit:
 - a) a front yard of 16 feet (4.877 metres) instead of 21 feet (6.40 metres);
 - b) 5 parking spaces instead of 6 spaces;
- 2) for the establishment of an accessory parking to permit:
 - a) no unassigned guest parking space instead of 1 space;
 - b) no buffering of parking area located within 20 feet (6.1 metres) of a side or rear lot line abutting or adjacent to a residential zoning district.

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.

REASON FOR THE REPORT

- The applicant is proposing to build a 6-unit multi-family dwelling and requires four (4) Variances for setback, buffering, and parking reduction 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 26-164643\C

RELATED FILES: DCU 155252/2026C

COMMUNITY: Riel Committee

NEIGHBOURHOOD #: 5.515 - (ST. GEORGE)

SUBJECT: To vary the "R2 Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 as follows:
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 a) no unassigned guest parking space instead of 1 space;
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LOCATION: 809 St Mary's Rd

LEGAL DESCRIPTION: LOT 13 BLOCK 1 PLAN 2094 114/117 ST B

APPLICANT: Erfan Hamidi (10253365 MANITOBA LTD.)
 7 Pembridge Bay
 Winnipeg, MB R2M 4H1

OWNER: 10253365 MANITOBA LTD.
 7 Pembridge Bay
 Winnipeg, MB R2M 4H1

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:

- is consistent with *Plan Winnipeg* and any applicable secondary plan;
- 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;
- 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
- is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the east side of St Mary's Road, between Fermor Avenue and Hull Avenue, in the St. George neighbourhood of the St Vital ward.
- The site is 5,995 square feet (556.95 square meters) in area and is currently occupied by a one-storey single-family residence constructed in 1927.
- There is a detached garage located at the rear of the property.
- The subject site has vehicular access via a concrete rear public lane and additionally has frontage along St. Mary's Road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Mature Communities policy area.
- The property is currently zoned "R2 Mature Communities PDO-1" Residential Two-Family District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A residential single-family use zoned as "R2 Mature Communities PDO-1" Residential Two-Family.

South: A vacant property zoned as "R2 Mature Communities PDO-1" Residential Two-Family.

East: A rear paved public lane, then a residential single-family use zoned as "R1-M Mature Communities PDO-1" Residential Single-Family (Medium).

West: St. Mary's Road, then various single-family uses zoned as "R2 Mature Communities PDO-1" Residential Two-Family, "C1 Mature Communities PDO-1" Commercial Neighbourhood, and "C2" Mature Communities PDO-1" Commercial Community respectively.

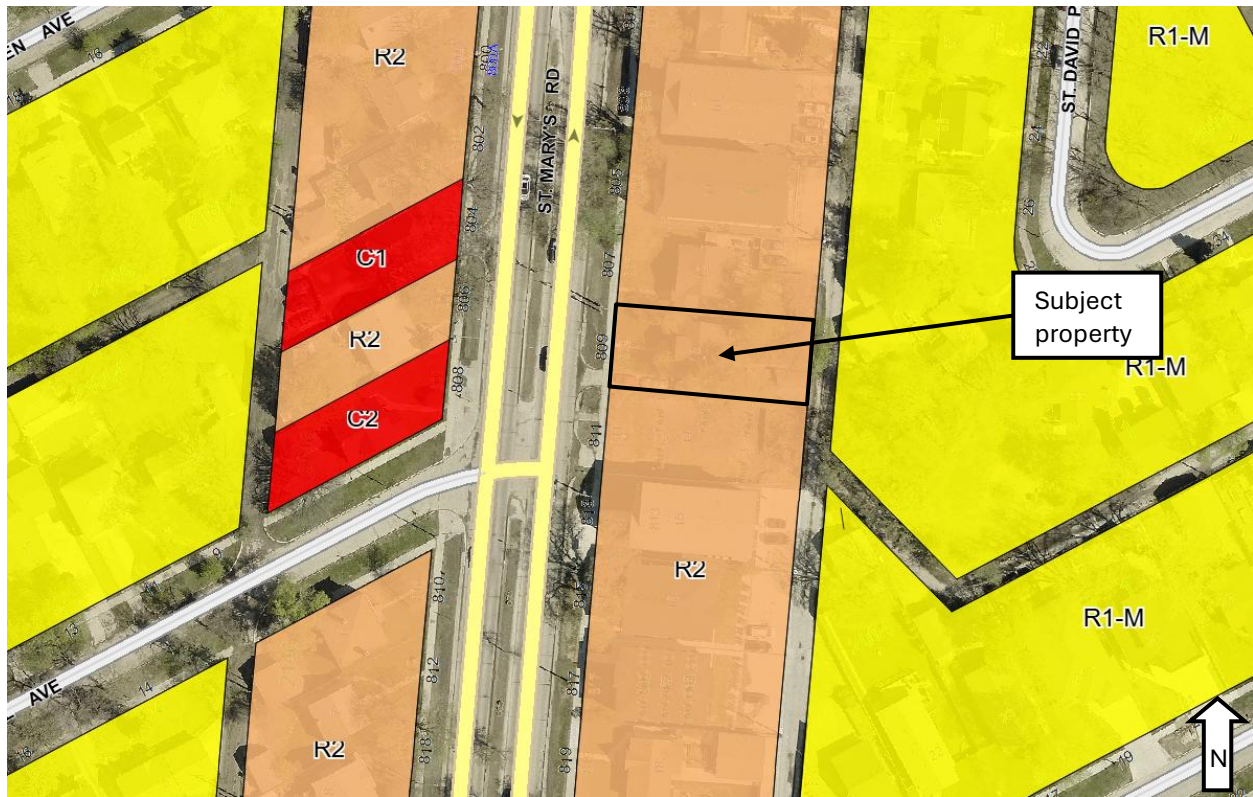


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a 6-unit multi-family residential dwelling that is three (3) storeys in height, all of which are two-bedroom units.
- Of the five (5) parking stalls at the rear of the proposed dwelling, one (1) is accessible. There are six (6) bicycle parking stalls at the rear of the proposed dwelling. No unassigned guest parking stalls are being proposed.
- Vehicular access to the property is proposed to remain via the concrete rear public lane.
- The site plan shows sod surrounding the proposed dwelling, as well as two (2) Snowbird Hawthorn trees, four (4) Pygmy Caragana shrubs, and eight (8) Dwarf Korean Lilac shrubs located in the front yard of the subject property.
- Three (3) garbage and three (3) recycling bins are proposed at the rear of the dwelling.
- The façade of the building features brick veneer, wood grain looking aluminum siding, cement panels, trowel smooth stucco in two colours, and cement board cornice as building materials. Glass and aluminum are proposed as balcony materials.

- The proposed development requires Conditional Use approval for the establishment of a Multi-Family Dwelling (6 units) use (see planner's report for DCU 26-155252/C).

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Division to discuss the application prior to making a formal submission.

With the Public

- The applicant did not submit any letters or signatures of support in their formal submission.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0 (CCDS 2.0)* is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.
- The subject property is located in the "Established Neighbourhood – Mature Communities" policy area as identified in *CCDS 2.0*.
- The key goals and policies guiding the development of Established Neighbourhoods include:

Goal 1 *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:*

- a. *Applicable City-endorsed policies or guidelines;*
- b. *Existing zoning of the property and adjacent properties;*
- c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks and layout;*
- d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- e. *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;*

- g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- h. The supporting transit, pedestrian and active transportation network; and*
- i. 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.*

1.8 *Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

Goal 2 *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.*

2.3. *Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*

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 aesthetics of the street and neighbourhood.*

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.*

2.11 *Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*

2.12 *New development should respect and complement the existing character of the built form of surrounding properties.*

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.*

Goal 3 *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

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.*

SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

The subject site is located in the “Established Neighbourhoods – Mature Communities” policy area of CCDS 2.0 and is subject to the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)*, which guide infill development in mature communities. The *Infill Guidelines* were adopted by Council on June 24, 2021.

The *Infill Guidelines* include two major components. The first is a “Preferred Location Criteria” that establishes the lot characteristics enabling specific building typologies. The second includes building and site design policies that regulate the physical characteristics of any proposed building. Both components work together to create opportunities for residential intensification in mature communities that mitigate adverse effects on existing residents.

Preferred Location Criteria

The subject site **meets the Preferred Location Criteria** for low-rise multi-unit residential buildings in Area 1 under Scenario 1, as the subject property abuts a rear public lane, is within 400 metres of the Primary Transit Network, and abuts an arterial street.

Site Design

- The proposed development **does not** meet all the applicable “Site Design” guidelines, including:

Lot Coverage

- As per the Lot Coverage provisions in the *Infill Guidelines*, the maximum lot coverage for low-rise multi-unit dwellings should be 42% in Area 1. The proposed dwelling has a lot coverage of 44.7%, therefore not complying with the *Infill Guidelines*. Yet as the deviation is minor in nature and will not cause an adverse effect on the surrounding

area, the Urban Planning and Design Divisions considers the lot coverage to be acceptable.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for Variances

Front Yard Setback

- The *Winnipeg Zoning By-law* requires a minimum front yard setback that is based on a front yard building alignment when a new multi-family dwelling is proposed within a street block or a portion of a street block where at least 80 percent of the lots have been developed with principal residential structures, and the front yard required by Table 5-2 is inconsistent with the majority of existing front yards for developed single- and two-family multi-family dwellings on the street block, the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block. As the applicant is proposing to reduce the front yard setback, a Variance is required.

Parking Space and Guest Parking Space Reduction

- The *Winnipeg Zoning By-law* requires a minimum number of parking spaces and unassigned guest parking spaces for multi-family dwellings (table 5-9). As the applicant is proposing to reduce the number of parking spaces and unassigned parking spaces, Variances are required.

Parking Area Buffering

- The *Winnipeg Zoning By-law* requires a landscaped buffer when a parking area is within 20 feet of a rear lot line adjacent to a residential zoning district (section 190.8). As the applicant is proposing parking stalls accessed directly from the rear public lane, establishing a landscaped buffer would not be possible. Therefore, a Variance is required to proceed.

ANALYSIS OF VARIANCES

Front Yard Setback

- As per the *Infill Guidelines*, the minimum front yard setback for low-rise multi-unit residential buildings may be five (5) feet less than the average of the existing front yards within that block or portion of the block. As the applicant is proposing to reduce the front yard setback by five (5) feet, the Urban Planning and Design Division is supportive of the Variance.

Parking Space and Guest Parking Space Reduction

- As per the *Infill Guidelines*, the amount of onsite parking for low-rise multi-unit residential buildings may be relaxed if one or more of a set of conditions are met. The subject property is located within 400 metres of a Primary Transit Network stop, which is one of the listed conditions as per the *Infill Guidelines*. For this reason, the Urban Planning and Design Division supports this Variance.

Parking Area Buffering

- The Urban Planning and Design Division is supportive of the Variance to provide no buffering between the rear parking area and the adjacent residential zoning district as it would not be possible to establish a landscaped buffer as the applicant is proposing to allow access to parking directly from the rear public lane. Furthermore, a buffered

parking area would create no greater privacy to the residential lots than what already exists with the rear lane adjacent to the rear lot lines. For this reason, the Urban Planning and Design Division supports this Variance.

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 proposal broadly aligns with Complete Communities Direction Strategy 2.0 and the Infill Guidelines.
- (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 Variances are relatively common and are unlikely to pose an adverse effect on the surrounding 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, the proposed Variances are required in order to develop the site, suggesting that the Winnipeg Zoning By-Law poses an injurious effect on the applicant's property.
- (d) is compatible with the area in which the property to be affected is situated.
In that, it is a supportable use at this location, and aligns well with the existing development.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

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

Policies

6.1 Sustainable Urban Growth

The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in *Complete Communities*.

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice

and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

Key Direction 4.1: Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.

Key Direction 4.2: Ensure new areas of growth are designed according to the principles of Complete Communities.

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: Gillian Kolody, MCP
Date: June 29, 2026
File No. DAV 26-164643\C

809 ST.MARY'S ROAD 6 UNIT APARTMENT Roll Number: 08001874000

ITEMS WITH * ARE PROPOSED VARIANCES

PROPERTY DESCRIPTION:
EXISTING 1 1/2 STORY SINGLE FAMILY RESIDENCE PROPOSED TO BE
DEMOLISHED
LOT AREA 5,914 SQFT
FRONTAGE 120'
DEPTH 120'
CURRENT ZONING R2 - RESIDENTIAL 2 FAMILY AS WELL AS 3-UNIT
DWELLINGS AND 4-UNIT DWELLINGS THAT MEET THE REQUIREMENTS OF THIS
BY-LAW.*
NUMBER OF STREETS 2

ADJACENT PROPERTIES:
NORTH R2 SINGLE FAMILY RESIDENTIAL
EAST PUBLIC LANE
SOUTH R2 MULTI UNIT RESIDENTIAL (5 UNITS)
WEST ST. MARY'S ROAD

NEIGHBORHOOD AREA DESCRIPTION:

- ON BUS ROUTE
- MULTIFAMILY ADJACENT
- MEDIUM TRAFFIC
- WITHIN DESIGNATED INFILL AREA
- SIMILAR DEVELOPMENTS ADJACENT
- SOME APARTMENT PROPERTIES ON SAME SIDE OF STREET WITH
REDUCED FRONT YARD

ZONING REQUIREMENTS:
ZONING DOCUMENT REFERENCE WINNIPEG ZONING BY-LAW NO. 2000/2006

MINIMUM FRONT YARD 20 FEET *
MINIMUM REAR YARD 25 FEET
MINIMUM SIDE YARD 4 FEET
MAXIMUM HEIGHT 35 FEET
LOT COVERAGE N/A

FRONT YARD BALCONY * 4' / FOOT OF FRONT YARD BUT SHALL NOT
EXCEED 5' - BALCONIES 5 FEET

PARKING CATEGORY 1 REQUIRED FOR EACH APARTMENT
REQUIRED PARKING 6 REQUIRED*
ACCESSIBLE PARKING 1 REQUIRED
BICYCLE PARKING 1 REQUIRED & PROVIDED
GUEST PARKING 1
ADJACENT TO THE FENCE 10' REQUIRED
LOADING 1 SPACE*

VARIANCE REQUESTS
6 DWELLING UNITS
16 FOOT FRONT YARD TO PRINCIPLE ENTRANCE AND 15' TO BALCONIES
REDUCED PARKING STALL COUNT FROM 6 TO 5
NO OFF STREET GUEST PARKING
NO LOADING SPACE OFF STREET

BUILDING DESCRIPTION
FOOTPRINT 2,767 SQFT INCLUDING BALCONIES
3 STORY HEIGHT (34'-2" TO CENTRE OF TRUSS)
WOOD FRAMED
SLOPED ROOF
BALCONIES IN FRONT YARD
LOT COVERAGE 47.6%

APARTMENTS
6 TWO BEDROOM APARTMENTS ALL 1,076 SQFT EACH
IN SUITE LAUNDRY
IN SUITE STORAGE
60 SQFT BALCONY OR PATIO

REQUIRED BY-LAW 190

STREET EDGE LANDSCAPING
1 TREE FOR EVERY 30 LINEAL
FEET OF FRONTAGE + 3 SHRUBS
FOR EVERY 10 LINEAL FEET (1/3)

REQUIRED BY-LAW 190
BUILDING FOUNDATION LANDSCAPING
1 SHRUB PER 10' OF FOUNDATION
FACING PUBLIC RIGHT OF WAY

TYPES OF SHRUBS
DWARF KOREAN LILAC (SYRINGA MEYERI PALBRI) MARKED = 8

HEIGHT = 24" AND 2 GALLON
PYGMY CARAGANA (CARAGANA PYGMAE) MARKED = 8

HEIGHT = 24" AND 2 GALLON
TYPES OF TREES
SILVERBRO HAWTHORN (CRATAEGUS X MORDENENSIS) MARKED = 2

HEIGHT = 14-9 FEET AND 3" CALIPER
REQUIRED SIDE YARD FENCING 6 FOOT WOOD FENCE

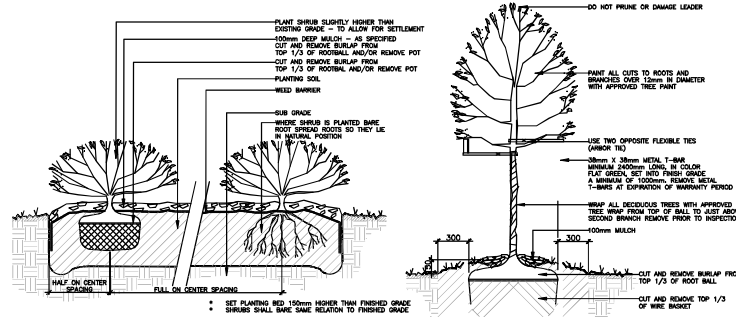
NATURAL WOOD CHIP MULCH

SCD C/W TOPSOIL

ASPHALT

CONCRETE

RIVERSTONE



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 164643/2026C
SHEET # 1 OF 3
DATE: June 26, 2026

NORTH

10/00/0000 ISSUED

REV	NO.	DATE	DESCRIPTION
1	01	06/26/2026	FOR VARIANCE
2	02	06/26/2026	FOR VARIANCE
3	03	06/26/2026	FOR VARIANCE
4	04	06/26/2026	FOR REVIEW

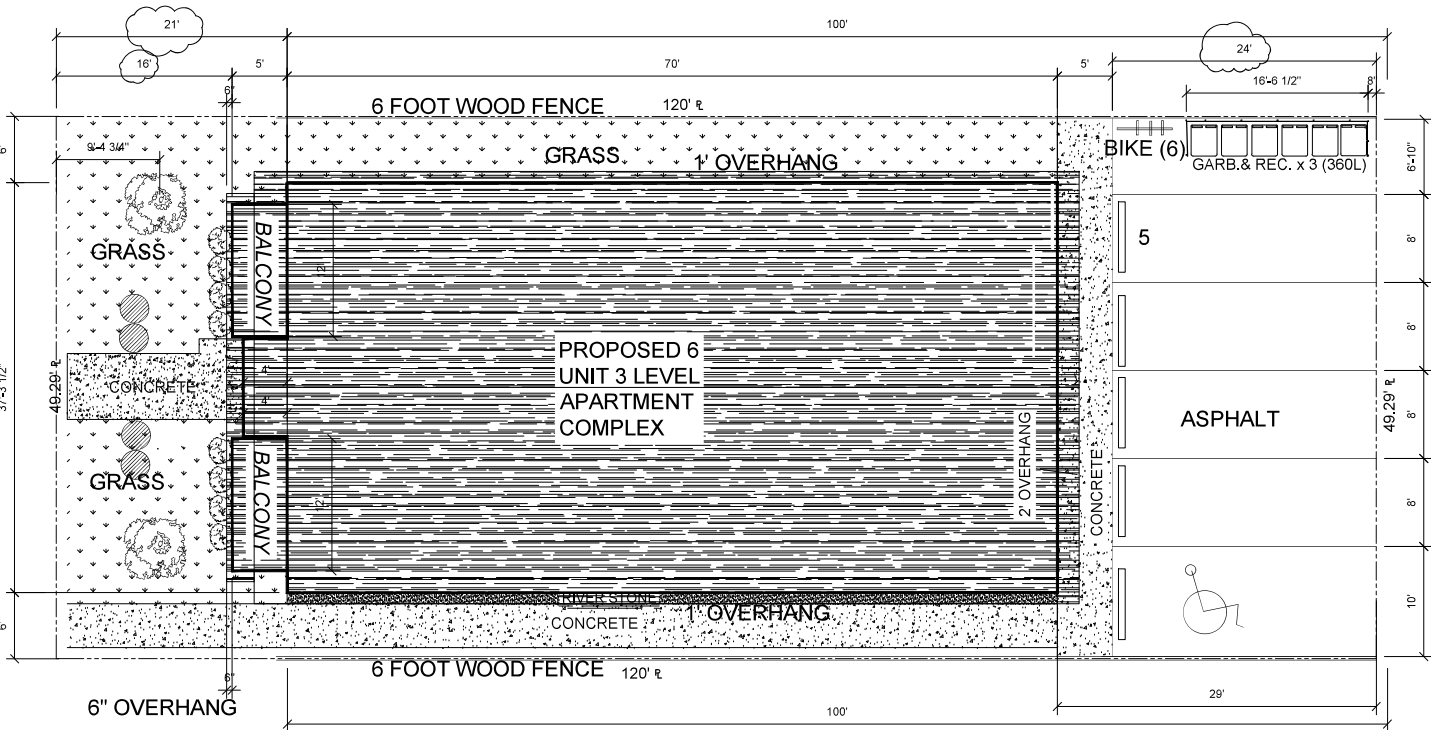
MAA DIGITAL SIGNATURE APPLIED

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401 Portland Place, Winnipeg, MB, R2N 1G1
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www.russellarchitect.com

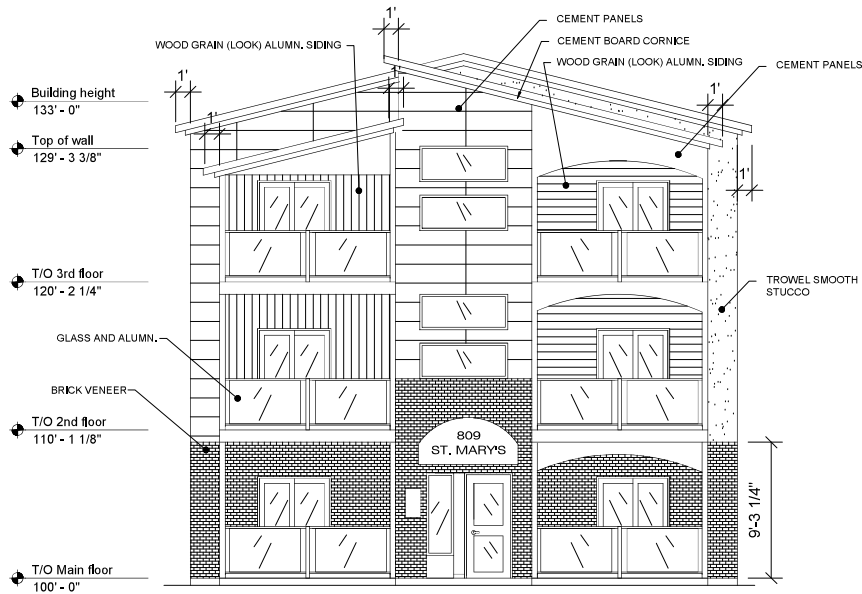
Russell Architect Inc.
611 Portland Place, Winnipeg, MB, R2N 1G1
Tel: 204-944-1111 Fax: 204-944-1112
www.russellarchitect.com

PROJECT FILE: 6 unit apartment
SCALE: AS NOTED
DRAWN BY: R. KOSTER
CHECKED BY:
PROJECT NO.: 38-2026
DRAWING NO.: A0

prelim site plan



1 SITE / LANDSCAPE PLAN
A0 SCALE 3/16"=1'-0"



1 WEST (FRONT) ELEVATION
SCALE 1/4"=1'-0"

Building height
133'-0"

T/O Main floor
100'-0"

8.0 Low Rise multi unit Residential building design requirements.
Required: Prominent building materials 25% front facade
Provided: Faux brick

Required: Main level minimum 33% durable (50yr)
Provided: brick at 32% coverage

Required: 25% glazing on the front facade
Provided: 29.2% glazing (357sqft / 1,224 sqft =29.2%)

Required: ground floor minimum 2 features on the front facade
Provided an awning over the entrance (4' deep) and balconies

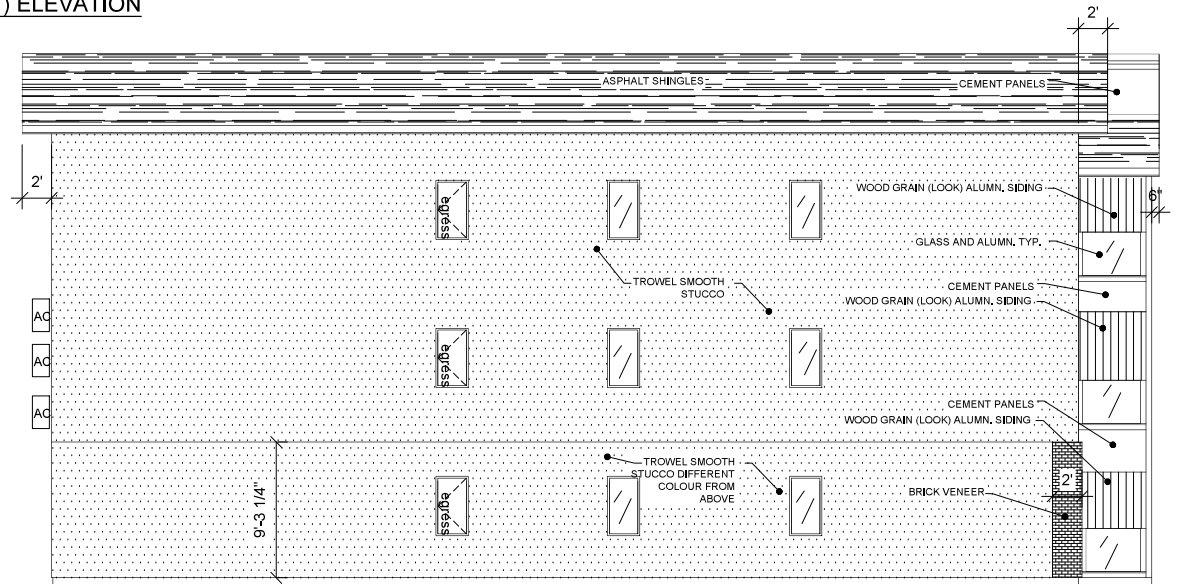
Required: second storey to have 4 architectural features
Provided: Protruding/recessed portion of the building, balcony projection, modern cornice, varied roof lines

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 164643/2026C

SHEET # 2 OF 3

DATE: June 2, 2026



2 NORTH (SIDE) ELEVATION
SCALE 1/4"=1'-0"

REV. NO.	DATE	DESCRIPTION
01/04/2026	ISSUED	
02/03/2026	FOR VARIANCE	
02/03/2026	FOR REVIEW	

MAA DIGITAL SIGNATURE APPLIED

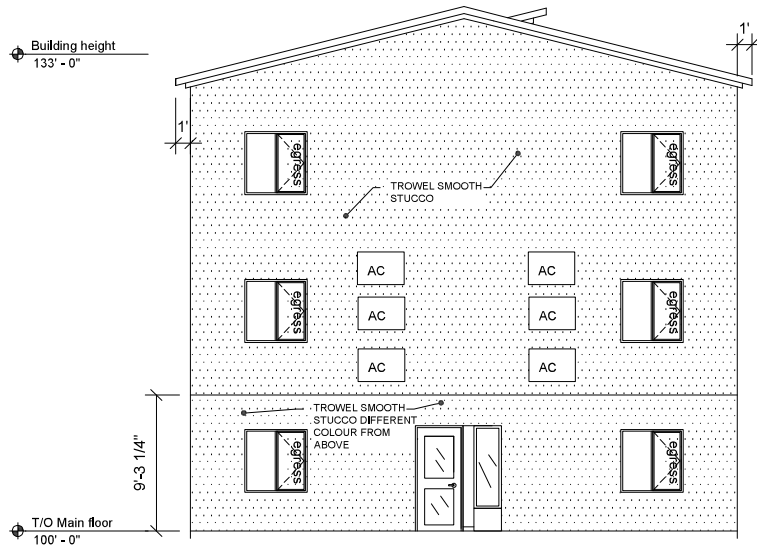


Russell Architect Inc.
611 Peninsula Plaza, Westbury, ME 02991
Tel: 207.639.0000 Fax: 207.639.0001
www.russellarchitect.com

WE warrant that the drawings and specifications prepared by us for the project described herein are, to the best of our knowledge and belief, in accordance with the requirements of the applicable laws and regulations. We do not warrant that the drawings and specifications are free from errors or omissions. The drawings and specifications are to be used in conjunction with the contract documents. The drawings and specifications are not to be used for any other purpose without the written consent of Russell Architect Inc.

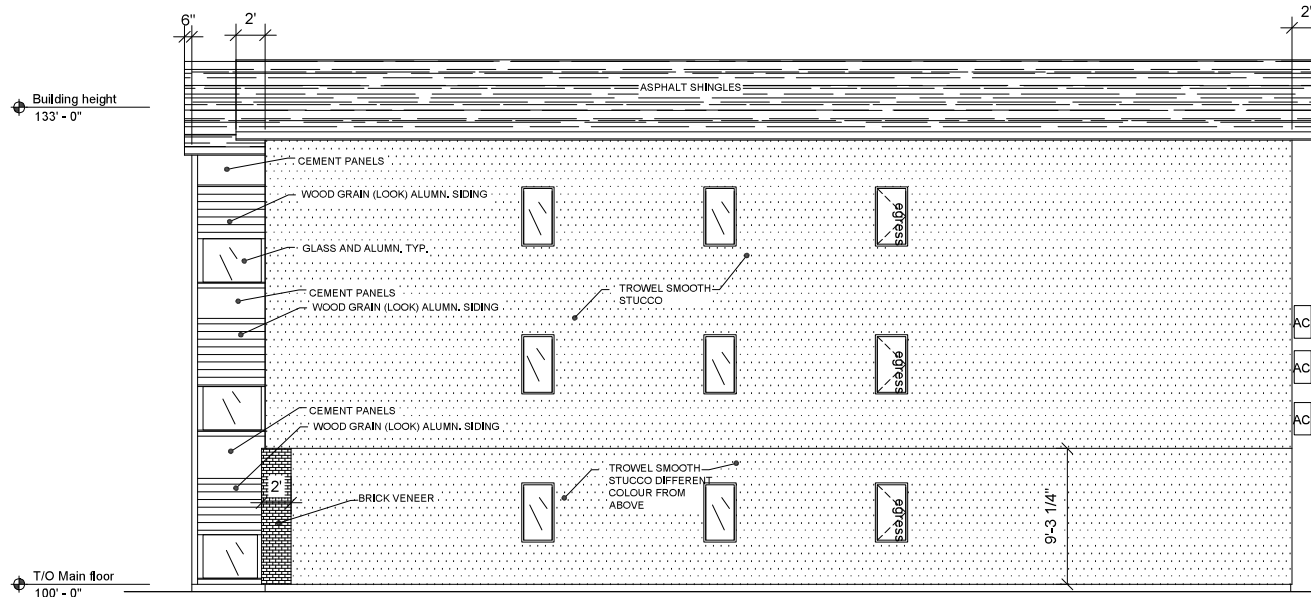
PROJECT FILE: 6 unit apartment
DRAWING FILE: exterior elevations
DATE: -
SCALE: AS NOTED
DRAWN BY: R. ROESTER
CHECKED BY: -
PROJECT NO.: 38-2026
DRAWING NO.: -

REVISION NO.: -



1 EAST (REAR) ELEVATION
SCALE N.T.S.

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 164643/2026C
SHEET # 3 OF 3
DATE: June 2, 2026



2 SOUTH (SIDE) ELEVATION
SCALE 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION
02/04/2026	ISSUED	
26/03/2026	FOR VARIANCE	
02/03/2026	FOR REVIEW	



Russell Architect Inc.
411 Portland Plaza, Winthrop, ME 02811
Tel: 207.666.6666 www.russellarchitect.com
I, the undersigned, being a duly Licensed Professional Architect in the State of Maine, do hereby certify that I am the author of the design and drawings herein, and that I am a duly Licensed Professional Architect in the State of Maine.
DATE: 06/02/2026
BY: [Signature]

PROJECT FILE: 6 unit apartment
DRAWING FILE: 600 ST. MARKS ROAD, WINNIPIC, MB
SCALE: AS NOTED
DRAWN BY: R. KOWSTER
CHECKED BY:
PROJECT NO.: 3-2026
DRAWING NO.: A3
REVISION NO.: -