

## ADMINISTRATIVE REPORT

**Title:** DAV 26-181241\C – 385 Henderson Highway

**Issue:** For Variances associated with a mixed-use development

**Critical Path:** Director of Planning, Property, and Development

### AUTHORIZATION

| Author             | Department Head | CFO | CAO |
|--------------------|-----------------|-----|-----|
| Choi Ho, RPP, MCIP | n/a             | n/a |     |

### DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the “C2 PDO-1 Malls and Corridors Mature Communities PDO-1” Development and Design Standards of the *Winnipeg Zoning By-Law No. 200/2006* for the construction of mixed-use building to permit the following:

1. 36 parking spaces instead of 44 parking spaces;
2. insufficient glazing along the secondary frontage instead of minimum 25% calculated separately for each building storey.

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 mixed-use development and requires Variances for parking and glazing 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 26-181241\C  
**RELATED FILES:** N/A  
**COMMUNITY:** East Kildonan - Transcona Committee  
**NEIGHBOURHOOD #:** 4.401 - (CHALMERS)

**SUBJECT:** To vary the "C2 PDO-1 Malls and Corridors Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the construction of mixed use building to permit the following:  
1) 36 parking spaces instead of 44 parking spaces;  
2) insufficient glazing along the secondary frontage instead of minimum 25% calculated separately for each building storey.

**LOCATION:** 385 Henderson Highway  
**LEGAL DESCRIPTION:** PARCEL A PLAN 74556

**APPLICANT:** Emily Bews (Prairie Architects Inc.)  
139 Market Ave Unit 101  
Winnipeg, MB R3B 0P5

**OWNER:** MANITOBA METIS FEDERATION INC.  
150 Henry Ave 300  
Winnipeg, MB R3B 0J7

## HISTORY

The existing 2-storey building (Roxy Theatre) on the subject site was demolished in 2026.

A Development Permit and a Foundation Permit for a new 7-storey mixed-use building were issued in 2026.

A Building Permit was applied for but has been placed on hold as the applicant indicated their client was seeking revisions from what was submitted for the Development Permit. The changes to the Plans trigger the Variances as part of this application.

## 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 east side of Henderson Highway, between Bowman Avenue and Larsen Avenue, in the Chalmers neighbourhood of the Elmwood - East Kildonan ward.
- The subject site is 16,165 square feet in area.
- The site is currently vacant.
- The subject site is accessed by a paved rear public lane.
- Henderson Highway is an arterial road.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Urban Mixed Use Corridor” policy area.
- The property is zoned “C2 PDO-1 Malls and Corridors Mature Communities PDO-1” District.

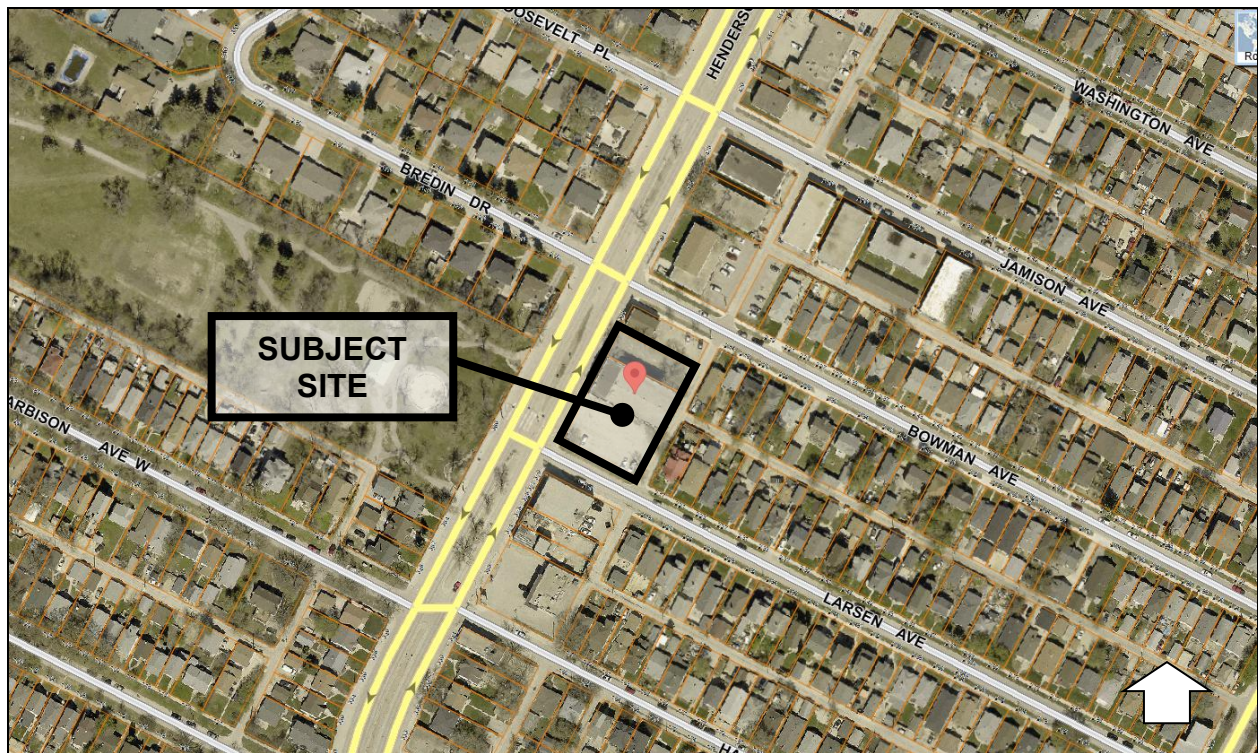


Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

### SURROUNDING LAND USE AND ZONING (See Figure 2)

**North:** 395 Henderson Highway – a commercial use zoned “C2 PDO-1 Malls and Corridors Mature Communities PDO-1”, then Bowman Avenue

**South:** Larsen Avenue/Active Transportation pathway (Neighbourhood Greenway – Larsen Avenue), then 375 Henderson Highway – commercial uses zoned “C2 PDO-1 Malls and Corridors Mature Communities PDO-1”

**East:** Rear public lane, then 214 Bowman Avenue and 217 Larsen Avenue – single-family dwelling uses, respectively, zoned “R1-S Mature Communities PDO-1”

**West:** Henderson Highway, then 380 Henderson Highway – a park use zoned “PR-1 Mature Communities PDO-1” and 200 Bredin Drive – a single-family dwelling use zoned “R1-M Mature Communities PDO-1”

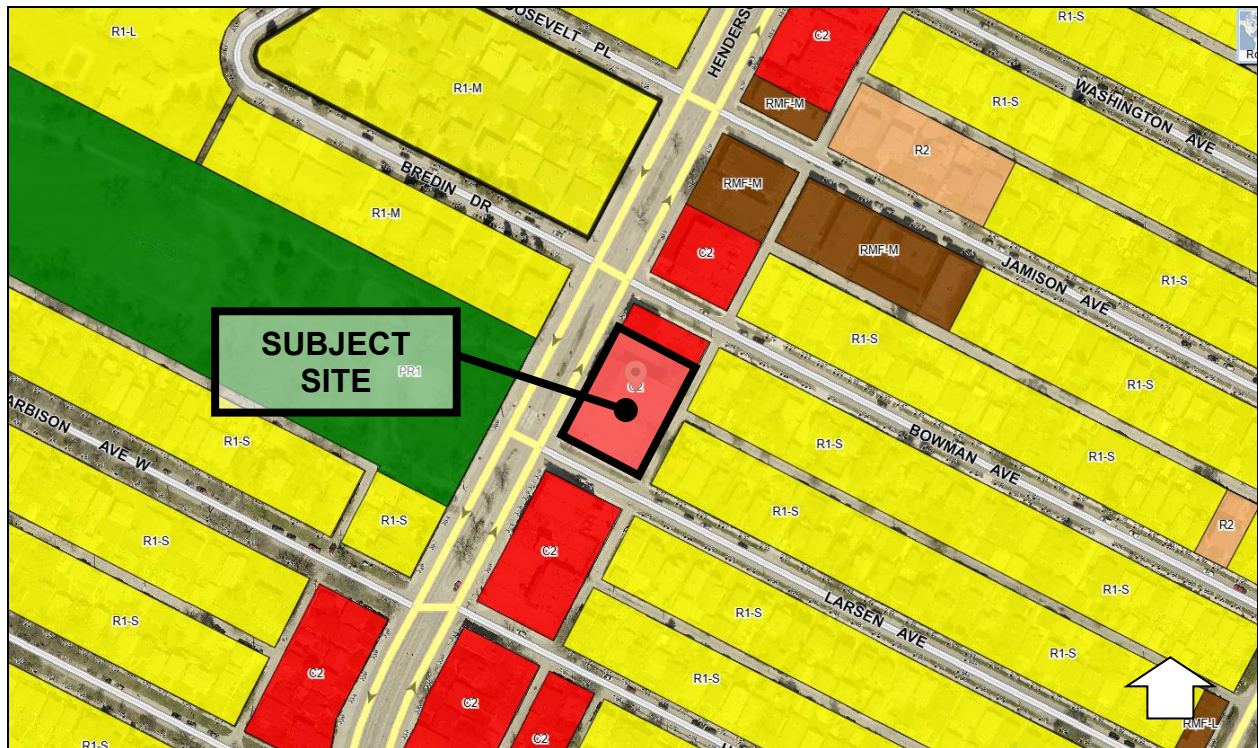


Figure 2: Zoning of the site and surrounding area.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes a mixed-use development comprised of residential, and public and institutional uses.
- Floors 1 and 2 are where the Early Learning and Child Care (ELCC) Ronald's Place (day care use) and social service facility uses are located.
- Floors 3 to 7 are where the multi-family residential uses (dwelling units) are located.
- There are 30 affordable dwelling units and 30 market rate dwelling units.
- The site has a lot area of 20,979 square feet.
- The building height is 7-storeys or +/- 74 feet tall.
- The west front yard building setback (along Henderson Highway) is 2 feet.



- The east rear yard building setback (next to the public lane) is over 44 feet.
- The north side yard building setback is 12 feet.
- The south side yard setback is 3.7 feet.
- Access to the site is via a rear public lane accessed off Bowman Avenue or Larsen Avenue.
- There are 36 vehicle parking spaces (underground and at grade) of which five (5) are accessible and 2 are guest parking spaces.
- There are 33 bicycle parking spaces (indoor and outdoor).
- The elevations show tyndall stone, EIFS, masonry veneer, and a metal Metis sash cladding.
- The proposed landscaping is located along the street edge and south side yard.
- The garbage and recycling collection area is located in the rear yard off the public lane.
- Indoor and outdoor amenities are provided including a commons area, gym, child care play area, therapeutic room, and a sensory room are proposed.

## **ANALYSIS AND ISSUES**

### **COLLABORATIVE PLANNING AND CONSULTATION**

#### ***With the Urban Planning and Design Division***

- The applicant engaged with the Public Service to discuss the application before making a formal submission.

### **COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0**

- The subject properties are in the “Urban Mixed Use Corridors” policy area of *CCDS 2.0*. Applicable goals and policies include:
- **Goal 1** 1.0 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** 3.0 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.
    - 3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.
    - 3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

- 3.1.6 Encouraging the location of parking above- or below-grade, or behind the primary building. Parking located beside the building may be acceptable if the parking area occupies a minimal area and high-quality screening from the public right-of-way is provided.
  - 3.4 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear- and side-adjacent residential properties and the public sidewalk by:
    - 3.4.1 Using Corridor right-of-way width as a guide to determine maximum building height, where appropriate.
    - 3.4.2 Using upper-level building step backs, where appropriate.
  - 3.5 Design the public realm and right-of-way to promote improvements to the pedestrian and cycling environment, including pedestrian- and transit-oriented streetscaping enhancements.
  - 3.6 Discourage auto-oriented land uses.
  - 3.10 Use tools such as local area planning, zoning, or design guidelines to further implement these design principles.
  - 3.11 Promote simple, quick, direct, and universal access to transit stops, junctions, hubs, and stations through site design.
- **Goal 7 7.0 Promote the integration of land use and transportation**
  - 7.1 Ensure the design and use of the public realm supports this By-law's vision for Corridors.
  - 7.2 Ensure the design of Corridors encourages the use of the frequent transit service provided on routes in the Primary Transit Network as well as connections to the feeder network.

Urban Mixed Use Corridors – Goal 1, 3 and 7 Policy Alignment:

- The proposal encourages residential intensification on Corridors with a proposal for a 7-storey 60-unit multi-family building that is sensitive to the surrounding uses.
- The new development provides a comfortable and attractive public realm using minimal building setbacks (2 feet front yard), direct access to the public sidewalk on Henderson Highway, balconies, and with the majority of the vehicular parking off the rear public lane and underground.
- The building mitigates negative shadow impacts by ensuring building is within a 45-degree angular plane measured from 12 feet above grade starting from the side lot line of the "R1" lots across the public lane from the rear.
- The design encourages the use of Transit and promotes quick, direct and universal access to Transit stops on Henderson Highway.

## WINNIPEG ZONING BY-LAW 200/2006

### ***Reason for Variances***

#### ***Parking***

- 30 affordable dwelling units requires 5 parking spaces, 30 market dwelling units requires 15 parking spaces, the day care use requires 6 parking spaces, and the social service facility use requires 18 parking spaces for a total of 44 parking spaces required. The applicant proposes 36 parking spaces. For this reason, a Variance is needed.

#### ***Glazing***

- The Malls and Corridors Planned Development Overlay (PDO) requires that any building façade facing a street must have glazing as measured between 3 feet and 8 feet above each floor covering at least 25% of the front façade area (glazing is calculated separately for each storey and each façade). The applicant proposes 21% glazing for Floors 1-2 and 7% glazing for Floors 3-7 on the Larsen Avenue Secondary Frontage. For this reason, a Variance is required.

### ***Analysis of Variances***

#### ***Reduced Parking***

- There are 36 parking spaces instead of 44 parking spaces. There is High Frequency Transit (Frequent bus route) within a block of the subject site. There are 33 bicycle parking spaces provided (indoors and outdoors). Larsen Avenue to the south is a Neighbourhood Greenway Active Transportation path. The Letter of Intent notes low demand of parking required for future residents and that the youth and senior residents served by the building will not own a personal vehicle and is anticipated most will travel by foot, or bike, or Transit. There are 2 Peg City Car Co-op vehicles about 500 metres away to the south of the site (at 127 Cobourg Avenue and Noble Avenue/Henderson Highway).
  - For these reasons, the Division supports this Variance.

#### ***Reduced Glazing on Secondary Frontage (Larsen Avenue)***

- The day care and social service facility uses (Floors 1 and 2) have 21% glazing instead of 25% glazing and the residential uses (Floors 3-7) have 7% glazing instead of at least 25% glazing. The public and institutional uses (on Floors 1 and 2) have 21% glazing and achieve the intent of the PDO when it comes to providing glazing particularly for these active frontages. The Larsen Avenue façade is primarily residential (on Floors 3-7) where it may be typical and more appropriate to have modest windows to provide more privacy for residents. The primary frontage (Henderson Highway) complies with the glazing requirements, only the secondary frontage has insufficient glazing.
  - For these reasons, the 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 proposed development is consistent with policies in OurWinnipeg 2045 and Complete Communities Direction Strategy 2.0.*
- (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 mitigate land use conflicts and massing impacts with the abutting and adjacent properties.*
- (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 minimum modification to mitigate negative impacts on the property.*
- (d) is compatible with the area in which the property to be affected is situated.  
*In that, the proposed mixed-use development introduces a compatible new development on the block, in the neighbourhood, and within the ward.*

## OURWINNIPEG 2045 POLICY ALIGNMENT

### Goal: Good Health and Well-Being

#### **Objectives**

1. Enable access to basic needs for good physical and mental health.
2. Support positive health outcomes through the built and natural environments.
3. Proactively identify and address threats to community safety and well-being.

#### **Policies**

- **4.4 Affordable and Supportive Housing Options:** *Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life-cycle.*

## Goal: Social Equity

### Objectives

1. Uphold human rights so that no one is left behind.
2. Build bridges spanning ideas, cultures, identities and generations on a foundation of truth, understanding, and rights-based reconciliation.
3. Build social cohesion through community development solutions, coordinated, effective partnerships, and responsive service delivery.

### Policies

- **5.2 Affordable and Supportive Housing Options:** *Conserve and increase development of a continuum of affordable and supportive housing throughout the city as a fundamental human right.*

## Goal: City Building

### Objectives

1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:
2. Integrate resilient land use, transportation and infrastructure planning, and investments:
3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

### Policies

- **6.39 Affordable and Supportive Housing Options:** *Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.*

## 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

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

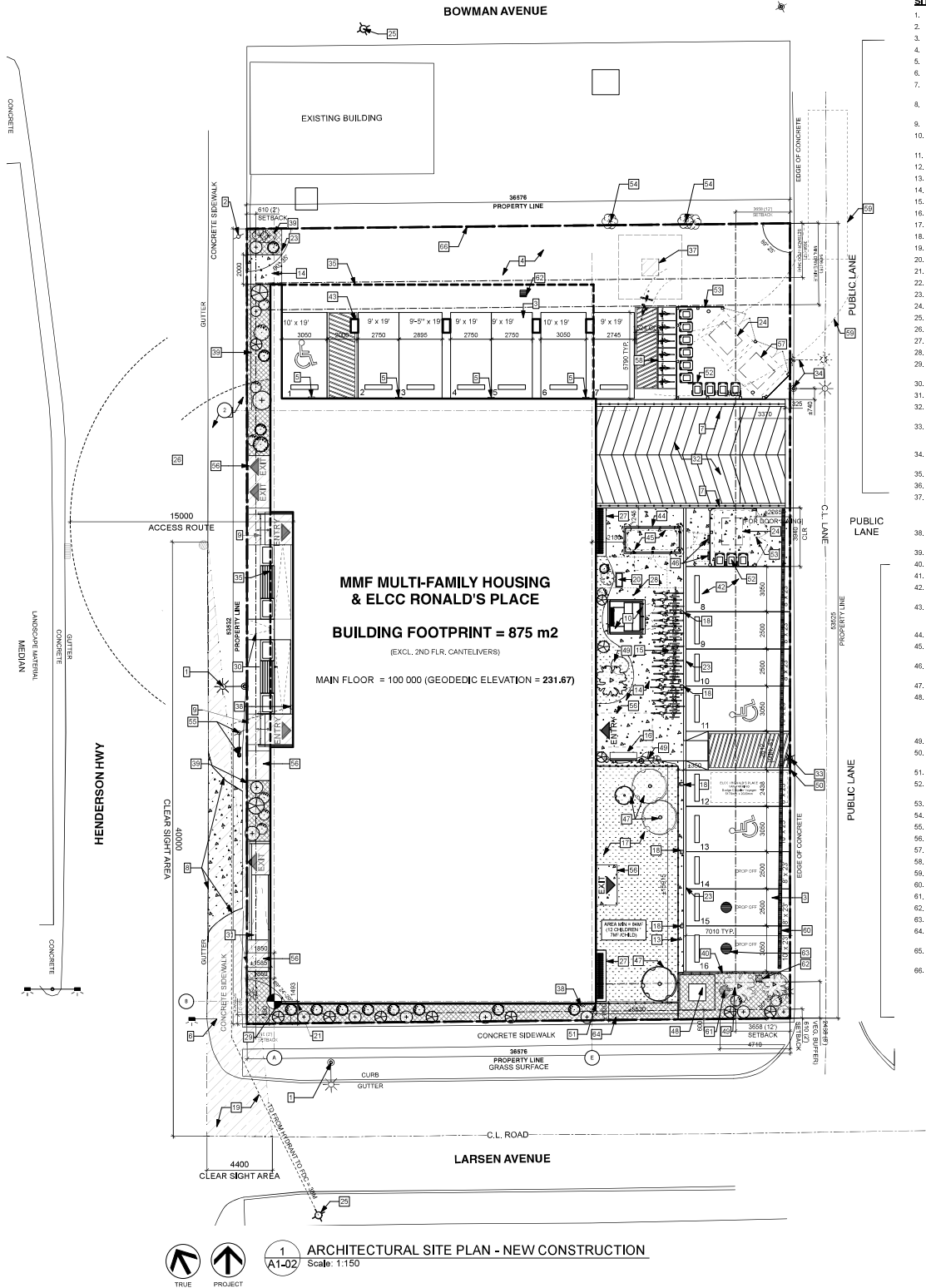
***10-year Objectives:***

- *A. The City's capacity and commitment to advancing affordable housing initiatives are increased.*
- *C. Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.*

### SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Choi Ho, RPP, MCIP  
Date: July 13, 2026  
File No. DAV 26-181241\C





SITE PLAN - KEYNOTES

- EXISTING LIGHT STANDARD - TO REMAIN
- CITY SIGN - TO REMAIN, HOARD AND PROTECT DURING DEMOLITION
- PARKING STALLS - TYP
- DRIVE AISLE
- WALL MOUNTED DOUBLE RECEPTACLE BLOCK HEATER OUTLET, REFER TO ELEC
- EXISTING CROSS WALK LIGHTS - PROTECT DURING CONSTRUCTION
- CONCRETE PARKING RAMP WALL - REFER TO STRUCTURAL, METAL GUARDS TO BE INSTALLED ABOVE (REFER TO SECTIONS)
- NEW CONCRETE CURB - REMOVE EXISTING CONCRETE APPROACH AND REPLACE WITH NEW CURB AND SIDEWALK
- CONCRETE ENTRY SLAB - EXTEND TO EXISTING SIDE WALK
- NEW TRANSFORMER - REFER TO ELEC, PROVIDE CONCRETE PAD - REFER TO STRUCTURAL, MAINTAIN CLEARANCES AS REQUIRED.
- Unused Position Text
- Unused Position Text
- WOOD 8' TALL FENCE INCLUDE 1 GATE WITH EXIT ONLY HARDWARE
- NEW CONCRETE SIDE WALK
- EXTERIOR BIKE RINGS, MOUNT TO CONCRETE SIDEWALK
- WOOD BENCH
- ELCC EXTERIOR PLAYSPACE - PROVIDE SOD
- ELECTRIFIED PARKING POST
- CLEAR SIGHT AREA TRIANGLE - REQUIRED TO BE KEPT CLEAR FOR PDO
- NEW CBSTE ON STRUCT, CONC, PAD - REFER TO ELEC, AND STRUCT
- GAS METER - REFER TO MECH
- Unused Position Text
- CURB - REFER TO CIVIL
- 4 YARD GARBAGE BIN - N.I.C, BY OWNER
- EXISTING FIRE HYDRANT
- FIRE TRUCK ACCESS ALONG HENDERSON HWY
- PARKADE AREAWELLS - REFER TO FOUNDATION PLAN, MECH AND STRUCT
- BOLLARD, TYP, AROUND ELECTRICAL EQUIPMENT
- UNDERGROUND INCOMING AND EXITING BUILDING SERVICES - REFER TO CIVIL AND MECH
- CONCRETE ENTRY RAMP - REFER TO STRUCT
- CONCRETE EXIT RAMP - EXTEND TO EXISTING SIDE WALK
- HEATED CONCRETE RAMP TO UNDERGROUND PARKING - REFER TO STRUCT AND MECH
- EXISTING HYDRO POLE AND OVERHEAD LINES TO REMAIN, PROTECT ALL HYDRO POLES AND EXISTING LINES DURING CONSTRUCTION, POLE TO BE RELOCATED AS REQUIRED, COORDINATE WITH HYDRO
- RELOCATED HYDRO POLE AND EXISTING LINES OVERHEAD LINES, COORDINATE WITH HYDRO
- BUILDING FACE AT 2ND FLOOR ABOVE
- Unused Position Text
- EXISTING CHIMNEY SWIFT HABITAT AND BASE TO REMAIN AND PROTECTED DURING CONSTRUCTION, HABITAT TO BE REMOVED AFTER FINAL CHIMNEY CONSTRUCTED ON BUILDING, CONCRETE DRIVE ABLE FOR PARKING LOT TO BE CONSTRUCTED AFTER EXISTING CHIMNEY SWIFT HABITAT REMOVED
- FIRE DEPARTMENT CONNECTION - REFER TO MECH, LOCATION AS PER ARCHITECTURAL MAIN FLOOR PLAN
- PLANTING AREA
- 915MM TALL WOOD FENCE AT BETWEEN PLANTING AREA AND PARKING STALL
- Unused Position Text
- PARKING STALL TO REMAIN CLEAR WHEN CBSTE OR TRANSFORMER UNDERGOES MAINTENANCE OR SERVICING
- BUILDING EXTERIOR COLUMN SUPPORTING SECOND FLOOR, PROVIDE METAL GUARDS ON ALL 4 CORNERS, REFER TO EXTERIOR ELEVATIONS AND PLAN DETAILS
- SOUND ATTENUATING GENERATOR ENCLOSURE - REFER TO ELEC
- BACKUP NATURAL GAS GENERATOR ON STRUCTURAL CONC, PAD, REFER TO ELEC AND STRUCT
- PARKING PANEL AND LOAD BANK CONNECTION POINT MOUNTED TO REAR SIDE OF GARBAGE ENCLOSURE
- NEW TREES
- NEW LOCATION OF CHIMNEY SWIFT HABITAT, EXISTING CHIMNEY SWIFT WOOD STRUCTURE TO BE RELOCATED, NEW PAD BASE POURED, HABITAT CLAD SIM, TO BUILDING, ALLOW FOR FULL STRUCTURE TO BE CLAD IN METAL PANEL (METS BASH), REFER TO STRUCTURAL FOR PAD AND CONNECTION INSTRUCTIONS, COORDINATE NEW LOCATION WITH MANHOLE - REFER TO CIVIL
- TREES AND BUSHES
- ENSURE PARKING STALL ADJACENT TO HYDRO POLE IS LOCATED TO MAINTAIN FULL SIZE OF STALL
- ALIGN WOOD FENCE WITH EDGE OF BUILDING
- 86 GALLON RECYCLING BINS, PROVIDE 3 FOR ELCC, 10 FOR HOUSING - N.I.C, BY OWNER
- WOOD GARBAGE ENCLOSURE - REFER TO DETAILS
- EXISTING TREES - TO REMAIN
- CITY SIGN - RELOCATE TO AVOID PEDESTRIAN PATH OF TRAVEL AS SHOWN
- CONCRETE ENTRY SLAB - REFER TO MAIN FLOOR PLAN AND STRUCT
- 8 YARD SLANT TOP GARBAGE BIN - N.I.C, BY OWNER
- BIKE LOCKERS - BY OWNER
- DASHED LINE OF GARBAGE TRUCK AND TURNING RADIUS
- TRENCH DRAIN - REFER TO CIVIL
- MANHOLE - REFER TO CIVIL
- APPROXIMATE LOCATION OF NEW CATCH BASIN - REFER TO CIVIL
- HOLDING TANK ACCESS RISERS - REFER TO CIVIL
- SWALE - REFER TO CIVIL, COORDINATE WITH CHIMNEY SWIFT STRUCTURE FOUNDATION
- EXISTING SIDEWALK ALONG HENDERSON - REPAIR AND REBUILD AS REQUIRED WITH CONSTRUCTION, REFER TO CIVIL
- WOOD 8' TALL FENCE ALONG NORTH PROPERTY LINE

CITY OF WINNIPEG LANDSCAPE ZONING REQUIREMENTS

|                                                                                                                                                                              |          |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------|
| STREET EDGE LANDSCAPING:<br>- 1 TREE FOR EVERY 50 LINEAR FEET OF STREET EDGE<br>- 3 SHRUBS FOR EVERY 20 LINEAR FEET OF STREET EDGE<br>FRONTAGE STREET EDGE = 296 LINEAR FEET |          |                  |
| REQUIRED                                                                                                                                                                     | PROVIDED |                  |
| TREES                                                                                                                                                                        | 10 (4)   | 6 NEW + 2 EXIST. |
| SHRUBS                                                                                                                                                                       | 45       | 45               |

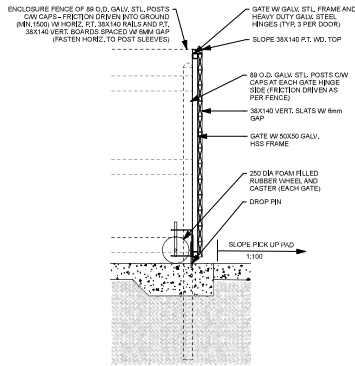
PARKING LOT BUFFER  
- 8 MIN. PROVIDED

LEGEND

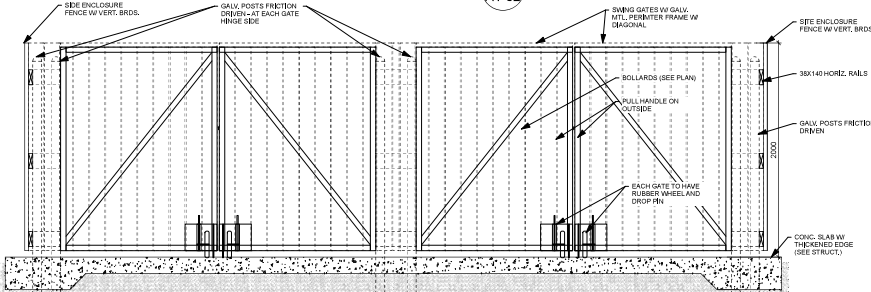
- PROPERTY LINE
- SET BACKS
- EXISTING TREE
- PLANTING BED CW WOOD MULCH
- GRASS (SOD)
- CONCRETE
- ASPHALT (REFER TO CIVIL)
- CLEAR SIGHT AREA

PLANT SCHEDULE

| QTY.                   | BOTANICAL NAME                   | COMMON NAME          | SUPPLY SIZE                                                                                             |
|------------------------|----------------------------------|----------------------|---------------------------------------------------------------------------------------------------------|
| <b>DECIDUOUS TREES</b> |                                  |                      |                                                                                                         |
| 3                      | <i>Prunus maackii</i>            | Amur Cherry          | 50mm Caliper, 240-3000cm Height, 10 major branches 1.0m above grade, Balled and Burlapped               |
| 3                      | <i>Tilia mongolica</i>           | Harvest Gold Linden  | 65mm Caliper, 350-400cm Height, 10 major branches 1.5m above grade, Balled and Burlapped                |
| <b>SHRUBS</b>          |                                  |                      |                                                                                                         |
| 21                     | <i>Cornus alba 'Jedred'</i>      | Little Rebel Dogwood | #2 Container, 600-700mm Height, Min. 5 major basal branches, Well formed, bushy plants. Container Grown |
| 12                     | <i>Rhus aromatica 'Gron-Lo'</i>  | Gron-Lo Sumac        | #2 Container, 300-500mm Height, Min. 5 major basal branches, Well formed, bushy plants. Container Grown |
| 13                     | <i>Sorbaria sorbifolia 'SEM'</i> | SEM False Spirea     | #2 Container, 600-700mm Height, Min. 5 major basal branches, Well formed, bushy plants. Container Grown |



2 GARBAGE ENCLOSURE DOOR DETAIL  
Scale: 1:25



3 GARBAGE ENCLOSURE DETAIL  
Scale: 1:25

**LOT AREA**  
1,957.76 S.M. (21,073.14 S.F.)

**LEGAL DESCRIPTION OF 835 HENDERSON HIGHWAY,  
WINNIPEG, MANITOBA**

LANDS AFFECTED BY THIS SURVEY ARE REGISTERED  
IN THE NAME OF MANITOBA METS FEDERATION INC. /  
FEDERATION METSSE DU MANITOBA INC. UNDER  
CERTIFICATE OF TITLE No. 336033711

DESCRIBED AS PARCEL "A" PLAN 74556 W/LTO IN RL 96  
AND 97 PARISH OF KILDONAN, NO ENCUMBRANCES  
ARE REGISTERED AGAINST THE TITLE.

**prairie**  
architects inc.

101-139 Market Ave., Winnipeg, MB, R3B 0P5  
telephone | 204.959.0938 fax | 204.943.8997  
web | www.prairiearchitects.ca

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 181241/26C

SHEET # 1 OF 6

DATE: June 24, 2026

| # | date       | issue notes                                  |
|---|------------|----------------------------------------------|
| 7 | 2026-06-16 | ISSUED FOR VARIANCE                          |
| 6 | 2026-05-15 | ISSUED FOR CONSTRUCTION<br>FULL BUILDING     |
| 5 | 2026-04-17 | ISSUED FOR CONSTRUCTION<br>FOUNDATION TENDER |
| 4 | 2026-01-09 | ISSUED FOR CONSTRUCTION<br>FOUNDATION ONLY   |
| 3 | 2025-12-11 | RE-ISSUED FOR<br>DEVELOPMENT PERMIT          |
| 2 | 2025-11-10 | ISSUED FOR DEVELOPMENT<br>PERMIT             |
| 1 | 2025-06-18 | ISSUED FOR SCHEMATIC DESIGN<br>COORDINATION  |

professional seals



project information

**MMF MULTI-FAMILY  
HOUSING & ELCC  
RONALD'S PLACE**

client



drawing information

**SITE PLAN  
NEW  
CONSTRUCTION**

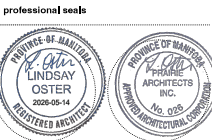
drawn by: **EB**  
approved by: **LO**

scale: **A5 NOTED**  
date issued: **2026.06.16**  
proj. #: **2024.30**  
rev. #: **R-0**

**MMF MULTI-FAMILY HOUSING  
& ELCC RONALD'S PLACE**

**A1  
00**

| Issue / rev. |            |                                                                |
|--------------|------------|----------------------------------------------------------------|
| 6            | 2026-05-15 | ISSUED FOR CONSTRUCTION<br>FULL BUILDING                       |
| 7            | 2026-04-17 | ISSUED FOR CONSTRUCTION<br>FOUNDATION TENDER                   |
| 6            | 2026-04-19 | ISSUED FOR CONSTRUCTION<br>FOUNDATION ONLY                     |
| 5            | 2026-13-19 | ISSUED FOR COORDINATION<br>RE-ASSUED FOR<br>DEVELOPMENT PERMIT |
| 4            | 2026-12-11 | ISSUED FOR CLASS B<br>ISSUED FOR DEVELOPMENT<br>PERMIT         |
| 3            | 2026-11-28 | ISSUED FOR SCHEMATIC DESIGN<br>COORDINATION                    |
| 2            | 2025-10-10 |                                                                |
| 1            | 2025-08-19 |                                                                |
| #            | date       | issue notes                                                    |



project information

MMF MULTI-FAMILY HOUSING  
& ELCC RONALD'S PLACE

MMF MULTI-FAMILY HOUSING  
& ELCC RONALD'S PLACE  
385 HEIDERSON HWY



drawing information

**PARKADE PLAN  
+ RCP**

drawn by: **EB**  
approved by: **LO**

scale: **AS NOTED**  
date issued: **2026.05.15**  
proj. #: **2024.30**  
rev. #: **R-0**

**A2  
00**

- PARKADE KEYNOTES**
1. MECHANICAL PENETRATION - REFER TO MECH
  2. BOLLARD
  3. 18" X 3" OVERHEAD DOOR
  4. PARKADE ENTRY WALL MOUNT LIGHT - REFER TO ELEC
  5. PARKADE RAMP TRENCH DRAIN - REFER TO MECH
  6. PARKING LINE PAINT 100MM WIDE TYP. COLOUR WHITE.
  7. PEDESTRIAN ASILE PAINT 100MM WIDE LINE TYP. SPACED 350MM APART.
  8. COLOUR WHITE
  9. ELEVATOR BUMP PIT - REFER TO MECH
  10. DRAINAGE TILE SUMP PIT, PRECAST CONC. ON CONC. BASE CAV GALV. STEEL COVER. SEE MECH FOR DIA. AND DEPTH. SEE STRUCT.
  11. ELEVATOR PUSH BUTTONS
  12. 400MM HIGH PAINT NUMBERS, HELVETICA FONT TYP. COLOUR WHITE
  13. 100MM HIGH PAINT BANNER FREE SYMBOL, 100MM WIDE LINES TYP. COLOUR WHITE
  14. AREA WELL - SEE DETAILS
  15. CONCRETE PAV ABOVE - REFER TO STRUCT AND MAIN FLOOR PLAN
  16. MAIN ENTRY CURB, STAIR, AND RAMP FOUNDATION. SEE STRUCTURAL.
  17. HEATED RAMP - REFER TO STRUCT AND MECH
  18. RAMP SEGMENTS WITHIN BUILDING FOOTPRINT ARE UNHEATED
  19. DASHED LINE REPRESENTS FILE AND FILE COPS BELOW - REFER TO STRUCT.
  20. EXTERIOR 150 PERC WEIRING TILE IN FILTER SOCK, FILL TRENCH W/ PEA GRAVEL, PROVIDING MIN. 300 PEA GRAVEL COVER OVER TOP AND SIDES. SLOPE AT MIN. 1:100 TO NON PERFORATED PIPE
  21. 150MM NON-PERFORATED LEADER TO SUMP PIT, SLOPE 1:100 TYP.
  22. INTERIOR 100MM PERFORATED WEIRING TILE IN FILTER SOCK, FILL TRENCH W/ PEA GRAVEL, PROVIDING MIN. 300 PEA GRAVEL COVER OVER TOP AND SIDES. SLOPE AT MIN. 1:100 TO NON-PERFORATED PIPE.
  23. FLOOR SPACE ACCESS HATCH ABOVE, ACCESS TO MECH RM 002
  24. GAINED FROM ABOVE, PROVIDE RATED HATCH AND LADDER.
  25. FLOOR DRAIN, REFER TO MECH
  26. SLOPE LOW POINT
  27. DRAINAGE CHUBBIT
  28. MECHANICAL CEILING MOUNT UNIT, MOUNT PER SUPPLIERS SPECIFICATIONS, ENSURE BOTTOM OF UNIT IS NO LOWER THAN 2340MM FROM F.F.
  29. CONCRETE GRADE BEAM - REFER TO STRUCTURAL.
  30. HOSE BIB, REFER TO MECH, STUB UP THROUGH FLOOR AND MOUNT EXPOSED OUTSIDE OF RATED WALL.
  31. 214mm HIGH WIRE MESH MODULAR SECURITY PARTITION C/W LOCKABLE SINGLE SWING 1200mm x 1500mm ACCESS GATE, PARTITION TO ENCLOSE MECHANICAL EQUIPMENT, REFER TO SPECIFICATION SECTION 19 99 80.
  32. MECHANICAL OPENING TO BE LOCATED TO AVOID COLUMN LINE ABOVE. REFER TO MECHANICAL AND STRUCTURAL.
  33. MECHANICAL CEILING MOUNT UNIT HEATER ABOVE - REFER TO MECHANICAL AND PARKADE RCP
  34. MECH INTERCEPTOR - REFER TO MECH AND STRUCT.
  35. CONCRETE PLASTER - REFER TO STRUCT.
  36. DASHED LINES REPRESENT FILES AND FILE CAPS BELOW. TYP. - REFER TO STRUCT
  37. GALV. STEEL ANGLE BTWN 100MM x 130MM ABOVE GRADE
  38. DRAIN LINE FROM ELEVATOR PIT TO ELEVATOR BUMP PIT (SEE MECH)
  39. ELEVATOR PIT DRAIN, REFER TO MECH
  40. ELEVATOR SHAFT ENCLOSING AS CONFIRMED BY SUPPLIER
  41. ELECTRIC BASEBOARD HEATER - REFER TO ELEC, MOUNT ON CONCRETE WALL WITH MIN. 100MM CAV
  42. 150 DIA. PIPE CONNECTED W/ ELBOW TO INTERIOR PERFORATED WEIRING TILE, 150 PIPE TO PASS UP THROUGH BASEMENT SLAB SEAL V/S PENETRATION) FOR FUTURE SOIL GAS EXHAUST TO EXTERIOR - SLAB PENETRATION / VERTICAL RIBER TO BE LOCATED ADJACENT TO SUMP PIT, REFER TO MECH
  43. ALL EXPOSED STRUCTURAL STEEL TO RECEIVE CEMENTITIOUS FIRE PROOFING FOR 2 HOUR FRR, REFER TO DETAILS, TYP. THROUGHOUT PARKADE
  44. MECHANICAL SANITARY RISER, PROTECT PIPE, REFER TO MECH
  45. CHAIN LINK FENCE AROUND MECHANICAL EQUIPMENT

- PARKADE RCP KEYNOTES**
1. MECH CEILING HANGING UNIT - REFER TO MECH
  2. FIRE PROTECTION SPRINKLER - REFER TO MECH, RUN LINES TO BE CENTERED BETWEEN LIGHTING LAYOUT
  3. MECHANICAL UNIT HEATER - REFER TO MECH, MOUNT WITHIN 1.2M HORIZONTALLY OF CONCRETE WALL TO PREVENT CLEARANCE CONFLICTS WITH PARKED VEHICLE BELOW, MOUNT AS TIGHT TO UNDERSIDE OF STRUCTURE AS POSSIBLE WHILE MAINTAINING SUPPLIER REQ. CLEARANCES
  4. MECH PIPES - REFER TO MECH, RUN TIGHT TO UNDERSIDE OF STRUCTURE, ENSURE MAINTAIN MIN. CLEAR OF 2250MM BELOW USE OF LOWEST PIPE
  5. DASHED LINE REPRESENTS 1200MM FROM FID CONC. PARKADE WALL, ALL CEILING MOUNT EQUIPMENT THAT HANG LOWER THAN 2250MM FROM F.F. SHALL BE COATED WITHIN AREA
  6. MECHANICAL CEILING MOUNT FAN - REFER TO MECH
  7. EXPOSED DUCT, MOUNTED TIGHT TO US STRUCT, REFER TO MECH DUCT TO CROSS UNDER BEAM WITHIN 1200MM FROM CONC. WALL, CROSS OVER TO REMAIN TIGHT TO US OF BEAM AND RAISE TO US H.C SLAB FOLLOWING
  8. FLOOR ACCESS HATCH
  9. CONCRETE PLASTER - REFER TO STRUCT.
  10. LIGHT FIXTURE, TYP. - REFER TO ELEC, ALIGN AS PER ARCHITECTURAL

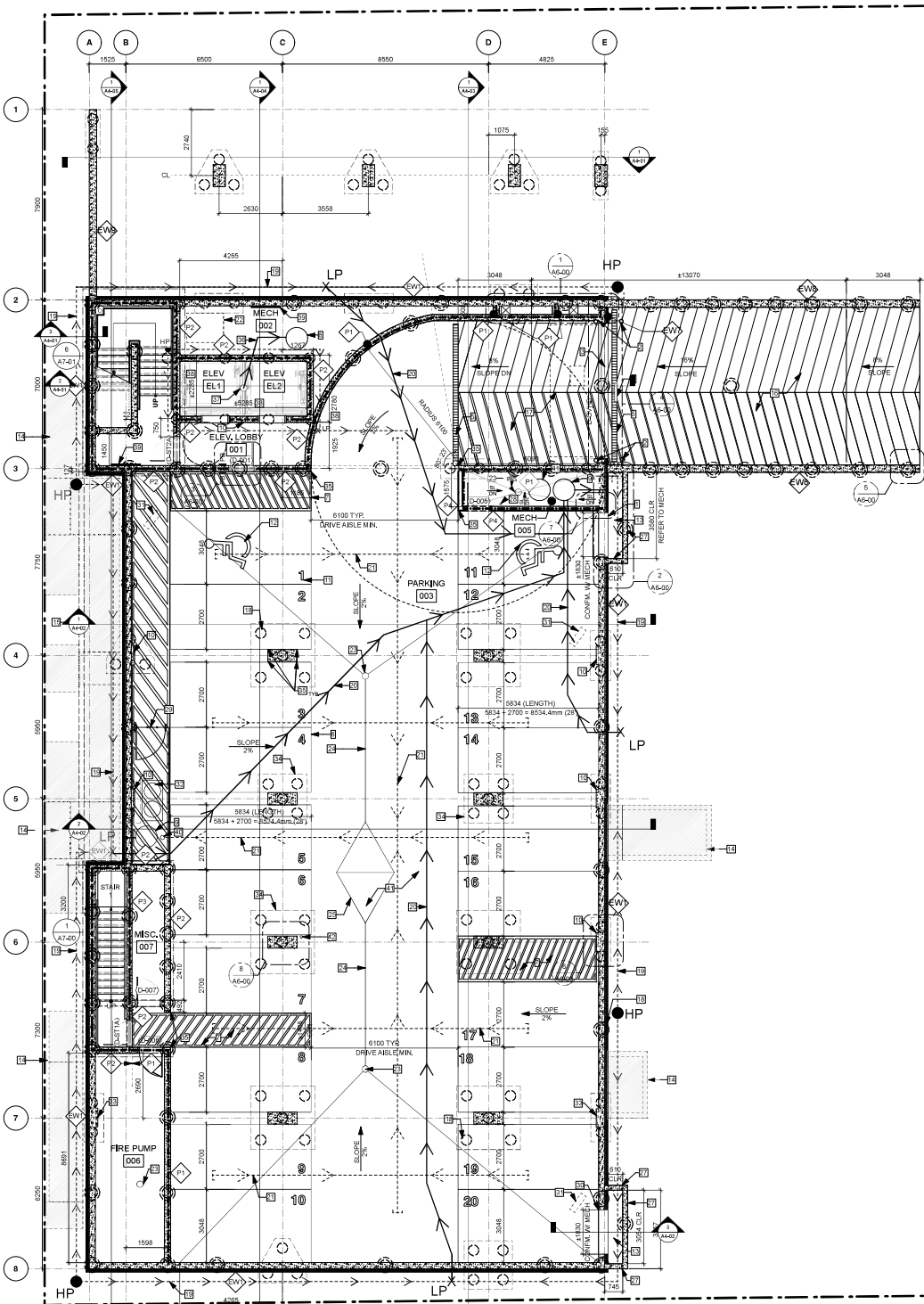
**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN

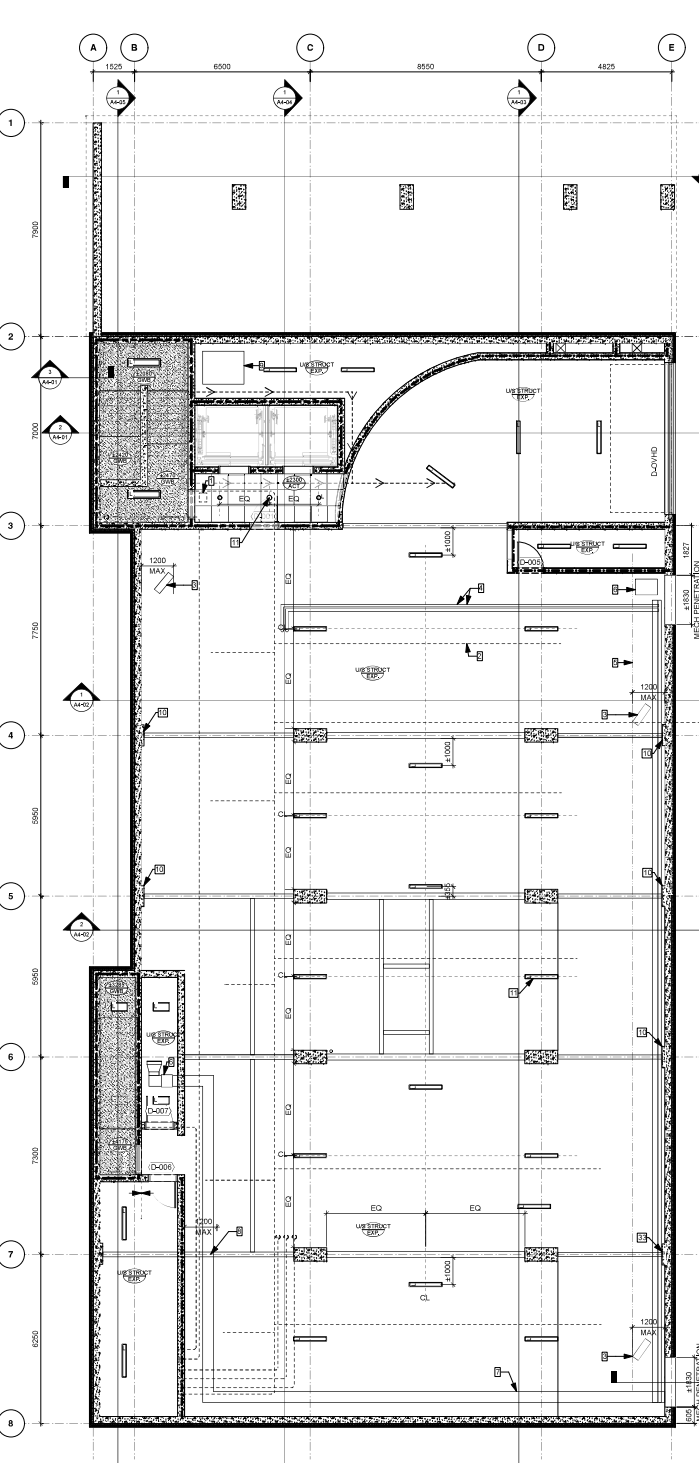
CONNECTION WITH: **DAV 181241/26C**

SHEET # **2 OF 6**

DATE: **June 24, 2026**



**1 PARKADE PLAN**  
A2-00  
Scale: 1:100



**2 PARKADE RCP**  
A2-00  
Scale: 1:100



- GENERAL NOTES**
1. ALL INTERIOR WALLS TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
  3. PROVIDE 16MM PLYWOOD BACKER BOARD AT WALL MOUNTED ELECTRICAL EQUIPMENT.
  4. COORD ONITE MECHANICAL, ELECTRICAL, STRUCTURAL AND PROVIDE FLOORING AS REQUIRED AND IN CONJUNCTION WITH ARCHITECT.
  5. SLAB TOPPING IS REQUIRED TO BE DEPRESSURED AT FLOOR RECESSED ITEMS AS NOTED. REFER TO STRUCT.
  6. REFER TO EXTERIOR ELEVATIONS FOR LOCATION AND EXTENT OF GLAZING.
  7. ALL STRUCTURAL STEEL REQUIRES A 2 HR FRR. REFER TO DETAILS.
  8. ON TO COORD. POSITION OF ALL CEILING MOUNTED EQUIPMENT TO ENSURE PROPER CLEARANCE FOR MAINTENANCE IS OBTAINED. IF ACCESS HATCHES ARE REQUIRED IN LOCATIONS WITHOUT ACT CEILING TILE FINISH OR SHALL COORD. ACCESS HATCH SIZE, TYPE, AND LOCATION WITH MECH CONTRACTOR.
  9. ALL LIGHTING, ELECTRICAL DEVICES, FIRE ALARM DEVICES, SPRINKLER HEADS, DIFFUSERS, ETC., TO BE CENTERED ON CEILING TILES UNLESS OTHERWISE NOTED.

- MAIN FLOOR PLAN KEYNOTES**
1. ALL INTERIOR WALLS TO EXTEND TO STRUCTURE FOR SUPPORT.
  2. COMPLEX REHAB LEVEL TOILETING EQUIPMENT - COMMODE CHAIR.
  3. POWERED BARBETIC ADULT CHANGE TABLE. REFER TO SPECIFICATIONS 10.80.
  4. CEILING HUNG PATIENT TRANSPORT RAIL.
  5. CONCRETE METAL WALL STAIR.
  6. GAS METER - REFER TO MECH.
  7. BUILT IN PLANTER.
  8. MOP SINK WITH 3-SIDED S.S. WALL SURROUND.
  9. STOKED WASHNER & DRYER.
  10. GRATE OVER AREA WELL RATED FOR WALKING SURFACE.
  11. 100mm CONCRETE UPSTAND AROUND SLOPED WALKWAY.
  12. NA.
  13. ANNUNCIATOR PANEL.
  14. CONTINUE RATED CHASE WITH LAUNDRY EXHAUST THROUGH KITCHEN TO EXTERIOR WALL.
  15. FLOOR DRAIN - COORD WITH MECH AND STRUCTURAL.
  16. MECHANICAL RATED CHASE FOR LAUNDRY EXHAUST. COORDINATE DEPTH OF SHAFT REQUIREMENTS WITH DUCTWORK.
  17. ALIN.
  18. FURK OUT TO ACCOMMODATE MAIL BOXES BASEMENT ACCESS HATCH.
  19. WALKING RAIL PAINT: 10MM WIDE LINES TYP. SPACED 300mm APART TYP. (COLOUR: WHITE).
  20. AREA FOR SCOOTER CHARGING. ALLOW FOR 8 CHARGING STATIONS.
  21. STAINLESS STEEL RACK LOOPS WITH STEEL BASES CAN BOLT HOLES. ANCHOR TO CONCRETE FLOOR. SPACES PER MANUFACTURER'S SPECIFICATIONS.
  22. PRECAST CONCRETE STEPS.
  23. FIRE DEPARTMENT CONNECTION - REFER TO MECH.
  24. STANDPIPE - REFER TO MECH.
  25. WIRE GLASS IN FIRE RATED WALL.
  26. WOOD BENCH - REFER TO DETAILS.
  27. WOOD PLANTER - FURNITURE, NON STRUCTURAL.
  28. AREA FOR SCOOTER CHARGING. ALLOW FOR 8 CHARGING STATIONS.
  29. NA.
  30. MECH FIRE DEPARTMENT CONNECTION PIPES. CONCEAL IN SHAFT BEHIND MILLWORK. REFER TO MECH.
  31. RATED ELECTRICAL SHAFT ABOVE. EXTEND CHASE IN CEILING CAVITY FROM RATED ELECTRICAL ROOM TO SECOND FLOOR. REFER TO SECTION DETAILS. REFER TO ELEC.
  32. WALL MOUNT PARKING RECEPTACLES. LOCATE BETWEEN (2) STALLS OR CENTERED ON SINGLE STALL (AS SHOWN ON SITE PLAN) - REFER TO ELECTRICAL.
  33. RECESSED FIRE PUMP TEST HEAD - REFER TO MECH.
  34. EXTEND END PANEL TO CONCEAL GAR F.R. KITCHEN MILLWORK AND F.P. OF COT STORAGE TO ALIGN.
  35. WALL MOUNT HEATER - REFER TO ELEC.
  36. BASEBOARD HEATER - REFER TO ELECTRICAL.
  37. HATCHES AT STAIRS WITH CMU MOUNT 1 JOYNER.
  38. NA.
  39. NA.
  40. NA.
  41. NA.
  42. NA.
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  99. NA.
  100. NA.

| Issue / rev. |            |                                          |
|--------------|------------|------------------------------------------|
| 6            | 2025-05-15 | ISSUED FOR CONSTRUCTION                  |
| 5            | 2024-01-09 | FULL BUILDING                            |
| 4            | 2025-12-11 | ISSUED FOR CONSTRUCTION                  |
| 3            | 2025-12-11 | FOUNDATION ONLY                          |
| 2            | 2025-12-11 | RE-ASSIGNED FOR DEVELOPMENT PERMIT       |
| 1            | 2025-12-11 | ISSUED FOR DEVELOPMENT PERMIT            |
| 0            | 2025-08-19 | ISSUED FOR SCHEMATIC DESIGN COORDINATION |
| #            | date       | issue notes                              |



**ZONING AND PERMIT BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 181241/26C

SHEET # 3 OF 6

DATE: June 24, 2026

MANITOBA METIS FEDERATION  
150 HENRY AVE.  
WINNIPEG, MB

**MMF MULTI-FAMILY HOUSING & ELCC RONALD'S PLACE**

385 HEIDENSON HWY

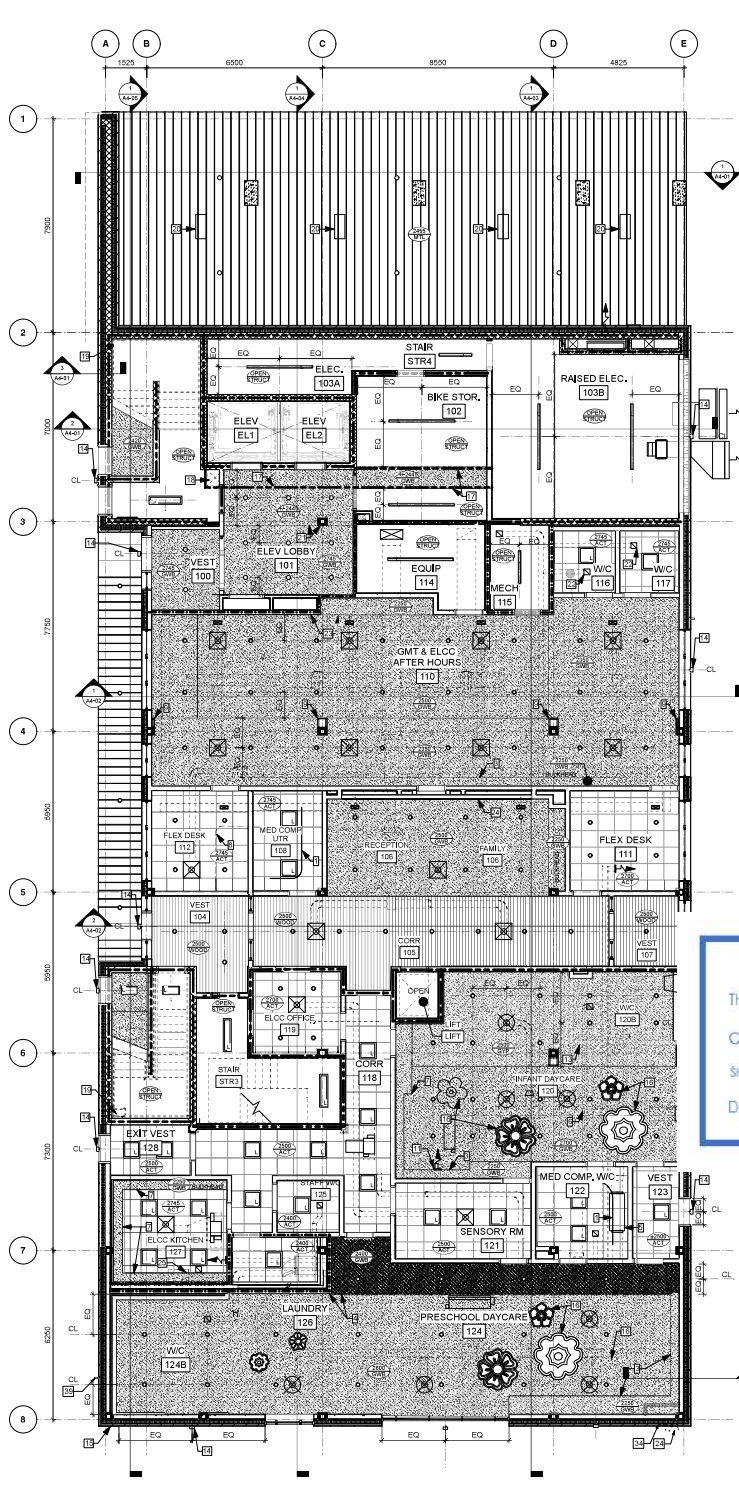
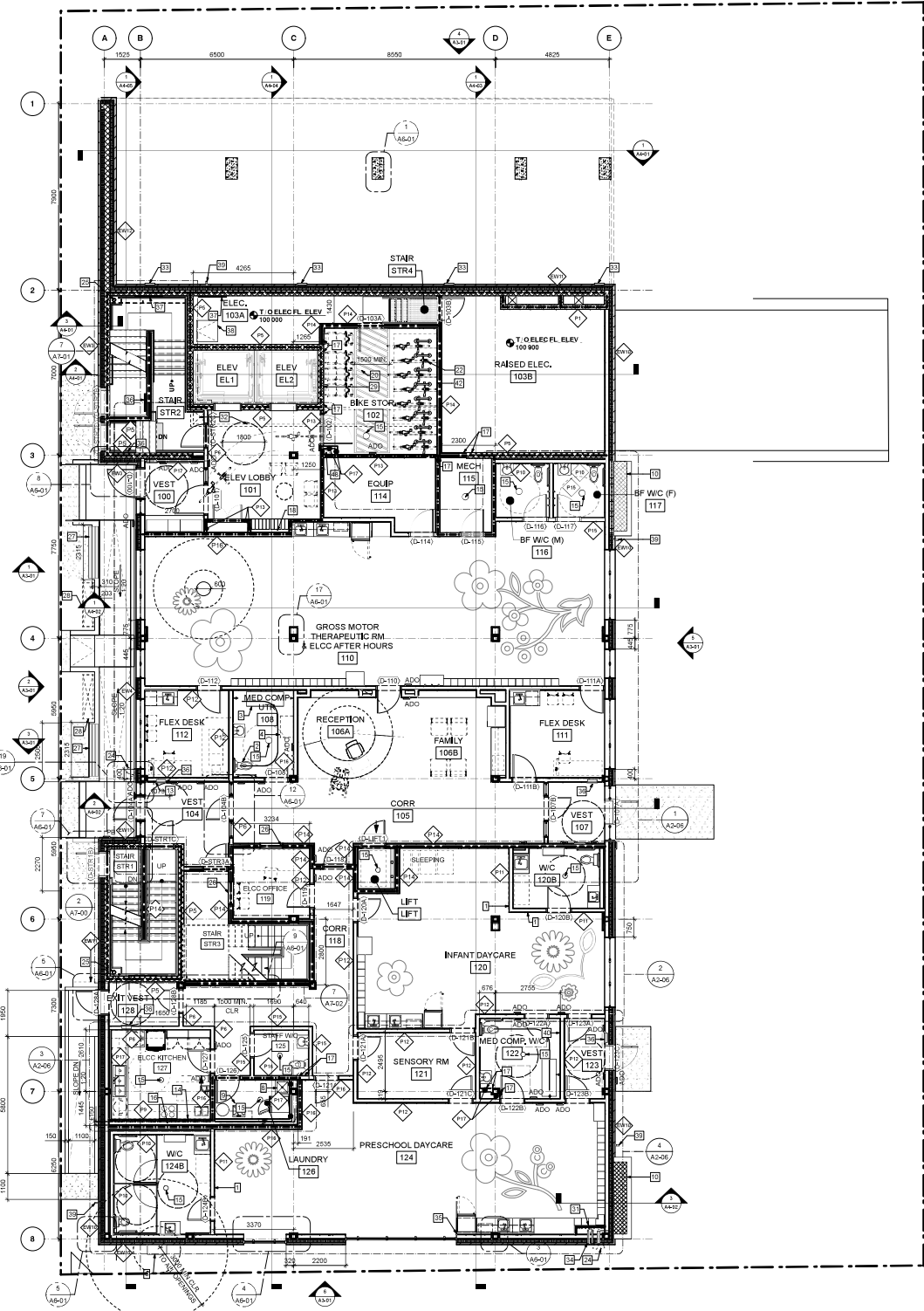
**MAIN FLOOR PLAN & RCP**

drawing information

drawn by: EB  
approved by: LO

scale: AS NOTED  
date issued: 2028.05.15  
proj. #: 2024.30  
rev. #: R-0

**A2 01**



#### GENERAL NOTES

1. ALL INTERIOR WALLS TO EXTEND TO U/S OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TAKEN TO FACE OF STUD UNLESS OTHERWISE NOTED.
3. PROVIDE 10MM PL THICK BACKER BOARD AT WALL MOUNTED ELECTRICAL EQUIPMENT.
4. COORD ONITE MECHANICAL, ELECTRICAL, STRUCTURAL AND PROVIDE FURNISHING AS REQUIRED AND IN CONJUNCTION WITH ARCHITECT.
5. SLAB TOPPING IS REQUIRED TO BE DEPRESSED AT FLOOR RECESSED ITEMS AS NOTED, REFER TO STRUCT.
6. REFER TO EXTERIOR ELEVATIONS FOR LOCATION AND EXTENT OF GLAZING.
7. ALL STRUCTURAL STEEL REQUIRES A 2 HR FRR. REFER TO DETAILS.
8. ON TO COORD. POSITION OF ALL CEILING MOUNTED EQUIPMENT TO ENSURE PROPER CLEARANCE FOR MAINTENANCE IS OBTAINED. IF ACCESS HATCHES ARE REQUIRED IN LOCATIONS WITHOUT ACT CEILING TILE FINISH, CM SHALL COORD. ACCESS HATCH SIZE, TYPE AND LOCATION WITH MECH CONTRACTOR.
9. ALL LIGHTING, ELECTRICAL DEVICES, FIRE ALARM DEVICES, SPRINKLER HEADS, DIFFUSERS, ETC., TO BE CENTERED ON CEILING TILES UNLESS OTHERWISE NOTED. DASHED MECHANICAL DUCT RUNS IN RCP'S ARE SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL.

#### SECOND FLOOR KEYNOTES

1. SMARTBOARD N.L.C. BY OWNER. REFER TO ELEC FOR FOUR-HOUR REQUIREMENTS.
2. RECEPTACLE AT 4'-4" AFF. PROVIDE BULKHEAD.
3. AUDIO / VISUAL CUBBOARD MILLWORK ADD LAYER OF 10MM GWS (TYPE X) TO PS WALL ALONG CORRIDOR. ALIGN WITH FINISH FACE OF ADJACENT WALL TYPES.
4. JANITOR MCP SINK - REFER TO MECHANICAL. PROVIDE 3-SIDED INTEGRAL S.S. GUARD.
5. STEEL STUD HEADER REQUIRED AT ALL INTERIOR CURTAIN WALL LOCATIONS. REFER TO STRUCT.
6. ALDN.
7. CHAIR AND TABLE DOLLY'S SHOWN IN CLOSET FOR REFERENCE ONLY. N.L.C. BY OWNER.
8. LOCKED STORAGE CLOSETS FOR FURNITURE STORAGE.
9. BUILT IN MILLWORK COUNTER - REFER TO INT ELEVATIONS.
10. CLOSET ROD - REFER TO INT ELEVATIONS.
11. LINE OF CLOSET BULKHEAD ABOVE RATED ELECTRICAL CHASE - REFER TO ELEC.
12. BULKHEAD ABOVE FURNITURE N.L.C. BY OWNER.
13. PRINTER - N.L.C. BY OWNER.
14. ADDED STRUCTURE TO ALLOW SENSORY SWING TO BE HUNG FROM CEILING - REFER TO STRUCTURAL.
15. BLACK OUT BLINDS ON ALL 3 WINDOWS - N.L.C. BY OWNER.
16. CEILING MOUNT FULL DOWN PROJECTOR CEILING MOUNT PROJECTOR - REFER TO ELECTRICAL.
17. TOPPING IN RESIDENT GYM TO BE DEPRESSED TO ACCOMMODATE 10MM GYM FLOORING. DEPRESS BY -8MM (TO BE CONFIRMED BY SUPPLIER).

#### SECOND FLOOR RCP KEYNOTES

1. PROVIDE GWS FACE TO BULKHEAD WHERE MATERIALS CHANGE.
2. POSITION LIGHT IN STORAGE CLOSET TO AVOID CONFLICT WITH RAN COIL AND REQ CLEARANCES (FOR SERVING).
3. OVERHEAD MECH DUCTS AND EQUIPMENT NOT SHOWN IN THIS ROOM. REFER TO MECH.
4. CONNECTS TO DRYER VENTS BELOW. REFER TO MECH.
5. DUCT TO BE INSTALLED AS TIGHT TO BEAM ABOVE AS POSSIBLE.
6. MECHANICAL GRILLE - REFER TO MECH.
7. MECHANICAL DIFFUSER - REFER TO MECH.
8. ALIGN

#### ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 181241/26C

SHEET # 4 OF 6

DATE: June 24, 2026

station

TH-FAMILY  
& ELCC  
5 PLACE

MMF MULTI-FAMILY HOUSING  
& ELCC RONALD'S PLACE  
385 HEIDENSON HWY



MANITOBA METIS  
FEDERATION  
150 HENRY AVE.  
WINNIPEG, MB

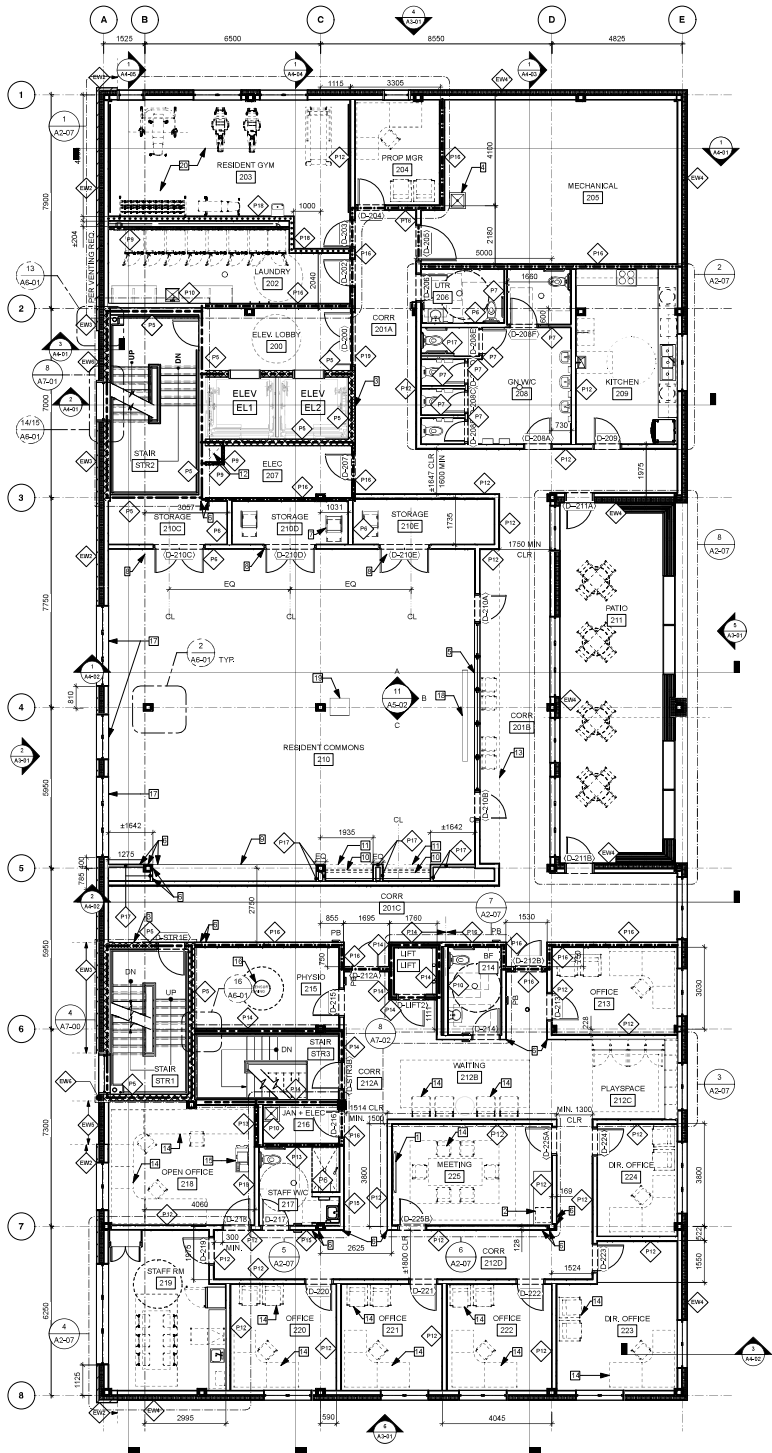
#### drawing information

SECOND FLOOR  
PLAN & RCP

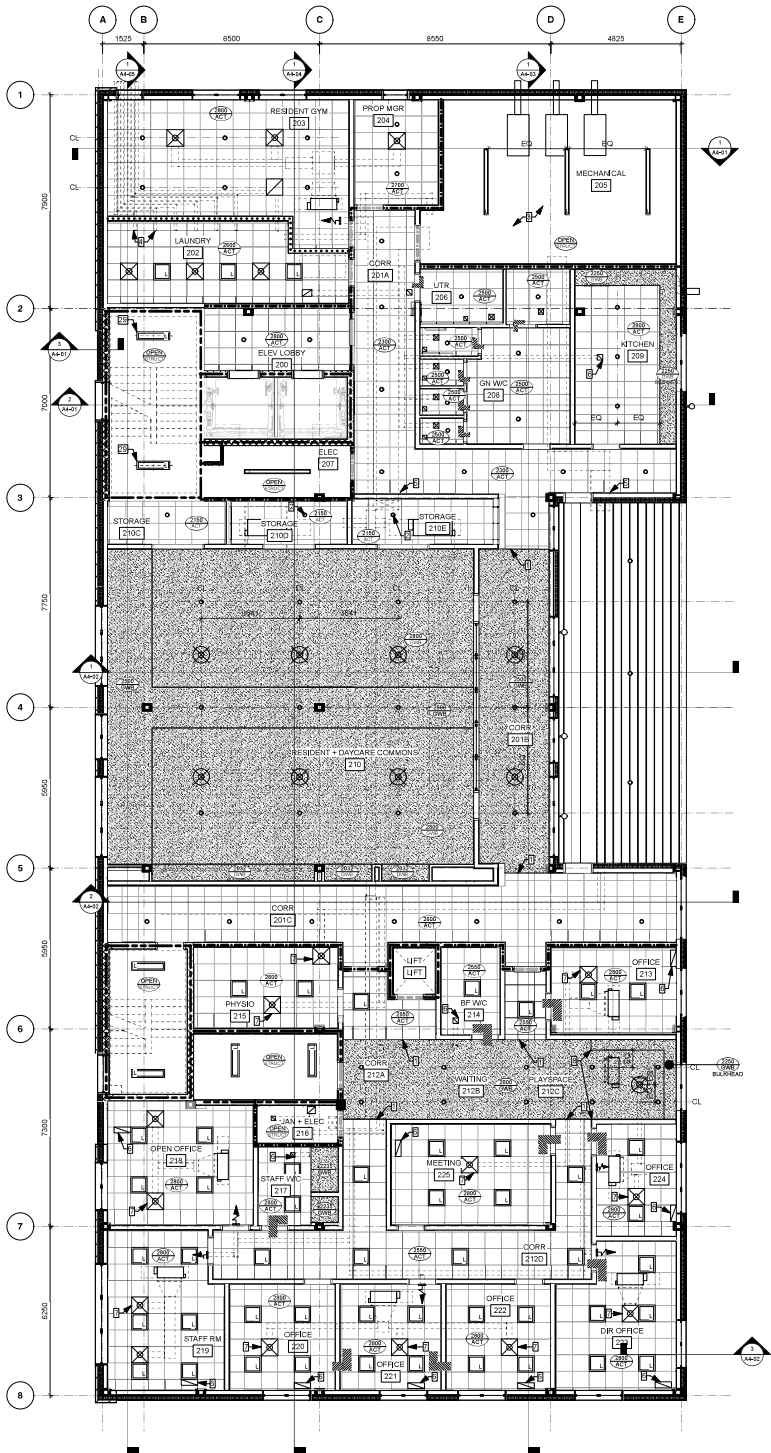
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approved by: LO

scale: AS NOTED  
date issued: 2028.06.15  
prj #: 2024.30  
rev #: R-0

A2  
02



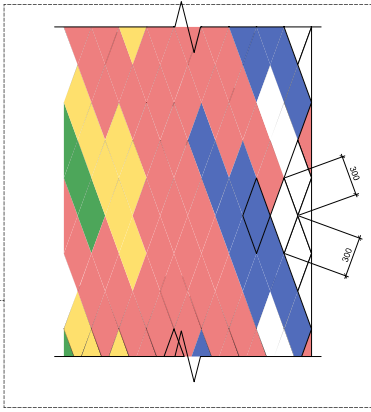
1 SECOND FLOOR PLAN  
Scale: 1:100



2 SECOND FLOOR RCP  
Scale: 1:100



INFORMATION ONLY



2 METIS SASH - METAL CLADDING DETAIL  
Scale: 1:20

| issue / rev. |            |                                                             |
|--------------|------------|-------------------------------------------------------------|
| #            | date       | issue notes                                                 |
| 6            | 2026-06-15 | ISSUED FOR CONSTRUCTION                                     |
| 5            | 2026-04-09 | FULL BUILDING<br>ISSUED FOR CONSTRUCTION<br>FOUNDATION ONLY |
| 4            | 2025-12-11 | RE-ISSUED FOR<br>DEVELOPMENT PERMIT                         |
| 3            | 2025-11-28 | ISSUED FOR CLASS B                                          |
| 2            | 2025-11-10 | ISSUED FOR DEVELOPMENT<br>PERMIT                            |
| 1            | 2025-09-18 | ISSUED FOR SCHEMATIC DESIGN                                 |

professional seals



project information

MMF MULTI-FAMILY HOUSING  
HOUSING & ELCC  
RONALD'S PLACE

385 HENDERSON HWY  
WINNIPEG, MB  
CANADA

client



drawing information

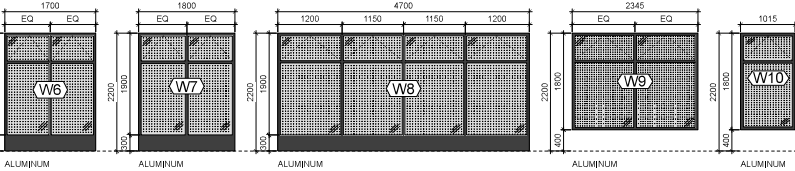
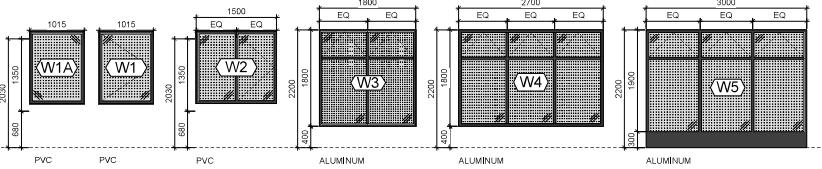
ELEVATION DETAILS  
WINDOW + DOOR  
SCHEDULES

drawn by: EB  
approved by: LO

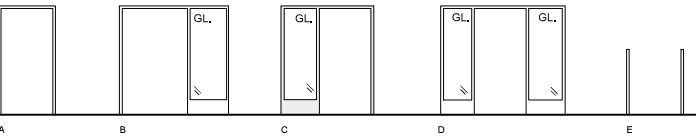
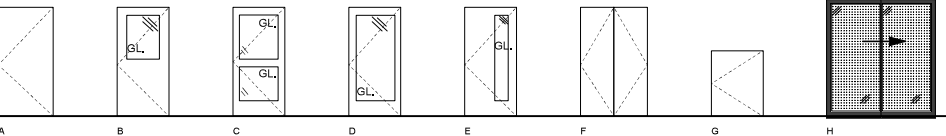
scale: AS NOTED  
date issued: 2026.05.15  
proj. #: 2024.30  
rev. #: R-0

MMF MULTI-FAMILY HOUSING  
& ELCC RONALD'S PLACE

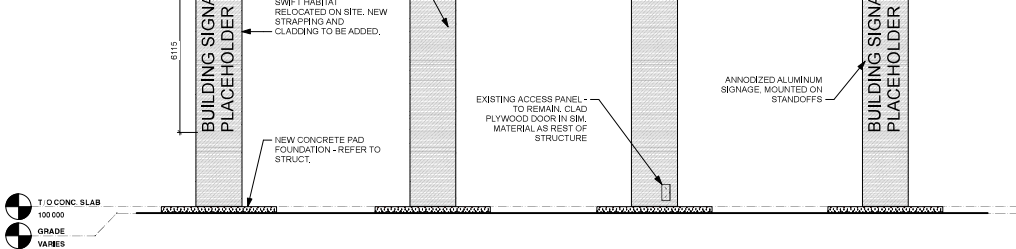
385 HENDERSON HWY



1 GLAZING SCHEDULE  
Scale: 1:50



1/0 STRUCTURE  
110 962



3 CHIMNEY SWIFT  
HABITAT SOUTH ELEV.  
Scale: 1:100

4 CHIMNEY SWIFT  
HABITAT WEST ELEV.  
Scale: 1:100

5 CHIMNEY SWIFT  
HABITAT NORTH ELEV.  
Scale: 1:100

6 CHIMNEY SWIFT  
HABITAT EAST ELEV.  
Scale: 1:100



## issue / rev.

|   |            |                                                        |
|---|------------|--------------------------------------------------------|
| 6 | 2026-05-15 | ISSUED FOR CONSTRUCTION                                |
| 5 | 2026-01-09 | FULL BUILDING<br>ISSUED FOR CONSTRUCTION               |
| 4 | 2025-12-11 | FOUNDATION ONLY<br>RE-ISSUED FOR<br>DEVELOPMENT PERMIT |
| 3 | 2025-11-28 | ISSUED FOR CLASS B                                     |
| 2 | 2025-11-10 | ISSUED FOR DEVELOPMENT<br>PERMIT                       |
| 1 | 2025-09-18 | ISSUED FOR SCHEMATIC DESIGN<br>COORDINATION            |

| # | date | issue notes |
|---|------|-------------|
|---|------|-------------|

## RONALD'S PLACE

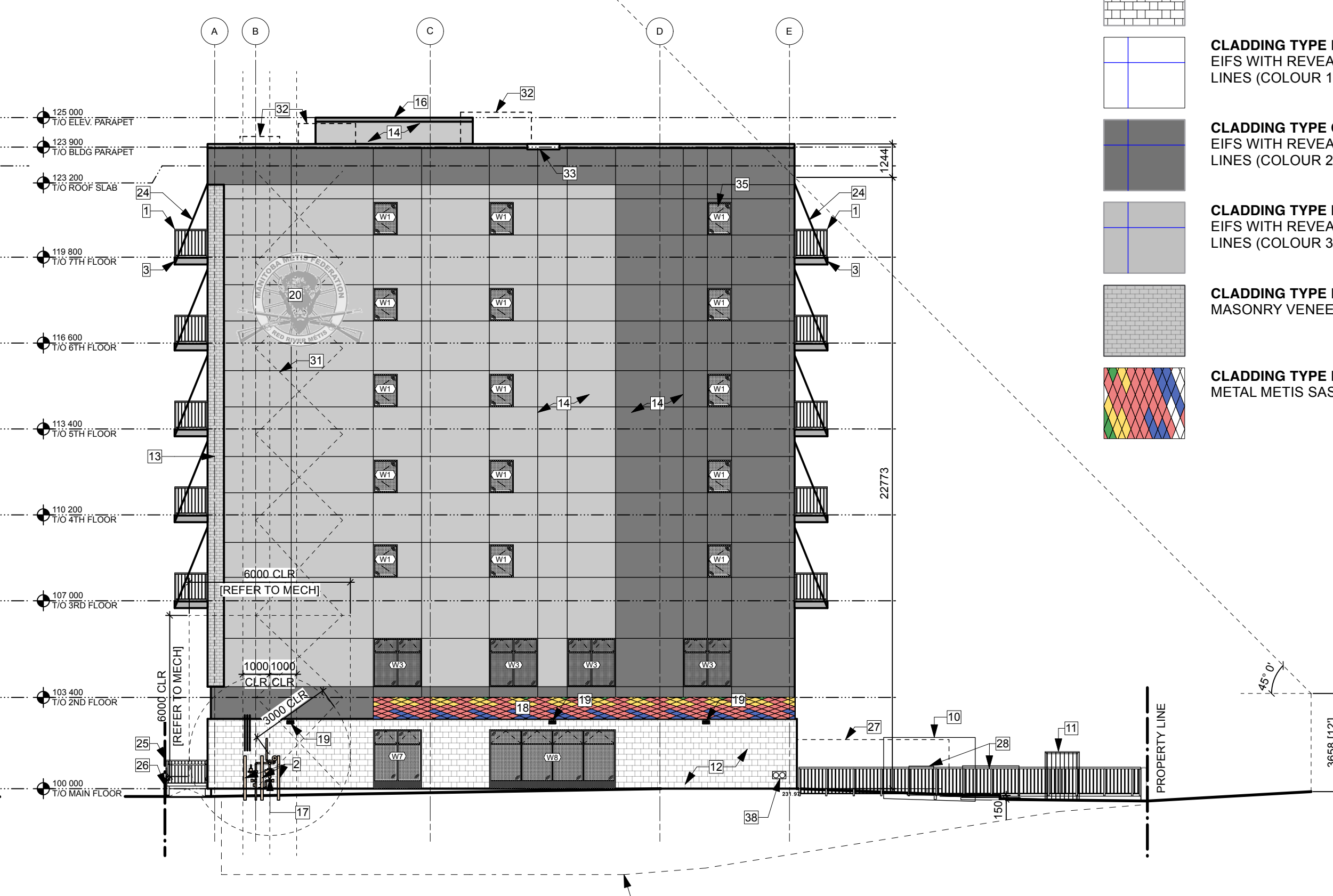
385 HENDERSON HWY  
WINNIPEG, MB  
CANADA

## client

MANITOBA METIS FEDERATION  
150 HENRY AVE  
WINNIPEG, MB

## drawing information

## ELEVATIONS

drawn by: **EB**  
approved by: **LO**scale: **AS NOTED**  
date issued: **2025.05.15**  
proj. #: **2024.30**  
rev. #: **R-0**MMF MULTI-FAMILY HOUSII  
& ELCC RONALD'S PLACE  
385 HENDERSON HWY1 N/W PARTIAL ELEV.  
A3-01 Scale: 1:1502 WEST ELEVATION  
A3-01 Scale: 1:1503 SW PARTIAL ELEV.  
A3-01 Scale: 1:1504 NORTH ELEVATION  
A3-01 Scale: 1:1505 EAST ELEVATION  
A3-01 Scale: 1:1506 SOUTH ELEVATION  
A3-01 Scale: 1:150

## MATERIALS LEGEND

|  |                                                                |
|--|----------------------------------------------------------------|
|  | <b>CLADDING TYPE A</b><br>TYNDALL STONE                        |
|  | <b>CLADDING TYPE B</b><br>EIFS WITH REVEAL<br>LINES (COLOUR 1) |
|  | <b>CLADDING TYPE C</b><br>EIFS WITH REVEAL<br>LINES (COLOUR 2) |
|  | <b>CLADDING TYPE D</b><br>EIFS WITH REVEAL<br>LINES (COLOUR 3) |
|  | <b>CLADDING TYPE E</b><br>MASONRY VENEER                       |
|  | <b>CLADDING TYPE F</b><br>METAL METIS SASH                     |

## ELEVATION KEYNOTES

1. METAL BALCONY GUARDRAIL
2. BOLLARD
3. HUNG PRECAST SLAB BALCONY
4. OVERHEAD DOOR - REFER TO DOOR SCHEDULE FOR SIZE
5. BUILDING ENTRY SIGNAGE (METAL LETTERS MONUMENTAL STAINLESS - TEXT TBD)

## ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN

CONNECTION WITH: DAV 181241/26CSHEET # 6 OF 6DATE: July 23, 2026

23. VEHICLE SLOPE OF RAMP BEHIND
24. BALCONY HANGERS - REFER TO STRUCTURAL
25. S. STL. MTL. GUARDS & HANDRAIL
26. CONC. UPSTAND CURB AROUND RAMP AND STAIR - REFER TO STRUCT.
27. DASHED LINE DENOTES DAYCARE PLAYSPACE FENCE
28. ELECTRICAL CSTE AND TRANSFORMER - REFER TO ELEC.
29. RECYCLING BINS
30. GARBAGE BINS
31. STRUCTURAL CROSS BRACING WITHIN WALLS - REFER TO STRUCT.
32. MECH. ROOFTOP EQUIPMENT - REFER TO MECH.
33. SCUPPER
34. BUILT IN WOOD BENCH - REFER TO DETAILS
35. ALL WINDOWS TO CONTAIN BIRD FRIENDLY GLAZING (FRIT). REFER TO SPECIFICATIONS
36. METAL CLADDING
37. AREAWAY
38. FIRE DEPARTMENT CONNECTION - REFER TO MECH.
39. FURNITURE PLANTER
40. MECHANICAL GRILLE, REFER TO MECH.
41. BIRD FRIT TO BE ON FULL EXTENT OF CURTAIN WALL



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