Agenda – Council – January 30, 2013

Report – Standing Policy Committee on Property and Development – January 15, 2013

Item No. 6 Subdivision and Rezoning – 604 Jessie Avenue
(Fort Rouge-East Fort Garry Ward)
File DASZ 23/2012 [c/r DAV 146611/2012D]

STANDING COMMITTEE RECOMMENDATION:

On January 23, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee, and submits the following to Council:

1. That the plan of subdivision under File DASZ 23/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 23/2012 dated October 31, 2012 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 23/2012 dated October 31, 2012 to an "R2" Residential Two-Family District, subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That Lot 1 and Lot 2 shall be limited to a maximum of two (2) dwelling units each.

        ii. That for the development of any building or structure, plans shall be submitted, in substantial conformance to the plans filed as Exhibit 19, showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, and landscaping to the Director of Planning, Property and Development and City Centre Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

Agenda – Council – January 30, 2013

Report – Standing Policy Committee on Property and Development – January 15, 2013

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

6. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

7. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

10. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

11. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda – Council – January 30, 2013

Report – Standing Policy Committee on Property and Development – January 15, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 23, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 15, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 4, 2012, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- That recommendations 2. A. and 2. B. be renumbered as 2. A. i. and 2. A. ii.

- That a new recommendation 2. A. be added as follows:

  "2. A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:"

- That recommendation 2. A. ii. be amended by adding the words "in substantial conformance to the plans filed as Exhibit 19,", after the words "That for the development of any building or structure, plans shall be submitted,".

and forwarded to the Standing Policy Committee on Property and Development.

On November 6, 2012, the City Centre Community Committee adjourned the public hearing to its meeting on December 4, 2012.

RE: **Subdivision and Rezoning – 604 Jessie Avenue**
File DASZ 23/2012

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Andrew Poitras, Senior Committee Clerk**
City Centre Community Committee

Report date: **December 5, 2012**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 4, 2012, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision under File DASZ 23/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 23/2012 dated October 31, 2012 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 23/2012 dated October 31, 2012 to an "R2" Residential Two-Family District, subject to the following:

    A. ***That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:***

        i. That Lot 1 and Lot 2 shall be limited to a maximum of two (2) dwelling units each.

        ii. That for the development of any building or structure, plans shall be submitted, ***in substantial conformance to the plans filed as Exhibit 19***, showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, and landscaping to the Director of Planning, Property and Development and City Centre Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

6. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

7. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

10. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

11. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. The developer has conducted significant consultation with area residents.

2. The development addresses the concerns raised by the immediate neighbour in terms of scale and design.

3. The variance required for this development is minimal and the front and rear yard setbacks are significant.

PUBLIC HEARING SUMMARY

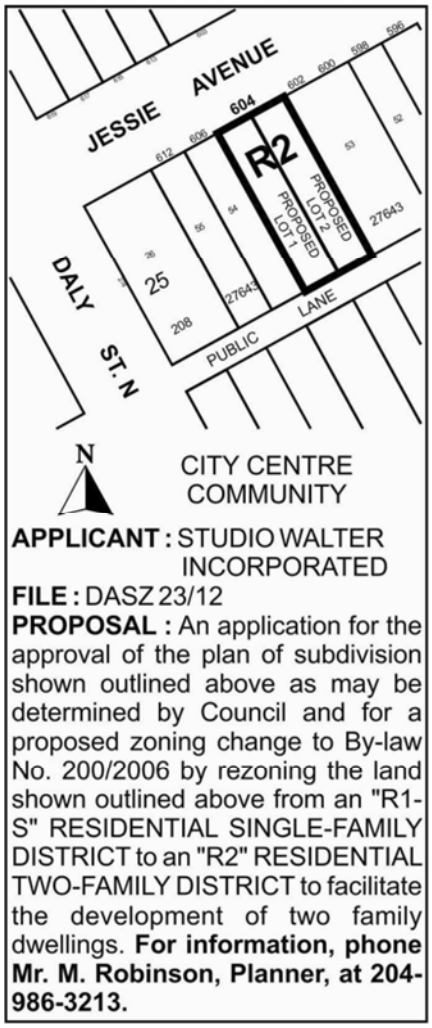
File: DASZ 23/2012

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gerbasi
Councillor Smith

Hearing: December 4, 2012
Council Chambers
Council Building, 510 Main Street
November 6, 2012
West Committee Room
Council Building, 510 Main Street

Applicant: Studio Walter Incorporated (Daniel MacGibbon)

Subject:



Premises Affected: 604 Jessie Avenue

Exhibits Filed:

1. Application dated September 7, 2012
2. Notification of Public Hearing dated September 17, 2012
3. Manitoba Status of Title 2607568/1
4. Letter of authorization dated August 3, 2012 from Yaron Walter, President, 6491392 Manitoba Ltd. to Studio Walter Incorporated
5. Plans (14 pages)
6. Report from the Planning and Land Use Division dated October 31, 2012
7. Inspection Report
8. Communication dated November 5, 2012, from Gordon Lovatt, with respect to the application
9. Communication dated November 6, 2012 from Patrick Sarginson, with respect to the application
10. Communication dated November 6, 2012 from Zana Lutfiyya, with respect to the application
11. Communication dated November 6, 2012 from Cheryl Hobbs, in opposition to the application
12. Sketches (14 pages) of subject property, submitted by Gord Steeves in support of the application
13. Copy of agreement made between applicant and adjacent neighbour, submitted by Gord Steeves, in support of the application
14. Petition in opposition to the application, purporting to contain the signatures of 15 area residents, submitted by Cheryl Hobbs
15. Notice of Adjournment dated November 7, 2012
16. Communication dated November 12, 2012 from Cheryl Hobbs, in opposition to the application
17. Copy of agreement made between applicant and adjacent neighbour, submitted by John Godard, with respect to the application
18. Inspection Report
19. Plans (14 pages) submitted by the applicant at the public hearing
20. Communication dated December 4, 2012 from Cheryl Hobbs, in opposition to the application
21. Copy of agreement made between applicant and adjacent neighbour, including photos, submitted by John Godard at the public hearing, with respect to the application.
22. Audio Recording of representations of public hearing held on December 4, 2012

REPRESENTATIONS:

In Support:

John and Mary Godard
Daniel MacGibbon
Jeff Rabb
John St. Clair
Gord Steeves
Ernie Walter
Zhi Yong Wang

In Opposition:

Riley Barkman and Cheryl Hobbs
Russell and Pattie Boyes
Shirley Forsyth
Patricia Holbrow
Ann Lyons
Mark Newman
Janet Swayze

For Information:

Philip Koch
Gordon Lovatt
Zana Lutfiyya
Patrick Sarginson

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 23/2012

ADMINISTRATIVE REPORT

Title: DASZ 23/2012 – 604 Jessie Avenue

Issue: For consideration at the public hearing for a Rezoning and Subdivision for DASZ 23/2012 – 604 Jessie Avenue

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 23/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 23/2012 dated October 31, 2012 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 23/2012 dated October 31, 2012 to an "R2" Residential Two-Family District, subject to the following conditions:

   A. That Lot 1 and Lot 2 shall be limited to a maximum of two (2) dwelling units each.

   B. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, and landscaping to the Director of Planning, Property and Development and City Centre Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

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7. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

10. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

11. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, the property will be rezoned and permits may be issued.

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

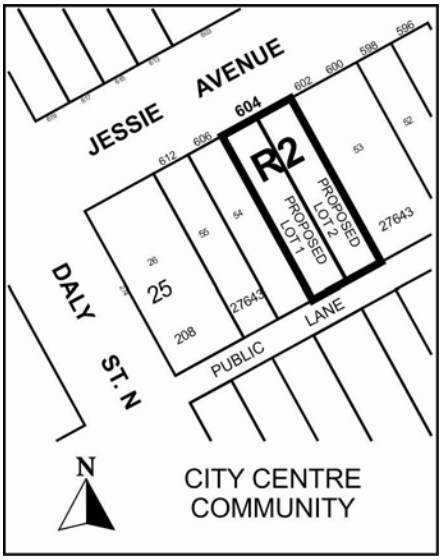
Department:	Planning, Property and Development
Division:	Planning and Land Use
Prepared by:	Michael Robinson, AICP, MCIP
Date:	October 31, 2012
File No.	DASZ 23/12

APPENDIX 'A'

DATE: October 31, 2012
FILE: DASZ 23/2012
RELATED FILES: DAV 12-146611D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.106

SUBJECT: To rezone the subject land from a "R1-S" Residential Single-Family District to an "R2" Residential Two-Family District

LOCATION: 604 Jessie Avenue
LEGAL DESCRIPTION: Lot 24 Blk 25 Plan 208



APPLICANT: Studio Walter Incorporated

OWNER: 6491392 Manitoba Ltd.

RECOMMENDATION: Approval

SITE DESCRIPTION

The subject property, which is zoned "R1-S" Residential Single-Family District, is located on Jessie Avenue, between Daly and Nassau Streets, in the Earl Grey neighbourhood of the Fort Rouge – East Fort Garry ward.

North: Residences zoned "R1-S" Residential Single-Family District
South: Residences zoned "R1-S" Residential Single-Family District and "R2" Residential Two-Family District
East: Residences zoned "R1-S" Residential Single-Family District
West: Residences zoned "R1-S" Residential Single-Family District

DESCRIPTION OF THE PROPOSED DEVELOPMENT
The applicant seeks approval to subdivide the subject property into two – 25 foot wide lots and rezone them to an "R2" Two-Family Residential District, in order to construct two duplexes.

Reason for application
In order to construct duplexes, the properties must be subdivided and rezoned from the current "R1-S" Residential Single-Family District to an "R2" Residential Two-Family District.

ANALYSIS AND ISSUES

OurWinnipeg/Complete Communities
A. Policies
i. OurWinnipeg (Complete Communities Direction Strategy)
This portion of the Earl Grey neighbourhood is designated as an Area of Stability. Policies which are relevant to this application are as follows:

1) Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character, and built form

2) Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments

3) In order to meet the full life cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, and townhouses.

4) Provide clarity and promote compatibility between existing developments and new developments through design and development standards, such as creation of *Infill Development Guidelines for Multiple-Family Developments in Low Density Neighbourhoods*

The proposed rezoning is consistent with OurWinnipeg and The Complete Communities Direction Strategy

B. Context
While predominantly single-family residential, the Earl Grey neighbourhood contains a variety of different housing types and forms, including duplexes, several apartment buildings and a care home. The subject block of Jessie Avenue, between Daly and Nassau Streets, currently has five (5) duplexes, according to City records:

588 Jessie (25 foot wide lot)
593 Jessie (37 foot wide lot)
596 Jessie (25 foot wide lot)
600-602 Jessie (48 foot wide lot)
612 Jessie (25 foot wide lot)

In addition, the City recently approved a rezoning for a duplex at 589 Jessie Avenue, (DAZ 213/2012) which is a 25 foot wide lot.

Lot split
The applicant is proposing to split the subject 50 foot wide lot into two 25 foot wide lots. On the subject block of Jessie Avenue, there are currently 19- 25 foot wide lots out of a total of 30 lots. Consequently, the proposed lot sizes are consistent with the established pattern of the neighbourhood.

C. Urban Design
Draft Infill Development Guidelines
Below are the applicable guidelines for this project from the *Draft Infill Guidelines* and a discussion of how they have been addressed by the applicant.

Guideline #1

2.2.2 iii) Establish rear yard setbacks that are consistent with the pattern of the neighbourhood

The Zoning By-law requires a 25 foot rear yard setback. The principal reason for the rear yard setback is to allow for privacy and sunlight penetration at the rear of properties.

The proposed development complies with the By-law requirement for a 25 foot rear yard setback.

Guideline #2

2.2.2 iv) Front yard setbacks should respect the established street pattern by providing setbacks typical of the neighbourhood

The proposed front yard setbacks are 20 feet to the building wall and 15 feet to the front porch.

The Division is recommending that the setback be increased to 22 feet, to meet the minimum front yard setback requirement. The front porch can encroach 5 feet into this setback because a porch has minimal visual impact and because porches are an amenity feature that is characteristic of the neighbourhood.

Guideline #3

2.2.3 i) The main building façade should be oriented to face the public street and encourage opportunities for informal surveillance and human activity on the street

The proposed developments orient their main entrances to Jessie Avenue.

Guideline #4

5.2 i) Massing and height of new buildings should take into consideration the area context

Height
The Zoning By-law allows a maximum height of 35 feet, which is measured from the mid-point of a sloped roof. Consequently, the actual height may be several feet higher than this, depending on the slope of the roof.

With that said, both properties will be under the maximum allowable height. They will both be 30 feet to the highest point, with a pitched roof in the front and rear that will be several feet lower than this.

The pitched roof is consistent with the aesthetic of the neighbourhood and the overall design is similar to the two adjoining properties to the west.

Massing
The design, because of the attached garage at the rear, creates a long wall abutting the adjoining properties. However, this type of massing is permitted under the Winnipeg Zoning By-law, given that the rear yard setback is being met.

To mitigate the impact of the long walls, the side elevations are being broken up with changes in wall plane and material.

D. Conditions
While the subject property is appropriate for a duplex, the subject block is primarily zoned single-family residential and a multi-family dwelling (3 units and up) would be inconsistent with the current zoning and density that exists mid-block on the subject block. Consequently, it is recommended that the property be limited to a two-family dwelling through a zoning agreement.

Accordingly, if a future property owner was to seek approval for a multi-family dwelling, it would require a zoning amendment agreement and a public hearing at City Centre Community Committee rather than a conditional use and public hearing at the Board of Adjustment.

Plan Approval
It is recommended that final plans be approved by City Centre Community Committee and the Director of PP&D, prior to the issuance of permits. It is expected that the final design will be in substantial conformance with the revised plans that were shown to the committee.

E. Public Consultation
The applicant indicated that they held an open house at their office on Monday, October 22nd, 2012. At the time of this writing, the Winnipeg Public Service had not received any information on how many people attended this meeting or on the feedback that was received.

RECOMMENDATIONS
The Planning and Land Use Division recommends approval for the following reasons:

- The rezoning is consistent with OurWinnipeg and Complete Communities Direction Strategy
- There are currently five duplexes on the subject block as well as one lot that was recently rezoned for a duplex (589 Jessie)

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Michael Robinson, AICP, MCIP
PPD File # DASZ 23/2012

APPENDIX "A"
Schedule "A" for File No. DASZ 23/2012, City Centre Community Committee, dated October 31, 2012

By-Law No. _____

File No. **DASZ 23/12**

Atlas Sheet No.

N

AC24
CITY CENTRE
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 604 Jessie Avenue from an "R1-S" RESIDENTIAL SINGLE-FAMILY DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to facilitate the development of two family dwellings as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

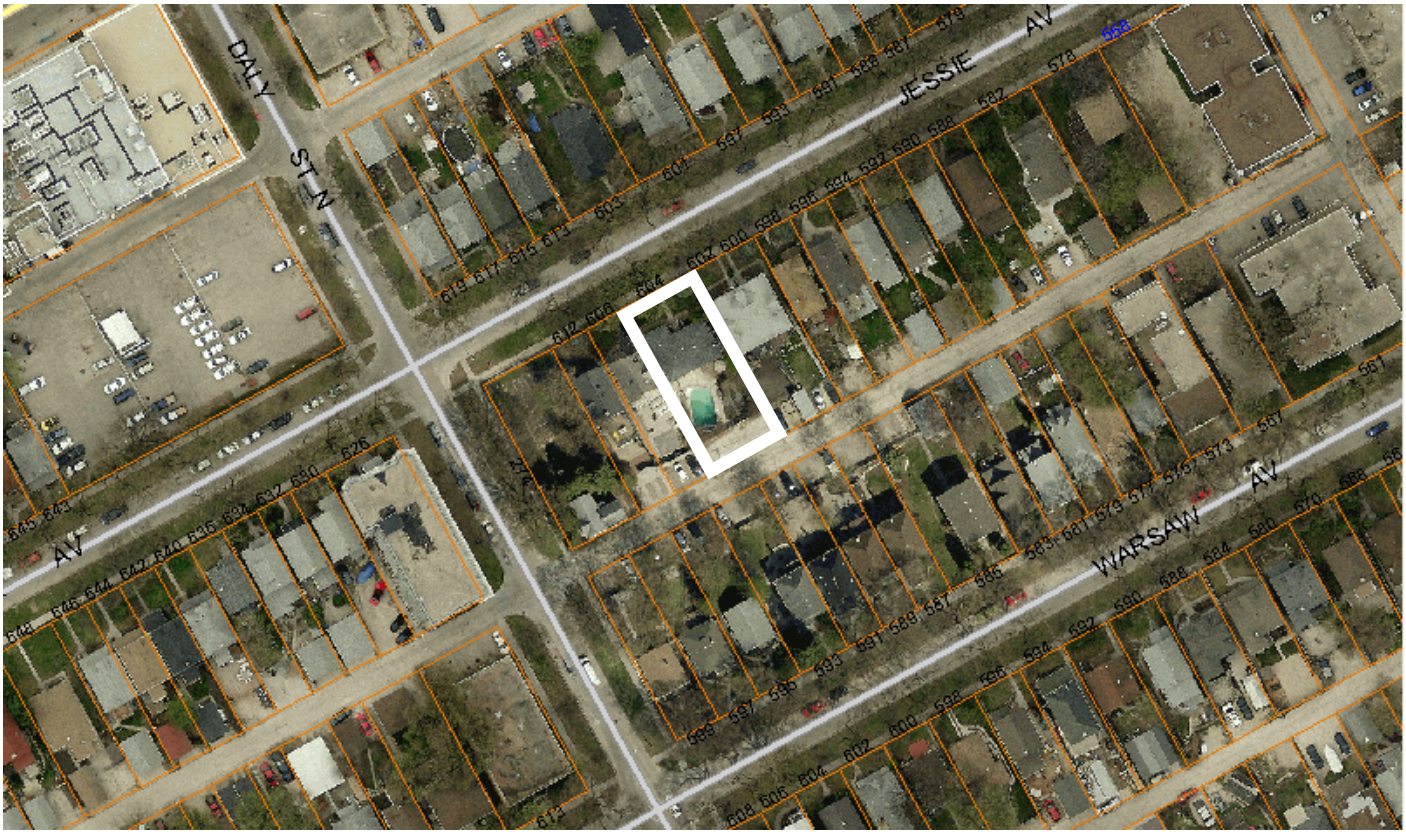


Figure 1: Aerial Photo (Flown in 2012)

Exhibit “19” referred to in File DASZ 23/2012



Studio Walter Incorporated

100-698 Corydon Ave Winnipeg, MB R3M 0X9
Phone: (204) 452-1169 Fax: (204) 284-9357
email: ewalterarchitect@mts.net

604 Jessie ave.

Project Address

Prespective

Drawn by:	Author
Date:	Issue Date
Scale:	
Page Number:	A002



Studio Walter Incorporated

100-698 Corydon Ave Winnipeg, MB R3M 0X9
Phone: (204) 452-1169 Fax: (204) 284-9357
email: ewalterarchitect@mts.net

604 Jessie ave.

Project Address

Prespective

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Date:	Issue Date
Scale:	
Page Number:	A001



Studio Walter Incorporated

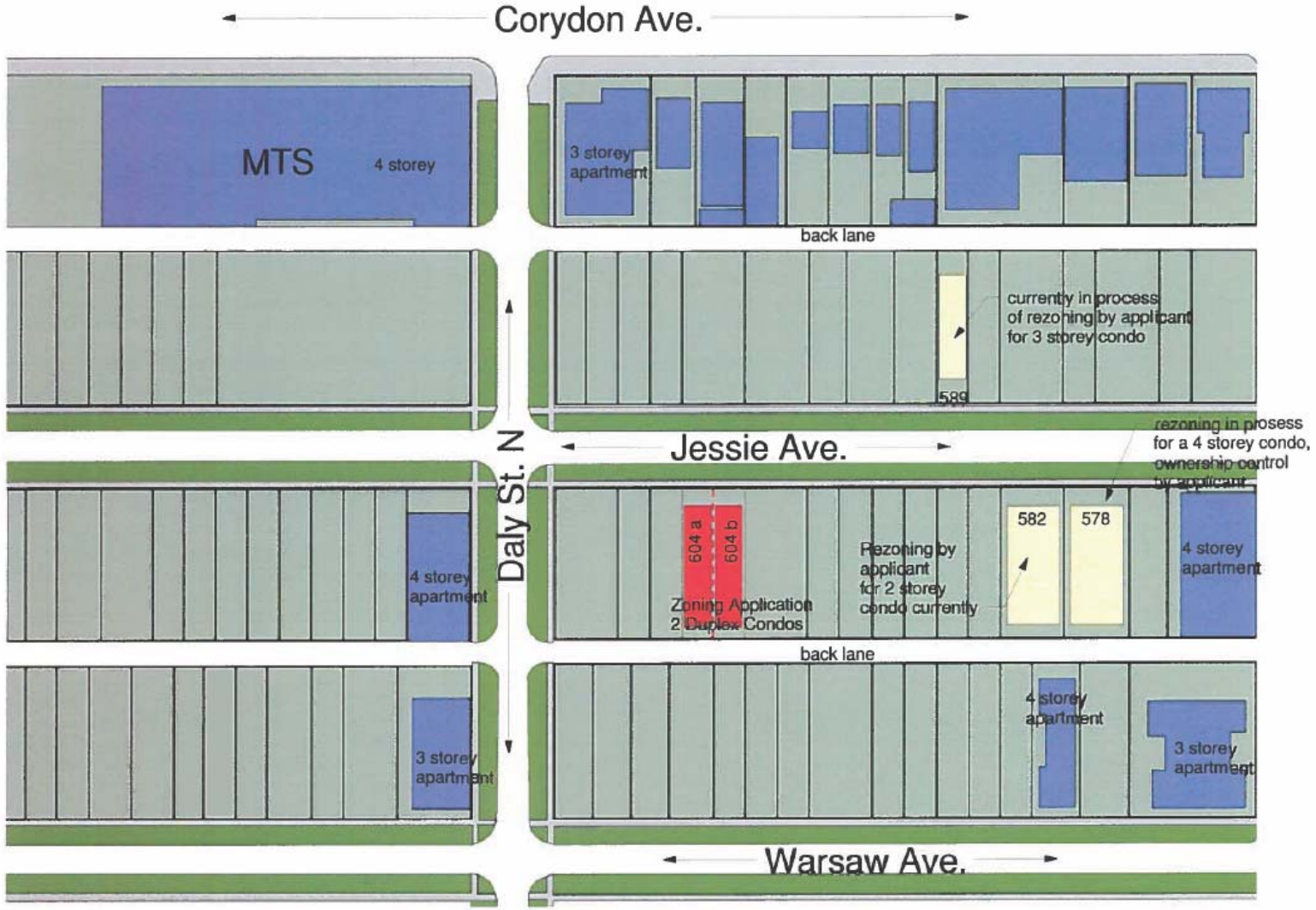
100-698 Corydon Ave Winnipeg, MB R3M 0X9
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email: ewalterarchitect@mts.net

604 Jessie ave.

Project Address:

Prespective

Drawn by:	Author
Date:	Issue Date
Scale:	
Page Number:	A003



1 Site
3/32" = 1'-0"

Studio Walter Inc.

100-598 Corydon Ave
Winnipeg, MB
R3M0X9
Phone: (204)-452-1159
Fax: (204) 284-9357
email: swalterarchitects@mts.net

Notes

- Building High: 30'
- 2 Units Condomimun Project
- Total Building area: 2466 X 2 BUILDING
- Lots Size: 25' x 120' each
- Site Area: 6000
- 100% Parking Garage
- Higt Density Neighbourhood Around

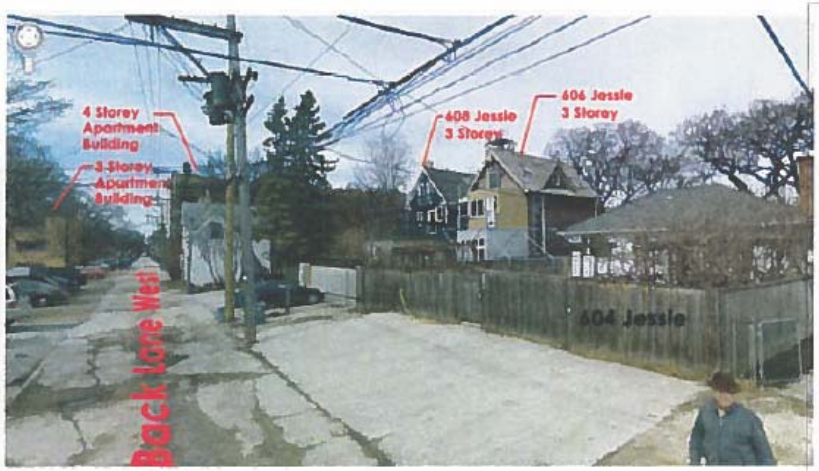
604 Jessie ave.

Project Address

A101

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Studio Walter Inc.

100-698 Corydon Ave
Winnipeg, MB
R3M0X9
Phone: (204)-452-1189
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email: swalterarchitect@mts.net

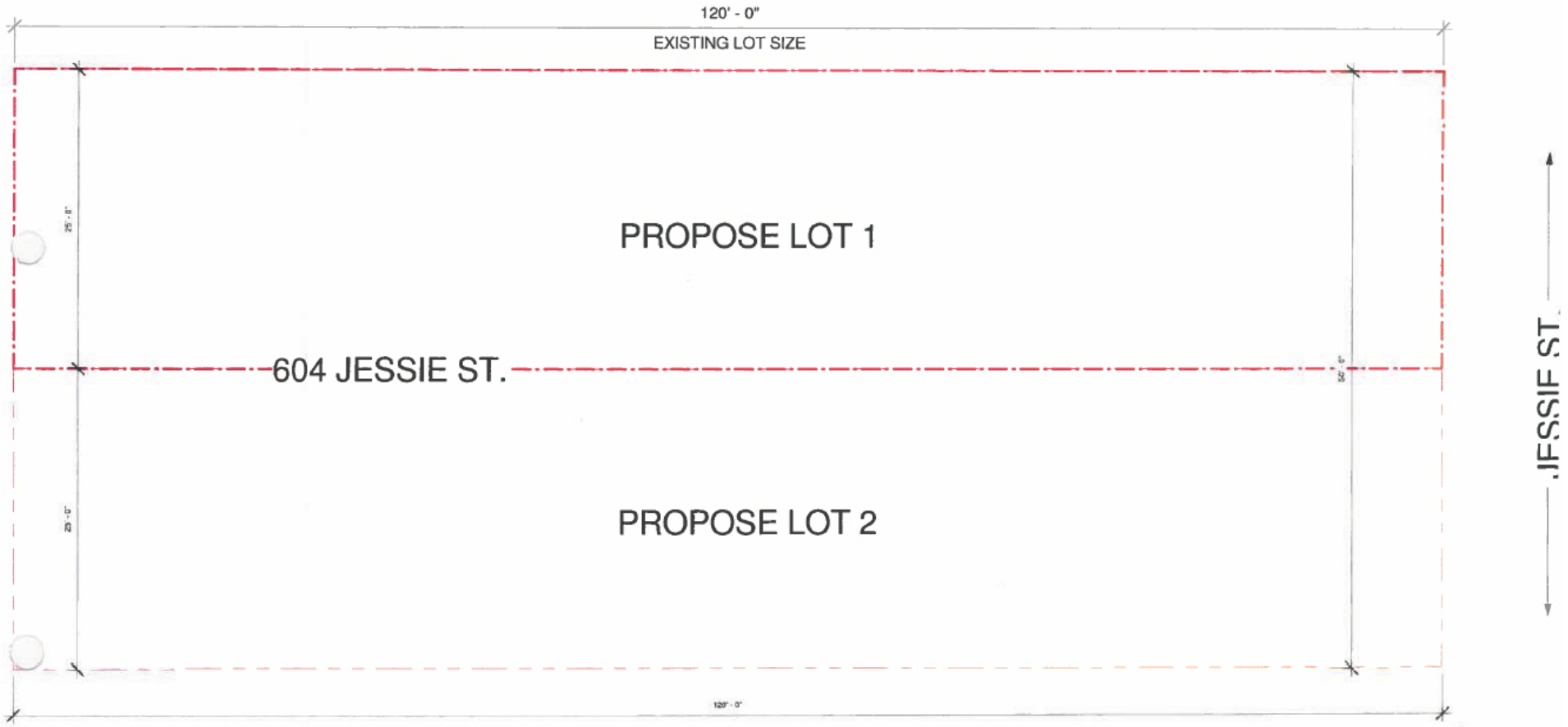
Notes

604 Jessie ave.

Project Address

A102

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Page Number:	Project Number



1 LOT SUBDIVISION PLAN
1/8" = 1'-0"

Studio Walter Incorporated

100-698 Corydon Ave Winnipeg, MB R3M 0X9
Phone: (204) 452-1169 Fax: (204) 284-9357
email: ewalterarchitect@mts.net

604 Jessie ave.
Project Address
LOT SUBDIVISION PLAN

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Page Number:	A103



1 Offset Level 1
1/16" = 1'-0"

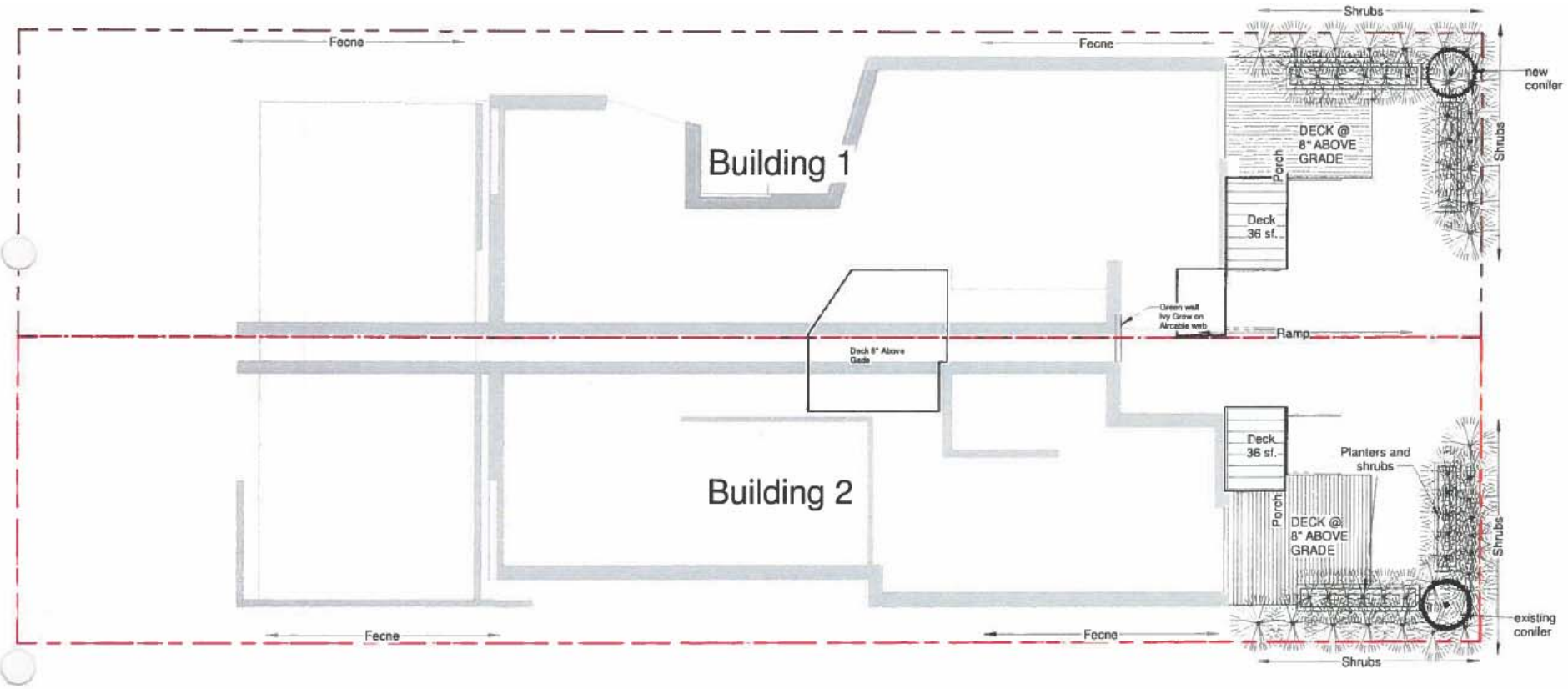
2 Offset Level 2
1/16" = 1'-0"

Studio Walter Incorporated

100-698 Corydon Ave Winnipeg, MB R3M 0X9
Phone: (204) 452-1169 Fax: (204) 284-9357
email: ewalterarchitect@mts.net

604 Jessie ave.
Project Address
Zoning Offsets

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Date:	Issue Date
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Page Number:	A104



1 Landscaping Plan
1/8" = 1'-0"

Studio Walter Incorporated

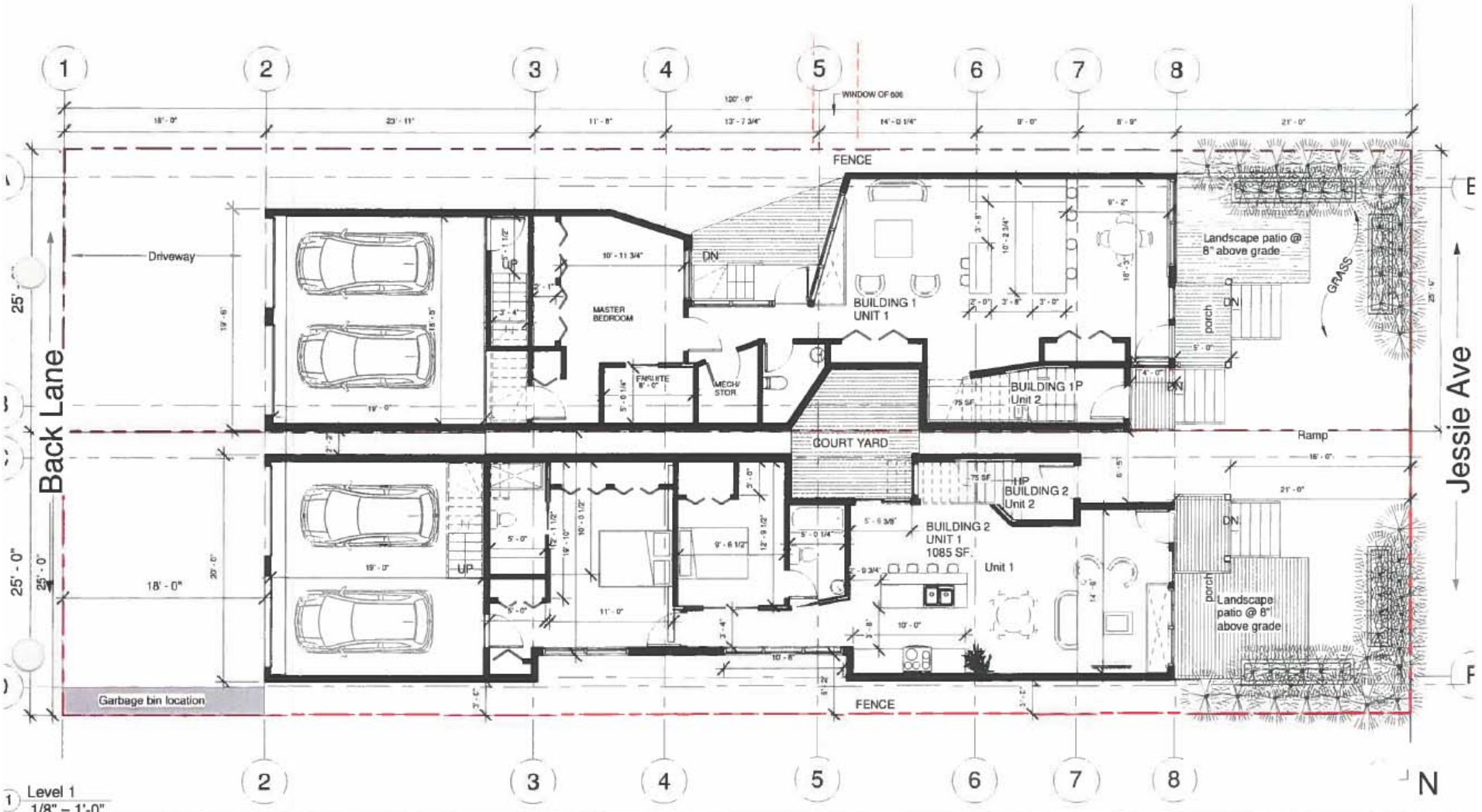
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Phone: (204) 452-1169 Fax: (204) 284-9357
email: ewalterarchitect@mts.net

604 Jessie ave.

Project Address

Landscape plan

Drawn by:	Author
Date:	Issue Date
Scale:	1/8" = 1'-0"
Page Number:	A105



1 Level 1
1/8" = 1'-0"

Studio Walter Incorporated

100-698 Corydon Ave Winnipeg, MB R3M 0X9
Phone: (204) 452-1169 Fax: (204) 284-9357
email: ewalterarchitect@mts.net

604 Jessie ave.
Project Address
Level 1

Building High: 31'5"
4 Units Condomimun Project
Total Building area: 5910 SF
Site Area: 6000
100% Parking Garage
Higt Density Neighbourhood Around

Drawn by:	Author
Date:	Issue Date
Scale:	1/8" = 1'-0"
Page Number:	A201



1 Level 2
1/8" = 1'-0"

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email: ewalterarchitect@mts.net

604 Jessie ave.

Project Address:

Level 2

Drawn by:	Author
Date:	Issue Date
Scale:	1/8" = 1'-0"
Page Number:	A202



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604 Jessie ave.

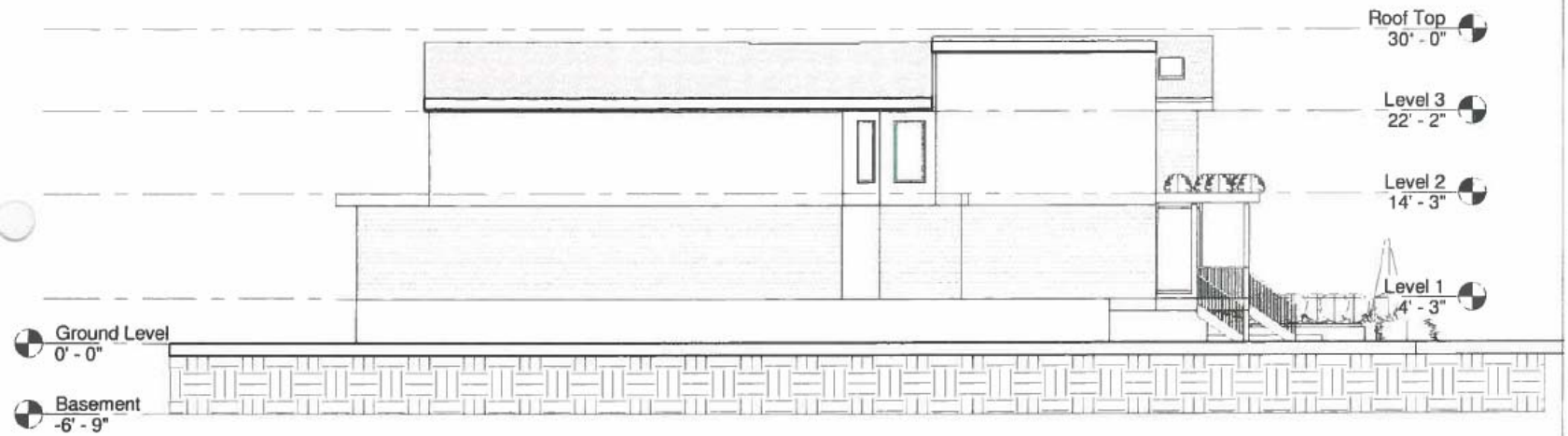
Project Address:

Elevations North/South

Drawn by:	Author
Date:	Issue Date
Scale:	3/16" = 1'-0"
Page Number:	A204



1 Building A West
3/32" = 1'-0"



2 Building A East
3/32" = 1'-0"

Studio Walter Inc.

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R3M0X9
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email: swalterarchitect@mts.net

Notes

604 Jessie ave.

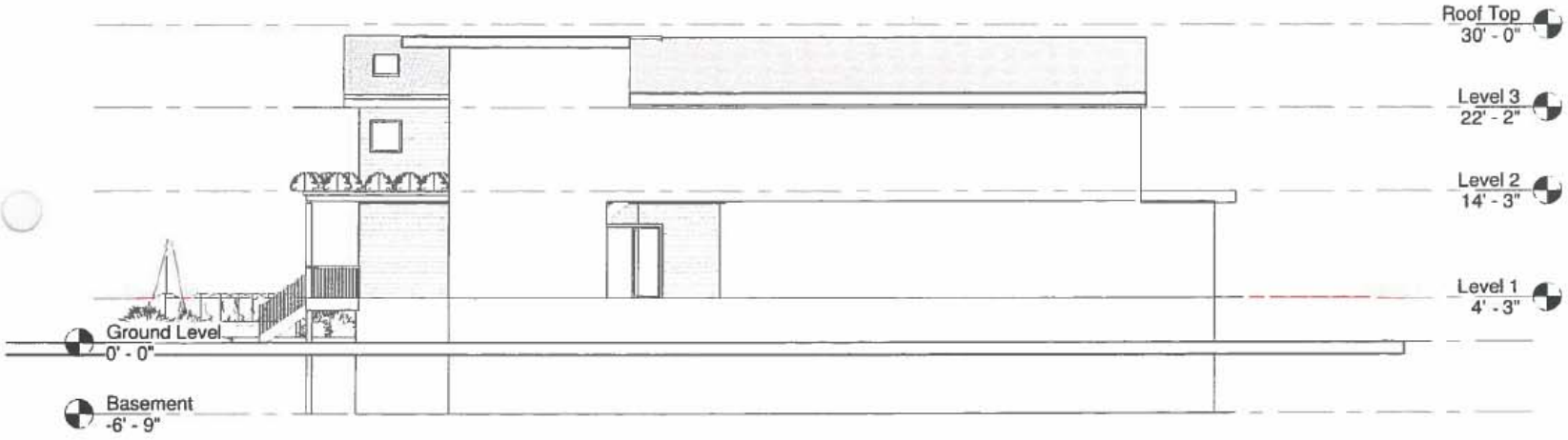
Project Address

A205

Drawn by:	Author
Date:	Issue Date
Scale:	3/32" = 1'-0"
Page Number:	Project Number



1 Building B East
3/32" = 1'-0"



2 Building B West
3/32" = 1'-0"

Studio Walter Inc.

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Notes

604 Jessie ave.

Project Address

A200

Drawn by:	Author
Date:	Issue Date
Scale:	3/32" = 1'-0"
Page Number:	Project Number



1 3D View 5

Studio Walter Incorporated

100-698 Corydon Ave Winnipeg, MB R3M 0X9
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email: ewalterarchitect@mts.net

604 Jessie ave.

Project Address

Unnamed

Drawn by:	Author
Date:	Issue Date
Scale:	
Page Number:	A203