Agenda – Executive Policy Committee – May 14, 2014

REPORTS

Item No. 1 Subdivision and Rezoning – 373, 359 and 357 River Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 2/2014 [c/r DAV 107622/2014D]

COMMUNITY COMMITTEE RECOMMENDATION:

On May 6, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 2/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 2/2014 dated April 30, 2014 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 2/2014 dated April 30, 2014 to an "RMF-L" Residential Multi-Family District, subject to the following conditions:

    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 for the development of any building or structure, plans showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, landscaping, pathways, seating, bicycle parking, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development 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.

        ii. That the development shall be in substantial conformance with plans submitted and attached hereto (Exhibit 9) and identified as Sheets 1-7 for DAV 14-107622/D, dated March 11, 2014, including an enclosed and glazed staircase on River Avenue and an enclosed and glazed lobby at grade on River Avenue.

        iii. That an entrance to the interior of the building shall be located at grade on the River Avenue (south) side of the building.

iv. That the maximum height shall be limited to five (5) stories and sixty (60) feet.

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 the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

12. 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On May 6, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Subdivision and Rezoning – 373, 359 and 357 River Avenue**
File DASZ 2/2014

For submission to: **Executive Policy Committee**

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

Report date: **May 7, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 6, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 2/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 2/2014 dated April 30, 2014 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 2/2014 dated April 30, 2014 to an "RMF-L" Residential Multi-Family District, subject to the following conditions:

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8. 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.

9. 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.

10. 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.

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

12. 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.

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

1. The recommendation and the wording from this report indicate the project is within the area neighbourhood plan as long as the conditions outlined are followed.
2. We're increasing density significantly in Osborne Village.
3. We're contributing to the footprint of the City and sustainability of the area in a significant manor.
4. I appreciate the requirements here that this be in substantial conformance to plans submitted and I'm trusting that it will be worked out in the plan approval process which will come back to Community Committee for approval.
5. Parking is more than adequate.

PUBLIC HEARING SUMMARY

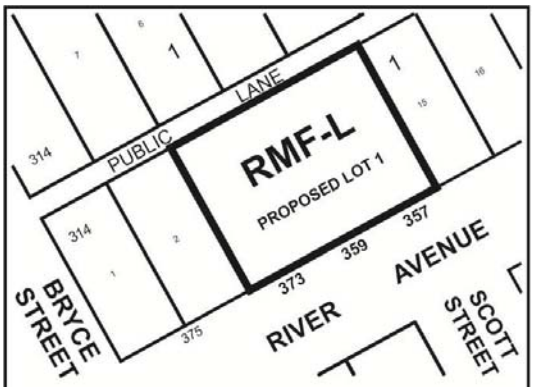
File: DASZ 2/2014

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

Public Hearing: May 6, 2014
Council Building, 510 Main Street

Applicant: John Wintrup (Richard Wintrup & Associates)

Subject:



CITY CENTRE COMMUNITY

APPLICANT : RICHARD WINTRUP & ASSOCIATES

FILE : DASZ 2/14

PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (Large) DISTRICT to allow for the future construction of a multi-family dwelling. **For information, phone Mr. M. Robinson, Planner, at 204-986-3213.**

Premises Affected: 373, 359 and 357 River Avenue

Exhibits Filed:

1. Application dated February 12, 2014
2. Notification of Public Hearing dated March 17, 2014
3. Manitoba Status of Titles 2342253/1, 1270462/1, 1270714/1
4. Letter of authorization dated November 4, 2013 from Dorota Blumczynska to Sandu Developments Inc.
5. Letter of authorization dated November 7, 2013 from Helen Rhoda to KSR Consultants Inc. and Sandhu Developments Inc.
6. Letter of authorization dated January 8, 2014 from Mike Patel, Sandu Developments to Richard Wintrup and Associates
7. Letter of authorization dated February 5, 2014 from Karampaul Sandhu, KSR Consultants Inc. to Richard Wintrup and Associates
8. Plans (8 pages)
9. Plans, Sheets 1 to 7 inclusive, for File DAV 107622/2014D dated March 11, 2014
10. Report from the Planning and Land Use Division dated April 30, 2014
11. Inspection Report
12. Audio Recording of representations

REPRESENTATIONS:

In Support:

George Cibinel
Matt Cibinel
Lauren Hauser
Mike Patel
Jasreen Sidhu
Karampaul Sandhu
John Wintrup, Richard Wintrup & Associates

In Opposition

Nil

For Information:

Tim Comack
Jonathon Freed

For the City:

Mr. K. Kowalke, Senior Planner, Planning, Property and Development Department
Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department
Mr. A. Ross, Planner, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 2/2014

ADMINISTRATIVE REPORT

Title: DASZ 2/2014 – 357-373 River Avenue

Issue: For consideration at the public hearing for a Rezoning and Subdivision for DASZ 2/2014 – 357-373 River 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
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 2/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 2/2014 dated April 30, 2014 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 2/2014 dated April 30, 2014 to an "RMF-L" Residential Multi-Family District, subject to the following conditions:

   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 for the development of any building or structure, plans showing the location and design of proposed buildings, the location and design of accessory parking areas, fencing, landscaping, pathways, seating, bicycle parking, signage, and site lighting shall be submitted to the City Centre Community Committee and the Director of Planning, Property and Development 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.

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iii. That an entrance to the interior of the building shall be located at grade on the River Avenue (south) side of the building

iv. That the maximum height shall be limited to five (5) stories and sixty (60) feet

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 the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. 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.

6. 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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9. 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.

10. 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.

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

12. 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 may be subdivided.

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:	April 30, 2014
File No.	DASZ 2/2014

APPENDIX 'A'

DATE: April 30, 2014
FILE: DASZ 2/2014
RELATED FILES: DAV 14-107622/D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.111

SUBJECT: To rezone the subject land from an "RMF-M" Residential Multi-Family District to an "RMF-L" Residential Multi-Family District for the construction of a 30 unit multi-family residential building

LOCATION: 357-373 River Avenue
LEGAL DESCRIPTION: Lot 14 Block 1 Plan 314 41 St B, Lot 4 Block 1 Plan 314 41 St B, Lot 3 Block 1 Plan 314 41 St B



APPLICANT: Richard Wintrup and Associates (John Wintrup)

OWNER: Dorota Blumczynska and Helen Wilhelmina Rhoda

RECOMMENDATION: Approval, with conditions

SITE DESCRIPTION

The subject property, which is currently zoned "RMF-M" Multi-Family Residential District, is located on River Avenue, north of Scott Street, in the Osborne Village neighbourhood of the Fort Rouge-East Fort Garry ward.

North: Residences zoned "RMF-M" Residential Multi-Family District
South: Residences zoned "RMF-M" Residential Multi-Family District
East: Residences zoned "RMF-M" Residential Multi-Family District
West: Residences zoned "RMF-M" Residential Multi-Family District

DESCRIPTION OF THE PROPOSED DEVELOPMENT
The applicant seeks approval to consolidate three contiguous lots, with an approximate total land area of 13,100 square feet and to rezone the subject lands from "RMF-M" Residential Multi-Family District to "RMF-L" Residential Multi-Family District in order to construct a 30 unit, 4 storey multi-family building. The applicant is providing 30 parking stalls underneath the building at grade.

Reason for application
The proposed density exceeds what is allowed in "RMF-M" Multi-Family Residential District. "RMF-L" Residential Multi-Family District, however, allows for a higher density. Consequently, to accommodate the proposed density, a rezoning to "RMF-L" is required.

ANALYSIS AND ISSUES

OurWinnipeg/Complete Communities
A. Policies
i. OurWinnipeg (Complete Communities Direction Strategy)
Osborne Village has the characteristics of a community mixed use centre in Complete Communities, the City of Winnipeg's land use and development plan.

Community mixed use centres are intended to have higher density development and a broad range of land uses. It is important that development in these areas creates a high-quality street environment and is attractive to residents and visitors alike.

One relevant plan policy for community mixed use centres is as follows:

Encourage moderate to high density housing and higher intensity commercial and mixed use development focused on sustainable transportation

Osborne Village Neighbourhood Plan
The subject property is within the Village High Density Residential (V-HDR) sector of the Osborne Village Neighbourhood Plan (By-law 220/2006). The following five specific policies apply to this sector:

4.1.4.A Encourage medium and high rise multiple-family development

4.1.4.B Mixed use buildings combining residential with low intensity office or commercial uses on the ground floor may be approved on River Avenue and Wellington Crescent

4.1.4.C New development along River Avenue east of Osborne Street will have a minimum of three stories and a maximum of five stories

4.1.4.D New high density development should consider the height, scale, prevailing densities, and design characteristics of surrounding land uses

4.1.4.E Encourage preservation of existing single-family residences through conversion to low intensity office uses

Design
The design submitted with the rezoning application meets policies of the Osborne Village Neighbourhood Plan in the following ways:

1. A main entrance to the building is located on River Avenue and the parking is screened behind the building façade. (See Policies 3.1.1.B.1, 3.1.1.B.3, and 3.1.1.C.1 in Appendix A)

2. The front of the building includes architectural elements to provide visual interest to the pedestrian, such as glazing, changes in setback, materials, and colours. (See Policies 3.1.1.C.2)

3. Pedestrian access to the building is located at grade, within a enclosed, glazed lobby area (3.1.1.B.3)

3. The proposed setbacks transition to be consistent with other multi-family properties on the street (3.1.1.B.2)

Change in Design
With that said, the applicant has subsequently modified the design to a degree that it no longer complies with the Osborne Village Neighbourhood Plan.

The new design has eliminated the at grade pedestrian access to the building through removal of the lobby and enclosed staircase.

The River Avenue entrance to the 2-4 floors is now provided via an outdoor staircase. (see rendering of this plan in Appendix 'C')

This building typology is a significant departure from what currently exists in the neighbourhood and is inconsistent with the intent of the Osborne Village Neighbourhood Plan, which is to create a vibrant, pedestrian friendly pedestrian experience at street level – which reinforces the existing character of the neighbourhood and ensures eyes on the street for pedestrian comfort and safety.

The new plan does not comply with the following policies

3.1.1.B.2
Respecting the traditional character of the area and surrounding properties in terms of **pedestrian orientation**, mass and scale of surrounding properties, compatible building materials**, orientation of entrances to the street**, and incorporation of compatible alignment, height, and setbacks of buildings.

The above grade access to the building is a significant departure from the existing building typologies in the neighbourhood. The design does not respect the traditional character of the area.

3.1.1.B.3
Providing pedestrian access at street level and locating parking, loading, and service entrances at the rear of buildings.

The current plan does not provide pedestrian access at street level. Pedestrians must climb a staircase to the second floor to access to the building.

3.1.1.C.2
Ensuring building design **reinforces activity and vitality at the ground level** through the use of architectural elements and accommodate **features to create interest at street level**

By removing the lobby area and enclosed staircase, a large amount of building area has been removed from the front of the building. What remains does not provide sufficient activity and vitality at street level.

3.1.1.C.3
Ensuring building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and **doors**, and height and massing of buildings.

The placement of doors (none at grade) is not consistent with surrounding properties

Plan Approval
The Winnipeg Public Service is recommending plan approval, prior to the issuance of any development permits. With that said, **it is recommended that the final design be consistent with the plans that were originally submitted with the rezoning and variance application – including an enclosed and glazed staircase on River Avenue and an enclosed and glazed lobby at grade on River Avenue.**

Additionally, it is recommended that the rear parking area be further screened and that cladding materials be consistent with the neighbourhood, as specified in the Osborne Village Neighbourhood Plan.

This is necessary in order for the development to be in compliance with the Osborne Village Neighbourhood Plan.

RECOMMENDATIONS
The Urban Planning Division recommends approval for the following reasons:

- Provided that the development is constructed in substantial conformance with the plans that were submitted with the rezoning and variance application and include an enclosed and glazed staircase on River Avenue and an enclosed and glazed lobby at grade on River Avenue, the rezoning is consistent with Complete Communities and the Osborne Village Neighbourhood Plan

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

Report Prepared by: Michael Robinson, AICP, MCIP
PPD File # DASZ 2/2014

APPENDIX 'B'
Schedule "A" for File No. DASZ 2/2014, City Centre Community Committee, dated April 30, 2014

By-Law No. _____

File No. **DASZ 2/14**

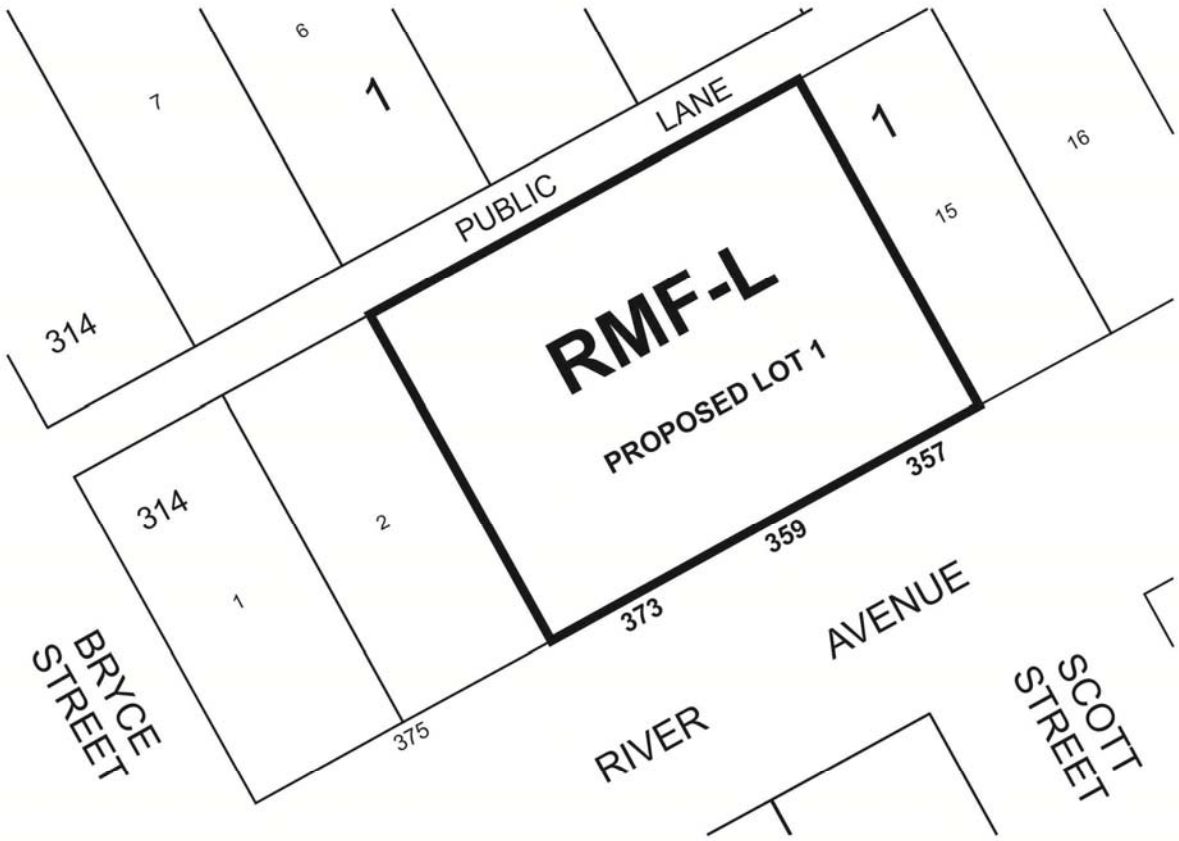
Atlas Sheet No.

N

AB24
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 357, 359 & 373 River Avenue from an "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (Large) DISTRICT to allow for the future construction of a multi-family dwelling as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____



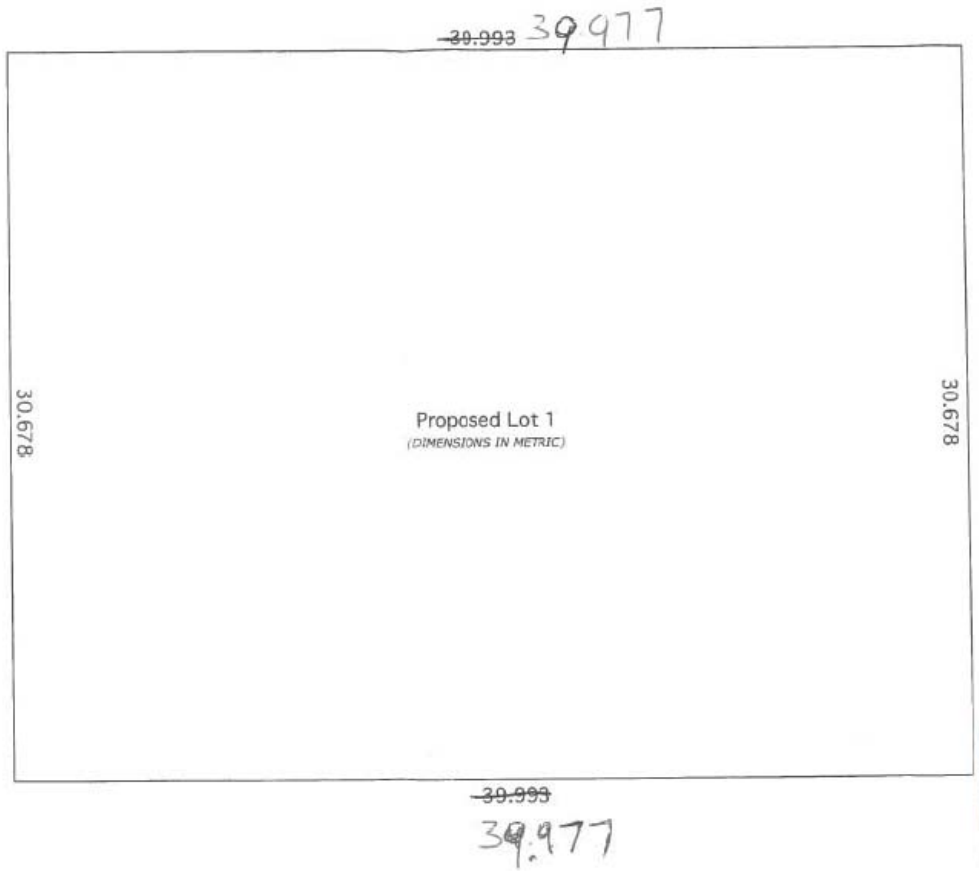
Figure 1: Aerial Photo (Flown in 2012)

APPENDIX C



Rendering of new proposed design

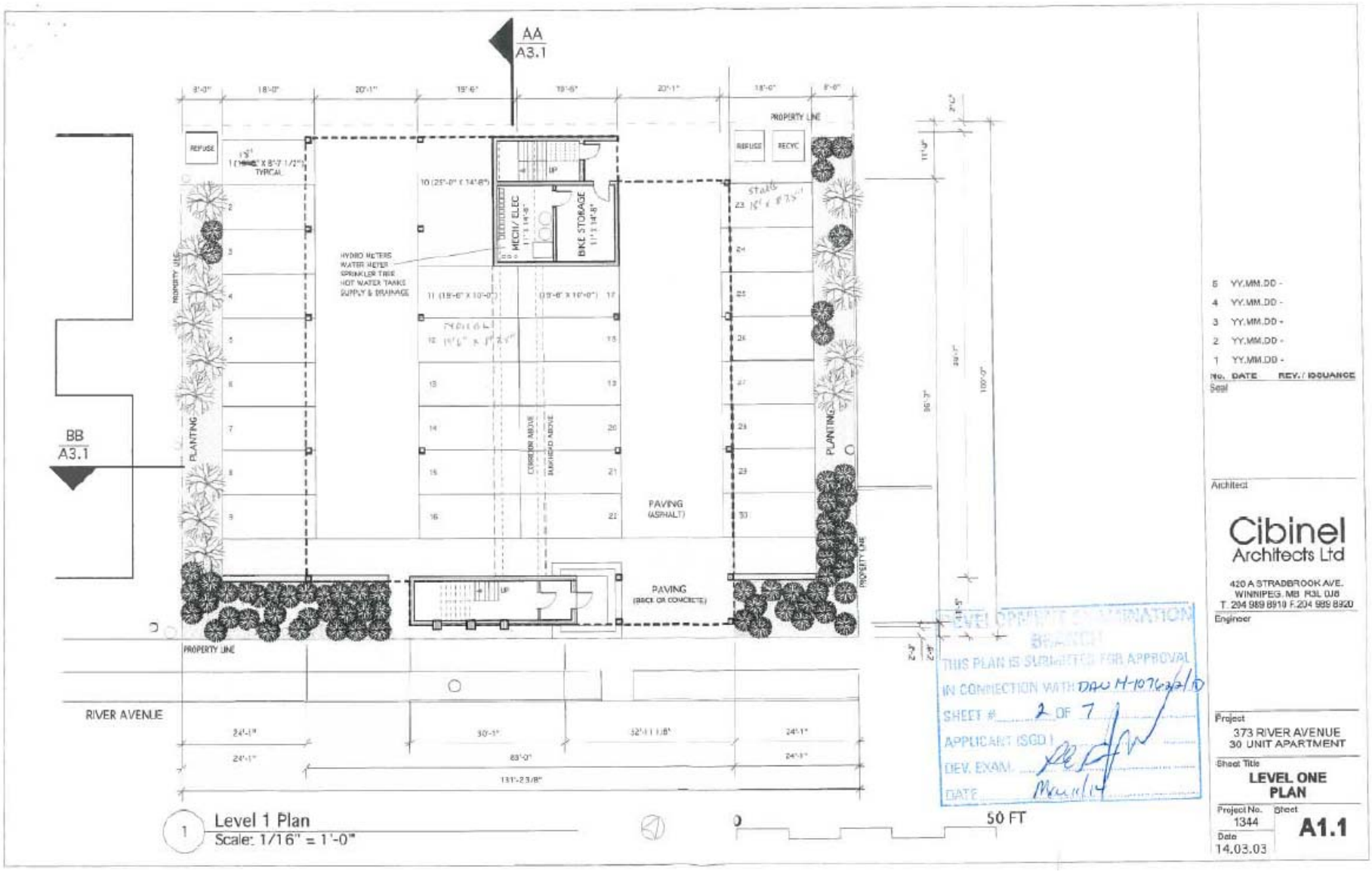
Exhibit "9" referred to in File DASZ 2/2014





:: PROPOSED LOT :: SCALE 1:200

:: 373 RIVER APARTMENTS :: CIBINEL ARCHITECTS LTD :: JAN 30, 2014 :: A1.1



1 Level 1 Plan
Scale: 1/16" = 1'-0"

No.	DATE	REV. / ISSUANCE
5	YY.MM.DD	-
4	YY.MM.DD	-
3	YY.MM.DD	-
2	YY.MM.DD	-
1	YY.MM.DD	-

Seal

Architect

Cibinel
Architects Ltd

420 A STRADBROOK AVE.
WINNIPEG, MB R3L 0J8
T. 204 989 8910 F. 204 989 8920

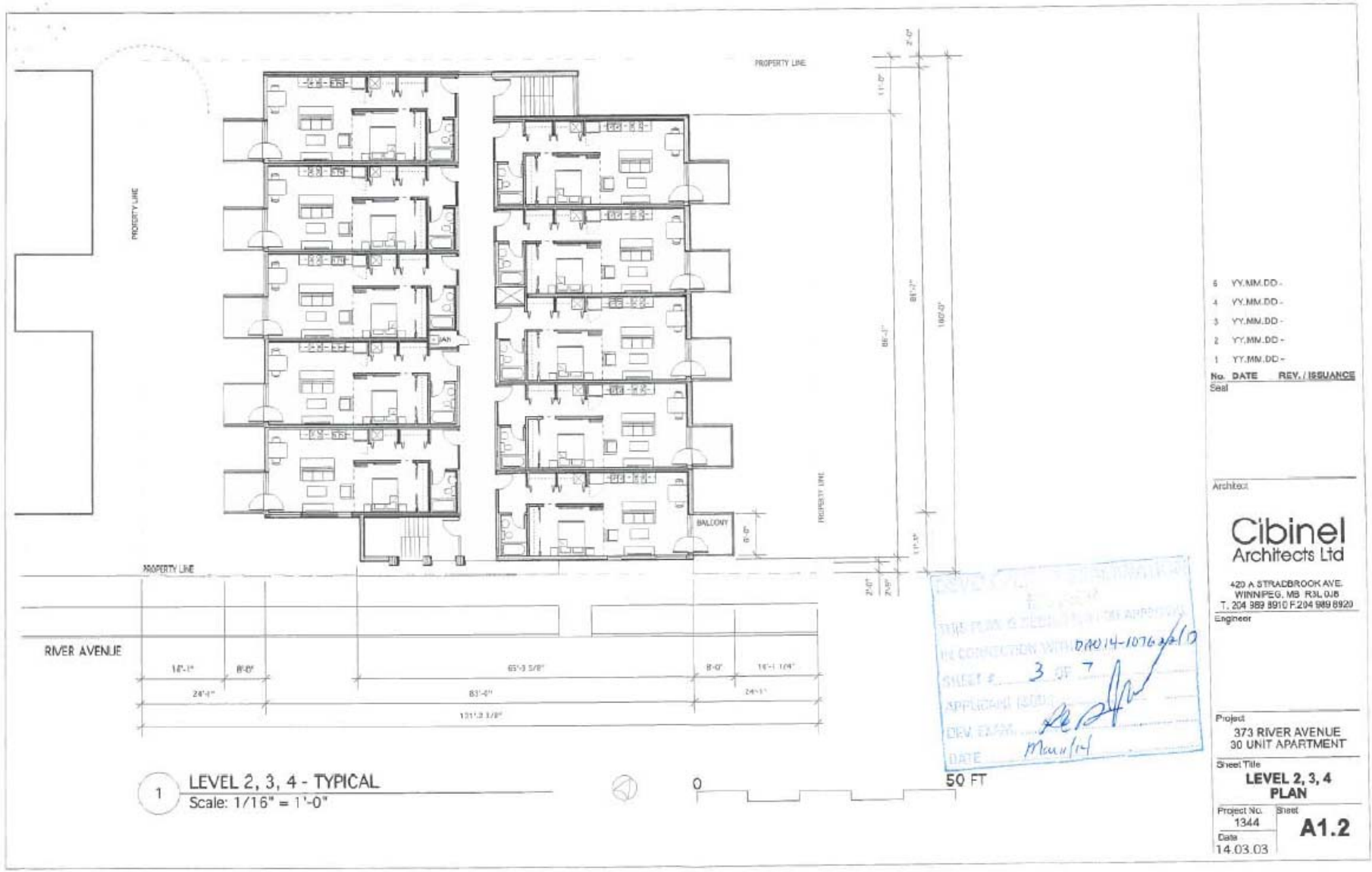
Engineer

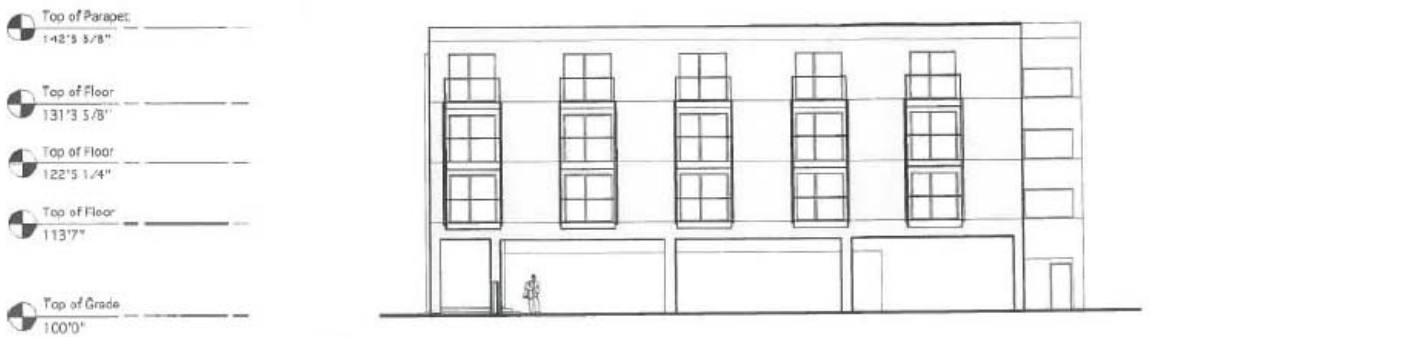
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAU M-107637/10
SHEET # 2 OF 7
APPLICANT (SGD.)
DEV. EXAM.
DATE March 14

Project
373 RIVER AVENUE
30 UNIT APARTMENT

Sheet Title
LEVEL ONE PLAN

Project No. 1344
Sheet **A1.1**
Date 14.03.03


PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
BALCONY
RIVER AVENUE
14'-1"
8'-0"
65'-3 5/8"
8'-0"
14'-1 1/4"
24'-1"
83'-0"
24'-1"
131'-3 3/8"
2'-0"
11'-0"
86'-1"
81'-7"
180'-0"
11'-3"
6'-0"
2'-0"
2'-6"
1 LEVEL 2, 3, 4 - TYPICAL
Scale: 1/16" = 1'-0"
0
50 FT
6 YY.MM.DD -
4 YY.MM.DD -
3 YY.MM.DD -
2 YY.MM.DD -
1 YY.MM.DD -
No. DATE REV. / ISSUANCE
Seal
Architect
Cibinel
Architects Ltd
420 A STRADBROOK AVE.
WINNIPEG, MB R3L 0J8
T. 204 989 8910 F.204 989 8920
Engineer
Project
373 RIVER AVENUE
30 UNIT APARTMENT
Sheet Title
LEVEL 2, 3, 4
PLAN
Project No.
1344
Date
14.03.03
Sheet
A1.2
DAN14-1076
3 OF 7
Mar 11/14



1 WEST ELEVATION
Scale: 1/16" = 1'-0"



2 EAST ELEVATION
Scale: 1/16" = 1'-0"

DEVELOPMENT EXAMINATION
BY-SHEET
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN14-107622/D
SHEET # 4 OF 7
APPLICANT (SCD)
DEV. EXAM.
DATE Mar 11/14

No.	DATE	REV. / ISSUANCE
5	YY.MM.DD -	
4	YY.MM.DD -	
3	YY.MM.DD -	
2	YY.MM.DD -	
1	YY.MM.DD -	

Seal

Architect

Cibinel Architects Ltd

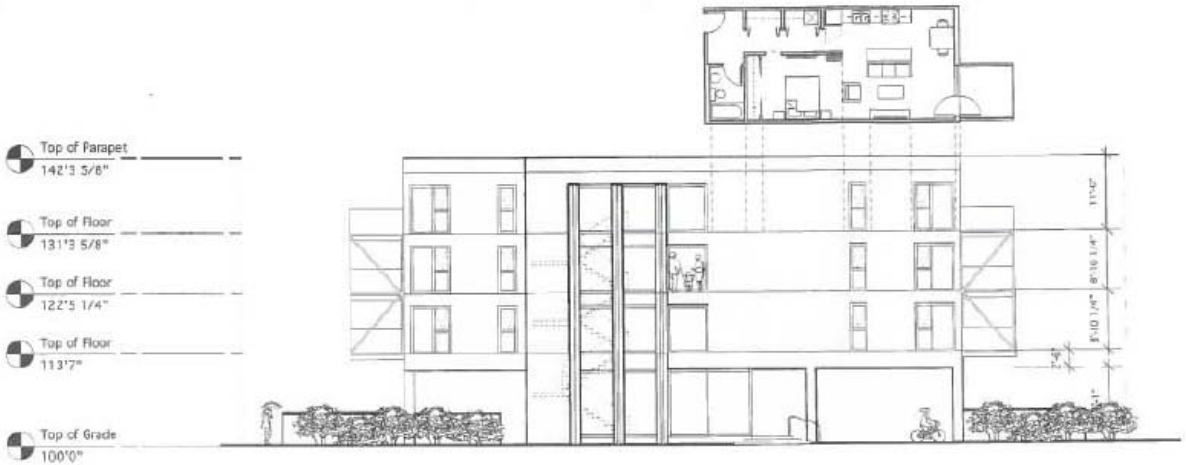
420 A STRADBROOK AVE.
WINNIPEG, MB R3L 0J8
T. 204 989 8910 F.204 989 8920

Engineer

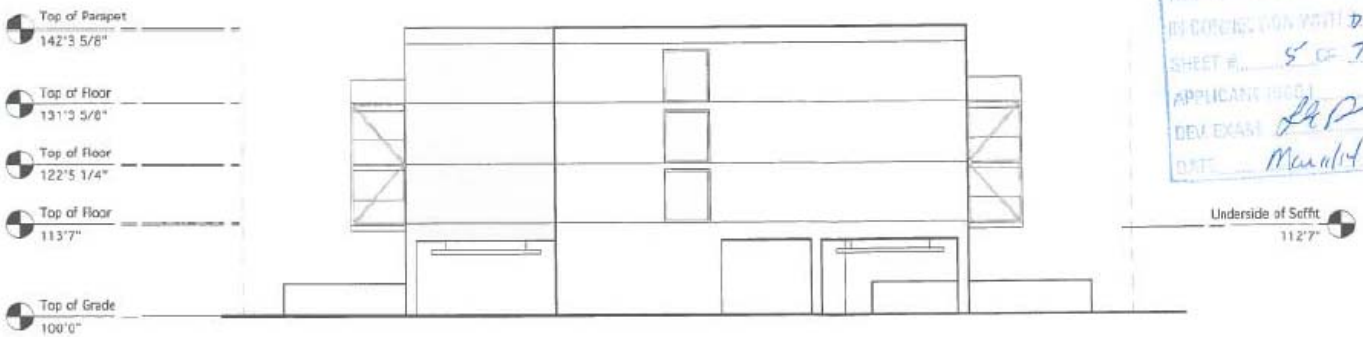
Project
373 RIVER AVENUE
30 UNIT APARTMENT

Sheet Title
EAST / WEST ELEVATIONS

Project No. 1344
Date 14.03.03
Sheet **A2.2**



1 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



2 NORTH ELEVATION
Scale: 1/16" = 1'-0"

0 50 FT

DEVELOPMENT EXAMINATION
SEARCH
THIS PLAN IS STAMPED FOR APPROVAL
IN CONNECTION WITH DA014-107632(1)
SHEET # 5 OF 7
APPLICANT INSP.
DEV EXAM
DATE March/14

No.	DATE	REV. / ISSUANCE
5	YY.MM.DD	-
4	YY.MM.DD	-
3	YY.MM.DD	-
2	YY.MM.DD	-
1	YY.MM.DD	-

Seal

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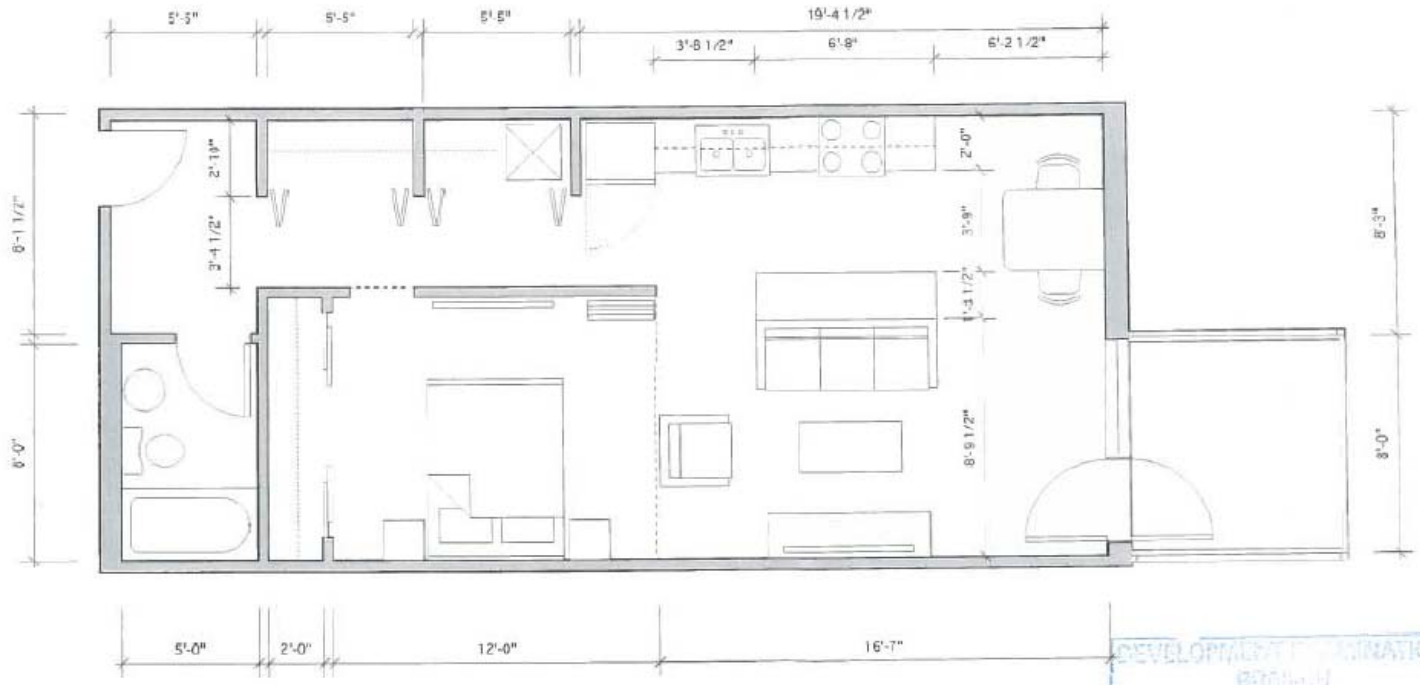
T. 204 989 9010 F.204 989 8920
Engineer

Project
373 RIVER AVENUE
30 UNIT APARTMENT

Sheet Title
NORTH / SOUTH ELEVATIONS

Project No. 1344
Sheet **A2.1**
Date 14.03.03



1 Typical Suite Layout
Scale: 1/4" = 1'-0"

DEVELOPMENT EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAW14-107
SHEET # 6 OF 7
APPLICANT (SIGN)
DEV. EXAM.
DATE Mar 1/14

No.	DATE	REV. / ISSUANCE
5	YY.MM.DD	-
4	YY.MM.DD	-
3	YY.MM.DD	-
2	YY.MM.DD	-
1	YY.MM.DD	-

Seal

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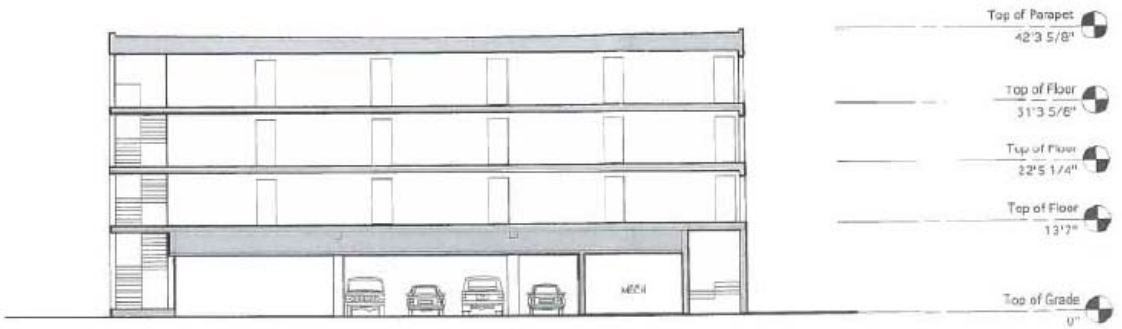
Engineer

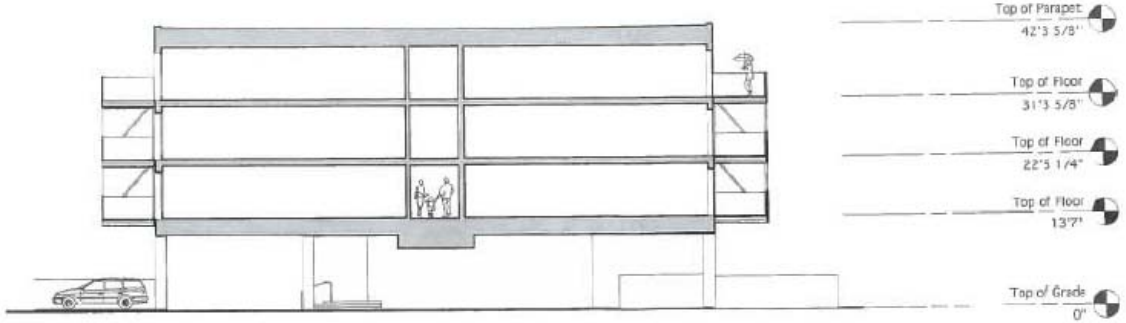
Project
373 RIVER AVENUE
30 UNIT APARTMENT

Sheet Title
TYPICAL SUITE PLAN

Project No. 1344
Sheet **A1.3**
Date 14.03.03



1 Section AA
Scale: 1/16" = 1'-0"



2 Section BB
Scale: 1/16" = 1'-0"

0 50 FT

DEVELOPMENT DETERMINATION
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 14-107627 (D)
SHEET # 7 OF 7
APPLICANT (SIG)
DEV. EXAM.
DATE Mar 1/14

No.	DATE	REV. / ISSUANCE
5	YY.MM.DD	-
4	YY.MM.DD	-
3	YY.MM.DD	-
2	YY.MM.DD	-
1	YY.MM.DD	-

Seal

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Engineer

Project
373 RIVER AVENUE
30 UNIT APARTMENT

Sheet Title
AA, BB SECTIONS

Project No. 1344
Sheet **A3.1**
Date 14.03.03