Minutes – Executive Policy Committee – May 7, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 23, 2019

Item No. 7 Rezoning – 717 Jessie Avenue
(Fort Rouge – East Fort Garry Ward)
File DAZ 209/2018 [c/r DAV 146122/2018D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/18 by rezoning the subject land to an "RMF-S PDO-1 CORYDON OSBORNE" Residential Multi Family Small District as shown on the map dated April 9, 2019 and attached as Schedule "A" to this report.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

4. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 23, 2019

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On April 23, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown 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 April 9, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Rezoning – 717 Jessie Avenue**
File DAZ 209/2018

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

Prepared by: **Kate McMillan, Senior Committee Clerk**
City Centre Community Committee

Report date: **April 10, 2019**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 9, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/18 by rezoning the subject land to an "RMF-S PDO-1 CORYDON OSBORNE" Residential Multi Family Small District as shown on the map dated April 9, 2019 and attached as Schedule "A" to this report.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

4. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

1. This project will provide housing choices to the neighborhood – a multi-family housing consistent on a small scale with the plan.

2. In this area there are multi-family examples, including across the street.

3. Truly believe that the Corydon plan is built to address some of the barriers to housing that Winnipeggers face.

PUBLIC HEARING SUMMARY

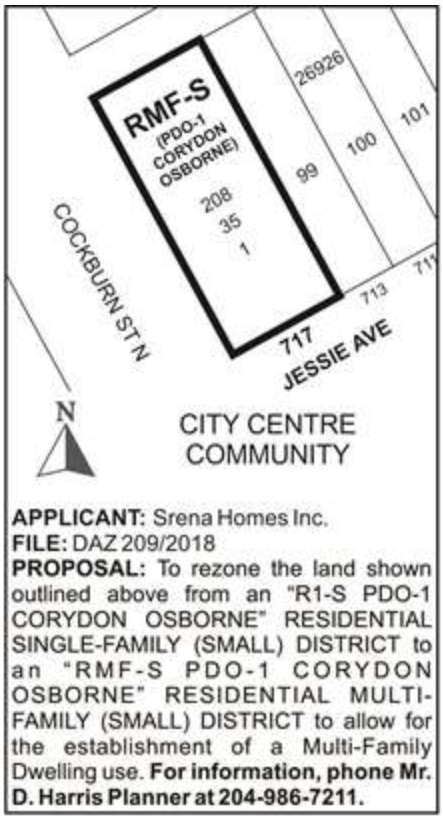
File: DAZ 209/2018

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gilroy
Councillor Rollins

Public Hearing: April 9, 2019
Council Building, 510 Main Street

Applicant: Srena Homes Inc. (Muhammad Asif)

Subject:



Premises Affected: 717 Jessie Avenue

Exhibits Filed:

1. Application dated December 6, 2018
2. Notification of Public Hearing dated March 12, 2019
3. Manitoba Status of Title 2941422/1
4. Letter of authorization dated July 23, 2018 from M. Asif, Director, Srena Homes to Srena Homes Inc.

5. Surveyor's Building Location Certificate and sketch dated April 27, 2018
6. Caveat 4382024/1
7. Plans (6 pages)
8. Report from the Urban Planning Division dated April 2, 2019
9. Inspection Report
10. Communication dated April 8, 2019, from Cheryl Hobbs with respect to the application
11. Communication dated April 8, 2019, from Ken and Genevieve Vipond in opposition to the application
12. Communication dated April 9, 2019, from Cheryl Hobbs with respect to the application
13. Communication dated April 9, 2019, from Neil Owens in opposition to the application
14. Recording of Representations

REPRESENTATIONS:

In Support:

Akhil Arora

In Opposition

Marion Chyzzy
Scott Farlinger
Shirley Forsyth
Cheryl Hobbs
Neil Owens
Dennis Swayze
Genevieve Vipond
Ken Vipond

For Information:

Franca De Grazia
Virinder K. Gill

For the City:

D. Harris, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit " 8 " referred to in File DAZ 209/2019

ADMINISTRATIVE REPORT

Title: DAZ 209/18 at 717 Jessie Ave.

Issue: For consideration at the public hearing to rezone the property at 717 Jessie Ave. to the "RMF-S" district to establish a four (4) unit multi-family residential use.

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

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
B. Smith	n/a	n/a	n/a	

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/18 by rezoning the subject land to an "RMF-S PDO-1 CORYDON OSBORNE" Residential Multi Family Small District as shown on the map dated April 9, 2019 and attached as Schedule "A" to this report.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

4. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

5. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property from the “R1-S” district to the “RMF-S” district to enable the establishment of a four (4) unit multi-family building at 717 Jessie.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- 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 Urban Planning Division are concurred in, the land will be **rezoned**.

CONSULTATION

In preparing this report there was consultation with:

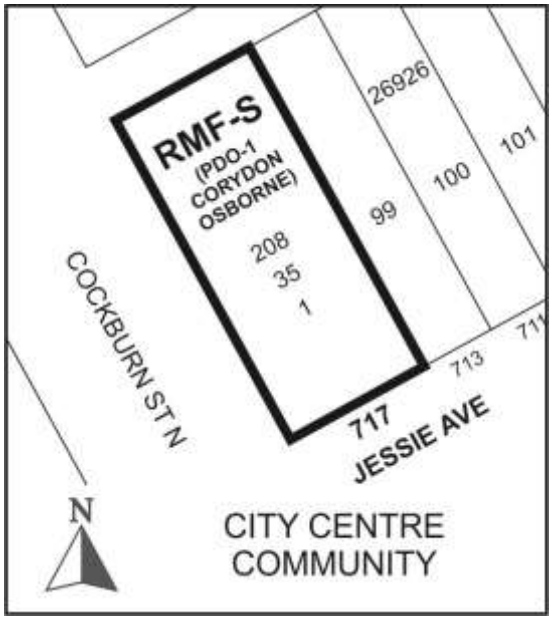
N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, (MCP)
Date:	April 2, 2019
File No.	DAZ 209/18

APPENDIX 'A'

DATE:	April 9, 2019
FILE:	**DAZ 209/18**
RELATED FILES:	DAV 18-146122D and ZR 18 187225 000 00
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.106 Earl Grey
SUBJECT:	To rezone the subject land from R1-S to RMF-S (PDO-1 Corydon Osborne) to permit the establishment of 4 unit multi-family residential building.
LOCATION:	717 Jessie Ave.



LEGAL DESCRIPTION:	Lot 1, Block 35, Plan 208 WLTO (Western Division) in River Lots 31 to 35 Parish of St. Boniface
APPLICANT:	Muhammad Asif of Srena Homes Inc. 995 McPhillips Street Winnipeg MB, R2X 2X3

OWNER: Muhammad Asif of Srena Homes Inc.
995 McPhillips Street
Winnipeg MB,
R2X 2X3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north east corner of Jessie Ave. and Cockburn Ave, in the Earl Grey neighbourhood of the Fort Rouge - East Fort Garry ward
- The site is located in a Mature Community as designated in the *Complete Communities Direction Strategy*.
- The property currently zoned “R1-S” Residential Single Family Small district and is 6017 sq. ft. in area.
- A 1723 sq. ft. single family dwelling, constructed in 1907 is currently located on the subject property



Figure 1: Subject site and surrounding area (flown 2018)

SURROUNDING LAND USE AND ZONING

The subject area is characterized by a mix of low to moderate multiple family residential uses. Land uses directly adjacent to the subject site include:

North: A rear lane then a 21 unit, multi-family residential building zoned "C2" Commercial Corridor district.

South: Jessie Ave. then a six (6) unit apartment building zoned "R1-S" Residential Single Family Small district.

East: Single family residential uses zoned "R1-S" Residential Single Family Small district.

West: Cockburn Ave. then two unit residential use zoned "R1-S" Residential Single Family Small district



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property to the "RMF-S" Residential Multi-Family Small district to enable the establishment of a two (2) storey, 4 unit multi-family residential development.
- The proposed development will include five (5) motor vehicle parking spaces located behind the proposed building.
- A corresponding variance application (DAV 18-146122D) is required to enable the proposed development. Please refer to this variance report for additional information.
- Variances for front yard, west corner side yard, landscaped buffering of a parking area and parking stall length to a rear lane are required to enable the proposed development.

REASON FOR APPLICATION

- 717 Jessie Ave. is currently zoned “R1-S” Residential Single Family Small.
- The “R1-S” district does not permit the establishment of multi-family residential uses.
- The applicant wishes to develop a four (4) unit multi-family residential development on site.
- In order to accommodate this higher density, a rezoning to the “RMF-S” Residential Multi-Family Small district is required.
- The RMF-S district enables a maximum residential density of one (1) residential unit per 1250 sq. ft. of site area.
- The Corydon Osborne Planned Development Overlay supports multi-family residential development on corner lots in this *Lower Density Residential Area* of the Corydon Osborne Area Plan to a maximum density of one dwelling unit per 1250 sq. ft. of lot area.
- Given the property at 717 Jessie Ave. is 6017 sq. ft. in area, the proposed four (4) unit building would result in an approvable density of 1504 sq. ft. per dwelling unit.
- The submitted design is the product of numerous discussions between the applicant and the Urban Planning Division. The proposed designs are consistent with Corydon Osborne Area Plan policies and design guidelines.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject property is located in the Areas of Stability - Mature Community policy area.
- *Complete Communities* states Mature Communities “present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure.”
- Areas of Stability / Mature Communities Direction 1 in *Complete Communities* states the public service should “encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.”

The proposed four (4) unit residential building will add modest density to this Mature Neighbourhood in a context sensitive manner that is consistent with the direction established for Mature Communities as identified in the *Complete Communities* direction strategy.

CORYDON OSBORNE AREA PLAN

- The subject property is located in the *Lower Density Residential Area* of the Corydon Osborne Area Plan (COAP).
- Lower density residential areas are located south of Corydon Avenue.
- Section 3.5.23. *Lower Density Residential Areas* states:

> *“Up to two unit development will be permitted, subject to design guidelines / controls. Small multi-family development may be accommodated on corners, subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas shall be 3 storeys.”*

The proposed two (2) storey, four (4) unit multi-family development on the corner of Jessie Ave and Cockburn St. is consistent with the *Corydon Osborne Area Plan* policies in that it is located on a corner lot, is two (2) storeys in height and is within the "RMF-S" Residential Multi-Family Small district density.

CORYDON OSBORNE AREA PLAN DESIGN GUIDELINES

- The Corydon Osborn Area Plan contains design guidelines aimed at ensuring contextual redevelopment for specific areas of the plan
- The subject property at 717 Jessie Ave. is falls under the Lower Density Residential Design Guideline Recommendations.
- The proposed development complies with the *Lower Density Residential Design Guideline Recommendations.*
- For a detailed analysis of how this proposal meets the *Lower Density Residential Design Guidelines* please see **Appendix A** of this report.

ZONING BY-LAW 200/2006

- The RMF-S district is the lowest density multi-family residential zoning district in Zoning By-law 200/2006 enabling a density of one (1) dwelling unit per 1250 sq. ft. of site area.
- The proposed rezoning to "RMF-S" Residential Multi-Family Small district would enable the establishment of four (4) residential units at 717 Jesse Ave.

CORYDON OSBORNE PLANNED DEVELOPMENT OVERLAY (PDO)

- As indicated above, the Corydon Village area is governed by the *Corydon Osborne Area Plan.*
- In order to effectively implement the plan, the *Corydon Osborne Planned Development Overlay (PDO)* was developed.
- Planned Development Overlays (PDO's) are custom zoning districts which modify the base zoning of an area to facilitate the implantation of a secondary plan.
- The Corydon Osborne PDO can be found on page W-1 of Zoning By-law 200/2006
- The subject property is located in *Area 8 Lower Density Residential Area* of the Corydon Osborne PDO.
- The Corydon Osborne PDO imposes the following regulations on multi-family development in the *Lower Density Residential Area;*
    - Multi-family residential development is only permitted on corner lots
    - The maximum residential density for multi-family development on a corner lot is one (1) residential unit per 1250 sq. ft. of lot area.
    - Maximum allowable lot coverage is 45%
    - Minimum lot area is 2500 sq. ft.
    - All buildings must provide a main entrance facing a street, on a portion of the façade closest to the street.
    - Parking must be located behind proposed buildings

The proposed four (4) unit multi-family development is consistent with the Corydon Osborne PDO in that:

- It is located on a corner lot with an area of 6017 sq. ft.
- The proposed four (4) unit development results in an allowable density of 1504 sq. ft. of site area per dwelling unit.
- Is within the maximum lot coverage of 45%
- Has a main entrance facing Jessie Ave.
- Has entrances facing Cockburn Ave.
- Parking is located behind the building.

Given the proposed development complies with the regulations in the Corydon Osborne PDO, the Urban Planning Division recommends **approval** of DAZ 209/18 at 717 Jessie Ave to rezone the subject property to "RMF-S" Residential Multi-Family Small district.

ADDITIONAL CONSIDERATIONS

Trees and Landscaping

- Section 3.5.54 of The Corydon Osborne Area Plan says:

  "Encourage the preservation of existing mature canopy shade trees and natural areas through good design"

- At the request of the Urban Planning Division the applicant provided an arborist report for the subject property.
- The report identifies two large trees located on the south west corner of the property which will be saved during redevelopment.
- The report states trees:

  "Tree one and two with protective hoarding should remain healthy throughout and after build, as they are far enough away from excavation. Root bases should not be overly disturbed."

- The Urban Planning Division strongly encourages the applicant to redevelop their site in accordance with recommendations set out in the arborist report, with the intention of preserving trees #1 and #2 on site.

Conditions of approval

Design Review

Development other than single family uses which occurs within the Corydon Osborne Area Plan boundary is subject to Design Review. The proposed development has undergone Design Review and has been deemed to comply with the *Lower Density Residential Design Guidelines*. If the applicant were to propose changes to the designs as submitted, a new Design Review process will be required.

Substantial conformance

- The submitted design is the product of numerous discussions between the applicant and the Urban Planning Division. The proposed designs are consistent with Corydon Osborne Area Plan policies and design guidelines.
- A substantial conformance condition of approval has been placed on the corresponding variance application (DAV 18-146122D) to ensure the subject four plex at 717 Jessie Ave is built as proposed.

Plan Approval

- Given the design review requirement in the COAP, Plan Approval is rarely necessary when undertaking development in the Corydon Area.
- As stated earlier, the proposed development is consistent with design guidelines for this area of the Corydon Osborne Area Plan.
- Upon final review, there was some confusion between fencing detail illustrated on the submitted site plan and fencing detail in submitted renderings.
- Plan Approval has been placed as a condition of approval on the corresponding variance application (DAV 18-146122D) to ensure fencing is consistent with the design guideline policies.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The rezoning will result in a modest increase in density on this corner lot thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, mature neighbourhood.
- The rezoning is consistent with the policies in *Complete Communities* direction strategy and the C*orydon Osborne Area Plan.*

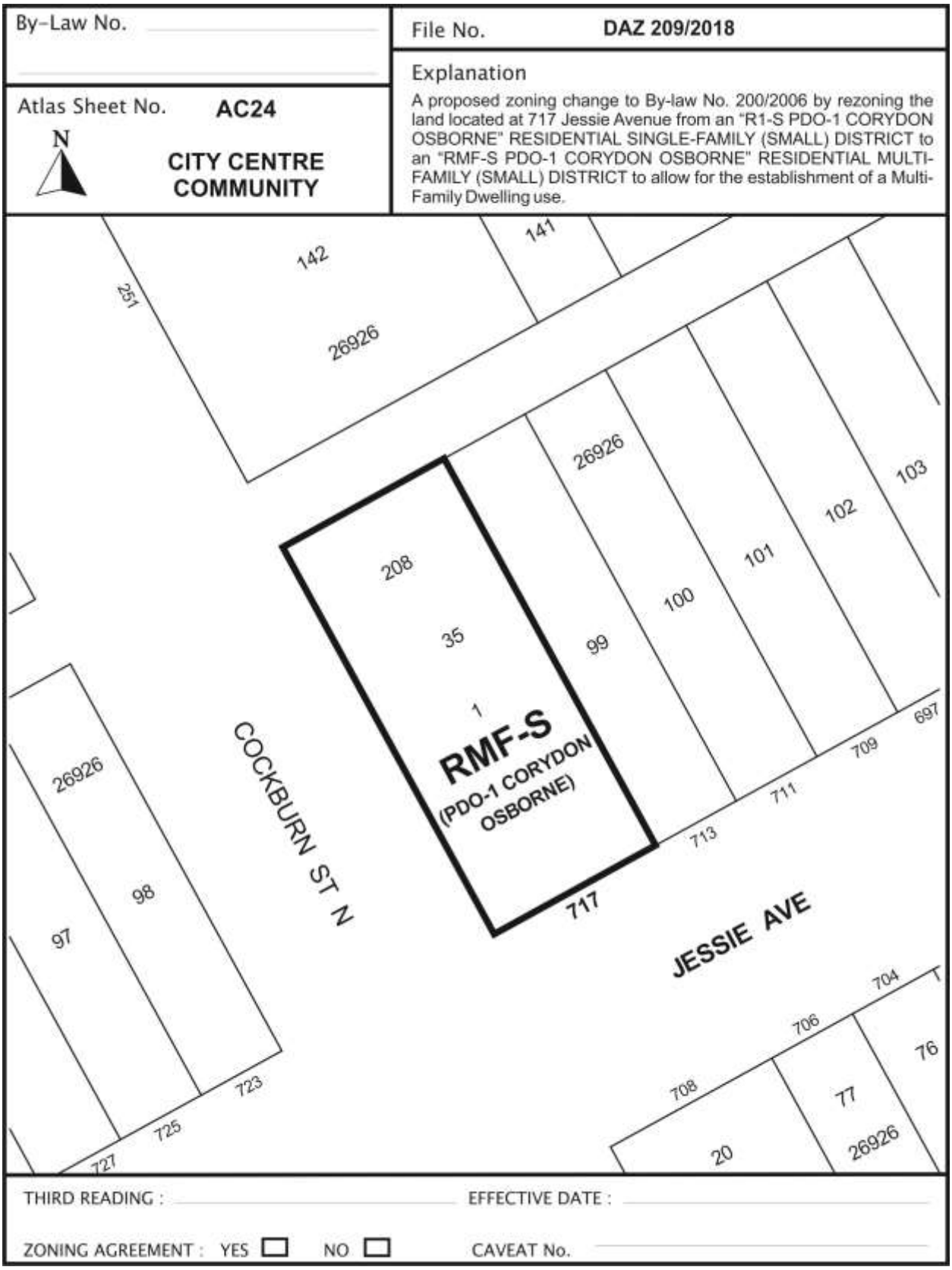
RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be rezoned to a “RMF- S” Residential Multi-Family Small district.

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

Report Prepared by: Dylan Harris, MCP
PPD File # DAZ 209/18 – 717 Jessie Ave.

Schedule "A" for File DASZ 13/18, City Centre Community Committee, April 9, 2019



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 717 JESSIE AVENUE – DAZ 209/2018

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 209/2018. The applicant should take into consideration the following servicing and design requirements in the redevelopment of the site:

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

1) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
2) The peak land drainage discharged from the site must be based on a c-value of 0.30, with a 5 year rainfall event applied.
3) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 209/2018
March 26, 2019

"*Original Signed by G. Jasper"*
G.V. Jasper P. Eng.,
Land Development Branch

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Water & Waste Department

Appendix A: 717 Jessie Ave Design Review Checklist

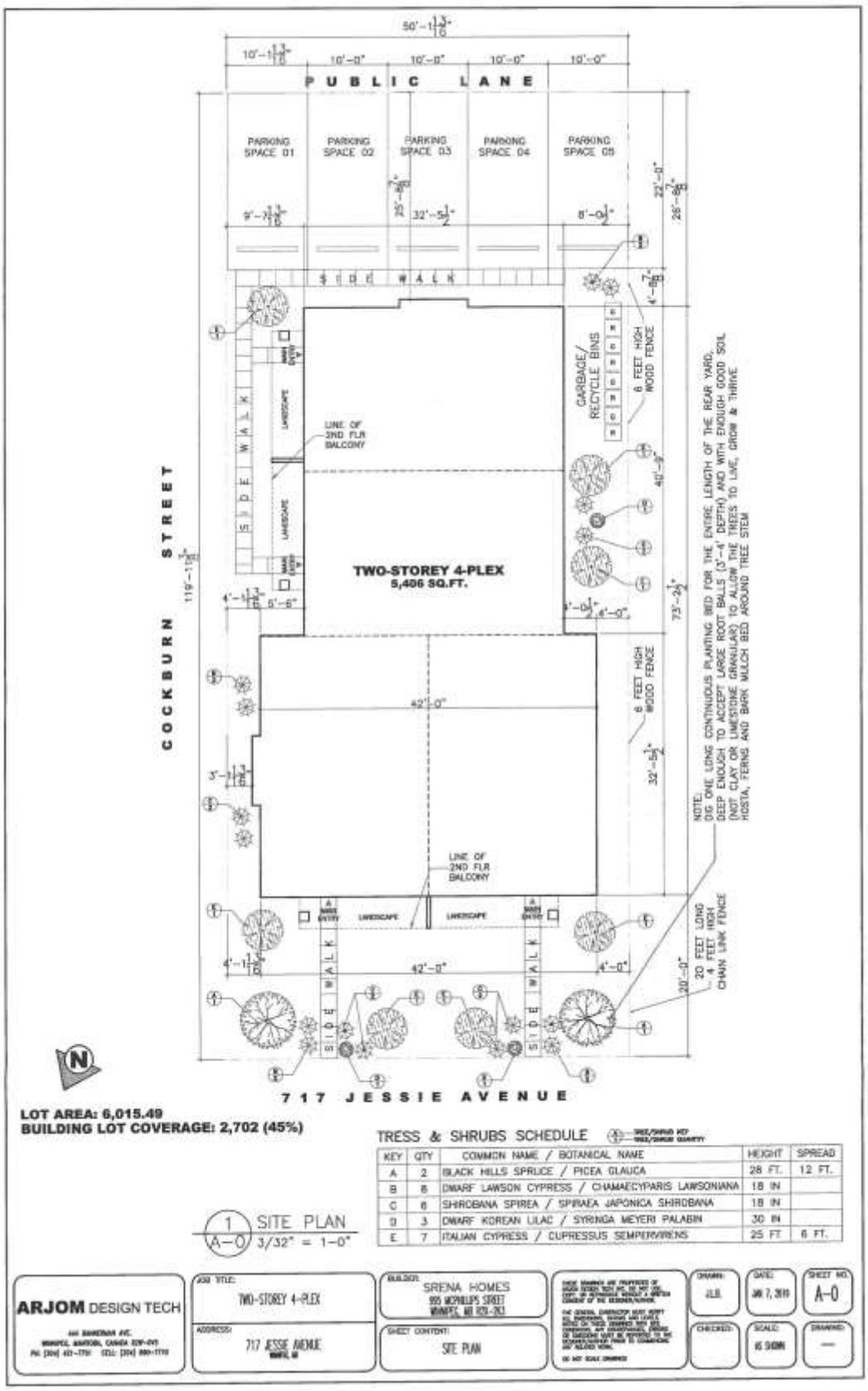
Corydon Osborne Plan Urban Design Review

Corydon Osborne Lower Density Design Guidelines	Comply (Yes or No)	Comments
i) Buildings should be parallel to the street frontage property line	**Yes**	The proposed building is parallel to Jessie Ave and Cockburn St.
ii) Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks	**Yes**	The proposed building has a 20 foot front yard. The adjacent front yards are 25 feet (east) and 21 feet west resulting in an average front yard of 23 feet.
iii) Roofs should be pitched	**Yes**	The proposed design illustrates a pitched roof.
iv) Façade elements such as doors, windows, rooflines etc. should be generally aligned with those elements on adjacent buildings. In instances where accessibility determines finished floor level, proportion and scale of façade elements should be consistent with the proportion and scale of those elements on adjacent buildings.	**Yes**	The proposed two-storey building, with a pitched roof is generally consistent with the scale and form of adjacent buildings.
v) Buildings should have their main entrance facing the street	**Yes**	The proposed building has a main entrance facing Jessie Ave and individual suite entrances / balconies facing Cockburn Ave.
vi) Buildings should include architectural appurtenances such as front porches, covered stoop, etc, consistent with building materials	**Yes**	The proposed development illustrates main entrances to suites from Cockburn Ave. There are balconies facing both public streets creating active street fronts.
vii) Windows and doors should be articulated	**Yes**	There is good use of materials and wall plane articulation in the proposed design to clearly define doors and windows.
viii) Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded	**N/A**	
ix) Front yards should consist of soft landscaping a minimum of 60% of the area	**Yes**	Drawings illustrate the 20 foot front yard is landscaped with a variety of trees and shrubs.
x) Front yard fences and walls should be no higher than 1 m and be of primarily transparent construction	**Modification needed**	Through a condition on DAV 18-146122D, the Urban Planning Division will require that front yard fences shall not exceed 1 metre in height and shall not be chain link.

xi) Compatible small scale multi-family buildings should reflect the surrounding residential building character	**Yes**	The proposed building is below allowable height for corner lot development in this area and is within the maximum allowable lot coverage of 45%. The building has a pitched roof, ample landscaping and mix of cement board siding, cement board panel and limited stucco.
xii) Corner lots may have greater lot coverage	**Yes**	Proposed development complies with 45% lot coverage maximum.
xiii)Multiple lot development on interior lots should allow for maximum coverage less building context setbacks	**N/A**	
xiv) Multiple lot development may be contiguous but should articulate the appearance of two units per lot	**N/A**	
xv) Multiple lot development should reflect the rhythm, massing, materials, and proportions of the adjacent residential buildings	**N/A**	
xvi) Residential development should maintain the existing pattern of detached garages rather than attached garages	**N/A**	
xvii) All parking lots should provide appropriate screening to preserve the residential character of the area	**Yes**	The proposed development is locating parking at the rear of the property. A six (6) foot tall wood fence will screen the parking area from adjacent residential uses.
xviii) Residential developments should provide pedestrian access at street level and locate parking, loading, and service entrances at the rear of buildings.	**Yes**	Proposed development has at grade access from both public streets. Sidewalk connections are illustrated from Jessie Ave to the main entrance. Sidewalks will also be provided from the parking area to the side suite entrances on Cockburn Ave.
xix) Residential development should have consideration for light, view, and privacy of adjacent buildings and area	**Yes**	The proposed building is lower than permitted in this area of the COAP. There are no balconies facing the interior side yard. The proposed dwelling maintains a 4 foot interior side yard for 32 feet of the building. After 32 feet, of building length, the side yards increase to 8 feet providing increased separation.

xx) Residential development should ensure pedestrian access is a predominant feature in the site design	**Yes**	Main entrance connected to Jessie Ave. with sidewalk. Pedestrian connections from rear of building to side entrances.
xxi) Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows, and doors and height and massing of buildings	**Yes**	The pitched roof design, two storey height and use of horizontal style siding material and yard size is generally consistent with area character.
xxii) Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	**Yes**	The building is connected to public streets with sidewalks. Balconies and stoops provide private outdoor spaces for residents while activating building fronts facing public streets.
xxiii) Residential development should encourage preservation of mature canopy shade trees and natural areas through good design	**Yes**	Arborist report has been submitted. Two large trees at front of property are intended to be saved.
xxiv) Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design	**Yes**	Building elevations facing public streets consist of active uses including entrances, windows and balconies providing increased “eyes on the street” in a fashion consistent with CPTED principles.,

Exhibit " 7 " referred to in File DAZ 209/2019



LOT AREA: 6,015.49
BUILDING LOT COVERAGE: 2,702 (45%)

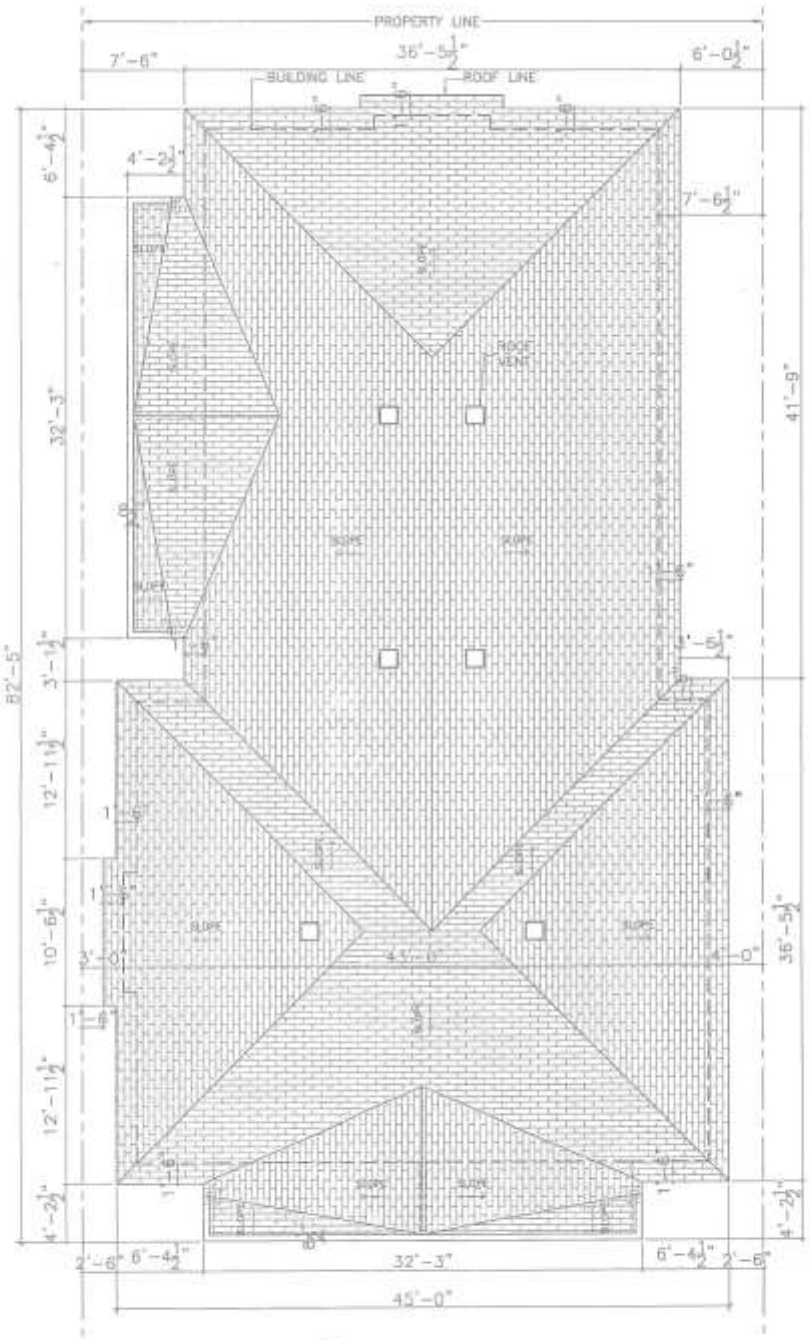
TRESS & SHRUBS SCHEDULE

KEY	QTY	COMMON NAME / BOTANICAL NAME	HEIGHT	SPREAD
A	2	BLACK HILLS SPRUCE / PICEA GLAUCA	28 FT.	12 FT.
B	6	DWARF LAWSON CYPRESS / CHAMAECYPARIS LAWSONIANA	18 IN	
C	6	SHROBANA SPIREA / SPIRAEA JAPONICA SHROBANA	18 IN	
D	3	DWARF KOREAN LILAC / SYRINGA MEYERI PALABIN	30 IN	
E	7	ITALIAN CYPRESS / CUPRESSUS SEMPERVIRENS	25 FT	6 FT.

1 SITE PLAN
A-0 3/32" = 1-0"

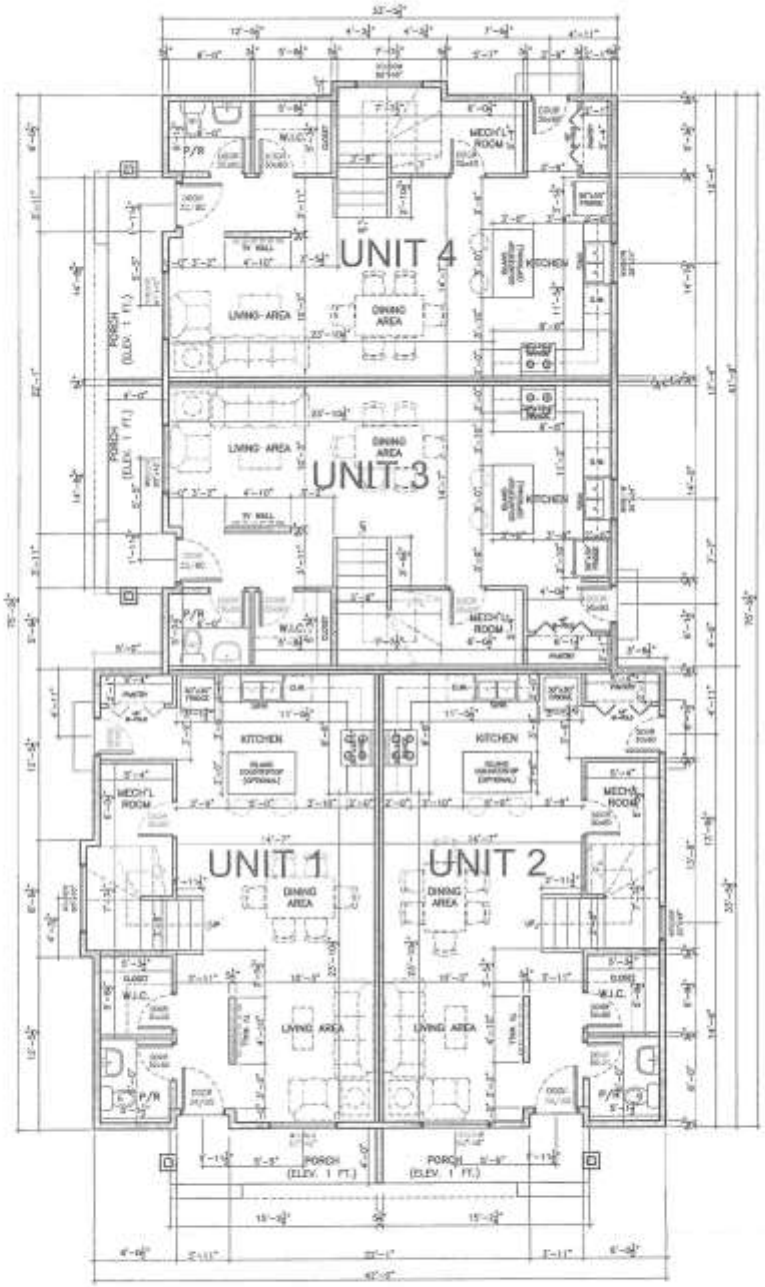
ARJOM DESIGN TECH

JOB TITLE: TWO-STOREY 4-PLEX
ADDRESS: 717 JESSIE AVENUE
BUILDER: SRENA HOMES
SHEET CONTENT: SITE PLAN
DRAWN: J.L.B.
DATE: JAN 7, 2019
SHEET NO. A-0
CHECKED:
SCALE: AS SHOWN
DRAWING: —



1 / A-1 ROOF PLAN
SCALE: 1/8" = 1'-0"

ARJOM DESIGN TECH	JOB TITLE: TWO-STOREY DUPLEX	BUILDER: SRENA HOMES 955 MCPHILLIPS STREET		DRAWN:	DATE:	SHEET NO:
	ADDRESS: 717 JESSIE AVENUE	SHEET CONTENT: ROOF PLAN		CHECKED:	SCALE:	DRAWING:



1 / A-2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

PER UNIT TOTAL SQ. FT.

UNIT	TOTAL SQ. FT.
1	1414.42 SQ. FT.
2	1396.97 SQ. FT.
3	1392.97 SQ. FT.
4	1418.42 SQ. FT.

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

FLOOR AREA: 2803.55 SQ. FT.

ARJOM DESIGN TECH

JOB TITLE: TWO-STOREY DUPLEX

ADDRESS: 717 JESSIE AVENUE

BUILDER: SRENA HOMES
995 MCPHILLIPS STREET
WINNIPEG, MB R2X-2K3

SHEET CONTENT: MAIN FLOOR PLAN

DRAWN: J.L.B.

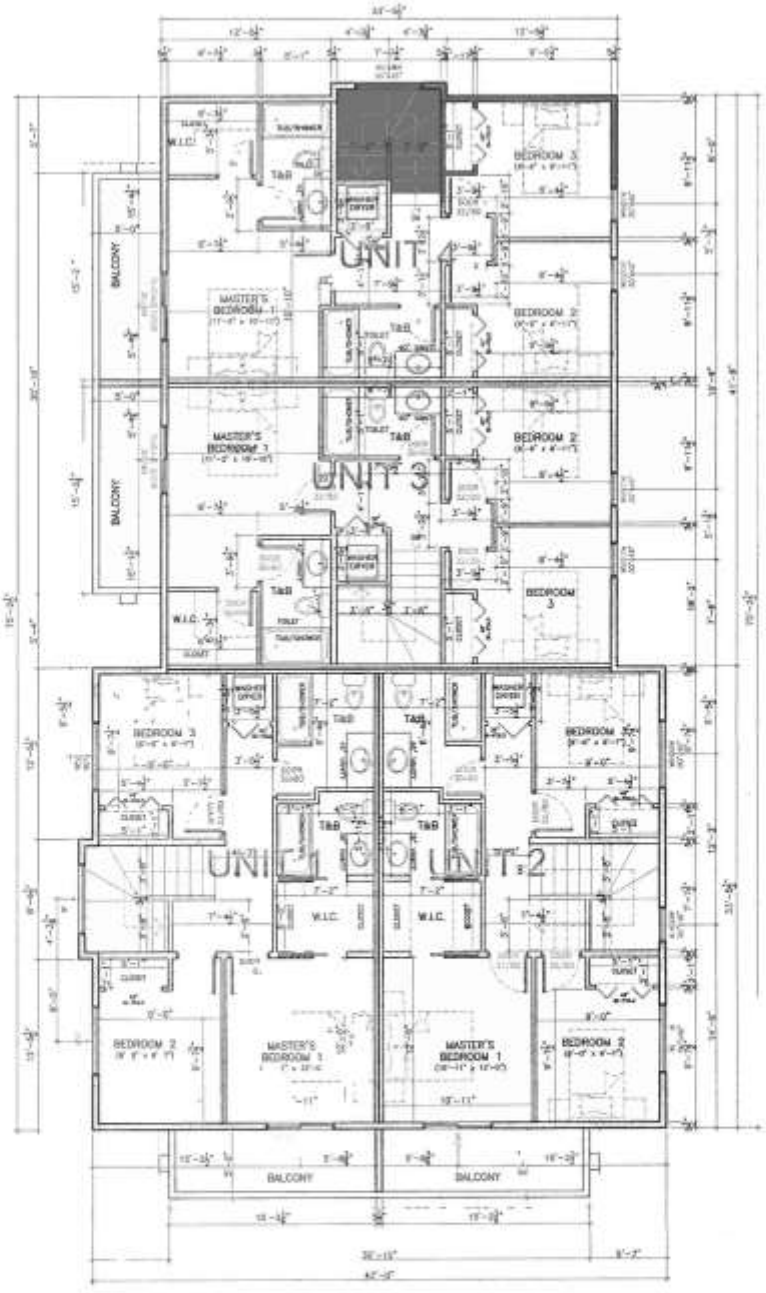
DATE: JULY 01, 2018

SHEET NO. A-2

CHECKED:

SCALE: 1/8"=1'-0"

DRAWING: —



1 / A-3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

PER UNIT TOTAL SQ. FT.

UNIT	TOTAL SQ. FT.
1	1414.42 SQ. FT.
2	1398.97 SQ. FT.
3	1392.97 SQ. FT.
4	1418.42 SQ. FT.

FLOOR AREA: 2819.22 SQ. FT.

ARJOM DESIGN TECH

JOB TITLE: TWO-STOREY DUPLEX

ADDRESS: 717 JESSE AVENUE

BUILDER: SRENA HOMES

SHEET CONTENT: SECOND FLOOR PLAN

DRAWN: J.L.B.

DATE: AUG 01, 2018

SHEET NO: A-3

CHECKED:

SCALE: 1/8"-1'-0"

DRAWING: —


1 A-4 LEFT-SIDE ELEVATION
SCALE: 1/8" = 1'-0"
2 A-4 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
NOTES:
DOOR AND WINDOWS ARE CONCEPTUAL ONLY
CONTRACTOR TO VERIFY WINDOW & DOOR FINAL DESIGN WITH THE OWNER
CONTRACTOR TO VERIFY WINDOW & DOOR ROUGH OPENINGS WITH SUPPLIER
ARJOM DESIGN TECH
JOB TITLE: TWO-STOREY DUPLEX
ADDRESS: 717 JESSE AVENUE
BUILDER: SRENA HOMES
SHEET CONTENT: FRONT & LEFT-SIDE ELEVATION
DRAWN: J.L.B.
DATE: JULY 09, 2018
SCALE: 1/8"=1'-0"
SHEET NO. A-4
DRAWING: —


1 A-5 RIGHT-SIDE ELEVATION
SCALE: 1/8" = 1'-0"
2 A-5 REAR ELEVATION
SCALE: 1/8" = 1'-0"
NOTES:
DOOR AND WINDOWS ARE CONCEPTUAL ONLY
CONTRACTOR TO VERIFY WINDOW & DOOR FINAL DESIGN WITH THE OWNER
CONTRACTOR TO VERIFY WINDOW & DOOR ROUGH OPENINGS WITH SUPPLIER
ARJOM DESIGN TECH
JOB TITLE: TWO-STOREY DUPLEX
ADDRESS: 717 JESSIE AVENUE
BUILDER: SRENA HOMES
SHEET CONTENT: REAR & RIGHT-SIDE ELEVATION
DRAWN: J.L.B.
CHECKED:
DATE: JULY 01, 2018
SCALE: 1/4"=1'-0"
SHEET NO. A-5
DRAWING: —