Minutes – Executive Policy Committee – June 11, 2019

REPORTS

Item No. 2 Subdivision and Rezoning – 521 Gateway Road (Elmwood-East Kildonan Ward) File DASZ 5/2019 [c/r DAV 106468/2019D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council:

1. That the subdivision under Development Application No. DASZ 5/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 3, 2019, and attached as Schedule "A" to this report, 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 to a "RMF-S" Residential Multi-Family (Small) District as shown on the map dated May 3, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings;
            b. accessory parking areas;
            c. driveways;
            d. walkways;
            e. garbage enclosures;
            f. fencing;
            g. landscaping; and
            h. exterior lighting;

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. 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 Development Application No. DASZ 5/2019, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2019.

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the East Kildonan-Transcona Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On May 22, 2019, the East Kildonan-Transcona 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.

PUBLIC HEARING SUMMARY

File: DASZ 5/2019

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Nason
Councillor Schreyer

Public Hearing: May 22, 2019
Council Building, 510 Main Street

Applicant: John Wintrup, J. Wintrup Consulting

Subject:



APPLICANT: J. Wintrup Consulting Ltd.
FILE: DASZ 5/2019
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 "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of a Multi-Family Dwelling use. **For information, phone Mr. G. Doney, Planner at 204-986-2688.**

Premises Affected: 521 Gateway Road

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: May 23, 2019

Community Committee Recommendation:

On May 22, 2019, the East Kildonan-Transcona 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 subdivision under Development Application No. DASZ 5/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 3, 2019, and attached as Schedule "A" to this report, 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 to a "RMF-S" Residential Multi-Family (Small) District as shown on the map dated May 3, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. principal buildings;
            b. accessory parking areas;
            c. driveways;
            d. walkways;
            e. garbage enclosures;
            f. fencing;
            g. landscaping; and
            h. exterior lighting;

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

    B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. 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 Development Application No. DASZ 5/2019, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2019.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. Standard procedure, I'm not truly comfortable with it in this case, I think it was adequate, I'm sure if people had a problem with it, it would have gotten around and it's not always the case that I believe that the standard procedure is sufficient; I do in this case and it will not always be the case, but I will support the procedure having been adequate in terms of communications but will in this case, given their intensions and given the recommendations of our planner.

2. I support the project.

Exhibits Filed:

1. Application dated February 4, 2019
2. Notification of Public Hearing dated April 8, 2019
3. Manitoba Status of Titles 2780899/1, 2780900/1
4. Letter of authorization dated December 20, 2018 from 7125519 MB Ltd. to John Wintrup
5. Surveyor's Building Location Certificate and sketch dated October 11, 2018 and January 11, 2019
6. Plans (6 pages)
7. Report from the Urban Planning Division dated May 3, 2019
8. Inspection Report

REPRESENTATIONS:

In Support:

John Wintrup
Dion Groening

In Opposition

Nil

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 5/2019

ADMINISTRATIVE REPORT

Title: DASZ 5/2019 – 521 Gateway Road

Issue: Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Four-Unit Multiple-Family Dwelling Development

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council *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 subdivision under Development Application No. DASZ 5/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 3, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

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         c) driveways;
         d) walkways;
         e) garbage enclosures;
         f) fencing;
         g) landscaping; and
         h) exterior lighting;

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 5/2019.

REASONS FOR REPORT

This report describes the proposed plan of subdivision and rezoning, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed.

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	May 3, 2019
File No.	DASZ 5/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 5/2019, East Kildonan – Transcona Community Committee, dated May 3, 2019**

APPENDIX "A," PLANNING DISCUSSION

DATE: May 3, 2019

FILE: **DASZ 5/2019**

RELATED FILE: DAV 19-106468D

COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 4.412 (Munroe East)

SUBJECT: Proposed Plan of Subdivision and Rezoning

LOCATION: 521 Gateway Road

LEGAL DESCRIPTION: Lots 5 and 6, Block 1, Plan 2341



APPLICANT: J. Wintrup Consulting
Unit 301, 139 Roslyn Road
Winnipeg

OWNERS 7125519 Manitoba Ltd.

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- is along the east side of Gateway Road, approximately 100 feet south of Munroe Avenue;
- has motor-vehicle access from a public lane abutting the rear lot line of the site;
- is in the Munroe East Neighbourhood and the Elmwood – East Kildonan Ward;

- is comprised of two lots in a plan of subdivision;
- is nearly 6585 square feet and nearly 66 feet wide;
- contains a single-family dwelling and a garage;
- appears to contain five large trees that are near, or over, the front lot line of the site;
- is in a “R1-M” Residential Single-Family (Medium) District and Urban Infill Area 2 of Zoning By-law 200/2006; and
- is in a Mature Communities policy area of *OurWinnipeg* and *Complete Communities*.



Figure 1: Looking East, image derived from 2018 aerial photography

SURROUNDING LAND USE AND ZONING

Developments near the site are shown on Figure 1 and existing zoning districts are shown on Figure 2.

North: single-family dwellings in a “R1-M” Residential Single-Family (Medium) District.

South: single-family dwellings in a “R1-M” Residential Single-Family (Medium) District.

East: public lane then single-family dwellings in a “R1-M” Residential Single-Family (Medium) District.

West: Gateway Road then the North East Pioneers Greenway (a pedestrian and cyclist path), then Raleigh Street then an industrial area.

Also of note are:

- that Gateway Road is an arterial road;
- that public transit routes are on Gateway Road and on Munroe Avenue;
- that multi-family dwellings are fronting Gateway, north and south of the site;
- that two four-unit multi-family dwellings have been approved, one at 575 Gateway and one at 579 Gateway;
- that a corner store is at the northwest corner of Gateway and Munroe;
- that other commercial amenities along Gateway Road, along Henderson Highway and along London street are near the site; and
- that a community centre, south of Munroe Avenue, is near the site.



Figure 2: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development includes:

- the removal of the existing single-family from the site;
- the construction of a two storey townhouse-type of multi-family dwelling containing four dwelling units, each of which containing
  - three bedrooms and
  - an unfinished basement;
- the retention of the existing two-car garage and the construction of a parking area consisting of four parking spaces directly accessed from the public lane;
- the provision of one bicycle rack and four “auto bins” along each side lot line;
- the establishment of landscaping in the front and rear yards; and
- the erection of one fence in the rear yard, alongside the southern limit of the site and between the auto bins and said southern limit.

The density of the proposed development would be approximately 1646 square feet of lot area per dwelling unit. The front, rear, south-side and north-side yards would be, respectively: 19 feet, 26 feet, 4.9 feet and 4.9 feet.

Given that the site is in a “R1-M” Residential Single-Family District, it has to be rezoned to “RMF-S” Residential Multi-Family (Small) in order to accommodate the proposed development. Also, because the site consists of two lots, a new plan of subdivision is required to consolidate these lots into one new lot. The subject application proposes these things.

It is noteworthy:

- that the use regulations applying to the multi-family zoning districts are nearly the same as those that apply to the single-family districts;
- that most of the dimensional standards of the “RMF-S” District are nearly the same as those of the “R1-M” District;
- that the maximum building height limit is the 35 feet in both of these districts; and
- that the minimum lot size in the “R1-M” District is 3500 square feet and in the “RMF-S” District it is 9000 square feet; and
- that the minimum lot area per dwelling unit in the “RMF-S” District is 1250 square feet, which allows a density 2.8 times greater than the “R1-M” District, not taking into account public streets or public lanes.

A variance application has been submitted (along with the application that is the subject of this report) because:

- the site is less than 9000 square feet (the minimum lot area requirement of the “RMF-S” District); and
- a buffer between the parking area and the public lane is not proposed (because the parking spaces would be directly accessed from the public lane).

An administrative report on this Variance Application (File DAV 19-106468D) has also been submitted.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNIITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction that applies to the Mature Communities policy area is in the Areas of Stability sections of *OurWinnipeg* and *Complete Communities*. It states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*"

The following policies, under Direction 1 of Section 04 (Areas of Stability) of Complete Communities, also apply to the Mature Communities policy area:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
>
> *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
>
> *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
>
> *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, towhhouses.*

Also of note is Direction 1 of Subsection 04-1 (Mature Communities) of Complete Communities, which states:

> *Encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.*

The proposal would be consistent with the aforementioned Directions and policies because:

- it would add to the supply of new, three-bedroom townhouse dwellings to the neighbourhood;
- the site is in an established urban neighbourhood and is near a wide range of amenities and services;
- the site is next to an arterial road and near public transit stops;
- multi-family dwellings are fronting Gateway north and south of the site, and two multi-family dwellings have been approved to be developed along Gateway at 575 and 579 Gateway;
- the minimum yard requirements would be complied with;
- the density would only be approximately 1646 square feet of lot area per dwelling unit;
- the proposed building would only be two storeys;

- an adequate supply of accessory parking spaces (six) would be provided;
- the proposal can be modified to include wood fences along both side lot lines, from the rear lot line to the front yard;
- an arborist's report, pertaining to the possible retention of the trees along the front edge of the site, can give direction on whether these trees should be retained; and
- the design of the proposed development can be subject to plan approval by the Director of Planning, Property and Development, and the East Kildonan – Transcona Community Committee.

REASONS FOR THE RECOMMENDATIONS

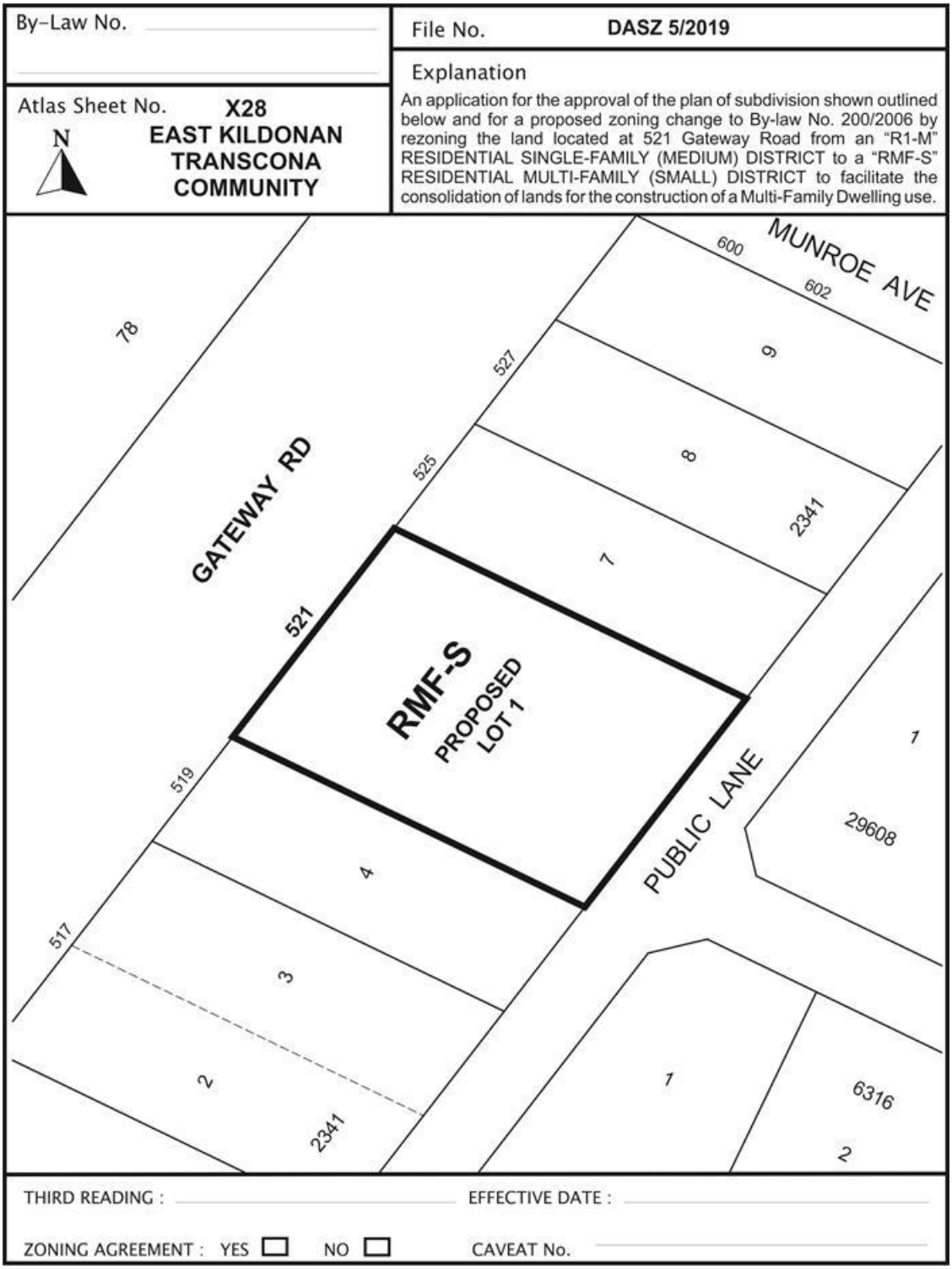
The Urban Planning and Design Division is recommending approval subject to certain conditions. One of the conditions is that a zoning agreement, requiring approval of plans of the proposed development by the Director of Planning, Property and Development, and the East Kildonan – Transcona Community Committee, be entered into. This requirement would be used to ensure that the design of the proposed development would be consistent with the Directions and policies of *OurWinnipeg* and *Complete Communities*.

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

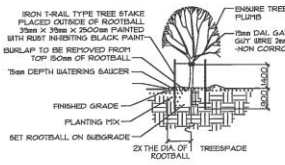
Report Prepared by:
Glen Doney

PPD File #:
DASZ 5/2019

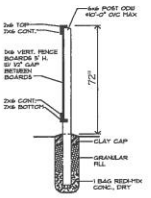
SCHEDULE "A" OF FILE DASZ 5/2019, East Kildonan – Transcona Community Committee, dated May 3, 2019



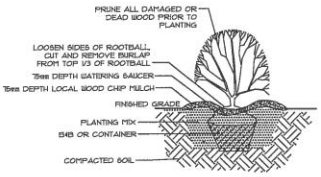
GATEWAY STREET
LANDSCAPE CALCULATION:
STREET EDGE LANDSCAPE:
67' FRONTAGE = 2 DECIDUOUS
OR CONIFEROUS TREE REQ'D
AND 9 SHRUBS REQ'D
BUILDING FOUNDATION LANDSCAPE:
56' FRONT FACADE = 5 SHRUBS REQ'D
56' REAR FACADE = 5 SHRUBS REQ'D
19 SHRUBS & 2 TREES REQ'D TOTAL
21 SHRUBS & 3 TREES SHOWN



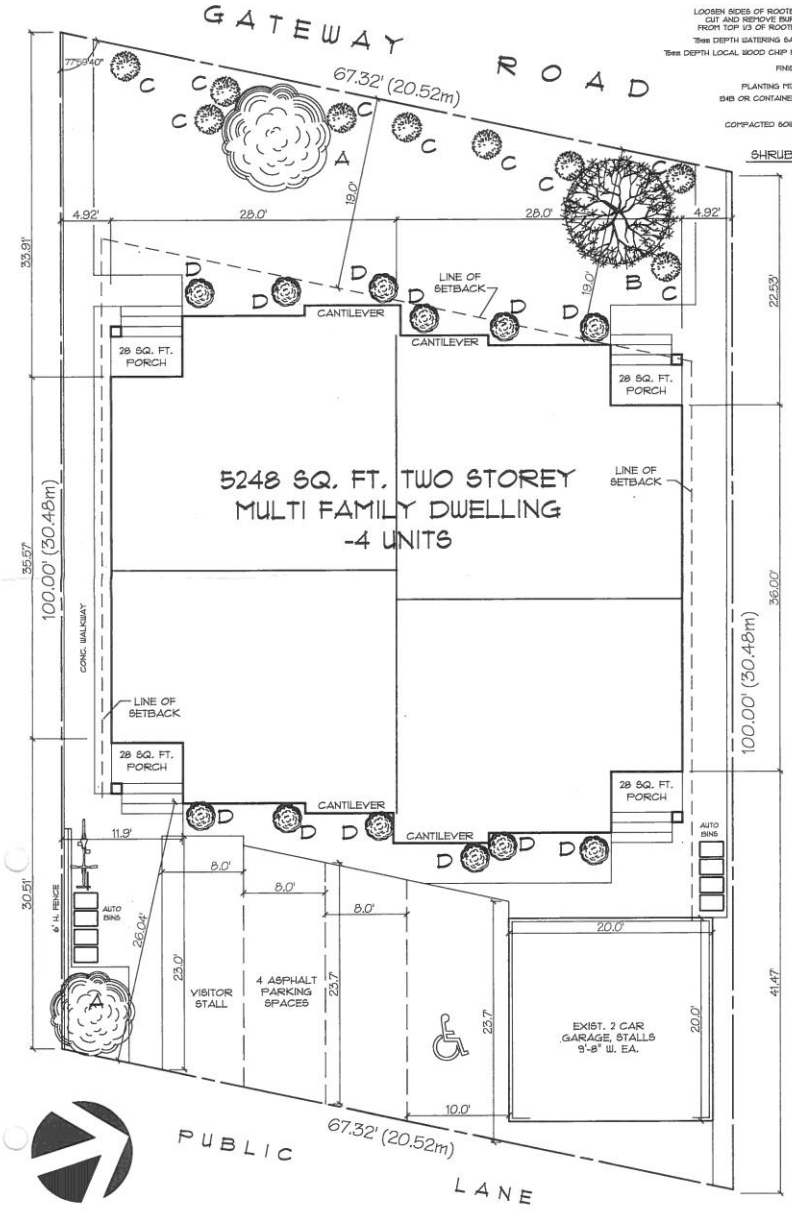
DECIDUOUS TREE PLANTING DETAIL



WOOD FENCE DETAIL



SHRUB PLANTING DETAIL



LEGAL DESCRIPTION: LOTS 5 AND 6, BLOCK 1
PLAN 2341, W.L.T.O IN R.L. 94 PARISH OF KILDONAN
CIVIC ADDRESS: 521 GATEWAY ROAD
SITE AREA = 6584.15 SQ. FT.

PLANT LIST

MK	Qty	Botanical Name	Common Name	REMARKS
A	2	frax. x Northern Treasure'	Northern Treasure Ash	Min. 2 1/2 cal., 10' height, Specimen Quality, Stake. Min 30" dia. rootball.
B	1	Acer Negundo 'Baron'	Baron Boxelder Maple	Min. 6' height, min. 24" dia. rootball, Specimen Quality, stake.
C	9	syringa patula	Miss Kim Lilac	Min. 10 stems, each stem to be min. 18" height. Container.
D	12	euon. nana Turkestanica'	Dwarf Burningbush	Min. 6 stems, each stem to be min. 18" height. Container.

T-Square techniques
200-1200 Pembina Hwy.
Winnipeg MB
R3T 2A7
204.287.8580
info@tsquaretech.com

PROJECT
521 GATEWAY ROAD

SHEET TITLE
SITE PLAN

SCALE
1" = 10.0' (1:120)

DATE
20/12/2018

DRAWN BY
BLM/RM

SHEET NO.
A.1

Exhibit "6" referred to in File DASZ 5/2019

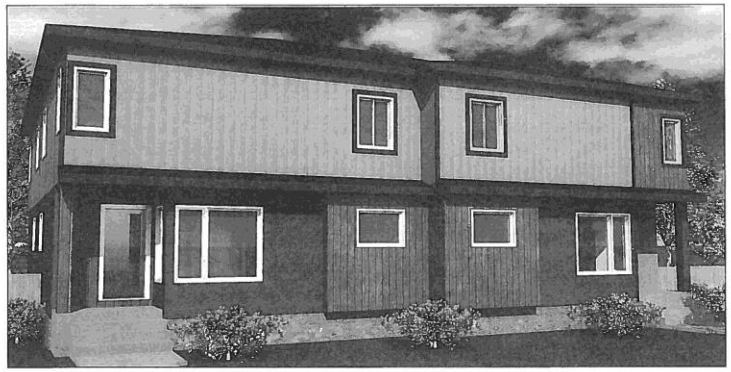
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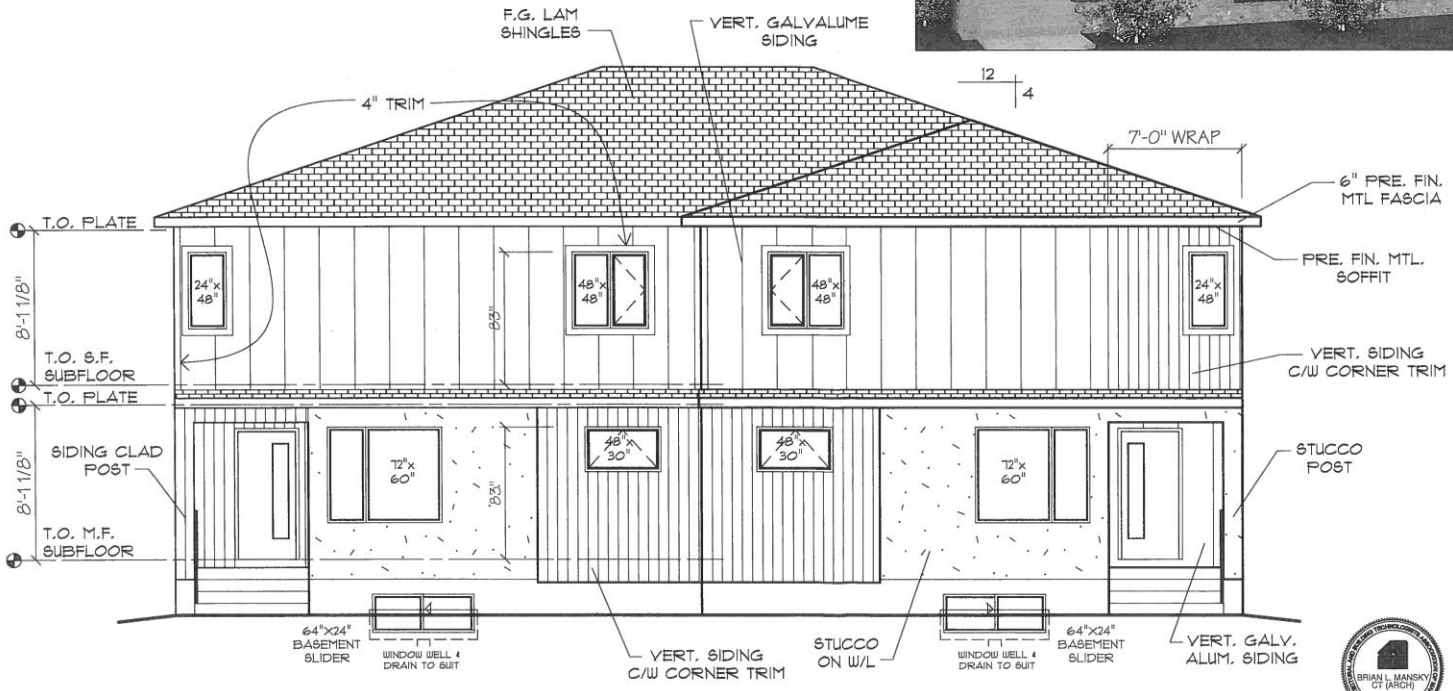
NOTES:

1. PROVIDE G.I. FLASHINGS AT ALL UNPROTECTED OPENINGS.

2. WINDOW OPENINGS SHOWN ARE NOMIAL SIZES, REFER TO THE MANUFACTURE FOR ACTUAL ROUGH OPENINGS FOR THIS PROJECT.

3. MAXIMUM U-VALUE FOR FENESTRATIONS & DOORS SHALL NOT EXCEED 1.60.





FRONT ELEVATION

200-1200 Pembina Hwy.
Winnipeg MB
R3T 2A7
204.287.8580
www.tsquaretech.com

PROJECT
521 GATEWAY ROAD
WINNIPEG, MB, CANADA

SHEET TITLE
FRONT ELEVATION

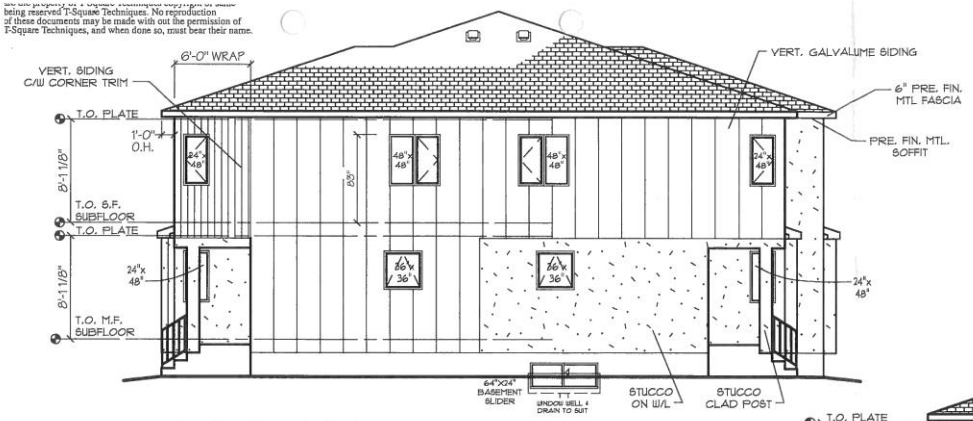
SCALE
3/16" = 1' - 0"

DATE
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A.4

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RIGHT ELEVATION

RIGHT ELEVATION
LIMITING DISTANCE

TOTAL WALL AREA :
836.73 SQ. FT. (77.73 SQ. M)
AT 1.22 M FROM PROPERTY LINE

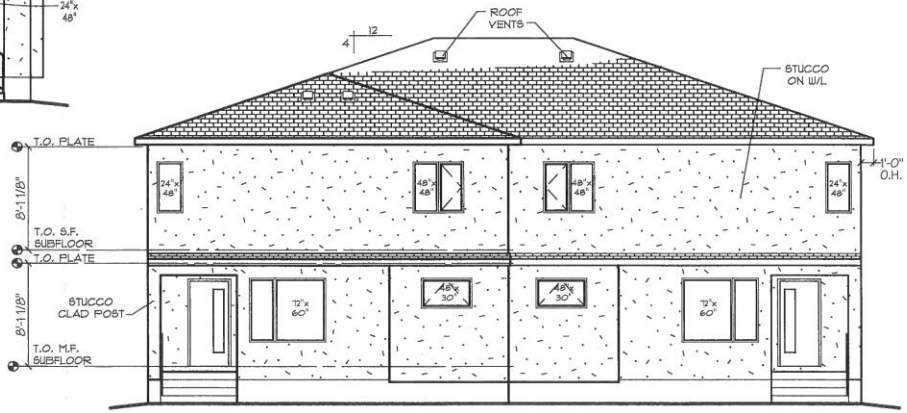
TOTAL GLASS AREA :
58 SQ FT (5.38 SQ. M)
ALLOWABLE GLAZING ON EXT WALL : 5.441 SQ. M
AS PER TABLE 9.10.14.4.A IN NBC

NOTES:

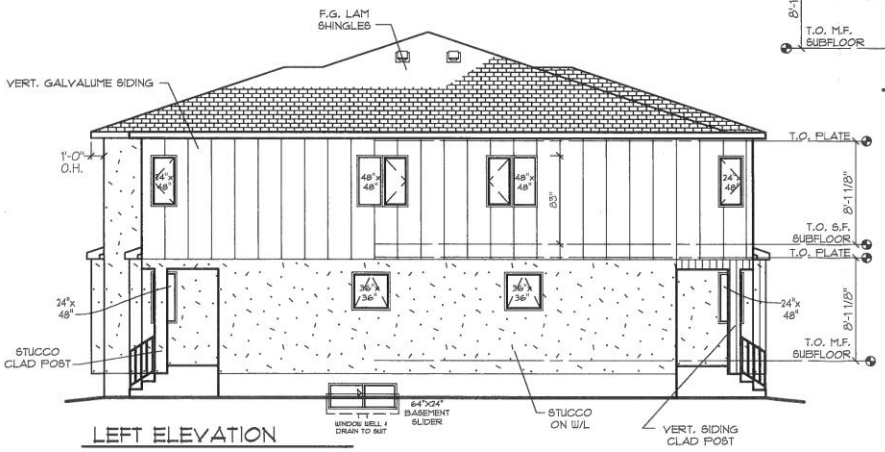
1. PROVIDE G.I. FLASHINGS AT
ALL UNPROTECTED OPENINGS.

2. WINDOW OPENINGS SHOWN ARE NOMIAL
SIZES, REFER TO THE MANUFACTURE FOR ACTUAL
ROUGH OPENINGS FOR THIS PROJECT.

3. MAXIMUM U-VALUE FOR FENESTRATIONS & DOORS
SHALL NOT EXCEED 1.60.



REAR ELEVATION



LEFT ELEVATION

LEFT ELEVATION
LIMITING DISTANCE

TOTAL WALL AREA :
836.73 SQ. FT. (77.73 SQ. M)
AT 1.22 M FROM PROPERTY LINE

TOTAL GLASS AREA :
58 SQ FT (5.38 SQ. M)
ALLOWABLE GLAZING ON EXT WALL : 5.441 SQ. M
AS PER TABLE 9.10.14.4.A IN NBC

200-1200 Pembina Hwy.
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PROJECT
521 GATEWAY ROAD
WINNIPEG, MB, CANADA

SHEET TITLE
ELEVATIONS

SCALE
1/8" = 1' - 0"

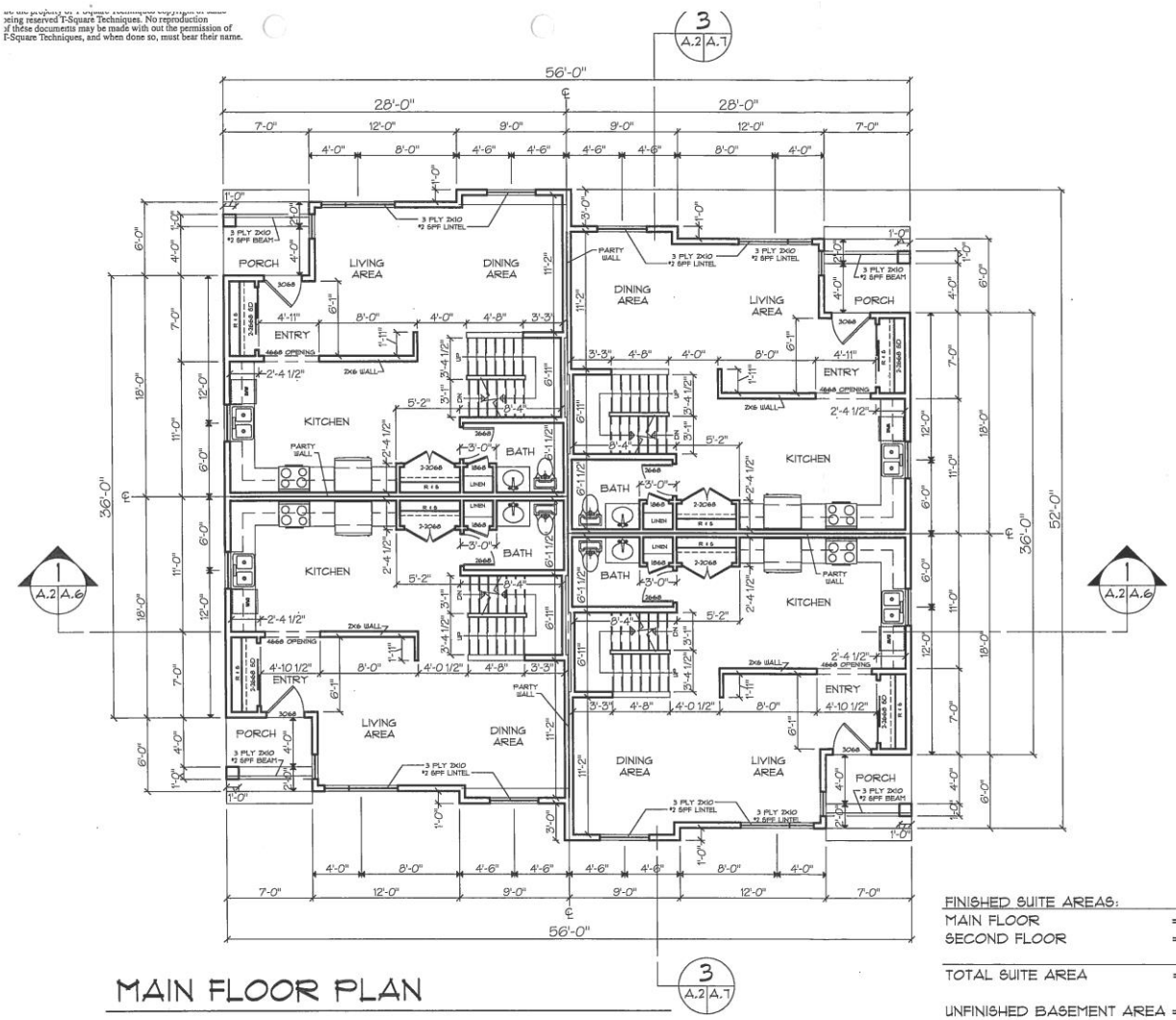
DATE
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A.5

BRIAN L. MANSKY
CT (ARCH)

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MAIN FLOOR PLAN

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED.
2. SUBCONTRACTORS ARE TO VERIFY ALL INFORMATION ON DRAWINGS PERTAINING TO THEIR AREA OF WORK, ANY DISCREPENCIES FOUND OR FURTHER INFORMATION REQUIRED IS TO BE REPORTED TO THE BUILDER BEFORE COMMENCEMENT OF WORK. THE DESIGNER IS TO BE NOTIFIED OF THESE ITEMS AS WELL, BEFORE THE WORK IN QUESTION IS UNDERTAKEN IF FURTHER INFORMATION IS NECESSARY.
3. ALL EXTERIOR WALLS ARE 2X6'S @ 16" O.C.
   ALL INTERIOR WALLS ARE 2X4'S @ 16" O.C.
   UNLESS OTHERWISE NOTED FOR PLUMBING and / or HEATING WALLS.
4. ALL INTERIOR PASSAGE DOOR R.O.'S TO BE 2 1/2" HIGHER AND 2" WIDER THAN ACTUAL DOOR SIZE.
5. ALL BIFOLD DOOR R.O.'S TO BE 1 1/4" WIDER THAN DOOR WIDTH AND 81 1/2" HIGH.
6. BY-PASS DOOR R.O.'S TO BE SAME AS PASSAGE DOOR OPENINGS.
7. PROVIDE SOLID BACKING TO SUIT IN BATHROOM WALLS FOR INSTALLATION OF TOWEL BARS, @ 40" A.F.F.
8. PROVIDE SOLID BACKING AT STAIRWAYS FOR INSTALLATION OF HAND RAILS @ 36" ABOVE NOSINGS.
9. ALL LINTELS ARE 2-2X10 UNLESS OTHERWISE NOTED. PROVIDE 3 PLY 2X10 #2 SPF LINTEL MIN. FOR OPENINGS EXCEEDING 5' - 0" UNLESS OTHERWISE NOTED.
10. PROVIDE PLYWD. SQUASH BLOCKS IN FLOOR JOIST WEBS AT EXTERIOR WALLS AND INTERIOR LOAD BEARING WALL LOCATIONS IF REQ'D. BY JOIST MFG.
11. SMOKE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED AND LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENT; WITHIN 16' OF EACH BEDROOM DOOR; AND WITHIN 50' OF ANY POINT ON A FLOOR AREA. EACH BEDROOM SHALL CONTAIN AN ALARM ANNUNCIATOR.
12. ALL LUMBER SHALL BE S.P.F. NO. 1/NO. 2 UNLESS NOTED OTHERWISE.
13. TO SATISFY REQUIREMENTS FOR A SMOKE TIGHT BARRIER BETWEEN SUITES, EVERY PARTITION WALL SHALL HAVE 1/2" DRYWALL EACH SIDE UNLESS OTHERWISE NOTED

BUILDING AREAS:

MAIN FLOOR	= 2558 SQ. FT.
SECOND FLOOR	= 2690 SQ. FT.
TOTAL BUILDING AREA	= 5248 SQ. FT.

FINISHED SUITE AREAS:

MAIN FLOOR	= 598 SQ. FT.
SECOND FLOOR	= 631 SQ. FT.
TOTAL SUITE AREA	= 1229 SQ. FT.
UNFINISHED BASEMENT AREA	= 546 SQ. FT.

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SHEET TITLE
MAIN FLOOR PLAN

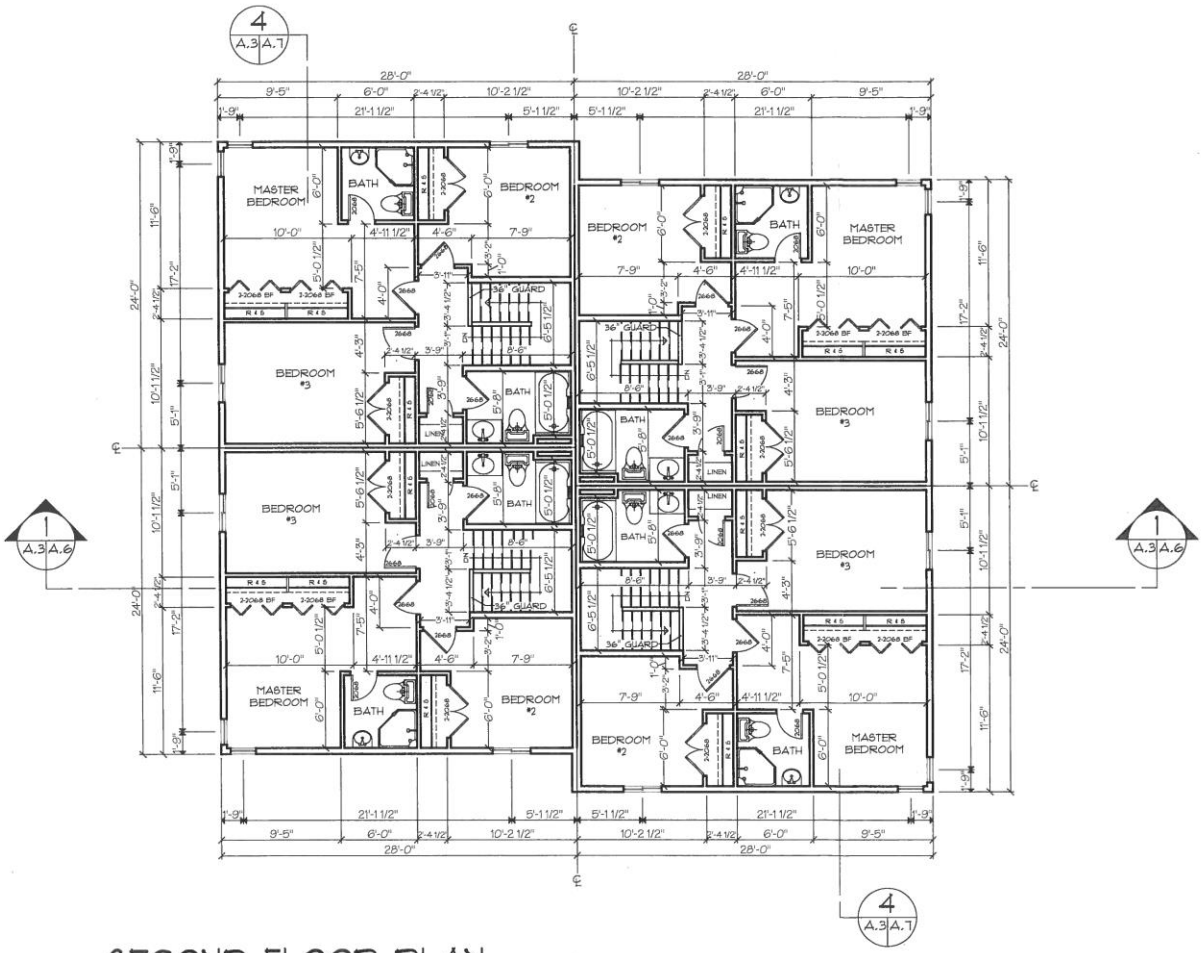
SCALE 1/8" = 1' - 0"

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SECOND FLOOR PLAN

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED.
2. SUBCONTRACTORS ARE TO VERIFY ALL INFORMATION ON DRAWINGS PERTAINING TO THEIR AREA OF WORK, ANY DISCREPENCIES FOUND OR FURTHER INFORMATION REQUIRED IS TO BE REPORTED TO THE BUILDER BEFORE COMMENCEMENT OF WORK. THE DESIGNER IS TO BE NOTIFIED OF THESE ITEMS AS WELL, BEFORE THE WORK IN QUESTION IS UNDERTAKEN IF FURTHER INFORMATION IS NECESSARY.
3. ALL EXTERIOR WALLS ARE 2X6'S @ 16" O.C.
   ALL INTERIOR WALLS ARE 2X4'S @ 16" O.C.
   UNLESS OTHERWISE NOTED FOR PLUMBING and / or HEATING WALLS.
4. ALL INTERIOR PASSAGE DOOR R.O.'S TO BE 2 1/2" HIGHER AND 2" WIDER THAN ACTUAL DOOR SIZE.
5. ALL BIFOLD DOOR R.O.'S TO BE 1 1/4" WIDER THAN DOOR WIDTH AND 81 1/2" HIGH.
6. BY-PASS DOOR R.O.'S TO BE SAME AS PASSAGE DOOR OPENINGS.
7. PROVIDE SOLID BACKING TO SUIT IN BATHROOM WALLS FOR INSTALLATION OF TOWEL BARS, @ 40" A.F.F.
8. PROVIDE SOLID BACKING AT STAIRWAYS FOR INSTALLATION OF HAND RAILS @ 36" ABOVE NOSINGS.
9. ALL LINTELS ARE 2-2X10 UNLESS OTHERWISE NOTED. PROVIDE 3 PLY 2X10 #2 SPF LINTEL MIN. FOR OPENINGS EXCEEDING 5' - 0" UNLESS OTHERWISE NOTED.
10. PROVIDE PLYWD. SQUASH BLOCKS IN FLOOR JOIST WEBS AT EXTERIOR WALLS AND INTERIOR LOAD BEARING WALL LOCATIONS IF REQ'D. BY JOIST MFG.
11. SMOKE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED AND LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENT; WITHIN 16' OF EACH BEDROOM DOOR; AND WITHIN 50' OF ANY POINT ON A FLOOR AREA. EACH BEDROOM SHALL CONTAIN AN ALARM ANNUNCIATOR.
12. ALL LUMBER SHALL BE S.P.F. NO. 1/NO. 2 UNLESS NOTED OTHERWISE.
13. TO SATISFY REQUIREMENTS FOR A SMOKE TIGHT BARRIER BETWEEN SUITES, EVERY PARTITION WALL SHALL HAVE 1/2" DRYWALL EACH SIDE UNLESS OTHERWISE NOTED

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SHEET TITLE
SECOND FLOOR PLAN

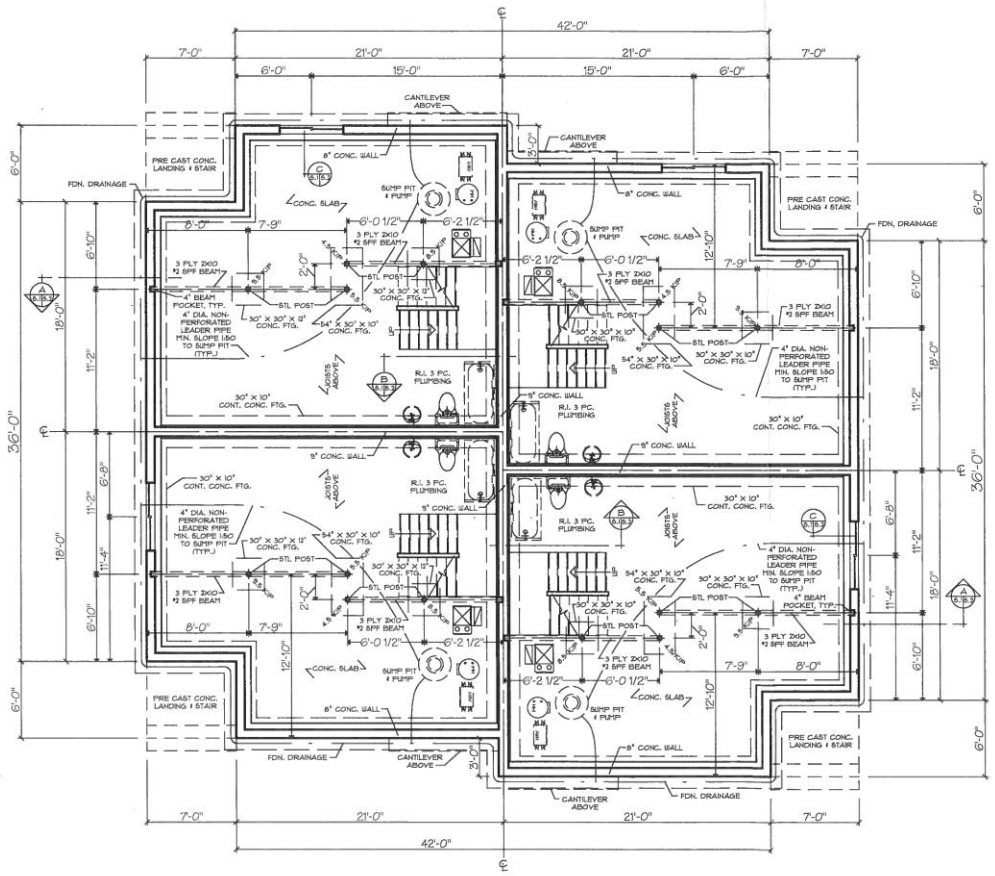
SCALE 1/8" = 1' - 0"

DATE 8/22/2018 DRAWN BY BLW/RM

SHEET NO. A.3

BRIAN L. MANSKY CT (ARCH)

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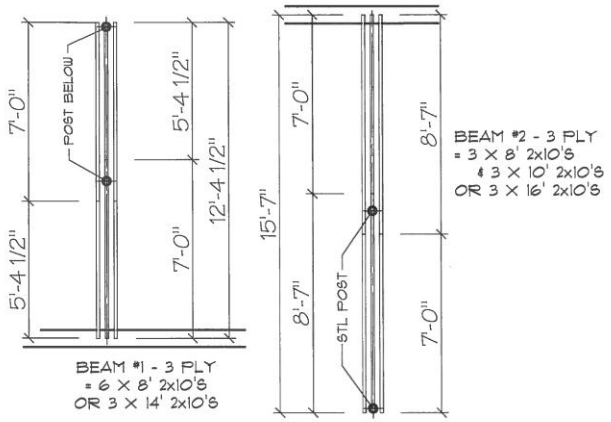


FOUNDATION PLAN

STRUCTURAL NOTES

1. Concrete strength and make up shall be:
   a. Footings
      25 MPa @ 28 Days
      Type 50 suphate resistant cement
      4" max slump
      1 1/2" max aggregate
      3-6% air entrainment
   c. Interior Slabs on Ground
      Exposure Class N
      20Mpa @ 28 days
      Max Slump 90mm
      Max Aggregate 20mm
   b. Foundation Walls
      Exposure Class F-2
      25Mpa @ 28 days
      Max W/C ratio 0.55
      Max Aggregate 20mm
      3%-6% Air entrainment
2. Reinforcing steel shall be new billet, grade 400 Mpa deformed bars.
3. Detail reinforcing steel in accordance with CSA standard A23.
4. Provide 24X bar diameter lap of all horizontal reinforcing bars at the corners of walls and beams.
5. Provide min. 6" void form beneath all conc. grade beams.
6. Structural steel shall be grade 312.3 M78 300W and shall be detailed in accordance with CSA Standard S-16.
7. All structural steel and misc. metals components are to be fully shop primmed.

Foundation Notes:
1. All floors which are slab on grade will experience movement and cracking due to heaving and soil expansion resulting from the nature of the clay soil, moisture level and construction practive. The engineer accepts no liability for this cracking and/or movement.
2. Assumed allowable bearing for concrete pads and continuous footing of 2000 psf on undisturbed stiff clay with tolerable shifting characteristics. The engineer assumes no liability for these assumptions. Owner is responsible to obtain soils investigation report to verify these assumptions.



BEAM DIAGRAMS

SCALE = 1/4" = 1' - 0"

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SHEET TITLE
FOUNDATION PLAN

SCALE 1/8" = 1' - 0"

DATE 8/22/2018 DRAWN BY BLM/RM

SHEET NO. S.1

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