Agenda – Council – June 20, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

Item No. 7 Rezoning – 797 Dorchester Avenue
(Fort Rouge - East Fort Garry Ward)
File DAZ 200/2019 [c/r DAV 104651/2019D]

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2019, 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 200/2019 by rezoning the subject land to an "RMF-S PDO-1 Corydon-Osborne" Residential Multifamily (Small) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report.

2. That the Developer meet all the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019.

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 the Development Application, 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 City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

6. 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 – May 27, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 11, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

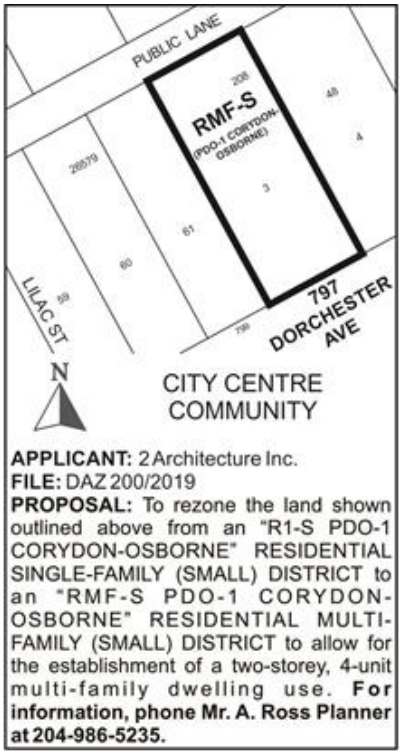
STANDING COMMITTEE RECOMMENDATION:

On May 27, 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 May 7, 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.

PUBLIC HEARING SUMMARY

File:	DAZ 200/2019
Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gilroy Councillor Rollins
Public Hearing:	May 7, 2019 Council Building, 510 Main Street
Applicant:	2 Architecture Inc. (Evan Schellenberg)
Subject:	
Premises Affected:	797 Dorchester Avenue
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:	May 9, 2019

Community Committee Recommendation:

On May 7, 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 200/2019 by rezoning the subject land to an "RMF-S PDO-1 Corydon-Osborne" Residential Multifamily (Small) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report.

2. That the Developer meet all the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019.

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 the Development Application, 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 City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

6. 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. It's beautiful; the pitched roof is gorgeous and I really appreciated the good words that the community spoke of in terms of community consultation as not only an essential step, but as a premier example of what consultation should be and a nice partnership between the City of Winnipeg and the people that seek to build our great city.

Exhibits Filed:

1. Application dated January 28, 2019
2. Notification of Public Hearing dated February 21, 2019
3. Manitoba Status of Title 2986438/1
4. Letter of authorization dated January 15, 2019 from Winnest Property Management to Evan Schellenberg
5. Plans (4 pages)
6. Report from the Urban Planning Division dated April 25, 2019
7. Inspection Report
8. Recording of Representations

REPRESENTATIONS:

In Support:

Chris Gilmour
Evan Schellenberg

In Opposition:

Shirley Forsyth

For Information:

Marion Chyzzy
Cheryl Hobbs

For the City:

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

Exhibit “6” referred to in File DAZ 200/2019

ADMINISTRATIVE REPORT

Title: DAZ 200/2019 – 797 Dorchester Ave

Issue: For consideration at the public hearing for a rezoning for DAZ 200/2019 – 797 Dorchester Ave to permit the development of a 4-unit multifamily building.

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

AUTHORIZATION

Author	Division Head	CFO	CAO
B. Smith, RPP	n/a	n/a	

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2019 by rezoning the subject land to an “RMF-S PDO-1 Corydon-Osborne” Residential Multifamily (Small) District as shown on the map dated May 7, 2019 and attached as Schedule “A” to this report.
2. That the Developer meet all the conditions outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated April 17, 2019.
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 the Development Application, 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 City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.
6. 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

- 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 property may be rezoned to an "RMF-S PDO-1 Corydon-Osborne" Residential Multifamily (Small) District, to permit the development of a 4-unit multifamily building.

HISTORY

N/A

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

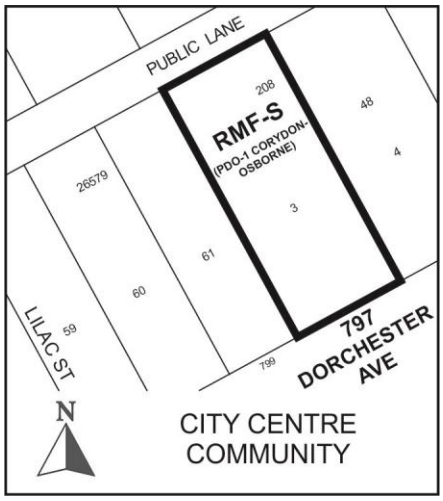
Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Andrew Ross, RPP, MCIP
Date:	April 25, 2019
File No.	DAZ 200/2019

APPENDIX 'A'

DATE: April 25, 2019
FILE: **DAZ 200/2019**
RELATED FILES: DAV 19-104651D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: **1.110**- McMillan

SUBJECT: To rezone the land from an "R1-S PDO-1 Corydon-Osborne" Residential Single family (Small) District, to an "RMF-S PDO-1 Corydon-Osborne" Residential Multifamily (Small) District.

LOCATION: 797 Dorchester Ave
LEGAL DESCRIPTION: LOT 3 BLOCK 48 PLAN 208 31/5 ST B



APPLICANT: Evan Schellenberg
54 Maryland ST Unit 101
Winnipeg , Manitoba R3G 1K7

OWNER: WINNEST PROPERTY MANAGEMENT LTD.
799 DORCHESTER AVE
Winnipeg , Manitoba R3M 0P5

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

The subject property is located on the north side of Dorchester Avenue, four properties east of Lilac Street, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.

The site is designated as being located within a Mature Community under the *Complete Communities Direction Strategy*. The property is currently zoned “R1-S PDO-1 Corydon-Osborne” Residential Single family (Small), is 6,000 sq. ft. in size and contains a single family home. The site also falls within the boundaries of the Medium Density Residential area of the *Corydon-Osborne Area Plan* and Planned Development Overlay (PDO).



Figure 1: Air photo of the location of subject property and surrounding area (2018).

The immediate area is characterized by a mix of single family dwellings, duplexes, triplexes and some higher-density residential development. There is a City park 2 blocks to the northwest (Enderton Park) and Wellington Crescent is located 1.5 blocks to the east.

Immediately adjacent land uses include:

North: Single family residential uses (zoned "R2" Residential Two-Family)

South: Two-family residential uses zoned “R1-S” – Residential Single-Family (Small)

East: Multifamily residential uses (zoned "R2" Residential Two-Family)

West: Single family residential uses zoned “R1-S” – Residential Single-Family (Small)

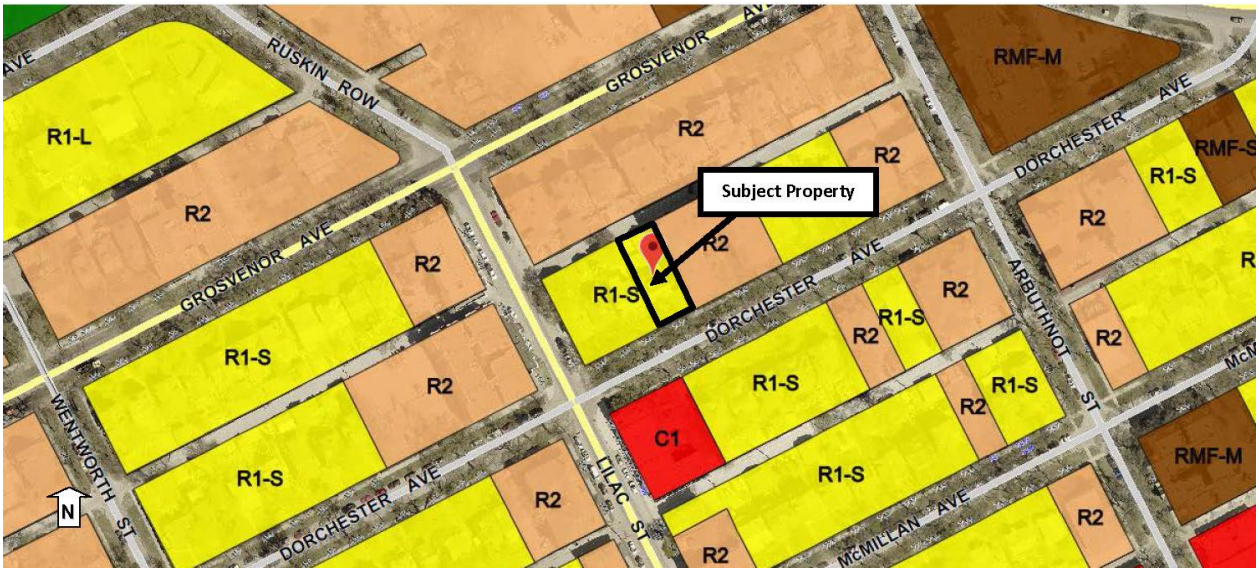


Figure 2: Zoning of the site and surrounding area (2018).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant intends to demolish the existing onsite dwelling and rezone the property to an "RMF-S" - Residential Multifamily (Small) District in order to establish a two storey residential development with four units on the subject property.

The proposal requires 2 variances. Information on variances is provided in the Administrative Report for Associated File No. DAV 19-104651D.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

As per the *Complete Communities Direction Strategy,* the proposed development falls within Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

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

  The development is built with a scale, form, massing and character that compliments the block of Dorchester on which it is situated.

- *Support Complete Communities by ensuring diverse and high quality housing stock.*

  The development adds to the diversity of housing options for the neighbourhood.

- *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, townhouses.*

The proposed development adds to the mix of housing types in the McMillan neighbourhood. This block of Dorchester is composed of a mix of single family, duplexes, triplexes and some higher-density residential development.

The development includes the following characteristics which provide compatibility with the context. Some of these items have been added or addressed in collaboration with the Urban Planning Division.

- The proposal is 2 storeys in height, which aligns with *Corydon-Osborne Area Plan* policies and with the existing residential context on the block.
- The proposal contains more than one parking stall per dwelling unit.
- Façade materials include some more 'substantial' and traditional types such real cedar and painted shakes.
- The yard dimensions are compatible with the range along the block and do not require variances.
- The design provides a peaked roof which is compatible with the context.
- The proposal includes a walkway connecting the front and rear of the property.

Corydon-Osborne Area Plan

The Medium Density Residential policies of the *Corydon-Osborne Area Plan* apply to this property. Policies for mid-block development in the Medium Density Residential policy area include:

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

The building is 2 storeys in height (lower than the maximum permitted 3 storeys).

In the "Process for Development" section, the *Corydon-Osborne Area Plan* defines small multi-family development as being equivalent to 1,250 sq. ft. per unit. Based on the size of this property, this allows for 4 units. The development meets this requirement.

The *Corydon-Osborne Area Plan* also contains Design Guidelines that apply to this property. The North of Corydon Residential Design Guidelines contain a number of criteria that help shape developments that are complementary to the context in which they are built. The criteria and assessment are found at the end of this document, in Appendix "A".

Winnipeg Zoning By-Law 200/06

Corydon-Osborne Planned Development Overlay (PDO)

For the Medium Density Residential Area, the PDO contains the following regulations governing dimensional and design standards that are applicable to this property:

- *Maximum height of a principal building: 35 feet (*provided 28.58 ft.).
- *For multiple-family dwellings, lot coverage is not applicable.*
- *Maximum density of 1,250 sq. ft. of lot area per dwelling unit = 4 units* (provided 4 units).
- *For multi-family dwellings, the required interior side yard is a minimum of 4 feet and increases 2 feet per storey above the second storey = 4 ft.* (provided 6.5 ft.).
- *All buildings must provide a main entrance facing a street* (provided).
- *Parking must be located behind buildings* (provided).

This development complies with all of the PDO standards.

Variances

Applicable zoning regulations that are not covered within the Corydon-Osborne PDO default to other standards of the Winnipeg Zoning By-Law.

In this case the proposed development meets all regulations of the PDO, and all but two other regulations of the Winnipeg Zoning By-Law: lot area and buffering of parking. These two variances are required to support this development which complies with the *Corydon-Osborne Area Plan* and the PDO. See the Administrative Report for Associated File No. DAV 19-104651D for more information on variances.

Site servicing

The Department of Water & Waste includes some servicing conditions regarding wastewater and land drainage runoff peak discharge. These and other servicing conditions are outlined further in the Report of the Administrative Coordinating Group, attached as Schedule 'B'.

There are no other City of Winnipeg Departmental conditions for this development.

OTHER CONSIDERATIONS

Public Consultation

The applicant held a public open house on February 28th at The Parish Church of St. Luke, 130 Nassau Street N. The applicant indicates the following regarding the open house:

- Pamphlets / invitations for the meeting were sent out within a two-block radius of 797 Dorchester Avenue, including the adjacent streets of Grosvenor & McMillan Avenue. These pamphlets included a project description, site plan & elevations of the proposed development.
- Four members of the public attended.

Substantial Conformance

Given the attention paid to design factors in relation to the *Corydon-Osborne Area Plan*, the Urban Planning Division includes a condition of approval on the associated variance requiring that the development be built in substantial conformance with the plans as submitted.

In the event of any adjustments that do not substantially conform to the plans attached to this application, the applicant will be required to submit an application for plan approval.

SUMMARY

The Urban Planning Division supports the rezoning for the following reasons:

- The development is built with a scale, form, massing and character that compliments the block of Dorchester on which it is situated. This block of Dorchester is composed of a mix of single family, duplexes, triplexes and some higher-density residential development.
- The proposed development adds to the mix of housing types in the McMillan neighbourhood.
- The proposal is two storeys in height and contains four dwelling units. The height and density align with the *Corydon-Osborne Area Plan* policies affecting the property.
- The yard dimensions are compatible with the range along the block and do not require variances.
- The proposal contains more than one parking stall per dwelling unit.
- The development meets the North of Corydon Residential Design Guidelines applicable to the property.

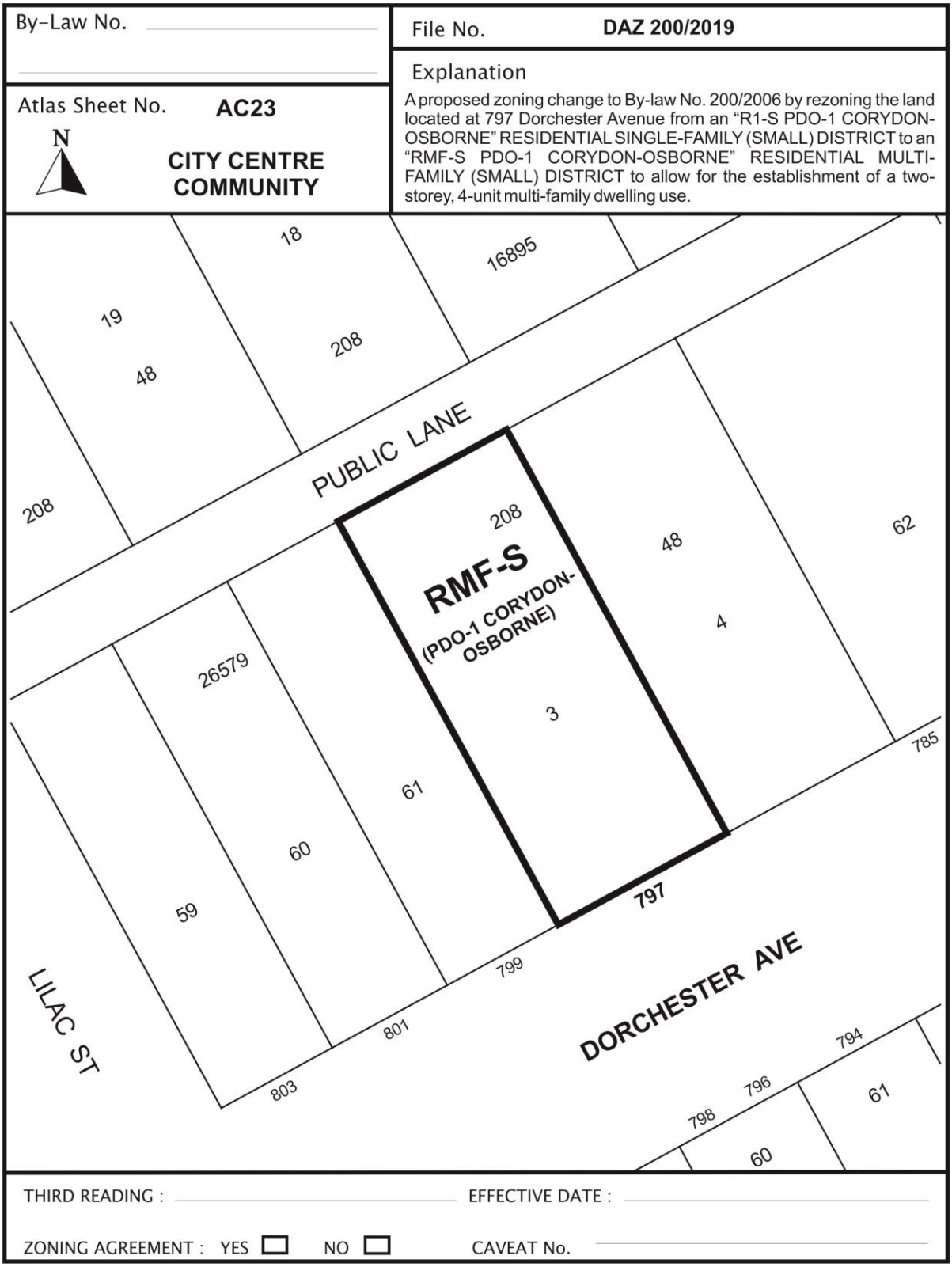
RECOMMENDATIONS

The Urban Planning Division recommends that the application be approved with conditions and that the subject property be rezoned to an “RMF-S PDO-1 Corydon-Osborne” Residential Multifamily (Small) District.

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

Report Prepared by: Andrew Ross, RPP, MCIP
File No. DAZ 200/19

Schedule “A” for File No. DAZ 200/2019, City Centre Community Committee, May 7, 2019



SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 797 DORCHESTER AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 200/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Water and Waste Department:

1) There is adequate servicing for the proposed development based on the site plan provided. Additional review will be required should the plans of development be altered during the design process.

2) 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. The following design criteria shall be used:

    a) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
    b) 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.
    c) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 200/2019
April 17, 2019

"*Original Signed by D. Trenchard"*

D. Trenchard, P. Eng.
Land Development Branch

"*Original Signed by M. Gajda"*

M. Gajda, P. Eng.
Water & Waste Department

Exhibit “5” referred to in File DAZ 200/2019



797 DORCHESTER

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

DRAWING TABLE

A0.0 COVER PAGE
A0.1 SITE / PARKING & ROOF PLANS
A1.0 FLOOR PLANS
A2.0 BUILDING ELEVATIONS

PROJECT SUMMARY

NEW RESIDENTIAL CONSTRUCTION

GROUP - PART 9
2 STOREY 4 UNIT RESIDENTIAL BUILDING
BUILDING FOOT PRINT= ± 192 SQ. M (2072 SQ FT)

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

SEALS

ISSUED

ISSUED FOR ZONING JANUARY 15, 2019

ADDRESS
797 DORCHESTER AVENUE

PROJECT
797 DORCHESTER AVENUE
RESIDENTIAL DEVELOPMENT

SHEET TITLE
COVER PAGE

SCALE
AS NOTED

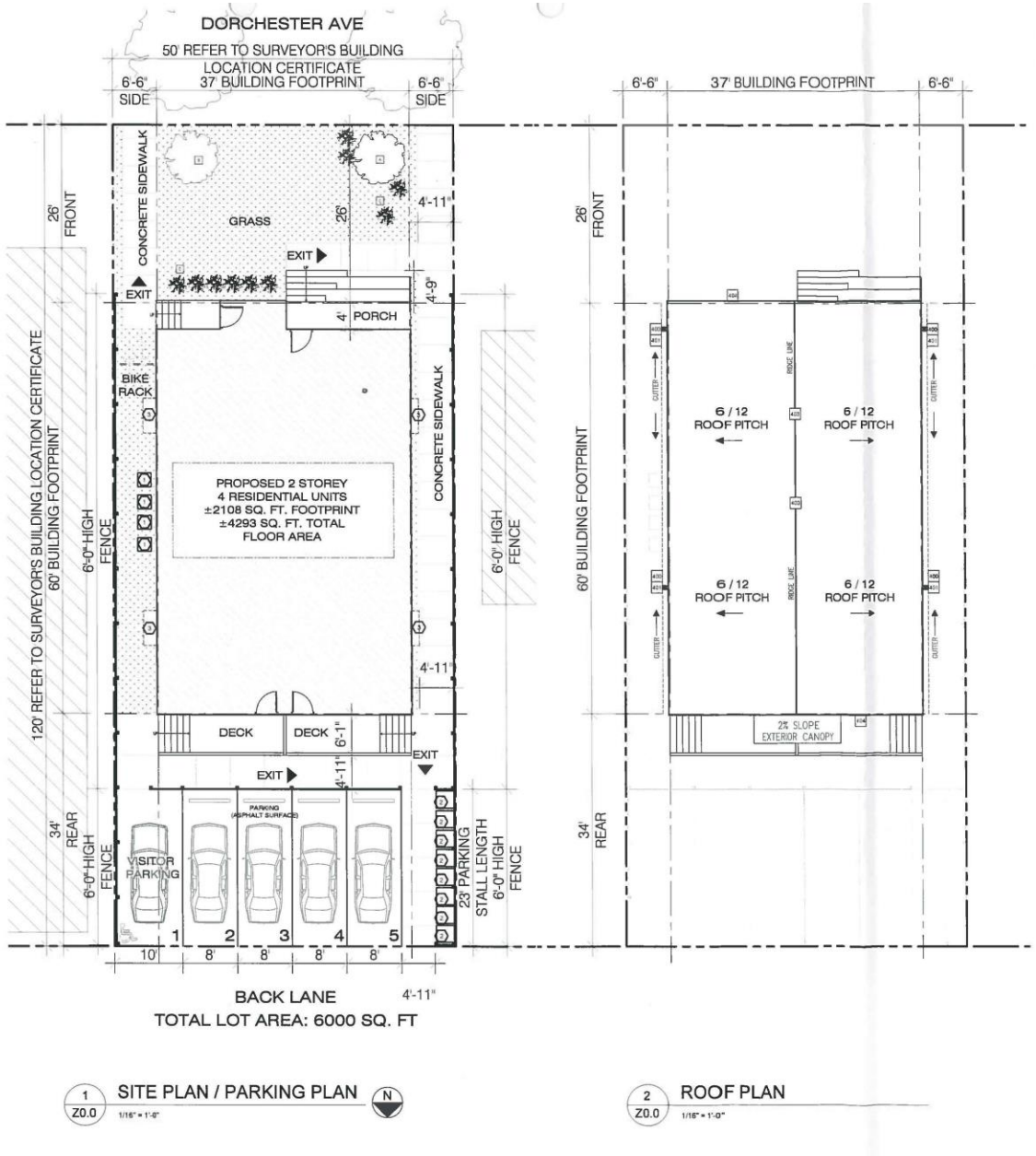
DESIGNER
CG / ES

DRAWN BY
ES

DATE
JAN 2019

SHEET NUMBER
Z0.0

2architecture



1 Z0.0 SITE PLAN / PARKING PLAN 1/16" = 1'-0"

2 Z0.0 ROOF PLAN 1/16" = 1'-0"

ROOF PLAN KEY NOTES

ROOF PLAN LEGEND

KEY NOTES

RD1 DOWNSPOUT. REFER TO ELEVATIONS FOR LOCATIONS - G.C. TO COORDINATE ON SITE.

RD1 PRECAST SPLASH PAD TO BE PROVIDED AT DOWNSPOUT. TO BE DIRECTED TOWARDS THE NORTH AND SOUTH ELEVATION OF SITE (U.N.O.). REFER TO CIVIL.

AD1 GABLE VENT - PROVIDE SHOP DRAWINGS TO CONFIRM SIZE.

RD1 ROOF VENT - PROVIDE SHOP DRAWINGS TO CONFIRM SIZE.

NOTE:

LOCATION OF DOWNSPOUT AND SPLASH PADS ARE DIAGRAMMATIC ONLY.
ROOF VENTILATION AND DRAINAGE - GUTTER AND DOWNSPOUTS TO BE COORDINATED ON SITE

SITE PLAN KEYNOTES

1 CONDENSING UNITS (DIAGRAMMATIC) - REFER TO MECHANICAL FOR LOCATIONS. PROVIDE CONCRETE PAD FOR MECHANICAL EQUIPMENT. G.C. TO COORDINATE ON SITE.

2 4 GARBAGE & 4 RECYCLING TO BE PROVIDED

3 CRUSHED ROCK BELOW BASEMENT WINDOWS

LANDSCAPING LEGEND

A LARGE DECIDUOUS TREE
ESTIMATED COUNT: 1

B DWARF KOREAN TOP GRAFT TREE (6X4)
ESTIMATED COUNT: 1

C PYGMY CARAGANA (4X4)
ESTIMATED COUNT: 9

TREES TOTAL COUNT: 2
SHRUBS TOTAL COUNT: 9
TOTAL: 11OWNER TO CONFIRM LANDSCAPE DESIGNER AND EXACT LOCATION OF SHRUBS / TREES.

ZONING SUMMARY

ZONED: R1 S
TYPE: NEW RESIDENTIAL BUILDING (4 RESIDENTIAL UNITS)

LEVELS: 2 STOREY
LOT AREA: ± 558 SQ M (± 6000 SQ FT)

BUILDING FOOTPRINT AREA: ± 196 SQ M (±2108 SQ FT)
TOTAL BUILDING AREA: ± 399 SQ M (± 4293 SQ FT)

REQUIRED FRONT YARD
- 26 FT PROVIDED

REQUIRED REAR YARD
- 34 FT PROVIDED

REQUIRED INTERIOR SIDE YARD
- 6' - 6" FT PROVIDED
REQUIRED STREET SIDE YARD
- 6' - 6" FT PROVIDED

BUILDING HEIGHT - ±33'-8"
REQUIRED PARKING STALLS
NON-BARRIER FREE PARKING STALLS - 4 PROVIDED
BARRIER-FREE STALLS - 1 PROVIDED

STREET EDGE AND BUILDING FOUNDATION LANDSCAPING

REQUIRED 1 DECIDUOUS TREE AND 6 SHRUBS
- 1 NEW TREES TO BE PROVIDED
- 6 SHRUBS PROVIDED

SIDE AND REAR SITE EDGE BUFFERING
REQUIRED MINIMUM 6 FT HIGH FENCE
- 6' HIGH FENCE PROVIDED AS BUFFER ON WEST SIDE OF PROPERTY

LEGAL DESCRIPTION

XXX

NOTES CONCERNING BUILDING LOCATION:

1. THIS SITE PLAN IS BASED ON INFORMATION FROM THE SURVEYORS STAKING CERTIFICATE. 2 ARCHITECTURE IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-SHOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR DURING FUTURE USE.
2. THE 'NORTH' ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED MANITOBA LAND SURVEYOR.
4. THE CORNERS OF THE FOUNDATION FOOTPRINT ARE TO BE LOCATED ON SITE BEFORE CONSTRUCTION START BY A CERTIFIED MANITOBA LAND SURVEYOR.

SITE DEVELOPMENT - GENERAL SITE & LANDSCAPING

ITEM	SYMBOL	REMARKS
LANDSCAPE PAVING AREA. CONCRETE OR ASPHALT		
ASPHALT SURFACE		
GRASS		
DOWN SPOUT (G.C. TO COORDINATE ON SITE)		
PRECAST SPLASH PAD (G.C. TO COORDINATE ON SITE)		

NOTES REGARDING PARKING:
1. BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND.

NOTES:
1. ALL PARKING STALLS, DIRECTION ARROWS, HANDICAP SIGN AND THE LOADING BAY ARE TO BE PAINTED IN YELLOW.
2. IF REQUIRED AT THIS LOCATION, CONTRACTOR TO SUPPLY AND INSTALL OPTIONAL SITE EQUIPMENT, CONCRETE PATIO FURNITURE, PLANTER AND BICYCLE RACK - PROJECT MANAGER TO GIVE INSTRUCTION.

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

SEALS

ISSUED

ISSUED FOR ZONING JANUARY 15, 2019

ADDRESS
797 DORCHESTER AVENUE

PROJECT
797 DORCHESTER AVENUE
RESIDENTIAL DEVELOPMENT

SHEET TITLE
SITE / PARKING & ROOF PLANS

SCALE
AS NOTED

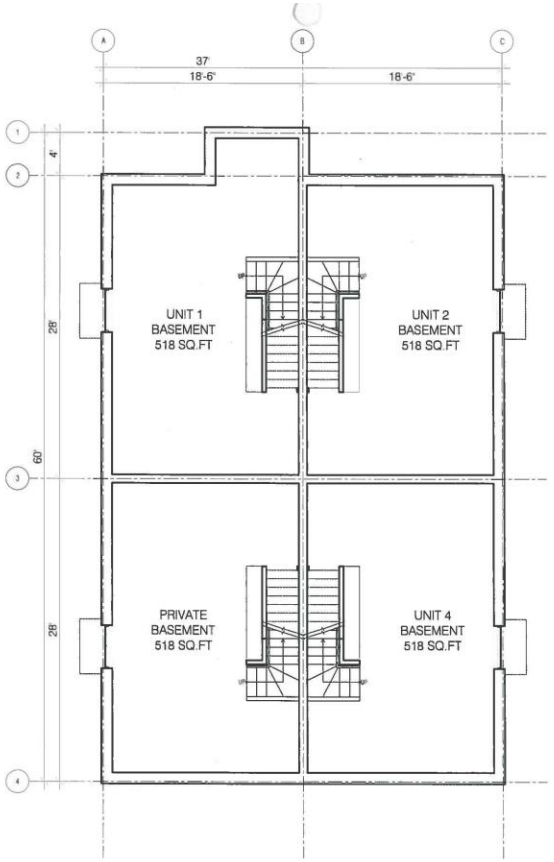
DESIGNER
CG / ES

DRAWN BY
ES

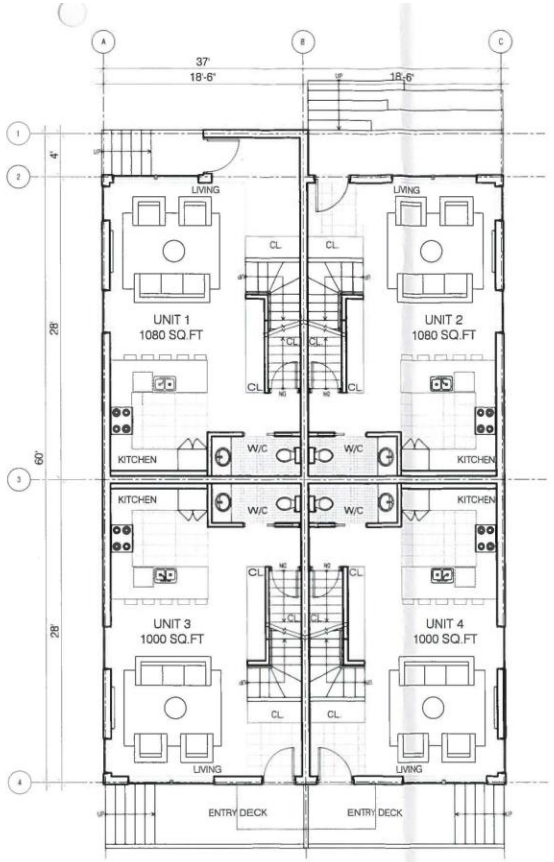
DATE
JAN 2019

SHEET NUMBER
Z0.1

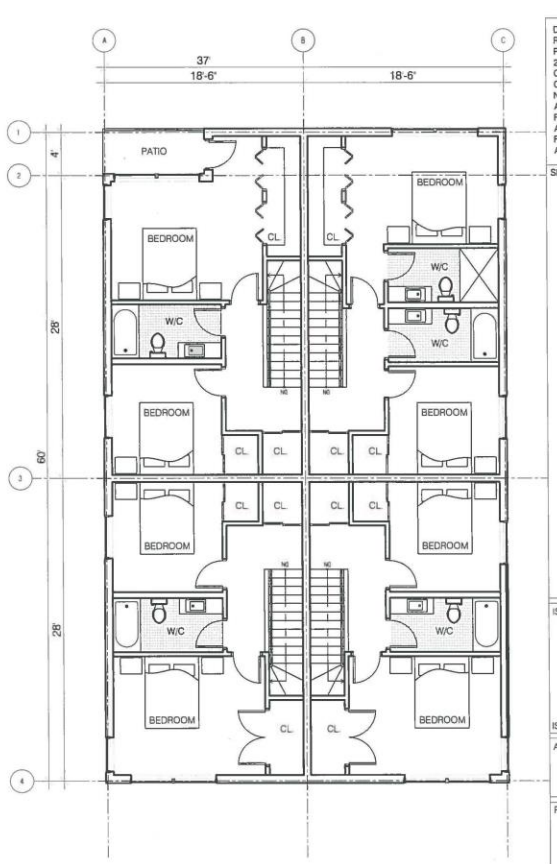
2architecture



1 Z1.0 **MAIN FLOOR PLAN**
3/32" = 1'-0"



2 Z1.0 **MAIN FLOOR PLAN**
3/32" = 1'-0"



3 Z1.0 **SECOND FLOOR PLAN**
3/32" = 1'-0"

DO NOT SCALE THE DRAWINGS NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF
2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

SEALS

ISSUED

ISSUED FOR ZONING JANUARY 15, 2019

ADDRESS
797 DORCHESTER AVENUE

PROJECT
797 DORCHESTER AVENUE
RESIDENTIAL DEVELOPMENT

SHEET TITLE
FLOOR PLANS

SCALE
AS NOTED

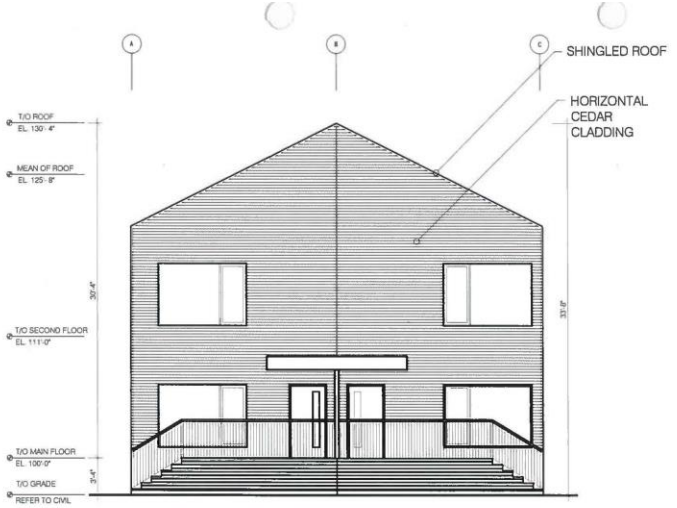
DESIGNER
CG / ES

DRAWN BY
ES

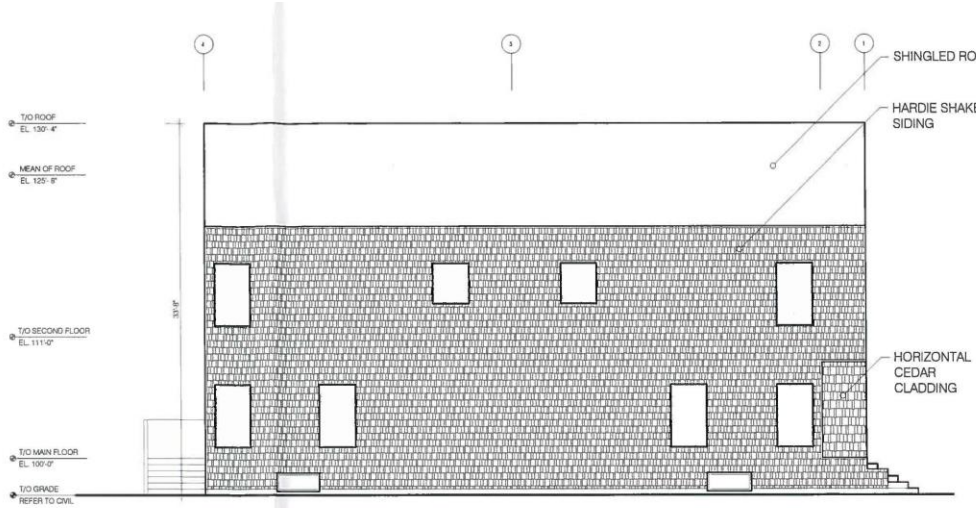
DATE
JAN 2019

SHEET NUMBER
Z1.0

2architecture



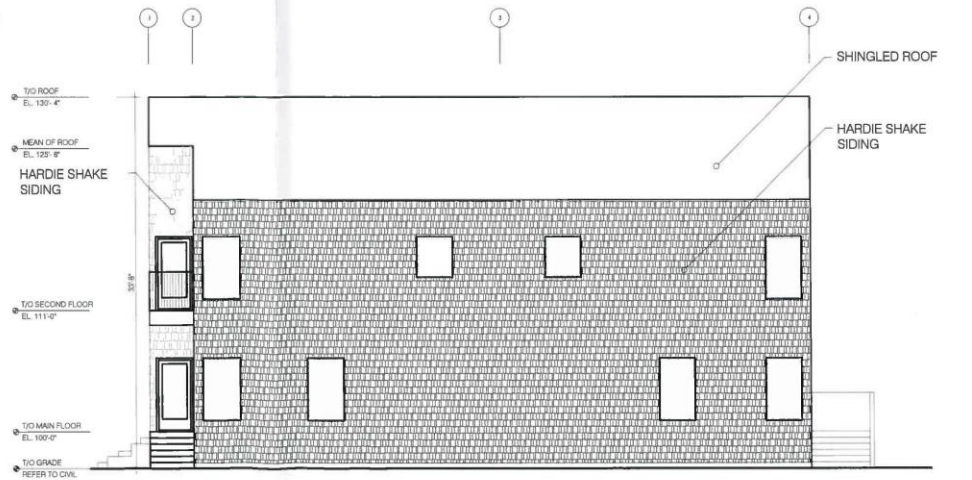
1 Z2.0 NORTH ELEVATION (FRONT)
3/32" = 1'-0"



2 Z2.0 WEST ELEVATION
3/32" = 1'-0"



3 Z2.0 SOUTH ELEVATION (REAR)
3/32" = 1'-0"



4 Z2.0 EAST ELEVATION
3/32" = 1'-0"

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

SEALS

ISSUED

ISSUED FOR ZONING JANUARY 15, 2019

ADDRESS
797 DORCHESTER AVENUE

PROJECT
797 DORCHESTER AVENUE
RESIDENTIAL DEVELOPMENT

SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS NOTED

DESIGNER
CG / ES

DRAWN BY
ES

DATE
JAN 2019

SHEET NUMBER
Z2.0

2architecture