Agenda – Council – September 26, 2019

Report – Executive Policy Committee – September 10, 2019

Item No. 2 Subdivision and Rezoning – 1025 Beauty Avenue (Old Kildonan Ward) File DASZ 11/2019 [c/r DAV 112218/2019D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 10, 2019, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 11/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 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 an "R2" Residential Two-Family District as shown on the map dated June 11, 2019, and attached as Schedule "A" to this report.

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 No. DASZ 11/2019, as determined by the 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 Plan is registered in the Winnipeg Land Titles Office.

Report – Executive Policy Committee – September 10, 2019

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 That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 5 and 6 recommendation 6 unless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.

Report – Executive Policy Committee – September 10, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 10, 2019, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 9, 2019, the Lord Selkirk-West Kildonan 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.

On June 11, 2019, the Lord Selkirk-West Kildonan Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on July 9, 2019, at 5:00 p.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

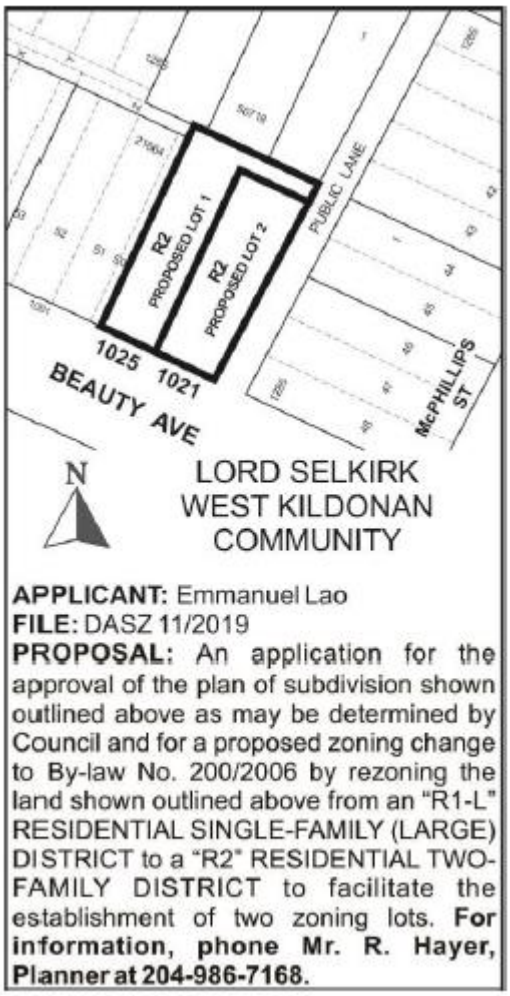
File: DASZ 11/2019

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie
Councillor Santos

Public Hearing: June 11, 2019
July 9, 2019
Council Building, 510 Main Street

Applicant: Emmanuel Lao

Subject:



Premises Affected: 1025 Beauty Avenue
For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: July 10, 2019

Community Committee Recommendation:

On July 9, 2019, the Lord Selkirk-West Kildonan 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 11/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 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 an "R2" Residential Two-Family District as shown on the map dated June 11, 2019, and attached as Schedule "A" to this report.

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 No. DASZ 11/2019, as determined by the 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 Plan is registered in the Winnipeg Land Titles Office.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 5 and 6 recommendation 6 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.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I like the fact that the developer has worked with the planning department; seems like they have done a really good job in working together to make sure that this project works and fits within the neighbourhood.
2. It looks like the area Councillor is also supportive of this project; this project looks great, and I am happy to see that the Plan Approval will come back to Community Committee.

Exhibits Filed:

1. Application dated March 5, 2019
2. Notification of Public Hearing dated April 16, 2019
3. Manitoba Status of Title 2857701/1
4. Letter of authorization dated June 4, 2018, from Emmanuel Lao and Teresita Lao to Emmanuel Lao
5. Request for a Support on Zoning Variance dated November 12, 2018
6. Surveyor's Building Location Certificate and sketch dated August 3, 2007
7. Plans (17 pages)
8. Report from the Urban Planning Division dated June 4, 2019
9. Inspection Report
10. Notice of Adjournment dated June 14, 2019
11. Rendering of front façade in support of the application submitted by the applicant at the public hearing
12. Recording of Representations of public hearing held on July 9, 2019

REPRESENTATIONS:

In Support:

Emmanuel Lao

In Opposition

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 11/2019

ADMINISTRATIVE REPORT

Title: DASZ 11/2019 – 1025 Beauty Avenue

Issue: Proposed Plan of Subdivision and Rezoning that would establish two (2) lots zoned “R2” Residential Two-Family District.

Critical Path: Lord Selkirk - West Kildonan 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 11/2019 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated June 11, 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 an “R2” Residential Two-Family District as shown on the map dated June 11, 2019, and attached as Schedule “A” to this report.
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 No. DASZ 11/2019, 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 Plan is registered in the Winnipeg Land Titles Office.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 5 and 6 recommendation 6 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.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the subject property and establish two (2) Lots; proposed Lot 1 and Lot 2. Both Lots would be rezoned to an “R2” Residential Two-Family District.
- On proposed Lot 1, a new Residential Two-Family Dwelling is proposed. Parking access would be from the rear lane to the east.
- On proposed Lot 2, the existing Single-Family Dwelling would be relocated and maintained with minor modifications to improve the front façade design. Parking access would be from the rear lane.
- The proposed Subdivision and Rezoning would generally be in accordance with policies under *OurWinnipeg* and *Complete Communities* and is recommended for approval.
- This report provides information, and makes recommendations, regarding the subject application (DASZ 11/2019) in terms of compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy.*
- This report is available to the public, City Council and committees of Council.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule “A” of this report.

CONSULTATION

The City’s Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

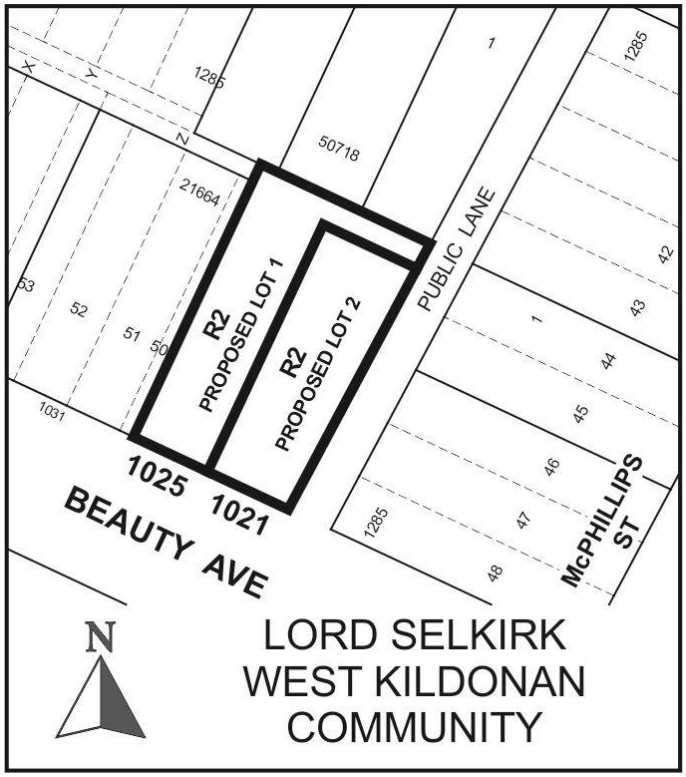
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	R. Hayer, MCP
Date:	June 4, 2019
File No.	DASZ 11/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File** DASZ 11/2019**,** Lord Selkirk - West Kildonan **Community Committee, dated June 11, 2019.**

Appendix "A," Planning Discussion

DATE:	May 08, 2019
FILE:	**DASZ 11/2019**
RELATED FILE:	DAV 19-112218/D
COMMUNITY:	Lord Selkirk - West Kildonan
NEIGHBOURHOOD #:	30320 (Leila-McPhillips Triangle)
SUBJECT:	proposed Plan of Subdivision and Rezoning that would establish two (2) lots zoned "R2" Residential Two-Family District
LOCATION:	1025 Beauty Avenue
LEGAL DESCRIPTION:	LOT 49; ELY 18.67F LOT 50 BLOCK 1 PLAN 1285; PCL BB PLAN 21664 9 K OTM



APPLICANT:	Emmanuel Lao 1110-1275 Leila Avenue Winnipeg, MB R3C 3Z3
OWNER:	Same as applicant
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

- The subject site is located on the North side of Beauty of Avenue.
- Under *OurWinnipeg* and *Complete Communities*, the property is designated “Areas of Stability – Recent Community” policy area.
- Under *Winnipeg Zoning By-law* No. 200/2006, the property is zoned “R1-L” Residential Single-Family (Large) district.
- The subject property
    - is approximately 73 feet wide and 128 feet deep;
    - has a total lot area of 9,790 square feet;
    - has access to a rear lane along the east side; and
    - currently encompasses a single-family dwelling that was built in 1957.

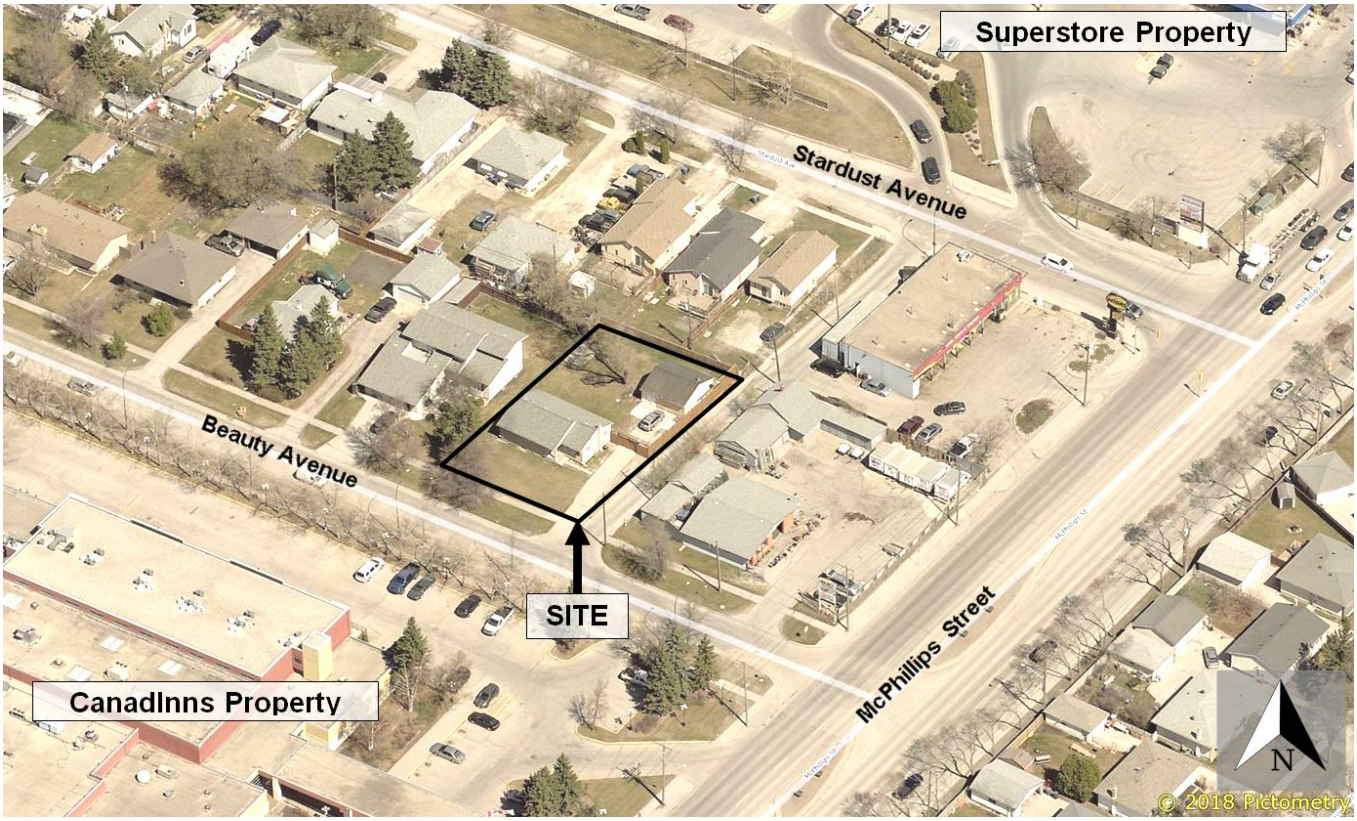


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2016)*

SITE CONTEX SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-Family Dwellings zoned “R1-L” Residential Single-Family (Large) District; then Stardust Avenue; then a large commercial property (Superstore Grocery and Gas Station) zoned “C3” Commercial-Corridor District.

South: Beauty Avenue; then a Hotel (Canad Inns Destination Centre Garden City) zoned “C3” Commercial-Corridor District.

East: Commercial uses including a Landscape Supplies and Rental Store and a Motor-Vehicle Repair Store zoned “C2” Commercial Community District and “R1-L” Residential Single-Family Large District.

West: Single-Family Dwellings zoned “R1-L” Residential Single-Family (Large) District.

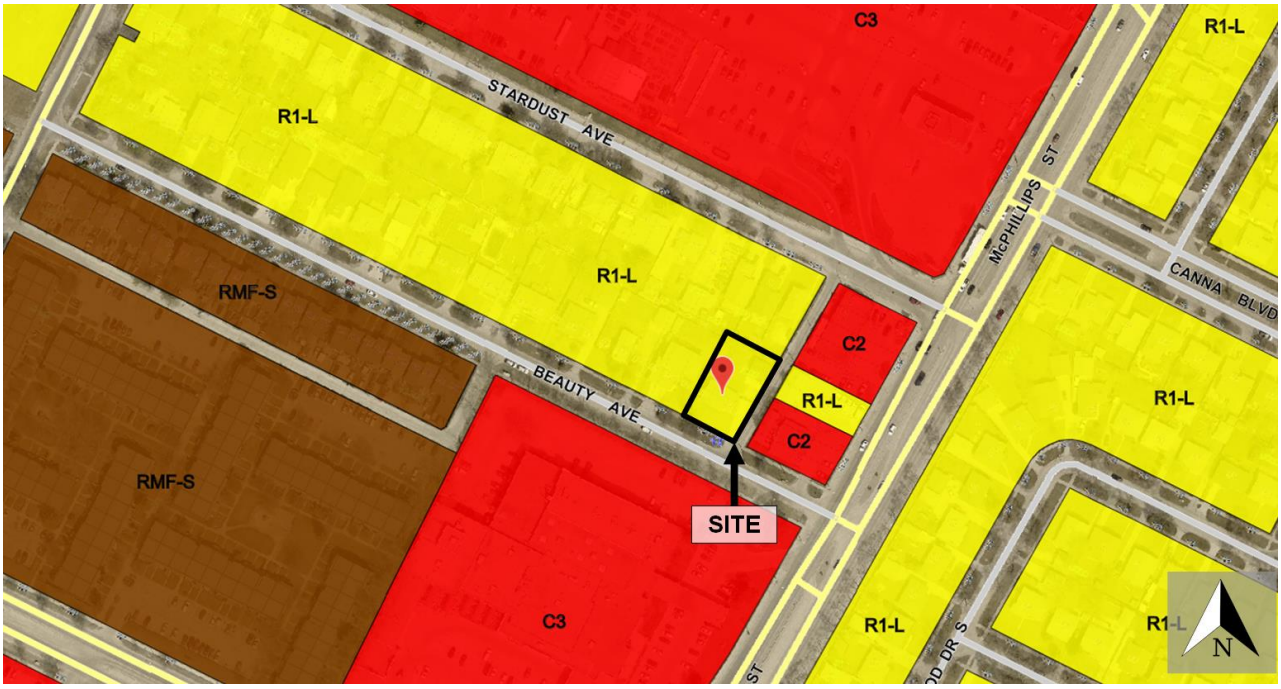


Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The applicant is proposing to subdivide the subject property and establish two (2) Lots; proposed Lot 1 and Lot 2. Both Lots would also be rezoned to an “R2” Residential Two-Family District.
- On proposed Lot 1, a new Residential Two-Family Dwelling is proposed. Parking access would be from the rear lane to the east.
- On proposed Lot 2, the existing Single-Family Dwelling would be relocated and maintained with minor modifications to improve the front façade design. Parking access would be from the rear lane.
- The applicant has applied for variances under related file DAV 19-112218/D to establish the proposed lots and accommodate aspects of the proposed Two-Family Dwelling; a report on the matter has been submitted for consideration by the Lord Selkirk-West Kildonan Community Committee.



Figure 3: Front elevation showing Two-Family Dwelling on proposed Lot 1.

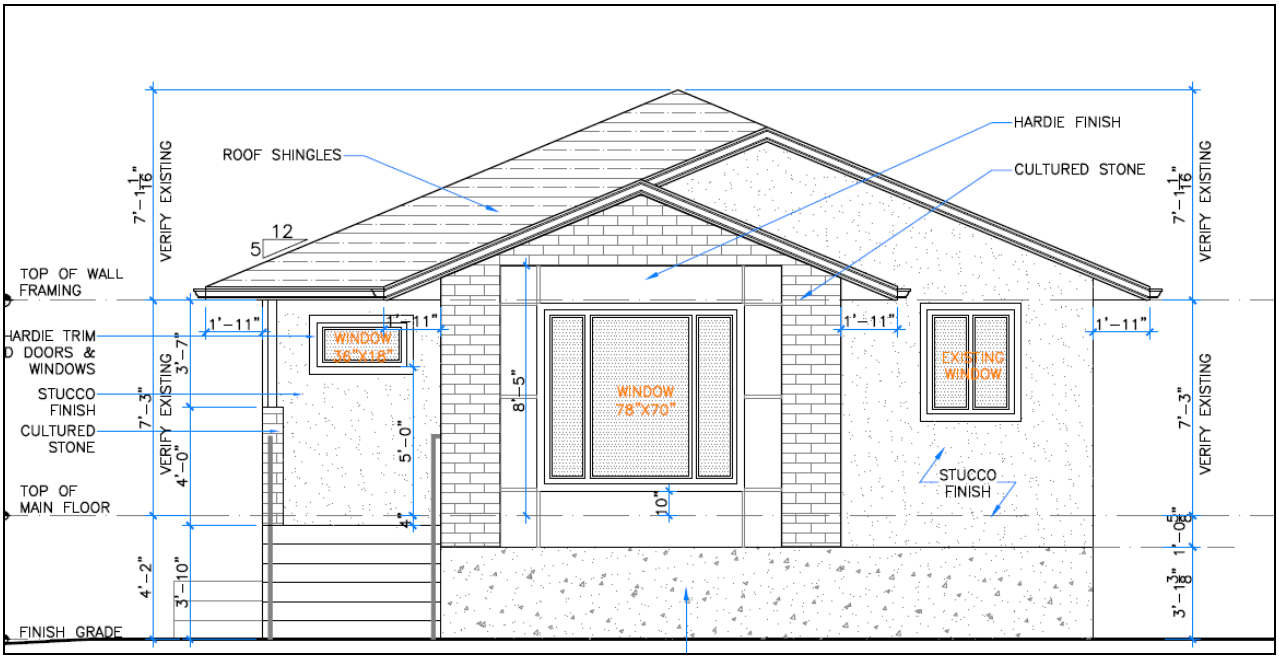


Figure 4: Front elevation of showing existing building with façade improvements on proposed Lot 2.

ANALYSIS AND ISSUES

OurWinnipeg and Complete Communities Direction Strategy:

- The site is in the "Area of Stability – Recent Communities" policy area of *OurWinnipeg* and *Complete Communities*. Key policies guiding development include:

  Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.

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

  Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.

  Encourage intensification to occur at centres and along corridors.

  Provide opportunities to increase multi-modal connectivity when redevelopment occurs.

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

City of Winnipeg Zoning By-Law No. 200/2006:

- **"R2" Residential Two-Family District** is intended to accommodate the development of single and two-family, limited multi-family units in lower density neighbourhoods units.

Dimensional Standards							
Zoning District	**Minimum Lot Area (sq. ft.)**	**Minimum Lot Width (ft.) (Note e)**	**Minimum Front Yard (ft.)**	**Minimum Rear Yard (ft.)**	**Minimum Side Yard (ft.)**	**Minimum Reverse Corner Street Side Yard**	**Maximum Height of Building (ft.)**
R2	**5,000 (2,500 per dwelling unit for two-family; 800 per dwelling unit for multi-family)**	**25**	**20**	**25**	**4**	**10**	**35**
Note E:	Section 138, Special Boundary Conditions, applies to the minimum lot area and lot width for the subdivision of new lots in all R1 and R2 zoning districts						

Proposed Subdivision and Rezoning:

Collaboration:

- The applicant met with the Urban Planning Division prior to submitting the subject DASZ application.
- The Division offered several suggestions and feedback pertaining to public engagement, zoning, site plan design, density, access, and subdivision.
- The subject application is the result of the iterative and collaborative process preceding the submission of the formal application.

Subdivision:

- Both proposed lots would be 35 feet wide or greater, and roughly 5,000 square feet in lot area.
- The proposed lot width and lot areas would be consistent with established lots on this block. For example:
    - 1073 Beauty Avenue: 38 feet wide; 4,933 square feet lot area.
    - 1065 Beauty Avenue: 35 feet wide; 4,485 square feet lot area.
    - 1061 Beauty Avenue: 39 feet wide; 5,125 square feet lot area.
- Given there are precedents on the block, the proposed subdivision would be in keeping with the community context.
- In terms of the layout of Proposed Lot 1:
    - Although not technically considered a “Flag-Lot” the proposed Lot is designed in a manner that allows a small portion of land to abut the public lane to the east.
    - This small portion of land would be the driveway leading to two (2) parking spaces behind the proposed building.
    - As noted in the recommendations under related file DAV 19-112218/D, the Administration is supportive of the proposed lot configuration subject to a portion of the driveway being constructed in a hard-surface type material to prevent loose gravel from tracking onto the public streets.
    - In addition, the proposed configuration also allows access to the lot from a rear lane, thus preventing the creation of a new private approach on Beauty Avenue. Private approaches can detract from the pedestrian environment and safety and reduce green space on City boulevards.

Rezoning:

- Both proposed lots would be rezoned to “R2” Residential Two-Family District.
- As noted previously on Figure 2, the subject area contains a mix of zoning districts and building types. For example:
    - Commercial property to the east; zoned “C2” Commercial Community District.
    - Commercial property across the street; zoned “C3” Commercial Corridor District.

    - Residential Multi-Family sites located down the block; zoned “RMF-S” Residential Multi-Family (Small) District.

- Given the above, the subject site is considered a transitional property located between more intensive commercial uses and sensitive residential uses.
- The proposed Rezoning to “R2” would also enable development that is consistent in height with adjacent properties. It would also enable new residential growth in an area with good access to commercial amenities and public transit.
- For the above reasons, the proposed rezoning would represent an appropriate transition between new and existing developments.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends approval because the proposed plan of subdivision and rezoning are consistent with *OurWinnipeg* and *Complete Communities*, and compatible with the surrounding area.

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

Report Prepared by:
R. Hayer, MCP

PPD File #:
DASZ 11/2019

Schedule "A" of File DASZ 11/2019, Lord Selkirk - West Kildonan Community Committee,

June 11, 2019

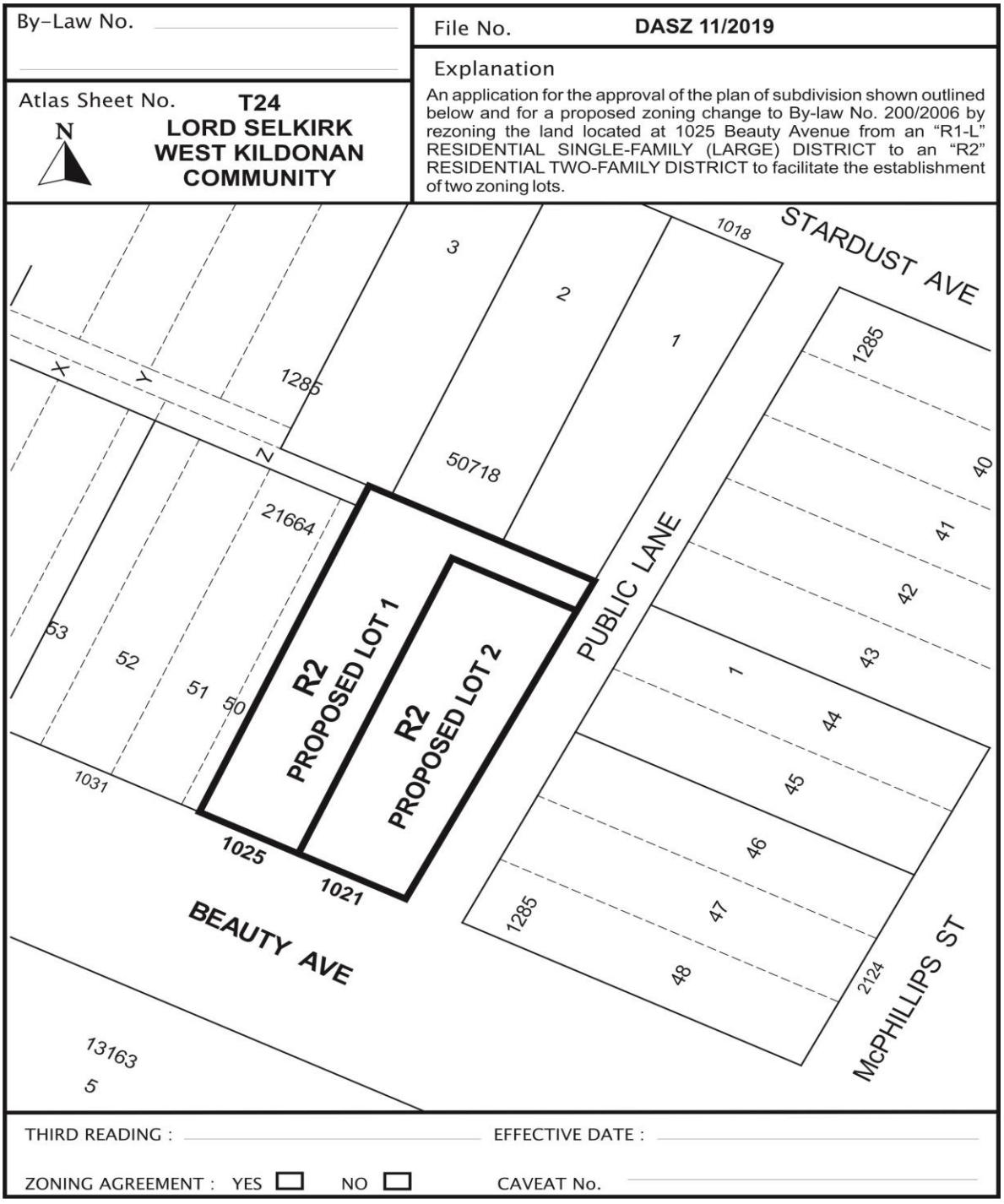
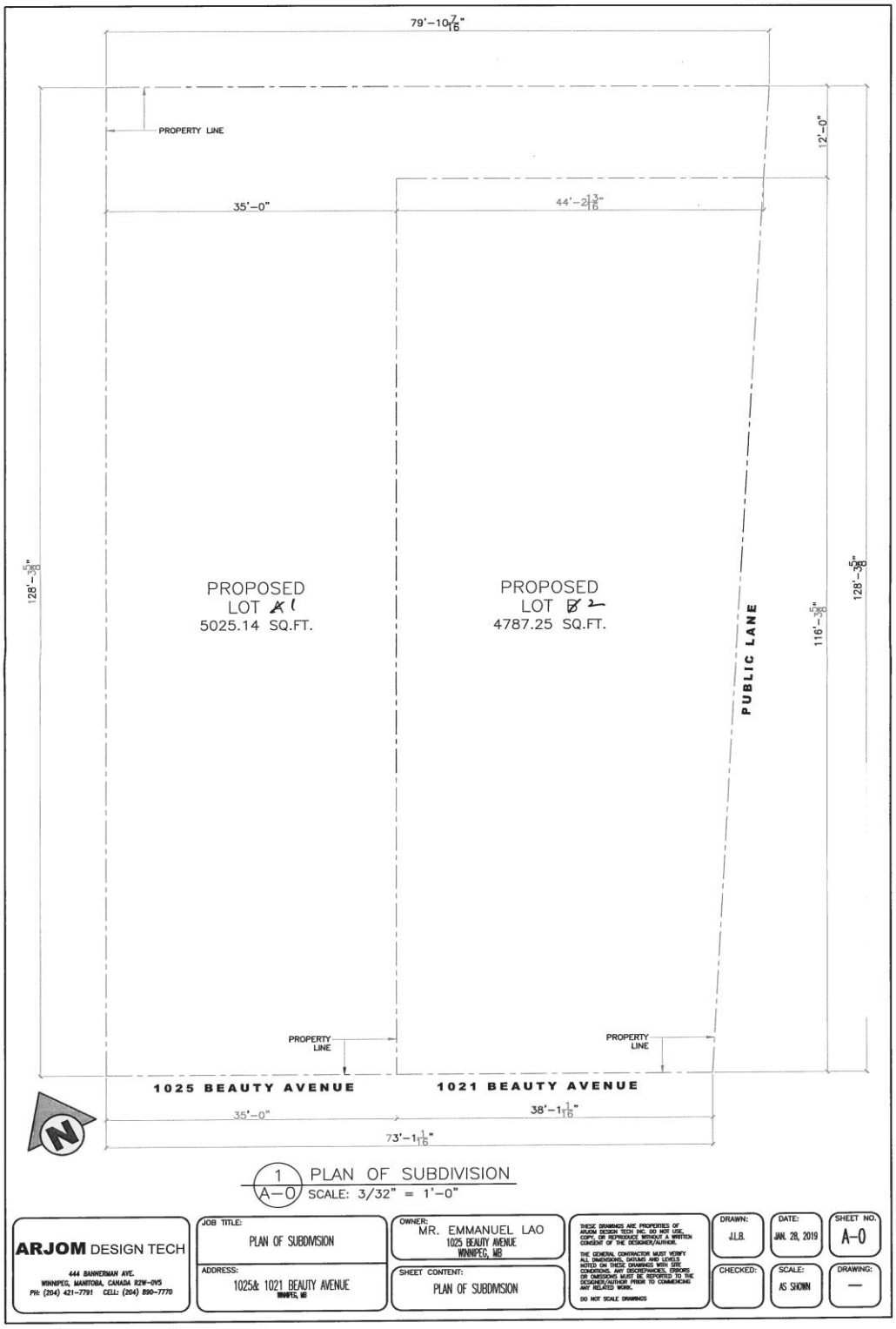
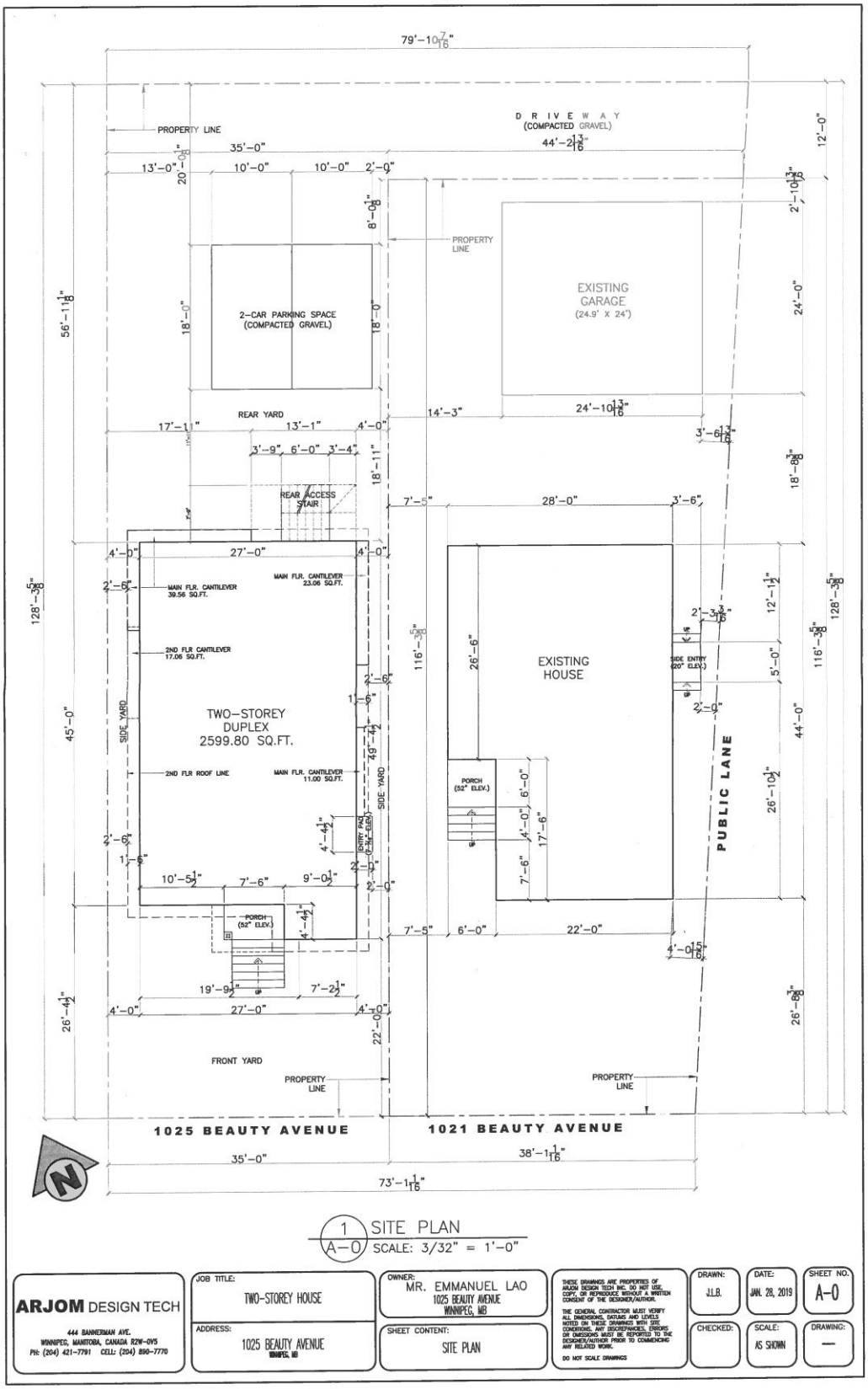


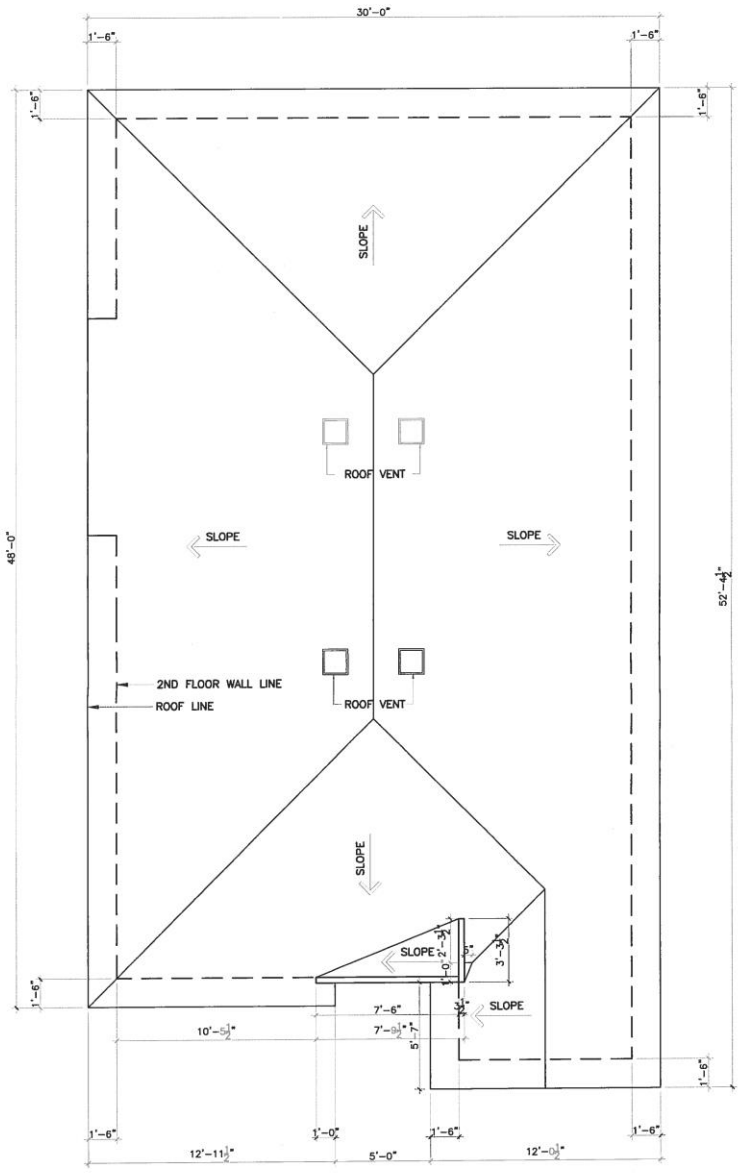
Exhibit “7” referred to in File DASZ 11/2019





1 A-0 SITE PLAN
SCALE: 3/32" = 1'-0"

ARJOM DESIGN TECH 444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0V5 PH: (204) 421-7791 CELL: (204) 890-7770	JOB TITLE: TWO-STOREY HOUSE ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: SITE PLAN	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.L.B. CHECKED:	DATE: JAN. 28, 2019 SCALE: AS SHOWN	SHEET NO. A-0 DRAWING: —



1 / A-1 ROOF PLAN
SCALE: 3/32" = 1'-0"

ARJOM DESIGN TECH
444 BANNERMAN AVE.
WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 890-7770

JOB TITLE: TWO-STOREY HOUSE
ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB

OWNER: MR. EMMANUEL LAO
1025 BEAUTY AVENUE
WINNIPEG, MB

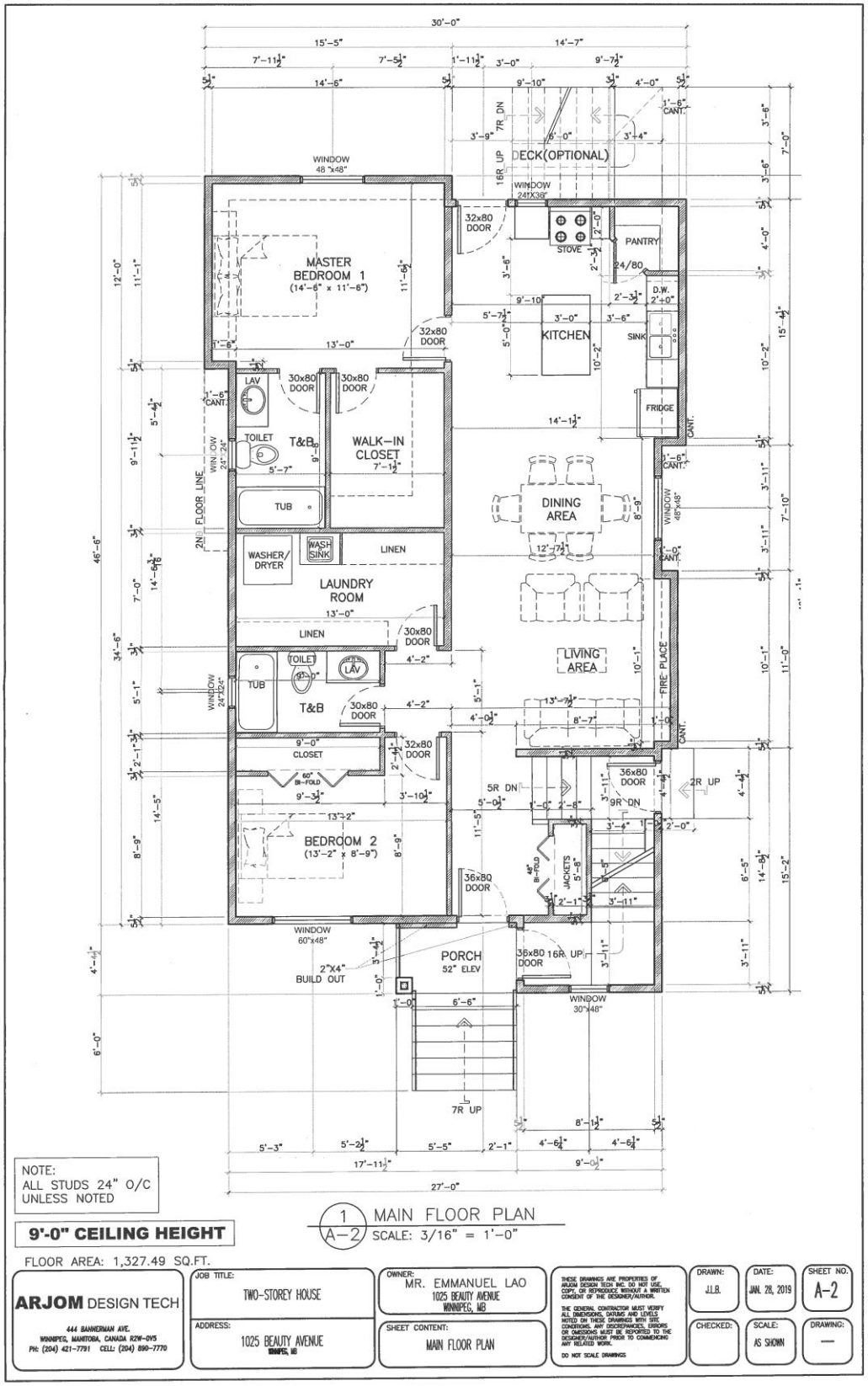
SHEET CONTENT: ROOF PLAN

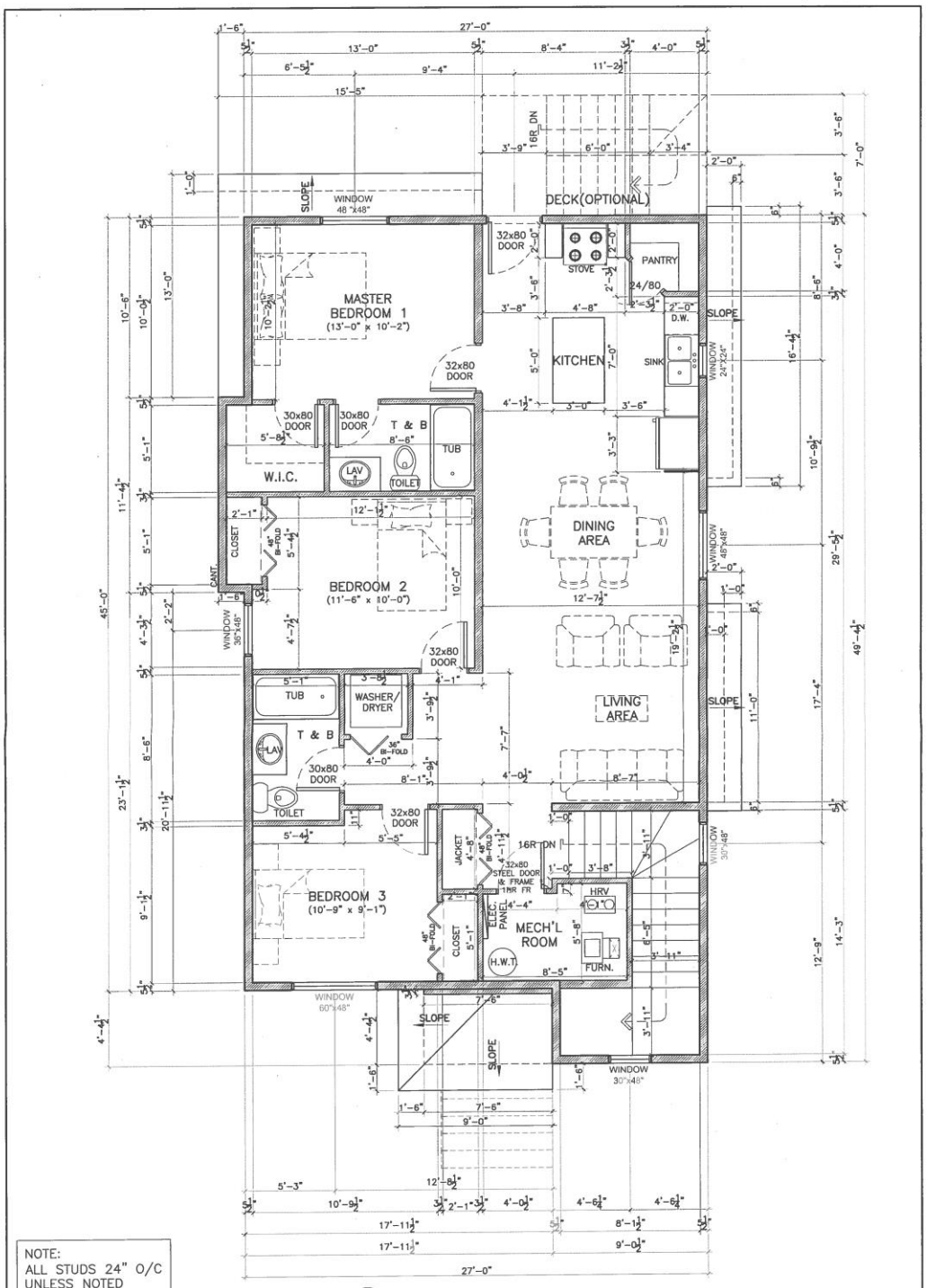
THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR.

THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK.

DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	JAN. 28, 2019	A-1
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	—


DECK(OPTIONAL)
MASTER BEDROOM 1 (14'-6" x 11'-6")
KITCHEN
PANTRY
STOVE
SINK
FRIDGE
D.W.
DINING AREA
LIVING AREA
FIRE PLACE
WALK-IN CLOSET
T&B
TOILET
LAV
TUB
WASHER/ DRYER
WASH SINK
LINEN
LAUNDRY ROOM
BEDROOM 2 (13'-2" x 8'-9")
CLOSET
JACKETS
PORCH 52" ELEV
2"X4" BUILD OUT
2ND FLOOR LINE
WINDOW 48"x48"
WINDOW 24"X36"
WINDOW 24"x24"
WINDOW 60"x48"
WINDOW 30"x48"
WINDOW 46"x48"
32x80 DOOR
30x80 DOOR
36x80 DOOR
36x80 16R UP DOOR
7R DN
16R UP
5R DN
9R DN
2R UP
7R UP
NOTE:
ALL STUDS 24" O/C
UNLESS NOTED
9'-0" CEILING HEIGHT
1 A-2 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
FLOOR AREA: 1,327.49 SQ.FT.
ARJOM DESIGN TECH
444 BANNERMAN AVE.
WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 890-7770
JOB TITLE: TWO-STOREY HOUSE
ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB
OWNER: MR. EMMANUEL LAO
1025 BEAUTY AVENUE
WINNIPEG, MB
SHEET CONTENT: MAIN FLOOR PLAN
THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR.
THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK.
DO NOT SCALE DRAWINGS
DRAWN: J.L.B.
CHECKED:
DATE: JAN. 28, 2019
SCALE: AS SHOWN
SHEET NO. A-2
DRAWING: —



NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

8'-0" CEILING HEIGHT

1 / A-3 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA: 1,271.62 SQ.FT.

ARJOM DESIGN TECH
444 BANNERMAN AVE.
WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 890-7770

JOB TITLE: TWO-STOREY HOUSE
ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB

OWNER: MR. EMMANUEL LAO
1025 BEAUTY AVENUE
WINNIPEG, MB

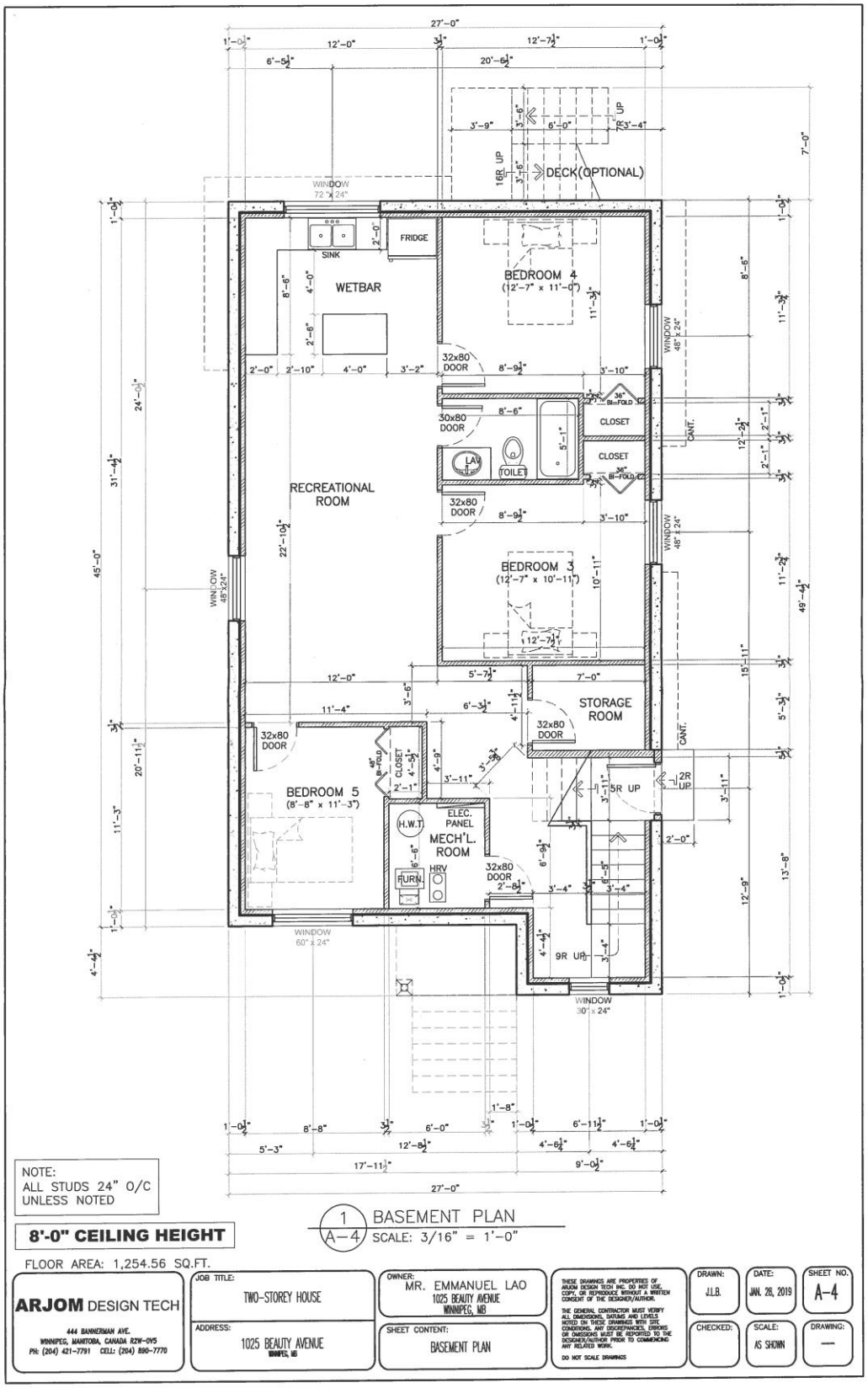
SHEET CONTENT: SECOND FLOOR PLAN

THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR.

THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK.

DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	JAN. 28, 2019	A-3
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	—



NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

8'-0" CEILING HEIGHT

1/A-4 BASEMENT PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA: 1,254.56 SQ.FT.

ARJOM DESIGN TECH
444 BANNERMAN AVE.
WINNIPEG, MANITOBA, CANADA R2W-0Y5
PH: (204) 421-7791 CELL: (204) 890-7770

JOB TITLE: TWO-STOREY HOUSE
ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB

OWNER: MR. EMMANUEL LAO
1025 BEAUTY AVENUE
WINNIPEG, MB

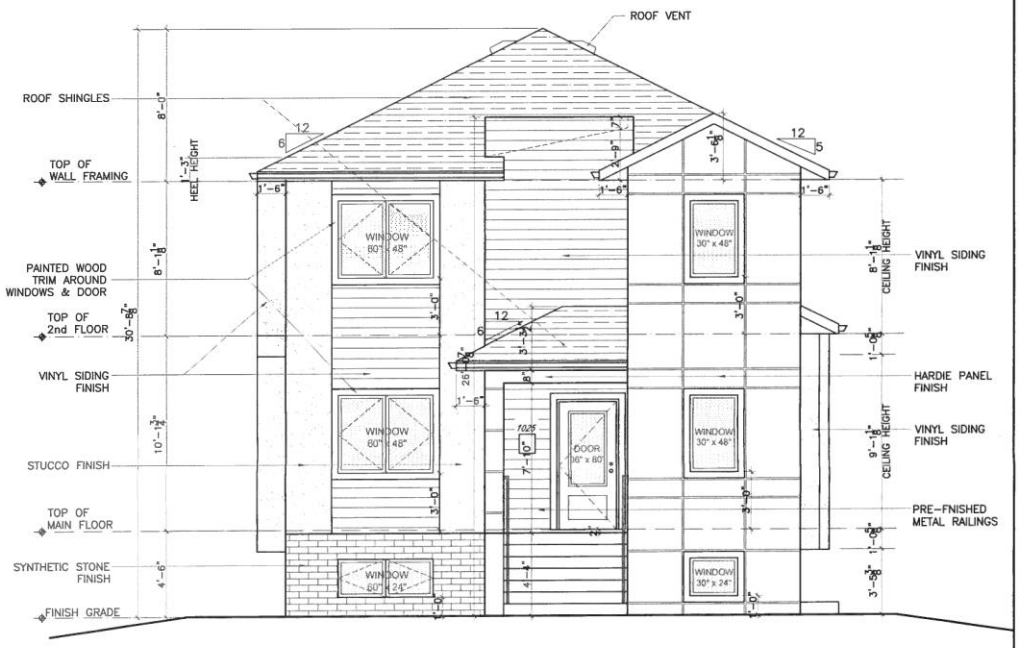
SHEET CONTENT: BASEMENT PLAN

THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR.

THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK.

DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	JAN. 28, 2019	A-4
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	—

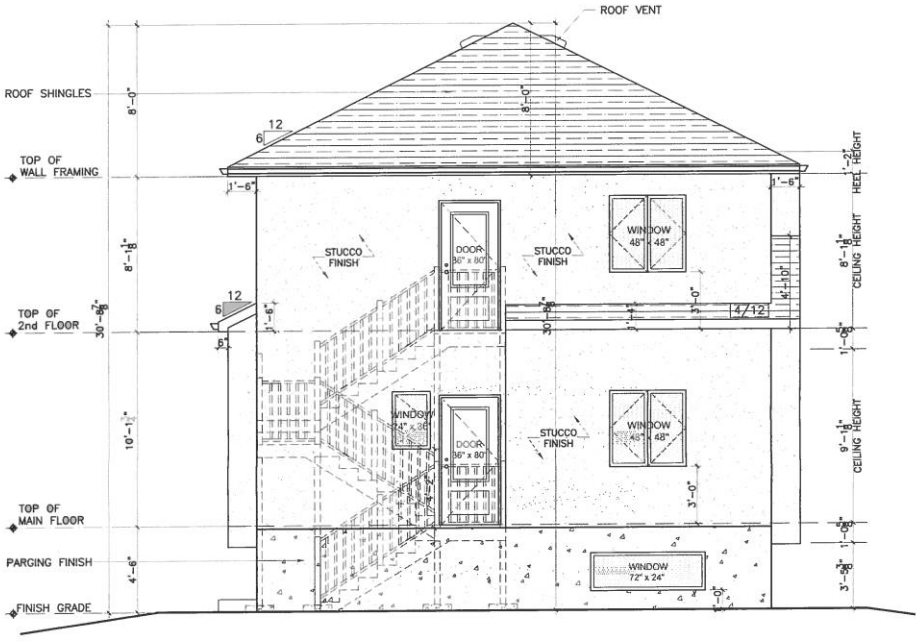


1 / A-5 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

MAIN FLOOR - 9'-0" CEILING HEIGHT

SECOND FLOOR - 8'-0" CEILING HEIGHT

ARJOM DESIGN TECH 444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0N5 PH: (204) 421-7791 CELL: (204) 890-7770	JOB TITLE: TWO-STOREY HOUSE ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: FRONT ELEVATION	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.L.B. CHECKED:	DATE: JAN. 28, 2019 SCALE: AS SHOWN	SHEET NO. A-5 DRAWING: —

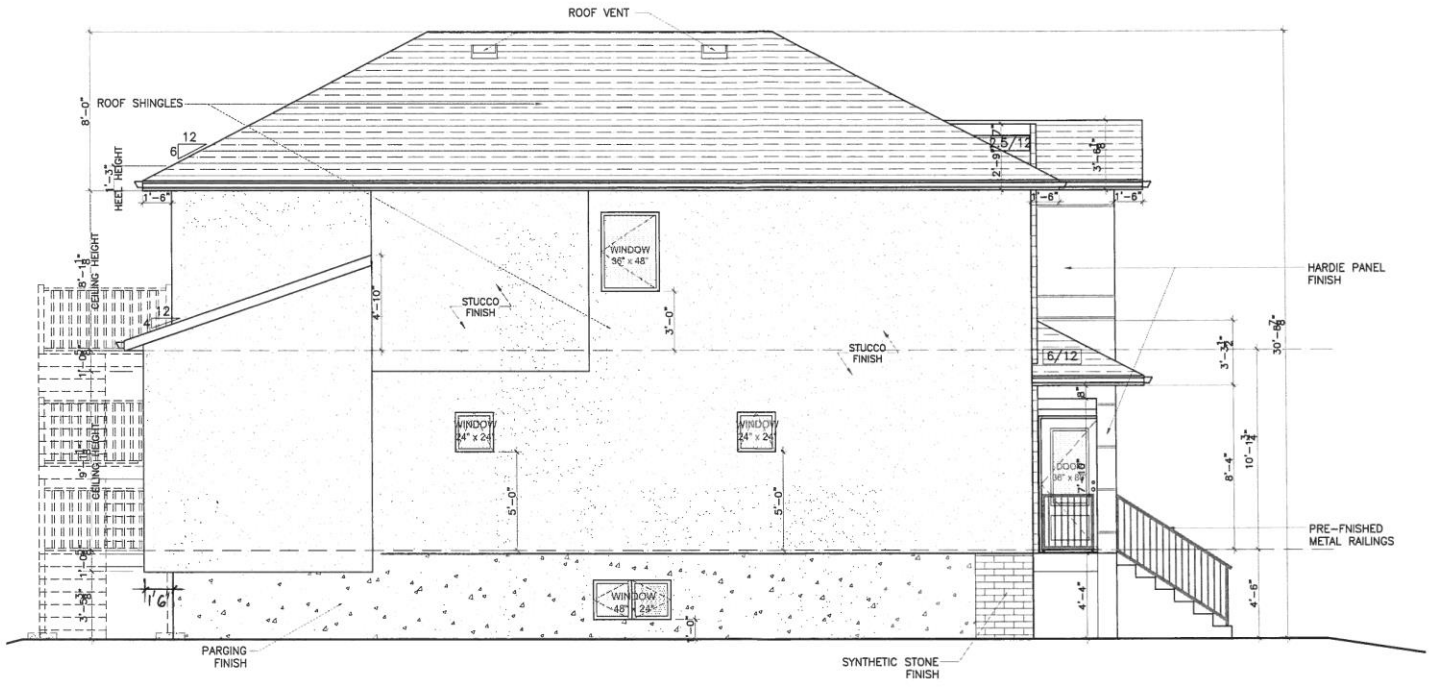


1 / A-6 REAR ELEVATION
SCALE: 3/16" = 1'-0"

MAIN FLOOR - 9'-0" CEILING HEIGHT

SECOND FLOOR - 8'-0" CEILING HEIGHT

ARJOM DESIGN TECH 444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0V5 PH: (204) 421-7791 CELL: (204) 890-7770	JOB TITLE: TWO-STOREY HOUSE ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: REAR ELEVATION	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.L.B. CHECKED:	DATE: JAN. 28, 2019 SCALE: AS SHOWN	SHEET NO. A-6 DRAWING: —



1 / A-7 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

MAIN FLOOR - 9'-0" CEILING HEIGHT

SECOND FLOOR - 8'-0" CEILING HEIGHT

SHEET NO. A-7 | DRAWING: —
DATE: JAN. 28, 2019 | SCALE: AS SHOWN
DRAWN: J.L.B. | CHECKED:

THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH & MAY NOT BE COPY OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/ARCHITECT.
ALL DIMENSIONS, DETAILS AND LEVELS SHOWN ON THESE DRAWINGS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER/ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK.
DO NOT SCALE DRAWINGS

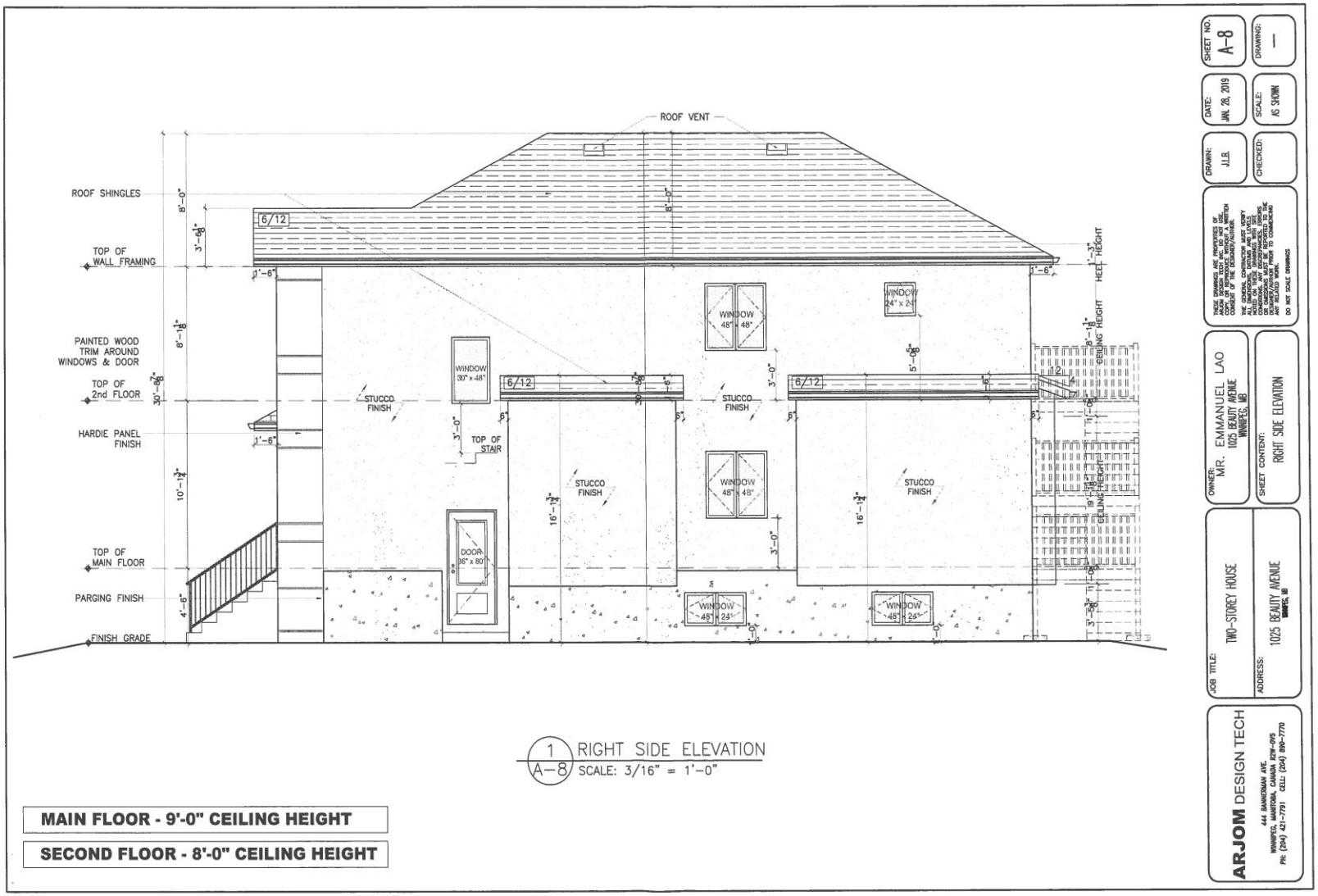
OWNER: MR. EMMANUEL LAO
1025 BEAUTY AVENUE
WINNIPEG, MB

SHEET CONTENT: LEFT SIDE ELEVATION

JOB TITLE: TWO-STOREY HOUSE

ADDRESS: 1025 BEAUTY AVENUE
WINNIPEG, MB

ARJOM DESIGN TECH
444 RANKINEAM AVE.
WINNIPEG, MANITOBA, CANADA R2M-0Y5
PH: (204) 421-7791 CELL: (204) 990-7770



1 / A–8 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'–0"

MAIN FLOOR - 9'-0" CEILING HEIGHT

SECOND FLOOR - 8'-0" CEILING HEIGHT

SHEET NO: A–8
DRAWING: —
DATE: JAN. 29, 2019
SCALE: AS SHOWN
DRAWN: J.L.B.
CHECKED:

THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. NO PART MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER/AUTHOR.
THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCEMENT OF WORK. FIGURED DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE DRAWINGS

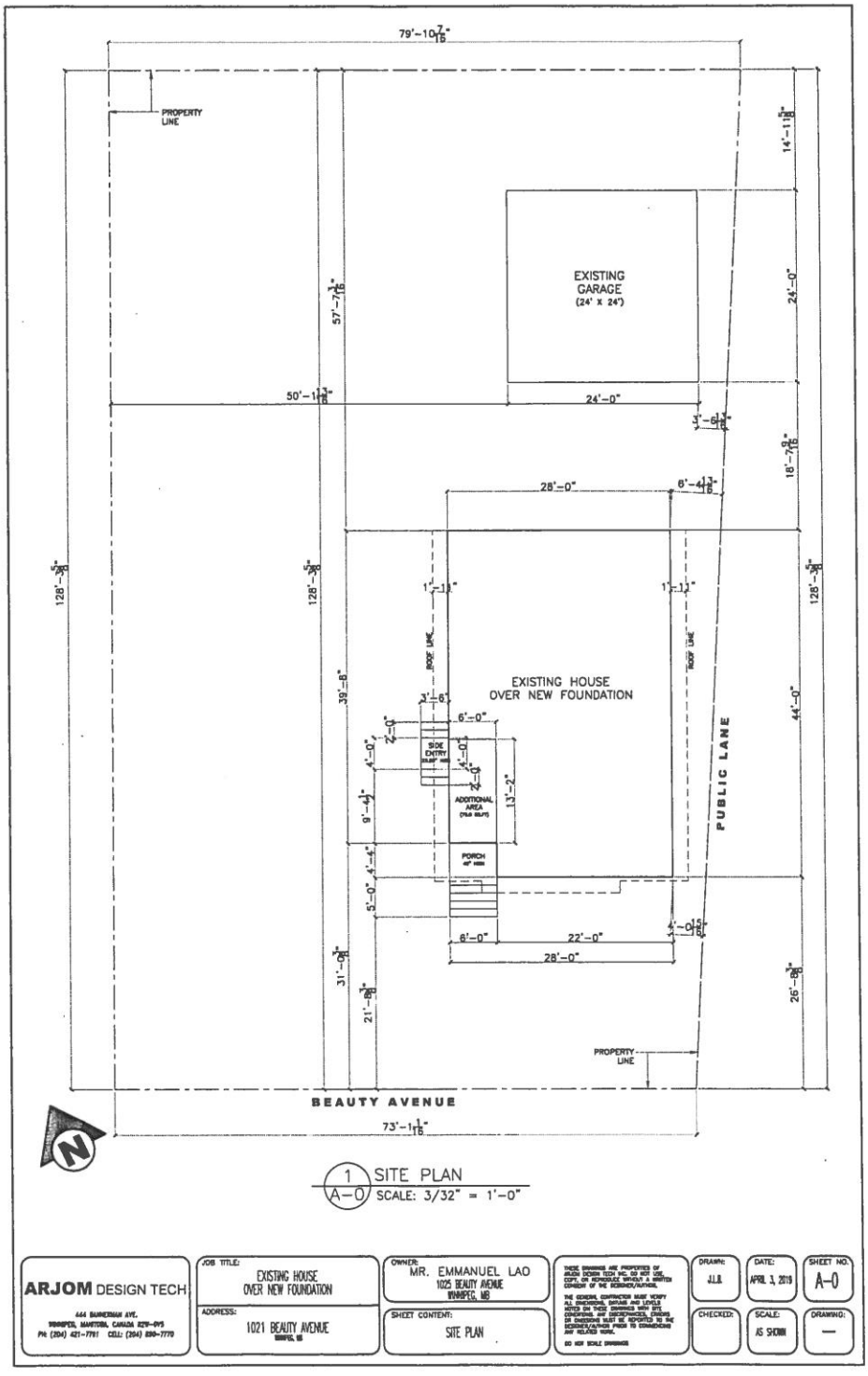
OWNER: MR. EMMANUEL LAO
1025 BEAUTY AVENUE
WINNIPEG, MB

SHEET CONTENT: RIGHT SIDE ELEVATION

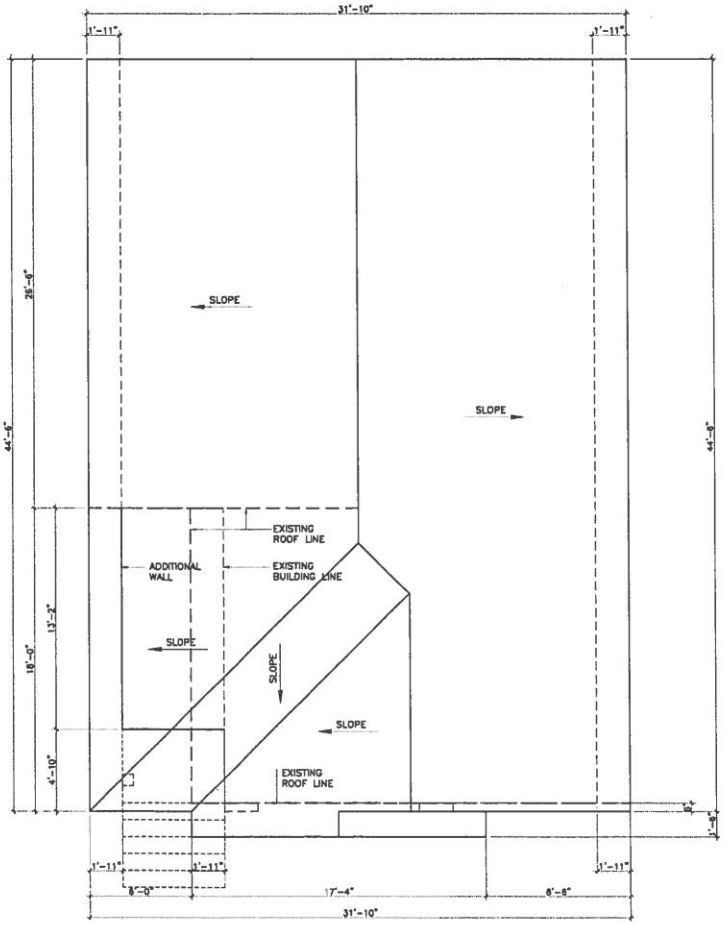
JOB TITLE: TWO-STOREY HOUSE

ADDRESS: 1025 BEAUTY AVENUE
WINNIPEG, MB

ARJOM DESIGN TECH
444 BANNERMAN AVE.
WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 890-7770



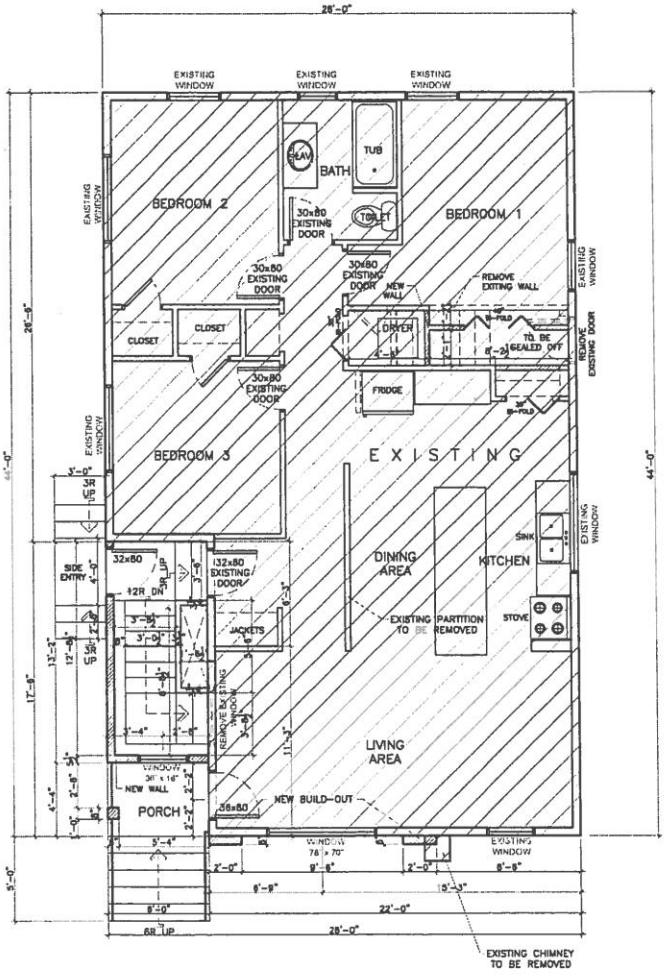
79'-10 7/16"
PROPERTY LINE
EXISTING GARAGE (24' X 24')
24'-0"
50'-1 13/16"
28'-0"
6'-4 13/16"
128'-3 5/8"
1'-11"
ROOF LINE
EXISTING HOUSE OVER NEW FOUNDATION
3'-6"
6'-0"
SIDE ENTRY
ADDITIONAL AREA
PORCH
13'-2"
39'-8"
44'-0"
PUBLIC LANE
22'-0"
31'-0 3/8"
21'-8 3/8"
26'-8 3/8"
BEAUTY AVENUE
73'-1 1/16"
1 A-0 SITE PLAN
SCALE: 3/32" = 1'-0"
ARJOM DESIGN TECH
JOB TITLE: EXISTING HOUSE OVER NEW FOUNDATION
ADDRESS: 1021 BEAUTY AVENUE
OWNER: MR. EMMANUEL LAO
1025 BEAUTY AVENUE
WINNIPEG, MB
SHEET CONTENT: SITE PLAN
DRAWN: J.L.B.
DATE: APRIL 3, 2019
SHEET NO. A-0
CHECKED:
SCALE: AS SHOWN
DRAWING: —



1 A-2 ROOF PLAN
SCALE: 3/16" = 1'-0"

NOTE: ROOF ADDITION REQUIRED

ARJOM DESIGN TECH 444 SUMMERHAM AVE. WINNIPEG, MANITOBA, CANADA R2G-0V5 PH: (204) 421-7751 CELL: (204) 890-7770	JOB TITLE: EXISTING HOUSE OVER NEW FOUNDATION ADDRESS: 1021 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: ROOF PLAN	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/OWNERS. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS, OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.L.B. CHECKED:	DATE: APRIL 3, 2019 SCALE: AS SHOWN	SHEET NO.: A-1 DRAWING: —

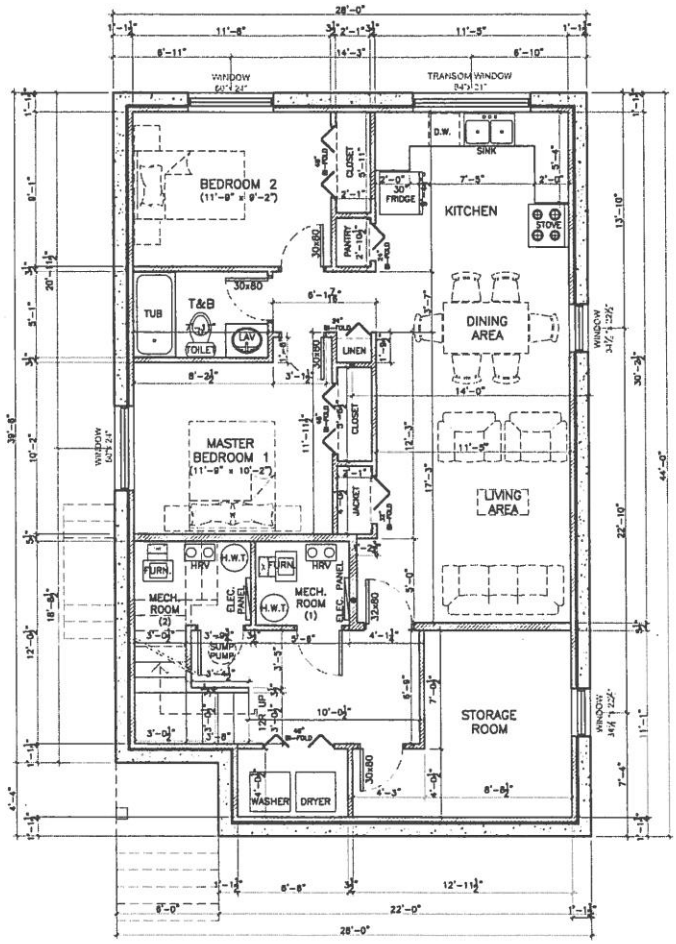


EXISTING
1 MAIN FLOOR PLAN
A-2 SCALE: 3/16" = 1'-0"

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

EXISTING FLOOR AREA: 1,127 SQ.FT. + ADDITIONAL FLOOR AREA: 79.0 SQ.FT
TOTAL FLOOR AREA: 1,206 SQ.FT.

ARJOM DESIGN TECH 444 BANNERMAN AVE, WINNIPEG, MANITOBA, CANADA R2W-0V5 PH: (204) 421-7791 CELL: (204) 880-7770	JOB TITLE: EXISTING HOUSE OVER NEW FOUNDATION ADDRESS: 1021 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: MAIN FLOOR PLAN	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS, ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.J.B. / CHECKED:	DATE: APRIL 3, 2019 / SCALE: AS SHOWN	SHEET NO: A-2 / DRAWING: —



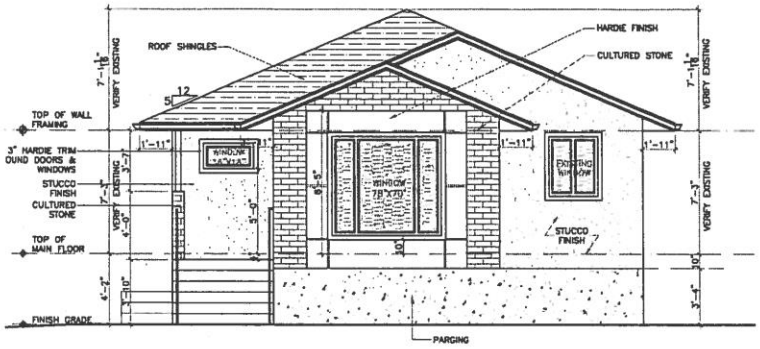
1 / A-3 BASEMENT SECONDARY SUITE
SCALE: 3/16" = 1'-0"

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

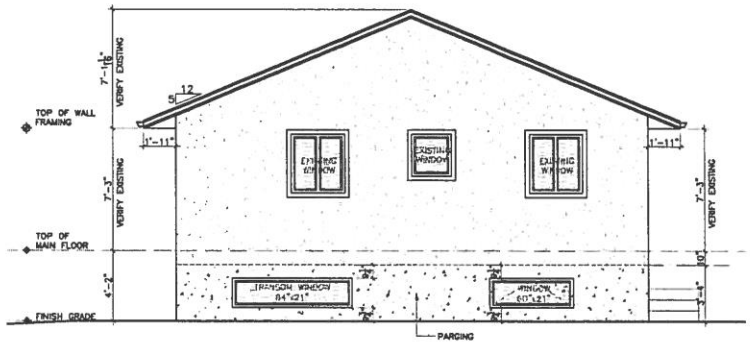
8'-0" CEILING HEIGHT

FLOOR AREA: 1,206 SQ.FT. LIVABLE AREA: 729.47 SQ.FT.

ARJOM DESIGN TECH 444 RAINNEMAN AVE. WINNIPEG, MANITOBA, CANADA R2N-0V5 PH: (204) 421-7791 CELL: (204) 880-7770	JOB TITLE: EXISTING HOUSE OVER NEW FOUNDATION ADDRESS: 1021 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: BASEMENT SECONDARY SUITE	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH P.C. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, NATURE AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.J.B. CHECKED:	DATE: APRIL 3, 2019 SCALE: AS SHOWN	SHEET NO: A-3 DRAWING: —



1 / A-4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 / A-4 REAR ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

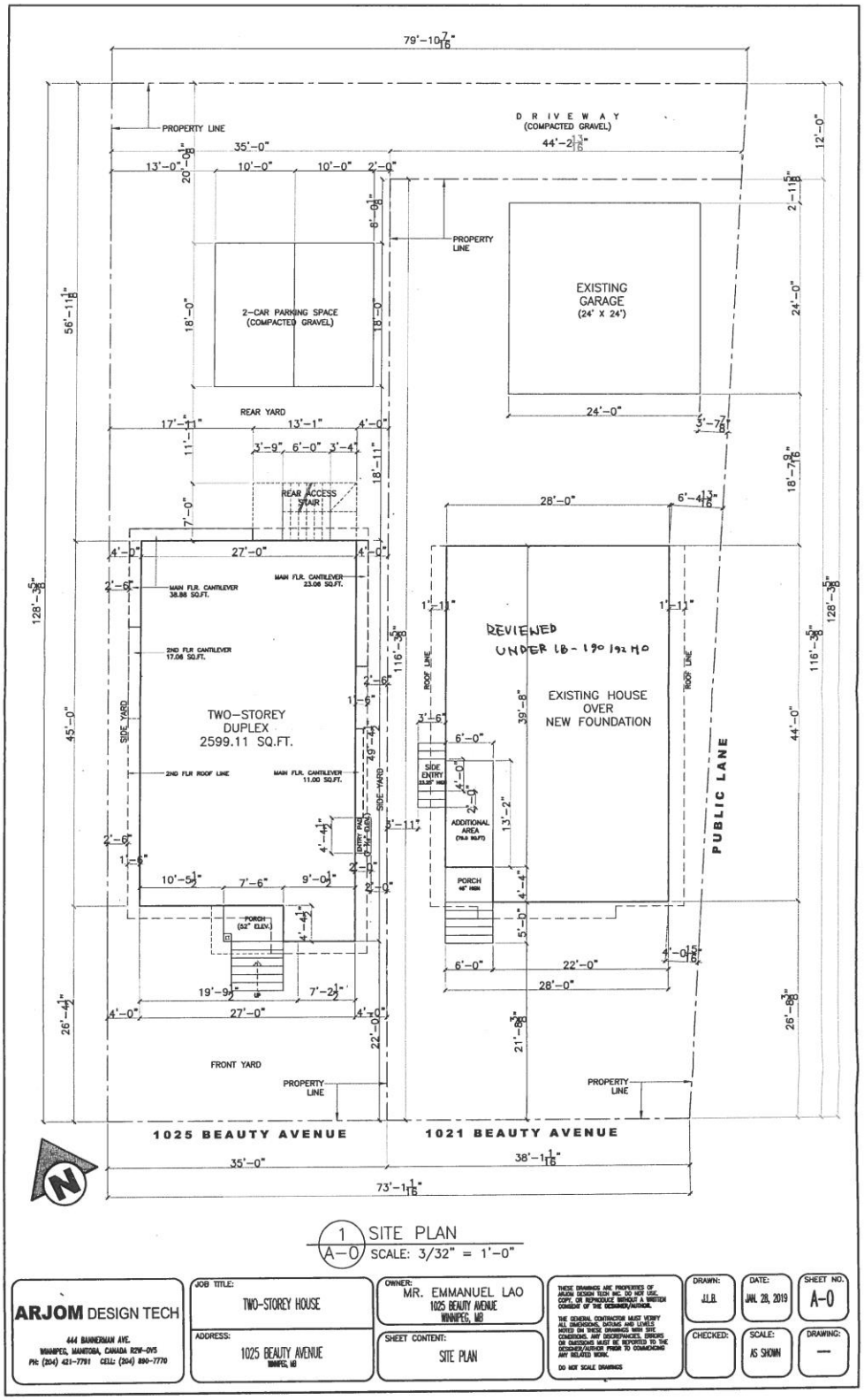
MAIN FLOOR - EXISTING HEIGHT

BASEMENT - 8'-0" CEILING HEIGHT

ARJOM DESIGN TECH 444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2G-0V5 PH: (204) 421-7791 CELL: (204) 898-7779	JOB TITLE: EXISTING HOUSE OVER NEW FOUNDATION ADDRESS: 1021 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: FRONT & REAR ELEVATION	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. NO ANY USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.L.B. CHECKED:	DATE: APRIL 3, 2019 SCALE: AS SHOWN	SHEET NO. A-4 DRAWING: —


5/12
TOP OF WALL FRAMING
VERIFY EXISTING
TOP OF MAIN FLOOR
FINISH GRADE
CULTURED STONE
PRE-FINISHED METAL RAILINGS
PARGING
1 A-5 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"
ROOF SHINGLES
2 A-5 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"
NOTE: ALL STUDS 24" O/C UNLESS NOTED
BASEMENT - 8'-0" CEILING HEIGHT
ARJOM DESIGN TECH
JOB TITLE: EXISTING HOUSE OVER NEW FOUNDATION
ADDRESS: 1021 BEAUTY AVENUE
OWNER: MR. EMMANUEL LAO
SHEET CONTENT: LEFT & RIGHT SIDE ELEVATION
DRAWN: A.L.E
CHECKED:
DATE: APRIL 3, 2019
SCALE: AS SHOWN
SHEET NO: A-5
DRAWING: —

APR 2 6 2019



1 A-0 SITE PLAN
SCALE: 3/32" = 1'-0"

ARJOM DESIGN TECH 444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0Y5 PH: (204) 421-7791 CELL: (204) 890-7770	JOB TITLE: TWO-STOREY HOUSE ADDRESS: 1025 BEAUTY AVENUE WINNIPEG, MB	OWNER: MR. EMMANUEL LAO 1025 BEAUTY AVENUE WINNIPEG, MB SHEET CONTENT: SITE PLAN	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.L.B. CHECKED:	DATE: JAN. 28, 2019 SCALE: AS SHOWN	SHEET NO: A-0 DRAWING: —