Agenda – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 12 Variance – 140 Transcona Boulevard
(Transcona Ward)
File DAV 209528/2019C

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the "RMU" Residential Mixed-Use dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the construction of a multi-family dwelling to permit:

    A. a front yard of 13.7 feet (4.18 metres) instead of 20 feet (6.10 metres);

    B. a balcony projection into the front yard of 7.3 feet (2.23 metres) instead of 4.6 feet (1.4 metres);

2. for the establishment of a parking area to permit:

    A. parking spaces located within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade.

Agenda – Board of Adjustment – January 8, 2020

File:	DAV 209528/2019C
Applicant:	McGowan Russell Group (Susan Russell)
Premises Affected:	140 Transcona Boulevard
Legal Description:	LOT 4 PLAN 61009 88A/90A K OTM, hereinafter called "the land"
Property Zoned:	"RMU" Residential Mixed Use
Nature of Application:	To vary the "RMU" District Dimensional standards of the Winnipeg Zoning By-Law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling to permit: a. a front yard of 13.7 feet (4.18 metres) instead of 20 feet (6.10 metres); b. a balcony projection into the front yard of 7.3 feet (2.23 metres) instead of 4.6 feet (1.4 metres); 2. for the establishment of a parking area to permit open parking spaces located within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade.
Exhibits Filed:	1. Application dated December 19, 2019 2. Notification of Public Hearing dated December 19, 2019 3. Manitoba Status of Title 3015508/1 4 Letter of authorization dated November 12, 2019, from Park City Commons JV Ltd. to McGowan Russell Group 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Easements 4801133/1, 4801134/1, 4819679/1 7. Caveat 4911217/1 8. Easement 5086109/1 9. Parkade and Floor Plans 10. Plans, Sheet 1 dated December 18, 2019 and Sheets 2 to 5 inclusive dated December 17, 2019, for File DAV 209528/2019C

Exhibits Filed (continued):
11. Report from the Urban Planning Division dated December 18, 2019
12. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by
That the report of the Winnipeg Public Service be taken as read.

Moved by
That the receipt of public representations be concluded.

Agenda – Board of Adjustment – January 8, 2020

Moved by

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

Moved by

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by

That the public hearing with respect to this application be concluded.

Exhibit "11" referred to in File DAV 209528/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-209528C – 140 Transcona Blvd.

Issue: Variances for the Construction of a Multi-Family Dwelling and Accessory Parking

Critical Path: Board of Adjustment as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
G. Doney, RPP	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the application to vary the "RMU" Residential Mixed-Use dimensional standards of Zoning By-Law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling to permit:
   a) a front yard of 13.7 feet (4.18 metres) instead of 20 feet (6.10 metres);
   b) a balcony projection into the front yard of 7.3 feet (2.23 metres) instead of 4.6 feet (1.4 metres);
2) for the establishment of a parking area to permit:
   a) parking spaces located within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade.

REASONS FOR REPORT

This report is required because variance applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposal can proceed.

FILE/APPLICANT DETAILS

FILE:	**DAV 19-209528C**
RELATED FILES:	ZR-PA 19-209527 & ZR-AEC19 209361
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	4.433 (Regent)
SUBJECT:	application to vary the "RMU" Residential Mixed-Use dimensional standards of Zoning By-Law No. 200/2006 as follows: 1) for the construction of a multi-family dwelling to permit: a) a front yard of 13.7 feet (4.18 metres) instead of 20 feet (6.10 metres); b) a balcony projection into the front yard of 7.3 feet (2.23 metres) instead of 4.6 feet (1.4 metres); 2) for the establishment of a parking area to permit: a) parking spaces located within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade.
LOCATION:	140 Transcona Boulevard
LEGAL DESCRIPTION:	Lot 1, Plan 65187
APPLICANT:	McGowan – Russell, Susan Russell 825 Joseph St. Winnipeg, MB
OWNER:	Park City Common JV Ltd.

HISTORY

On December 4th, 2019, the East Kildonan – Transcona Community Committee concurred in the recommendation of the Urban Planning and Design Division and approved plans of the proposed development.

The plans that are part of the subject variance application show a slightly larger front yard and a slightly smaller rear yard than the plans that were approved by the Community Committee. The difference is not significant enough to warrant another plan approval application.

Also of note is that a parking management plan, pertaining to the subject site and the “RMU” Residential Mixed-Use properties to the south and to the east, was approved by the Urban Planning and Design Division in December of 2018.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a variance with respect to a property may be approved if the variance:

a) is consistent with Plan Winnipeg and any applicable secondary plan;

b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

The subject site, identified on Figure 1:

- is at the southeast of Transcona Boulevard and Bienvenu Street;
- is approximately 54,000 square feet;
- is zoned “RMU” Residential Mixed-Use Zoning District of Zoning Bylaw 200/2006;
- is in the Ravelston and Plessis Major Redevelopment Site of *OurWinnipeg* and *The Complete Communities Direction Strategy*; and
- is in the Proposed Residential Mixed Use policy area of the *Transcona West Area Structure Plan.*

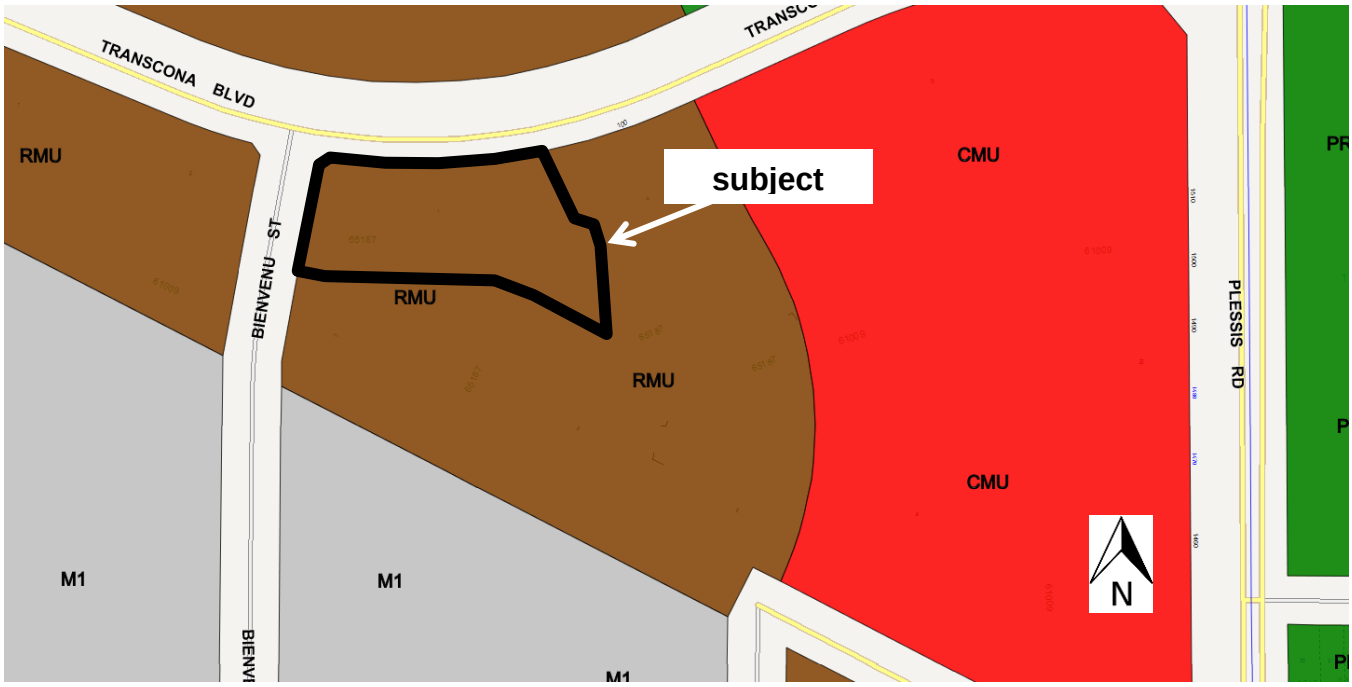


Figure 1: Existing Zoning

SURROUNDING LAND USE AND ZONING

North: Transcona Boulevard then vacant land zoned “RMU” Residential Mixed-Use.

West: Bienvenu Street then vacant land zoned “RMU.”

South: vacant land zoned “RMU.”

East: vacant land zoned “RMU.”

The “RMU” land that is east of Bienvenu Street and south of Transcona Boulevard is intended to be developed into five six-storey multi-family dwellings, and accessory uses and structures much like the proposal that is the subject of this report.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development includes:

- the construction of
  - a six storey multi-family dwelling containing 87 dwelling units,
  - 106 accessory parking spaces, some below the ground floor of the proposed building and some in a surface parking area south of the proposed building and
  - walkways; and
- the establishment of landscaping around the proposed building.

The submitted plans show:

- that the proposed building façades would be well articulated vertically and horizontally, making it more at the human scale than would otherwise be the case;
- that it would only be approximately 65 feet in height;
- that approximately half the dwelling units would face Transcona Boulevard;
- that the ground floor windows that would be closest to the surface parking area are in the amenity room; and
- that a walkway would be between the proposed building and the surface parking area.

Variances are required because:

- the proposed building, not including the balconies, would be 13.7 feet from the front (north) lot line instead of 20 feet;
- the proposed balconies would project 7.3 feet into the front yard instead of 4.6 feet; and
- some of the parking spaces would be 8.8 feet from a window sill that would be no more than five feet above grade, instead of 10 feet.

In addition to the aforementioned variances:

- an alternative equivalent compliance application was submitted to permit fewer shrubs than required that would be offset by more trees being provided than required (and will be approved by the Urban Planning and Design Division);
- a plan approval application was submitted and approved; and
- a parking management plan, pertaining to the subject site and the "RMU" Residential Mixed-Use properties to the south and to the east, was submitted and approved.

(The Urban Planning and Design Division's procedures changed after the alternative equivalent compliance application and the parking management plan were received by the City. Now, when a public hearing is required for a development proposal, variances will be required instead of an alternative equivalent compliance application or a parking management plan.)

ANALYSIS AND ISSUES

OUR WINNIPEG, THE COMPLETE COMMUNITIES DIRECTION STRATEGY AND THE TRANSCONA WEST AREA STRUCTURE PLAN

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

They Key Direction of *OurWinnipeg* and *The Complete Communities Direction Strategy* that applies to Major Redevelopment Sites states: "*Major Redevelopment Sites will provide transformative opportunities for the development of complete communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric."*

Direction 4 of Section 03-3 of *The Complete Communities Direction Strategy* states: "*Major Redevelopment Sites will provide for Complete Communities with significant levels of mixed use, high density development, with strong urban design and attractive Parks, Places and Open Spaces."*

The *Transcona West Area Structure Plan* applies to the subject site and vicinity. This plan states, in section 5.4.2(3)(a), that development in a Proposed Residential Mixed-Use policy area should include "*internal pedestrian routes to buildings and amenities*" and *"safe and accessible pedestrian connections to other uses on the site*."

The submitted plans show that the proposed variances comply with the aforementioned Directions and policy because:

- the proposed building location, with-respect-to Transcona Boulevard, its well-articulated façades, its height of approximately 65 feet, and its dwelling units facing Transcona Boulevard would enhance the quality of the pedestrian environment in Transcona Boulevard;
- the ground floor windows closest to the parking area would be in the amenity room, not in a dwelling unit; and
- a walkway would be built between the proposed building and the surface parking area.

COMPATIBILITY AND EFFECT ON THE AREA

The proposed variances and the associated development would be compatible with the area in which the site is situated (and have no adverse effect on it) because:

- the proposed building would be similar to five other multi-family dwellings being developed near the subject site and
- the proposed building would enhance the pedestrian environment in Transcona Boulevard.

EFFECT OF ZONING BY-LAW ON THE SITE AND MODIFICATION OF ZONING BY-LAW

A zoning by-law should be consistent with the Development Plan and any applicable Secondary Plan. The analysis above shows that the proposed variances and the proposed development comply with *OurWinnipeg*, the *Complete Communities Direction Strategy* and the *Transcona West Area Structure Plan* and that they are compatible with the area in which the site is situated.

Therefore:

- Zoning By-law 200/2006 has an injurious effect on the site; and
- the proposed variance is the minimum modification required to relieve the injurious effect.

REASONS FOR THE RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends approval for the following reasons:

a) the proposed variances are consistent with Plan Winnipeg and any applicable secondary plan;

in that they comply with *OurWinnipeg*, the *Complete Communities Direction Strategy* and the *Transcona West Area Structure Plan*;

b) the proposed variances do not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

in that it is compatible with the neighbourhood;

c) the proposed variance are the minimum modifications of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property;

in that the proposed variance complies with *OurWinnipeg*, the *Complete Communities Direction Strategy* and the *Transcona West Area Structure Plan* and are compatible with the neighbourhood;

d) the proposed variances are compatible with the area in which the property to be affected is situated;

in that the proposed building would be similar to five other multi-family dwellings being developed near the subject site and it would enhance the pedestrian environment in Transcona Boulevard.

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

They Key Direction of *OurWinnipeg* that applies to Major Redevelopment Sites states: "*Major Redevelopment Sites will provide transformative opportunities for the development of complete communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric."*

The submitted plans show that the proposed variances comply with this Key Direction because:

- the proposed building location, with-respect-to Transcona Boulevard, its well-articulated façades, its height of approximately 65 feet, and its dwelling units facing Transcona Boulevard would enhance the quality of the pedestrian environment in Transcona Boulevard; and
- the ground floor windows closest to the parking area would be in the amenity room, not in a dwelling unit.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 of the Winnipeg Climate Action Plan states "Facilitate Compact, Complete Development and Increase Density."

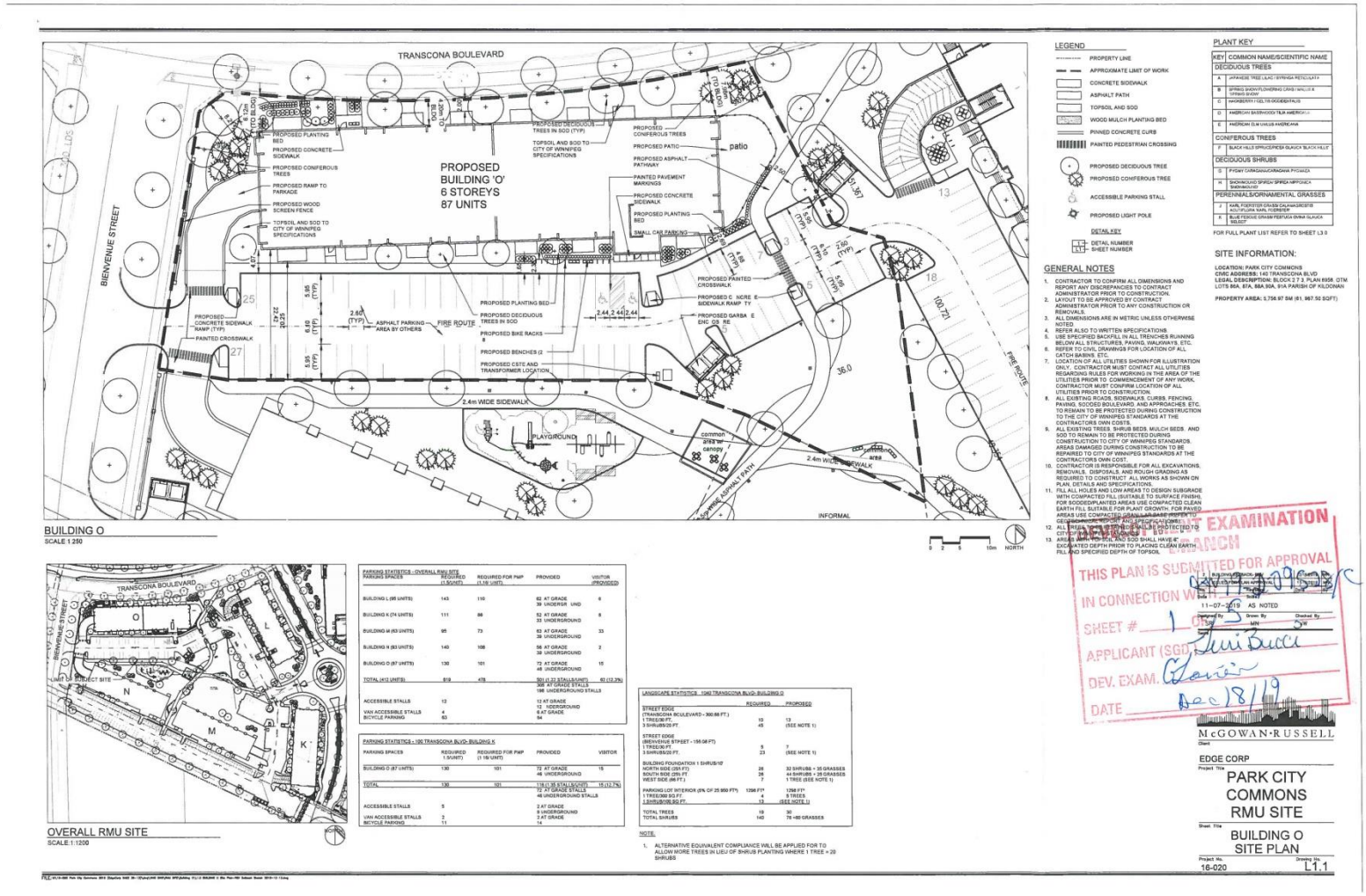
Key Direction 4.4 of the Actiion Plan states "Support Redevelopment of Former Commercial and Industrial Lands into Active Use."

The proposed variances and the proposed development align with the Action Plan because the proposal would result in 87 dwelling units behind added to the area.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Glen Doney
Date: December 18, 2019
File No: **DAV 19-209528C**

Exhibit “10” referred to in File DAV 209528/2019C



PARKING STATISTICS - OVERALL RMU SITE

PARKING SPACES	REQUIRED (1.5/UNIT)	REQUIRED FOR PMP (1.1/8 UNIT)	PROVIDED	VISITOR PROVIDED
BUILDING L (95 UNITS)	143	110	62 AT GRADE 39 UNDERGR UND	6
BUILDING K (74 UNITS)	111	88	52 AT GRADE 33 UNDERGROUND	8
BUILDING M (63 UNITS)	95	73	63 AT GRADE 39 UNDERGROUND	33
BUILDING N (63 UNITS)	140	108	56 AT GRADE 39 UNDERGROUND	2
BUILDING O (87 UNITS)	130	101	72 AT GRADE 46 UNDERGROUND	15
TOTAL (412 UNITS)	619	478	501 (1.22 STALLS/UNIT) 306 AT GRADE STALLS 196 UNDERGROUND STALLS	63 (12.3%)
ACCESSIBLE STALLS	12		12 AT GRADE 12 UNDERGROUND	
VAN ACCESSIBLE STALLS	4		6 AT GRADE	
BICYCLE PARKING	63		94	

PARKING STATISTICS - 100 TRANSCONA BLVD- BUILDING K

PARKING SPACES	REQUIRED (1.5/UNIT)	REQUIRED FOR PMP (1.1/8 UNIT)	PROVIDED	VISITOR
BUILDING O (87 UNITS)	130	101	72 AT GRADE 46 UNDERGROUND	15
TOTAL	130	101	118 (1.36 STALLS/UNIT) 72 AT GRADE STALLS 46 UNDERGROUND STALLS	15 (12.7%)
ACCESSIBLE STALLS	5		2 AT GRADE 3 UNDERGROUND	
VAN ACCESSIBLE STALLS	2		2 AT GRADE	
BICYCLE PARKING	11		14	

LANDSCAPE STATISTICS - 1060 TRANSCONA BLVD- BUILDING O

	REQUIRED	PROPOSED
STREET EDGE (TRANSCONA BOULEVARD - 300.66 FT.) 1 TREE/30 FT. 3 SHRUBS/25 FT.	10 45	13 (SEE NOTE 1)
STREET EDGE (BIENVENUE STREET - 156.06 FT) 1 TREE/30 FT. 3 SHRUBS/25 FT.	5 23	7 (SEE NOTE 1)
BUILDING FOUNDATION 1 SHRUB/10 NORTH SIDE (205 FT) SOUTH SIDE (255 FT WEST SIDE (66 FT.)	26 26 7	33 SHRUBS + 35 GRASSES 44 SHRUBS + 26 GRASSES 1 TREE (SEE NOTE 1)
PARKING LOT INTERIOR (6% OF 25 850 FT²) 1 TREE/300 SQ.FT. 1 SHRUB/100 SQ.FT.	1256 FT² 4 13	1256 FT² 5 TREES (SEE NOTE 1)
TOTAL TREES TOTAL SHRUBS	19 140	30 75 +80 GRASSES

NOTE:
1. ALTERNATIVE EQUIVALENT COMPLIANCE WILL BE APPLIED FOR TO ALLOW MORE TREES IN LIEU OF SHRUB PLANTING WHERE 1 TREE = 20 SHRUBS

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- CONCRETE SIDEWALK
- ASPHALT PATH
- TOPSOIL AND SOD
- WOOD MULCH PLANTING BED
- PINNED CONCRETE CURB
- PAINTED PEDESTRIAN CROSSING
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- ACCESSIBLE PARKING STALL
- PROPOSED LIGHT POLE

DETAIL KEY
DETAIL NUMBER
SHEET NUMBER

PLANT KEY

KEY	COMMON NAME/SCIENTIFIC NAME
DECIDUOUS TREES	
A	JAPANESE TREE LILAC / SYRINGA RETICULATA
B	SPRING SNOW FLOWERING CRAB / MALUS X SPRING SNOW
C	HACKBERRY / CELTIS OCCIDENTALIS
D	AMERICAN BASSWOOD / TILIA AMERICANA
E	AMERICAN ELM / ULMUS AMERICANA
CONIFEROUS TREES	
F	BLACK HILLS SPRUCE / PICEA GLAUCA 'BLACK HILLS'
DECIDUOUS SHRUBS	
G	PYGMY CARAGANA / CARAGANA PYGMAEA
H	SNOWMOUND SPIREA / SPIREA NIPPONICA SNOWMOUND
PERENNIALS/ORNAMENTAL GRASSES	
J	KARL FOERSTER GRASS / CALAMAGROSTIS ACUTIFLORA KARL FOERSTER
K	BLUE FESCUE GRASS / FESTUCA GLAUCA 'BLUE SELECT'

FOR FULL PLANT LIST REFER TO SHEET L3.0

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. REFER ALSO TO WRITTEN SPECIFICATIONS.
5. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
6. REFER TO CIVIL DRAWINGS FOR LOCATION OF ALL CATCH BASINS, ETC.
7. LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
8. ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED BOULEVARD, AND APPROACHES ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO THE CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS OWN COSTS.
9. ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOD TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF WINNIPEG STANDARDS AT THE CONTRACTORS OWN COST.
10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS, AND ROUGH GRADING AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON PLAN. DETAILS AND SPECIFICATIONS.
11. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRAN. A SUBBASE PROFILE TO [illegible]
12. ALL TREES, SHRUBS AND SHRUB BEDS TO BE PROTECTED TO CITY OF WINNIPEG STANDARDS [illegible]
13. AREAS WHERE TOPSOIL AND SOD SHALL HAVE A EXCAVATED DEPTH PRIOR TO PLACING CLEAN EARTH FILL AND SPECIFIED DEPTH OF TOPSOIL

SITE INFORMATION:

LOCATION: PARK CITY COMMONS
CIVIC ADDRESS: 140 TRANSCONA BLVD
LEGAL DESCRIPTION: BLOCK 3 7 3 ; PLAN 6958 ; OTM LOTS 89A, 87A, 88A 90A, 91A PARISH OF KILDONAN
PROPERTY AREA: 5,756.97 SM (61, 967.50 SQFT)

EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH
SHEET # 1 OF 3
APPLICANT (SGD.) Luci Bucci
DEV. EXAM. (SGD.)
DATE Dec 18/19

No.	Revision / Issue	Date
1	ISSUED FOR DAV APPLICATION	11-07-2019

11-07-2019 AS NOTED

Designed By | Drawn By | Checked By

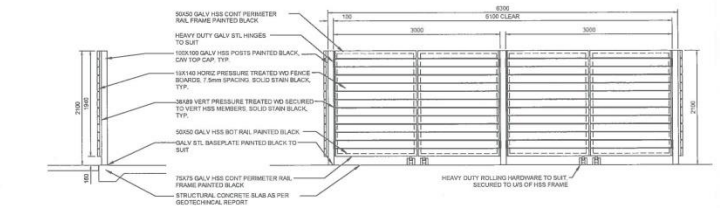
McGOWAN·RUSSELL

Client
EDGE CORP

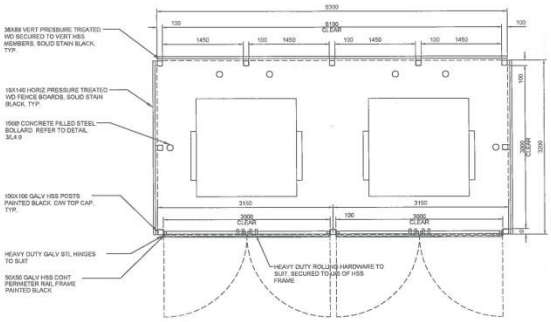
Project Title
PARK CITY COMMONS RMU SITE

Sheet Title
BUILDING O SITE PLAN

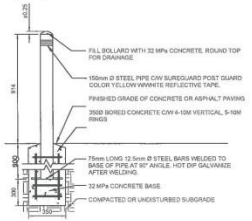
Project No. 16-020 | Drawing No. L1.1



NOTES:
1. CONTRACTOR TO PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR ALL SUPPORT STRUCTURES, MOUNTING BRACKETS AND HARDWARE. DIMENSIONS PROVIDED ARE FOR DESIGN INTENT ONLY.
2. ALL FASTENINGS AND HARDWARE TO BE GALVANIZED AND ARE TO BE INCLUDED WITH THE SUPPLY AND INSTALLATION OF THE POSTS AND FENCE. ALL FASTENINGS AND HARDWARE TO BE OF SIZE SUITABLE TO APPLICATION. CONTRACTOR TO ADVISE CONTRACT ADMINISTRATOR PRIOR TO ANY CHANGES. NOMINAL LUMBER SIZES SHOWN.
3. ALL WOOD TO BE PRESSURE TREATED (ACQ–C/D) LUMBER. PAINT ALL CUTS WITH APPROVED WOOD PRESERVATIVE.
4. ALL REINFORCING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO PROVIDE ADDITIONAL STEEL SUPPORT FOR GATE STRUCTURE AND GATE HINGES.
6. ENCLOSURE SIZE TO BE CONFIRMED BY OWNER PRIOR TO CONSTRUCTION



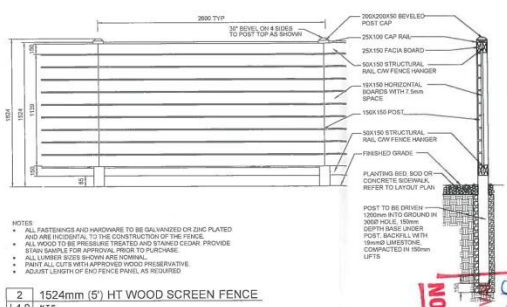
1 GARBAGE ENCLOSURE
L4.0 N.T.S.



SECTION

NOTES:
1. ALL REINFORCING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

3 150 Ø CONCRETE FILLED STEEL BOLLARD
L4.0 N.T.S.



NOTES
- ALL FASTENINGS AND HARDWARE TO BE GALVANIZED OR ZINC PLATED AND ARE INCIDENTAL TO THE CONSTRUCTION OF THE FENCE.
- ALL WOOD TO BE PRESSURE TREATED AND STAINED CEDAR. PROVIDE STAIN SAMPLE FOR APPROVAL PRIOR TO PURCHASE.
- ALL LUMBER SIZES SHOWN ARE NOMINAL.
- PAINT ALL CUTS WITH APPROVED WOOD PRESERVATIVE.
- ADJUST LENGTH OF END FENCE PANEL AS REQUIRED

2 1524mm (5') HT WOOD SCREEN FENCE
L4.0 N.T.S.

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH
SHEET # 2 OF
APPLICANT FOR
DEV. EXAM.
DATE
Nov 19 2019 S25/C
S. Lau Beers
Glovier
Dec. 17/19

1	ISSUED FOR PLAN APPROVAL	11/12/19	MN
11/07/2019	AS NOTED		
SR	MN	SR	

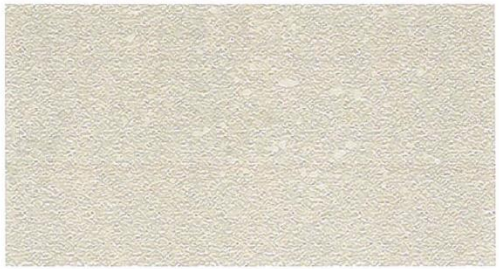
McGOWAN•RUSSELL

EDGECORP

PARK CITY COMMONS RMU SITE

BUILDING O DETAILS

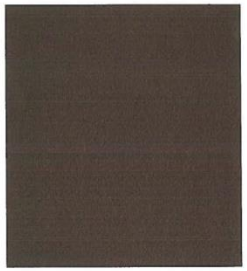
16-020 L4.0



FEILD EIFS:
DRYVIT OUTSULATION MD PLUS SYSTEM
FINISH - 'DPR' SANDPEBBLE FINE
CUSTOM COLOUR - BM OPALINE OC-33



ACCENT EIFS:
DRYVIT OUTSULATION MD PLUS SYSTEM
FINISH - 'DPR' SANDPEBBLE FINE
CUSTOM COLOUR - BM NIGHT HORIZON
2134-10



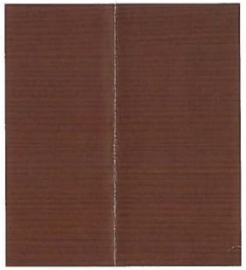
METAL CLADDING:
PREFIN FLAT METAL CLADDING
COLOUR - 'SEPIA BROWN' QC60041
PROFILE - AGWAY HF-12NF OR SIM.



BRICK CLADDING:
'HEBRON' BRICK MASONRY
90X57X200 FORMAT - 'NORMAN' FORMAT
COLOUR - 'ONYX'
FINISH - VELOUR



BALCONY COLUMNS:
EXPOCRETE
ARCHITECTURAL CONCRETE MASONRY
305 CHARCOAL



METAL CLADDING:
WOOD GRAIN PATTERN
COLOUR - 'ROASTED ASH'
PROFILE - AGWAY HF-12NF OR SIM.



BLACK FINISH
+ WINDOW AND DOOR FRAMES
+ RAILS/GUARDS
+ CANOPIES
+ FIXTURES / ACCESSORIES

PROPOSED BUILDING "O'"
MATERIAL PALLETE

140
TRANSCONA BLVD.
MULTIFAMILY



NOVEMBER 2019

PARK CITY
COMMONS



1 ELEVATION



2 ELEVATION

EXTERIOR MATERIAL LEGEND:

CLADDING 01 EIFS COLOR 1
DRYVIT OUTSULATION AND PLUS SYSTEM
NOTE: 4" EPS (AT THIS LOCATION)
FINISH - "DPR" SANDPEBBLE
CUSTOM COLOUR - TBC BY CONSULTANT

CLADDING 02 EIFS COLOR 2
DRYVIT OUTSULATION AND PLUS SYSTEM
NOTE: 2" EPS (AT THIS LOCATION)
FINISH - "DPR" SANDPEBBLE
CUSTOM COLOUR - TBC BY CONSULTANT

BRICK CLADDING 01
"NEBROW" BRICK MASONRY - 3935 FROM FORMAT
"NORMANT FORMAT"
COLOUR - "OPEN IRONSPOT"
FINISH - VELOUR
NOTE - FINAL SIZE TO BE CONFIRMED w/OWNER

METAL CLADDING 01
PREFIN FLAT METAL CLADDING
COLOUR - ROASTED ASH
PROFILE - ADWAY HF-12HF OR SIM.

METAL CLADDING 02
PREFIN FLAT METAL CLADDING
COLOUR - "SEPIA BROWN" DC8841
PROFILE - ADWAY HF-12HF OR SIM.

METAL CLADDING 03 (TRIMS/CAPS)
PREFIN FLAT METAL CLADDING
COLOUR - "DARK BROWN" (ADWAY)
PROFILE - FLAT

MISC METAL
PREFIN ALUM RAILINGS, BLACK
CHROPES/SUPPORTS, POWDER COATED BLACK

PRECAST CONCRETE COLUMNS/BLOCKY (TBC)
MEDIUM SANDBLAST FINISH
TINTED CHARCOAL COLOR

PROPOSED BUILDING "O"
ELEVATIONS

140
TRANSCONA BLVD.
MULTIFAMILY

DEVELOPMENT EXAMINATION
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DV 19-209528C
SHEET # 4 OF 5
APPLICANT (SGD) Terri Bucci
DEV. EXAM. Jonia
DATE Dec 17/19 2019

NOVEMBER 2019

PARK CITY
COMMONS



1 ELEVATION



2 ELEVATION

EXTERIOR MATERIAL LEGEND:

CLADDING 01 EIFS COLOR 1
DRYVIT OUTSULATION ND PLUS SYSTEM
NOTE: 4" EPS (AT THIS LOCATION)
FINISH - "DRY SANDPEBBLE"
CUSTOM COLOUR - TBC BY CONSULTANT

CLADDING 02 EIFS COLOR 2
DRYVIT OUTSULATION ND PLUS SYSTEM
NOTE: 2" EPS (AT THIS LOCATION)
FINISH - "DRY SANDPEBBLE"
CUSTOM COLOUR - TBC BY CONSULTANT

BRICK CLADDING 01
"NEBRON" BRICK MASONRY - 90X57X290 FORMAT -
"NEBRON" FORMAT
COLOUR - "DRYX IRONSPOT"
FINISH - VELOUR
NOTE - FINAL SIZE TO BE CONFIRMED w/OWNER

METAL CLADDING 01
PREFIN FLAT METAL CLADDING
COLOUR - ROASTED ASH
PROFILE - ACRHYT HF-12HF OR SIML

METAL CLADDING 02
PREFIN FLAT METAL CLADDING
COLOUR - SEPIA BROWN" (SCBRN)
PROFILE - ACRHYT HF-12HF OR SIML

METAL CLADDING 03 (TRIMSCAPE)
PREFIN FLAT METAL CLADDING
COLOUR - "DARK BROWN" (ADWHY)
PROFILE - FLAT

MISC METAL
PREFIN ALUM/RAILINGS BLACK
CANOPIES/SUPPORTS POWDER COATED BLACK

PRECAST CONCRETE COLUMN/BALCONY (TBC)
MEDIUM SANDBLAST FINISH
BRISE CHARCOAL COLOR

PROPOSED BUILDING "O"
ELEVATIONS

140
TRANSCONA BLVD.
MULTIFAMILY

DEVELOPMENT EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH Bryg 209528/C
SHEET # 5 OF 5
APPLICANT (SGD) Lori Bucci
DEV. EXAM. Denise
DATE Dec 17/19

NOVEMBER 2019

PARK CITY
COMMONS