Agenda – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 26 Variance – 669 St. Mary's Road
(St. Vital Ward)
File DAV 206819/2019C

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval as modified of the application to vary the "RMF-S" dimensional standards of Zoning By-Law No. 200/2006 as follows:

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

   ~~A. a lot area per dwelling unit of 1080.56 square feet (100.38 square metres) instead of 1250 square feet (116.10 square metres);~~

   B. a front yard of 5 feet (1.52 metres) instead of 17 feet (5.18 metres);

   ~~C. a rear yard of 19 feet (5.79 metres) instead of 25 feet(7.62 metres);~~

   D. ~~6~~ 5 parking spaces instead of ~~7~~ 6 spaces;

   E. insufficient street edge landscaping;

   F. insufficient building foundation landscaping;

2. for the establishment of an accessory parking area to permit:

   A. no visitor parking space;

   ~~B. no south side yard instead of 4 feet (1.21 metres);~~

   C. insufficient buffering to a parking area that is located within 20 feet (6.10 metres) of a rear lot line abutting or adjacent to a residential zoning district.

Subject to the following condition:

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

A. buildings;
B. accessory parking areas;
C. driveways;

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

D. garbage enclosures;
E. fencing;
F. freestanding signage and
G. landscaping

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

Agenda – Board of Adjustment – January 8, 2020

File:	DAV 206819/2019C
Applicant:	Affinity Architecture (Mark Funk)
Premises Affected:	669 St. Mary's Road
Legal Description:	LOT 32 PLAN 4437 109 ST B, hereinafter called “the land”
Property Zoned:	"RMF-S" Residential Multi-Family-Small
Nature of Application:	To vary the "RMF-S" 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 lot area per dwelling unit of 1,080.56 square feet (100.38 square metres) instead of 1,250 square feet (116.10 square metres);

    b. a front yard of 5 feet (1.52 metres) instead of 17 feet (5.18 metres);

    c. a rear yard of 19 feet (5.79 metres) instead of 25 feet(7.62 metres);

    d. 6 parking spaces instead of 7 spaces;

    e. insufficient street edge landscaping;

    f. insufficient building foundation landscaping;

2. for the establishment of an accessory parking area to permit:

    a. no visitor parking space;

    b. no south side yard instead of 4 feet (1.21 metres);

    c. insufficient buffering to a parking area that is located within 20 feet (6.10 metres) of a rear lot line abutting or adjacent to a residential zoning district.

Exhibits Filed: 1. Application dated November 12, 2019

Exhibits Filed (continued):

2. Notification of Public Hearing dated December 12, 2019
3. Manitoba Status of Title 2805764/1
4. Letter of authorization dated November 13, 2019 from Richard Fyfe and Shauna Fyfe to Affinity Architecture Inc.
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 12 inclusive, for File DAV 206819/2019C dated July 11, 2019
7. Report from the Urban Planning Division dated December 23, 2019
8. 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 "7" referred to in File DAV 206819/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-206819\C – 669 St Mary's RD

Issue: For consideration at the public hearing for variances associated with the establishment of a multi-family residential building.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Simi Jerez	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **approval as modified** of the application to vary the "RMF-S" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling to permit:
   ~~a) a lot area per dwelling unit of 1080.56 square feet (100.38 square metres) instead of 1250 square feet (116.10 square metres);~~
   b) a front yard of 5 feet (1.52 metres) instead of 17 feet (5.18 metres);
   ~~c) a rear yard of 19 feet (5.79 metres) instead of 25 feet(7.62 metres);~~
   d) ~~6~~ **5** parking spaces instead of ~~7~~ **6** spaces;
   e) insufficient street edge landscaping;
   f) insufficient building foundation landscaping;
2) for the establishment of an accessory parking area to permit:
   a) no visitor parking space;
   ~~b) no south side yard instead of 4 feet (1.21 metres);~~
   c) insufficient buffering to a parking area that is located within 20 feet (6.10 metres) of a rear lot line abutting or adjacent to a residential zoning district.

Subject to the following condition:

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

ii. accessory parking areas;
iii. driveways;
iv. garbage enclosures;
v. fencing;
vi. freestanding signage and
vii. landscaping

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

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- Variance applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the Board of Adjustment'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 proposed development will be approved in part and the applicant will submit revised drawings reflecting recommendations.

FILE/APPLICANT DETAILS

FILE: DAV 19-206819\C
RELATED FILES:
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.516 - Varennes

SUBJECT: To vary the "RMF-S" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling to permit:
a) a lot area per dwelling unit of 1080.56 square feet (100.38 square metres) instead of 1250 square feet (116.10 square metres);
b) a front yard of 5 feet (1.52 metres) instead of 17 feet (5.18 metres);
c) a rear yard of 19 feet (5.79 metres) instead of 25 feet(7.62 metres);
d) 6 parking spaces instead of 7 spaces;
e) insufficient street edge landscaping;
f) insufficient building foundation landscaping;
2) for the establishment of an accessory parking area to permit:
a) no visitor parking space;
b) no south side yard instead of 4 feet (1.21 metres);
c) insufficient buffering to a parking area that is located within 20 feet (6.10 metres) of a rear lot line abutting or adjacent to a residential zoning district.

LOCATION: 669 St Mary's RD
LEGAL DESCRIPTION: LOT 32 PLAN 4437 109 ST B

APPLICANT: Mark Funk
4 Fort ST Unit 200
Winnipeg , Manitoba R3C 1C4

OWNER: RICHARD FYFE
116 BRENTCLIFFE DR
Winnipeg , Manitoba R3P 2B6

HISTORY

N/A

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 property is located on the east side of St. Mary's Road between, between Victory Place and Sherwood Place, in the Varennes neighbourhood of the St Vital ward.
- The site is situated along the St. Mary's Road Regional Mixed Use Corridor under the *Complete Communities Direction Strategy*, and is zoned "RMF-S" Residential Multi-Family Small.
- The subject site is one block west of St. Anne's Road and four blocks south of the St. Mary's Road and St. Anne's Road junction, which provides access to a number of high frequency transit routes.
- The site is approximately 6,480 square feet in area, and is currently occupied by a one storey 744 square foot single-family home built in 1944.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Victory Place; then single- and multi-family dwelling uses zoned “RMF-S” Residential Multi-family Small.

South: Multi- and single-family dwelling uses zoned “RMF-S” Residential Multi-family Small and a commercial use zoned “C1” Commercial Neighbourhood; then Sherwood Place.

East: Public lane; then single-family dwelling uses zoned “R1-M” Residential Single-family Medium.

West: St. Mary’s Road; then single-family dwelling uses zoned “R1-M” Residential Single-family Medium.

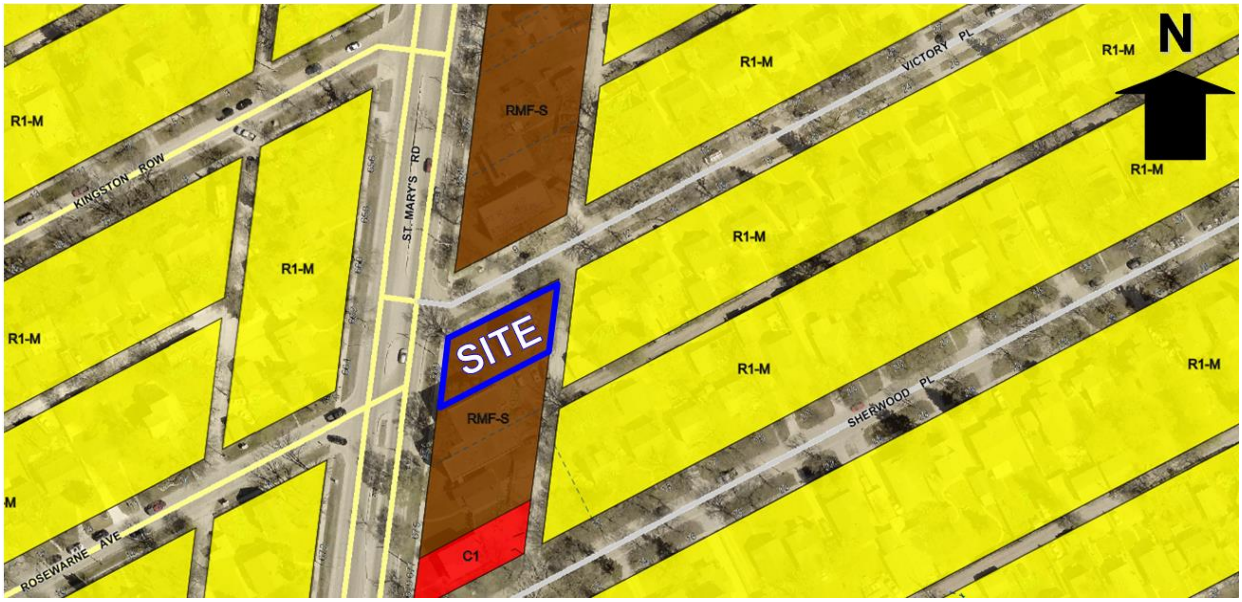


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to demolish the existing dwelling on the subject site and build a three storey six (6) unit multi-family building, approximately 34 feet in height to the mid-line of the roof.
- The building will have two entrances to access the proposed 6 units, one located on the front (St. Mary's Road) elevation, and one located on the rear (east) elevation.
- The applicant is proposing to establish six (6) parking spaces, to be accessed directly from the public lane, including one accessible stall. The southern-most stall is partially located in the side yard of the subject site.
- One space will be provided for bicycle parking near the rear entrance to the adjacent to the accessory parking area.
- A garbage enclosure will be located northeast corner of the proposed building.
- A site plan (including landscaping details), floor plans, and elevations have been provided.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located along a "Regional Mixed Use Corridor" (St. Mary's Road) in the *Complete Communities'* Urban Structure map. *Complete Communities'* directs a significant share of growth to Corridors in a way that:
    - Provides compact, mixed-use, high-quality urban development.
    - Concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
    - Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
    - Encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design.
- With regard to this proposal, the key policies guiding the development of Regional Mixed Use Corridors include:
    - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
    - Support a range of housing opportunities in terms of type, tenure, unit size.
    - Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.
    - Support active uses (such as retail and services) at street level and office and housing on the upper levels of multistory developments.
    - Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
    - Support development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"RMF-S" Residential Multi-Family Small Zoning District

- The "RMF-S" Residential Multi-Family Small zone is intended to accommodate the development of multi-family units in areas with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-S zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 4 feet, a minimum corner side yard of 5 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1250 square feet.

Requested Variances

- The applicant is requesting a reduction in lot area per dwelling unit to 1080.56 square feet (100.38 square metres) from 1250 square feet (116.10 square metres). As such, a variance is required.

- The applicant is proposing a front yard of 5 feet (1.52 metres) instead of 17 feet (5.18 metres), therefore a variance is required.
- The applicant is requesting a rear yard of 19 feet (5.79 metres) instead of 25 feet (7.62 metres) for the southeast corner of the building, therefore a variance is required.
- The applicant is proposing to provide insufficient street edge landscaping and insufficient building foundation landscaping, therefore variance is required.
- The applicant is proposing to provide 6 parking stalls instead of the required 7 stalls, therefore a variance is required.
- The applicant is requesting no visitor parking instead of one stall, thereby requiring a variance.
- The applicant is proposing to provide no south side yard instead of 4 feet (1.21 metres) because the southern-most parking stall is partially located in the south side yard alongside the building wall. As such, a variance is required.
- A landscaped buffer is required when a parking or accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. The proposed multi-family development does not include the buffering of parking areas, as access is to be taken from the rear lane. As such, a variance is required.

COLLABORATION

- The Urban Planning Division has been in communication with the applicant about the proposed development since an initial meeting in June 2017 as well as via subsequent emails and meetings in which our key concerns with the project were clearly outlined. The Urban Planning Division advised the applicant that proposed massing would overbuild the site, as evidenced by the number of requested variances, and provided a number of design alternatives that the applicant has chosen not to incorporate into the final drawings.
- Both Zoning & Permits and the Urban Design Division advised the applicant that the requested density should be sought through a rezoning to the next appropriate multi-family zone as the density requested does not comply with the requested zoning district.
- Despite this communication, the applicant decided to proceed with the application without addressing this concern.

ANALYSIS OF VARIANCES

- The proposed multi-family concept supports objectives in the *Complete Communities Direction Strategy* as it maximizes the use of existing infrastructure, and encourages intensification to occur along a corridor. It fits within the *Complete Communities* vision of providing a range of housing options, and contributing to a vibrant and complete community.
- However, as discussed above, the massing, density, massing and design details need to be refined to meet the surrounding context, as per *Complete Communities* policies.

Lot area per dwelling unit variance

- The applicant is proposing a density increase of 13.5% for the site in order to establish 6 units instead of 5 units.

- Typically new development proposals requiring a series of significant variances to the zoning by-law beyond the permitted requirements represent an over development of the site. If the density requirement was followed the large number of variances requested would not necessarily be required and the proposed development would fit better with the immediate context, as per *Complete Communities* policies.
- Further to this analysis, the applicant must demonstrate how the proposed variances meet the variance approval criteria listed in the *City of Winnipeg Charter* (i.e., (b) **does not** create a substantial adverse effect…; (c) is the **minimum modification** of a zoning by-law…; (d) is **compatible** with the area…). The Urban Planning Division is of the opinion that this application, in part, does not meet the approval criteria.
- For the reasons cited above, the Urban Planning Division is recommending **rejection** of the density increase. The site is located on the St. Mary's Road Regional Mixed Use Corridor under the *Complete Communities Direction Strategy*. As stated above, this policy area supports infill development that provides a range of higher-density housing types and sizes.

Reduced Rear Yard

- The Urban Planning Division has discussed with the applicant that the proposed building form does not fit the subject site well and has proposed alternative schematic designs that address the geometry of the subject site. The applicant has decided to proceed with the application without addressing this concern. Accordingly, the Urban Planning Division is recommending rejection of the proposed 19 foot rear yard, as this is a self-imposed constraint.

Reduced Front Yard

- The proposed 5 foot front yard setback to balconies helps to support a more pedestrian-friendly, active street edge which is generally encouraged by the Urban Planning Division for mixed use proposals along Regional Mixed-Use Corridors.
- It is also noted the proposed front yard still provides adequate space for street edge landscaping along St. Mary's Road, the dominant street edge.
- The applicant is proposing to provide insufficient street edge landscaping and insufficient building foundation landscaping, therefore variance is required.

Parking Variances

- The Urban Planning & Design Division is supportive of a parking ratio of 1:1, and to provide no visitor parking instead of providing one space, however in line with the Urban Planning Division recommendation on a maximum of 5 units the parking variance would be reduced to **5 stalls instead of 6**. Transit access and connectivity in this location (St. Mar's Road in close proximity to St. Anne's Road) is rich and there are on-street parking options in the close vicinity of the subject site which are adequate considering the scale of the development.
- As with the aforementioned reduced rear yard, the Urban Planning Division has discussed with the applicant that the proposed building form does not fit the subject site well and has proposed alternative schematic designs that address the geometry of the subject site. The applicant has decided to proceed with the application without addressing this concern, providing a stall partially located in the south side yard alongside the building wall. Accordingly, the Urban Planning Division is recommending rejection of the proposed 0 foot south side yard in the proposed extended parking area, as this is a self-imposed constraint.

Insufficient buffering

- The Urban Planning Division is supportive of the variance to omit the buffering requirement of the parking area because the proposed residential development requires access to parking from the rear lane. Given the proposed form of stalls accessed directly the lane, the rear lot line adjacent to parking and the residential zoning district is not continuous and it would not be possible to establish an effective buffer.

Insufficient Street Edge & Building Foundation Landscaping

- The Urban Planning Division is supportive of the request to vary the street edge and building foundation landscaping as the landscaping provided adequately addresses the requirements while leaving space for parking and pathways.

PLAN APPROVAL CONDITION

- The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning Division to review final plans and design details before development takes place to ensure high quality design of the proposed multi-family building and site.

REASONS FOR RECOMMENDATIONS

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

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

In that, the variances the Urban Planning Division is recommending would be consistent with the Regional Mixed Use Corridor policies within the Complete Communities Direction Strategy*.*

(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;

In that the proposed residential uses are compatible with the surrounding neighbourhood and corridor.

In that, the variances the Urban Planning Division is recommending would not likely have a negative impact on adjoining properties.

(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

In that, the variances the Urban Planning Division is recommending are the minimum modification of the zoning by-law and will allow the applicant to introduce moderate intensification on the subject property and achieve the goals of the Complete Communities Direction Strategy *along Regional Mixed-Use Corridors.*

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

In that, the variances the Urban Planning Division are recommending would be consistent with the Regional Mixed Use Corridor policies within the Complete Communities Direction Strategy.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OUR WINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
    - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

01-1c Key Directions for Specific Areas – Areas of Stability

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

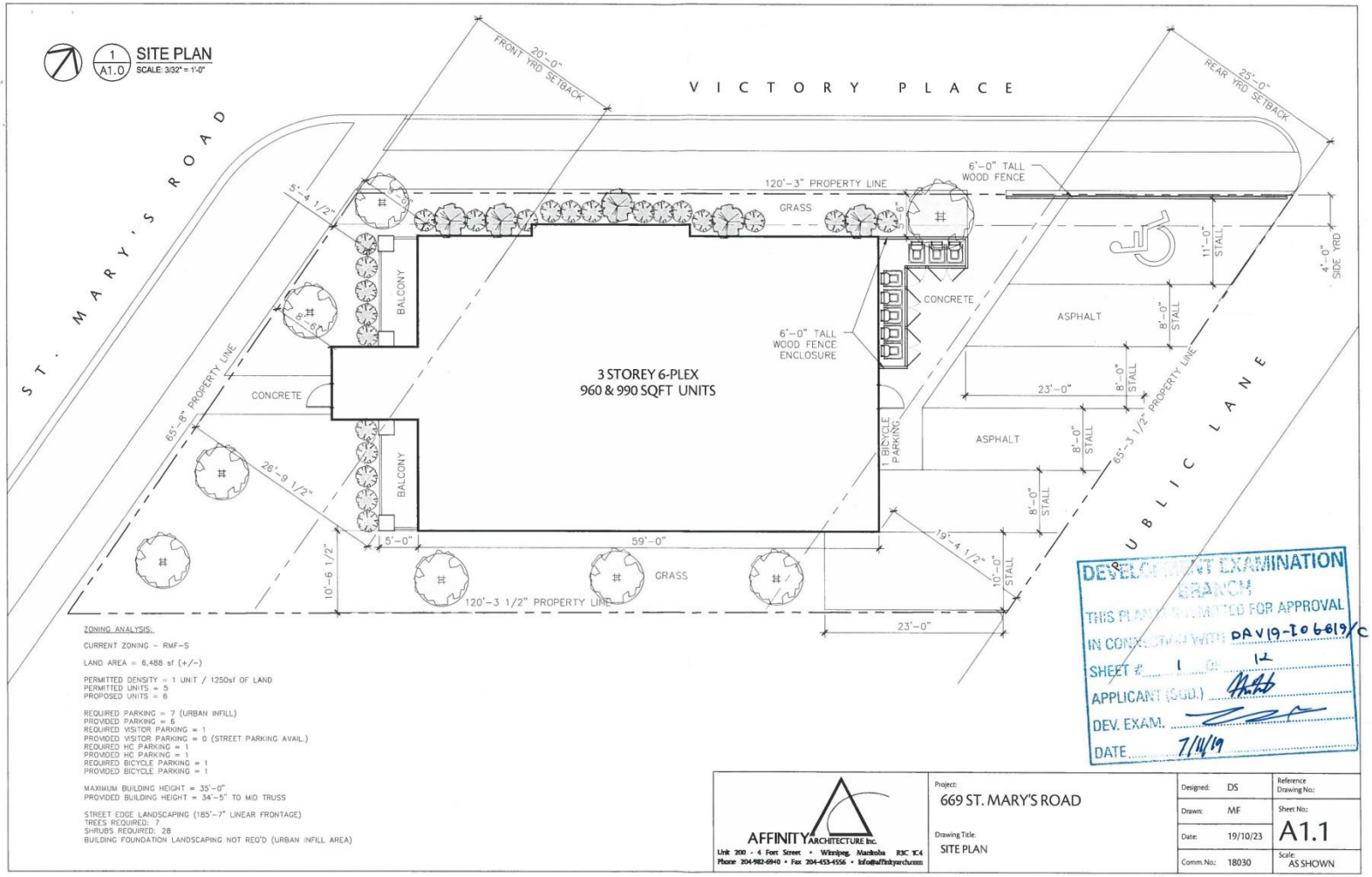
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

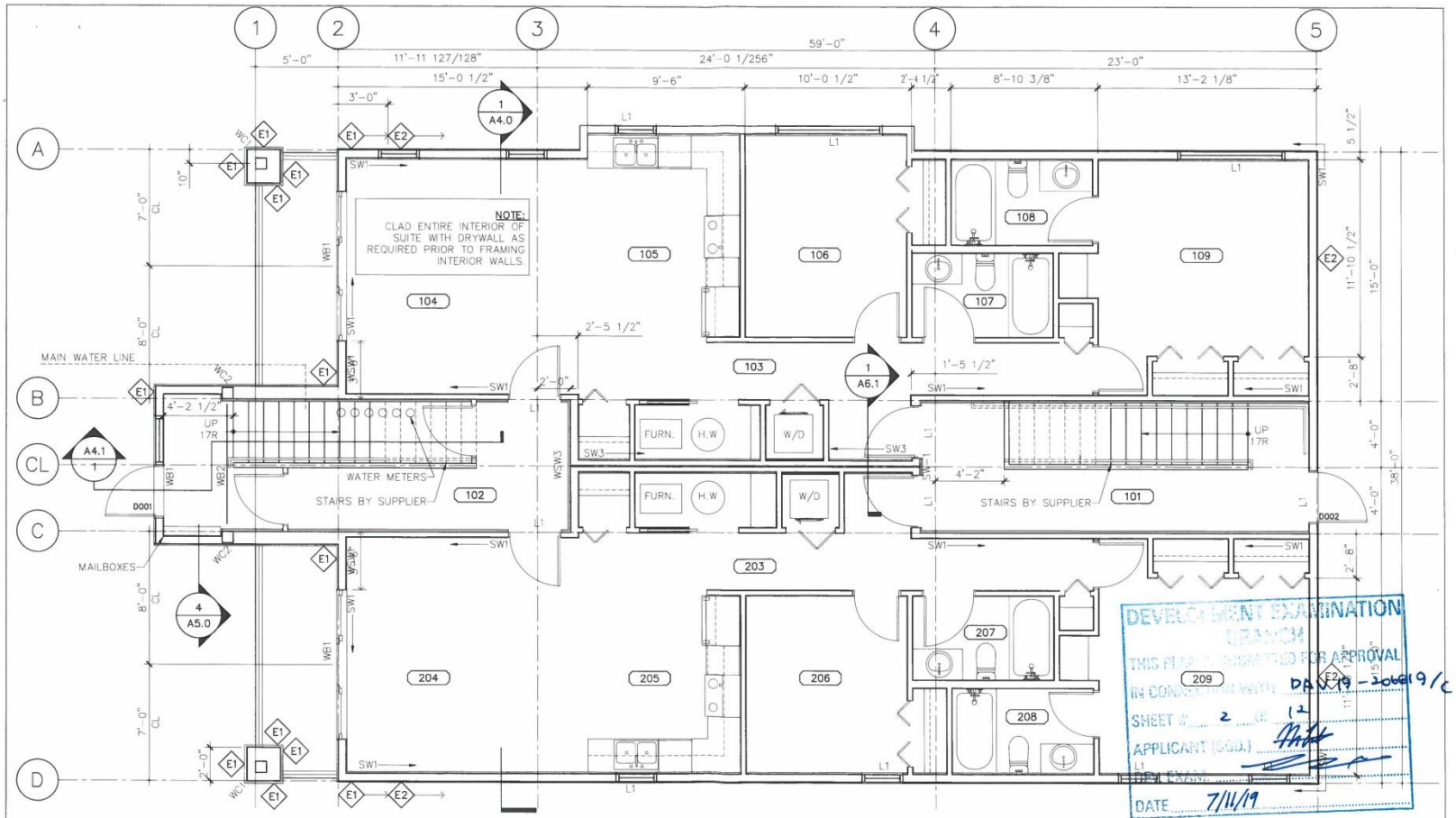
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Simi Jerez
Date:	Monday, December 23, 2019
File No.	DAV 19-206819\C

Exhibit “6” referred to in File DAV 206819/2019C





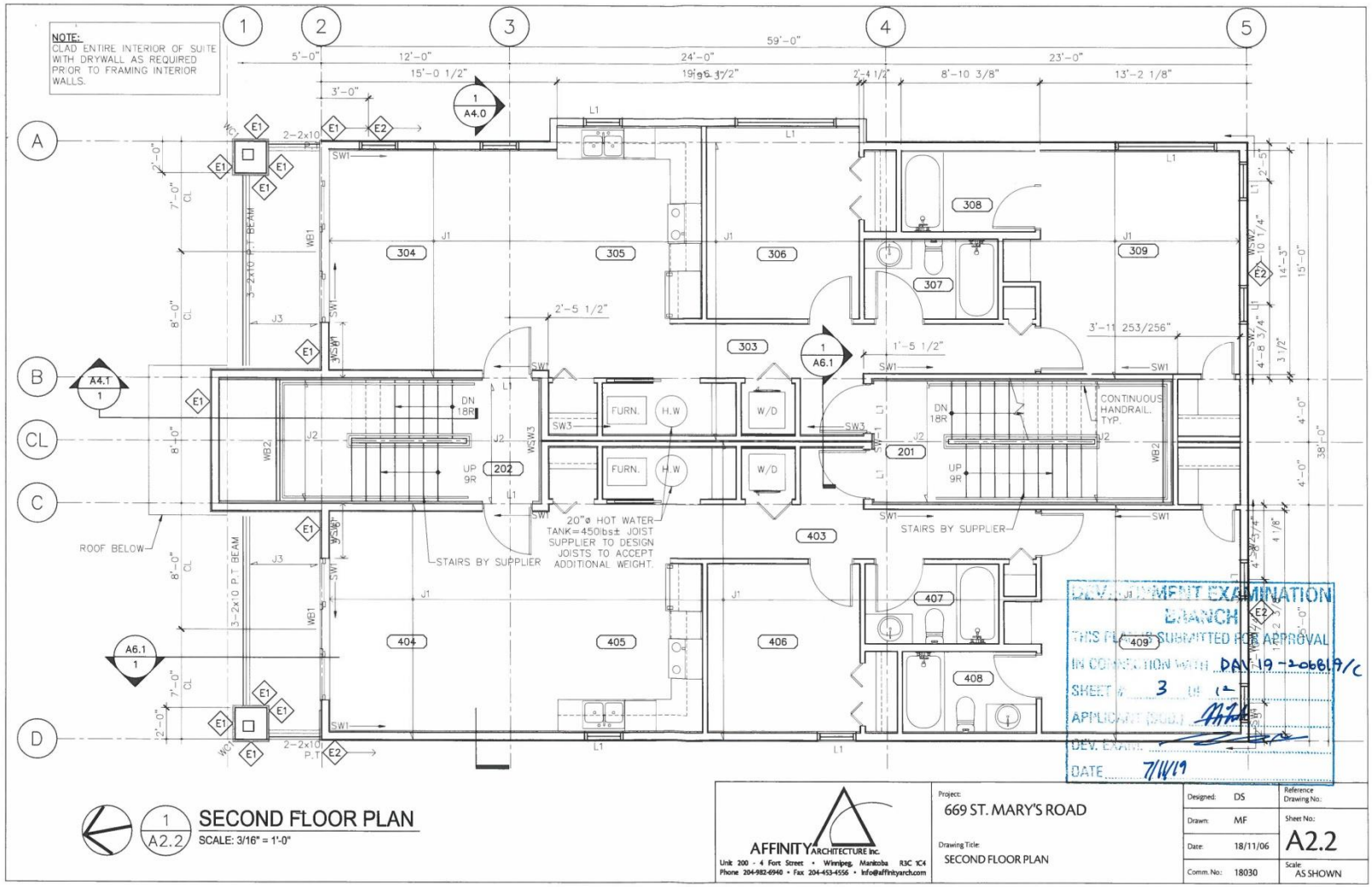
1 A2.1 **MAIN FLOOR PLAN**
SCALE: 3/16" = 1'-0"

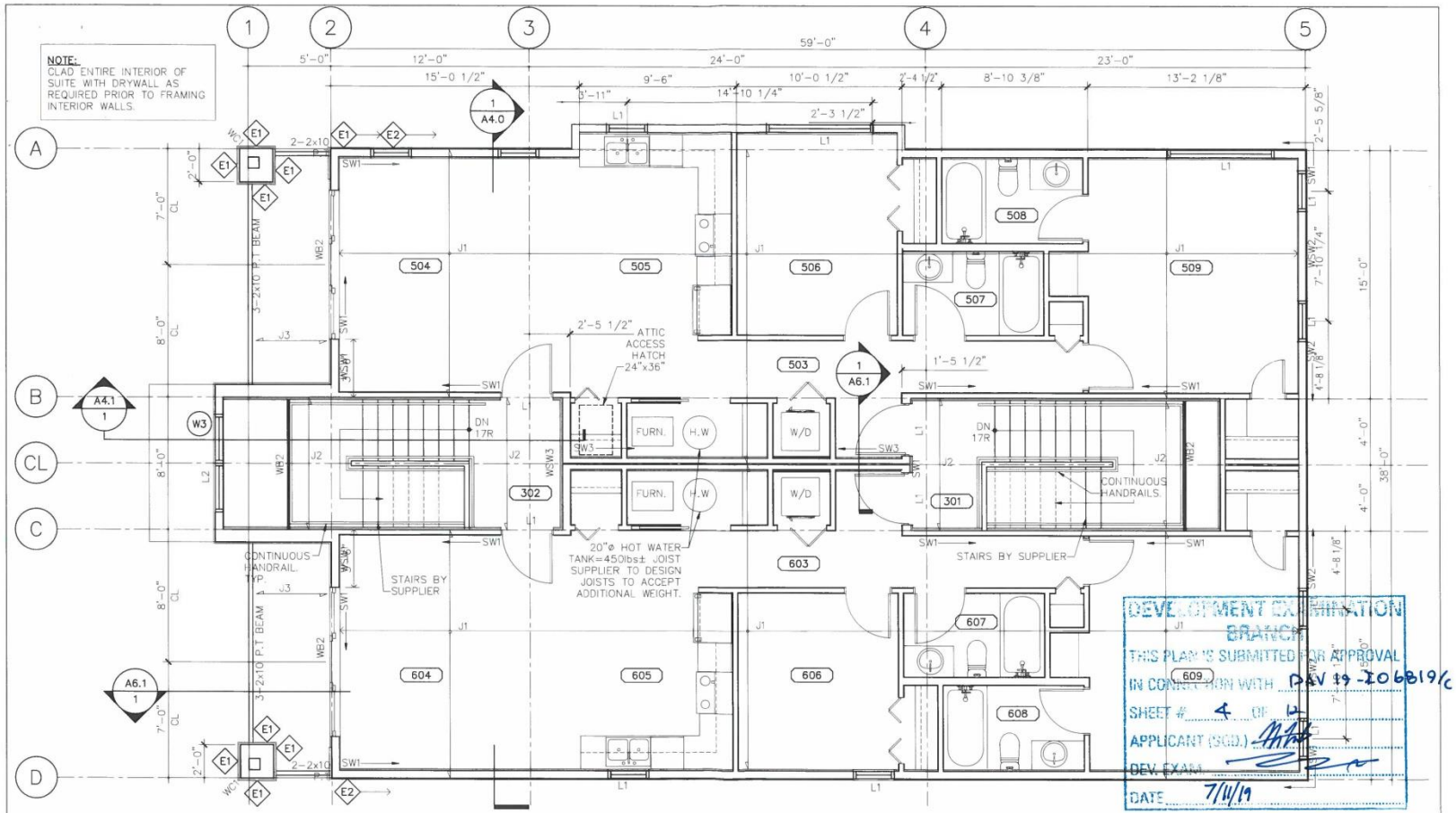
LIVE LOAD: COMMON AREA = 100 PSF
SUITES AND PATIO AREA = 40 PSF
DEAD LOAD: = SELF WEIGHT

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 669 ST. MARY'S ROAD
Drawing Title: MAIN FLOOR PLAN

Designed:	DS	Reference Drawing No.:	
Drawn:	MF	Sheet No.:	A2.1
Date:	18/11/06		
Comm. No.:	18030	Scale:	AS SHOWN


NOTE:
CLAD ENTIRE INTERIOR OF SUITE WITH DRYWALL AS REQUIRED PRIOR TO FRAMING INTERIOR WALLS.
59'-0"
5'-0"
12'-0"
24'-0"
23'-0"
15'-0 1/2"
8'-10 3/8"
13'-2 1/8"
304
305
306
307
308
309
303
202
201
403
404
405
406
407
408
409
FURN.
H.W
W/D
DN 18R
UP 9R
CONTINUOUS HANDRAIL. TYP.
20"ø HOT WATER TANK=450lbs± JOIST SUPPLIER TO DESIGN JOISTS TO ACCEPT ADDITIONAL WEIGHT.
STAIRS BY SUPPLIER
ROOF BELOW
3-2x10 P.T BEAM
2-2x10 P.T
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 19-206819/C
SHEET # 3 OF 12
APPLICANT (SUB.)
DEV. EXAM.
DATE 7/11/19
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com
Project: 669 ST. MARY'S ROAD
Drawing Title: SECOND FLOOR PLAN
Designed: DS
Drawn: MF
Date: 18/11/06
Comm. No.: 18030
Reference Drawing No.:
Sheet No.: A2.2
Scale: AS SHOWN



1 / A2.3 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 19-106819/C
SHEET # 4 OF 4
APPLICANT (SGD.)
DEV. EXAM.
DATE 7/11/19

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 669 ST. MARY'S ROAD
Drawing Title: THIRD FLOOR PLAN

Designed:	DS	Reference Drawing No.:	
Drawn:	MF	Sheet No.:	A2.3
Date:	18/11/06	Scale:	AS SHOWN
Comm. No.:	18030		



1 / A3.1 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

ELEVATION NOTES LEGEND

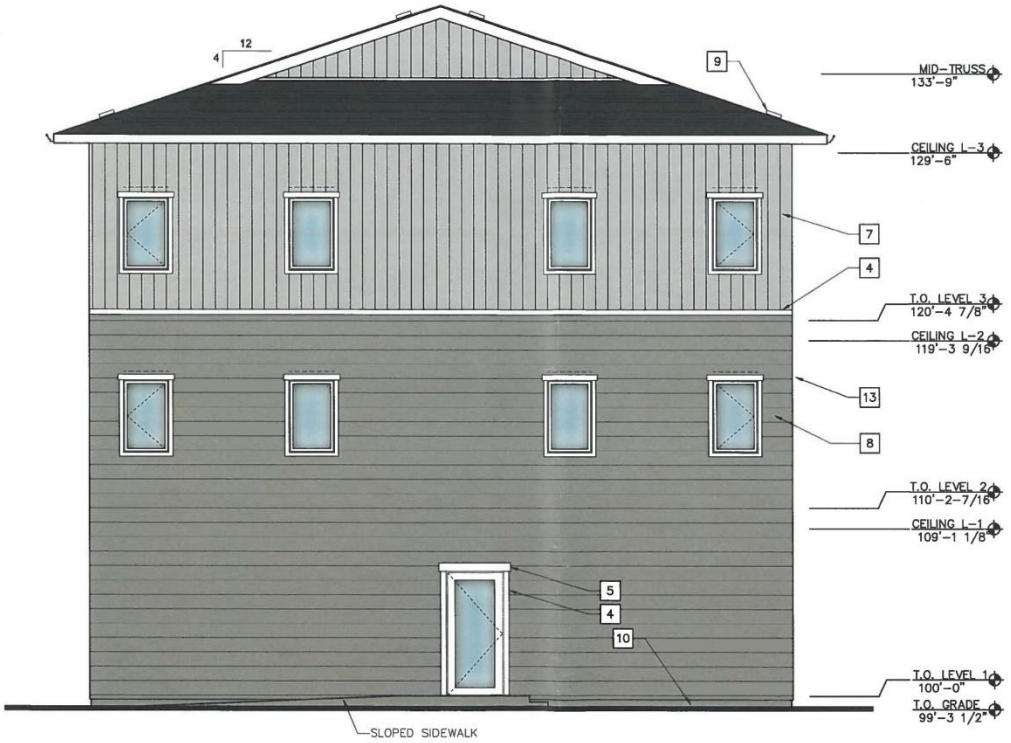
1. ASPHALT SHINGLES MIN. 30 YEARS
2. 8" PRE-FINISHED ALUMINUM FASCIA
3. 24"x36" VENTED ATTIC ACCESS
4. 3-1/2" SMART TRIM - SMOOTH FINISH, WHITE
5. 5 1/2" SMART TRIM - SMOOTH FINISH, WHITE
6. STONE VENEER
7. HORIZONTAL HARDIE SIDING - COLOUR 1 (PEARL GRAY)
8. HORIZONTAL HARDIE SIDING - COLOUR 2 (AGED PEWTER)
9. ROOF VENTS - 2 ROWS - EQ SPACED
10. PARGING TO 12" BELOW GRADE
11. 8" SMART TRIM, SMOOTH FINISH, WHITE
12. DRIP CAP REQ'D @ ALL EXT. OPENINGS & HORIZONTAL TRIMS
13. PRE-FINISHED METAL EAVESTROUGH & DOWNSPOUTS
14. POWDER COATED ALUMINUM RAIL. TYPICAL

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 19-206819/C
SHEET # 5 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE 7/11/19

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 669 ST. MARY'S ROAD
Drawing Title: WEST ELEVATION

Designed:	DS	Reference Drawing No.:	
Drawn:	MF	Sheet No.:	A3.1
Date:	18/11/06		
Comm. No.:	18030	Scale:	AS SHOWN



1 / A3.2 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

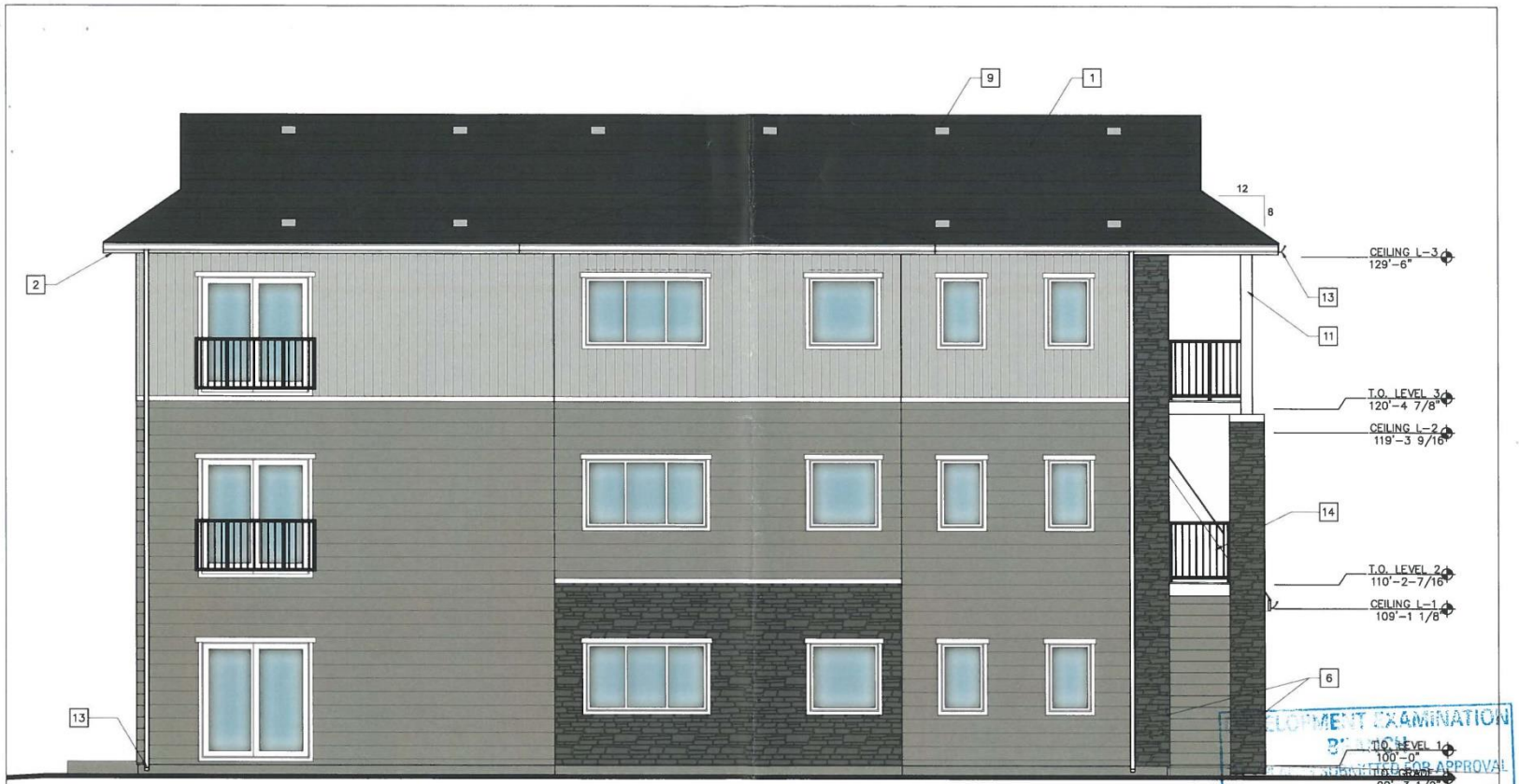
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV19-206819/C
SHEET # 6 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE 7/11/19

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 669 ST. MARY'S ROAD	Designed: DS
	Drawn: MF
Drawing Title: EAST ELEVATION	Date: 19/09/17
	Comm. No.: 18030
Reference Drawing No.:	
Sheet No.: A3.2	
Scale: AS SHOWN	



1
9
12
8
13
11
14
7
6
SLOPED SIDEWALK MAX.5%
10
13
2
7
4
8
CEILING L-3 129'-6"
T.O. LEVEL 3 120'-4 7/8"
CEILING L-2 119'-3 9/16"
T.O. LEVEL 2 110'-2-7/16"
CEILING L-1 109'-1 1/8"
T.O. LEVEL 1
T.O. GRADE
1 A3.3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH
DAV19-2008-19/C
SHEET # 7 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE 7/11/19
AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com
Project: 669 ST. MARY'S ROAD
Drawing Title: SOUTH ELEVATION
Designed: DS
Drawn: MF
Date: 19/09/17
Comm. No.: 18030
Reference Drawing No.:
Sheet No.: A3.3
Scale: AS SHOWN



1 / A3.4 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

DEVELOPMENT EXAMINATION
BY: CH
SUBMITTED FOR APPROVAL
IN CONFORMITY WITH DAV 19-2069 19/C
SHEET 8 OF 12
APPLICATION NO.:
DEV. EXAMINER:
DATE:

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 669 ST. MARY'S ROAD

Drawing Title: NORTH ELEVATION

Designed: DS	Reference Drawing No.:
Drawn: ME	Sheet No.: A3.4
Date: 15/09/17	
Comm. No.: 18030	Scale: AS SHOWN



1 / A3.1 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

ELEVATION NOTES LEGEND

1. ASPHALT SHINGLES MIN. 30 YEARS
2. 8" PRE-FINISHED ALUMINUM FASCIA
3. 24"x36" VENTED ATTIC ACCESS
4. 3-1/2" SMART TRIM - SMOOTH FINISH, WHITE
5. 5 1/2" SMART TRIM - SMOOTH FINISH, WHITE
6. STONE VENEER
7. HORIZONTAL HARDIE SIDING - COLOUR 1 (PEARL GRAY)
8. HORIZONTAL HARDIE SIDING - COLOUR 2 (AGED PEWTER)
9. ROOF VENTS - 2 ROWS - EQ SPACED
10. PARGING TO 12" BELOW GRADE
11. 8" SMART TRIM, SMOOTH FINISH, WHITE
12. DRIP CAP REQ'D @ ALL EXT. OPENINGS & HORIZONTAL TRIMS
13. PRE-FINISHED METAL EAVESTROUGH & DOWNSPOUTS
14. POWDER COATED ALUMINUM RAIL. TYPICAL
15. PRESSURE TREATED WOOD REFUSE ENCLOSURE

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 19-206819/C
SHEET # 9 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE 7/11/19

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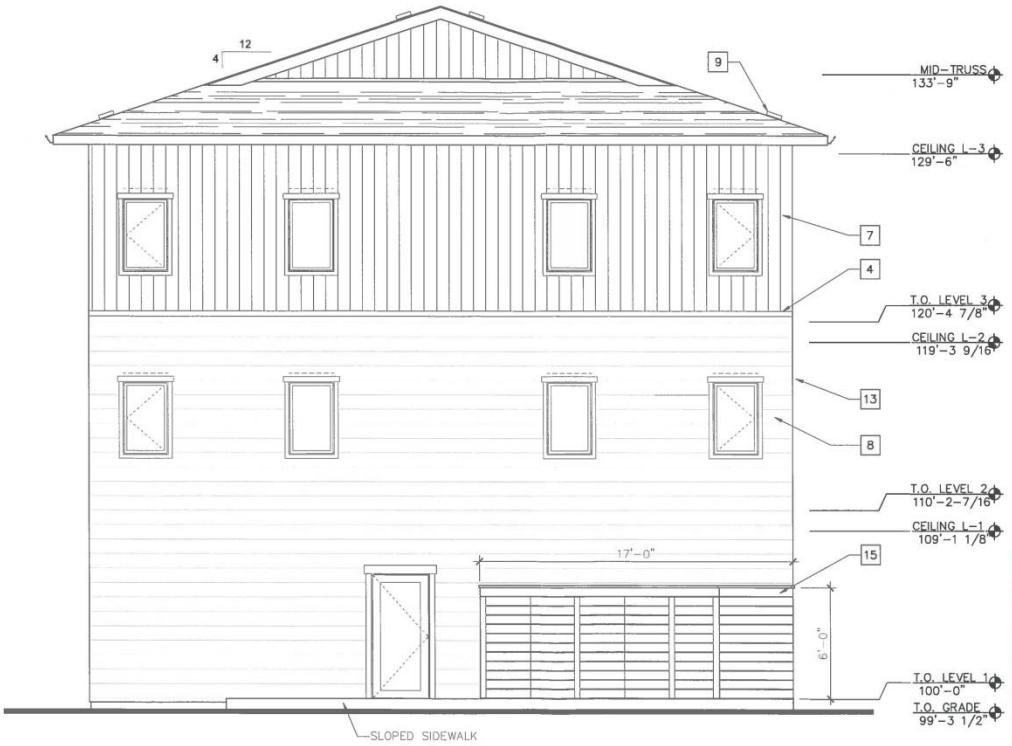
Project: 669 ST. MARY'S ROAD
Drawing Title: WEST ELEVATION

Designed:	DS	Reference Drawing No.:	
Drawn:	MF	Sheet No.:	A3.1
Date:	19/11/7		
Comm.No.:	18030	Scale:	AS SHOWN



1 / A3.2 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CORRECTION WITH DAV 19-206819/C
SHEET # 10 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE 7/11/19

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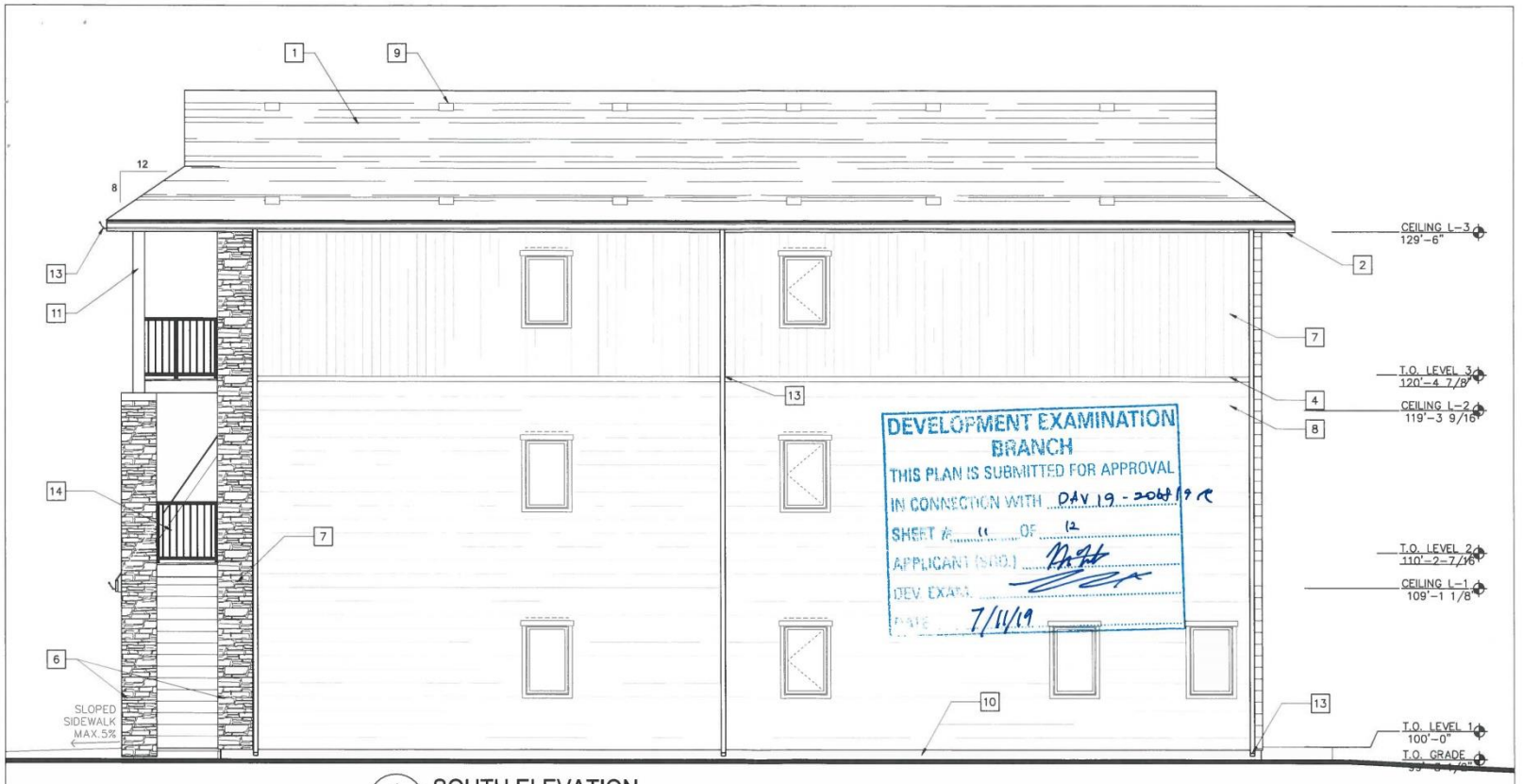
Project: 669 ST. MARY'S ROAD
Drawing Title: EAST ELEVATION

Designed:	DS	Reference Drawing No.:	
Drawn:	MF	Sheet No.:	A3.2
Date:	19/11/7		
Comm. No.:	18030	Scale:	AS SHOWN



1 / A3.3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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Project: 669 ST. MARY'S ROAD

Drawing Title: SOUTH ELEVATION

Designed:	DS	Reference Drawing No.:	
Drawn:	MF	Sheet No.:	A3.3
Date:	19/09/17		
Comm. No.:	18030	Scale:	AS SHOWN



1
A3.4
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 19-206819/1
SHEET # 12 OF 12
APPLICANT (SGD.)
DEV. EXAM.
DATE 7/11/19

AFFINITY ARCHITECTURE Inc.
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Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 669 ST. MARY'S ROAD
Drawing Title: NORTH ELEVATION

Designed: DS	Reference Drawing No.:
Drawn: MF	Sheet No.: A3.4
Date: 19/11/7	Scale: AS SHOWN
Comm. No.: 18030	