Minutes – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 5 Conditional Use – 772 Victor Street
(Daniel McIntyre Ward)
File DCU 187385/2018C [c/r DAV 187381/2018C]

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Conditional Use on "the land" to permit the establishment of a multi-family dwelling use, subject to the following conditions:

1. That the development shall be constructed in substantial conformance with plans submitted under File No. DCU18-187385C, sheets 1-9, dated November 29, 2019 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development

   OR

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

   A. buildings including elevations of the front facades identifying proposed finishing materials
   B. accessory parking areas
   C. fencing
   D. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to 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.

DECISION MAKING HISTORY:

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

Moved by Joel Remis,

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

Carried

Moved by Joel Remis,

That the receipt of public representations be concluded.

Carried

Moved by Joel Remis,

That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(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; and

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

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated December 24, 2019.

Carried

DECISION MAKING HISTORY (continued):

Moved by Joel Remis,

That the recommendation of the Winnipeg Public Service be concurred in, and the Conditional Use be approved.

Carried

Moved by Joel Remis,

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

Carried

THE CITY OF WINNIPEG
CONDITIONAL USE ORDER
BOARD OF ADJUSTMENT

DCU 187385/2018C [c/r DAV 187381/2018C]

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Evans Joel Remis
Hearing:	January 8, 2020 Council Building, 510 Main Street
Applicant:	Zenith Developments Inc. (Jagdev Buttar)
Premises Affected:	772 Victor Street
Legal Description:	N 10F EXC W 8F LOT 16; EXC W 8F LOT 17 BLOCK 21 PLAN 193 69/70 ST JA, hereinafter called "the land"
Property Zoned:	"R2" Residential Two-Family
Nature of Application:	For a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Conditional Use meets the statutory criteria as outlined in Section 254 and Subsection 247(3) of The City of Winnipeg Charter in that it:

(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; and

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

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated December 24, 2019.

ORDER:

The Board of Adjustment orders that a Conditional Use is approved on "the land" to permit the establishment of a multi-family dwelling use, subject to the following conditions, which the Board of Adjustment considers necessary to ensure compliance with criteria (a), (b) and (d) as outlined in Section 254 and Subsection 247(3) of The City of Winnipeg Charter, namely:

1. That the development shall be constructed in substantial conformance with plans submitted under File No. DCU18-187385C, sheets 1-9, dated November 29, 2019 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development

   OR

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

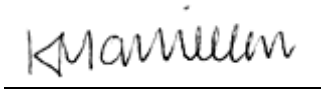
   A. buildings including elevations of the front facades identifying proposed finishing materials
   B. accessory parking areas
   C. fencing
   D. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to 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.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: January 14, 2020

CERTIFIED BY:



K. McMillan
Senior Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on January 31, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Conditional Use Order No. DCU 187385/2018C; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Jagdev Buttar

Baljinder Jawanda
Makhan Singh

In Opposition:

Nil

For Information:

Nil

For the City:

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

EXHIBITS FILED FOR DCU 187385/2019C

1. Application dated December 2, 2019
2. Notification of Public Hearing dated December 10, 2019
3. Manitoba Status of Title 2952553/1
4. Surveyor's Building Location Certificate and sketch dated May 18, 2018
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 9 inclusive, for File DCU 187385/2018C dated November 29, 2019
7. Report from the Urban Planning Division dated December 24, 2019
8. Inspection Report

Exhibit "7" referred to in File DCU 187385/2018C

ADMINISTRATIVE REPORT

Title: DCU 18-187385\C – 772 Victor Street

Issue: For consideration at the public hearing for a conditional use to permit the establishment of a multi-family use on an "R2" Residential Two-Family lot.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Femi Ojo, MCIP, RPP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the application for a conditional use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.

Subject to the following condition(s):

1) That, the development shall be constructed substantial conformance with plans submitted under File No. DCU18-187385C, sheets 1-9, dated November 29, 2019 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development

   OR

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

   i. buildings including elevations of the front facades identifying proposed finishing materials;

   ii. accessory parking areas;

   iii. fencing

   iv. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to 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

- The applicant is proposing a multi-family development on a lot zoned “R2”. Multi-family dwellings are Conditional Uses in the “R2” Residential Two-family zoning district.
- This report provides information and makes recommendations regarding the subject application’s compliance with *The City of Winnipeg Charter.*
- Conditional Use 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 conditional use application for a multifamily use in “R2” Zoning district may be approved.

FILE/APPLICANT DETAILS

FILE:	**DCU 18-187385\C**
RELATED FILES:	**DAV 18-187381/C**
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.108 (Daniel McIntyre)
SUBJECT:	For a Conditional Use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.
LOCATION:	772 Victor ST
LEGAL DESCRIPTION:	N 10F EXC W 8F LOT 16; EXC W 8F LOT 17 BLOCK 21 PLAN 193 69/70 ST JA
APPLICANT:	J.B Zenith Developments Inc. (Jagdev Buttar) 39 DOWHAN CRES Winnipeg , Manitoba R2K 4J2
OWNER:	J.B Zenith Developments 39 DOWHAN CRES Winnipeg , Manitoba R2K 4J2

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

(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;

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

SITE DESCRIPTION

- The subject property is located on the West side of Victor Street in the Daniel McIntyre neighbourhood and the Daniel McIntyre ward.
- The property is +/- 35 ft. wide and +/- 94 ft. deep; and has a total lot area of +/- 3,276 sq. ft.
- The subject property is currently vacant with rear lane access.
- Under *OurWinnipeg* and *Complete Communities*, the property is classified under the "Areas of Stability – Mature Community" policy area and is zoned "R2" Residential Two-family.

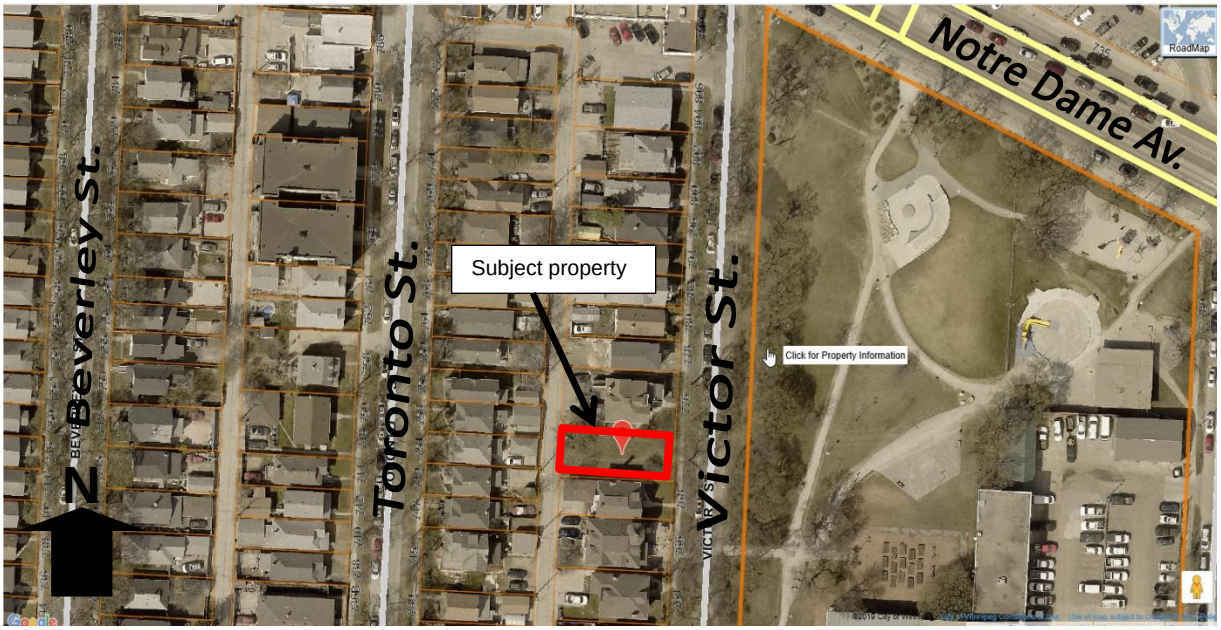


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Two-Family residential uses zoned “R” Residential Two-Family district.

South: Multi-Family residential uses zoned “R” Residential Two-Family district.

East: Jacob Penner park/Community Centre zoned “R2” Residential two-Family district.

West: Backlane, then single family residential uses zoned “R2” Residential Two-Family district.

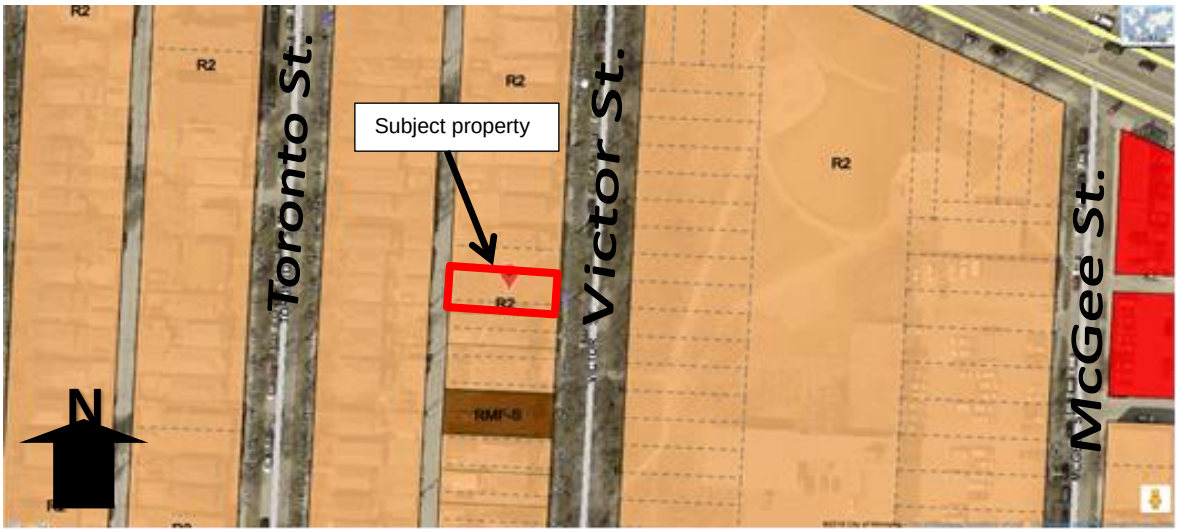


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing construct a three storey multi-family dwelling consisting of four (4) dwelling units on site. A multi-family dwelling is considered a conditional use in the “R2” zoning district as per Table 4-1 of the Winnipeg Zoning By-Law 200/2006.

- Variances are required to accommodate aspects of the proposed parking on site. An associated variance application under DAV 18-187381\C has been submitted in conjunction with this application.

- Submitted plans show a building that is 46 ft. long and 26 ft. wide. The applicant is proposing horizontal hardie siding and stucco materials on the façade. Floor plans, rear, front and side elevation plans were also submitted.

COLLABORRATIVE PLANNING & CONSULTATION

The applicant worked with the Urban Planning Division to make adjustments to the site and building. Specifically, the following adjustments were made

<u>Length of stalls off the lane</u>

The applicant originally showed 18 ft. for the length of the parking stalls off the lane. At the request of the Division, the applicant increased this to 23 ft. to meet the Zoning By-Law.

<u>Front yard</u>

The applicant originally proposed a 12 foot front yard. At the request of the Division, the applicant met the Front Yard Alignment calculation of 18 ft. in order to align best with neighbouring front yards.

Garbage and recycling, rear walkway

At the request of the Division, the applicant reduced the footprint of their building in order to provide space for garbage and recycling enclosure at the rear and a walkway from the rear exterior stairs.

Window and door trim

To add more prominence to doors and windows and increase visual interest, the applicant agreed to add 4" wood trim around all windows and doors on all sides of the building.

Façade materials

Rather than a mainly stucco exterior, the applicant agreed to add hardie plank for a substantial portion of the front façade, and return the material 5 feet back along the sides.

Consultation
The plans were reviewed by the *Daniel McIntyre St, Matthews Community Association*, who have a Housing Plan for the neighbourhood. The Association provided the following feedback (summarized):

- The project adds new units to the neighbourhood.
- The project fills in a long-time vacant lot.
- With 3 bedrooms per unit, the project takes into account the needs of larger family units which are always in high demand.
- Affordability is important – uncertain how these units will be priced and marketed.
- Request for ground floor suite to be accessible. (Applicant reviewed this request but was unable to provide due to the main floor height from grade).
- Request for a mix of high quality façade materials. (Applicant added hardie plank for a substantial portion of the front façade).

ANALYSIS AND ISSUES

OUR WINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

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

Under the *Complete Communities Direction Strategy*, relevant policies for Areas of Stability that apply directly to the proposed multi-family use include**:**

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

  The establishment of a fourplex on this block of Victor Street is a moderate density change that is consistent with the policy above (see "Compatibility and Planning discussion for more information.
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments;*

The scale and form of the subject proposal scale is compatible with surrounding structures, including other multi-family structures within the immediate vicinity.

- *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities;*

  The subject property falls within the Area of Stability-Mature Community; policies of which support minor - moderate intensification as proved

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

  The proposal to establish four (4) new residential units on Victor Street provides new housing stock and expands neighboring.

The subject proposal would add to the variety of housing types in the neighbourhood in a manner that is compatible with and complimentary to surrounding properties in terms of building massing, scale and built form.

In addition, the subject property is zoned Residential two-family (R2) district, which is intended to accommodate increased residential development in lower-density neighbourhoods. Duplex development is permitted as-of-right and multi-family development is a Conditional Use to a density of 800 sq. ft. per dwelling unit.

The proposed development is consistent with the *Complete Communities Direction Strategy.*

COMPATIBILITY AND PLANNING DISCUSSION

- The subject property falls within the *Areas of Stability* in the *Complete Communities Direction Strategy*. *Areas of Stability* are planned to accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- The subject proposal meets the core objectives of the *Complete Communities* to support infill development within the City's mature neighborhoods, as it minimizes the spatial use of land, maximizes existing infrastructure, and provides a wider range of housing options within this area of the City.
- From City's perspective, infill development is beneficial in providing for economic, social and environmental sustainable growth within a neighbourhood. It also encourages the uses of existing infrastructure.
- It is also important to note that submitted plans show building design that is compatible with existing built form and scale.
- Examples of existing multi-family dwellings on the block of Victor Street are;
  - 768 Victor St. (Lot size 2,809 sq. ft. - 3 dwelling units);
  - 776 Victor St. (Lot size 4,684 sq. ft. - 2 dwelling units);
  - 804 Victor St. (Lot size 3,513 sq. ft. - 4 dwelling units); and
  - 717 Toronto St. (Lot size 3,712 sq. ft. - 4 dwelling units);
- The associated variance application (DAV 18 -187381/C) relates to the proposed rear yard setback and the accessory parking (see Planner's report for more information).
- It is recommended that the conditional use application be approved.

Condition(s) of Approval
The recommended condition of approval is that the subject proposal be developed in substantial conformance with submitted plans or if the applicant makes changes to submitted plans, they must be reviewed and approved by the Urban Planning Division prior to the issuance of any development permit.

REASONS FOR RECOMMENDATIONS
In the context of Section 247(3), the Urban Planning Division recommends **approval, with a condition** for the following reasons:

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

In that, the proposed fourplex promotes a building scale and form that is sensitive to the community context and addresses the transition between new and existing developments.

(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 fourplex is compatible with other existing multi-family development within the immediate vicinity. The proposal is not anticipated to have an adverse effect on the safety and convenience of adjoining properties.

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

In that, the proposal is compatible with existing multi-family development within the immediate vicinity including the subject block.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

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

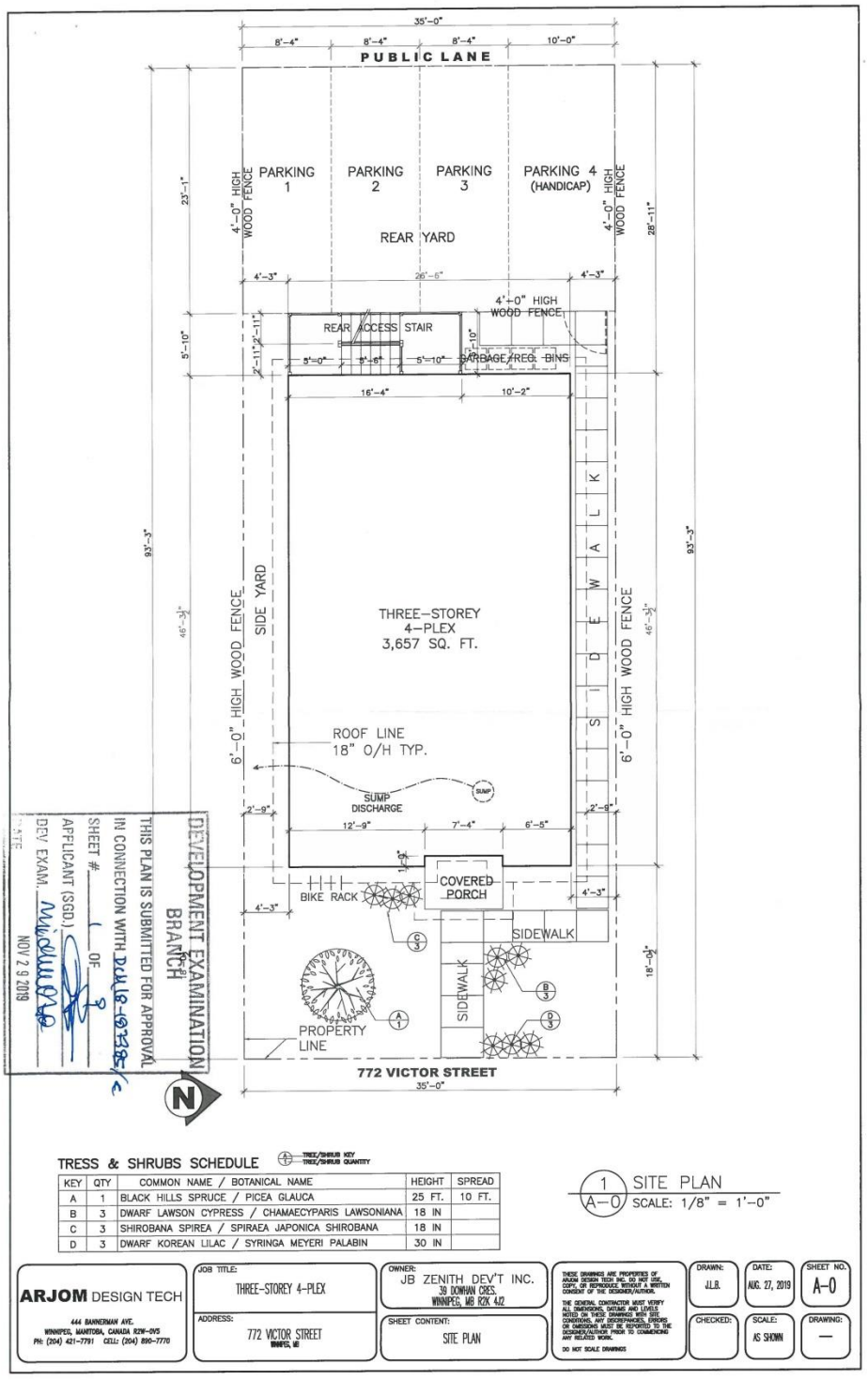
WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

- Construct more complete neighbourhood and revitalize the livability of all communities throughout Winnipeg.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Femi Ojo, MCIP, RPP

Exhibit “6” referred to in File DCU 187385/2018C



TRESS & SHRUBS SCHEDULE (A) TREE/SHRUB KEY TREE/SHRUB QUANTITY

KEY	QTY	COMMON NAME / BOTANICAL NAME	HEIGHT	SPREAD
A	1	BLACK HILLS SPRUCE / PICEA GLAUCA	25 FT.	10 FT.
B	3	DWARF LAWSON CYPRESS / CHAMAECYPARIS LAWSONIANA	18 IN	
C	3	SHIROBANA SPIREA / SPIRAEA JAPONICA SHIROBANA	18 IN	
D	3	DWARF KOREAN LILAC / SYRINGA MEYERI PALABIN	30 IN	

1 A-0 SITE PLAN
SCALE: 1/8" = 1'-0"

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

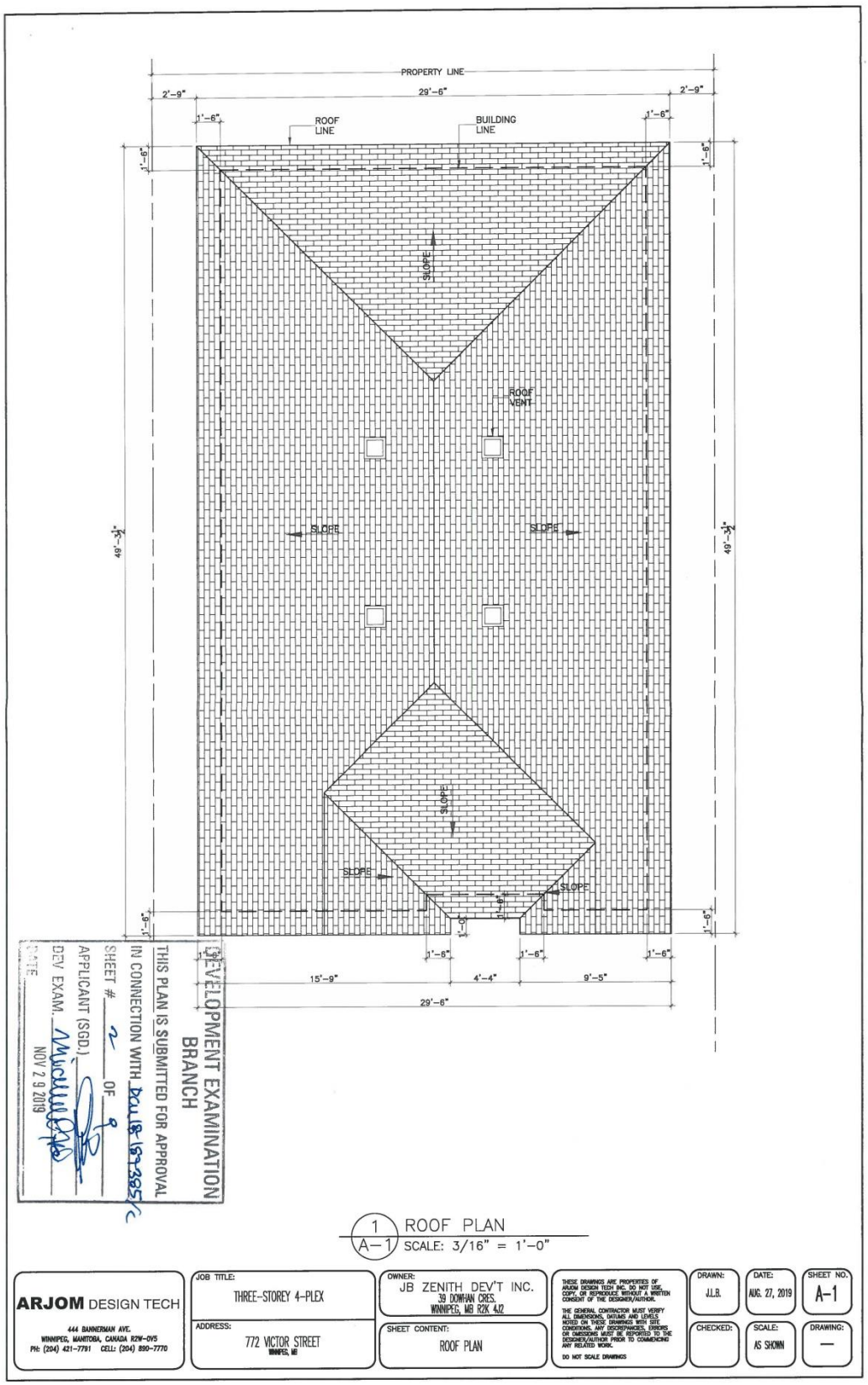
JOB TITLE: THREE-STOREY 4-PLEX
ADDRESS: 772 VICTOR STREET WINNIPEG, MB

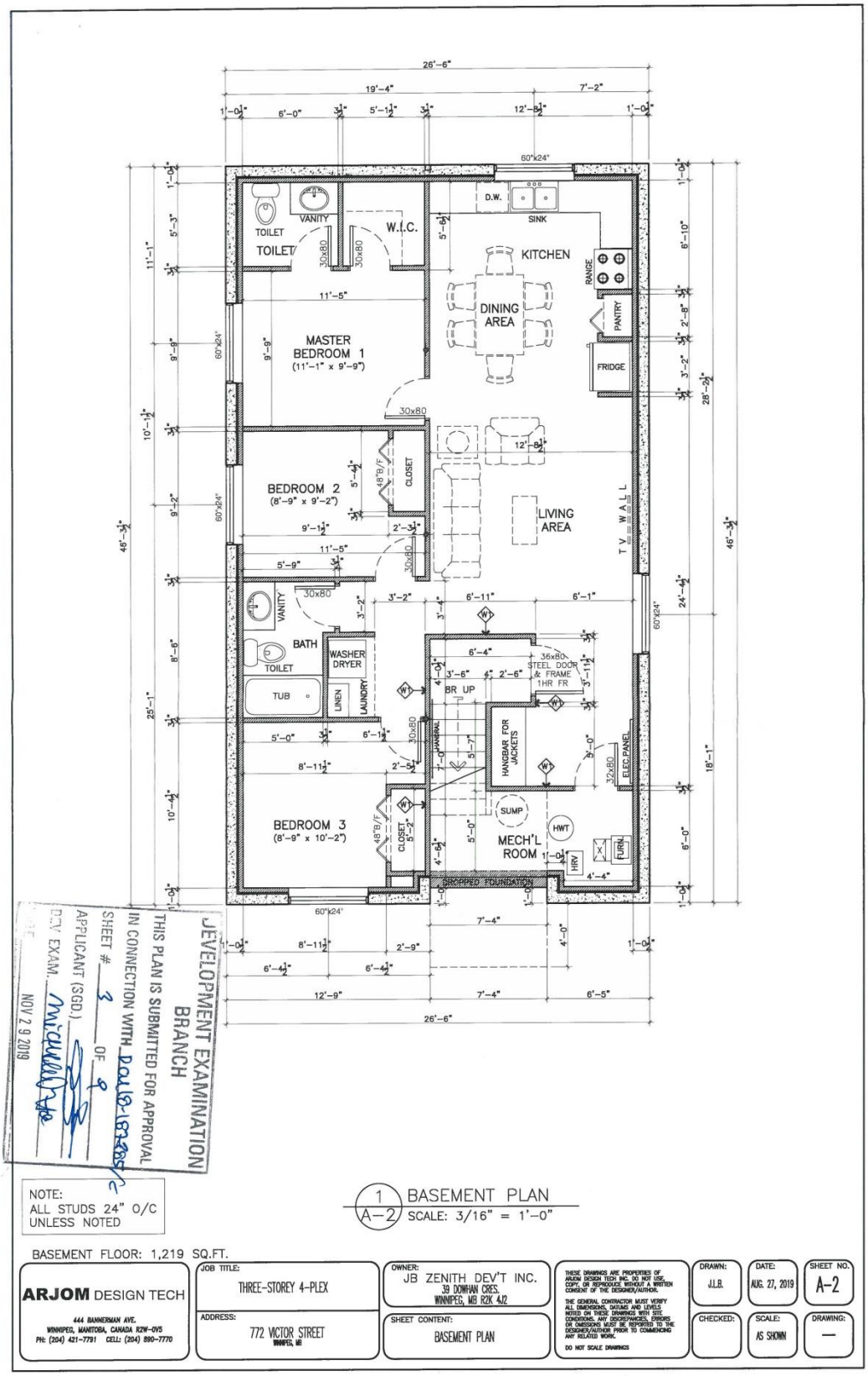
OWNER: JB ZENITH DEV'T INC.
39 DOWHAN CRES.
WINNIPEG, MB R2K 4J2

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 DIMENSIONAL 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.
DATE: AUG. 27, 2019
SHEET NO.: A-0
CHECKED:
SCALE: AS SHOWN
DRAWING: —


PROPERTY LINE
2'-9"
29'-6"
2'-9"
1'-6"
ROOF LINE
BUILDING LINE
1'-6"
1'-6"
SLOPE
ROOF VENT
SLOPE
SLOPE
49'-3½"
49'-3½"
SLOPE
SLOPE
SLOPE
1'-6"
1'-6"
1'-6"
1'-6"
1'-6"
1'-6"
15'-9"
4'-4"
9'-5"
29'-6"
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW18-189385/C
SHEET # 2 OF 9
APPLICANT (SGD.)
DEV EXAM.
DATE NOV 2 9 2019
1 A-1 ROOF PLAN
SCALE: 3/16" = 1'-0"
ARJOM DESIGN TECH
444 BANNERMAN AVE.
WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 890-7770
JOB TITLE: THREE-STOREY 4-PLEX
ADDRESS: 772 VICTOR STREET WINNIPEG, MB
OWNER: JB ZENITH DEV'T INC. 39 DOWHAN CRES. WINNIPEG, MB R2K 4J2
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: J.L.B.
DATE: AUG. 27, 2019
SHEET NO. A-1
CHECKED:
SCALE: AS SHOWN
DRAWING: —



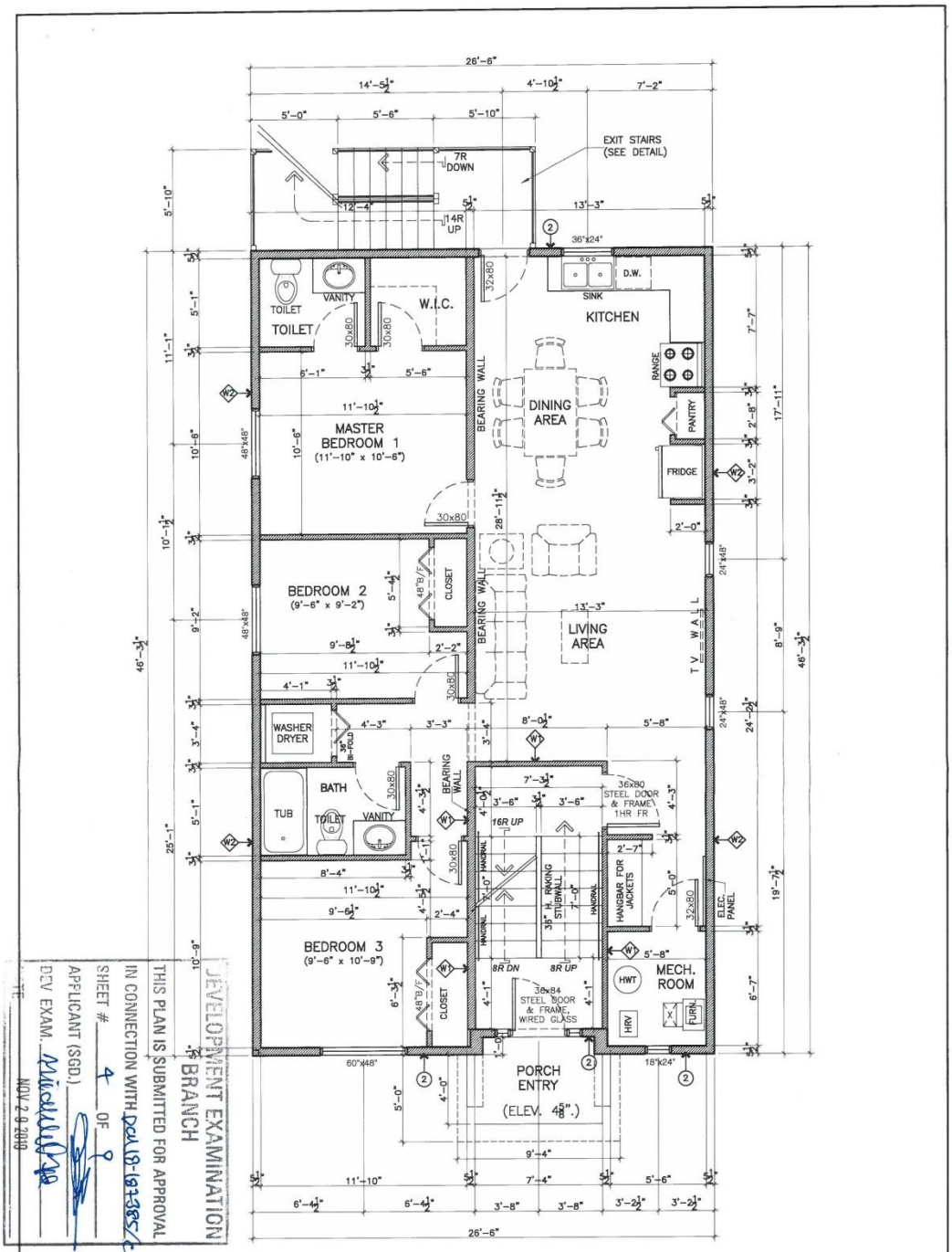
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH Permit 18-1938
SHEET # 3 OF 9
APPLICANT (SGD.)
DEV. EXAM.
NOV 29 2019

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

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

BASEMENT FLOOR: 1,219 SQ.FT.

ARJOM DESIGN TECH 444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0V5 PH: (204) 421-7791 CELL: (204) 890-7770	JOB TITLE: THREE-STOREY 4-PLEX ADDRESS: 772 VICTOR STREET WINNIPEG, MB	OWNER: JB ZENITH DEV'T INC. 39 DOWHAN CRES. WINNIPEG, MB R2K 4J2 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: J.L.B. CHECKED:	DATE: AUG. 27, 2019 SCALE: AS SHOWN	SHEET NO. A-2 DRAWING: —



DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV 18-197385/C
SHEET # 4 OF 8
APPLICANT (SGD.)
DEV EXAM. Michelle
DATE NOV 2 9 2019

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

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

MAIN FLOOR: 1,219 SQ.FT.

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

JOB TITLE: THREE-STOREY 4-PLEX
ADDRESS: 772 VICTOR STREET WINNIPEG, MB

OWNER: JB ZENITH DEV'T INC.
39 DOWHAN CRES.
WINNIPEG, MB R2K 4J2

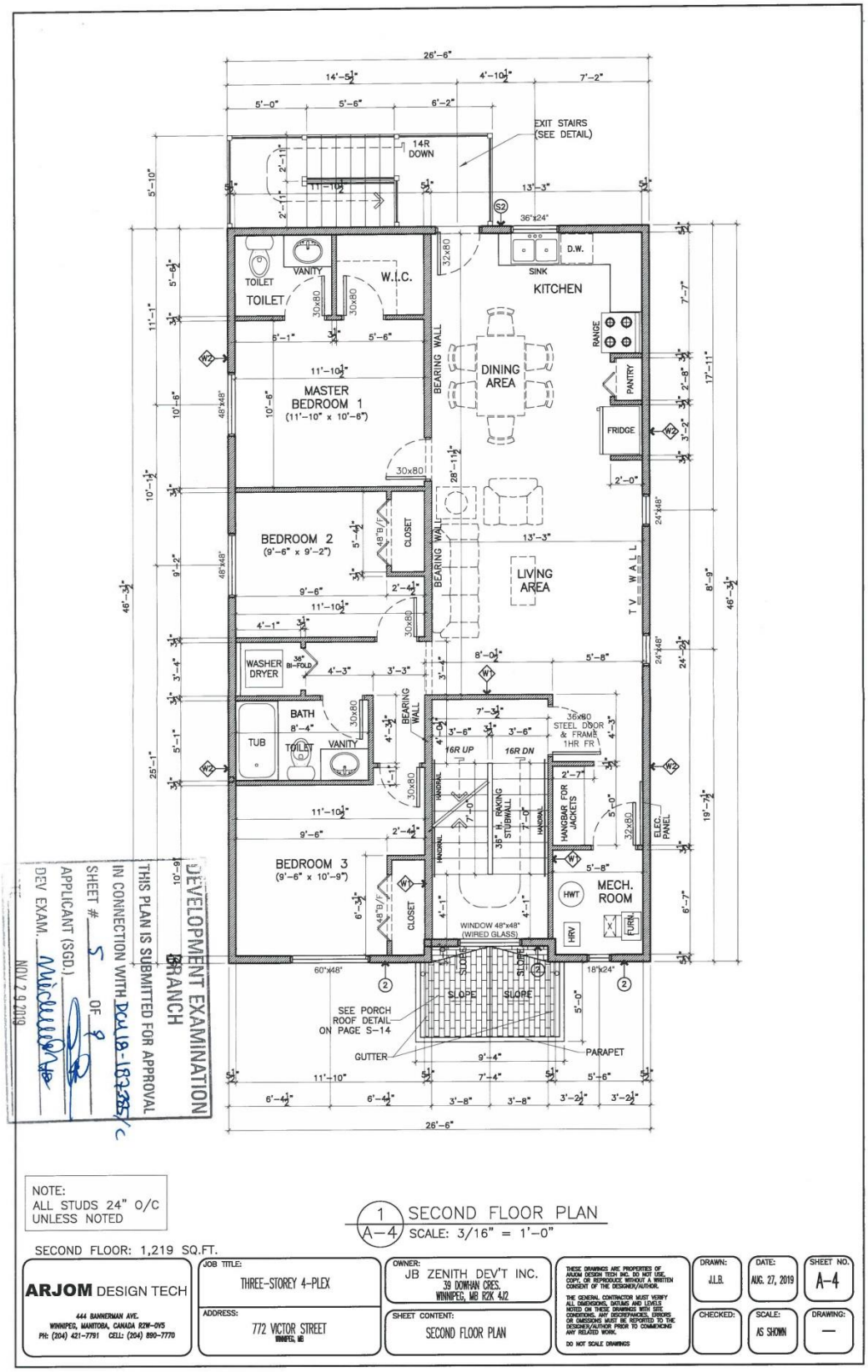
SHEET CONTENT: MAIN FLOOR PLAN

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.
DATE: AUG. 27, 2019
SHEET NO. A-3
CHECKED:
SCALE: AS SHOWN
DRAWING: —

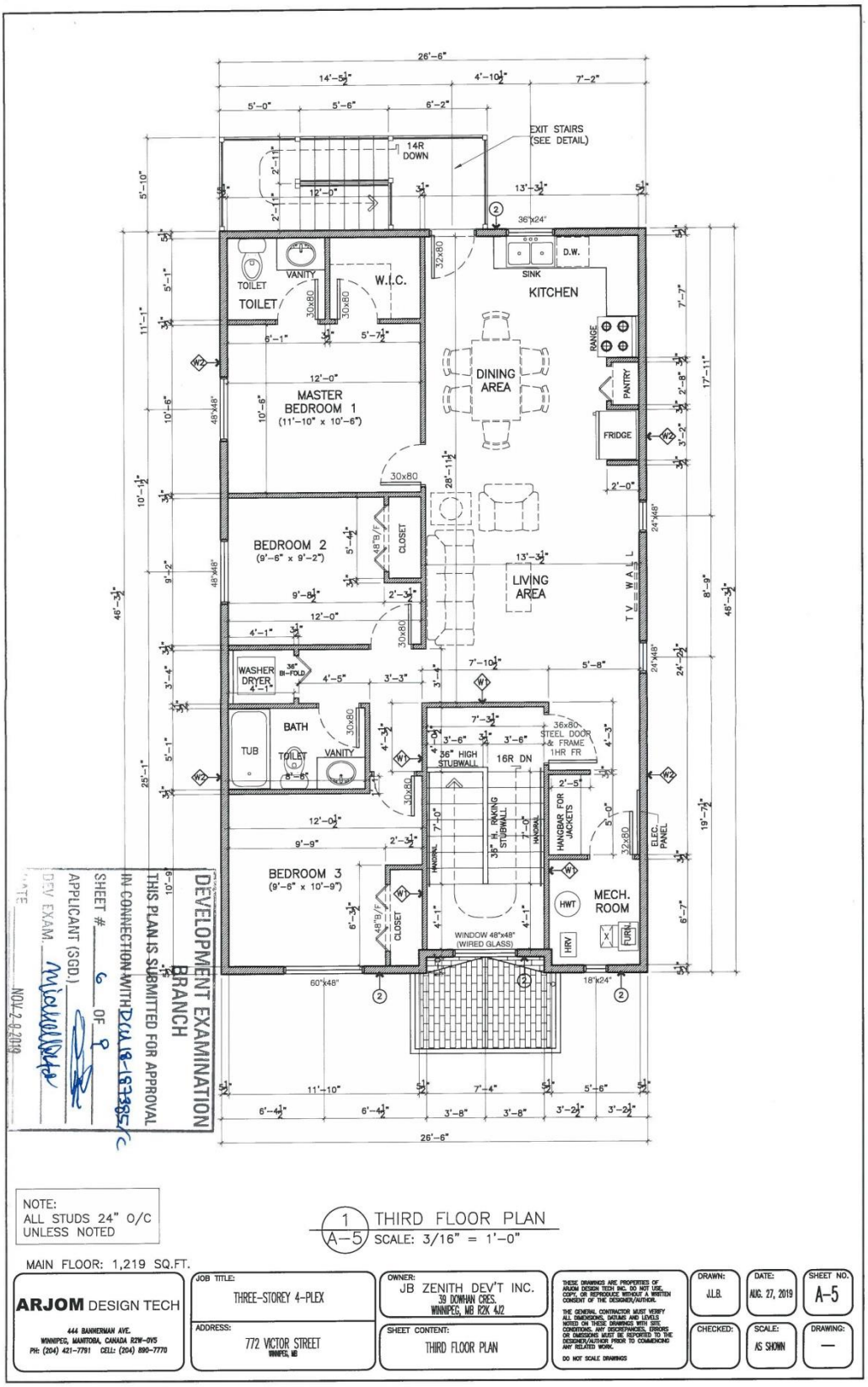


NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

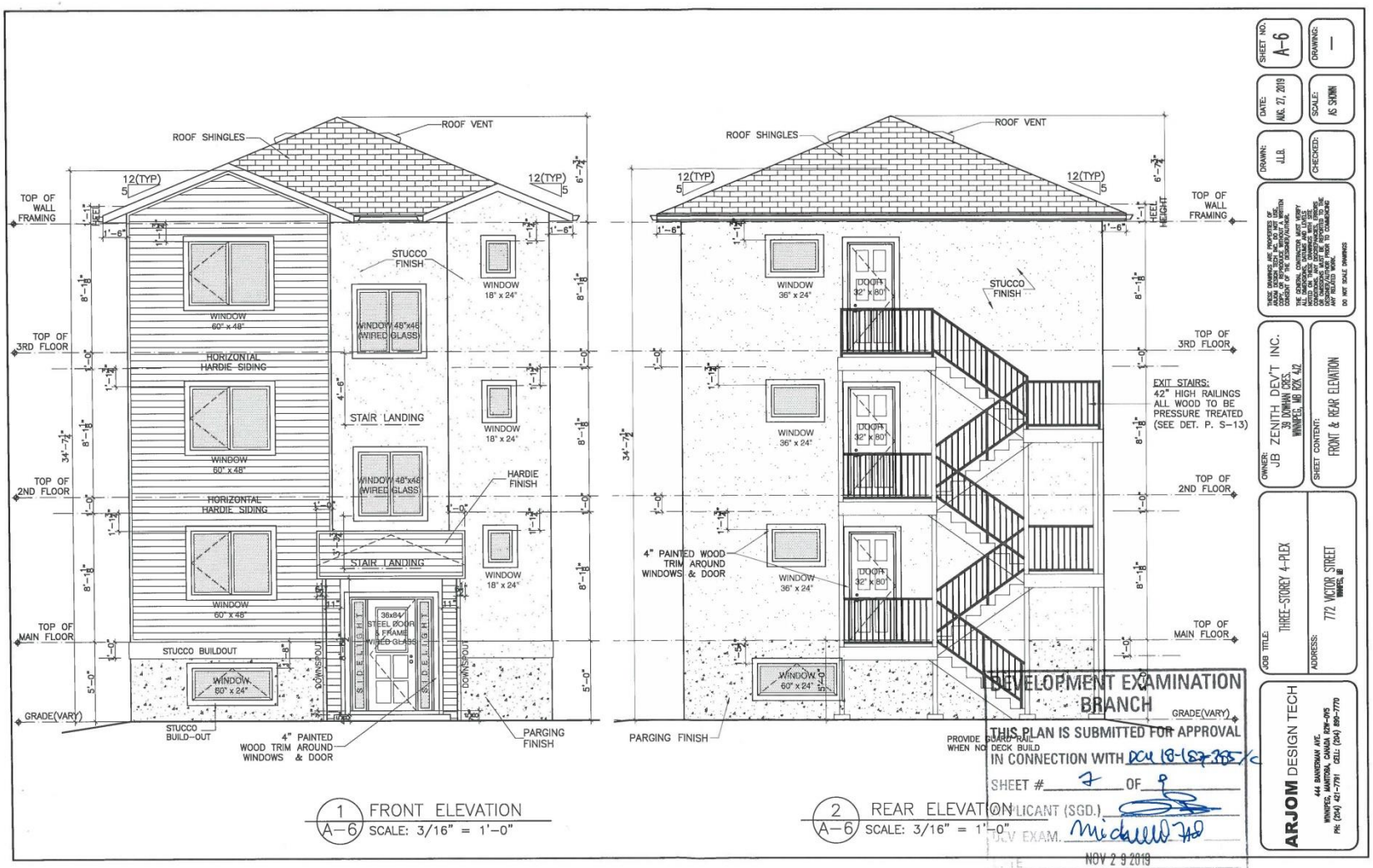
1 / A-4 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

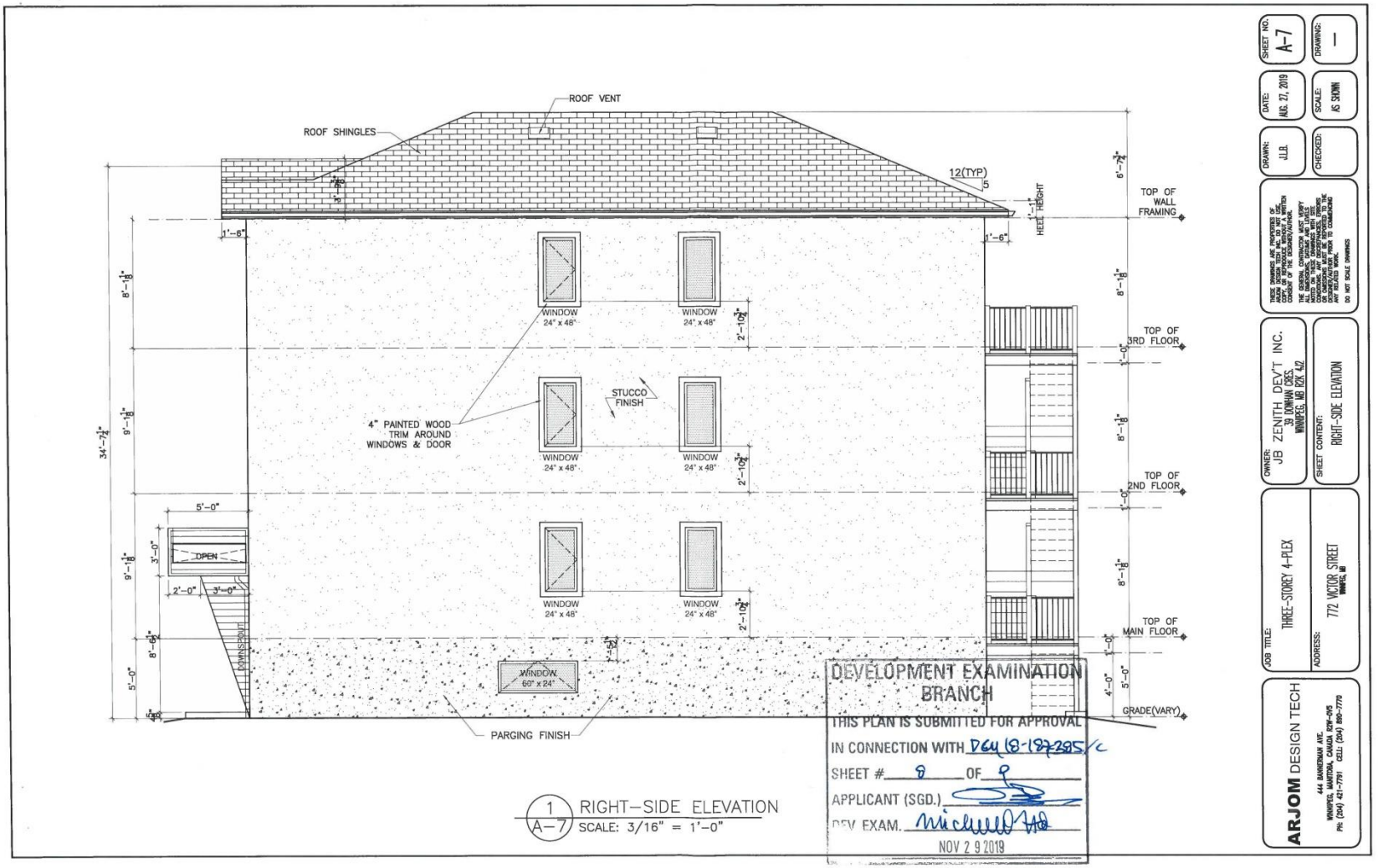
SECOND FLOOR: 1,219 SQ.FT.

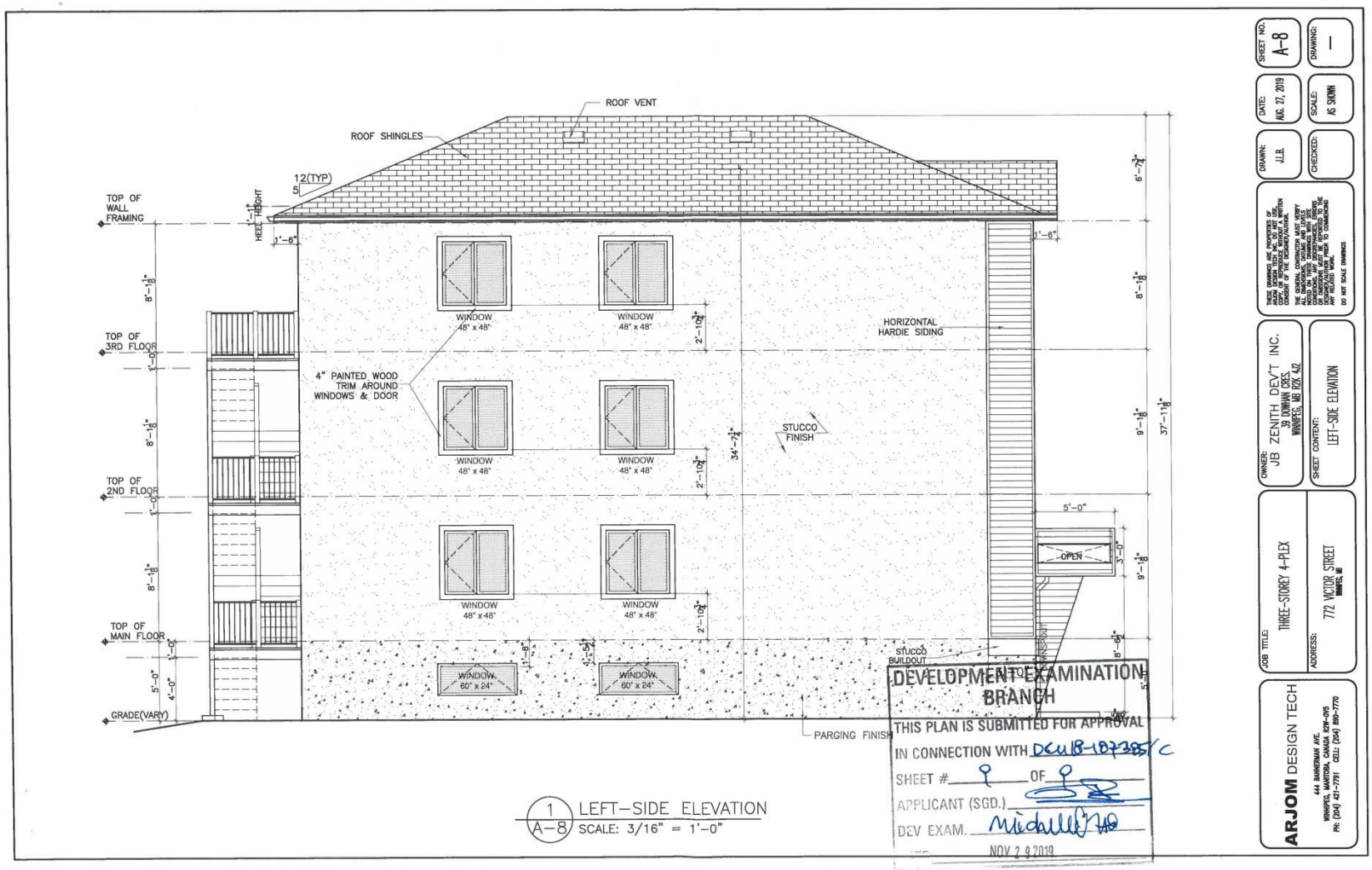
ARJOM DESIGN TECH 444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0V5 PH: (204) 421-7791 CELL: (204) 890-7770	JOB TITLE: THREE-STOREY 4-PLEX ADDRESS: 772 VICTOR STREET WINNIPEG, MB	OWNER: JB ZENITH DEV'T INC. 39 DOWHAN CRES. WINNIPEG, MB R2K 4J2 SHEET CONTENT: SECOND FLOOR PLAN	THESE DRAWINGS ARE PROPERTIES 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: J.L.B. CHECKED:	DATE: AUG. 27, 2019 SCALE: AS SHOWN	SHEET NO. A-4 DRAWING: —



EXIT STAIRS (SEE DETAIL)
14R DOWN
TOILET
VANITY
W.I.C.
KITCHEN
SINK
D.W.
RANGE
PANTRY
FRIDGE
DINING AREA
MASTER BEDROOM 1 (11'-10" x 10'-6")
BEDROOM 2 (9'-6" x 9'-2")
CLOSET
LIVING AREA
TV WALL
WASHER DRYER
36" BI-FOLD
BATH
TUB
36" HIGH STUBWALL
16R DN
36x80 STEEL DOOR & FRAME 1HR FR
35" H. RAKING STUBWALL
HANGBAR FOR JACKETS
ELEC. PANEL
BEDROOM 3 (9'-6" x 10'-9")
MECH. ROOM
HWT
HRV
FURN.
WINDOW 48"x48" (WIRED GLASS)
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DCU 18-187385/C
SHEET # 6 OF 8
APPLICANT (SGD.)
DEV EXAM.
DATE NOV 2 8 2019
NOTE: ALL STUDS 24" O/C UNLESS NOTED
1 A-5 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"
MAIN FLOOR: 1,219 SQ.FT.
ARJOM DESIGN TECH
444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 890-7770
JOB TITLE: THREE-STOREY 4-PLEX
ADDRESS: 772 VICTOR STREET WINNIPEG, MB
OWNER: JB ZENITH DEV'T INC. 39 DOWHAN CRES. WINNIPEG, MB R2K 4J2
SHEET CONTENT: THIRD 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.
DATE: AUG. 27, 2019
SHEET NO. A-5
CHECKED:
SCALE: AS SHOWN
DRAWING: —


ROOF SHINGLES
ROOF VENT
12(TYP)
TOP OF WALL FRAMING
TOP OF 3RD FLOOR
TOP OF 2ND FLOOR
TOP OF MAIN FLOOR
GRADE(VARY)
STUCCO FINISH
WINDOW 60" x 48"
WINDOW 48"x48" (WIRED GLASS)
WINDOW 18" x 24"
HORIZONTAL HARDIE SIDING
STAIR LANDING
HARDIE FINISH
36x84 STEEL DOOR & FRAME WIRED GLASS
SIDELIGHT
DOWNSPOUT
STUCCO BUILDOUT
STUCCO BUILD-OUT
4" PAINTED WOOD TRIM AROUND WINDOWS & DOOR
PARGING FINISH
WINDOW 36" x 24"
DOOR 32" x 80"
EXIT STAIRS: 42" HIGH RAILINGS ALL WOOD TO BE PRESSURE TREATED (SEE DET. P. S-13)
PROVIDE GUARD RAIL WHEN NO DECK BUILD
1 A-6 FRONT ELEVATION SCALE: 3/16" = 1'-0"
2 A-6 REAR ELEVATION SCALE: 3/16" = 1'-0"
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 18-157-385/c
SHEET # 7 OF 9
APPLICANT (SGD.)
DEV EXAM. Michelle Hd
NOV 2 9 2019
SHEET NO. A-6
DRAWING: —
DATE: AUG. 27, 2019
SCALE: AS SHOWN
DRAWN: J.L.B.
CHECKED:
OWNER: JB ZENITH DEV'T INC. 39 DOWHAN CRES. WINNIPEG, MB R2K 4J2
SHEET CONTENT: FRONT & REAR ELEVATION
JOB TITLE: THREE-STOREY 4-PLEX
ADDRESS: 772 VICTOR STREET WINNIPEG, MB
ARJOM DESIGN TECH
444 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 899-7770


ROOF VENT
ROOF SHINGLES
12(TYP)
5
1'-1" HEEL HEIGHT
TOP OF WALL FRAMING
TOP OF 3RD FLOOR
TOP OF 2ND FLOOR
TOP OF MAIN FLOOR
GRADE(VARY)
WINDOW 24" x 48"
WINDOW 60" x 24"
STUCCO FINISH
4" PAINTED WOOD TRIM AROUND WINDOWS & DOOR
OPEN
DOWNSPOUT
PARGING FINISH
34'-7¼"
1'-6"
5'-0"
2'-0"
3'-0"
1 A-7 RIGHT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV 18-187-385/C
SHEET # 8 OF 9
APPLICANT (SGD.)
DEV EXAM.
NOV 2 9 2019
ARJOM DESIGN TECH
444 BANNERMAN AVE.
WINNIPEG, MANITOBA, CANADA R2W-0V5
PH: (204) 421-7791 CELL: (204) 890-7770
JOB TITLE: THREE-STOREY 4-PLEX
ADDRESS: 772 VICTOR STREET
WINNIPEG, MB
OWNER: JB ZENITH DEV'T INC.
39 DOWHAN CRES.
WINNIPEG, MB R2K 4J2
SHEET CONTENT: RIGHT-SIDE ELEVATION
DRAWN: J.L.B.
DATE: AUG. 27, 2019
SCALE: AS SHOWN
CHECKED:
SHEET NO. A-7
DRAWING: —


ROOF VENT
ROOF SHINGLES
12(TYP)
5
TOP OF WALL FRAMING
HEEL HEIGHT
1'-6"
TOP OF 3RD FLOOR
TOP OF 2ND FLOOR
TOP OF MAIN FLOOR
GRADE(VARY)
8'-1⅛"
1'-0"
5'-0"
4'-0"
WINDOW 48" x 48"
WINDOW 60" x 24"
4" PAINTED WOOD TRIM AROUND WINDOWS & DOOR
HORIZONTAL HARDIE SIDING
STUCCO FINISH
2'-10¾"
34'-7¾"
37'-11⅛"
6'-7¾"
9'-1⅛"
5'-0"
OPEN
3'-0"
STUCCO BUILDOUT
WINDOW
PARGING FINISH
1'-5"
1'-6"
5'-7"
1 A-8 LEFT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV18-107385/C
SHEET # 9 OF 9
APPLICANT (SGD.)
DEV EXAM. Michelle
NOV 2 9 2019
SHEET NO. A-8
DRAWING: —
DATE: AUG. 27, 2019
SCALE: AS SHOWN
DRAWN: J.L.B.
CHECKED:
THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE WITHOUT WRITTEN PERMISSION AND CONSENT OF THE DESIGNER/AUTHOR.
THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ANY DISCREPANCIES NOTED ON THESE DRAWINGS MUST BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK OR DIMENSIONS MUST BE REVISED TO BE IN CONFORMANCE WITH THE CONDITIONS AS ACTUALLY BUILT. ANY REVISED WORK.
DO NOT SCALE DRAWINGS
OWNER: JB ZENITH DEV'T INC. 39 DOWHAN CRES. WINNIPEG, MB R2K 4J2
SHEET CONTENT: LEFT-SIDE ELEVATION
JOB TITLE: THREE-STOREY 4-PLEX
ADDRESS: 772 VICTOR STREET WINNIPEG, MB
ARJOM DESIGN TECH
441 BANNERMAN AVE. WINNIPEG, MANITOBA, CANADA R2M-0V5
PH: (204) 421-7791 CELL: (204) 880-7770