Minutes – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 6 Variance – 772 Victor Street
(Daniel McIntyre Ward)
File DAV 187381/2018C [c/r DCU 187385/2018C]

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:

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

    A. a rear yard of 23 feet (7.01 metres)

    B. 4 parking spaces

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

    A. stall widths of 8 feet (2.44 metres) for parking spaces adjacent to a fence

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

    C. no buffering of a parking or loading area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district

Subject to the following conditions:

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:

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

BOARD OF ADJUSTMENT DECISION (continued):

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 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:

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 Variance be approved.

Carried

Moved by Joel Remis,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
BOARD OF ADJUSTMENT

DAV 187381/2018C [c/r DCU 187386/2018C]

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:	To vary the "R2" 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 rear yard of 23 feet (7.01 metres) instead of 25 feet (7.62 metres); B. 4 parking spaces instead of 5 spaces; 2. for the establishment of an accessory parking area to permit: A. stall widths of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) for parking spaces adjacent to a fence; B. parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade;

C. no buffering of a parking or loading area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Variance meets the statutory criteria as outlined in 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;

(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:

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 the provisions of the "R2" District Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 are varied on “the land” as follows:

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

   A. a rear yard of 23 feet (7.01 metres)

   B. 4 parking spaces

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

   A. stall widths of 8 feet (2.44 metres) for parking spaces adjacent to a fence
   B. parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade

C. no buffering of a parking or loading area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district

subject to the following conditions, which the Board of Adjustment considers necessary to ensure compliance with criteria (a) to (d) as outlined in Subsection 247(3) of The City of Winnipeg Charter, namely:

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:

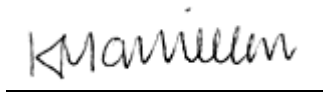
   A. buildings including elevations of the front facades identifying proposed finishing materials
   B. accessory parking areas
   C. fencing
   D. landscaping

   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 Variance Order No. DAV 187381/2018C; 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 DAV 187381/2018C

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 DAV 187381/2018C dated November 29, 2019
7. Report from the Urban Planning Division dated December 24, 2019
8. Inspection Report

Exhibit "7" referred to in File DAV 187381/2018C

ADMINISTRATIVE REPORT

Title: DAV 18-187381\C – 772 Victor Street

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

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 to vary the "R2" Dimensional Standards of Zoning By-law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling to permit:
   a) a rear yard of 23 feet (7.01 metres) instead of 25 feet (7.62 metres);
   b) 4 parking spaces instead of 5 spaces;

2) for the establishment of an accessory parking area to permit:
   a) stall widths of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) for parking spaces adjacent to a fence;
   b) parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade;
   c) no buffering of a parking or loading area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

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 intends to establish a multi-family development with associated variances for rear yard setback, accessory parking and parking area.
- 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 variance application associated with the establishment of a multifamily use in the "R2" zoning district may be approved.

FILE/APPLICANT DETAILS

FILE:	**DAV 18-187381\C**
RELATED FILES:	**DCU 18-187385/C**
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.108 Daniel McIntyre)
SUBJECT:	To vary the "R2" Dimensional Standards of Zoning By-law No. 200/2006 as follows: 1) for the construction of a multi-family dwelling to permit: a) a rear yard of 23 feet (7.01 metres) instead of 25 feet (7.62 metres); b) 4 parking spaces instead of 5 spaces; 2) for the establishment of an accessory parking area to permit: a) stall widths of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) for parking spaces adjacent to a fence; b) parking spaces within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet or less from grade;

c) no buffering of a parking or loading area located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

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 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 West side of Victor Street in the Daniel Mclntyre neighbourhood and the Daniel Mclntyre 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.

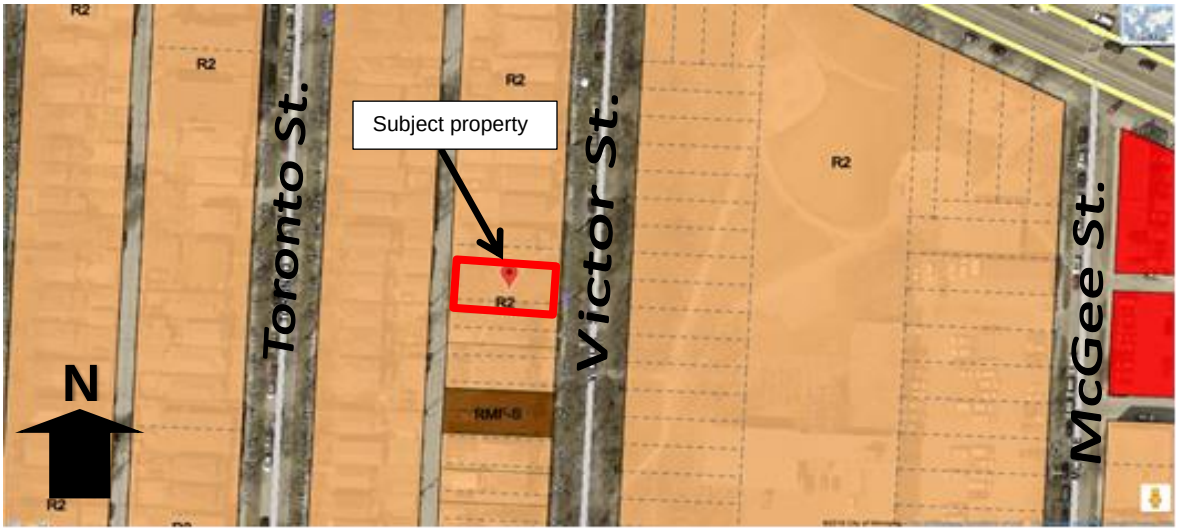


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing construct a three storey multi-family dwelling consisting of four (4) dwelling units on site. Being that 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; a Conditional Use application (DCU18-187385C) has been submitted in association with this application.

- Variances are required for the reduced rear yard setback and some aspects of the accessory parking area.

- 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

Length of stalls off the lane

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.

Front yard

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.

- *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, the proposed multi-family structure is consistent with the above policy.

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

  The proposal to establish four (4) new residential units on Victor Street meets the intent of the above policy.

Thus, 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 allowed as a Conditional Use to a density of 800 sq. ft. per dwelling unit.

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

REASONS FOR THE APPLICATION

Reduced rear yard of 23 feet instead of 25 feet

The Winnipeg Zoning By-law (Table 5-2) prescribes a minimum rear yard of 25 feet for developments in the "R2" zoning district. The applicant is proposing a reduced rear yard of 23 feet therefore requiring a variance.

4 parking stalls instead of 5 parking stalls

As per Table 5-9 and Section 171 (2) of the Winnipeg zoning By-law, the applicant requires 1.2 parking stall for each of the 4 dwelling units being proposed. A variance is required being that the applicant is proposing 4 parking stalls instead of 5 stalls.

Parking stalls width of 8 feet instead of 10 feet for stalls adjacent to a fence or wall

The Winnipeg Zoning By-law (Table 5-12; Note C) prescribes a 10 foot parking stall width when stalls are located immediately adjacent to a fence or wall. The applicant is proposing an 8 foot parking stall width therefore requiring a variance.

Parking space within 10 feet of a habitable room where the sill is located 5 feet or less from grade

The Winnipeg Zoning By-law {Section 172 (3b)} prescribes that no parking space may be permitted within 10 feet of a window, where the sill is located 5 feet or less from grade. The applicant is proposing a parking stalls within 10 feet from a window sill therefore requiring a variance.

Buffering of the accessory parking area

The Winnipeg Zoning By-law {Section 190 (8)} prescribes that a landscape buffer must be installed when a parking or loading area 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. A variance is required being that the applicant is not providing a landscape buffer as per above.

ANALYSIS AND DISCUSSION OF VARIANCES

Reduced rear yard of 23 feet instead of 25 feet

With urban infill projects, which are most often constrained by the lot sizes, the Urban Planning Division may support small reductions in the rear yard if the overall project meets several policies outlined by OurWinnipeg and the *Complete Communities Direction Strategy*, such as providing a variety of housing types and compatibility within the existing context.

Aside from the above, it is important to note that the requested variance is minor in nature, and would not cause any adverse effect on surrounding uses.

4 parking stalls instead of 5 parking stalls

The Urban Planning Division has consistently been supportive of a one parking stall to one dwelling unit ratio for developments within the Area of Stability Mature Neighborhood in order to facilitate infill projects while maintaining a minimum functional amount of parking onsite. The

reason being, Mature Communities are generally characterized by higher frequency and accessible transit service and easy access to neighborhood facilities.

There are various transit bus stops along Notre Dame Avenue, Sherbrook Street and Maryland Street, all of which are within walkable distance from the subject site.

For this reason, the Urban Planning Division supports this variance and recommends that it be approved.

Parking stall widths of 8 feet instead of 10 feet for stalls adjacent to a fence or wall

Typically, the Urban Planning Division will not support a proposal to vary parking stall dimensions following the Division's recent internal discussion about parking stall functionality during the winter months. However, since this application was received prior to the aforementioned, it was reviewed based on how such variances had been dealt with in the past.

Thus, being an infill site and given the size of the property with limited space to work with, this variance is necessary to accommodate one parking stall per one dwelling unit as proposed. The Urban Planning Division believes the proposed stall width reduction will likely not cause any adverse effect on the proposed development and other properties within the immediate vicinity.

Parking space within 10 feet of a habitable room where the sill is located 5 feet or less from grade

It is recommended that the variance be approved as the applicant is proposing a light proof fence to screen headlight glare from habitable rooms.

Buffering of the accessory parking area

Although buffering is required for parking areas located within 20 feet of adjacent residential, it is practically impossible in this case given that the applicant is providing parking off the lane in the rear.

The proposed insufficient buffering is consistent with this block of Victor Street where access is being taken off the rear public lane. It is also important to note that this variance request is typical in mature neighborhoods that are more urban oriented.

It is therefore recommended that the variance 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.

(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 align with the intent of Complete Communities and the development is compatible with the area, and as such the Zoning By-law has an injurious effect on subject site.*

(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.

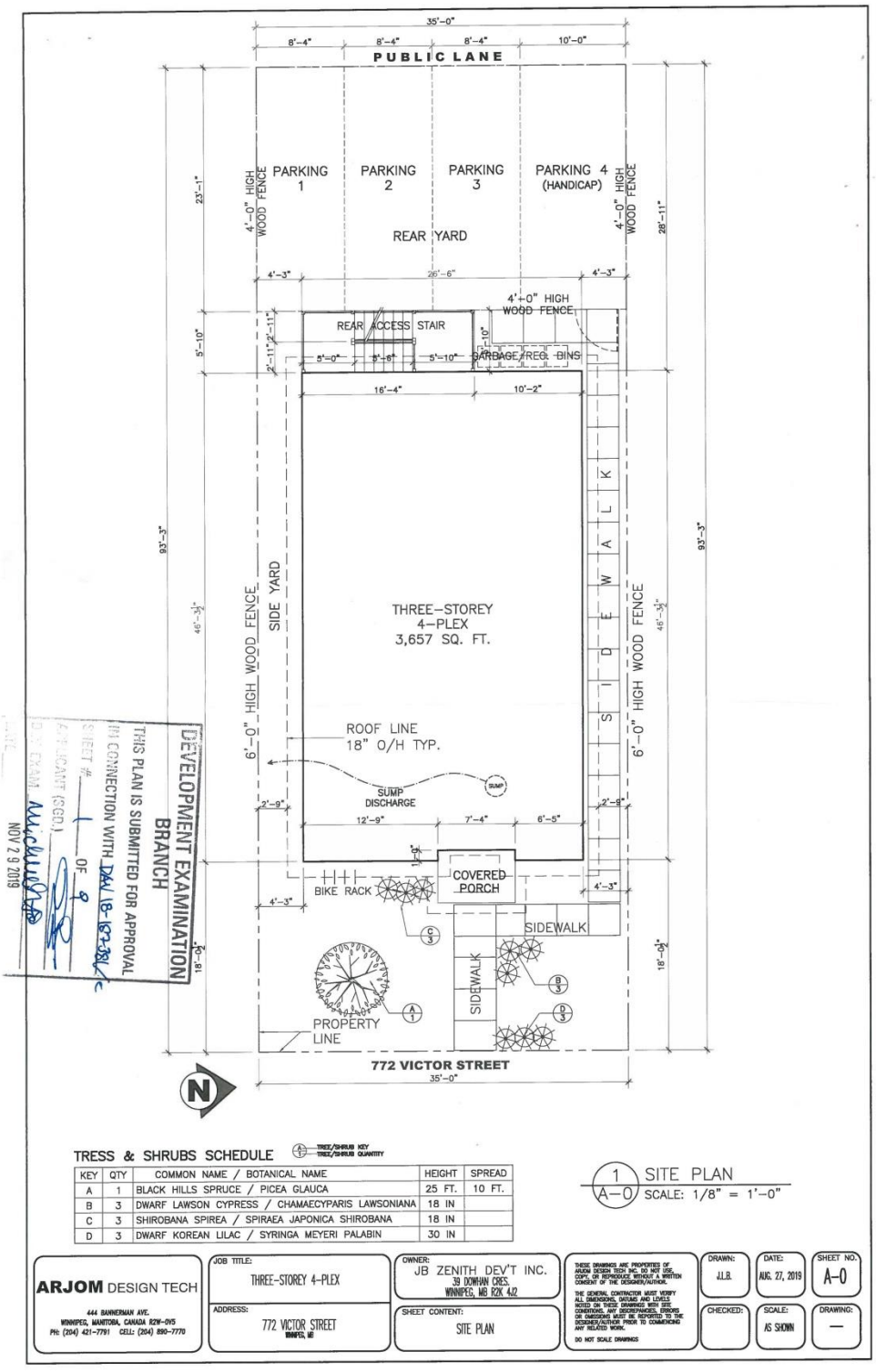
WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

- 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
Date: December 24, 2019
File No. DAV 18-187381\C

Exhibit “6” referred to in File DAV 187381/2018C



TRESS & SHRUBS SCHEDULE

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	

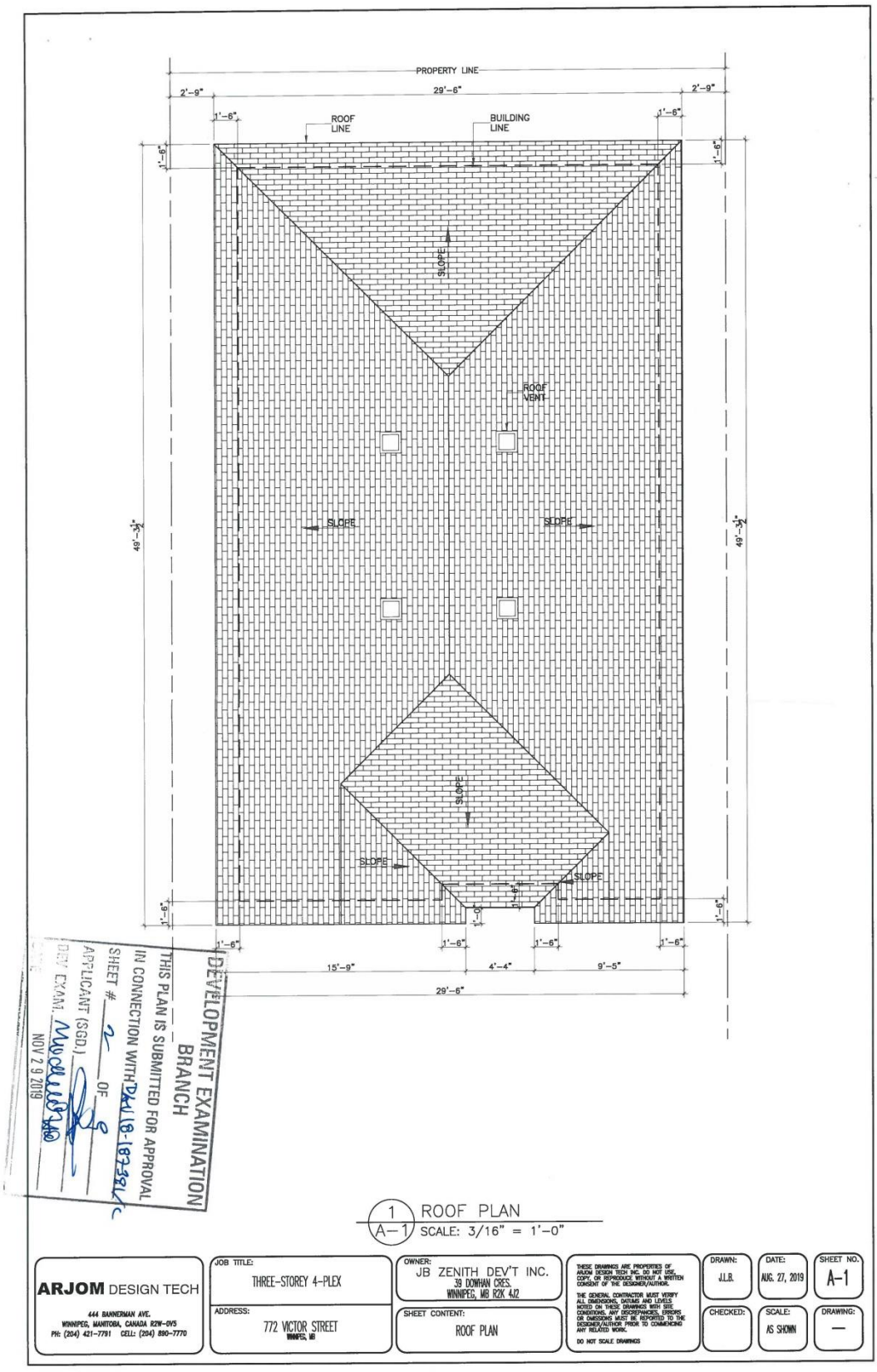
1 / A-0 SITE PLAN
SCALE: 1/8" = 1'-0"

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 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-0
CHECKED: | SCALE: AS SHOWN | DRAWING: —



DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DW 18-183816
SHEET # 2 OF 3
APPLICANT (SGD.)
DEV. EXAM.
NOV 29 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

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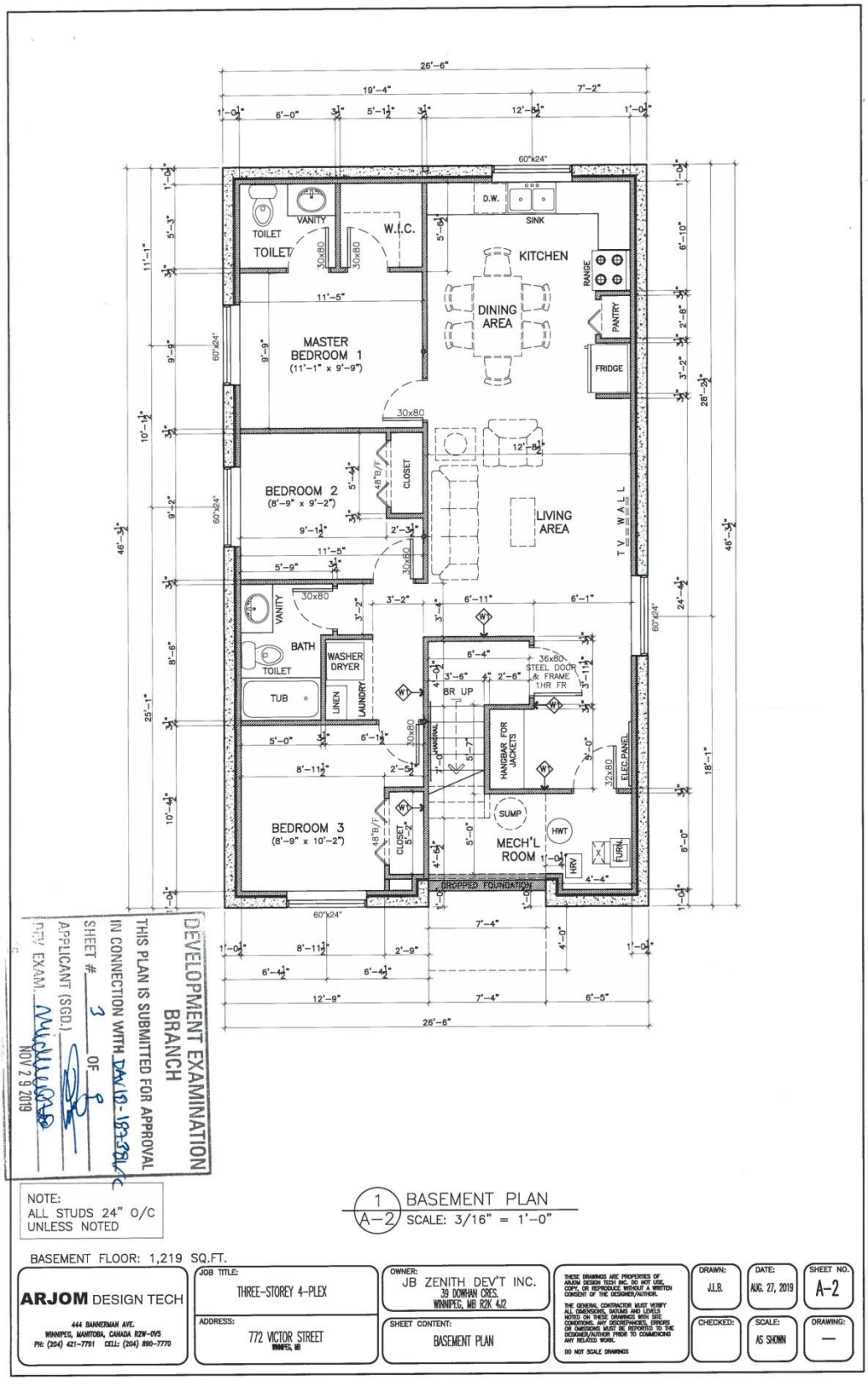
DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	AUG. 27, 2019	A-1
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	—



DEVELOPMENT EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV19-123796

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

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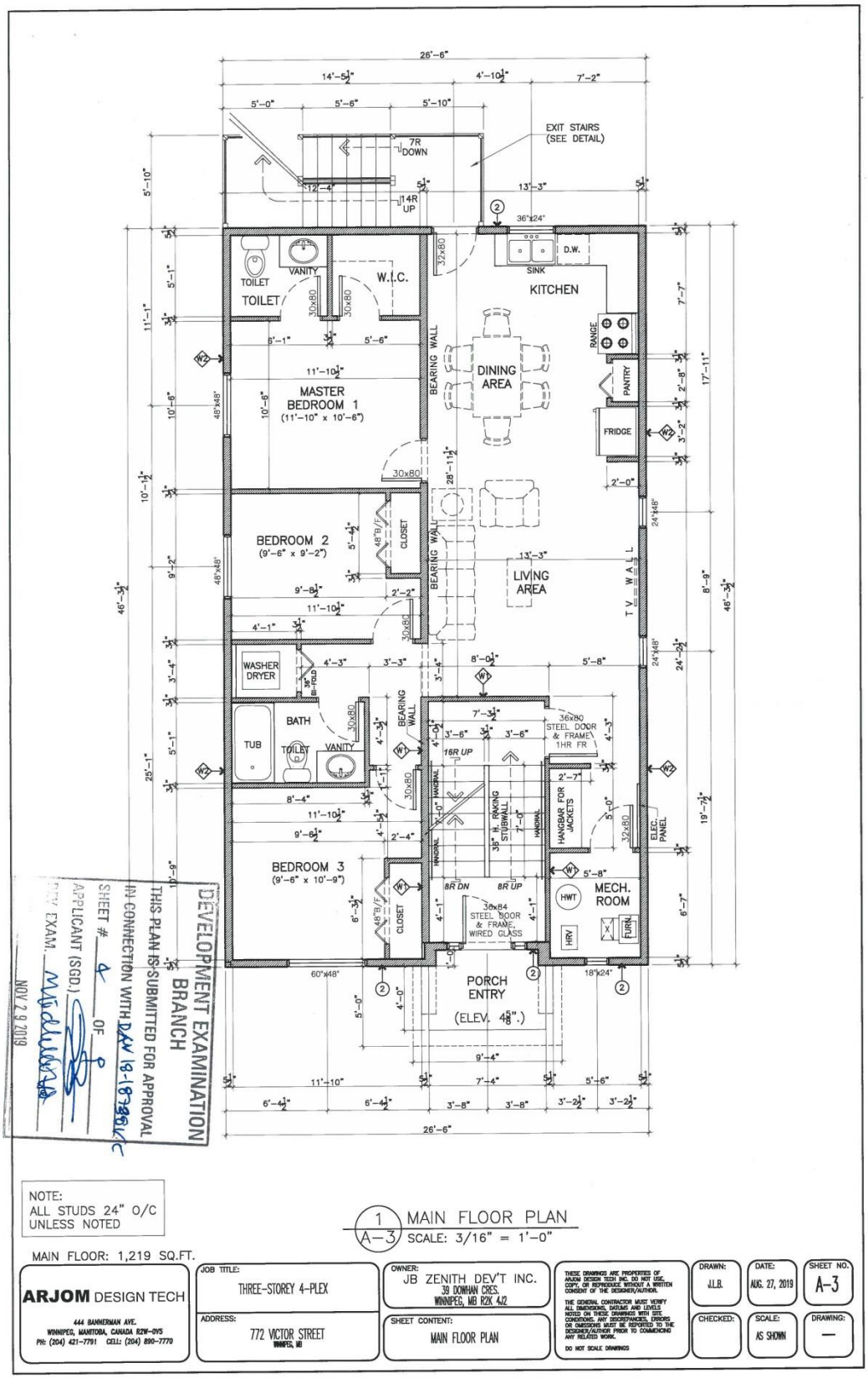
DO NOT SCALE DRAWINGS

DRAWN: J.L.B.
DATE: AUG. 27, 2019
SHEET NO.: A-2
CHECKED:
SCALE: AS SHOWN
DRAWING: —


EXIT STAIRS (SEE DETAIL)
7R DOWN
14R UP
TOILET
VANITY
W.I.C.
KITCHEN
SINK
D.W.
RANGE
PANTRY
FRIDGE
DINING AREA
MASTER BEDROOM 1 (11'-10" x 10'-6")
BEARING WALL
BEDROOM 2 (9'-6" x 9'-2")
CLOSET
LIVING AREA
TV WALL
WASHER DRYER
BATH
TUB
TOILET
VANITY
36x80 STEEL DOOR & FRAME 1HR FR
16R UP
HANGBAR FOR JACKETS
ELEC. PANEL
BEDROOM 3 (9'-6" x 10'-9")
8R DN
8R UP
36x84 STEEL DOOR & FRAME, WIRED GLASS
MECH. ROOM
HWT
HRV
FURN.
PORCH ENTRY (ELEV. 4 5/8".)
DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAN 19-18-39 W/C
SHEET # 4 OF 8
APPLICANT (SGD.)
DEV. EXAM.
NOV 29 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
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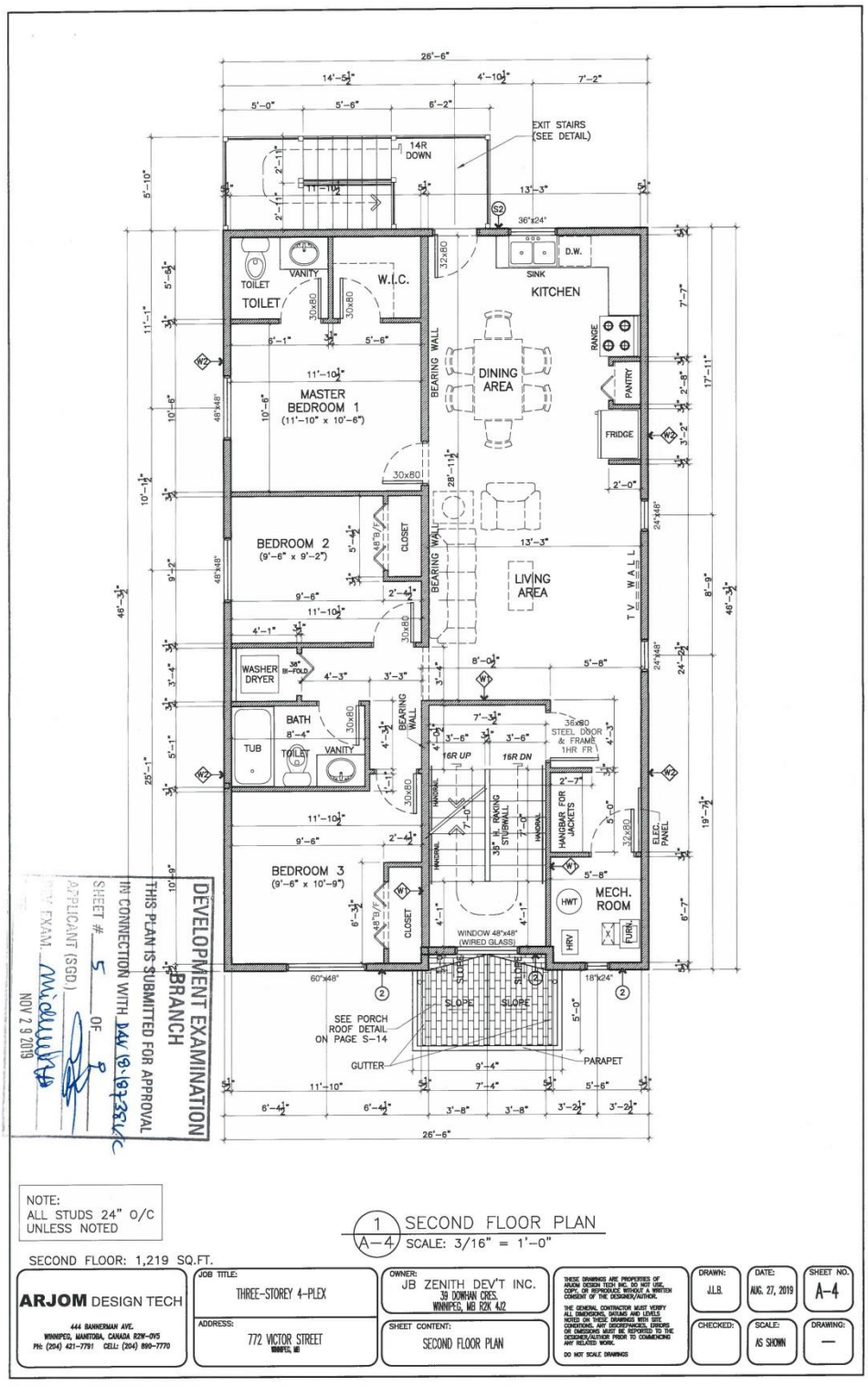
DO NOT SCALE DRAWINGS
DRAWN: J.L.B.
DATE: AUG. 27, 2019
SHEET NO. A-3
CHECKED:
SCALE: AS SHOWN
DRAWING: —



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.

DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH
APPLICANT (SGD.)
SHEET # 5 OF 8
NOV 27 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 DONHAN CRES.
WINNIPEG, MB R2K 4J2

SHEET CONTENT: SECOND FLOOR PLAN

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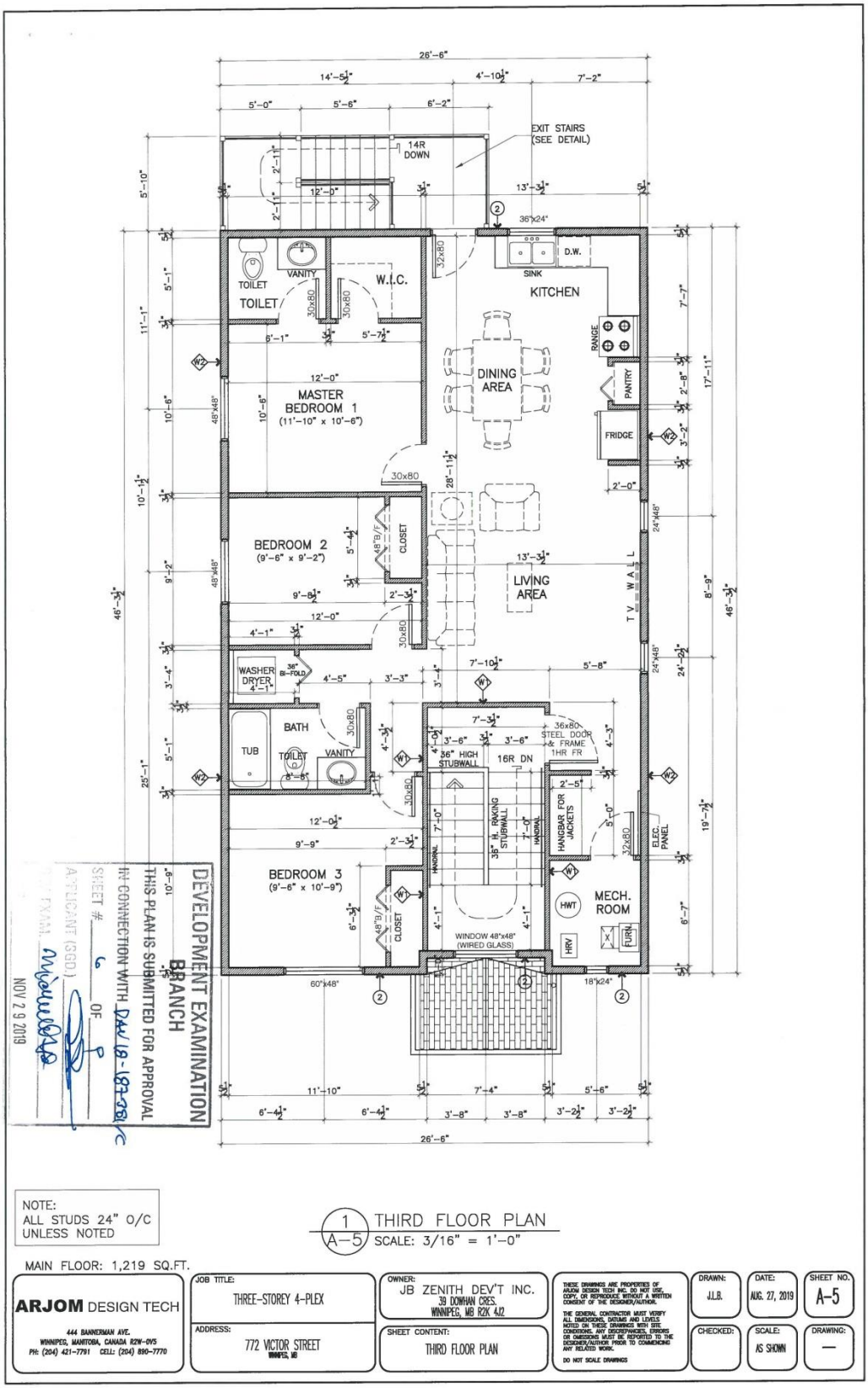
DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	AUG. 27, 2019	A-4
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	—



DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAW 18-187281C
APPLICANT (SGD.)
SHEET # 6 OF 9
NOV 2 9 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

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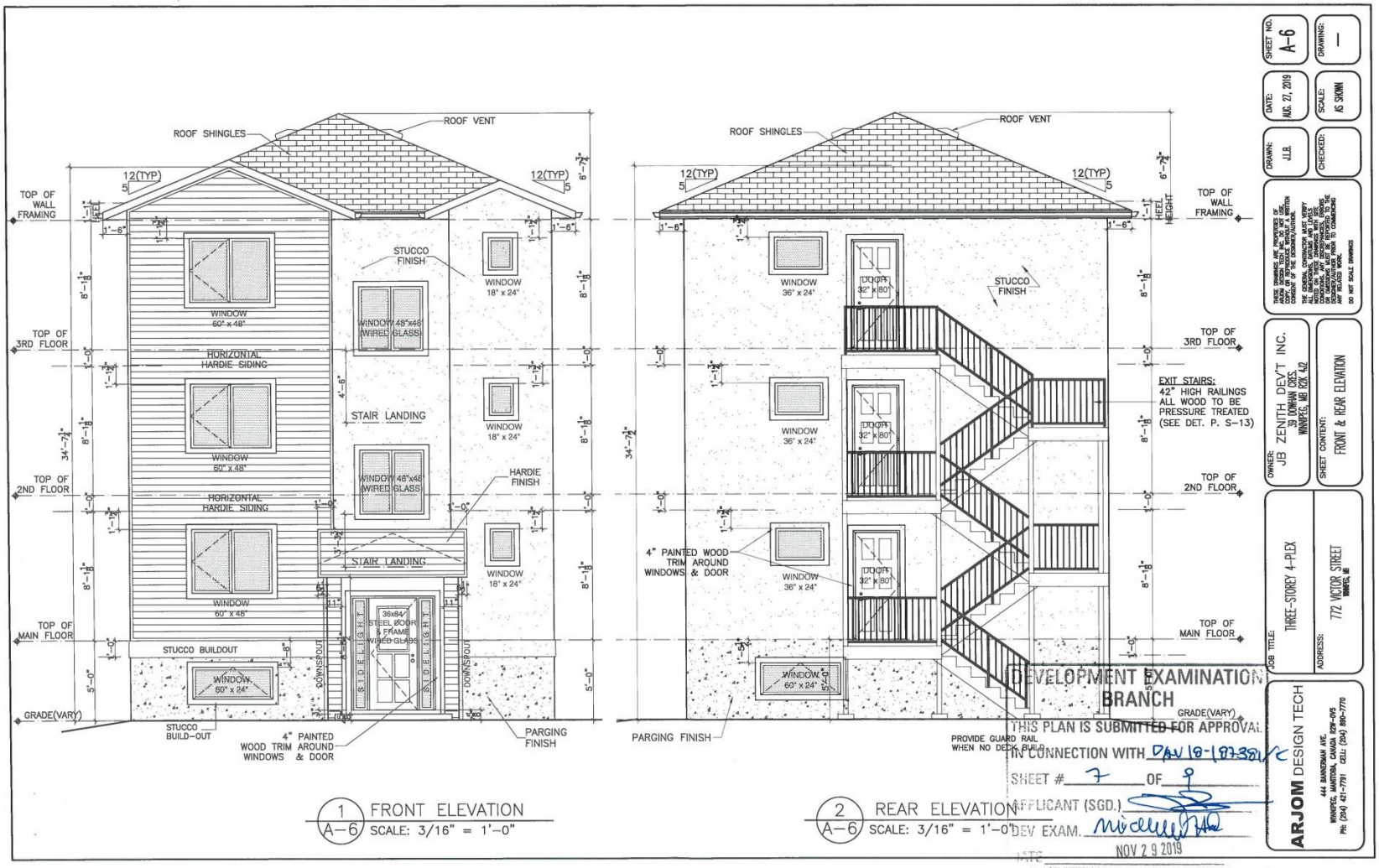
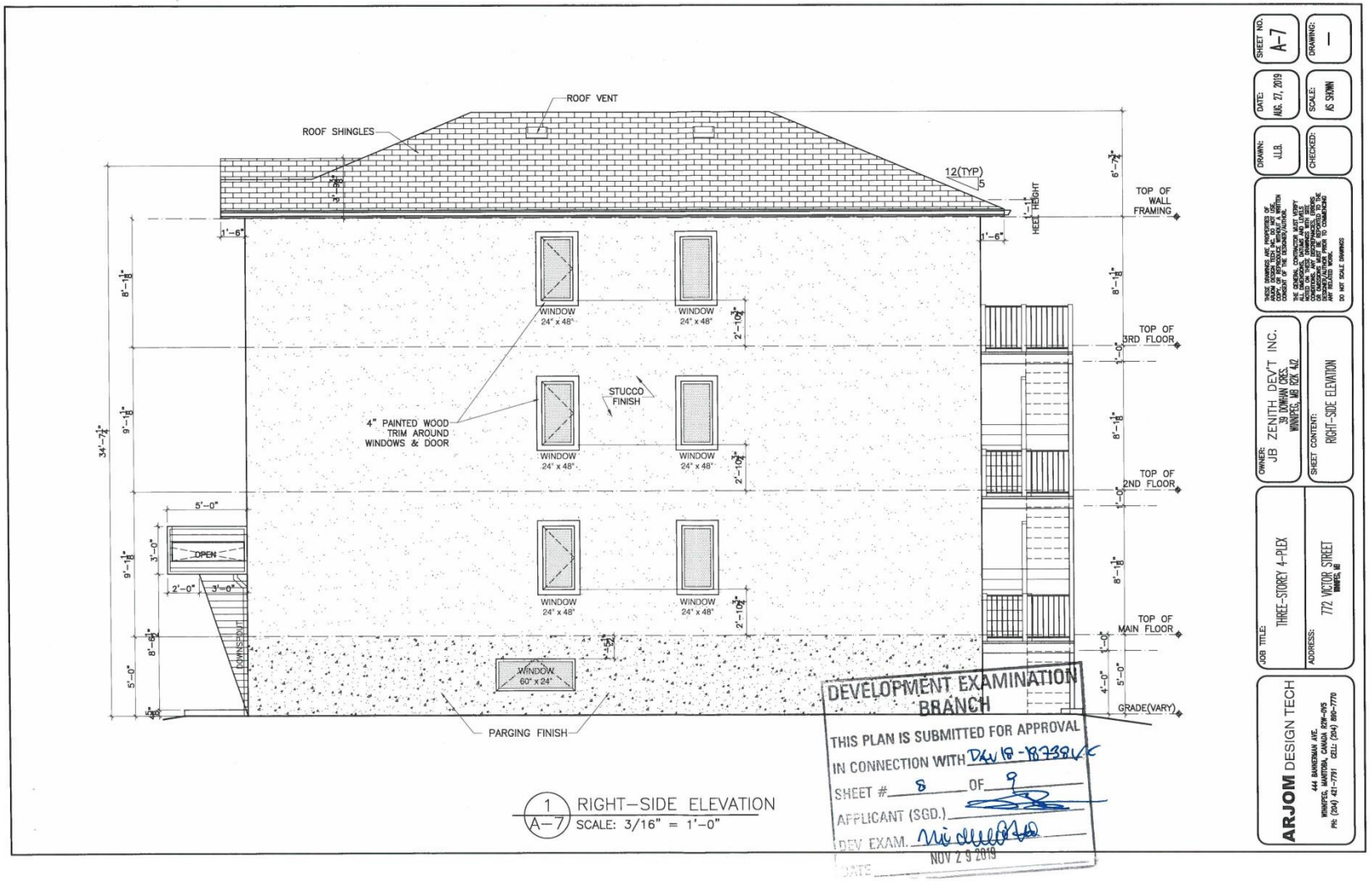
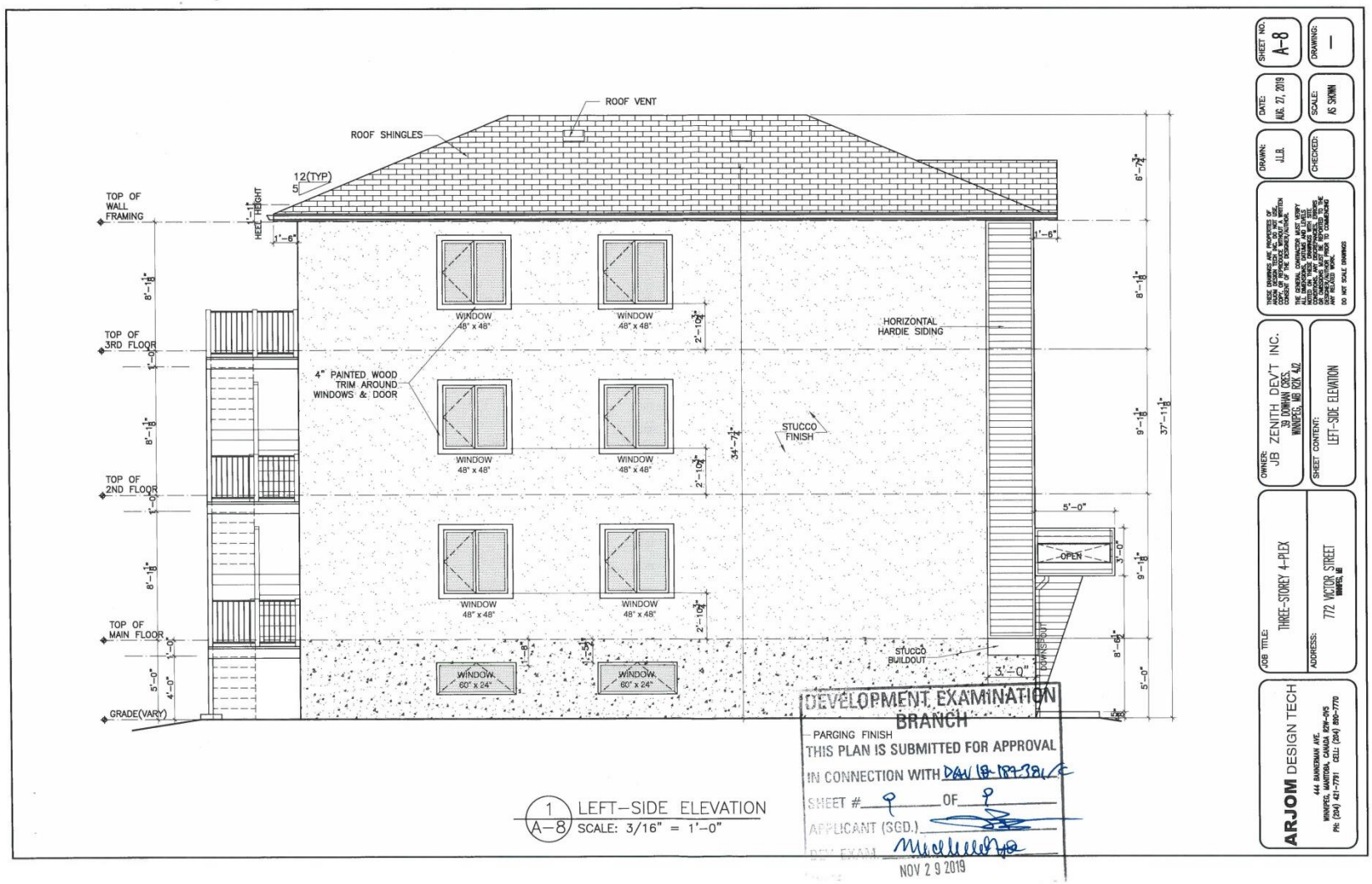
DO NOT SCALE DRAWINGS

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
STUCCO BUILDOUT
WINDOW 60" x 24"
36x84 STEEL DOOR & FRAME WIRED GLASS
SIDELIGHT
DOWNSPOUT
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 DAV 18-187381/C
SHEET # 7 OF 9
APPLICANT (SGD.)
DEV EXAM.
DATE NOV 29 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) 890-7770


ROOF VENT
ROOF SHINGLES
12(TYP)
5
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 18-187381/C
SHEET # 8 OF 9
APPLICANT (SGD.)
DEV EXAM.
DATE NOV 29 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
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
SHEET NO. A-7
CHECKED:
SCALE: AS SHOWN
DRAWING: —
DO NOT SCALE DRAWINGS



1 / A-8 LEFT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"

DEVELOPMENT EXAMINATION BRANCH
PARGING FINISH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAW 18-109391 C
SHEET # 9 OF 9
APPLICANT (SGD.)
DEV'T EXAM
NOV 2 9 2019

SHEET NO. A-8
DRAWING: —
DATE: AUG. 27, 2019
SCALE: AS SHOWN
DRAWN: J.L.B.
CHECKED:

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DO NOT SCALE DRAWINGS

OWNER: JB ZENITH DEV'T INC. 39 DONRAY 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
444 RANKIN AVE. WINNIPEG, MANITOBA, CANADA R2M-0Y5
PH: (204) 421-7791 CELL: (204) 890-7770