Minutes – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 14 Variance – 487 Centennial Street
(River Heights-Fort Garry Ward)
File DAV 205480/2019C

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" for the establishment of two residential zoning lots to permit as follows:

1. Lot areas of 2,540 square feet (236.0 square metres)

2. Lot width of 24.9 feet (7.6 metres)

Subject to the following conditions:

1. That the height of principal buildings shall be limited to a maximum of 30 feet.

2. That no front driveway approach shall be permitted.

3. That there shall be no new garages constructed attached to any principal dwelling on the subject properties.

4. That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.

5. That each newly constructed dwelling shall be distinctly different from one another in terms of the design, and incorporate a balance of varying materials into the front façade.

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

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

BOARD OF ADJUSTMENT DECISION (continued):

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.

7. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two feet from any side lot line, measured from the exterior finish of said building elements.

DECISION MAKING HISTORY:

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

Moved by Bill Evans,

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

Carried

Moved by Bill Evans,

That the receipt of public representations be concluded.

Carried

Moved by Bill Evans,

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 16, 2019.

Carried

DECISION MAKING HISTORY (continued):

Moved by Bill Evans,

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

Carried

Moved by Bill Evans,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
BOARD OF ADJUSTMENT

DAV 205480/2019C

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Evans Joel Remis
Hearing:	January 8, 2020 Council Building, 510 Main Street
Applicant:	Jasleen Kaur
Premises Affected:	487 Centennial Street
Legal Description:	LOT 4 PLAN 26438 59/60 ST B, hereinafter called “the land”
Property Zoned:	"R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family-Medium Planned Development Overlay-1
Nature of Application:	To vary the Special Boundary Conditions of the Winnipeg Zoning By-Law No. 200/2006 for the establishment of two (2) residential zoning lots to permit as follows: A. lot areas of 2,540 square feet (236.0 square metres) instead of 4,901 square feet (455.3 square metres); B. lot widths of 24.9 feet (7.6 metres) instead of 46.9 feet (14.3 metres).

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 16, 2019.

ORDER:

The Board of Adjustment orders that the provisions of the Special Boundary Conditions of the Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” for the establishment of two residential zoning lots to permit as follows:

1. Lot areas of 2,540 square feet (236.0 square metres)

2. Lot width of 24.9 feet (7.6 metres)

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 height of principal buildings shall be limited to a maximum of 30 feet.

2. That no front driveway approach shall be permitted.

3. That there shall be no new garages constructed attached to any principal dwelling on the subject properties.

4. That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.

5. That each newly constructed dwelling shall be distinctly different from one another in terms of the design, and incorporate a balance of varying materials into the front façade.

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

A. buildings including elevations of the front façades identifying proposed finishing materials
B. accessory parking areas
C. driveways
D. fencing
E. 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.

7. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two feet from any side lot line, measured from the exterior finish of said building elements.

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 205480/2019C; 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:

Jasleen Kaur
Paramveer 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 205480/2019C

1. Application dated November 14, 2019
2. Notification of Public Hearing dated December 10, 2019
3. Manitoba Status of Title 2964185/1
4. Letter of authorization dated October 25, 2019, from Devinder Singh Sembhi to Jasleen Kaur
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 and 2 dated October 31, 2019, Sheets 3 to 9 inclusive dated November 12, 2019, and Sheets 10 to 16 inclusive dated October 31, 2019, for File DAV 205480/2019C
7. Report from the Urban Planning Division dated December 16, 2019
8. Inspection Report

Exhibit "7" referred to in File DAV 205480/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-205480\C – 487 Centennial ST

Issue: For consideration at the public hearing for a variance to establish two (2) residential zoning lots.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Dylan Harris	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **approva**l of the application to vary the Special Boundary Conditions of Zoning By-Law No. 200/2006 for the establishment of two (2) residential zoning lots to permit as follows:

1) lot areas of 2540 square feet (236.0 square metres) instead of 4901 square feet (455.3 square metres);

2) lot width of 24.9 feet (7.6 metres) instead of 46.9 feet (14.3 metres).

Subject to the following condition(s):

1) That, the height of principal buildings shall be limited to a maximum of 30 feet.
2) That, no front driveway approach shall be permitted.
3) That, there shall be no new garages constructed attached to any principal dwelling on the subject properties.
4) That, any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.
5) That, each newly constructed dwelling shall be distinctly different from one another in terms of the design, and incorporate a balance of varying materials into the front façade.

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

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

    ii. accessory parking areas;

    iii. driveways;

    iv. fencing;

    v. 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.

7) That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two feet from any side lot line, measured from the exterior finish of said building elements.

REASON FOR THE REPORT

- 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 will be **approved.**

FILE/APPLICANT DETAILS

FILE:	**DAV 19-205480\C**
RELATED FILES:	DASSF 566/19
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.626 Sir John Franklin
SUBJECT:	To vary the Special Boundary Conditions of Zoning By-Law No. 200/2006 for the establishment of 2 residential zoning lots to permit as follows: 1) lot areas of 2540 square feet (236.0 square metres) instead of 4901 square feet (455.3 square metres); 2) lot width of 24.9 feet (7.6 metres) instead of 46.9 feet (14.3 metres).
LOCATION:	487 Centennial ST
LEGAL DESCRIPTION:	LOT 4 PLAN 26438 59/60 ST B
APPLICANT:	Jasleen Kaur 1364 McPhillips ST Suite 142 Winnipeg , Manitoba
OWNER:	DEVINDER SEMBHI 15 WILDBROOK BAY Winnipeg , Manitoba R2R 1R7

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 Centennial St, in the Sir John Franklin neighbourhood of the River Heights - Fort Garry ward.
- The site is located in a Mature Community as designated in the *Complete Communities Direction Strategy.*
- The subject property is zoned “R1-M” Residential Single Family Medium district and is 50 feet wide by 102 feet deep resulting in a lot area of 5097 sq. ft.
- An 882 sq. ft. single family, one storey dwelling constructed in 1949 is currently located on the subject property.

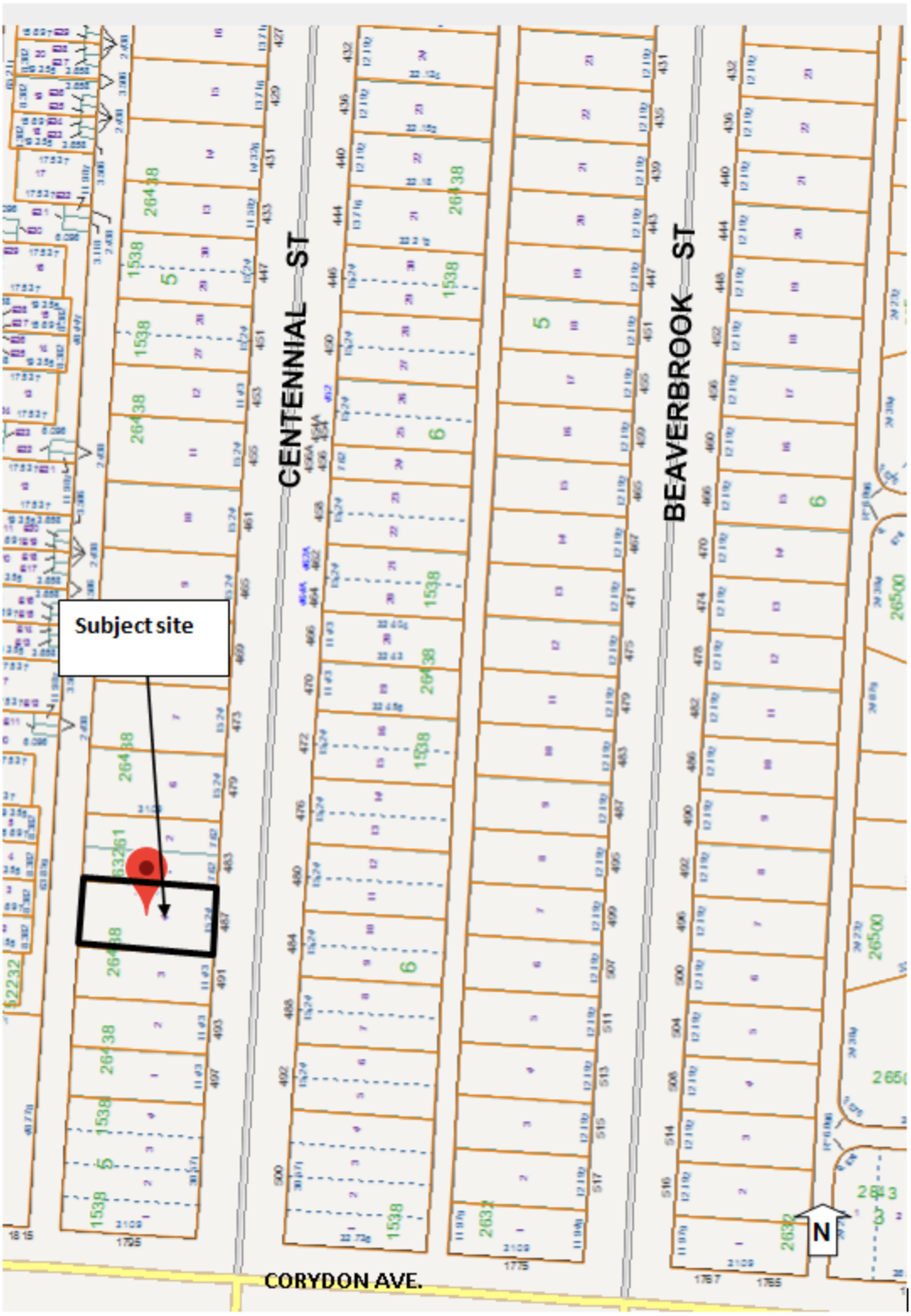


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single family residential uses zoned “R1-M” Residential Single Family Medium district.

South: Single family residential uses zoned “R1-M” Residential Single Family Medium district.

East: Centennial St. then single family residential uses zoned “R1-M” Residential Single Family Medium district.

West: A rear lane then multiple family residential uses zoned “RMF-S” Residential Multi-Family Small district.

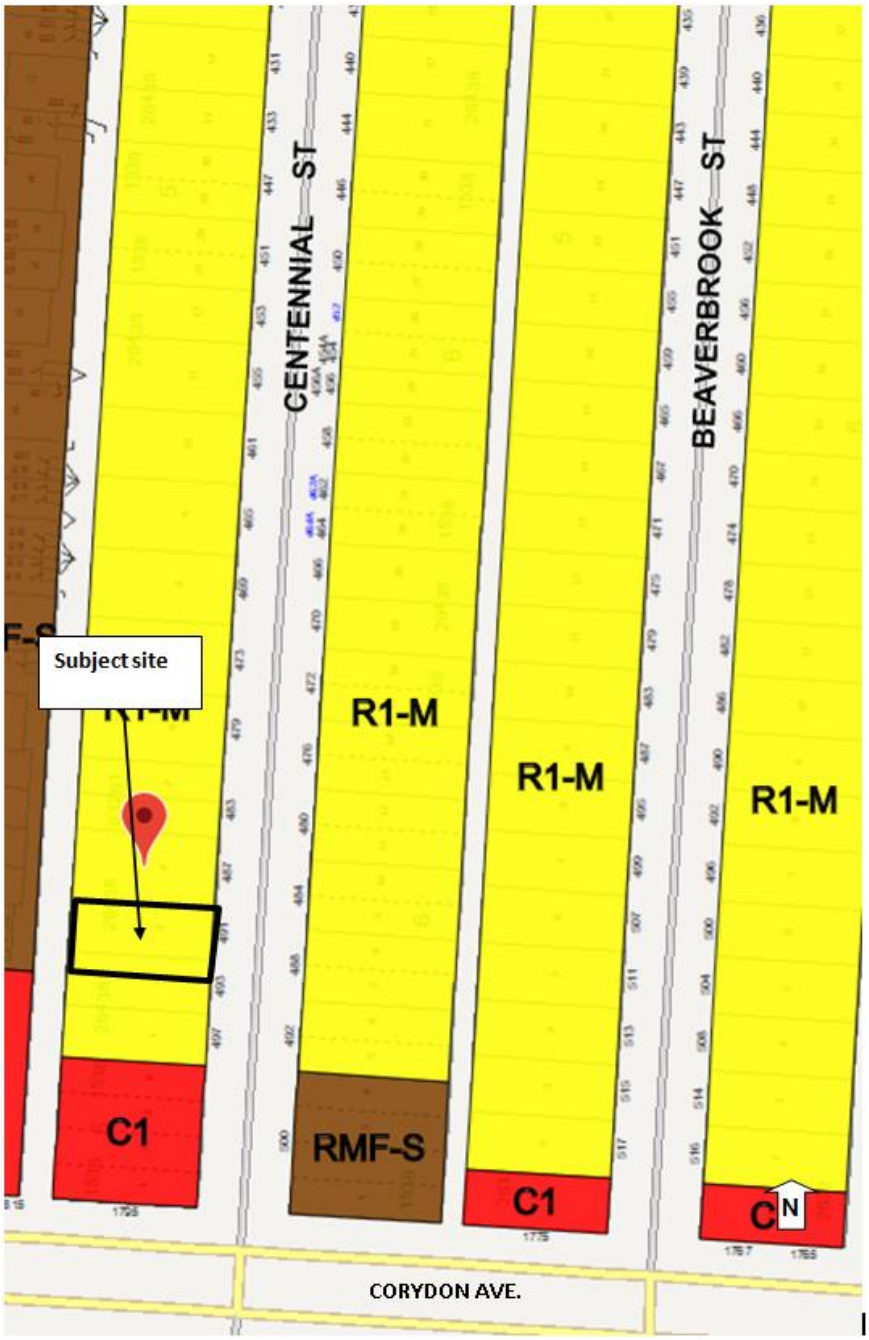


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to create two (2) 24.9 foot wide lots from an existing 50 foot wide lot at 487 Centennial St.
- The existing single-family residential dwelling is set to be demolished.
- The applicant wishes to build two new single-family homes on the newly created lots.
- An associated short form subdivision (DASSF 556/19) application is required to enable the proposed development. The subdivision was circulated to City departments with no objections noted.
- Given the requirement for subdivision, variances to the Special Boundary Condition for lot width and lot area are required to enable the proposed development.

REASONS FOR APPLICATION

Lot width

The *Special Boundary Conditions* in Zoning By-law 200/2006 states "if an undeveloped parcel of land is located in the R1 or R2 districts, and abuts an existing R1 or R2 zoning district, or is separated from an R1 or R2 zoning district by a street right-of-way, railroad right-of-way, or waterway, the undeveloped parcel must not be subdivided unless the width / square footage of the proposed lot(s) within 200 feet of the adjacent R1 or R2 zoning district is not less than the average lot width / square footage of existing developed lots in residential use in the adjacent R1 or R2 areas along such shared boundary, but in no case may be less than 35 feet.

Based on the Special Boundary Condition calculation, the required minimum lot width at 487 Centennial St. is 46.9 feet. The applicant is proposing to establish two (2) 24.9 foot wide lots. For this reason, a variance is required.

Lot area

The *Special Boundary Conditions* in Zoning By-law 200/2006 states "if an undeveloped parcel of land is located in the R1 or R2 districts, and abuts an existing R1 or R2 zoning district, or is separated from an R1 or R2 zoning district by a street right-of-way, railroad right-of-way, or waterway, the undeveloped parcel must not be subdivided unless the width / square footage of the proposed lot(s) within 200 feet of the adjacent R1 or R2 zoning district is not less than the average lot width / square footage of existing developed lots in residential use in the adjacent R1 or R2 areas along such shared boundary, but in no case may be less than 35 feet.

Based on the Special Boundary Condition calculation, the required minimum lot area at 487 Centennial St. is 4901 sq. ft. The applicant is proposing to establish two (2) lots with areas of 2540 sq. ft. For this reason, a variance is required.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject property is located in a Mature Community as designated in the *Complete Communities* direction strategy.
- *Complete Communities* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Areas of Stability / Mature Communities Direction 1 in *Complete Communities* states the public service should "encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development."
- Areas of Stability / Mature Communities Direction 1 also says the public service should support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.

The proposed subdivision will add modest density to this Mature Neighbourhood in a context sensitive manner that is consistent with the direction established for Mature Communities as identified in the *Complete Communities* direction strategy.

VARIANCES

Lot width

In order to support an application for subdivision, the Urban Planning Division requires that at least one example of the proposed lot width exist on the subject block. There are three (3) examples of lots on this block of Centennial with lot widths of 25 feet including:

- 417 Centennial St.
- 417 A Centennial St.
- 456 Centennial St.

Given the presence of three (3) 25 foot wide lots on this block of Centennial St., there is precedent for this proposed lot size.

In addition to established 25 foot wide lots at the above addresses, the following properties on this block of Centennial St. have been approved for subdivision to create two (2) 25 foot wide lots, resulting in six (6) new 25 foot wide lots on this block of Centennial St:

- 462 Centennial St.
- 452 Centennial St.
- 481 Centennial St.

It is the opinion of the Urban Planning Division that requiring the applicant to meet the Special Boundary Condition in Zoning By-law 200/2006 would pose an injurious effect on the applicant's ability to use their property to the fullest extent of their zoning rights. For these reasons, the Urban Planning Division **supports** this variance.

Lot area

As described above in the justification for supporting a variance to the Special Boundary Condition for lot width, support for subdivision is contingent upon presence of existing lots with a similar size on the subject block.

There are three (3) examples of lots on this block of Centennial St. with comparable lot areas to the proposed 2550 sq. ft. lots at 487 Centennial including:

- 417 Centennial St. = 2549 sq. ft.
- 417 A Centennial St. = 2549 sq. ft.
- 456 Centennial St = 2651 sq. ft.

Given the presence of three (3) lots with comparable areas on this block of Centennial St, there is precedent for this proposed lot size.

In addition to the established lots at the above addresses, the following properties on this block of Centennial St. have been approved for subdivision to create two (2) lots of similar size to what is being proposed at 487 Centennial St:

- 462 Centennial St. = 2 x 2656 sq. ft. lots
- 452 Centennial St. = 2 x 2649 sq. ft. lots
- 481 Centennial St. = 2 x 2548 sq. ft. lots

It is the opinion of the Urban Planning Division that requiring the applicant to meet the Special Boundary Condition in Zoning By-law 200/2006 would pose an injurious effect on the applicant's ability to use their property to the fullest extent of their zoning rights. For these reasons, the Urban Planning Division **supports** this variance.

CONDITIONS OF APPROVAL

- The Urban Planning Division is recommending approval of this variance subject to six (6) conditions.
- Conditions #1-5 and #7 are standard with all lot split applications and are intended to ensure contextually sensitive redevelopment.
- Condition #6 requires the applicant submit final plans to the Director of Planning Property and Development prior to obtaining building permits.
- Given the applicant has yet to solidify the required front yard alignment, Plan Approval is recommended as a condition of approval to ensure final plans comply with all applicable requirements. Additionally some additional discussions may occur to encourage the provision of a greater mix of front façade materials on the subject dwellings.

REASONS FOR RECOMMENDATIONS

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

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

In that, the proposed variance enables the context sensitive subdivision of an existing lot in this Mature Communities as supported in 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 lot size is consistent with the existing character of this block and will not pose undue impact to adjacent neighbours.

(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, supported variances provide reasonable accommodation to enable infill development that is consistent and compatible with established lots sizes on this block of Centennial St.

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

In that, precedents of properties with the same lot width and similar lot areas exist on this block of Centennial St.

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 city areas-Areas of Stability

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Key Directions

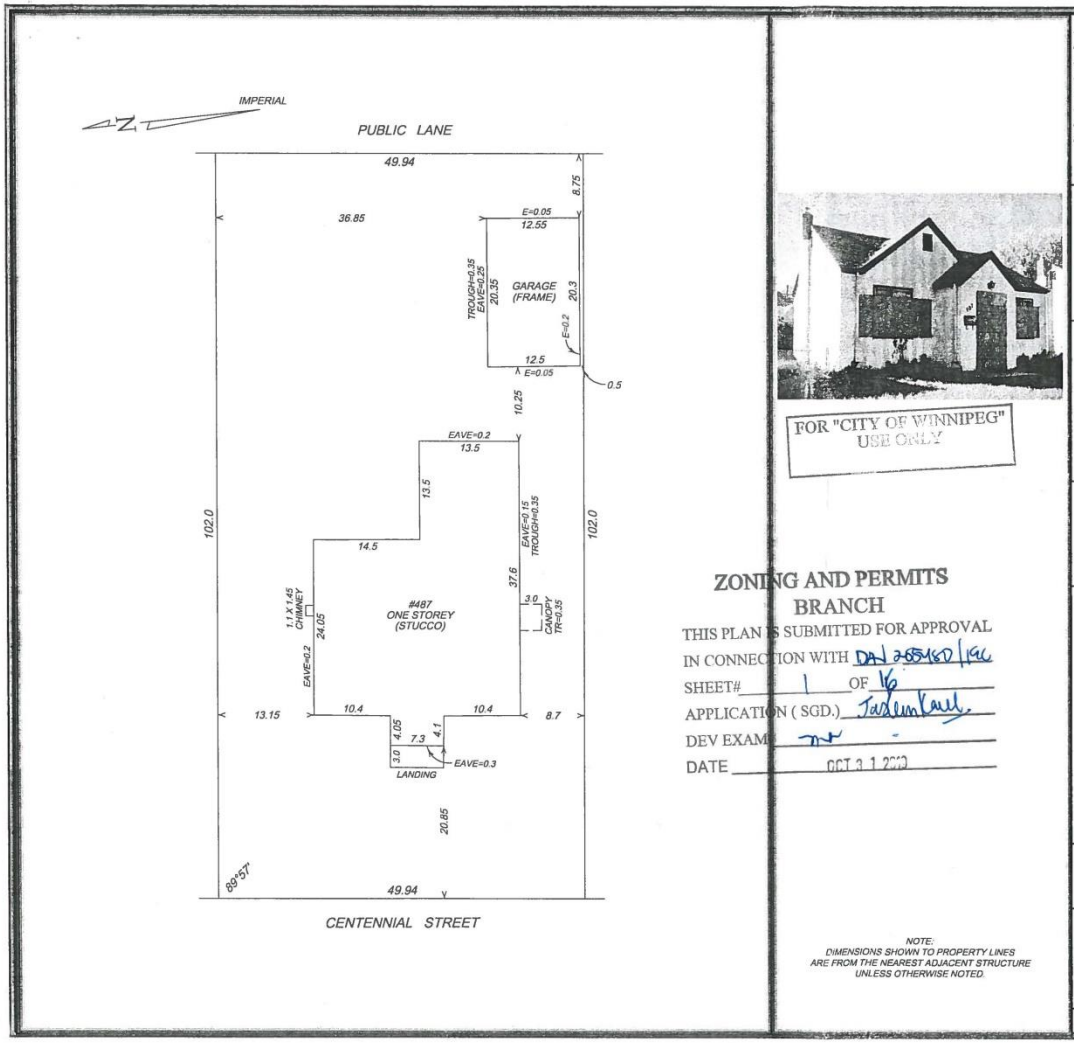
- **4.1** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service (primary responsibility: Planning, Property and Development Department)

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Dylan Harris (MCP)
Date:	December 16, 2019
File No.	DAV 19-205480\C

Exhibit “6” referred to in File DAV 205480/2019C

Our File No.: 1909283



FOR "CITY OF WINNIPEG"
USE ONLY

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 205480/2019C
SHEET# 1 OF 1
APPLICATION (SGD.)
DEV EXAM
DATE OCT 2 1 2019

NOTE:
DIMENSIONS SHOWN TO PROPERTY LINES
ARE FROM THE NEAREST ADJACENT STRUCTURE
UNLESS OTHERWISE NOTED.

Albert G. Degner M.L.S., C.L.S.
Leslie N. McLaughlin M.L.S., C.L.S.
Jim G. Watling P.Eng., B.Sc. S.E., M.L.S., C.L.S.
James Bailie M.L.S.
Vincent B. D. Sward M.L.S.
Jason A. Crossley M.L.S.
Daniel G. Degner M.L.S.
Ian W. Baldwin M.L.S.

Pollock & Wright
LAND SURVEYING - GEOMATICS
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Toll Free: 1 800-563-8556
Wednesday: 9 am - 5 pm
2-500 Main Street, Winkler, MB R6W 1C3
T: (204) 325-1635

SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
JK Homes Ltd.
#142 - 1364 McPhillips Street
Winnipeg, MB
R2X 2M4

CIVIC ADDRESS: 487 Centennial Street

CERTIFICATE(S) OF TITLE: 2964185/1

REGISTERED OWNER(S):
DEVINDER SINGH SEMBHI

DATE OF SURVEY: September 23, 2019

LEGAL DESCRIPTION:

SP LOT 4 PLAN 26438 WLTO
IN RL 59 AND 60 PARISH OF ST BONIFACE.

DATE OF SEARCH: 2019/09/23

INSTRUMENT No. 4980989/1 IS REGISTERED AGAINST THE PROPERTY

ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF A ONE STOREY STUCCO DWELLING, NUMBERED 487, ON THE WEST SIDE OF CENTENNIAL STREET IN THE CITY OF WINNIPEG AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THE FRAMED GARAGE APPURTENANT TO THE SAID DWELLING IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES.

ADDITIONAL STRUCTURES ATTACHED TO THE FREE STANDING STRUCTURES NOTED HEREON ARE NOT LISTED BUT ARE SHOWN ON SKETCH. PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT THE PROPERTY CORNERS.

DISCLAIMER:
THIS SURVEY WAS MADE FOR FINANCING AND ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN ESTABLISHING THE LOCATION OF THE BOUNDARIES OR CORNERS OF THE PROPERTY. THIS DOCUMENT IS VALID ONLY IF IT IS STAMPED WITH THE EMBOSSED SEAL OF THE MANITOBA LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

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ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4

James Gammon Watling, P.Eng., B.Sc. S.E., M.L.S., C.L.S.

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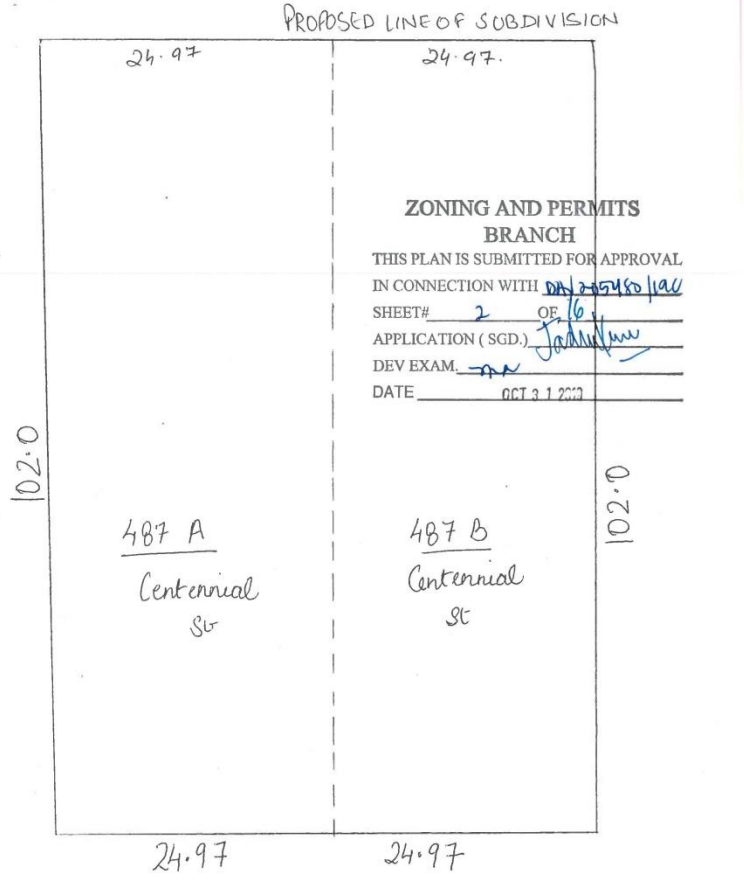
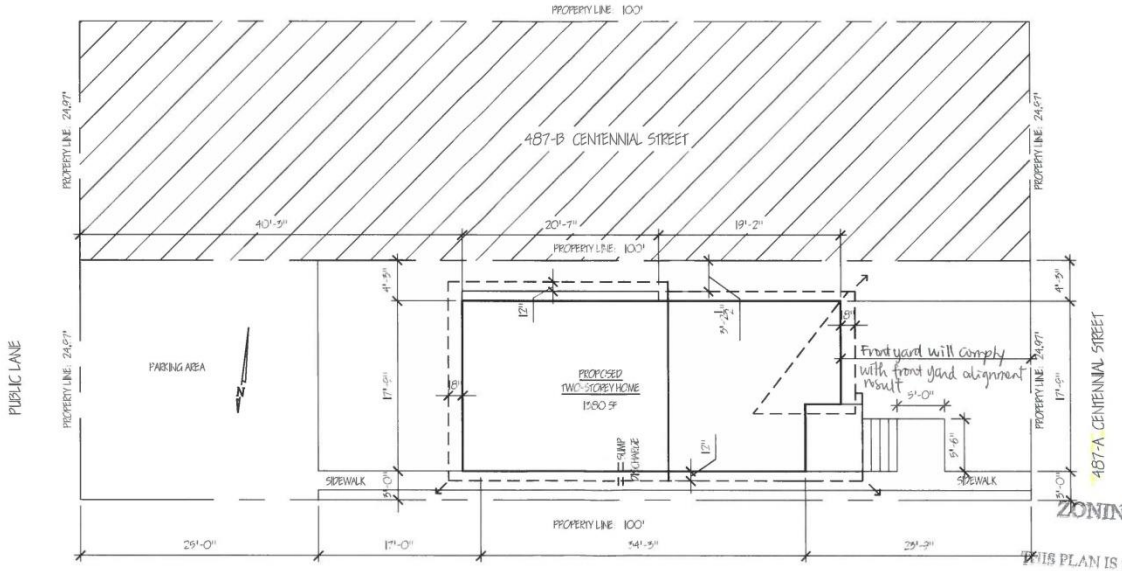


Legal: SP LOT 4 PLAN 26438 WLTO IN RL 59 AND 60 PARISH OF ST BONIFACE.

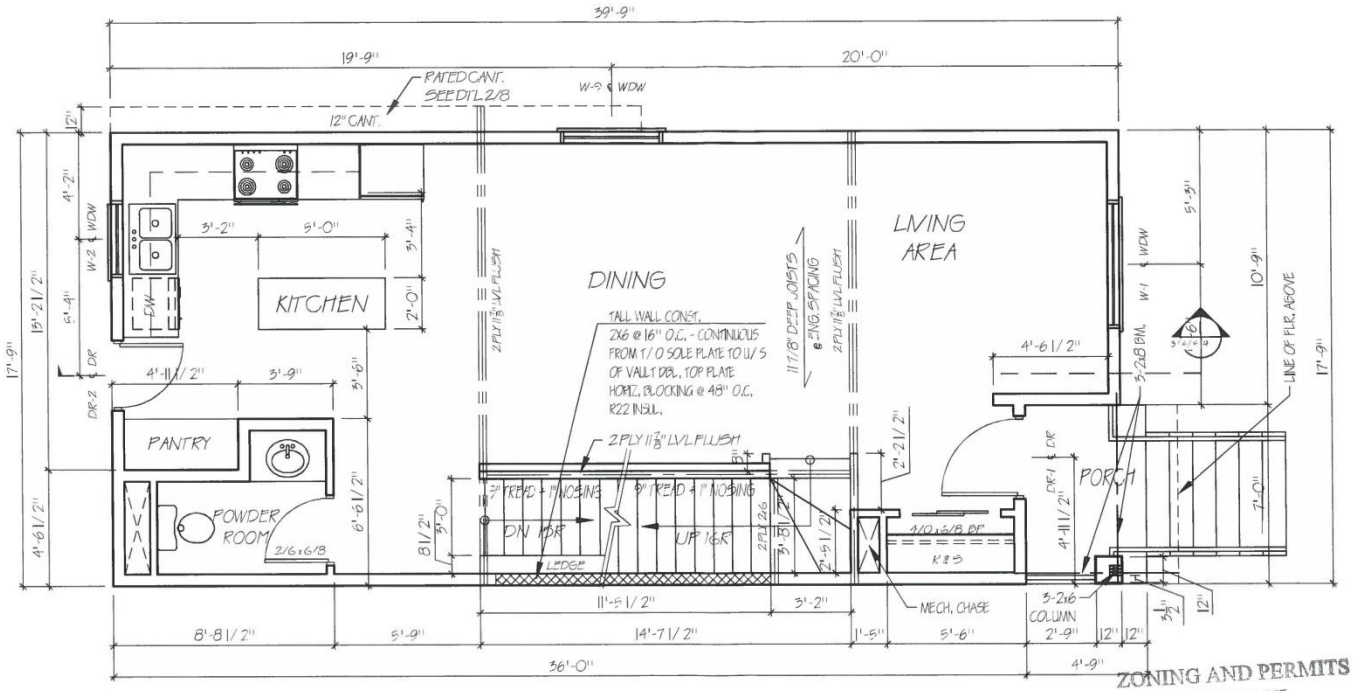
487 (A & B) Centennial St.



1/12 SITE PLAN
SCALE: 3/32" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 205480/19C
SHEET# 3 OF 16
APPLICATION (SCD.)
DEV EXAM.
DATE NOV 12 2019

7265833 MB INC.	487-A CENTENNIAL (1380 SF)	DRAWN BY: MA
	SITE PLAN	DRAWING NUMBER: 2

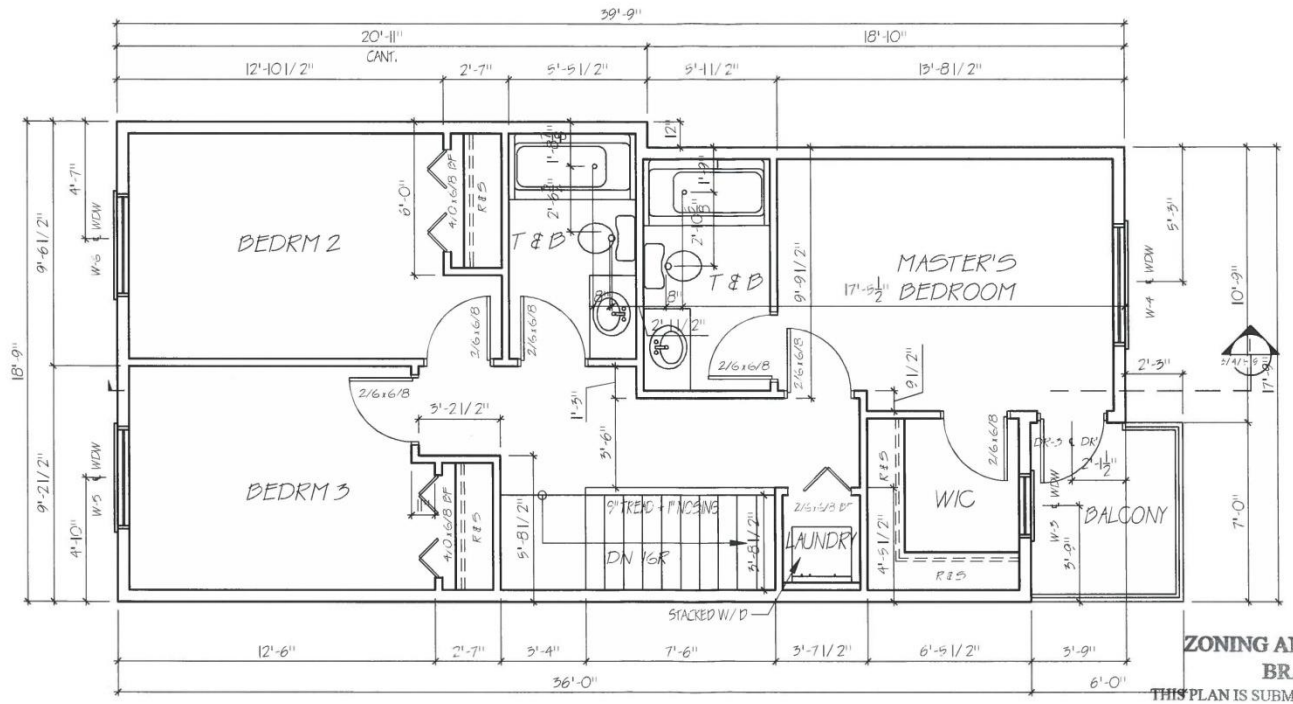


1/3 MAIN FLR PLAN 680 SF
SCALE: 1/4" = 1'-0"

PROVINCE OF MANITOBA
D.G. BELL
Member 7699
10/23/2018
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN225480/19C
SHEET# 4 OF 15
APPLICATION (SGD.)
DEV EXAM. ma
DATE NOV 12 2019

7265833 MB INC.	A87-A CENTENNIAL (1380 SF)	DRAWN BY: MA
	MAIN FLOOR PLAN	DRAWING NUMBER: 3

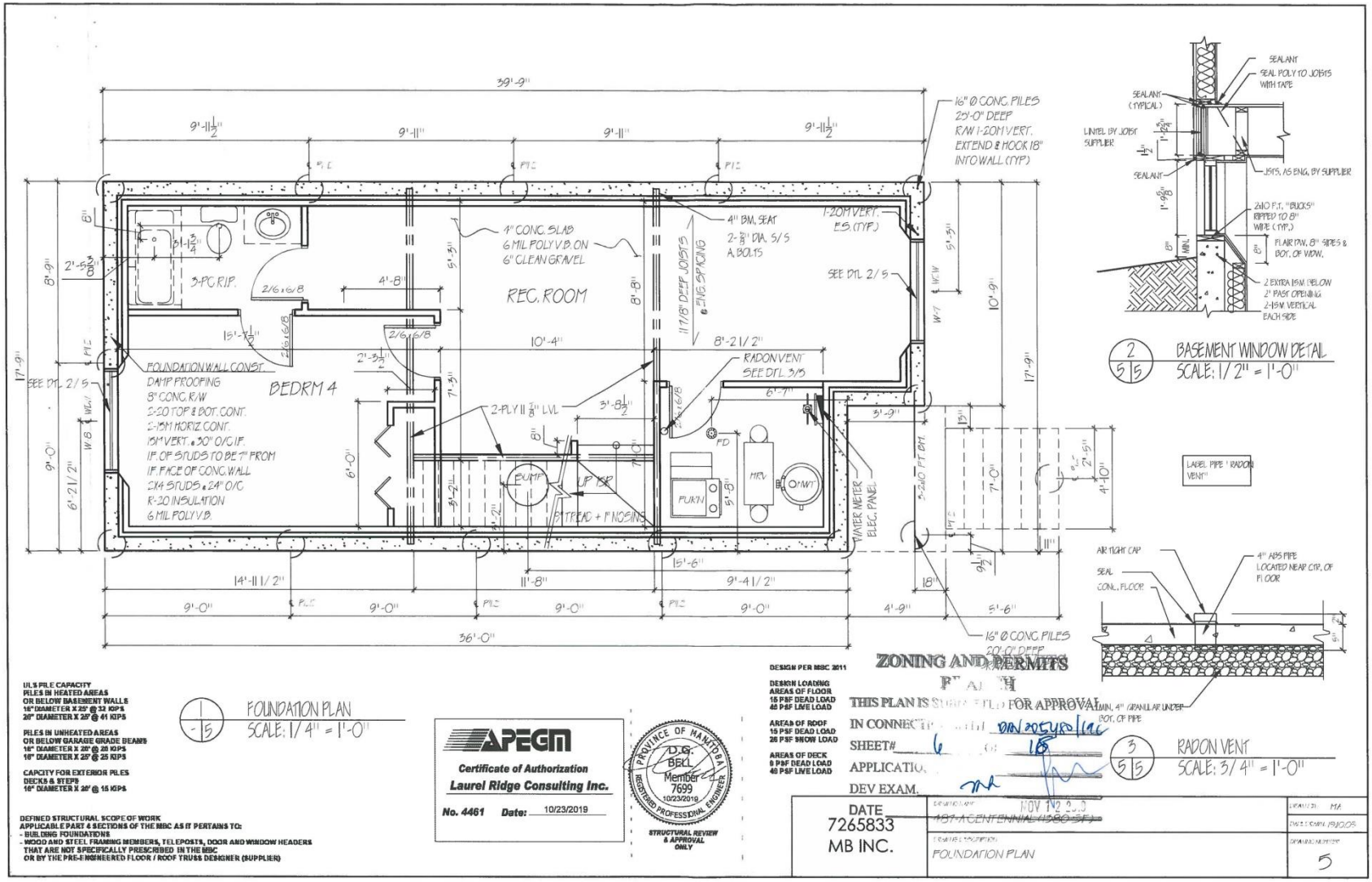


SECOND FLR PLAN 700 SF
SCALE: 1/4" = 1'-0"

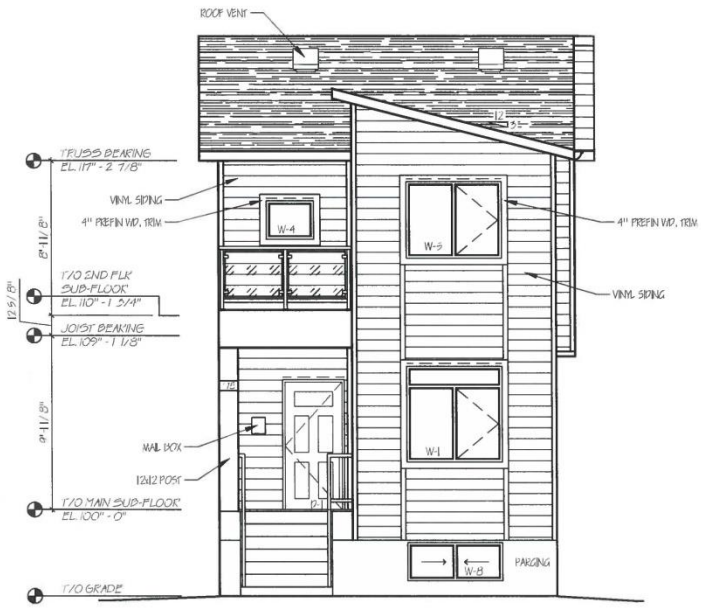
ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL.
IN CONNECTION WITH DAV 205460/15C
SHEET# 4 OF 15
APPLICATION (SGD.)
DEV EXAM.
DATE NOV 12 2019

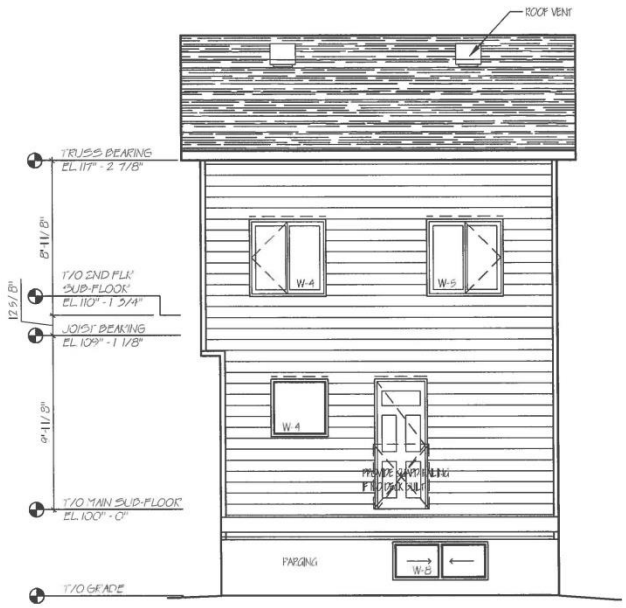
7265833 MB INC.	487-A CENTENNIAL (1380 SF)	DRAWN: MA
	SECOND FLOOR PLAN	DRAWING NUMBER: 4



39'-9"
9'-11½"
9'-11"
9'-11"
9'-11½"
16" Ø CONC. PILES
25'-0" DEEP
R/W 1-20M VERT.
EXTEND & HOOK 18"
INTO WALL (TYP)
4" CONC. SLAB
6 MIL POLY V.B. ON
6" CLEAN GRAVEL
4" BM. SEAT
2-⅜" DIA. S/S
A. BOLTS
1-20M VERT.
E.S. (TYP.)
SEE DTL 2/5
3-PC RIP.
REC. ROOM
11 7/8" DEEP JOISTS
@ ENG. SPACING
10'-4"
8'-2 1/2"
RADON VENT
SEE DTL 3/5
FOUNDATION WALL CONST.
DAMP PROOFING
8" CONC. R/W
2-20 TOP & BOT. CONT.
2-15M HORIZ. CONT.
15M VERT. @ 30" O/C I.F.
IF. OF STUDS TO BE 7" FROM
IF. FACE OF CONC. WALL
2X4 STUDS @ 24" O/C
R-20 INSULATION
6 MIL POLY V.B.
BEDRM 4
2-PLY 11 ⅞" LVL
SUMP
UP 15R
9" TREAD + 1" NOSING
FURN
MRV
WATER METER
ELEC. PANEL
3-2x10 FT. BM.
14'-11 1/2"
11'-8"
9'-4 1/2"
15'-6"
9'-0"
9'-0"
9'-0"
9'-0"
4'-9"
5'-6"
36'-0"
16" Ø CONC. PILES
20'-0" DEEP
17'-9"
8'-9"
9'-0"
6'-2 1/2"
10'-9"
17'-9"
7'-0"
4'-10"
SEALANT
SEAL POLY TO JOISTS
WITH TAPE
SEALANT
(TYPICAL)
LINTEL BY JOIST
SUPPLIER
SEALANT
JSTS. AS ENG. BY SUPPLIER
2x10 F.T. "BUCKS"
RIPPED TO 8"
WIDE (TYP.)
FLAIR DW. 8" SIDES &
BOT. OF WDW.
2 EXTRA 15M. BELOW
2" PAST OPENING
2-15M. VERTICAL
EACH SIDE
2
5 5
BASEMENT WINDOW DETAIL
SCALE: 1/2" = 1'-0"
LABEL PIPE "RADON VENT"
AIR TIGHT CAP
SEAL
CONC. FLOOR
4" ABS PIPE
LOCATED NEAR CTR. OF
FLOOR
MIN. 4" GRANULAR UNDER
BOT. OF PIPE
3
5 5
RADON VENT
SCALE: 3/4" = 1'-0"
ULS PILE CAPACITY
PILES IN HEATED AREAS
OR BELOW BASEMENT WALLS
16" DIAMETER X 25' @ 32 KIPS
20" DIAMETER X 25' @ 41 KIPS
PILES IN UNHEATED AREAS
OR BELOW GARAGE GRADE BEAMS
16" DIAMETER X 25' @ 25 KIPS
16" DIAMETER X 25' @ 25 KIPS
CAPCITY FOR EXTERIOR PILES
DECKS & STEPS
16" DIAMETER X 25' @ 15 KIPS
DEFINED STRUCTURAL SCOPE OF WORK
APPLICABLE PART 4 SECTIONS OF THE MBC AS IT PERTAINS TO:
- BUILDING FOUNDATIONS
- WOOD AND STEEL FRAMING MEMBERS, TELEPOSTS, DOOR AND WINDOW HEADERS
THAT ARE NOT SPECIFICALLY PRESCRIBED IN THE MBC
OR BY THE PRE-ENGINEERED FLOOR / ROOF TRUSS DESIGNER (SUPPLIER)
1
5
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
APEGM
Certificate of Authorization
Laurel Ridge Consulting Inc.
No. 4461 Date: 10/23/2019
PROVINCE OF MANITOBA
D.G. BELL
Member
7699
10/23/2019
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY
DESIGN PER MBC 2011
DESIGN LOADING
AREAS OF FLOOR
15 PSF DEAD LOAD
40 PSF LIVE LOAD
AREAS OF ROOF
15 PSF DEAD LOAD
25 PSF SNOW LOAD
AREAS OF DECK
8 PSF DEAD LOAD
40 PSF LIVE LOAD
ZONING AND PERMITS
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DIN 205480/196
SHEET# 6 OF 18
APPLICATION
DEV EXAM.
DATE
7265833
MB INC.
NOV 12 2019
FOUNDATION PLAN
MA
5



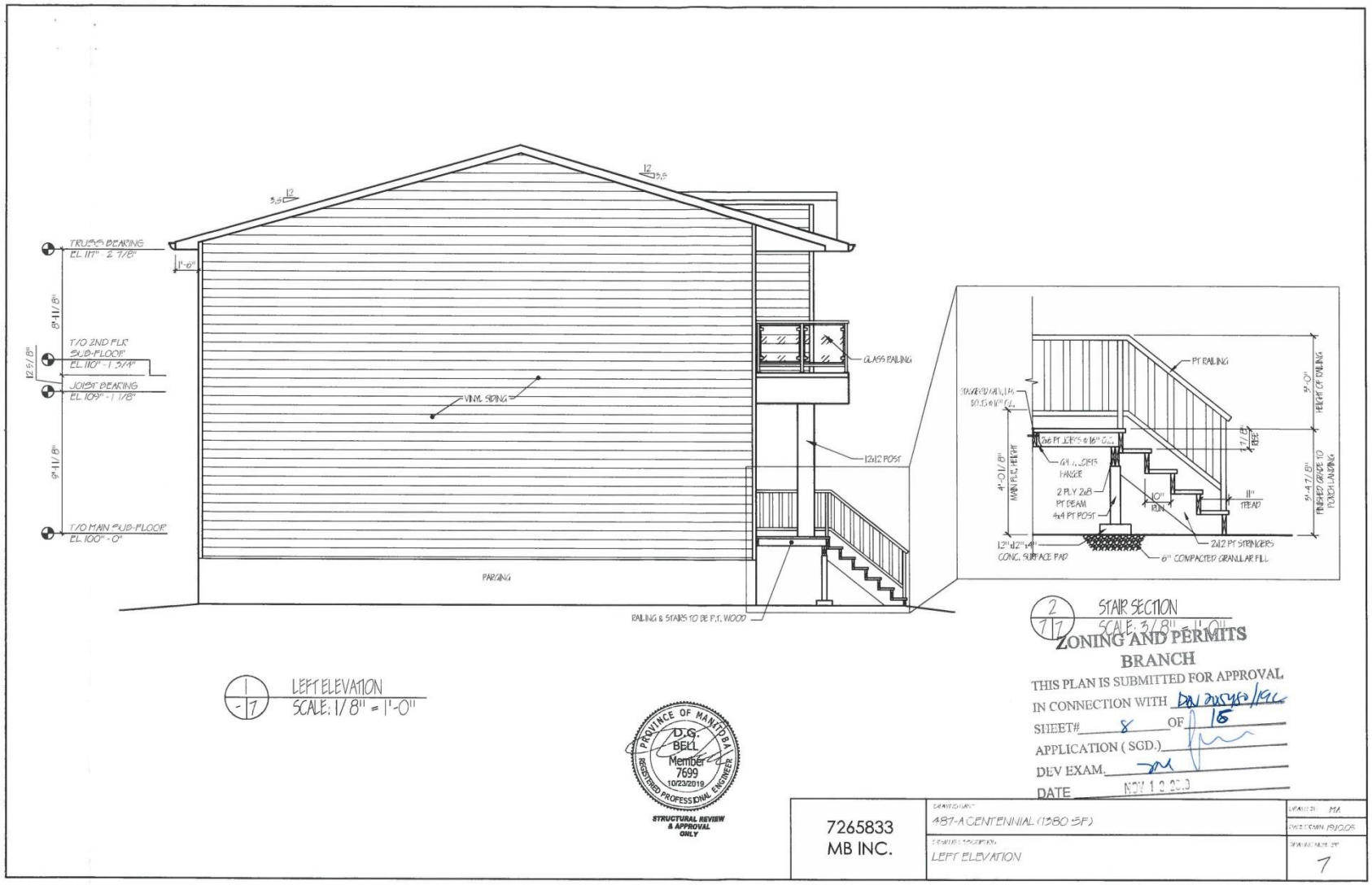
1 / -16 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

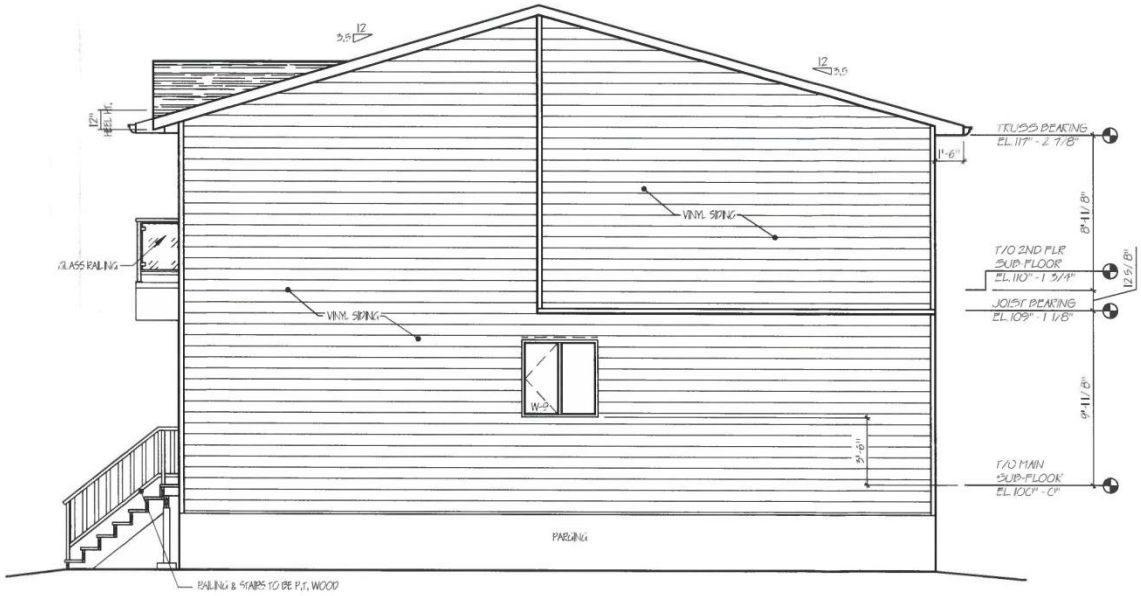


2 / -16 REAR ELEVATION
SCALE: 1/8" = 1'-0"

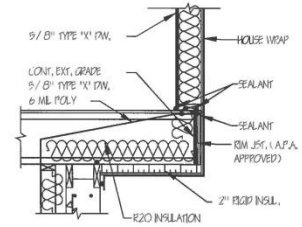
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 205480 /ac
SHEET# 7 OF 16
APPLICATION (SGD.)
DEV EXAM.
DATE NOV 1 2 2009

7265833 MB INC.	DRAWING NAME 487-A CENTENNIAL (1380 SF)	DRAWN BY MA DATE DRAWN 19.10.09
	DRAWING DESCRIPTION FRONT & REAR ELEVATIONS	DRAWING NUMBER 6


TRUSS BEARING
EL 117" - 2 7/8"
1'-6"
8'-11/8"
T/O 2ND FLR
SUB-FLOOR
EL 110" - 1 3/4"
12 5/8"
JOIST BEARING
EL 109" - 1 1/8"
9'-11/8"
T/O MAIN SUB-FLOOR
EL 100" - 0"
VINYL SIDING
GLASS RAILING
12x12 POST
PARGING
RAILING & STAIRS TO BE P.T. WOOD
PT RAILING
2x6 PT JOISTS @ 16" O.C.
GALV. JOISTS HANGER
2 PLY 2x8 PT BEAM
4x4 PT POST
10" RUN
11" TREAD
4'-01/8" MAIN FLR. HEIGHT
3'-0" HEIGHT OF RAILING
3'-4 7/8" FINISHED GRADE TO PORCH LANDING
12"x12"x4" CONC. SURFACE PAD
2x12 PT STRINGERS
6" COMPACTED GRANULAR FILL
STAIR SECTION
SCALE: 3/8" = 1'-0"
LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV 205450/19C
SHEET# 8 OF 15
APPLICATION (SGD.)
DEV EXAM.
DATE NOV 1 2 2019
PROVINCE OF MANITOBA
D.G. BELL
Member
7699
10/23/2019
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY
7265833
MB INC.
487-A CENTENNIAL (1380 SF)
LEFT ELEVATION
MA
7



1/8 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

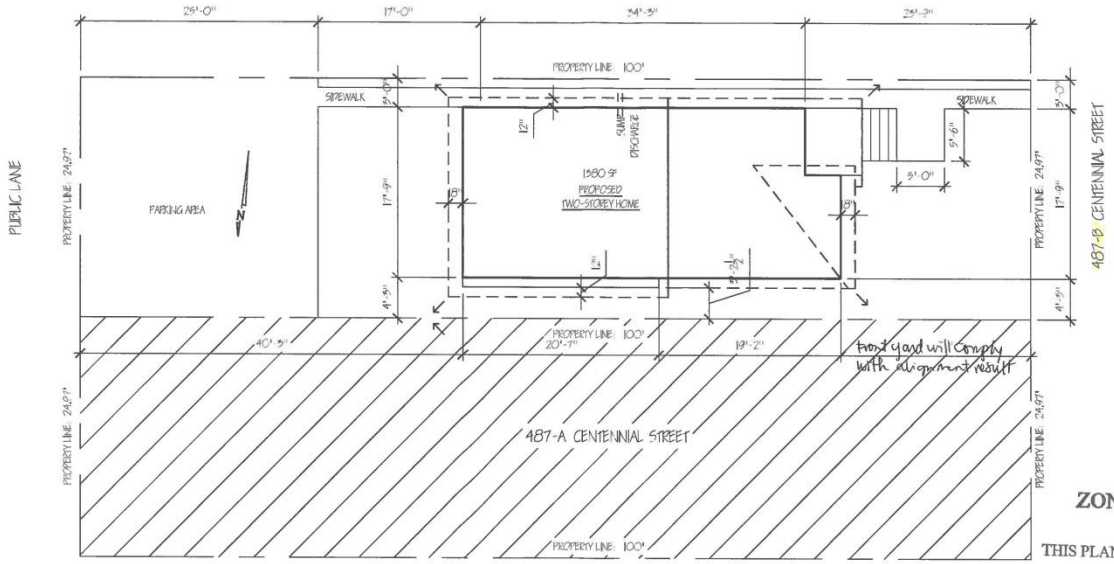


2/8 RATED CANTILEVER DETAIL
SCALE: 1/2" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW 285480/19C
SHEET# 9 OF 16
APPLICATION (SGD.)
DEV EXAM.
DATE

PROVINCE OF MANITOBA
D.G. BELL
Member
7699
10/23/2019
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY

7265833 MB INC.	487-A CENTENNIAL (1380 SF)	DRAWN: MA
	RIGHT ELEVATION	DATE: JAN 19/20
		8



1 / 2 SITE PLAN
SCALE: 3/32" = 1'-0"

ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAN 205480/19C

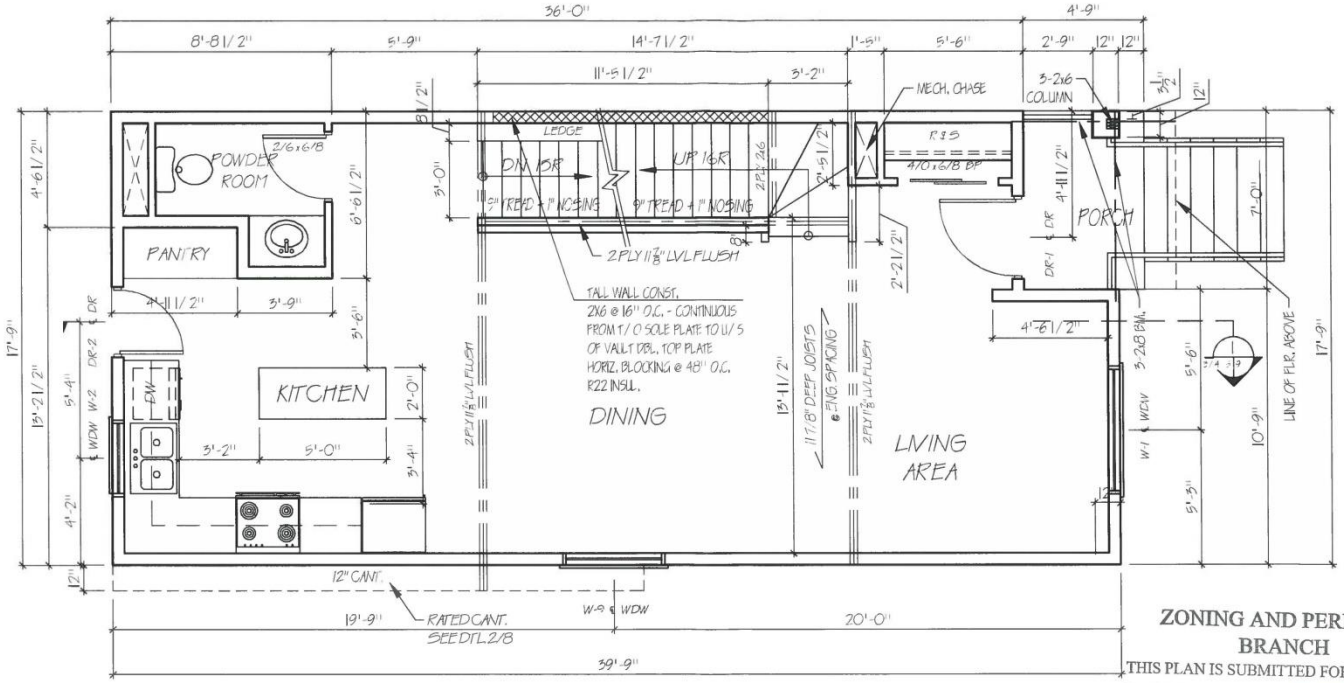
SHEET# 10 OF 16

APPLICATION (SGD.)

DEV EXAM.

DATE OCT 3 1 2019

7265833 MB INC.	DRAWING NAME: 487-B CENTENNIAL (1380 SF)	DRAWN BY: MA
		DATE DRAWN: 19.09.10
	DRAWING DESCRIPTION: SITE PLAN	DRAWING NUMBER: 2

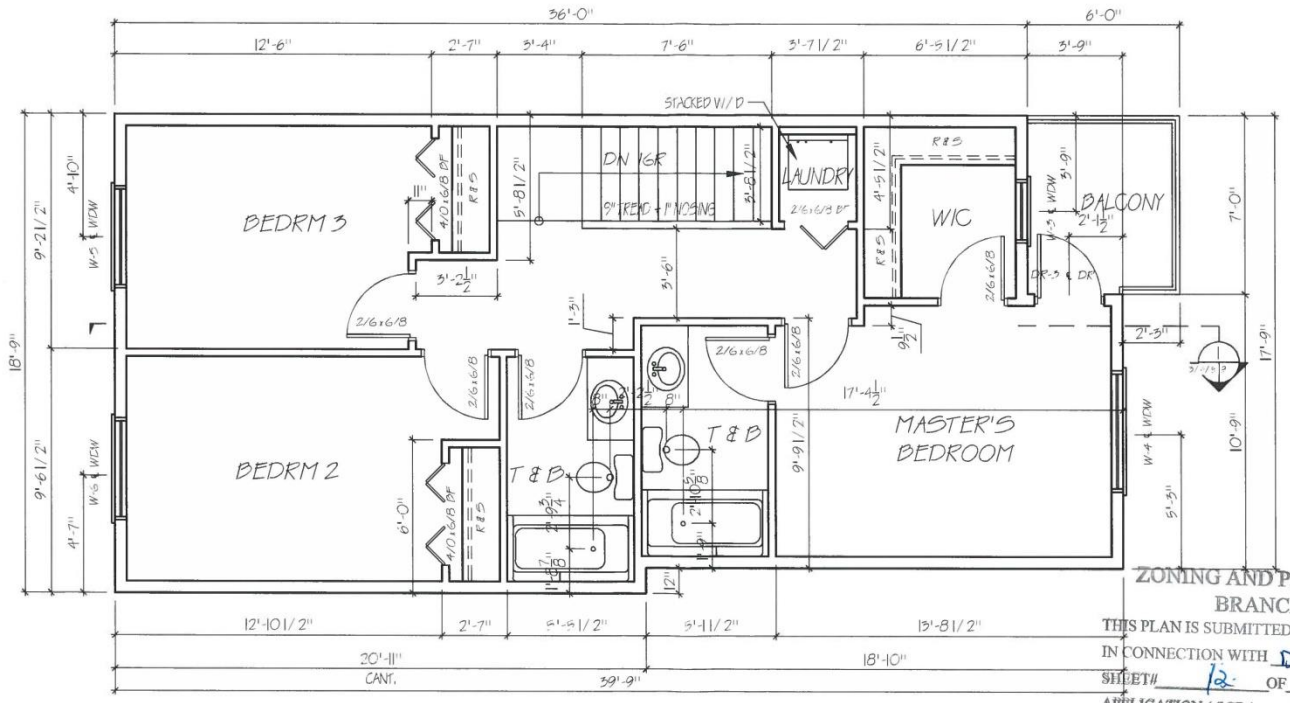


1/3 MAIN FLR PLAN 680 SF
SCALE: 1/4" = 1'-0"

PROVINCE OF MANITOBA
D.G. BELL
Member
7699
10/23/2019
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 205480 /19C
SHEET# 11 OF 16
APPLICATION (SGD.)
DEV EXAM.
DATE OCT 21 2019

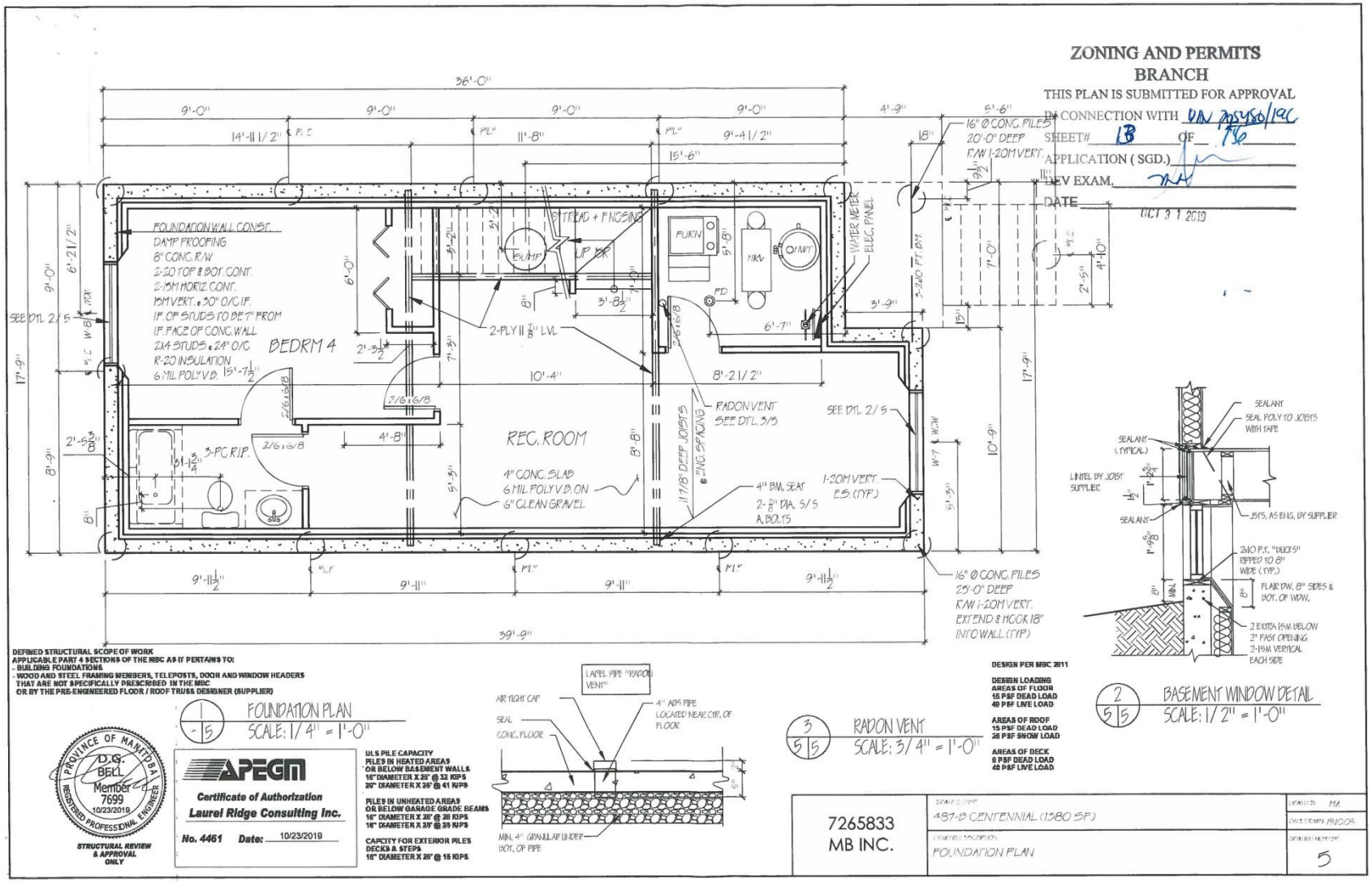
7265833 MB INC.	187-B CENTENNIAL (1380 SF)	MA.
	MAIN FLOOR PLAN	3

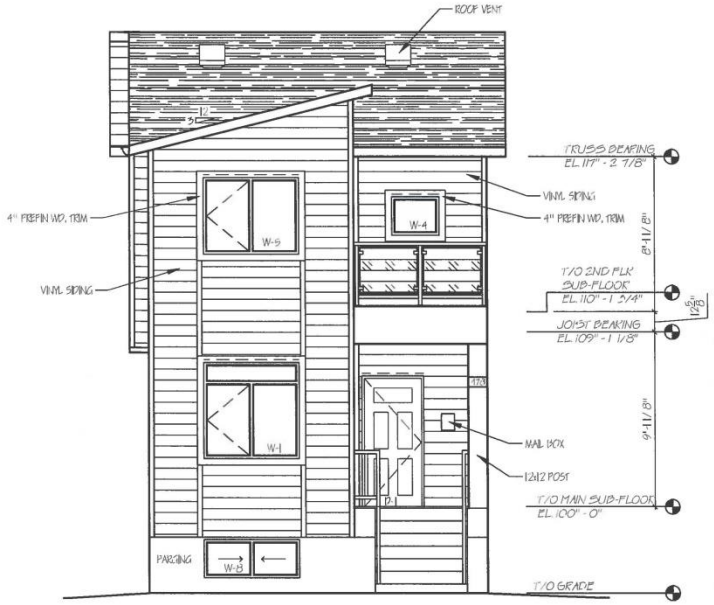


1/4 SECOND FLR PLAN 700 SF
SCALE: 1/4" = 1'-0"

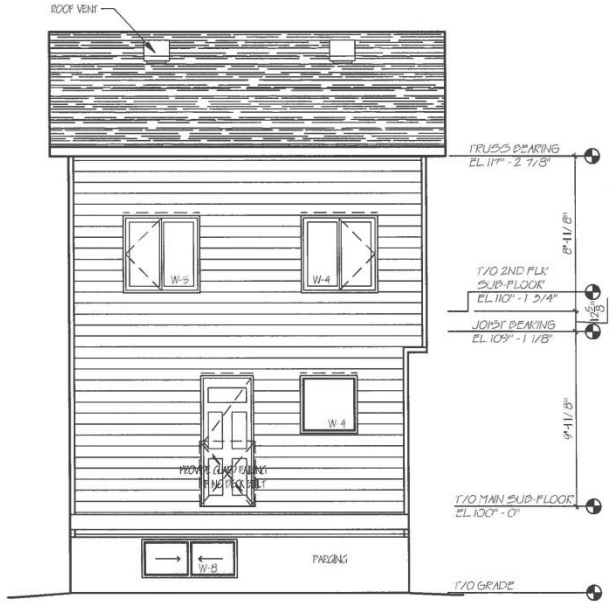
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 205480/19C
SHEET# 12 OF 16
APPLICATION (SGD.)
DEV EXAM.
DATE OCT 3 1 2019

7265833 MB INC.	487-B CENTENNIAL (1380 SF)	DRAWN BY: MA
	SECOND FLOOR PLAN	DWG DRAWN: 19.10.05
		DRAWING NUMBER: 4


ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DW 7854801RC
SHEET# 13 OF 16
APPLICATION (SGD.)
DEV EXAM.
DATE OCT 3 1 2019
36'-0"
FOUNDATION WALL CONST.
DAMP PROOFING
8" CONC. RAW
2-20 TOP & BOT. CONT.
2-15M HORIZ. CONT.
15M VERT. @ 30" O/C I.F.
I.F. OF STUDS TO BE 7" FROM I.F. FACE OF CONC. WALL
2x4 STUDS @ 24" O/C
R-20 INSULATION
6 MIL POLY V.B.
BEDRM 4
REC. ROOM
3-PC R.I.P.
2-PLY 11 7/8" LVL
4" CONC. SLAB
6 MIL POLY V.B. ON
6" CLEAN GRAVEL
11 7/8" DEEP JOISTS @ ENG. SPACING
RADON VENT SEE DTL 3/5
SEE DTL 2/5
4" B.M. SEAT
2-3/4" DIA. S/S A.BOLTS
1-20M VERT. E.S. (TYP.)
16" Ø CONC. PILES 25'-0" DEEP RAW 1-20M VERT. EXTEND & HOOK 18" INTO WALL (TYP)
16" Ø CONC. PILES 20'-0" DEEP RAW 1-20M VERT.
STEP
UP
FURN.
HRV
OMIT
WATER METER
ELEC. PANEL
SUMP
FD
SEALANT
SEAL POLY TO JOISTS WITH TAPE
SEALANT (TYPICAL)
LINTEL BY JOIST SUPPLIER
JOISTS, AS ENG. BY SUPPLIER
SEALANT
240 P.S. "BLOCKS" RIPPED TO 8" WIDE (TYP.)
FLARE DW. 8" SIDES & BOT. OF WDW.
2 EXTRA 15M BELOW 2" FASI OPENING
2-15M VERTICAL EACH SIDE
DEFINED STRUCTURAL SCOPE OF WORK
APPLICABLE PART 4 SECTIONS OF THE NBC AS IT PERTAINS TO:
- BUILDING FOUNDATIONS
- WOOD AND STEEL FRAMING MEMBERS, TELEPOSTS, DOOR AND WINDOW HEADERS THAT ARE NOT SPECIFICALLY PRESCRIBED IN THE NBC OR BY THE PRE-ENGINEERED FLOOR / ROOF TRUSS DESIGNER (SUPPLIER)
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
PROVINCE OF MANITOBA
D.G. BELL
Member 7699
10/23/2019
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY
APEGM
Certificate of Authorization
Laurel Ridge Consulting Inc.
No. 4461 Date: 10/23/2019
ULS PILE CAPACITY
PILES IN HEATED AREAS OR BELOW BASEMENT WALLS
16" DIAMETER X 25' @ 32 KIPS
20" DIAMETER X 25' @ 41 KIPS
PILES IN UNHEATED AREAS OR BELOW GARAGE GRADE BEAMS
16" DIAMETER X 25' @ 28 KIPS
16" DIAMETER X 20' @ 25 KIPS
CAPCITY FOR EXTERIOR PILES DECKS & STEPS
16" DIAMETER X 25' @ 15 KIPS
LABEL PIPE "RADON VENT"
AIR TIGHT CAP
SEAL
CONC. FLOOR
4" ABS PIPE LOCATED NEAR CTR. OF FLOOR
MIN. 4" GRANULAR UNDER BOT. OF PIPE
RADON VENT
SCALE: 3/4" = 1'-0"
DESIGN PER NBC 2011
DESIGN LOADING
AREAS OF FLOOR
15 PSF DEAD LOAD
40 PSF LIVE LOAD
AREAS OF ROOF
15 PSF DEAD LOAD
28 PSF SNOW LOAD
AREAS OF DECK
8 PSF DEAD LOAD
40 PSF LIVE LOAD
BASEMENT WINDOW DETAIL
SCALE: 1/2" = 1'-0"
7265833
MB INC.
A87-B CENTENNIAL (1380 SF)
FOUNDATION PLAN
5



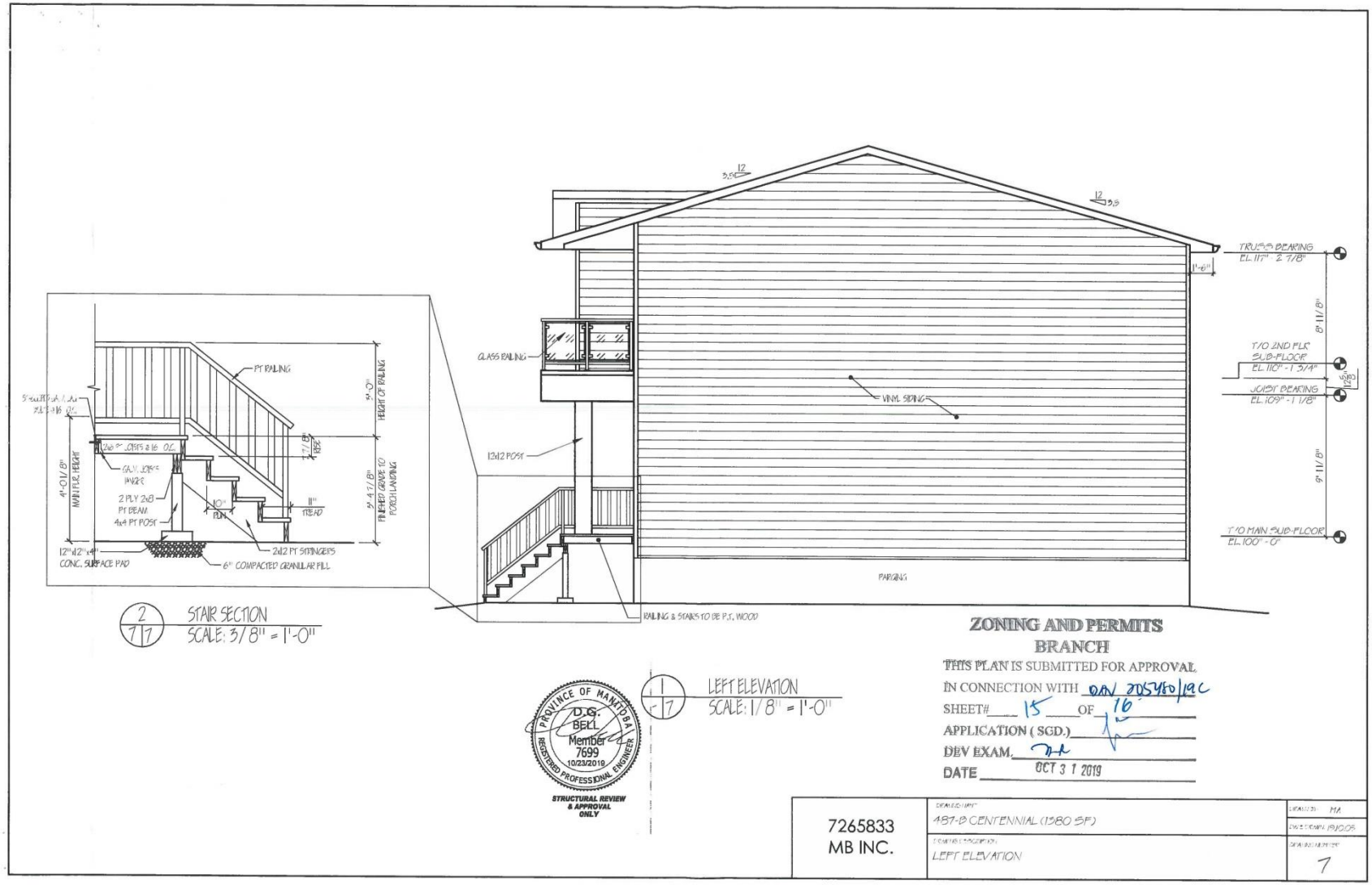
1/16 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



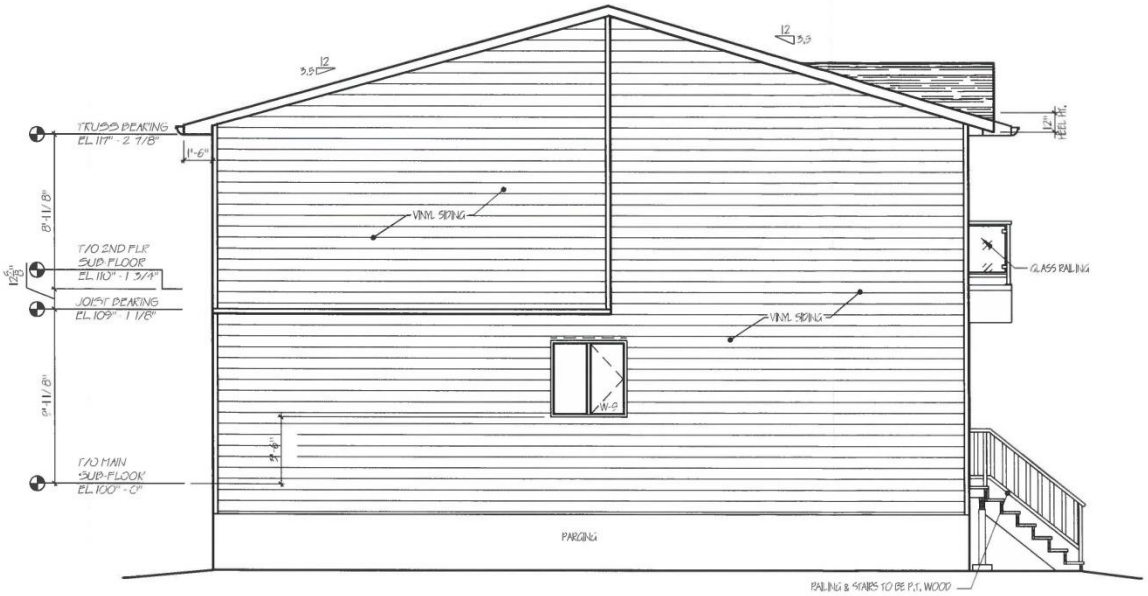
2/16 REAR ELEVATION
SCALE: 1/8" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA 3215480/19C
SHEET# 14 OF 16
APPLICATION (SGD.)
DEV EXAM.
DATE OCT 3 1 2019

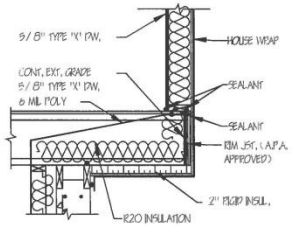
7265833 MB INC.	487-B CENTENNIAL (1380 SF)	DRAWN BY: MA DATE DRAWN: 19/10/25
	FRONT & REAR ELEVATIONS	6



PT RAILING
9'-0" HEIGHT OF RAILING
2x8 PT JOISTS @ 16 O.C.
GALV. JOISTS HANGER
2 PLY 2x8 PT BEAM
4x4 PT POST
10" PLAN
11" TREAD
4'-0 1/8" MAIN FLR. HEIGHT
9'-4 7/8" FINISHED GRADE TO PORCH LANDING
12"x12"x4" CONC. SURFACE PAD
2x12 PT STRINGERS
6" COMPACTED GRANULAR FILL
STAIR SECTION
SCALE: 3/8" = 1'-0"
GLASS RAILING
12x12 POST
VINYL SIDING
PARGING
RAILING & STAIRS TO BE P.T. WOOD
TRUSS BEARING EL. 117" - 2 7/8"
T/O 2ND FLR SUB-FLOOR EL. 110" - 1 3/4"
JOIST BEARING EL. 109" - 1 1/8"
T/O MAIN SUB-FLOOR EL. 100" - 0"
8' 11/8"
9' 11/8"
LEFT ELEVATION
SCALE: 1/8" = 1'-0"
PROVINCE OF MANITOBA
D.G. BELL
Member 7699
10/23/2019
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 205480/19C
SHEET# 15 OF 16
APPLICATION (SGD.)
DEV EXAM.
DATE OCT 31 2019
7265833
MB INC.
487-B CENTENNIAL (1380 SF)
LEFT ELEVATION
7



1 / -18 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 / -18 RATED CANTILEVER DETAIL
SCALE: 1/2" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 205480/19C
SHEET# 16 OF 16
APPLICATION (SGD.)
DEV EXAM. MA
DATE OCT 3 1 2019

PROVINCE OF MANITOBA
D.G. BELL
Member
7699
10/23/2019
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL REVIEW & APPROVAL ONLY

7265833 MB INC.	DRAWING NAME: 487-B CENTENNIAL (1380 SF)	DRAWN BY: MA
		DATE DRAWN: 19.10.05
	DRAWING DESCRIPTION: RIGHT ELEVATION	DRAWING NUMBER: 8