Minutes – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 21 Variance – 1801 McDermot Avenue West
(Point Douglas Ward)
File DAV 196879/2019C

BOARD OF ADJUSTMENT DECISION:

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

1. For the establishment of two residential zoning lots to permit as follows:

    A. on proposed Lot 1, a lot area of 3,358 square feet (312.0 square metres)

    B. on proposed Lot 2, a lot area of 2,016 square feet (187.3 square metres)

2. For the construction of a single family dwelling to permit as follows:

    A. on proposed Lot 1, a front yard of 12 feet (3.66 metres)

    B. on proposed Lot 2, a front yard of 12 feet (3.66 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 property.

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 development shall be constructed in substantial conformance with the plans submitted under File No. DAV 19-196879\C, sheets 2 of 9 and 6 of 9, dated October 11, 2019, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

BOARD OF ADJUSTMENT DECISION (continued):

OR

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.

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 10, 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 196879/2019C

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Evans Joel Remis
Hearing:	January 8, 2020 Council Building, 510 Main Street
Applicant:	Simeranpreet Sidhu
Premises Affected:	1801 McDermot Avenue West
Legal Description:	LOT 75/76 PLAN 24724 6B/7B ST J OTM, 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 "R1-M PDO-1 Airport Vicinity Protection Area" dimensional standards of Zoning By-Law No. 200/2006 as follows: 1. for the establishment of two residential zoning lots to permit as follows: A. on proposed Lot 1, a lot area of 3358 square feet (312.0 square metres) instead of 3500 square feet (325.2 square metres); B. on proposed Lot 2, a lot area of 2016 square feet (187.3 square metres) instead of 3500 square feet (325.2 square metres) 2. for the construction of a single family dwelling to permit as follows:

A. on proposed Lot 1, a front yard of 12 feet (3.966 metres) instead of 17 feet (5.18 metres)
B. on proposed Lot 2, a front yard of 12 feet (3.66 metres) instead of 17 feet (5.18 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 10, 2019.

ORDER:

The Board of Adjustment orders that the provisions of the "R1-M PDO-1 Airport Vicinity Protection Area" District Dimensional standards of the Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” as follows:

1. For the establishment of two residential zoning lots to permit as follows:

   A. on proposed Lot 1, a lot area of 3,358 square feet (312.0 square metres)

   B. on proposed Lot 2, a lot area of 2,016 square feet (187.3 square metres)

2. For the construction of a single family dwelling to permit as follows:

   A. on proposed Lot 1, a front yard of 12 feet (3.966 metres)

   B. on proposed Lot 2, a front yard of 12 feet (3.66 metres)

subject to the following condition(s), 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 property.

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 development shall be constructed in substantial conformance with the plans submitted under File No. DAV 19-196879\C, sheets 2 of 9 and 6 of 9, dated October 11, 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 façades identifying proposed finishing materials
   B. accessory parking areas
   C. driveways
   D. fencing
   E. landscaping

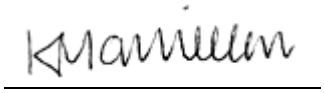
   on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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 196879/2019C; 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:

Sikander Dhaliwal
Demaulon Roland
Simeranpreet Sidhu

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 196879/2019C

1. Application dated December 5, 2019
2. Notification of Public Hearing dated December 10, 2019
3. Manitoba Status of Title 3025591/1
4. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
5. Plans, Sheets 1 to 9 inclusive, for File DAV 196879/2019C dated October 11, 2019
6. Report from the Urban Planning Division dated December 10, 2019
7. Inspection Report

Exhibit “6” referred to in File DAV 196879/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-196879\C – 1801 McDermot Avenue West

Issue: For consideration at the public hearing for a variance associated with a residential subdivision to create 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
R. Hayer, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the application to vary the "R1-M PDO-1 Airport Vicinity Protection Area" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the establishment of two residential zoning lots to permit as follows:
    a. on proposed Lot 1, a lot area of 3358 square feet (312.0 square metres) instead of 3500 square feet (325.2 square metres);
    b. on proposed Lot 2, a lot area of 2016 square feet (187.3 square metres) instead of 3500 square feet (325.2 square metres)
2. for the construction of a single family dwelling to permit as follows:
    a. on proposed Lot 1, a front yard of 12 feet (3.966 metres) instead of 17 feet (5.18 metres)
    b. on proposed Lot 2, a front yard of 12 feet (3.66 metres) instead of 17 feet (5.18 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 property.

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 development shall be constructed in substantial conformance with the plans submitted under File No. DAV 19-196879\C, sheets 2 of 9 and 6 of 9, dated October 11, 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 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

- The applicant is proposing a residential subdivision to create two (2) residential zoning lots. Variances are required because the proposed lots would be less than the minimum lot area required under the "R1-M" Residential Single-Family (Medium) Zoning District, and because the proposed front yards would be less than required under the Front Yard Alignment.
- 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 proposal can proceed.

FILE/APPLICANT DETAILS

FILE: **DAV 19-196879\C**
RELATED FILES: **DASSF 573/19**
COMMUNITY: Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #: 2.124 (Brooklands)

SUBJECT: To vary the "R1-M PDO-1 Airport Vicinity Protection Area" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the establishment of two residential zoning lots to permit as follows:
    a. on proposed Lot 1, a lot area of 3358 square feet (312.0 square metres) instead of 3500 square feet (325.2 square metres);
    b. on proposed Lot 2, a lot area of 2016 square feet (187.3 square metres) instead of 3500 square feet (325.2 square metres);
2. for the construction of a single family dwelling to permit as follows:
    a. on proposed Lot 1, a front yard of 12 feet (3.966 metres) instead of 17 feet (5.18 metres); and
    b. on proposed Lot 2, a front yard of 12 feet (3.66 metres) instead of 17 feet (5.18 metres).

LOCATION: 1801 McDermot AVE W
LEGAL DESCRIPTION: LOT 75/76 PLAN 24724 6B/7B ST J OTM

APPLICANT: Simeranpreet Sidhu
1801 McDermot AVE W
Winnipeg , Manitoba R2R 0A1

OWNER: Same as applicant

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 north side of McDermot Avenue West, in the Brooklands neighbourhood and the Point Douglas ward.

The site is designated “Areas of Stability – Mature Community” policy area under the *Complete Communities Direction Strategy*.

The site is zoned “R1-M PDO-1 Airport Vicinity Protection Area” Residential Single-Family (Medium) District and located within Area 2 of the Airport Vicinity Protection Area Planned Development Overlay 1 (PDO 1 Airport Vicinity).

The lot has an irregular shape due to the presence of a skewed public lane abutting the site to the north. The lot is approximately 80 feet wide, 87 feet deep along the west, and 55 feet deep along the east. Currently on the land is a single-family dwelling constructed in 1917 with access from a public lane.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane; then single-family dwellings on land zoned “R1-M” Residential Single-Family (Medium) District.

South: The intersection of McDermot Avenue West and Becker Street; then single-family dwellings on land zoned “R1-M” Residential Single-Family (Medium) District.

East: Public lane; then single-family dwellings on land zoned “R1-M” Residential Single-Family (Medium) District.

West: Single-family dwellings on land zoned “R1-M” Residential Single-Family (Medium) District.

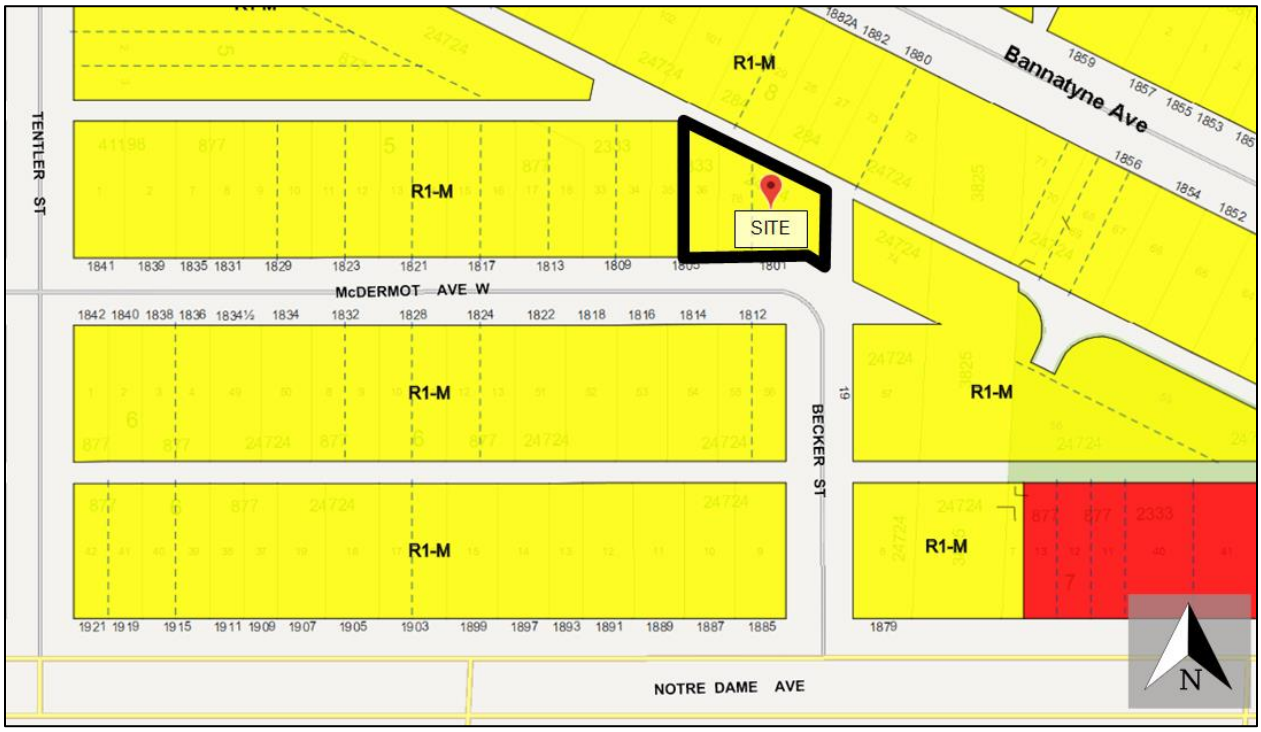


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development involves a residential subdivision to establish two (2) residential zoning lots; proposed Lot 1 and Lot 2. The lots would be established under related file DASSF 573/19.

The existing single-family dwelling on the land would be demolished and new single-family dwellings constructed on each proposed lot.

Proposed Lot 1 would be 25 feet wide and proposed Lot 2 would be 55 feet wide.

Plans submitted with the application show each dwelling would be distinct in design. Each dwelling would provide an entrance on the building elevation facing the front yard. Both dwellings would be less than 30 feet in height. Each dwelling would contain a parking pad with vehicle access directly from the rear lane. The proposed building elevations are shown on Figure 3.



Figure 3: Front elevations submitted with the application showing proposed dwellings on Lot 1 (left) and Lot 2 (right).

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

The subject property is with the 'Areas of Stability – Mature Community' policy area under *Complete Communities*. Relevant policies include:

> *Support the subdivision of a parcel into two (2) or more lots when it is done in a context sensitive manner.*
>
> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character, and built form.*

The subject block contains a variety of lot sizes ranging from 25 feet wide lots, 35 feet wide lots, and 50 feet wide lots. The subject site is currently the widest property on the subject block. Public transit is located within 100 meters of the site.

Broadly speaking, introducing an infill dwelling to this block is desirable because new development can also help foster a positive environment for growth and investment in the community, which can contribute to neighbourhood revitalization.

The proposed development would be consistent with the above policies because it would be contextually suitable and represents a low to moderate change in a manner that is complimentary to the existing character of the block.

Variance Review

<u>Lot Area:</u>

When evaluating a variance to allow a reduced lot size for a residential property, the Urban Planning Division will look to the subject block to determine if the proposed lot size would be compatible with existing lot sizes on the block. In this case, lots at 1831, 1835, 1840, and 1842 are all 25 feet wide. Other lots are between 35 and 50 feet. Therefore there is precedent to support the variances for lot area.

Front Yard:

Although a Front Yard Alignment established the required front yard to be 17 feet for new development on the subject land, the applicant is proposing a front yard of 20 feet.

The variance is supportable because the skewed angle of the rear lane to the north results in an irregularly shaped parcel. Strict adherence to the front yard alignment would likely render the lots undevelopable, or require a different variance for rear yard which could create other problems related to motor vehicle access.

Therefore, the front yard alignment at 17 feet creates an injurious effect. The variance to allow 12 feet instead would allow the proposed single-family dwellings to include functional parking pads and useable back yards for future residents.

The proposed front yards would also be generally compatible with the adjacent dwelling to the west, which has a front yard of 14 feet. Given there is no dwelling to the west, therefore it is likely there would be no adverse effect created as a result of the proposed development.

Given the above, and given the proposal complies with *Complete Communities* and is compatible with the area, all this suggests the proposed front yard variance is the minimum modification required to relieve the injurious effect.

Conditions of Approval

In order to maintain the character of the existing built form in this residential area, a few conditions of approval are recommended. These include garages not being attached to the principal dwelling; vehicle access to the proposed lot is directly from the rear public lane (i.e. no front approaches); entrance being provided on the front wall of the building facing the street; and limiting the height of new principal buildings to 30 feet.

It is recommended that the proposed dwellings be constructed in substantial conformance with the submitted plans.

In the event that plans of development change, the Administration recommends Plan Approval through the Director of Planning Property and Development to review final plans of development.

Comments from other Departments:

As noted, there is a related application under DASSF **573/19 to create the proposed lots. In response to the circulation, Public Works provided the following comments:**

- The property line is encroaching over the public sidewalk at the South East corner.
- Public Works requires 0.61 metres of property to be opened as right-of-way for the full length of the property abutting the east-west public lane and a small corner cut where the two public lanes intersect (where the rutting is occurring), plus the property encroaching over the sidewalk.

OURWINNIPEG POLICY ALIGNMENT

The property is located within an Area of Stability policy area of *OurWinnipeg* and *Complete Communities*. The proposed variance accommodates infill in an area with existing infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed variances facilitates an increase in density by adding an additional lot to the subject block, thereby capitalizing on existing infrastructure.

REASONS FOR RECOMMENDATIONS

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

(a) is consistent with Complete Communities Direction Strategy;

In that, *the Complete Communities Direction Strategies supports subdivision of parcels of land into two or more lots when done in a context-sensitive manner.*

(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 sizes are compatible with the surrounding neighbourhood and will not cause any adverse effect on amenities, use and safety of adjoining properties in the area.*

(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 proposed variance will allow the applicant to introduce moderate intensification on the subject property which is consistent with the Complete Communities Direction Strategy.*

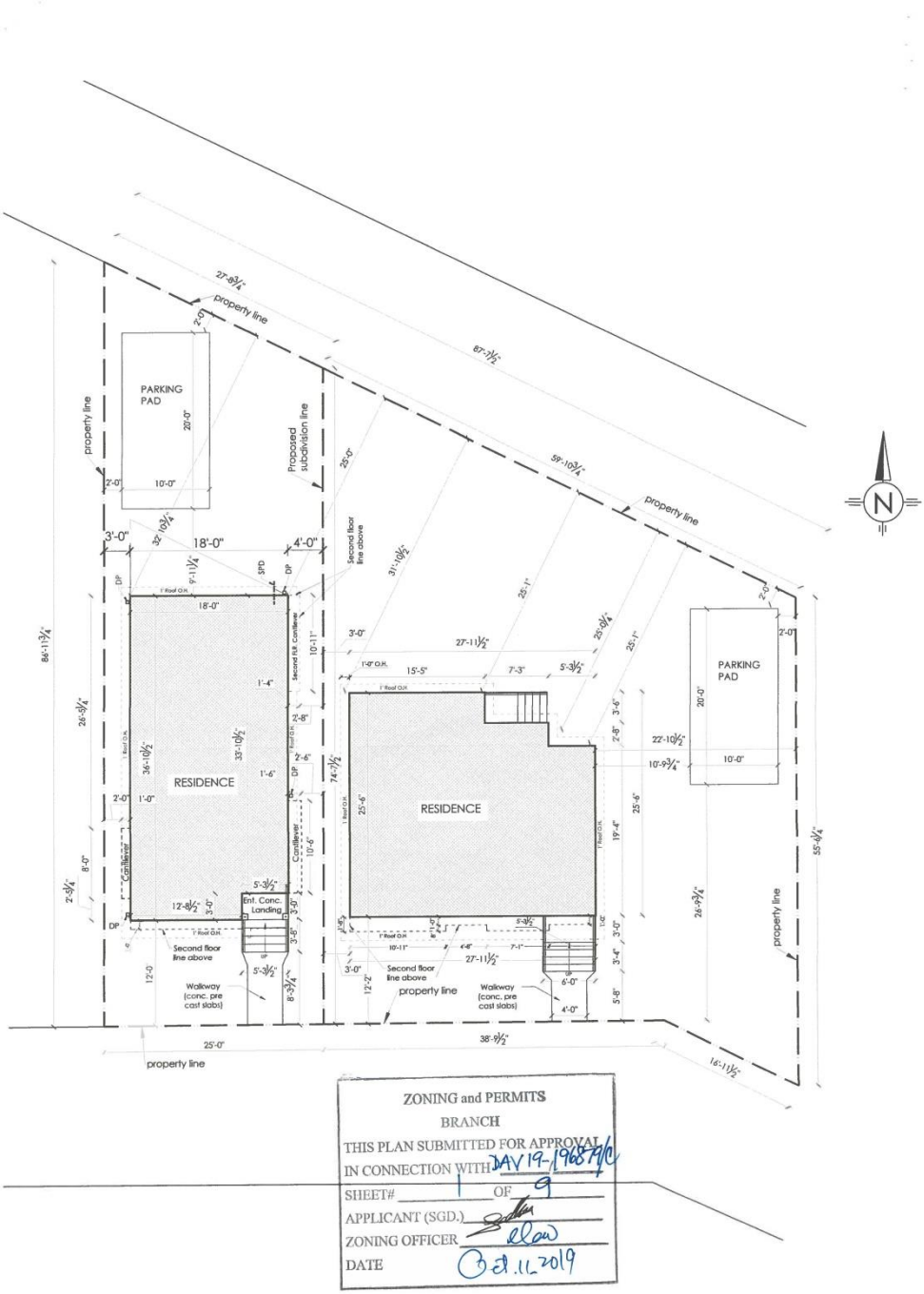
(d) is compatible with the area in which the property to be affected is situated.

In that, *the proposal is consistent with existing established lots on the subject block and the recommended conditions of approval will help to ensure future development is compatible with existing single family homes on the block.*

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: R. Hayer, MCP
Date: Tuesday, December 10, 2019
File No. DAV 19-196879\C

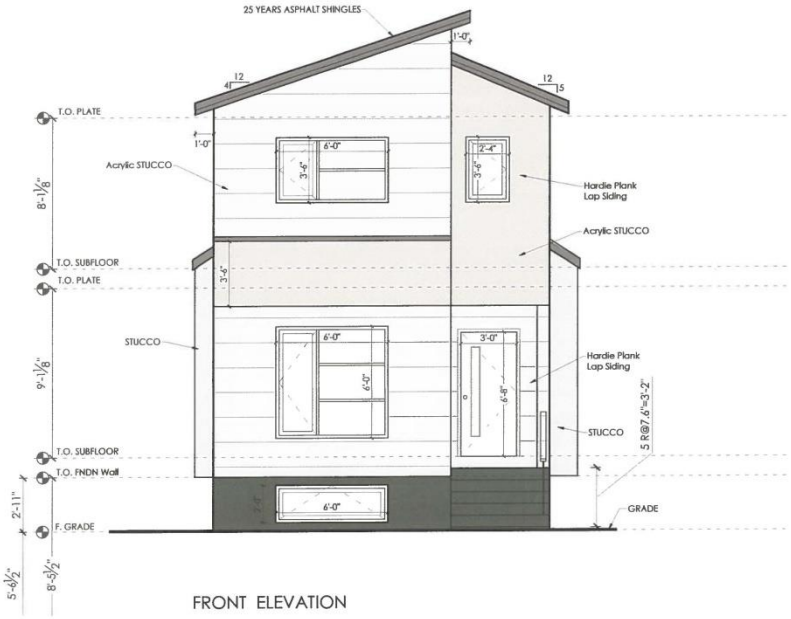
Exhibit “5” referred to in File DAV 196879/2019C



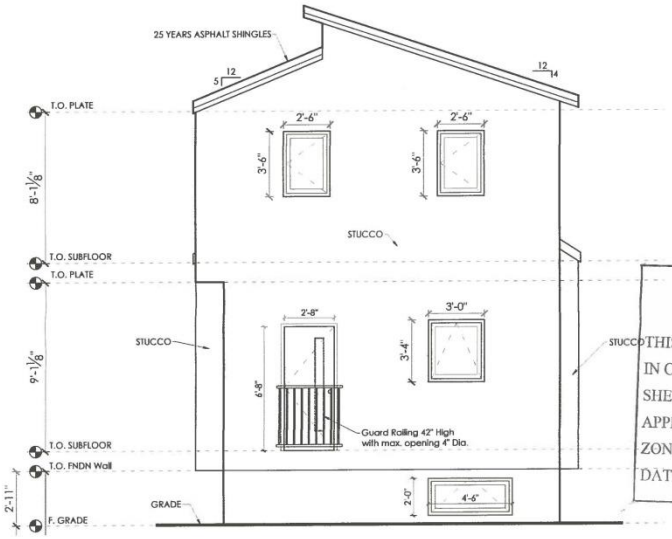
ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 19-196879/C
SHEET# 1 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Oct. 11, 2019

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB, R2V 4H6 Email : sevensquaredesign@gmail.com	AREA :- 655(FF) + 641(SF)= 1296 sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE SITE PLAN	
			DATE 10-Oct-19	SCALE 1/10"=1'-0"
			NO 1	

NOTE: ALL WINDOWS AND DOORS MUST BE CERTIFIED FOR THE ENERGY STAR RATING SYSTEM. Or, THE MAX. U-VALUE SHALL BE AS LISTED IN TABLE 9.36.2.7.A.



FRONT ELEVATION

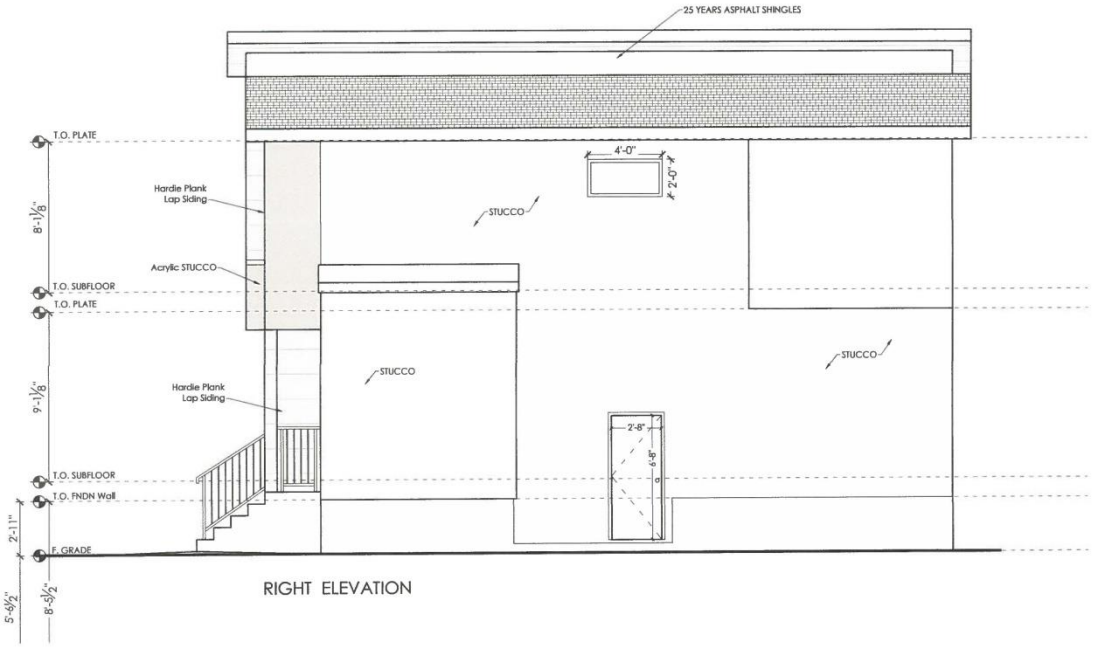


REAR ELEVATION

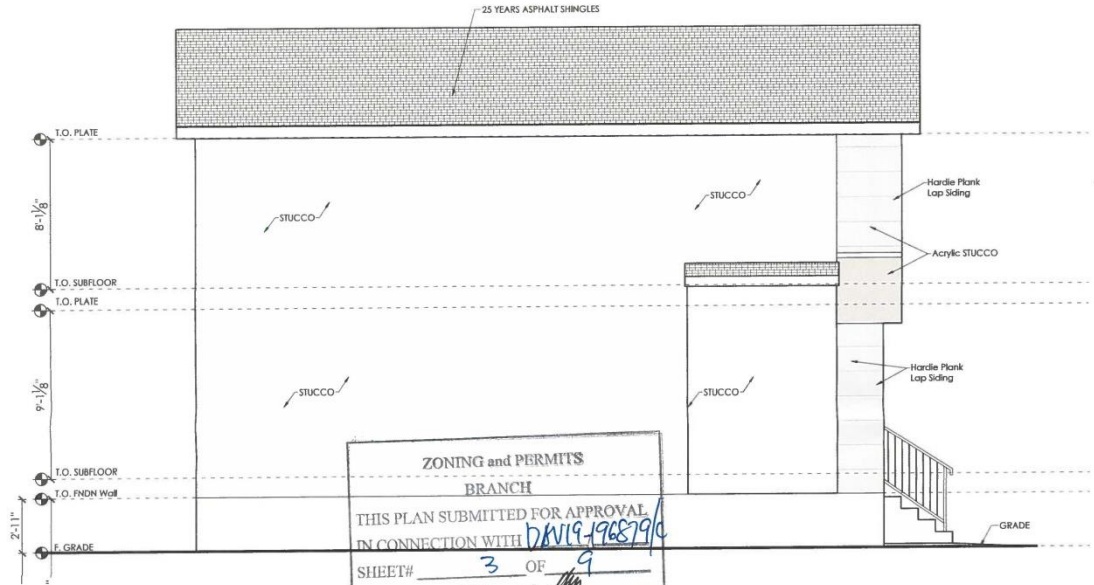
ZONING and PERMITS BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DR019-196879/C
SHEET# 2 OF 9
APPLICANT (SGD.)
ZONING OFFICER elao
DATE Oct. 11, 2019

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB. R2V 4H6 Email : sevensquaredesign@gmail.com	**AREA** :- 672(FF) + 649(SF)= **1321** sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE First Floor Plan	
			DATE 3-Oct-19	SCALE 3/16"=1'-0"
			NO 3	

NOTE: ALL WINDOWS AND DOORS MUST BE CERTIFIED FOR THE ENERGY STAR RATING SYSTEM. Or, THE MAX. U-VALUE SHALL BE AS LISTED IN TABLE 9.36.2.7.A.



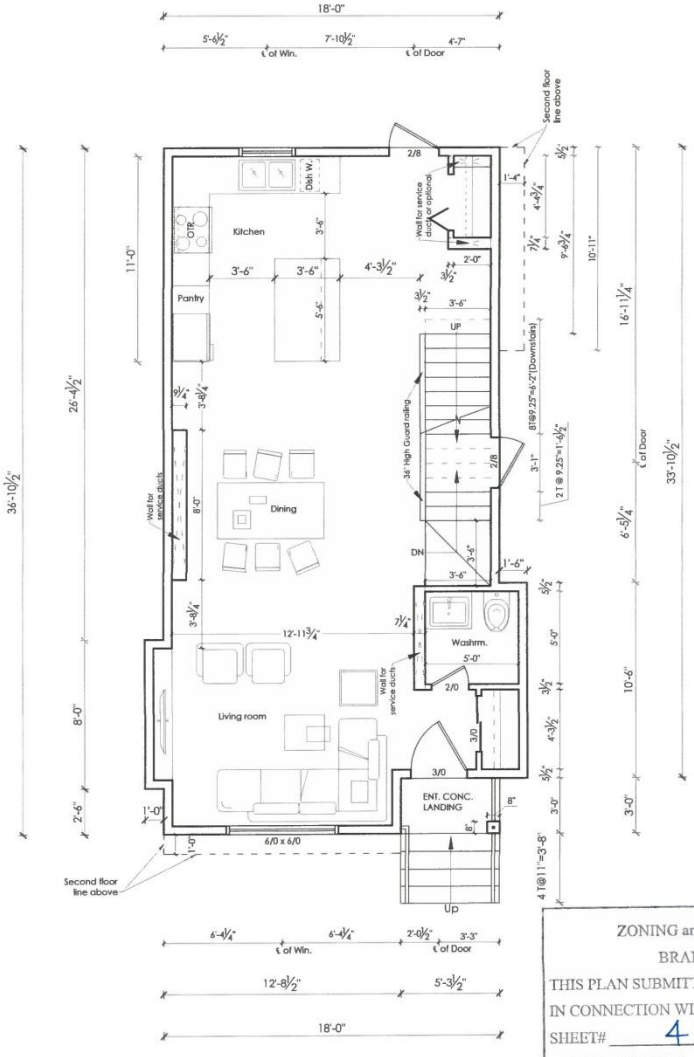
RIGHT ELEVATION



LEFT ELEVATION

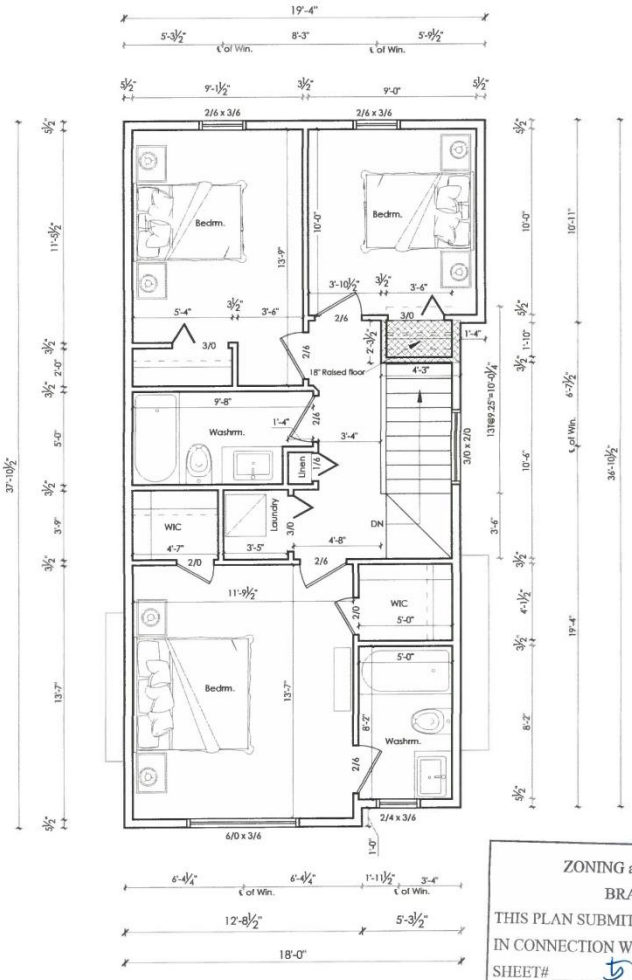
ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DWG19-196879
SHEET# 3 OF 9
APPLICANT (SGD.)
ZONING OFFICER elew
DATE 02.11.2019

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB, R2V 4H6 Email : sevensquaredesign@gmail.com	AREA :- 672(FF) + 649(SF)= 1321 sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE First Floor Plan		
			DATE 10-Oct-19	SCALE 1/10"=1'-0"	NO 3



ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA19-196874/C
SHEET# 4 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Oct. 11 2019

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB, R2V 4H6 Email : sevensquaredesign@gmail.com	**AREA** :- 672(FF) + 649(SF)= **1321** sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE First Floor Plan DATE: 3-Oct-19 / SCALE: 3/16"=1'-0" / NO: 4



ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV19-196879/C
SHEET# 5 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Oct. 11, 2019

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB. R2V 4H6 Email : sevensquaredesign@gmail.com	**AREA** :- 672(FF) + 649(SF)= **1321** sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE Second Floor Plan		
			DATE 3-Oct-19	SCALE 3/16"=1'-0"	NO 5



FRONT ELEVATION

ZONING and PERMITS
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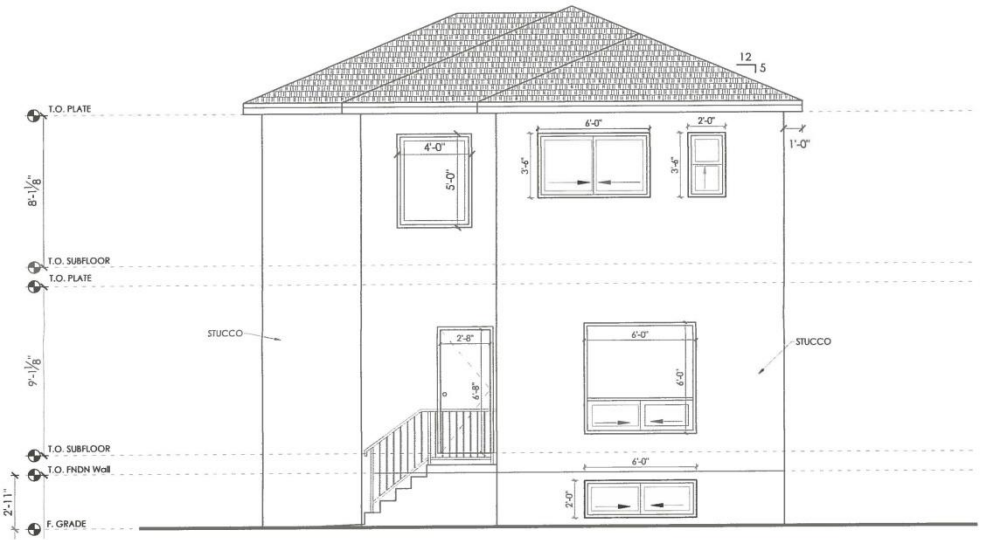
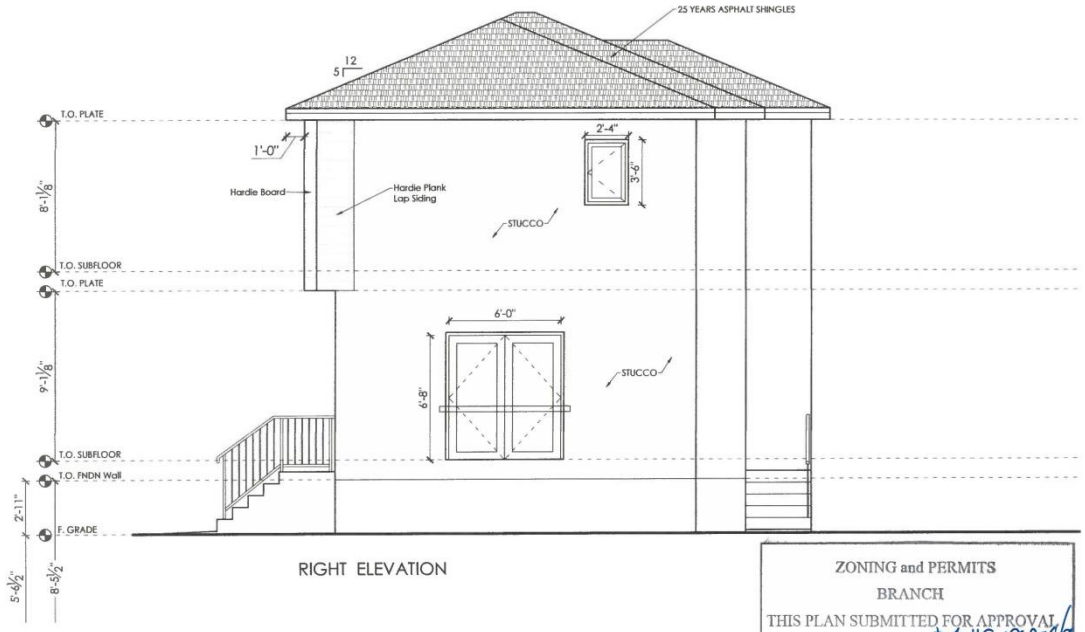
IN CONNECTION WITH DAV19-196879/C
SHEET# 6 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Oct. 11, 2019



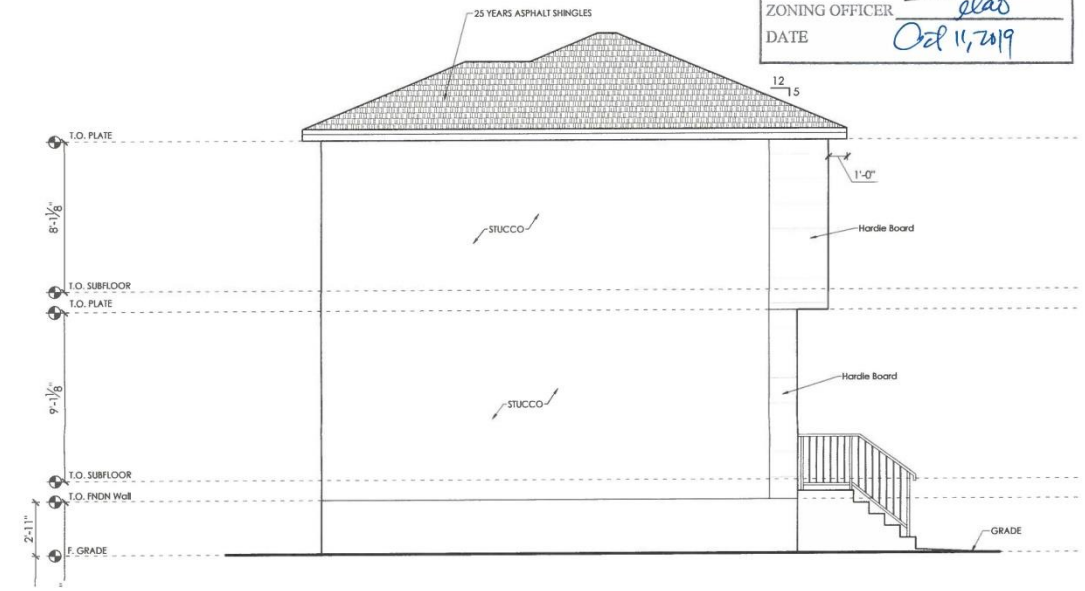
REAR ELEVATION

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB, R2V 4H6 Email : sevensquaredesign@gmail.com	AREA :- 655(FF) + 641(SF)= **1296** sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE ELEVATIONS		
			DATE 10-Oct-19	SCALE 3/16"=1'-0"	NO 2



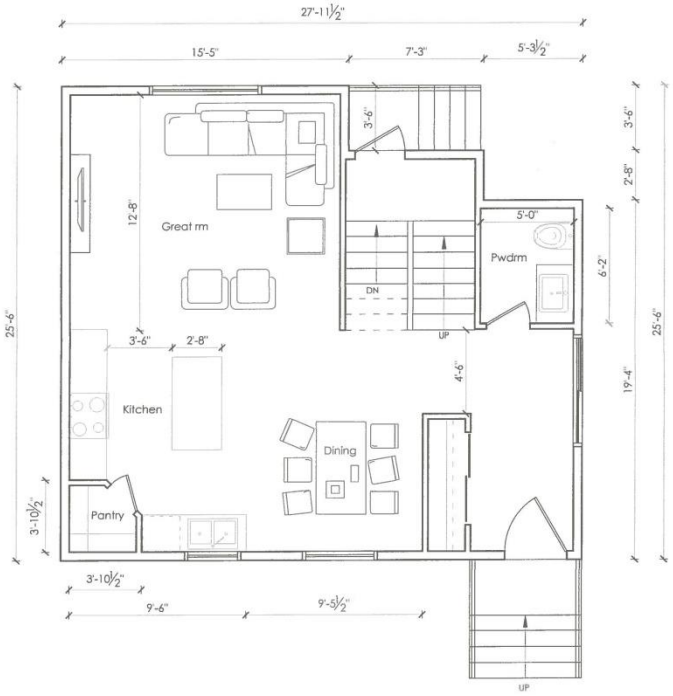
RIGHT ELEVATION

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DBV19-196879/C
SHEET# 7 OF 9
APPLICANT (SGD.)
ZONING OFFICER elao
DATE Oct 11, 2019



LEFT ELEVATION

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB, R2V 4H6 Email : sevensquaredesign@gmail.com	**AREA** :- 655(FF) + 641(SF)= **1296** sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE ELEVATIONS		
			DATE 10-Oct-19	SCALE 3/16"=1'-0"	NO 3



ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN19-196879/C
SHEET# 8 OF 9
APPLICANT (SGD.)
ZONING OFFICER
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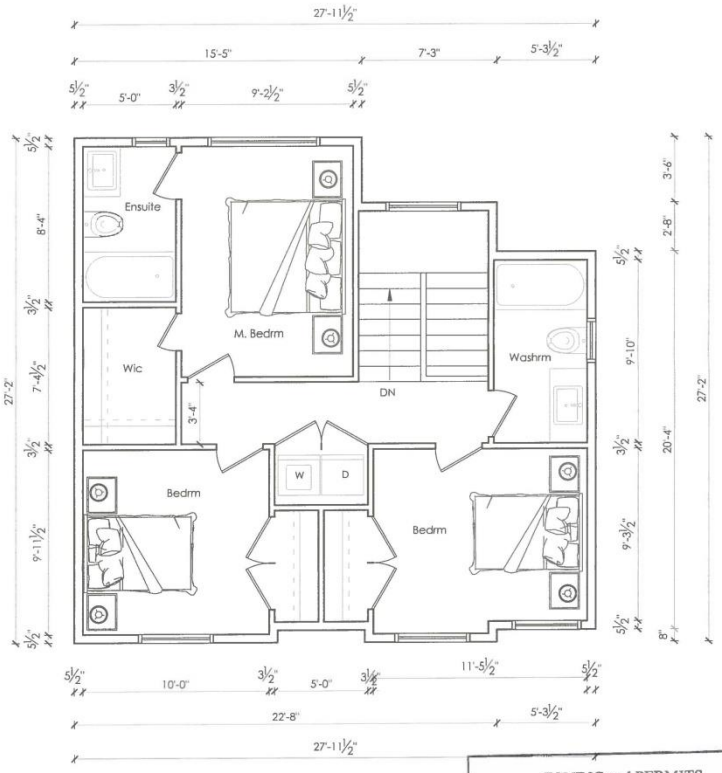
			DATE 3-Oct-19	SCALE 3/16"=1'-0"	NO 4



ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAVI9-196879C
SHEET# 9 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Oct. 11, 2019

7 SQUARE DESIGN DESIGN AND DRAFTING SERVICES 270 Le Peress Ave., Winnipeg, MB, R2V 4H6 Email : sevensquaredesign@gmail.com	AREA :- 655(FF) + 641(SF)= **1296** sq.ft. Greenwood Homes Winnipeg,Manitoba Email: greenwoodhomesmb@gmail.com	PROJECT TITLE THE SUBDIVISION PLAN FOR SINGLE FAMILY HOUSE SITUATED ON 1801 McDermot Ave W, WINNIPEG, MB	DRAWING TITLE Second Floor Plan		
			DATE 3-Oct-19	SCALE 3/16"=1'-0"	NO 5