Minutes – Board of Adjustment – February 5, 2020

PUBLIC HEARINGS

Item No. 4 Variance – 817 St. Mary's Road
(St. Vital Ward)
File DAV 129275/2019C [c/r DCU 129264/2019C]

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 construction of a multi-family dwelling to permit the following:

    A. a front yard of 22 feet (6.7 metres);

    B. 6 parking stalls;

2. For the establishment of accessory parking to permit the following:

    A. a stall width of 7.95 feet (2.42 metres);

    B. a stall width of 8 feet (2.44 metres);

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

DECISION MAKING HISTORY:

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

Moved by Kara Bjornson,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Kara Bjornson,
That the receipt of public representations be concluded.

Carried

Moved by Kara Bjornson,
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 January 28, 2020.

Carried

DECISION MAKING HISTORY (continued):

Moved by Kara Bjornson,

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

Carried

Moved by Kara Bjornson,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
BOARD OF ADJUSTMENT

DAV 129275/2019C[c/r DCU 129264/2019C]

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Evans Kara Bjornson
Hearing:	February 5, 2020 Council Building, 510 Main Street
Applicant:	Spruce Properties (Chris Thorne)
Premises Affected:	817 St. Mary's Road
Legal Description:	LOT 17 BLOCK 1 PLAN 2094 114/117 ST B, 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 the following:

    A. a front yard of 22 feet (6.7 metres) instead of 31 feet (9.45 metres);

    B. 6 parking stalls instead of 7 stalls;

2. For the establishment of accessory parking to permit the following:

A. a stall width of 7.95 feet (2.42 metres) instead of 8 feet (2.44 metres);

B. a stall width of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) when adjacent to a fence or wall.

C. no buffering of parking located within 20 feet (6.1 metres) of a rear and side 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 January 28, 2020.

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 the following:

   A. a front yard of 22 feet (6.7 metres);

   B. 6 parking stalls;

2. For the establishment of accessory parking to permit the following:

A. a stall width of 7.95 feet (2.42 metres);

B. a stall width of 8 feet (2.44 metres);

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

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

DATE OF ORDER: February 11, 2020

CERTIFIED BY:



Leah Cowan
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 February 28, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Variance Order No. DAV 129275/2019C; 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:

Joel Burr
Arvene Freeman
Chris Thorne
Della Van Ryck

In Opposition:

Nil

For Information:

Nil

For the City:

J. Hildebrand, Planner, Planning Property and Development Department
R. Galston, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 129275/2019C

1. Application dated December 23, 2019
2. Notification of Public Hearing dated January 16, 2020
3. Manitoba Status of Title 3015008/1
4. Surveyor's Building Location Certificate and sketch dated January 4, 2019
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheet 1 dated December 23, 2019 and Sheets 2 to 12 inclusive, undated, for File DAV129275/2019C
7. Report from the Urban Planning Division dated January 28, 2020
8. Inspection Report
9. Petition in support of the application purporting to contain the signatures of 2 area residents, submitted by the applicant at the public hearing

Exhibit "7" referred to in File DAV 129275/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-129275\C – 817 St Mary's RD

Issue: For consideration at the public hearing for variances associated with the establishment of a 6-unit multi-family residential use.

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

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning Division recommends approval 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 the following:
   a) a front yard of 22 feet (6.7 metres) instead of 31 feet (9.45 metres);
   b) 6 parking stalls instead of 7 stalls;
2) for the establishment of accessory parking to permit the following:
   a) a stall width of 7.95 feet (2.42 metres) instead of 8 feet (2.44 metres);
   b) a stall width of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) when adjacent to a fence or wall.
   c) no buffering of parking located within 20 feet (6.1 metres) of a rear and side lot line adjacent to a residential district.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- Conditional Use applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.

- The report is being submitted for the Board of Adjustment's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the applicant can obtain a development permit.

FILE/APPLICANT DETAILS

FILE:	**DAV 19-129275\C**
RELATED FILES:	DCU 129264/19C
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.515 (St. George)
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 the following: a) a front yard of 22 feet (6.7 metres) instead of 31 feet (9.45 metres); b) 6 parking stalls instead of 7 stalls; 2) for the establishment of accessory parking to permit the following: a) a stall width of 7.95 feet (2.42 metres) instead of 8 feet (2.44 metres); b) a stall width of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) when adjacent to a fence or wall. c) no buffering of parking located within 20 feet (6.1 metres) of a rear and side lot line adjacent to a residential district.
LOCATION:	817 St Mary's RD
LEGAL DESCRIPTION:	LOT 17 BLOCK 1 PLAN 2094 114/117 ST B
APPLICANT:	Chris Thorne 530 Waterfront DR Unit 16 Winnipeg , Manitoba R3B 0J4
OWNER:	GERALD SURBEY 25 NICHOL AVE Winnipeg , Manitoba R2M 1V8

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

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

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

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

SITE DESCRIPTION

- The subject property is located on the east side of St Mary's Road between Fermor Avenue and Hull Avenue, in the St. George neighbourhood of the St Vital ward.
- The site is located along the St. Mary's Road Regional Mixed Use Corridor under the *Complete Communities Direction Strategy*. The property is zoned "R2" Residential Two-family.
- The property is 5,996 square feet in area and currently is currently occupied by an 830 square foot, one storey dwelling built in 1922.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A mix of single family and multi-family residential uses zoned “R2” Residential Two-Family.

South: Single family residential uses zoned “R2” Residential Two-Family.

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

West: St. Mary’s Road; then Nichol Avenue and a mix of single family and multi-family uses zoned “R2” Residential Two-Family and “C2” Commercial Community.

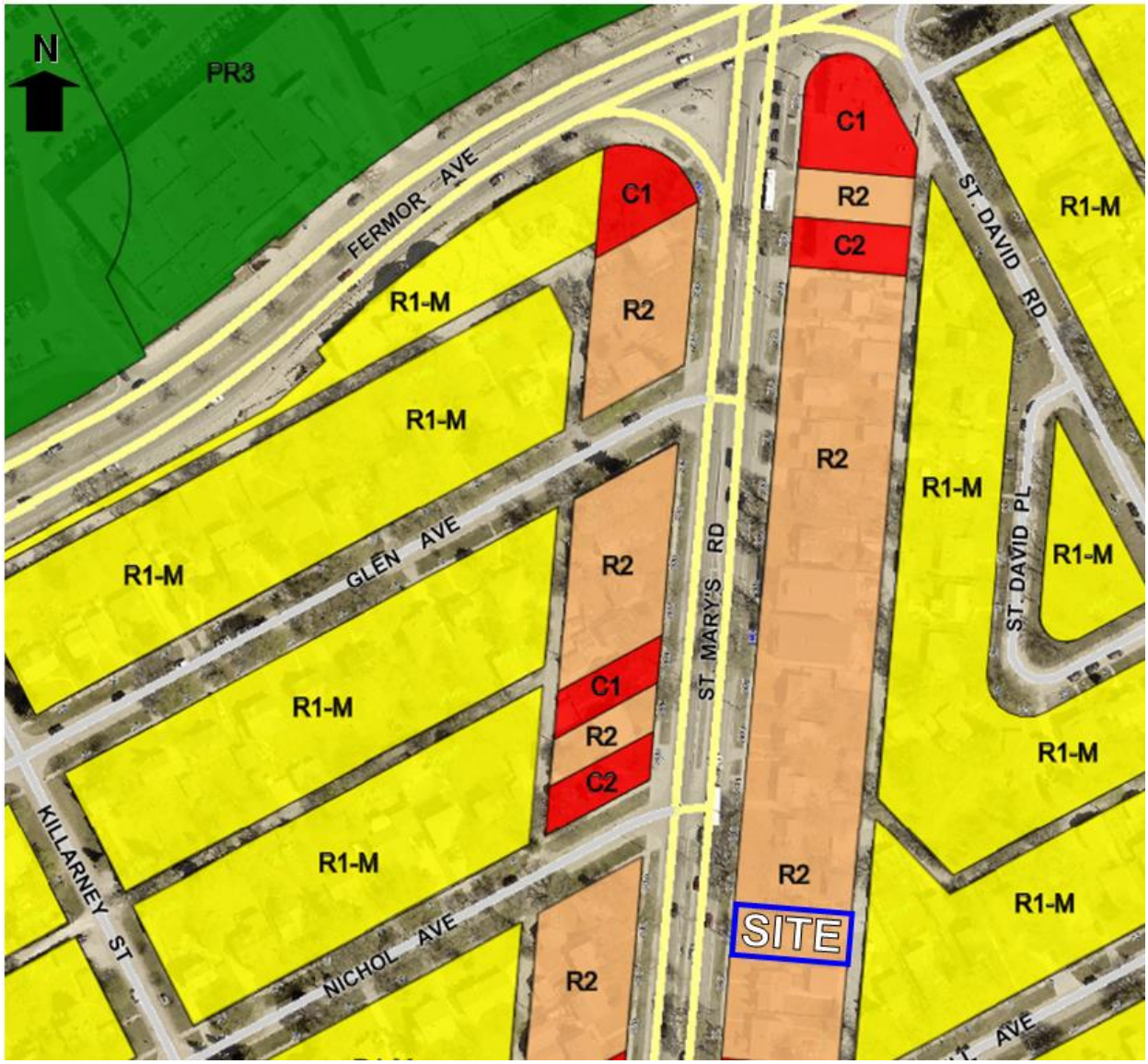


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to establish a two-storey (approximately 26.1 feet in height), six (6) unit residential multi-family dwelling. The existing dwelling on the site will be demolished.
- Access to individual units will be from an entrances located on the front (west) elevation, south side, and the rear (east) elevations.
- Six (6) parking stalls are being proposed to serve the residential units and parking will be taken directly off the lane. Access to the site will be from the rear lane.
- The applicant has a concurrent Conditional Use application (DCU 19-191601/C) to permit the establishment of a multi-family dwelling use in the "R2" Residential Two-family Zoning District. Please see the Planning Report for more details.

- Note that the applicant also has concurrent applications for a similar development on the abutting property at 815 St. Mary's Road. Plans submitted show variety in the facades of the two buildings proposed.

COLLABORATION

- The applicant has worked with the Public Service to provide a design and site plan that is mutually agreeable.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting OurWinnipeg, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- Under the *Complete Communities Direction Strategy*, the proposed development is located on the St. Mary's Road Regional Mixed Use Corridor. Our Corridors serve a dual function. On one hand, they are our primary city routes, connecting neighbourhoods and transporting people, goods and services. On the other hand, they serve the additional purpose of accommodating a mix of uses, functioning as vibrant urban places for Winnipeggers to live, work and play. The Complete Communities Direction Strategy focuses growth to our Centres and Corridors in a manner that:
    - Provides compact, mixed-use, high-quality urban development;
    - Concentrates people and jobs in areas well served by transit;
    - Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities; and
    - Encourages a built form that supports a pedestrian-friendly environment.
- Key relevant policies guiding development along our Regional Mixed Use Corridors include the following:
    - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
    - Support a range of housing opportunities in terms of type, tenure, unit size.
    - Support active uses (such as retail and services) at street level and office and housing on the upper levels of multistory developments.
    - Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
    - Mitigate the potential impacts of new development on neighbouring streets, parks and properties.
    - Ensure multi-modal connectivity.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Two-Family (R2) district is intended to accommodate the development of single- and two-family units and where possible limited multi-family units in lower density areas.

- The applicant is proposing a front yard of 22 instead of the required 32 feet, therefore a variance is required.
- The applicant is proposing to provide 6 parking stalls instead of the required 7 stalls, therefore a variance is required.
- A landscaped buffer is required when a parking or accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. The proposed multi-family development does not include the buffering of parking areas, as access is to be taken from the rear lane. As such, a variance is required.
- The applicant is proposing to provide a stall width of 7.96 feet instead of 8 feet, therefore a variance is required.
- The applicant is proposing to provide a stall width of 8 feet instead of 10 feet for a stall adjacent to a fence or wall, therefore a variance is required.

ANALYSIS OF VARIANCES

- The Urban Planning & Design Division is supportive of the variance to provide a front yard of 22 feet instead of 32 feet as this contributes to an active street edge.
- The Urban Planning & Design Division is supportive of the requested variances to reduce parking to 6 stalls instead of 7, resulting in a parking ratio of 1:1. Transit access and connectivity in this location (St. Mary's Road in close proximity to Fermor Avenue and St. Anne's Road) is rich and there are on-street parking options in the close vicinity of the subject site which are adequate considering the scale of the development.
- The Urban Planning & Design Division is supportive of the variance to omit the buffering requirement of the parking area because:
    - The proposed multi-family development requires access to parking from the rear lane. Given the proposed form, the rear lot line adjacent to parking and the residential zoning district is not continuous and it would not be possible to establish an effective buffer.
    - It is not anticipated that this scale of development would result in a significant amount of traffic.
- In January 2019, the Urban Planning & Design Division had several internal discussions regarding multi-family infill parking requirements and agreed that variances to reduce the minimum width of 8 feet for parking stalls and to reduce the parking stall width next to a fence will not be supported in order to maintain unencumbered stalls that work well year round. Our Division has received feedback from both residents and developers that the 8 foot wide stalls against a fence or wall do not permit a full door swing and are ineffective as full stalls, particularly in winter.
- The applicant initially approached the Public Service seeking support of variances associated with establishing a 6-unit multi-family dwelling use with 1:1 parking in Fall 2018. Because support was indicated prior to the aforementioned shift in support, the Urban Planning & Design Division will maintain its position of support for the request to vary the stall width requirement against a fence.

PLAN APPROVAL CONDITION

- The Urban Planning Division is recommending Substantial Conformance with the drawings submitted as a condition of approval attached for DCU 19-168734\C. Should the proposed drawings be altered, Plan Approval by the Director of Planning, Property and Development prior to the issuance of building permits and prior to the commencement of any new construction.

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 it represents a moderate change that is consistent with the surrounding neighbourhood and Regional Mixed Use Corridor as per the Complete Communities Direction Strategy*.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

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

(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 as applied for 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 uses on the subject block and along St. Mary's Road and the recommended conditions of approval will help to ensure future development is compatible with the surrounding context.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

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

01-1c Key Directions for Specific Areas – Centres and Corridors

- **Key Direction:** Focus a significant share of growth to Centres and Corridors in a manner that:
    - provides compact, mixed-use, high-quality urban development.
    - concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
    - concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
    - encourages a built form that supports a pedestrian friendly environment while incorporating climate sensitive site and building design.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

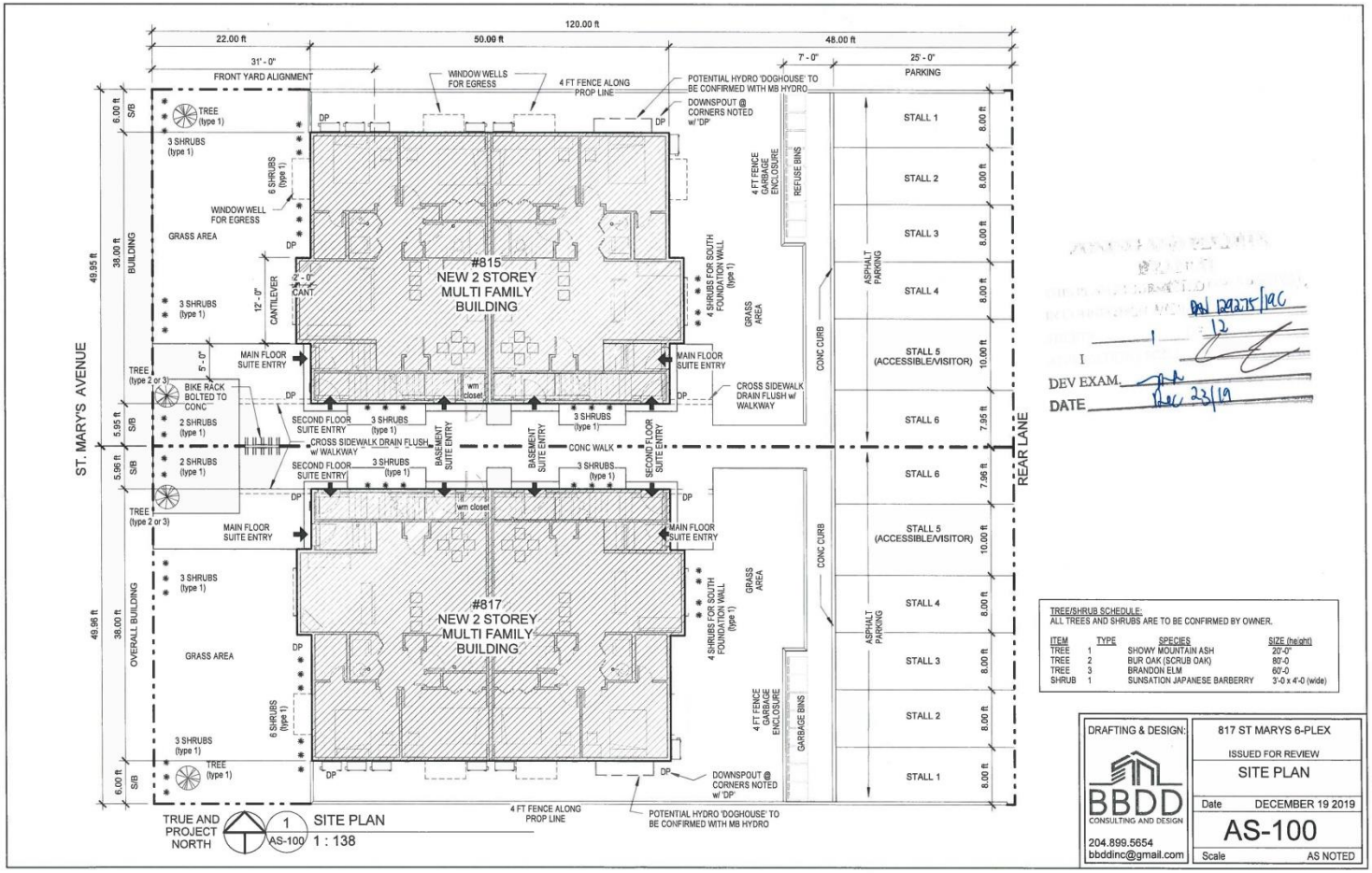
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** Increase Strategic Infill Development That Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Simi Jerez
Date:	Tuesday, January 28, 2020
File No.	DAV 19-129275\C

Exhibit “6” referred to in File DAV 129275/2019C



DEV EXAM. [signature] Dec 23/19
DATE

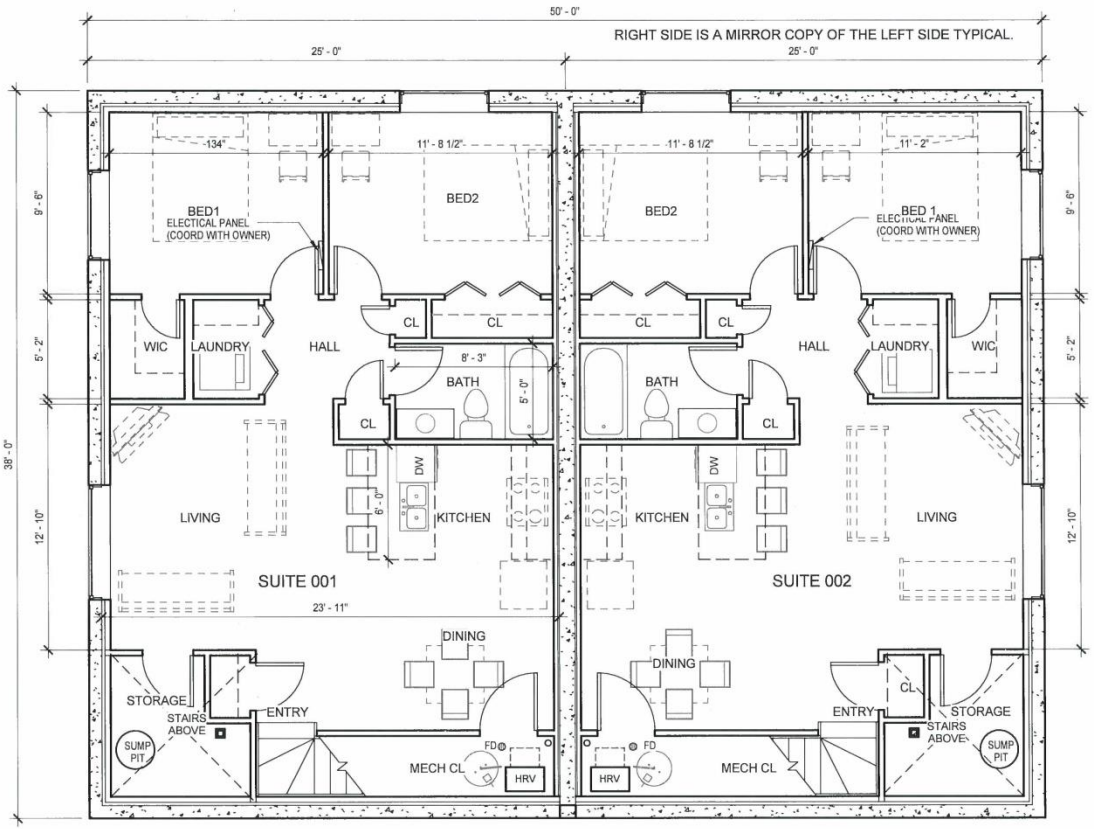
TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.

ITEM	TYPE	SPECIES	SIZE (height)
TREE	1	SHOWY MOUNTAIN ASH	20'-0"
TREE	2	BUR OAK (SCRUB OAK)	80'-0
TREE	3	BRANDON ELM	60'-0
SHRUB	1	SUNSATION JAPANESE BARBERRY	3'-0 x 4'-0 (wide)

DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
SITE PLAN
Date DECEMBER 19 2019
AS-100
Scale AS NOTED

2019-12-22 8:59:07 PM



1 AE-100 BASEMENT FLOOR PLAN
3/16" = 1'-0"

NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

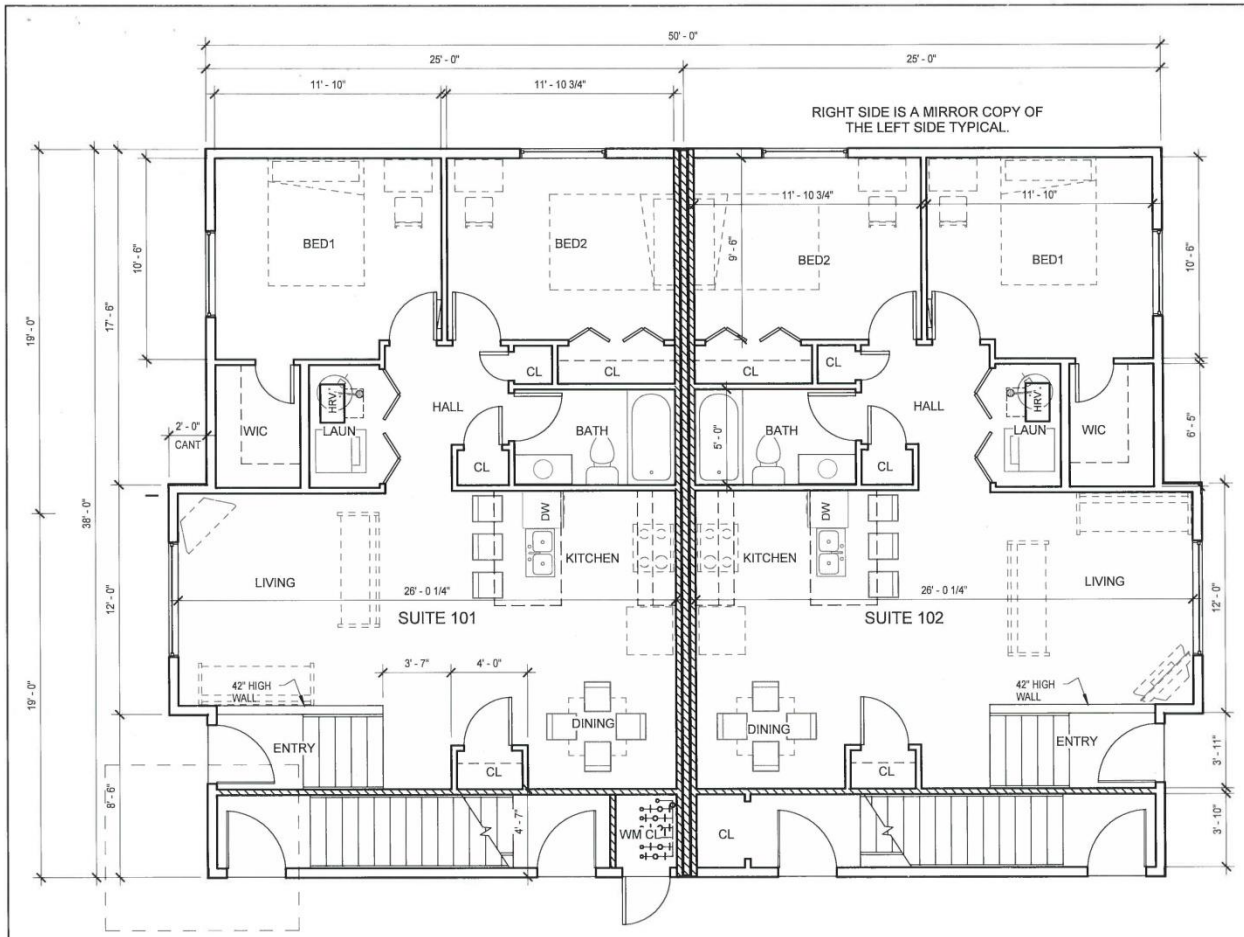
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 275/20
SHEET# 2 OF 12
APPLICATION (SGD.)
DEV EXAM. MH
DATE

SUITE NOTES:

SUITE 001 AND SUITE 002:
2 BED, 1 BATH
APPROXIMATELY 783 SQFT
HEATING/VENTILATION: BASEBOARDS + HRV
COOLING: MINISPLIT WITH UNIT IN LIVING
OTHER:
SEPARATE WATER AND ELECTRIC METER FOR INDIVIDUAL BILLING

DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
BASEMENT FLOOR PLAN
Date DECEMBER 2019
AE-100
Scale AS NOTED



1 AE-101 MAIN FLOOR
3/16" = 1'-0"

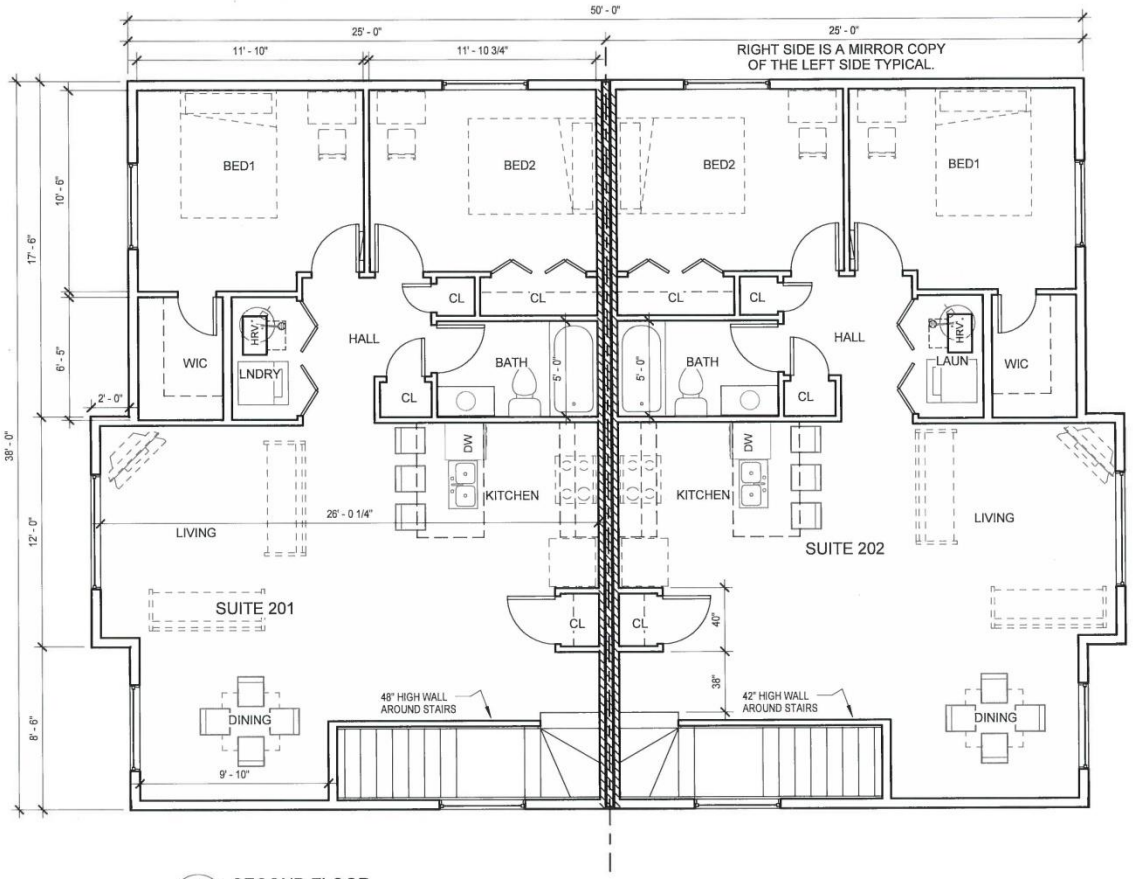
NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN129275/19C
SHEET# 3 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE

SUITE NOTES:

SUITE 101 AND 102:
2 BED, 1 BATH
101: APPROXIMATELY 820 SQFT
102: APPROXIMATELY 798 SQFT
HEATING/VENTILATION: BASEBOARDS + HRV
COOLING: MINISPLIT WITH UNIT IN LIVING
OTHER:
SEPARATE WATER AND ELECTRIC METER FOR INDIVIDUAL BILLING

DRAFTING & DESIGN:	817 ST MARYS 6-PLEX
BBDD CONSULTING AND DESIGN	ISSUED FOR REVIEW
	MAIN FLOOR PLAN
	Date DECEMBER 2019
204.899.5654 bbddinc@gmail.com	AE-101
	Scale AS NOTED



1 SECOND FLOOR
AE-102 3/16" = 1'-0"

NOTE: LAYOUT SHOWN FOR 815 ST. MARY'S.
LAYOUT OF 817 ST MARY'S SIMILAR AND
MIRRORED ALONG ADJOINING PROPERTY LINE

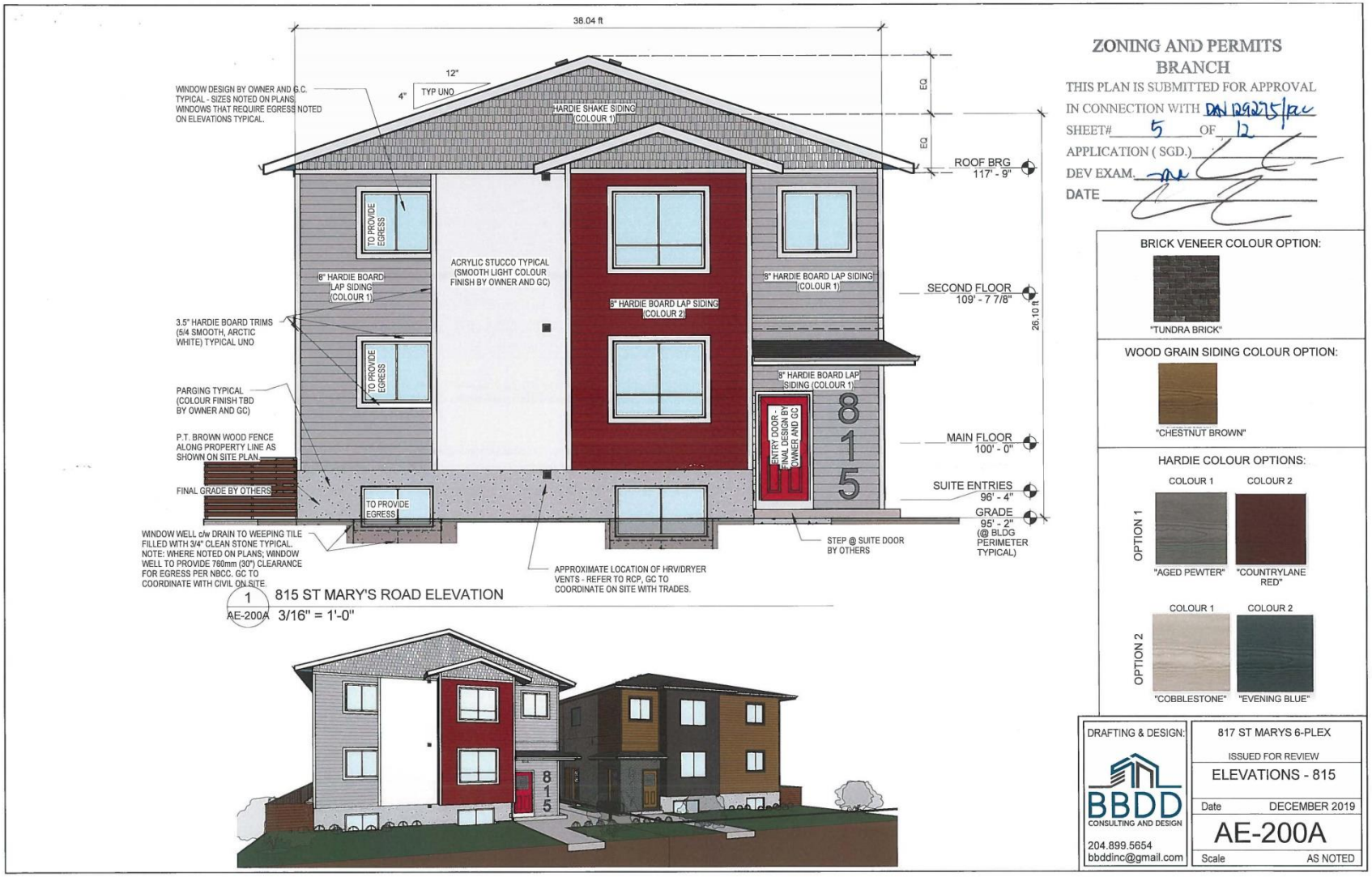
ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA109275/rev
SHEET# 4 OF 12
APPLICATION (SCD.)
DEV EXAM.
DATE

SUITE NOTES:

SUITE 201 AND 202:
2 BED, 1 BATH
201: APPROXIMATELY 866 SQFT
202: APPROXIMATELY 844 SQFT
HEATING/VENTILATION: BASEBOARDS + HRV
COOLING: MINISPLIT WITH UNIT IN LIVING
OTHER:
SEPARATE WATER AND ELECTRIC METER FOR INDIVIDUAL BILLING

DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
SECOND FLOOR PLAN
Date DECEMBER 2019
AE-102
Scale AS NOTED


38.04 ft
12"
4"
TYP UNO
WINDOW DESIGN BY OWNER AND G.C. TYPICAL - SIZES NOTED ON PLANS. WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL.
HARDIE SHAKE SIDING (COLOUR 1)
EQ
EQ
ROOF BRG 117' - 9"
TO PROVIDE EGRESS
ACRYLIC STUCCO TYPICAL (SMOOTH LIGHT COLOUR FINISH BY OWNER AND GC)
8" HARDIE BOARD LAP SIDING (COLOUR 1)
8" HARDIE BOARD LAP SIDING (COLOUR 2)
8" HARDIE BOARD LAP SIDING (COLOUR 1)
SECOND FLOOR 109' - 7 7/8"
26.10 ft
3.5" HARDIE BOARD TRIMS (5/4 SMOOTH, ARCTIC WHITE) TYPICAL UNO
TO PROVIDE EGRESS
8" HARDIE BOARD LAP SIDING (COLOUR 1)
PARGING TYPICAL (COLOUR FINISH TBD BY OWNER AND GC)
ENTRY DOOR - FINAL DESIGN BY OWNER AND GC
815
P.T. BROWN WOOD FENCE ALONG PROPERTY LINE AS SHOWN ON SITE PLAN
MAIN FLOOR 100' - 0"
FINAL GRADE BY OTHERS
TO PROVIDE EGRESS
SUITE ENTRIES 96' - 4"
GRADE 95' - 2" (@ BLDG PERIMETER TYPICAL)
WINDOW WELL c/w DRAIN TO WEEPING TILE FILLED WITH 3/4" CLEAN STONE TYPICAL. NOTE: WHERE NOTED ON PLANS; WINDOW WELL TO PROVIDE 760mm (30") CLEARANCE FOR EGRESS PER NBCC. GC TO COORDINATE WITH CIVIL ON SITE.
STEP @ SUITE DOOR BY OTHERS
APPROXIMATE LOCATION OF HRV/DRYER VENTS - REFER TO RCP, GC TO COORDINATE ON SITE WITH TRADES.
1 815 ST MARY'S ROAD ELEVATION
AE-200A 3/16" = 1'-0"
ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 129275/pac
SHEET# 5 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE
BRICK VENEER COLOUR OPTION:
"TUNDRA BRICK"
WOOD GRAIN SIDING COLOUR OPTION:
"CHESTNUT BROWN"
HARDIE COLOUR OPTIONS:
COLOUR 1
COLOUR 2
OPTION 1
"AGED PEWTER"
"COUNTRYLANE RED"
COLOUR 1
COLOUR 2
OPTION 2
"COBBLESTONE"
"EVENING BLUE"
DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 815
Date DECEMBER 2019
AE-200A
Scale AS NOTED



1 AE-200B 817 ST MARY'S ROAD ELEVATION

3/16" = 1'-0"



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 129275/19C
SHEET# 6 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE

BRICK VENEER COLOUR OPTION:

"TUNDRA BRICK"

WOOD GRAIN SIDING COLOUR OPTION:

"CHESTNUT BROWN"

HARDIE COLOUR OPTIONS:

	COLOUR 1	COLOUR 2
OPTION 1	"AGED PEWTER"	"COUNTRYLANE RED"
OPTION 2	"COBBLESTONE"	"EVENING BLUE"

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817 ST MARYS 6-PLEX
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ELEVATIONS - 817
Date DECEMBER 2019
AE-200B
Scale AS NOTED



1 / AE-201A 815 ST MARY'S - REAR LANE ELEVATION

3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAI 129275 / PLC
SHEET# 7 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE

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817 ST MARYS 6-PLEX
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ELEVATIONS - 815
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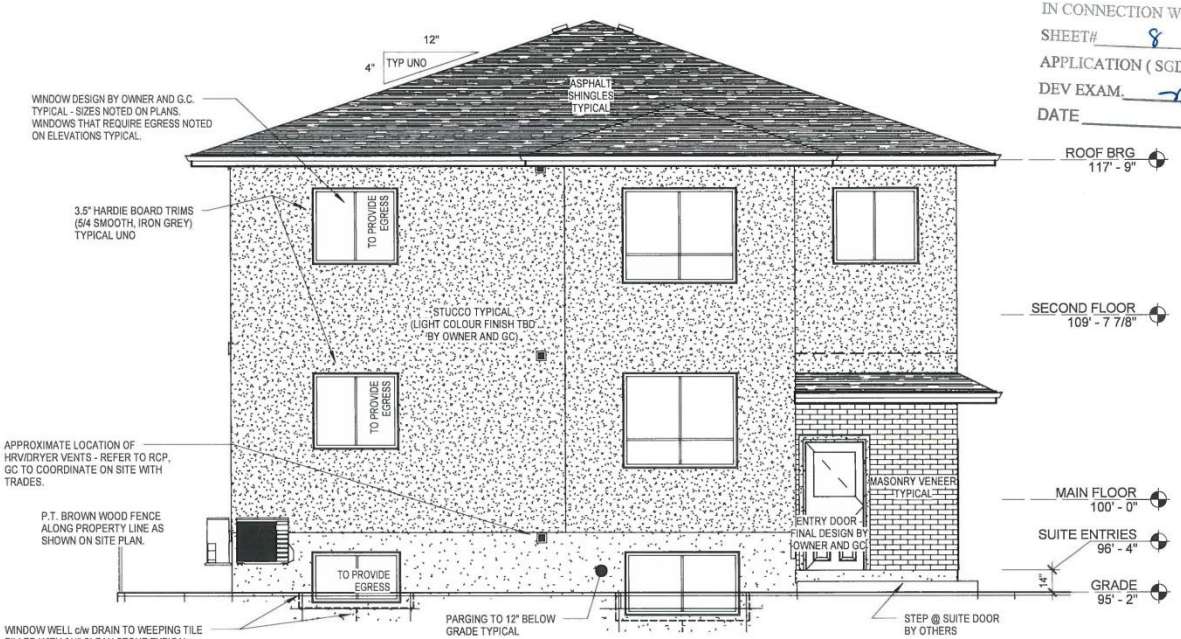
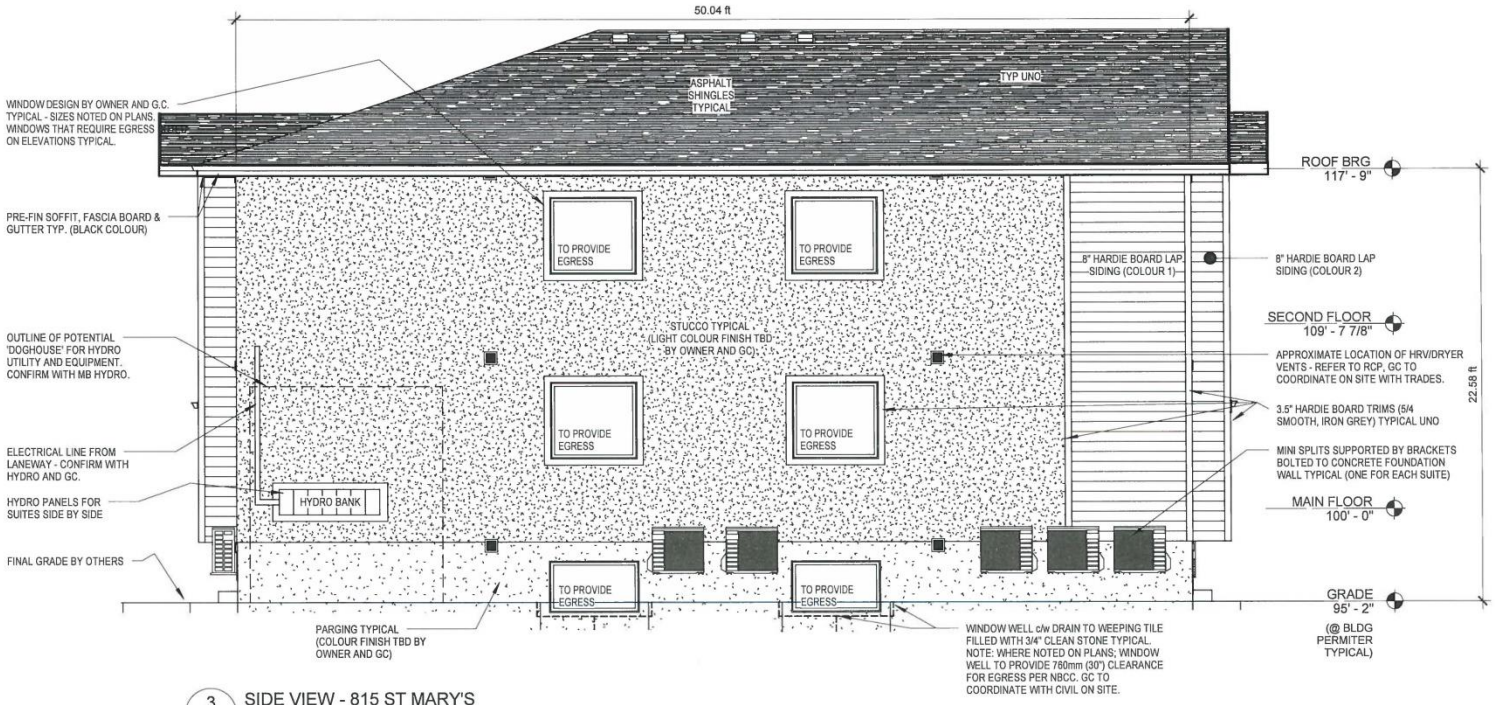
Scale AS NOTED

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 129275 19C
SHEET# 8 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE



1 AE-201B 817 ST MARYS'S - REAR LANE ELEVATION
3/16" = 1'-0"

DRAFTING & DESIGN: BBDD CONSULTING AND DESIGN 204.899.5654 bbddinc@gmail.com	817 ST MARYS 6-PLEX
	ISSUED FOR REVIEW
	ELEVATIONS - 817
	Date DECEMBER 2019
	AE-201B
	Scale AS NOTED



3 AE-202A SIDE VIEW - 815 ST MARY'S
3/16" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 109275/19C
SHEET# 9 OF 12
APPLICATION (SGD.)
DEV EXAM. DA
DATE

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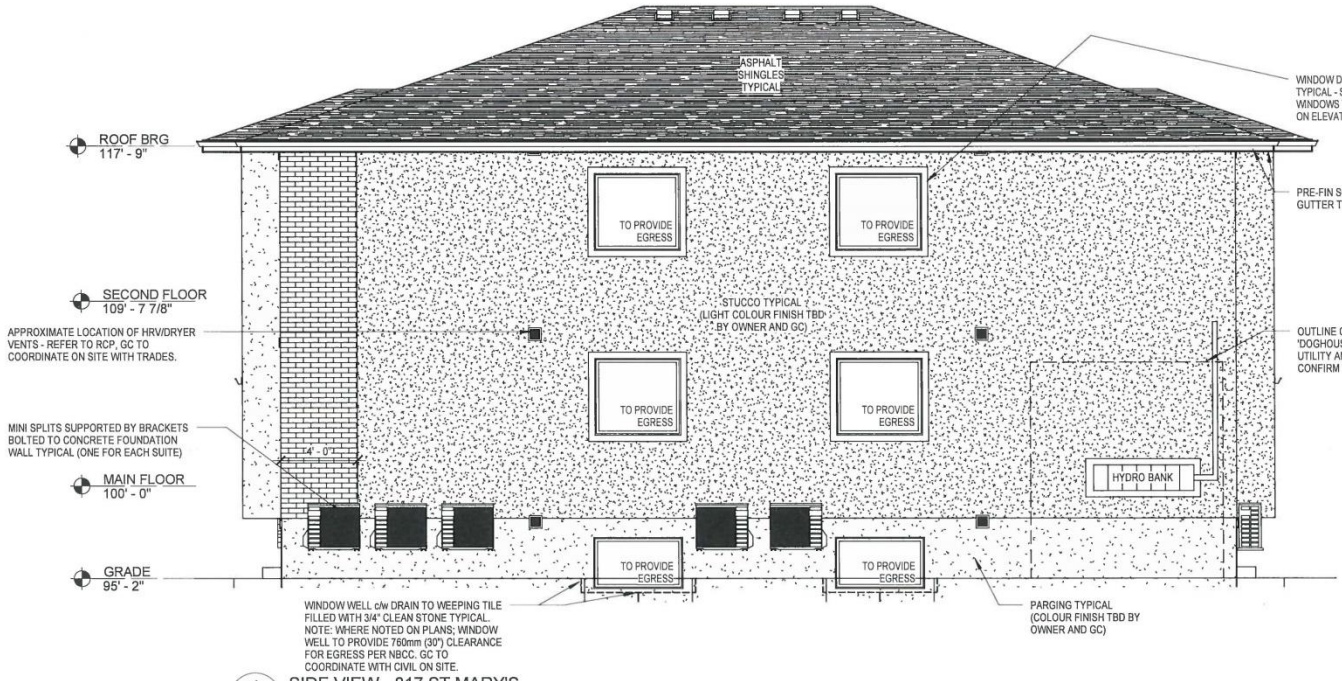
817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 815
Date DECEMBER 2019
AE-202A
Scale AS NOTED



1 AE-202B SIDE VIEW - 817 ST MARY'S
3/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 09275/19C
SHEET# 10 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE

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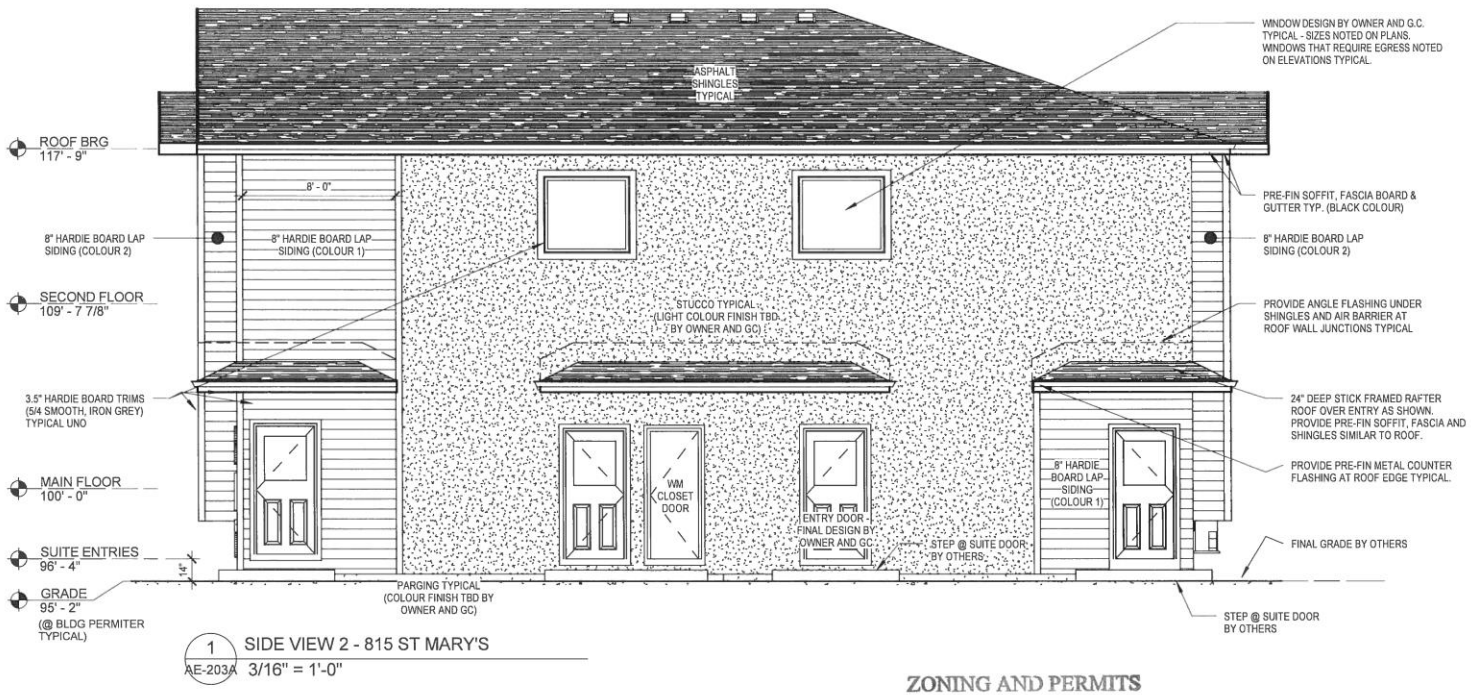
817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 817
Date DECEMBER 2019
AE-202B
Scale AS NOTED



1 AE-203A SIDE VIEW 2 - 815 ST MARY'S
3/16" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV/129275/19C
SHEET# 11 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE

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817 ST MARYS 6-PLEX
ISSUED FOR REVIEW
ELEVATIONS - 815
Date DECEMBER 2019
AE-203A
Scale AS NOTED



1 / AE-203B SIDE VIEW 2 - 817 ST MARY'S

3/16" = 1'-0"

ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAV 129275 | 120

SHEET# 12 OF 12

APPLICATION (SGD.)

DEV EXAM.

DATE

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204.899.5654

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817 ST MARYS 6-PLEX

ISSUED FOR REVIEW

ELEVATIONS - 817

Date DECEMBER 2019

AE-203B

Scale AS NOTED