Minutes – Board of Adjustment – February 19, 2020

PUBLIC HEARINGS

Item No. 3 Variance – 86 Harrowby Avenue
(St. Vital Ward)
File DAV 102369/2020C

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 lot areas of 2565 square feet (238.3 square 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 20-102369/C, sheets 1 to 11 inclusive, dated January 6, 2020 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

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 Joel Remis,

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

Carried

Moved by Joel Remis,

That the receipt of public representations be concluded.

Carried

Moved by Joel Remis,

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

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

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

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

Supporting Comments:

1. The Board of Adjustment agreed with the administrative comments contained in the report of the Urban Planning Division dated January 29, 2020.

Carried

DECISION MAKING HISTORY (continued):

Moved by Joel Remis,

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

Carried

Moved by Joel Remis,

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

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
BOARD OF ADJUSTMENT

DAV 102369/2020C

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Maretski Joel Remis
Hearing:	February 19, 2020 Council Building, 510 Main Street
Applicant:	Blue Bella Draft Design (Steven Ulrich)
Premises Affected:	86 Harrowby Avenue
Legal Description:	LOT 31/32 BLOCK 6 PLAN 1002 106 ST B, hereinafter called "the land"
Property Zoned:	"R1-M" Residential Single-Family Medium
Nature of Application:	To vary the "R1-M" District Dimensional Standards of the Winnipeg Zoning By-Law No. for the establishment of two residential zoning lots to permit lot areas of 2,565 square feet (238.3 square metres) instead of 3,500 square feet (325.2 square 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 January 29, 2020.

ORDER:

The Board of Adjustment orders that the provisions of the "R1-M" District Dimensional Standards of the Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” for the establishment of two residential zoning lots to permit lot areas of 2,565 square feet (238.3 square 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 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 20-102369/C, sheets 1 to 11 inclusive, dated January 6, 2020 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: February 24, 2020

CERTIFIED BY:



T. Pomanski
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 March 12, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Variance Order No. DAV 102369/2020C; 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:

Steven Ulrich

In Opposition:

Irene Dutiaume
Ray Hesslein
Liz Higgins
Coralee Muller
Barry Pagan
Joan Pagan
Tom Scott
Nakia Van Easton

For Information:

Nil

For the City:

S. Jerez, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 102369/2020C

1. Application dated January 29, 2020
2. Notification of Public Hearing dated January 29, 2020
3. Manitoba Status of Title 1477353
4. Letter of authorization dated November 28, 2019 from Dean Normand and Donna Normand to Ghuman Enterprises Ltd.
5. Letter of authorization dated December 27, 2019 from Ghuman Enterprises Ltd. to Steven Ulrich (BBDD Inc.)
6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
7. Petition in support of the application purporting to contain the signatures of 16 area residents, submitted by the applicant
8. Plans, Sheets 1 to 11 inclusive, for File DAV 102369/2020C dated January 6, 2020
9. Report from the Urban Planning Division dated January 29, 2020
10. Inspection Report
11. Communication dated February 14, 2020, from Irene Dutiaume in opposition to the application
12. Communication dated February 15, 2020, from Coralee Muller in opposition to the application
13. Communication dated February 16, 2020, from Ray Hesslein in opposition to the application
14. Communication dated February 17, 2020, from Liz Higgins in opposition to the application
15. Communication dated February 18, 2020, from Nakia Van Easton in opposition to the application
16. Communication dated February 19, 2020, from Tom Scott in opposition to the application
17. Communication dated February 19, 2020, from Joan and Barry Pagan in opposition to the application

Exhibit “9” referred to in File DAV 102369/2020C

ADMINISTRATIVE REPORT

Title: DAV 20-102369\C – 86 Harrowby Avenue

Issue: For consideration at the public hearing for a variance associated with the establishment of two 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
J. Hildebrand	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the application to vary the "R1-M" dimensional standards of Zoning By-Law No. for the establishment of two residential zoning lots to permit lot areas of 2565 square feet (238.3 square metres) instead of 3500 square feet (325.2 square 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 20-102369/C, sheets 1 to 11 inclusive, dated January 6, 2020 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

- 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 variances will be approved.

FILE/APPLICANT DETAILS

FILE:	DAV 20-102369\C
RELATED FILES:	
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.508 (Glenwood)
SUBJECT:	To vary the "R1-M" dimensional standards of Zoning By-Law No. for the establishment of two residential zoning lots to permit lot areas of 2565 square feet (238.3 square metres) instead of 3500 square feet (325.2 square metres).
LOCATION:	86 Harrowby AVE
LEGAL DESCRIPTION:	LOT 31/32 BLOCK 6 PLAN 1002 106 ST B
APPLICANT:	Steven Ulrich 16 Courtwood PL Winnipeg , Manitoba R2J 3J7

OWNER: DEAN R & DONNA D NORMAND
86 HARROWBY AVE
Winnipeg , Manitoba R2M 0G9

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 south side of Harrowby Avenue, in the Glenwood neighbourhood of the St Vital ward.
- The site is 5,133 square feet in area and contains a single-family dwelling built in 1923, as well as an accessory structure (garage) at the rear of the property. Vehicular access is taken from the rear lane.
- The site falls within the ‘Areas of Stability – Mature Community’ policy area under the *Complete Communities Direction Strategy*.
- The property is zoned ‘R1-M’ Residential Single-Family Medium.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Harrowby Avenue, then residential uses zoned 'R1-M' Residential Single-Family Medium, then Ellesmere Avenue, then residential uses zoned 'R1-M' Residential Single-Family Medium.

South: Rear lane; then Glenwood Community Centre and Glenwood School, zoned 'PR2' Parks and Recreation 2 (Community); then residential uses zoned 'R1-M' Residential Single-Family Medium.

East: One property zoned 'R1-M' Residential Single-Family Medium, then Des Meurons Street, then residential uses zoned 'R1-M' Residential Single-Family Medium.

West: Residential uses zoned 'R1-M' Residential Single-Family Medium.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to split an existing 50-foot-wide lot into two (2) residential zoning lots along existing underlying parcel lines, in order to build a new two-storey single-family dwelling with an attached secondary suite on each lot. The existing house and accessory structure will be demolished.
- The proposed Lot 31 (to the west) and Lot 32 (to the east) will both have areas of 2,565 square feet, and widths of 25 feet.
- The applicant intends to maintain an existing tree located at the northeast corner of the proposed Lot 32. Three new trees are also proposed: one in the front yard of the proposed Lot 31, and one in the rear yard of each of the two proposed lots.

COLLABORATION

- The applicant has collaborated with the Urban Planning Division to incorporate minor feedback related to improving the look of the dwellings from the street (front stair risers, and wooden screening to conceal the air conditioning units located under the front landings).

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.

- The subject property is classified as an ‘Area of Stability’ in *Complete Communities*’ Urban Structure Map. Areas of Stability will support low-to-moderate-density infill development to support a more efficient use of land, infrastructure, and services, as well as enhance housing choice and affordability.
- With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low-rise apartments, secondary suites, semi-detached homes, townhouses.
    - Support low-to-moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character, and built form.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context-sensitive manner.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The ‘R1-M’ Residential Single-Family district requires a minimum lot area of 3,500 square feet. The applicant is requesting a lot area of 2,565 square feet for both lots; therefore, a variance is required.

ANALYSIS OF VARIANCES

- The site is located in the ‘Areas of Stability – Mature Communities’ policy area under the *Complete Communities Direction Strategy*. Policies guiding development in the Mature Communities policy area support the subdivision of a parcel of land into two or more lots when it is done in a context-sensitive manner.
- Typically with applications that seek to vary the lot area of residential units, the Urban Planning Division will base support on existing examples of lots that are the same size as those proposed on the same block. Sometimes one block will have many examples and will be easy to support. In other cases a block may have only a few examples of lots the same size as what is being proposed and support is based on these limited examples.
- With respect to the subject application, there are 24 examples on this block of Harrowby Avenue (between Overton Street and Des Meurons Street) of properties with similar lot areas and widths as those proposed. One of these examples is located immediately to the east of the subject site. Based on these examples, the Urban Planning Division is recommending support of this variance.
- The Urban Planning Division supports this type of moderate infill within mature communities for a number of reasons:
    - it has minimal impact on the existing form and adds a moderate increase in density;
    - it provides more people to patronize local community clubs, schools, parks, libraries, etc.; and,
    - it utilizes infrastructure in an efficient manner.

COMPATIBILITY WITH SURROUNDING AREA

- The recommended conditions of approval associated with restricting height, front driveway approaches, attached garages, and requiring an entrance on the front building elevation are all included to help ensure future development complements the reduced size of the new lots and is compatible with the majority of homes in the area.

SUBSTANTIAL CONFORMANCE / PLAN APPROVAL CONDITION

- It is expected that the development shall be constructed in substantial conformance with the plans submitted attached hereto and identified as Sheets 1-11 dated January 6, 2020 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.
- If there are changes to the submitted plans, it is recommended that revised plans be submitted to the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed to the satisfaction of the Director of Planning, Property and Development.

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 application is consistent with the Complete Communities Direction Strategy, *which supports the subdivision of a parcel of land in 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.

(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 established lots on the subject block, and the recommended conditions of approval will help to ensure future development is compatible with the existing single-family homes on the block.

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 – Areas of Stability

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

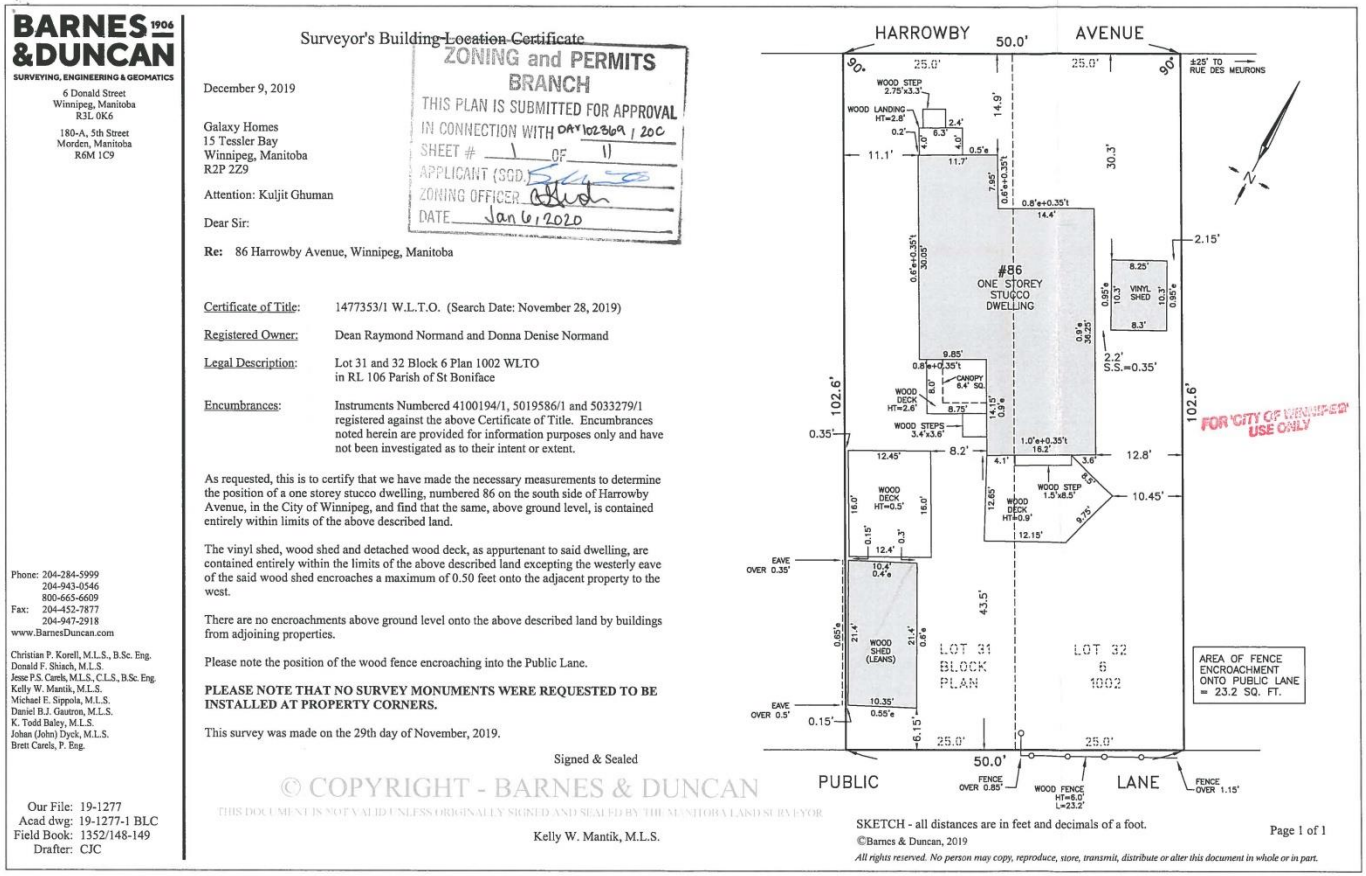
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Jonathan Hildebrand MCIP, RPP
Date:	Wednesday, January 29, 2020
File No.	DAV 20-102369\C

Exhibit “8” referred to in File DAV 102369/2020C



BARNES 1906 & DUNCAN
SURVEYING, ENGINEERING & GEOMATICS

6 Donald Street
Winnipeg, Manitoba
R3L 0K6

180-A, 5th Street
Morden, Manitoba
R6M 1C9

Phone: 204-284-5999
204-943-0546
800-665-6609
Fax: 204-452-7877
204-947-2918
www.BarnesDuncan.com

Christian P. Korell, M.L.S., B.Sc. Eng.
Donald F. Shiach, M.L.S.
Jesse P.S. Carels, M.L.S., C.L.S., B.Sc. Eng.
Kelly W. Mantik, M.L.S.
Michael E. Sippola, M.L.S.
Daniel B.J. Gauron, M.L.S.
K. Todd Baley, M.L.S.
Johan (John) Dyck, M.L.S.
Brett Carels, P. Eng.

Our File: 19-1277
Acad dwg: 19-1277-1 BLC
Field Book: 1352/148-149
Drafter: CJC

Surveyor's Building ~~Location Certificate~~

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 102369 / 20C
SHEET # 1 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

December 9, 2019

Galaxy Homes
15 Tessler Bay
Winnipeg, Manitoba
R2P 2Z9

Attention: Kuljit Ghuman

Dear Sir:

Re: 86 Harrowby Avenue, Winnipeg, Manitoba

Certificate of Title: 1477353/1 W.L.T.O. (Search Date: November 28, 2019)

Registered Owner: Dean Raymond Normand and Donna Denise Normand

Legal Description: Lot 31 and 32 Block 6 Plan 1002 WLTO in RL 106 Parish of St Boniface

Encumbrances: Instruments Numbered 4100194/1, 5019586/1 and 5033279/1 registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

As requested, this is to certify that we have made the necessary measurements to determine the position of a one storey stucco dwelling, numbered 86 on the south side of Harrowby Avenue, in the City of Winnipeg, and find that the same, above ground level, is contained entirely within limits of the above described land.

The vinyl shed, wood shed and detached wood deck, as appurtenant to said dwelling, are contained entirely within the limits of the above described land excepting the westerly eave of the said wood shed encroaches a maximum of 0.50 feet onto the adjacent property to the west.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

Please note the position of the wood fence encroaching into the Public Lane.

PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.

This survey was made on the 29th day of November, 2019.

Signed & Sealed

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED BY THE MANITOBA LAND SURVEYOR

Kelly W. Mantik, M.L.S.

HARROWBY AVENUE 50.0'
PUBLIC LANE
#86 ONE STOREY STUCCO DWELLING
LOT 31 BLOCK 6 PLAN 1002
LOT 32
AREA OF FENCE ENCROACHMENT ONTO PUBLIC LANE = 23.2 SQ. FT.
FOR CITY OF WINNIPEG USE ONLY

SKETCH - all distances are in feet and decimals of a foot.

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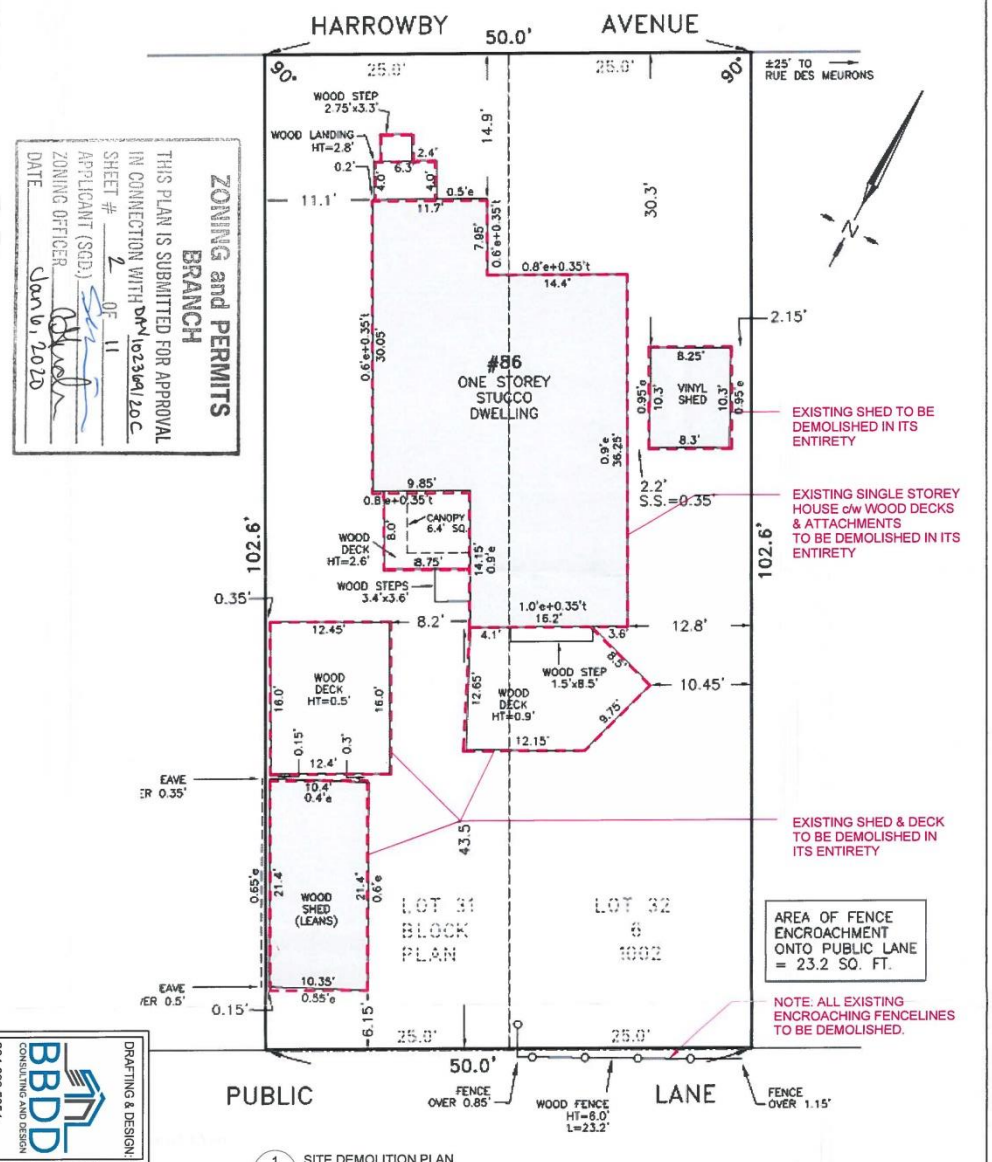
Page 1 of 1

"HARROWBY RESIDENCES"

Lot 31 and Lot 32 Block 6 Plan 1002 WLTO in RL 106 Parish of St Boniface., Winnipeg, Manitoba



1 AE-000 SITE DEMOLITION PLAN
1" = 10'-0"

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAP 102364/20C
SHEET # 2 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2022

BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

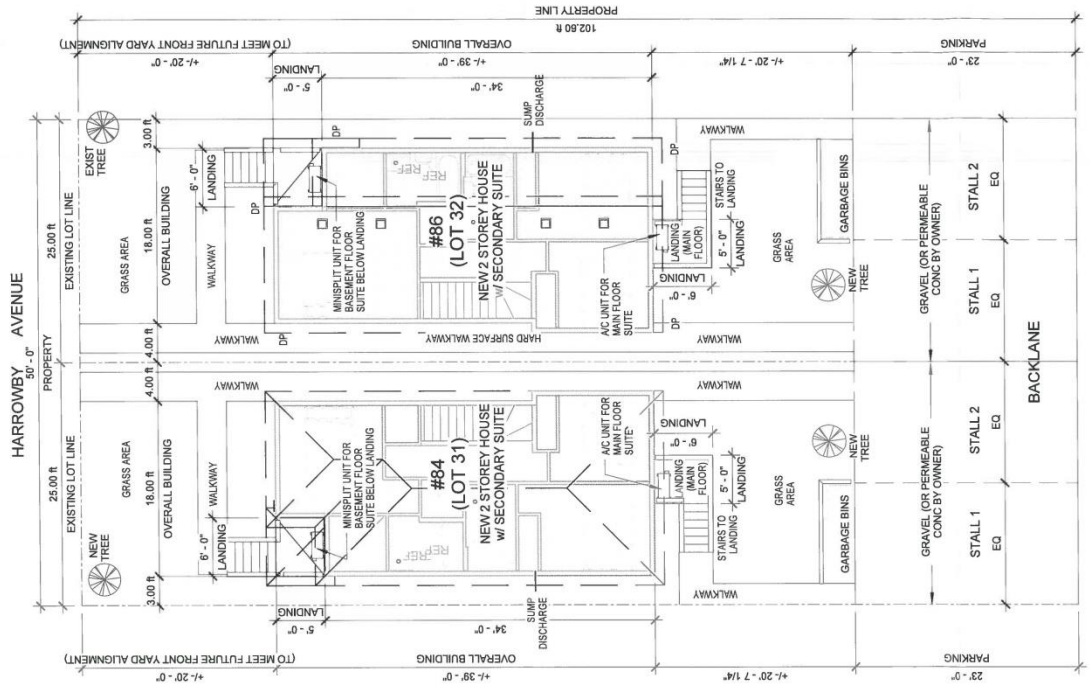
DRAFTING & DESIGN:

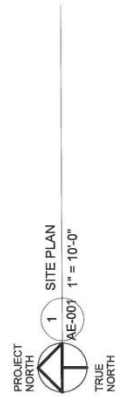
HARROWBY RESIDENCES
ISSUED FOR REVIEW
EXISTING SITE PLAN
Date DECEMBER 2019
AE-000
Scale AS NOTED

2019-12-27 11:54:08 AM

"HARROWBY RESIDENCES"

Lot 31 and Lot 32 Block 6 Plan 1002 WLTO in RL 106 Parish of St Boniface., Winnipeg, Manitoba





ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 102369 / 20C
SHEET # 3 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

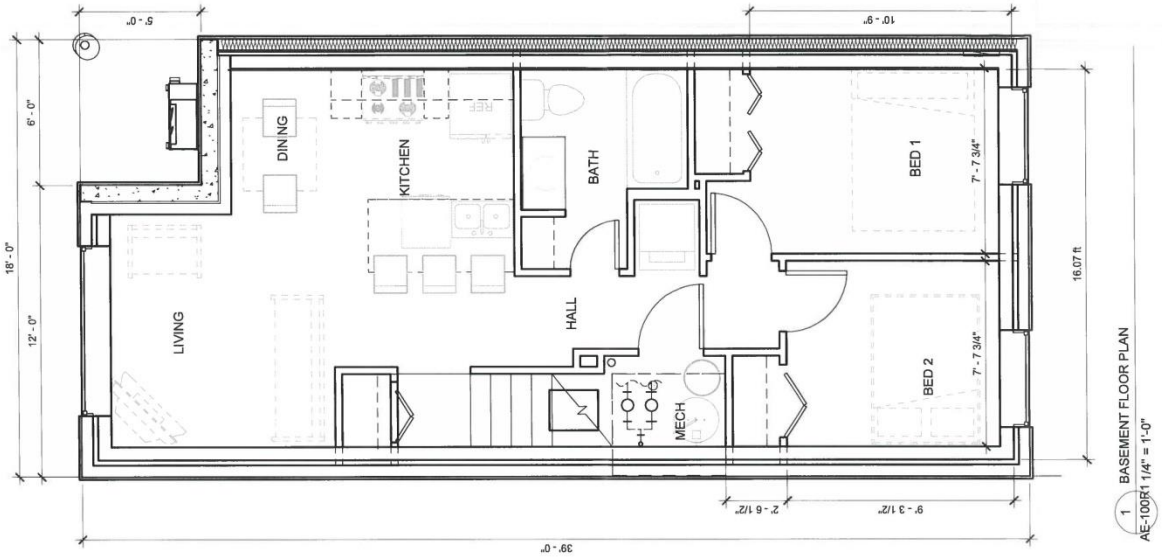


DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com

HARROWBY RESIDENCES
ISSUED FOR REVIEW
PROPOSED SITE PLAN
Date DECEMBER 2019
AE-001
Scale AS NOTED

2019-12-27 11:54:12 AM

NOTE:
PLAN SHOWN FOR 86 HARROWBY. 84 HARROWBY TO BE SIMILAR BUT MIRRORED ALONG PROPERTY LINE (SEE SITE PLAN).
REFER TO ALTERNATE ELEVATIONS AND FINISH DETAILS FOR 84 HARROWBY.



1 BASEMENT FLOOR PLAN
AE-100R1 1/4" = 1'-0"

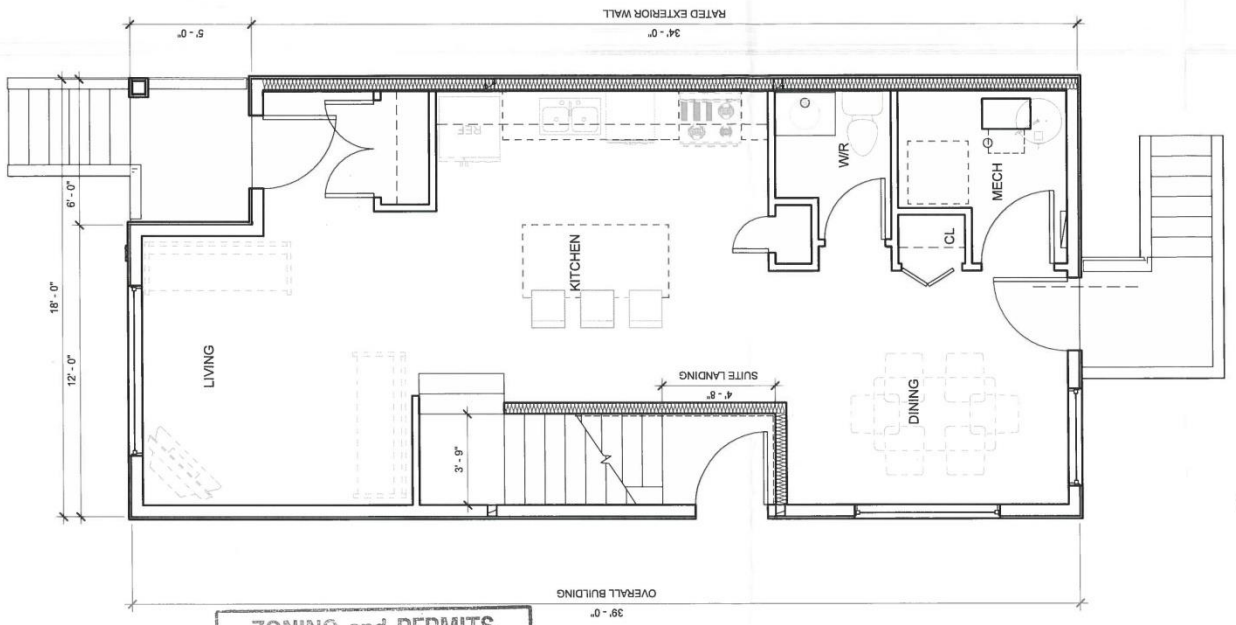
ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 102369 / 20C
SHEET # 4 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

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

HARROWBY RESIDENCES
ISSUED FOR REVIEW
BASEMENT FLOOR PLAN
Date DECEMBER 2019
AE-100R1
Scale AS NOTED

2019-12-27 11:54:13 AM

NOTE:
PLAN SHOWN FOR 86 HARROWBY. 84 HARROWBY TO BE SIMILAR BUT MIRRORED ALONG PROPERTY LINE (SEE SITE PLAN).
REFER TO ALTERNATE ELEVATIONS AND FINISH DETAILS FOR 84 HARROWBY.



1 MAIN FLOOR 1/4" = 1'-0"
AE-101

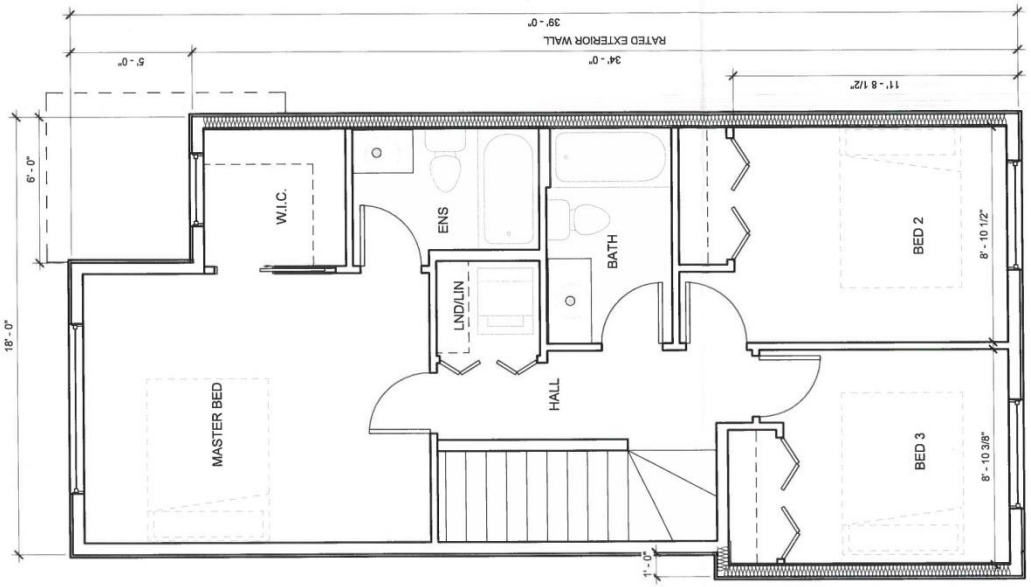
ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 102369/20C
SHEET # 5 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

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

HARROWBY RESIDENCES
ISSUED FOR REVIEW
MAIN FLOOR PLAN
Date DECEMBER 2019
AE-101
Scale AS NOTED

2019-12-27 11:54:14 AM

NOTE:
PLAN SHOWN FOR 86 HARROWBY. 84 HARROWBY TO BE SIMILAR BUT MIRRORED ALONG PROPERTY LINE (SEE SITE PLAN).
REFER TO ALTERNATE ELEVATIONS AND FINISH DETAILS FOR 84 HARROWBY.



1 SECOND FLR 1/4" = 1'-0"
AE-102

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAN 102369/20C
SHEET # 6 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

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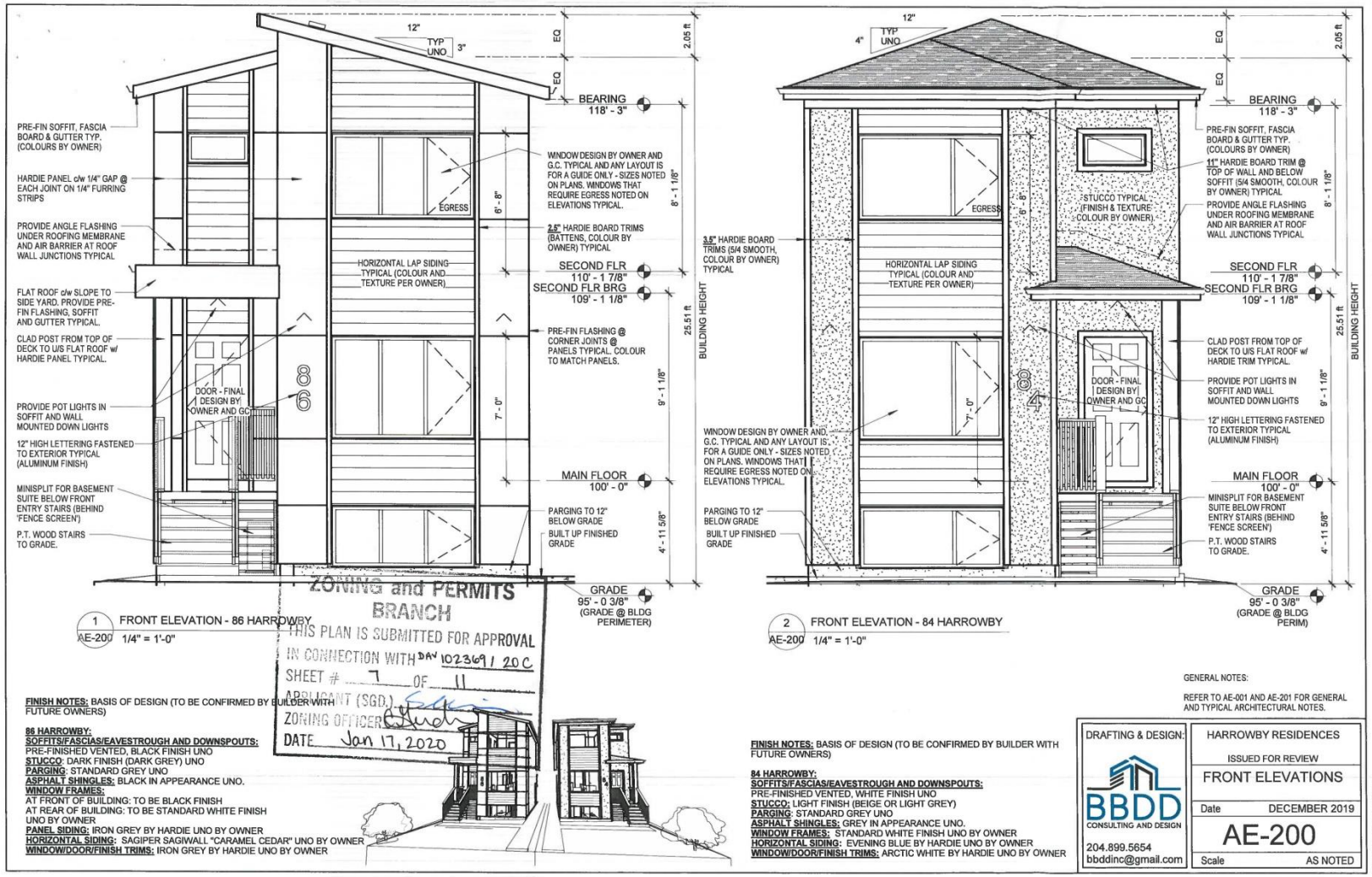
HARROWBY RESIDENCES
ISSUED FOR REVIEW
SECOND FLOOR PLAN
Date DECEMBER 2019
AE-102
Scale AS NOTED

2019-12-27 11:54:15 AM


12"
TYP UNO 3"
EQ
2.05 ft
BEARING 118' - 3"
PRE-FIN SOFFIT, FASCIA BOARD & GUTTER TYP. (COLOURS BY OWNER)
HARDIE PANEL c/w 1/4" GAP @ EACH JOINT ON 1/4" FURRING STRIPS
PROVIDE ANGLE FLASHING UNDER ROOFING MEMBRANE AND AIR BARRIER AT ROOF WALL JUNCTIONS TYPICAL
FLAT ROOF c/w SLOPE TO SIDE YARD. PROVIDE PRE-FIN FLASHING, SOFFIT AND GUTTER TYPICAL.
CLAD POST FROM TOP OF DECK TO U/S FLAT ROOF w/ HARDIE PANEL TYPICAL.
PROVIDE POT LIGHTS IN SOFFIT AND WALL MOUNTED DOWN LIGHTS
12" HIGH LETTERING FASTENED TO EXTERIOR TYPICAL (ALUMINUM FINISH)
MINISPLIT FOR BASEMENT SUITE BELOW FRONT ENTRY STAIRS (BEHIND 'FENCE SCREEN')
P.T. WOOD STAIRS TO GRADE.
EGRESS
6' - 8"
7' - 0"
HORIZONTAL LAP SIDING TYPICAL (COLOUR AND TEXTURE PER OWNER)
DOOR - FINAL DESIGN BY OWNER AND GC
86
WINDOW DESIGN BY OWNER AND G.C. TYPICAL AND ANY LAYOUT IS FOR A GUIDE ONLY - SIZES NOTED ON PLANS. WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL.
2.5" HARDIE BOARD TRIMS (BATTENS, COLOUR BY OWNER) TYPICAL
SECOND FLR 110' - 1 7/8"
SECOND FLR BRG 109' - 1 1/8"
PRE-FIN FLASHING @ CORNER JOINTS @ PANELS TYPICAL, COLOUR TO MATCH PANELS.
8' - 1 1/8"
9' - 1 1/8"
4' - 11 5/8"
BUILDING HEIGHT
25.51 ft
MAIN FLOOR 100' - 0"
PARGING TO 12" BELOW GRADE
BUILT UP FINISHED GRADE
GRADE 95' - 0 3/8" (GRADE @ BLDG PERIMETER)
1 FRONT ELEVATION - 86 HARROWBY
AE-200 1/4" = 1'-0"
ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAP 102369 / 20 C
SHEET # 7 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 17, 2020
FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY BUILDER WITH FUTURE OWNERS)
86 HARROWBY:
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS: PRE-FINISHED VENTED, BLACK FINISH UNO
STUCCO: DARK FINISH (DARK GREY) UNO
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: BLACK IN APPEARANCE UNO.
WINDOW FRAMES: AT FRONT OF BUILDING: TO BE BLACK FINISH
AT REAR OF BUILDING: TO BE STANDARD WHITE FINISH UNO BY OWNER
PANEL SIDING: IRON GREY BY HARDIE UNO BY OWNER
HORIZONTAL SIDING: SAGIPER SAGIWALL "CARAMEL CEDAR" UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: IRON GREY BY HARDIE UNO BY OWNER
12"
TYP UNO 4"
EQ
2.05 ft
BEARING 118' - 3"
PRE-FIN SOFFIT, FASCIA BOARD & GUTTER TYP. (COLOURS BY OWNER)
11" HARDIE BOARD TRIM @ TOP OF WALL AND BELOW SOFFIT (5/4 SMOOTH, COLOUR BY OWNER) TYPICAL
PROVIDE ANGLE FLASHING UNDER ROOFING MEMBRANE AND AIR BARRIER AT ROOF WALL JUNCTIONS TYPICAL
STUCCO TYPICAL (FINISH & TEXTURE COLOUR BY OWNER)
EGRESS
6' - 8"
7' - 0"
HORIZONTAL LAP SIDING TYPICAL (COLOUR AND TEXTURE PER OWNER)
3.5" HARDIE BOARD TRIMS (5/4 SMOOTH, COLOUR BY OWNER) TYPICAL
DOOR - FINAL DESIGN BY OWNER AND GC
84
WINDOW DESIGN BY OWNER AND G.C. TYPICAL AND ANY LAYOUT IS FOR A GUIDE ONLY - SIZES NOTED ON PLANS. WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL.
SECOND FLR 110' - 1 7/8"
SECOND FLR BRG 109' - 1 1/8"
CLAD POST FROM TOP OF DECK TO U/S FLAT ROOF w/ HARDIE TRIM TYPICAL.
PROVIDE POT LIGHTS IN SOFFIT AND WALL MOUNTED DOWN LIGHTS
12" HIGH LETTERING FASTENED TO EXTERIOR TYPICAL (ALUMINUM FINISH)
8' - 1 1/8"
9' - 1 1/8"
4' - 11 5/8"
BUILDING HEIGHT
25.51 ft
MAIN FLOOR 100' - 0"
MINISPLIT FOR BASEMENT SUITE BELOW FRONT ENTRY STAIRS (BEHIND 'FENCE SCREEN')
P.T. WOOD STAIRS TO GRADE.
PARGING TO 12" BELOW GRADE
BUILT UP FINISHED GRADE
GRADE 95' - 0 3/8" (GRADE @ BLDG PERIM)
2 FRONT ELEVATION - 84 HARROWBY
AE-200 1/4" = 1'-0"
FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY BUILDER WITH FUTURE OWNERS)
84 HARROWBY:
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS: PRE-FINISHED VENTED, WHITE FINISH UNO
STUCCO: LIGHT FINISH (BEIGE OR LIGHT GREY)
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: GREY IN APPEARANCE UNO.
WINDOW FRAMES: STANDARD WHITE FINISH UNO BY OWNER
HORIZONTAL SIDING: EVENING BLUE BY HARDIE UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: ARCTIC WHITE BY HARDIE UNO BY OWNER
GENERAL NOTES:
REFER TO AE-001 AND AE-201 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.
DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
HARROWBY RESIDENCES
ISSUED FOR REVIEW
FRONT ELEVATIONS
Date DECEMBER 2019
AE-200
Scale AS NOTED
2020-01-14 9:16:13 PM

WINDOW NOTES:

CONTRACTOR TO CONFIRM ALL WINDOW SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION AND TO CONSTRUCT PROPER ROUGH OPENINGS TO SUPPLIER PROVIDED DIMENSIONS.

INSTALL ALL WINDOWS AND DOORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CONFIRM WITH WINDOW SUPPLIER WHICH WINDOWS OPERABLE AND TYPE. ALL BEDROOM WINDOWS TO HAVE AN OPERABLE AREA WITH MINIMUM OPENING OF NOT LESS THAN 542 SQ INCHES AND NO DIMENSION LESS THAN 15" TO SATISFY BUILDING CODE REQUIREMENTS.

ALL WINDOWS TO MEET PRESCRIBED U-VALUE OF 1.6 OR HAVE A MIN ENERGY RATING OF 25 TO MEET 9.36 ENERGY EFFICIENCY REQUIREMENTS.

DEADBOLTS TO BE INSTALLED ON ALL EXTERIOR DOORS. PROVIDE SECURITY BLOCKING AT MID-HEIGHT ALONG BOTH SIDES OF DOOR. PROVIDE NON-REMOVABLE PINS IF DOOR SWINGS OUT. PROVIDE DOOR VIEWER IN FRONT DOOR IF NO SIDELITE.
REFER TO ELEVATIONS FOR HEAD HEIGHT OF WINDOWS TYPICAL.

ALL BEDROOM WINDOWS TO HAVE AN OPERABLE AREA WITH MINIMUM OPENING OF NOT LESS THAN 542 SQ INCHES AND NO DIMENSION LESS THAN 15" TO SATISFY BUILDING CODE EGRESS REQUIREMENTS.

DOOR NOTES:

ALL FINAL DOOR FINISHES TO BE SELECTED BY DESIGNER AND OWNER. DOORS SHOWN ARE FOR REFERENCE ONLY. PROVIDE ALL ROUGH OPENING SIZES TO FRAMER PRIOR TO FRAMING.

GENERAL NOTES:

REFER TO AE-000 AND AE-200 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.

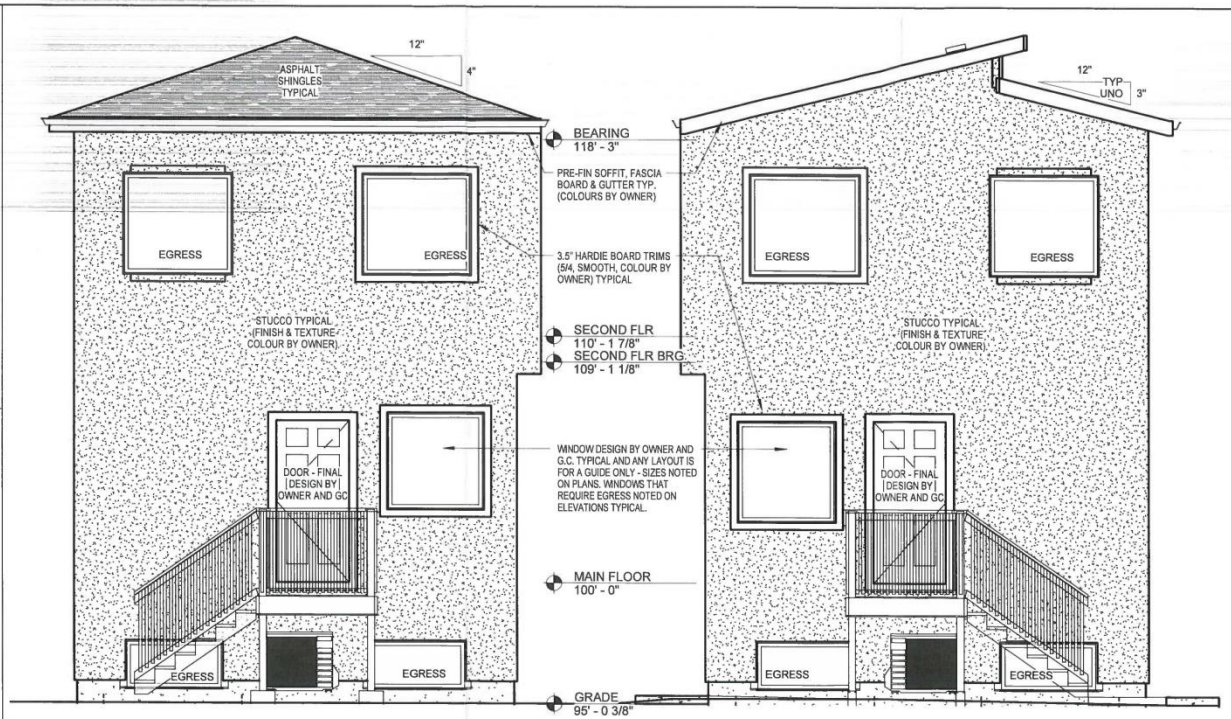
INSTALL PRE-FINISHED FLASHINGS OVER EXTERIOR DOOR AND WINDOW OPENINGS INCLUDING FOR END DAMS TYPICAL. FLASHINGS TO BE INSTALLED MINIMUM 2" UPWARDS BEHIND SHEATHING PAPER AND FORMED AS A DRIP ON THE OUTSIDE EDGE. ALL FLASHINGS TO MATCH SOFFIT AND FASCIA COLOUR TYPICAL.

PROVIDE PRE-FINISHED KICK OUT FLASHING @ ALL WALL/EAVES LOCATIONS PER DETAIL ON AE-200 TYPICAL.

EXTERIOR TO BE PROTECTED WITH CLADDING, FASHING, TRIM AND CAULKING AS REQUIRED TO PREVENT ENTRY OF RAIN AND SNOW.

MATERIALS AND INSTALLATION PER THE FOLLOWING NBCC SECTIONS
- WINDOWS AND DOORS: 9.7
- ROOFING: 9.26
- EXTERIOR CLADDING: 9.27
- FLASHING: 9.26.4, 9.27.3.7, 9.27.3.8
- SEALANTS AND CAULKING: 9.27.4
- SHEATHING MEMBRANE: 9.27.3.1 TO 9.27.3.6 CONFORMING TO CAN/CBSB-51.32-M "SHEATHING MEMBRANE BREATHER TYPE"

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA# 102369 / 20C
SHEET # 8 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020



1 AE-201 REAR ELEVATIONS - 119 / 121 PILGRIM
1/4" = 1'-0"

FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY BUILDER WITH FUTURE OWNERS)

86 HARROWBY:
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS:
PRE-FINISHED VENTED, BLACK FINISH UNO
STUCCO: DARK FINISH (DARK GREY) UNO
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: BLACK IN APPEARANCE UNO.
WINDOW FRAMES:
AT FRONT OF BUILDING: TO BE BLACK FINISH
AT REAR OF BUILDING: TO BE STANDARD WHITE FINISH UNO BY OWNER
PANEL SIDING: IRON GREY BY HARDIE UNO BY OWNER
HORIZONTAL SIDING: SAGIPER SAGIWALL "CARAMEL CEDAR" UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: IRON GREY BY HARDIE UNO BY OWNER

FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY BUILDER WITH FUTURE OWNERS)

84 HARROWBY:
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS:
PRE-FINISHED VENTED, WHITE FINISH UNO
STUCCO: LIGHT FINISH (BEIGE OR LIGHT GREY)
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: GREY IN APPEARANCE UNO.
WINDOW FRAMES: STANDARD WHITE FINISH UNO BY OWNER
HORIZONTAL SIDING: EVENING BLUE BY HARDIE UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: ARCTIC WHITE BY HARDIE UNO BY OWNER

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204.899.5654
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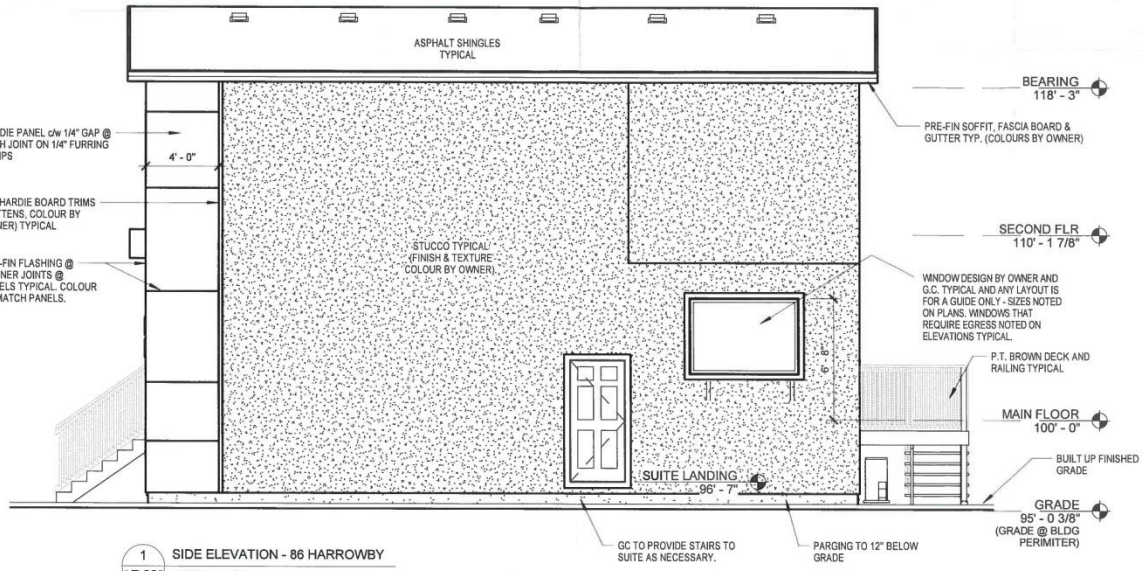
HARROWBY RESIDENCES
ISSUED FOR REVIEW
REAR ELEVATIONS
Date DECEMBER 2019
AE-201
Scale AS NOTED

2019-12-27 11:54:20 AM



1 AE-202 SIDE ELEVATION - 86 HARROWBY
3/16" = 1'-0"

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 102369 / 20C
SHEET # 9 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

GENERAL NOTES:

REFER TO AE-001 AND AE-201 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.

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204.899.5654
bbddinc@gmail.com

HARROWBY RESIDENCES
ISSUED FOR REVIEW
ELEVATIONS - 86 HARROWBY
Date DECEMBER 2019
AE-202
Scale AS NOTED

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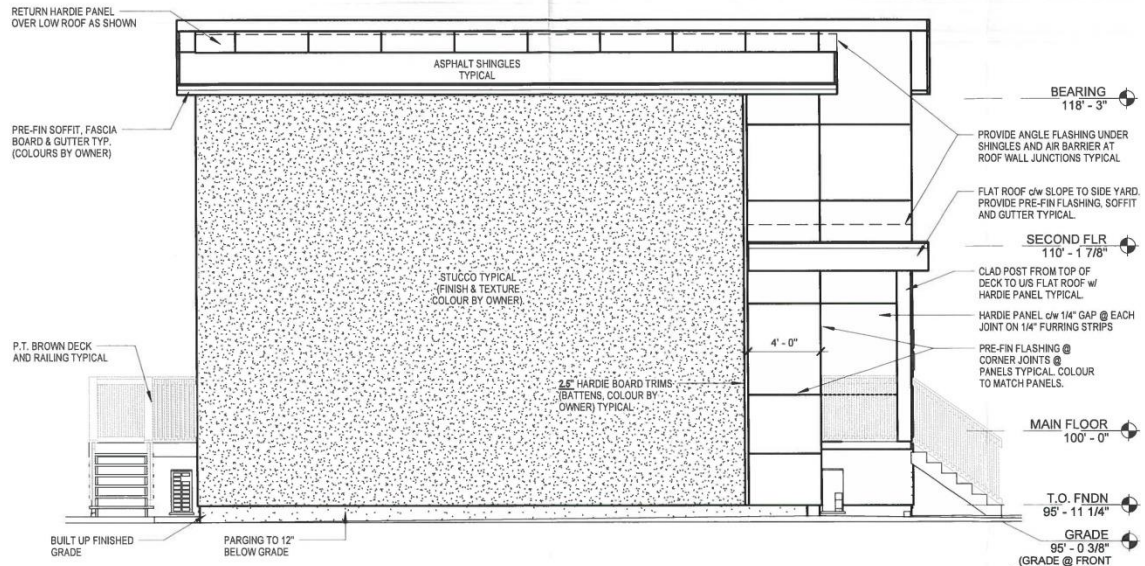

1 SIDE ELEVATION 2 - 86 HARROWBY
AE-203 SCALE: 1/4" = 1'-0"

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV102369 / 20C
SHEET # 10 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

GENERAL NOTES:

REFER TO AE-001 AND AE-201 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.

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204.899.5654
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HARROWBY RESIDENCES
ISSUED FOR REVIEW
ELEVATIONS - 86 HARROWBY
Date DECEMBER 2019
AE-203
Scale AS NOTED

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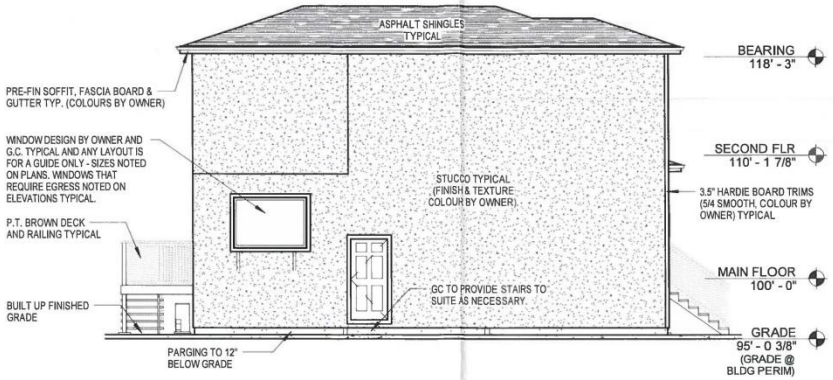
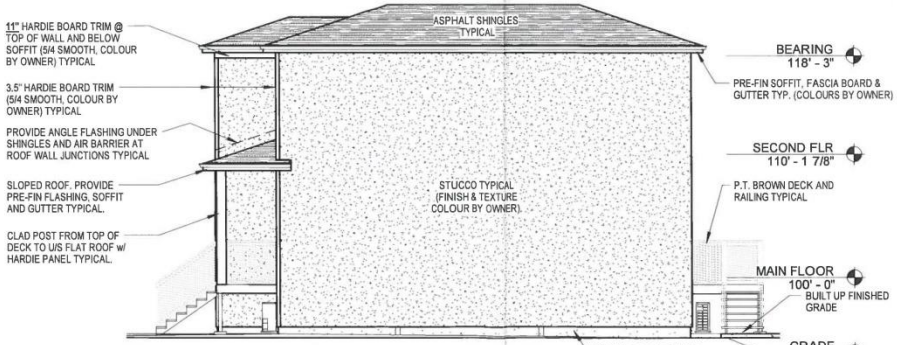


1 AE-204 SIDE ELEVATION - 84 HARROWBY
1/8" = 1'-0"



2 AE-204 SIDE ELEVATION 2 - 84 HARROWBY
1/8" = 1'-0"

ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV102369/20C
SHEET # 11 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 6, 2020

GENERAL NOTES:

REFER TO AE-001 AND AE-201 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.

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HARROWBY RESIDENCES
ISSUED FOR REVIEW
ELEVATIONS - 84 HARROWBY
Date DECEMBER 2019
AE-204
Scale AS NOTED

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