Agenda – Board of Adjustment – March 4, 2020

PUBLIC HEARINGS

Item No. 1 Conditional Use – 933 Taylor Avenue
(River Heights-Fort Garry Ward)
File DCU 105131/2020C [c/r DAV 105147/2020C]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval of the application for a conditional use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.

Subject to the following conditions:

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 20-105131C, dated January 23, 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;
   B. accessory parking areas;
   C. driveways;
   D. garbage enclosures;
   E. fencing;
   F. freestanding signage and
   G. 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.

2. That prior to the issuance of any building permits, the applicant shall provide the City with an arborist report to the satisfaction of the Planning, Property and Development Department.

Agenda – Board of Adjustment – March 4, 2020

File:	DCU 105131/2020C
Applicant:	Veritas Development Group Ltd. (Landon Friesen)
Premises Affected:	933 Taylor Avenue
Legal Description:	EXC TAYLOR AV PL 6600 LOT 16/18 BLOCK 14 PLAN 857 24 ST B, hereinafter called "the land"
Property Zoned:	"R2 PDO-1 Airport Vicinity Protection Area" Residential Two-Family Planned Development Overlay - 1 (District)
Nature of Application:	For a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.
Exhibits Filed:	1. Application dated January 23, 2020 2. Notification of Public Hearing dated February 13, 2020 3. Manitoba Status of Title 3024796/1 4. Surveyor's Building Location Certificate and sketch dated October 29 and 30, 2019 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Plans, Sheets 1 to 9 inclusive, for File DCU 105131/2020C dated January 23, 2020 7. Report from the Urban Planning Division dated February 24, 2020 8. Inspection Report

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

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

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

Moved by
That the receipt of public representations be concluded.

Agenda – Board of Adjustment – March 4, 2020

Moved by

That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(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; and

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

Supporting Comments:

Moved by

That the recommendation of the Winnipeg Public Service be / not be concurred in and the Conditional Use be approved / rejected.

Moved by

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

Exhibit "7" referred to in File DCU 105131/2020C

ADMINISTRATIVE REPORT

Title: DCU 20-105131\C – 933 Taylor AVE

Issue: For consideration at the public hearing for a conditional use to establish an eight (8) 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
Dylan Harris	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the application for a conditional use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.

Subject to the following condition(s):

1) That the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 20-105131C, dated January 23, 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;
   ii. accessory parking areas;
   iii. driveways;
   iv. garbage enclosures;
   v. fencing;
   vi. freestanding signage and
   vii. 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.

2.) That prior to the issuance of any building permits, the applicant shall provide the City with an arborist report to the satisfaction of the Planning, Property and Development Department.

REASON FOR THE REPORT

- 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 conditional use will be **approved.**

FILE/APPLICANT DETAILS

FILE:	**DCU 20-105131\C**
RELATED FILES:	DAV20-105147/C
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.604 Grant Park
SUBJECT:	For a Conditional Use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.
LOCATION:	933 Taylor AVE
LEGAL DESCRIPTION:	EXC TAYLOR AV PL 6600 LOT 16/18 BLOCK 14 PLAN 857 24 ST B
APPLICANT:	Landon Friesen 128 James AVE Unit 100 Winnipeg , Manitoba R3B 0N8
OWNER:	Veritas Development Group 933 TAYLOR AVE Winnipeg , Manitoba R3M 2K3

DISCUSSION

CRITERIA FOR APPROVAL

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

(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;

(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 Taylor Ave, in the Grant Park neighbourhood of the River Heights - Fort Garry ward.
- The site is located in a Mature Community as designated in the *Complete Communities Direction Strategy*.
- The subject property is zoned “R2” Residential Two-Family district and is 6617 sq. ft. in area.
- A single family dwelling constructed in 1942 is currently located on the subject property.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

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

South: Taylor Ave. then a Manitoba Hydro facility zoned “M1” Manufacturing Light.

East: A two-family side by side residential use zoned “R2” Residential Two-Family district.

West: Two-Family residential uses zoned “R2” Residential Two-Family district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to demolish the existing single family dwelling and to establish an eight (8) unit multi-family dwelling with eight (8) motor vehicle parking spaces.
- A corresponding variance application (DAV 20-105147C) for a reduced number of parking spaces and insufficient buffering of the parking area is required to enable the proposed development. Please see the corresponding planners report for more information.
- As proposed the subject eight (8) unit multifamily building meets all dimensional standards of the “R2” Residential Two-Family district.

Collaboration

- In advance of filing a formal application, the applicant contacted the Urban Planning Division to elicit feedback regarding the proposed development of an eight (8) unit multi-family building at 933 Taylor Ave. A preliminary site plan and elevations were submitted for further discussion.
- The Urban Planning Division provided feedback to the applicant regarding yard setbacks, parking requirements, building design and community consultation.
- The Urban Planning Division advised the applicant their final designs should:
    - Adhere to the Zoning By-law's dimensional standards.
    - Provide a front yard that is aligned with existing development on the block
    - Parking stall dimensions must meet zoning by-law requirements
    - A parking supply of eight (8) stalls for eight (8) dwelling units would be supportable if secure bicycle parking is provided.
    - The design should be considerate of area context, including the adjacent two (2) storey form
    - The applicant was also strongly encouraged to undertake some manner of public consultation.
- The applicant provided a site plan and elevations in response to the feedback above in which illustrates:
    - A building that complies with the dimensional standards of the "R2" zoning district.
    - A two-storey building with a height of 25 feet.
    - Provision of eight (8) parking stalls which meet Zoning By-law requirements.
    - Secure, short term bicycle parking is provided in front of the building.
    - Building elevations illustrate the presence of balconies and entrances facing Taylor Ave., multiple high quality cladding materials and a roof line that is consistent with area character.
- The applicant indicated there is a large tree in the front yard of the property that may be saved during redevelopment. The applicant is not requesting a front yard variance. Submitted plans illustrate a 20 foot setback from Taylor Ave.
- The Urban Planning Division is supportive of tree preservation wherever possible. As a condition of approval the Urban Planning Division will recommend an arborist report be submitted which can provide additional information about the health of the tree while also providing recommendations on how to protect the tree during the construction process.

REASON FOR APPLICATION

Under Zoning By-law 200/2006, a Conditional Use is required to permit the establishment of multi-family residential development in the “R2” Residential Two-Family district.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject property is located in a Mature Community.
- *Complete Communities* states Mature Communities “present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure.”
- Areas of Stability / Mature Communities Direction 1 in *Complete Communities* states the public service should “encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.”

The proposed eight (8) unit residential building will add residential density to this Mature Community in a context sensitive manner that is consistent with the direction established for Mature Communities as identified in the *Complete Communities* direction strategy

- The property also fronts onto Taylor Ave., which fits the description of a Community Mixed Use Corridor as outlined in the *Complete Communities Direction Strategy.*
- Policies which guide development on Community Mixed Use Corridors include:
    - Direction 1: Promote the enhancement of existing and the establishment of new community mixed use corridors.
        - Promote the enhancement of existing Community Mixed Use Corridors through moderate intensification
    - Direction 2: Promote small scale, fine grained development that is responsive to the surrounding community context

The proposed eight (8) unit multi-family use would add residential density to this section of Taylor Ave. in a fashion consistent with surrounding uses and the vision of Community Mixed Use Corridors.

CONDITIONAL USE

Conditional Use applications require case by case analysis to assess the impact of a proposed use on its surrounding environment. Multiple-family residential uses are conditional in the "R2" Residential Two-Family district to a maximum density of 800 sq. ft. per dwelling unit. The subject property is 6617 sq. ft. in area, which enables a maximum of eight (8) dwelling units on site.

Neighbourhood density

There are numerous low to medium density multi-family residential uses currently located on the north side of Taylor Ave. between Guelph St. and Nathaniel St. including:

- **999 Taylor Ave**: 45 dwelling units unit.
- **630 Guelph St:** 31 dwelling units
- **620 Guelph St.:** 37 dwelling units
- **1051 Taylor Ave:** 33 dwelling units
- **1061 Taylor Ave:** 142 dwelling units

The proposed addition of an eight (8) unit multi-family development fronting Taylor Ave. represents a modest increase in density that is well within existing multi-family residential density on this section of Taylor Ave.

Design

The Urban Planning Division will often support multi-family residential development in the "R2" zone provided the applicant proposes a context sensitive design.

As stated previously under the "collaboration" section of this report, the applicant submitted draft site plans to the Urban Planning Division for comment. The Division provided feedback to the applicant which was incorporated into submitted designs (see p.5 under heading collaboration for further detail). Incorporation of this feedback has resulted in a context supportive design that is supported by the Urban Planning Division.

Supporting amenities

Additional residential density in established neighbourhoods must be supported by existing area amenity. Taylor Ave. is served by frequent transit service, with a transit stop approximately 115 metres from the subject property. In addition to regular transit service, an off-street bicycle path is located on the south side of Taylor Ave. This pathway provides access to a range of commercial amenities on Taylor Ave, Pembina Hwy and Waverly St. As part of the proposed development the applicant has agreed to provide secure bicycle parking on site.

The subject property is located across the street from the Taylor Ave Major Redevelopment Site, which houses numerous commercial amenities including two full service grocery stores.

For these reasons, the Urban Planning Division **supports** this application for Conditional Use.

REASONS FOR RECOMMENDATIONS

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

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

In that, the proposed conditional use enables context sensitive infill development in a Mature Community and on a Community Mixed Use Corridor, as envisioned in the *Complete Communities* direction strategy.

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

In that, the proposed eight (8) unit building is within the dimensional standards of the R2 zoning district and is similar in size to adjacent residential uses.

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

In that, the proposed multi-family dwelling is consistent in scale and density with existing residential uses on this block of Taylor Ave.

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 city areas-Areas of Stability

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

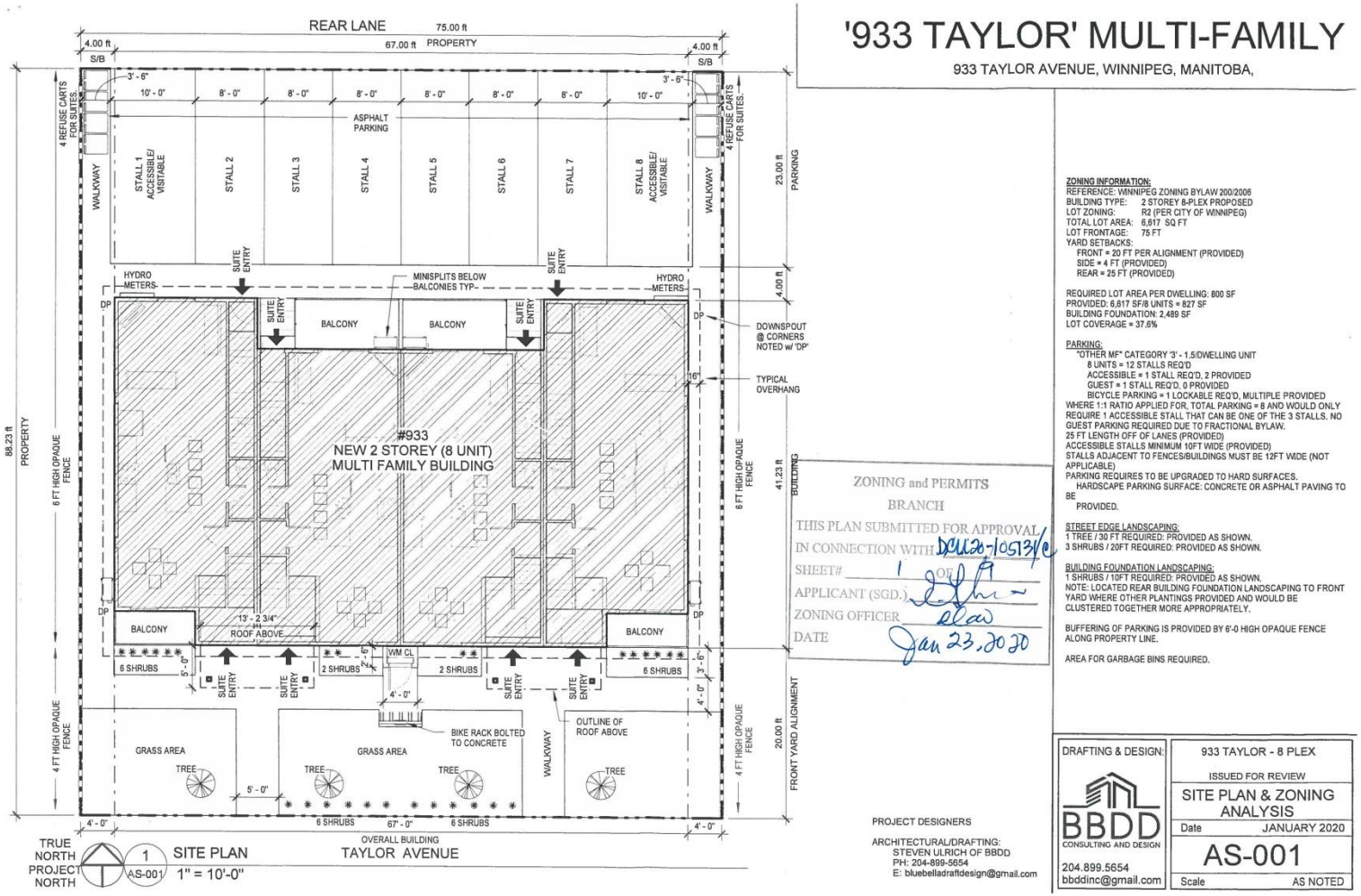
Key Directions

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

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Dylan Harris (MCP)
Date:	February 24, 2020
File No.	DCU 20-105131\C

Exhibit “6” referred to in File DCU 105131/2020C



ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU20-105131/C
SHEET# 1 OF 1
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 23, 2020

ZONING INFORMATION:
REFERENCE: WINNIPEG ZONING BYLAW 200/2006
BUILDING TYPE: 2 STOREY 8-PLEX PROPOSED
LOT ZONING: R2 (PER CITY OF WINNIPEG)
TOTAL LOT AREA: 6,617 SQ FT
LOT FRONTAGE: 75 FT
YARD SETBACKS:
FRONT = 20 FT PER ALIGNMENT (PROVIDED)
SIDE = 4 FT (PROVIDED)
REAR = 25 FT (PROVIDED)

REQUIRED LOT AREA PER DWELLING: 800 SF
PROVIDED: 6,617 SF/8 UNITS = 827 SF
BUILDING FOUNDATION: 2,489 SF
LOT COVERAGE = 37.6%

PARKING:
"OTHER MF" CATEGORY '3' - 1.5/DWELLING UNIT
8 UNITS = 12 STALLS REQ'D
ACCESSIBLE = 1 STALL REQ'D, 2 PROVIDED
GUEST = 1 STALL REQ'D, 0 PROVIDED
BICYCLE PARKING = 1 LOCKABLE REQ'D, MULTIPLE PROVIDED
WHERE 1:1 RATIO APPLIED FOR, TOTAL PARKING = 8 AND WOULD ONLY REQUIRE 1 ACCESSIBLE STALL THAT CAN BE ONE OF THE 3 STALLS. NO GUEST PARKING REQUIRED DUE TO FRACTIONAL BYLAW.
25 FT LENGTH OFF OF LANES (PROVIDED)
ACCESSIBLE STALLS MINIMUM 10FT WIDE (PROVIDED)
STALLS ADJACENT TO FENCES/BUILDINGS MUST BE 12FT WIDE (NOT APPLICABLE)
PARKING REQUIRES TO BE UPGRADED TO HARD SURFACES.
HARDSCAPE PARKING SURFACE: CONCRETE OR ASPHALT PAVING TO BE
PROVIDED.

STREET EDGE LANDSCAPING:
1 TREE / 30 FT REQUIRED: PROVIDED AS SHOWN.
3 SHRUBS / 20FT REQUIRED: PROVIDED AS SHOWN.

BUILDING FOUNDATION LANDSCAPING:
1 SHRUBS / 10FT REQUIRED: PROVIDED AS SHOWN.
NOTE: LOCATED REAR BUILDING FOUNDATION LANDSCAPING TO FRONT YARD WHERE OTHER PLANTINGS PROVIDED AND WOULD BE CLUSTERED TOGETHER MORE APPROPRIATELY.

BUFFERING OF PARKING IS PROVIDED BY 6'-0 HIGH OPAQUE FENCE ALONG PROPERTY LINE.

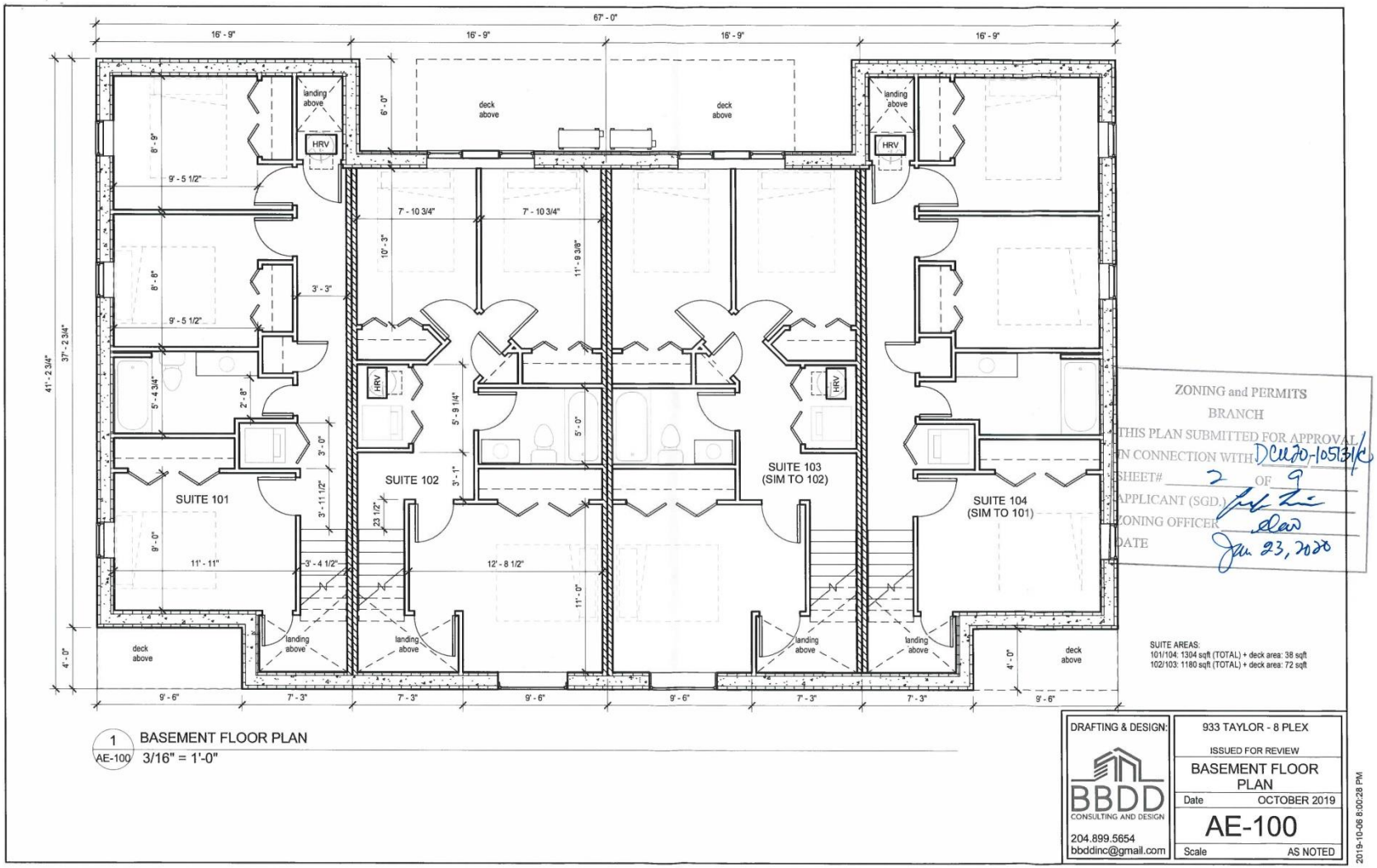
AREA FOR GARBAGE BINS REQUIRED.

PROJECT DESIGNERS

ARCHITECTURAL/DRAFTING:
STEVEN ULRICH OF BBDD
PH: 204-899-5654
E: bluebelladraftdesign@gmail.com

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

933 TAYLOR - 8 PLEX
ISSUED FOR REVIEW
SITE PLAN & ZONING ANALYSIS
Date JANUARY 2020
AS-001
Scale AS NOTED



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

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU20-105131/C
SHEET# 2 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan. 23, 2020

SUITE AREAS:
101/104: 1304 sqft (TOTAL) + deck area: 38 sqft
102/103: 1180 sqft (TOTAL) + deck area: 72 sqft

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

933 TAYLOR - 8 PLEX
ISSUED FOR REVIEW
BASEMENT FLOOR PLAN
Date OCTOBER 2019
AE-100
Scale AS NOTED

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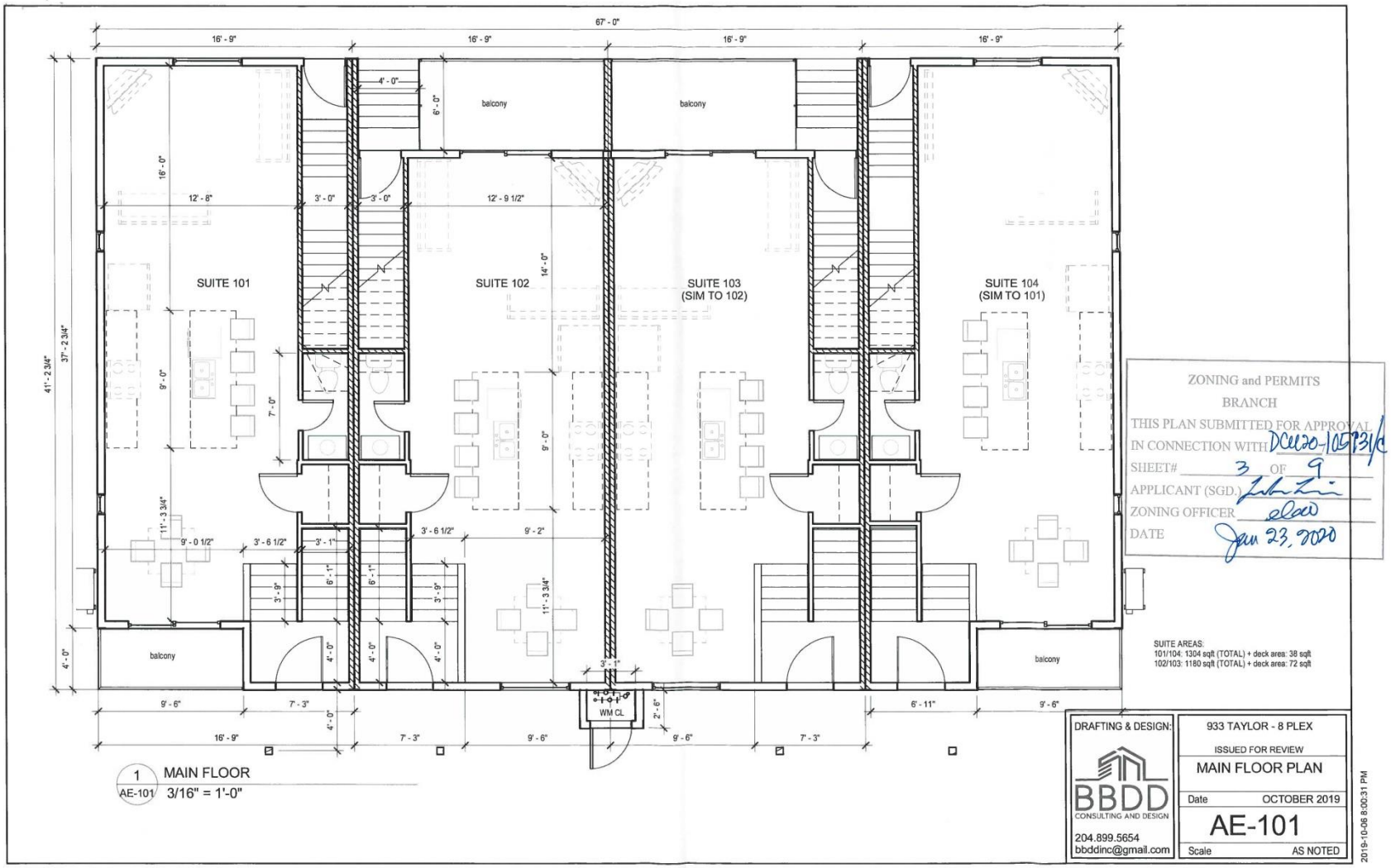
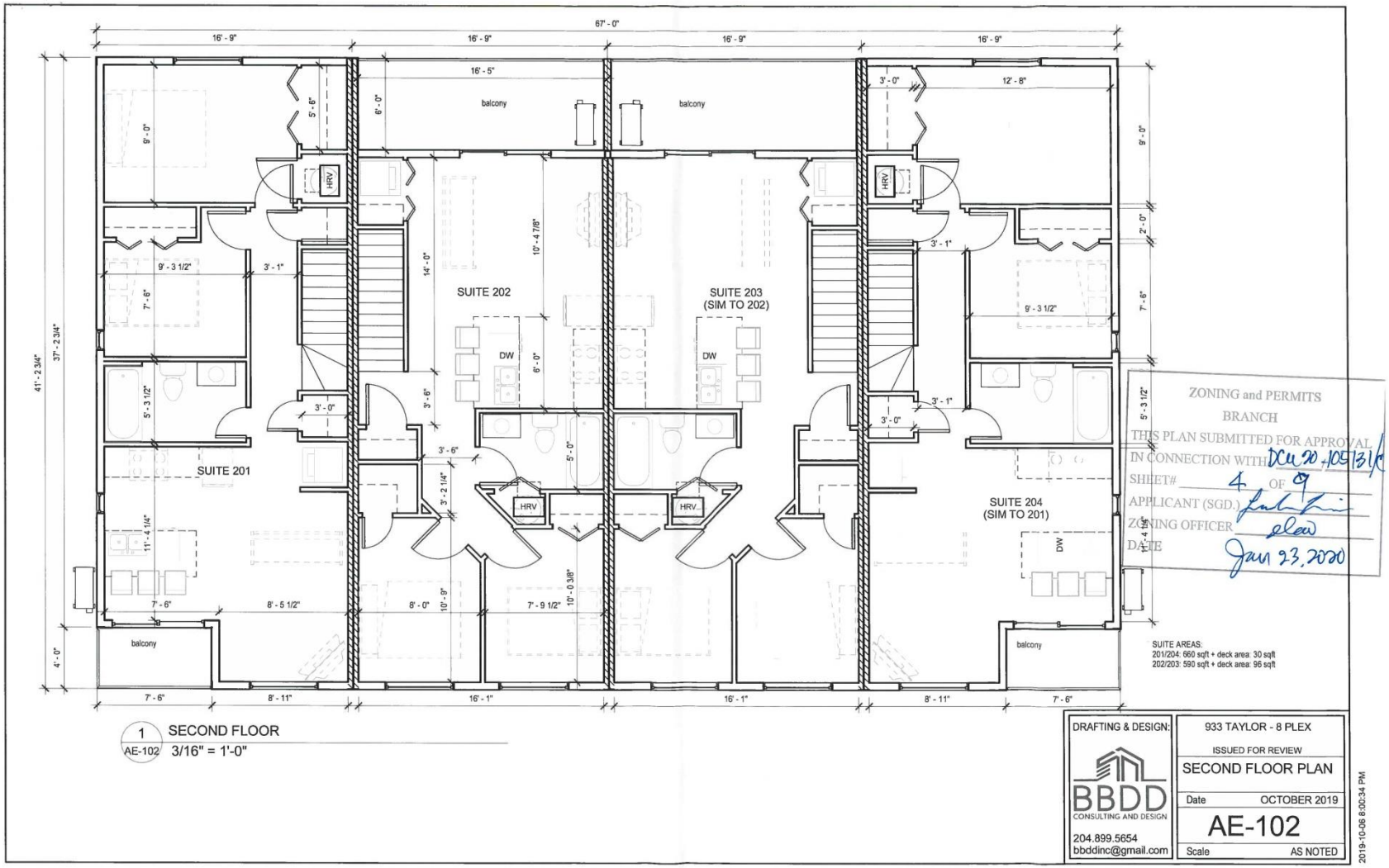

67' - 0"
16' - 9"
16' - 9"
16' - 9"
16' - 9"
balcony
balcony
SUITE 101
SUITE 102
SUITE 103
(SIM TO 102)
SUITE 104
(SIM TO 101)
12' - 8"
12' - 9 1/2"
41' - 2 3/4"
37' - 2 3/4"
16' - 0"
14' - 0"
9' - 0"
7' - 0"
11' - 3 3/4"
9' - 0 1/2"
3' - 6 1/2"
9' - 2"
6' - 1"
3' - 9"
4' - 0"
balcony
balcony
WM CL
9' - 6"
7' - 3"
6' - 11"
2' - 6"
ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU20-105731/A
SHEET# 3 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 23, 2020
SUITE AREAS:
101/104: 1304 sqft (TOTAL) + deck area: 38 sqft
102/103: 1180 sqft (TOTAL) + deck area: 72 sqft
1
AE-101
MAIN FLOOR
3/16" = 1'-0"
DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
933 TAYLOR - 8 PLEX
ISSUED FOR REVIEW
MAIN FLOOR PLAN
Date OCTOBER 2019
AE-101
Scale AS NOTED
2019-10-06 8:00:31 PM



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

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 20-105731
SHEET# 4 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 23, 2020

SUITE AREAS:
201/204: 660 sqft + deck area: 30 sqft
202/203: 590 sqft + deck area: 96 sqft

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

933 TAYLOR - 8 PLEX
ISSUED FOR REVIEW
SECOND FLOOR PLAN
Date OCTOBER 2019
AE-102
Scale AS NOTED

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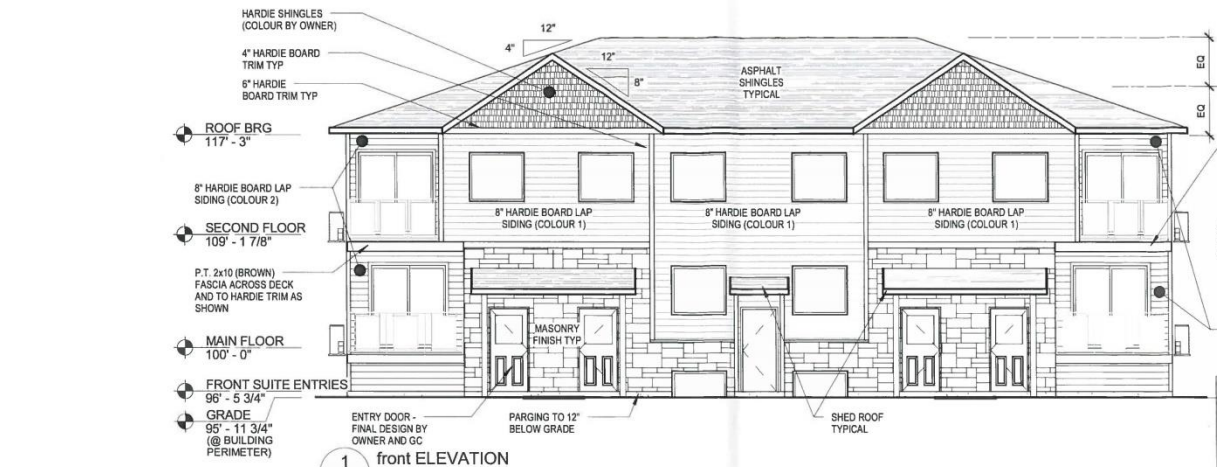


1 AE-200 front ELEVATION

1/8" = 1'-0"







ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU20-105731C
SHEET# 5 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan. 23, 2020

HARDIE COLOUR OPTIONS:

COLOUR 1 "AGED PEWTER"

COLOUR 2 "COUNTRYLANE RED"

NOTE: COLOUR OPTIONS ARE PRELIMINARY AND FINAL COLOURS TO BE SELECTED BY OWNER & GC.

DRAFTING & DESIGN:

BBDD CONSULTING AND DESIGN

204.899.5654
bbddinc@gmail.com

933 TAYLOR - 8 PLEX

ISSUED FOR REVIEW

ELEVATIONS - FRONT

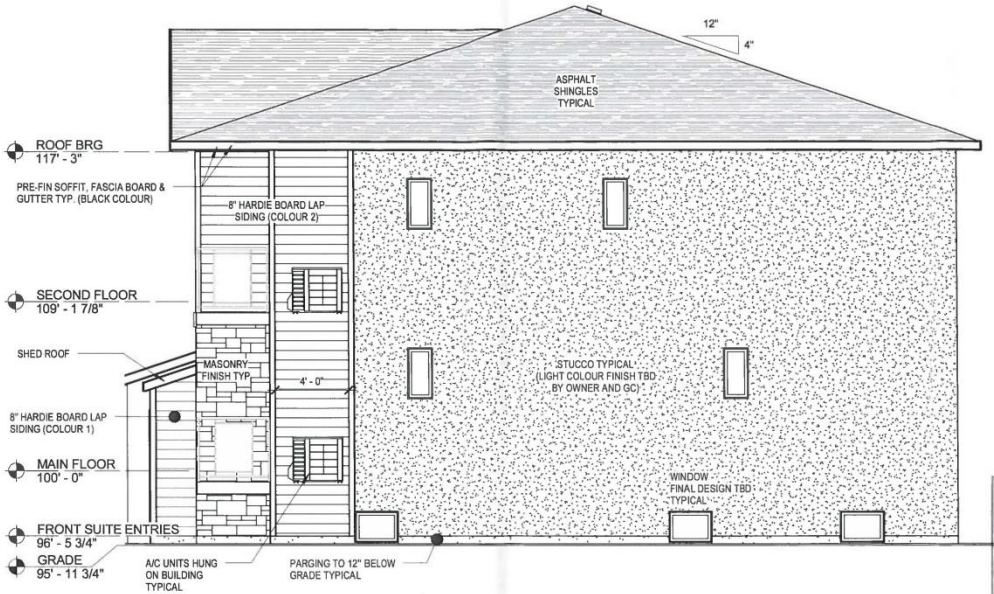
Date OCTOBER 2019

AE-200

Scale AS NOTED

2019-10-06 8:00:42 PM


ASPHALT SHINGLES TYPICAL
ROOF BRG 117' - 3"
SECOND FLOOR 109' - 1 7/8"
MAIN FLOOR 100' - 0"
GRADE 95' - 11 3/4"
STUCCO TYPICAL (LIGHT COLOUR FINISH TBD BY OWNER AND GC)
HYDRO METER BANK (4 TOTAL)
HYDRO METER BANK (4 TOTAL)
A/C UNIT BELOW DECK
3 AE-201 rear ELEVATION 3/16" = 1'-0"
ZONING and PERMITS BRANCH
THIS PLAN SUBMITTED FOR APPROVAL IN CONNECTION WITH DCeDO/105131/C
SHEET# 6 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 23, 2020
DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
933 TAYLOR - 8 PLEX
ISSUED FOR REVIEW
ELEVATIONS - REAR
Date OCTOBER 2019
AE-201
Scale AS NOTED
2019-10-06 8:00:50 PM



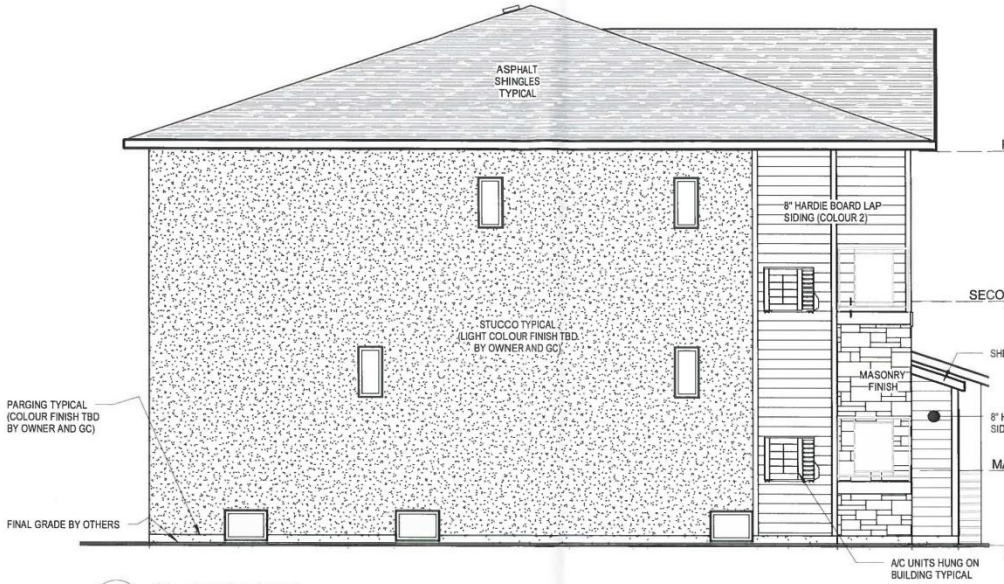
1 / AE-202 side elevation (east)
3/16" = 1'-0"

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DOL20-105131C
SHEET# 7 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Jan 23, 2020

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

933 TAYLOR - 8 PLEX
ISSUED FOR REVIEW
ELEVATIONS - SIDE
Date OCTOBER 2019
AE-202
Scale AS NOTED

2019-10-06 8:00:51 PM



1 AE-203 side elevation (west)
3/16" = 1'-0"

ZONING and PERMITS BRANCH
THIS PLAN SUBMITTED FOR APPROVAL IN CONNECTION WITH DCU 20-105732
SHEET# 8 OF 9
APPLICANT (SGD.)
ZONING OFFICER
DATE Jun 23, 2020

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

933 TAYLOR - 8 PLEX
ISSUED FOR REVIEW
ELEVATIONS - SIDE
Date OCTOBER 2019
AE-203
Scale AS NOTED

2019-10-08 8:00:54 PM



1 AE-200 front ELEVATION

1/8" = 1'-0"







ZONING and PERMITS BRANCH

THIS PLAN SUBMITTED FOR APPROVAL IN CONNECTION WITH DCU20-105931C

SHEET# 9 OF 9

APPLICANT (SGD.)

ZONING OFFICER

DATE Jan 03, 2020

FINISH OPTIONS:

HARDIE BOARD FINISHES

COLOUR #1 "AGED PEWTER"

COLOUR #2 "IRON GRAY"

COLOUR #3 "COBBLESTONE"

FASCIA, EAVES, GUTTERS, DOWNSPOUTS: KAYCAN 68-MOCHA

ROOFING: SHINGLES: BP MYSTIQUE 42 - TWILIGHT GREY

MASONRY FINISH: IXL BANFF SPRINGS CLIFFSTONE

OTHER FINISHES:

DOORS: PAINTED TO SIMILAR COLOUR AS FASCIA (BM AF-685 THUNDER)

RAILINGS: BLACK FINISH

SUPPORT POSTS & OTHER FLASHINGS: BLACK FINISH

NOTE: COLOUR OPTIONS ARE PRELIMINARY AND FINAL COLOURS TO BE SELECTED BY OWNER & GC.

DRAFTING & DESIGN:

BBDD CONSULTING AND DESIGN

204.899.5654

bbddinc@gmail.com

933 TAYLOR - 8 PLEX

ISSUED FOR REVIEW

ELEVATIONS - FRONT

Date OCTOBER 2019

AE-200

Scale AS NOTED

2019-11-08 10:18:00 AM