Agenda – Executive Policy Committee – April 28, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020

Item No. 9 **Subdivision and Rezoning – 274 Daly Street North and 612 Jessie Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 37/2019 [c/r DAV 196857/2019D]**

STANDING COMMITTEE RECOMMENDATION:

On April 20, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 37/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 4, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated January 20, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" - Residential Multi-Family (Small) District as shown as 'Proposed Lot 1' on the map dated February 4, 2020 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 37/2019, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

12. That the variance order for File No. DAV 196857/19D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 37/2019.

Agenda – Executive Policy Committee – April 28, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 20, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 3, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On February 4, 2020, the City Centre Community Committee adjourned the public hearing to its meeting on March 3, 2020 at 6:00 p.m. in the Council Building at 510 Main Street to allow the applicant time to conduct public consultation.

PUBLIC HEARING SUMMARY

File: DASZ 37/2019

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy
Councillor Orlikow

Public Hearing: March 3, 2020
February 4, 2020
Council Building, 510 Main Street

Applicant: 5468796 Architecture Inc. (Ken Borton)

Subject:

APPLICANT: 5468796 Architecture Inc.
FILE: DASZ 37/2019
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-S PDO-1 CORYDON OSBORNE" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "RMF-S PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to reconfigure the lot line between the two lots to allow the construction of a multi-family dwelling and the maintenance of the two-family dwelling. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected: 274 Daly Street North and 612 Jessie Avenue

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: March 4, 2020

Community Committee Recommendation:

On March 3, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 37/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 4, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated January 20, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" - Residential Multi-Family (Small) District as shown as 'Proposed Lot 1' on the map dated February 4, 2020 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 37/2019, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

12. That the variance order for File No. DAV 196857/19D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 37/2019.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. I accept the discussion in the report that it's on a corner property which has some transportation access and some in and out.

2. That it provides bicycle parking, is I understand a theme of participation that was present during the consultation.

3. That this property is really just a smidgen under what is required to increase one unit making it, as the administration has said, a fair rarity here.

4. I also want to comment on the design – I do believe the design of these buildings is beautiful prose. It's a nod to our farming history in an old neighborhood in part built by agri-business.

5. The implementation of these guidelines is in keeping with OurWinnipeg and some of the notions that we have within the strategic plan of our city with respect to beauty.

6. I think it's really important that we maintain some architectural and art flexibility in the city and this plan certainly connotes a beautiful nod to Winnipeg, if not Manitoba's, history. In an historical neighborhood, a 100 + year old neighborhood, that will go noticed into the future.

Exhibits Filed:

1. Application dated October 9, 2019
2. Notification of Public Hearing dated December 12, 2019
3. Manitoba Status of Titles 2266494/1 and 2695535/1
4. Letter of authorization dated March 18, 2019 from Paul F. Jordan to 5468796 Architecture
5. Surveyor's Building Location Certificate and sketch dated October 11, 2018
6. Arborist report dated August 27, 2018
7. Plans (19 pages)
8. Report from the Urban Planning Division dated January 28, 2020
9. Inspection Report
10. Recording of Representations of public hearing held on February 4, 2020
11. Notice of Adjournment dated February 7, 2020
12. Communication dated February 20, 2020, from Steve Snyder in support of the application
13. Revised Plans (19 pages)
14. Communication dated March 3, 2020, from Cheryl Hobbs in opposition to the application
15. Communication dated March 2, 2020, from Chandra Chambers in opposition to the application
16. Communication dated March 3, 2020, from Philip Koch in support of the application
17. Communication dated March 3, 2020, from Shirley Forsyth in opposition to the application
18. Photos in opposition to the application submitted by Dennis Swayze at the public hearing
19. Presentation in opposition to the application submitted by Marion Chyzzy at the public hearing
20. Recording of Representations

REPRESENTATIONS:

In Support:

Ken Borton
Philip Koch
Sasa Radulovic
John St. Clair
Steve Snyder

In Opposition:

Alice Chambers
Chandra Chambers
Marion Chyzzy
Shirley Forsyth
Cheryl Hobbs
Robert Nicol
Ingrid Rivers
Dennis Swayze

For Information:

Nil

For the City:

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

Exhibit "8" referred to in File DASZ 37/2019

ADMINISTRATIVE REPORT

Title: DASZ 37/19 – 274 Daly St

Issue: For consideration at the public hearing for a subdivision and rezoning for construction of a multifamily dwelling on Lot 1 and the maintenance of an existing two-family dwelling on Lot 2.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 37/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 4, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated January 20, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" - Residential Multi-Family (Small) District as shown on the map dated February 4, 2020 and attached as Schedule "A" to this report.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 37/2019, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

12. That the variance order for File No. DAV 196857/19D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 37/2019.

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee'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 subdivision and rezoning for DASZ 37/2019 – 274 Daly St. will be approved with conditions.

HISTORY

N/A

CONSULTATION

In preparing this report there was internal consultation with:

N/A

OURWINNIPEG POLICY ALIGNMENT

The proposed rezoning and subdivision aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed rezoning and subdivision complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential density of an established neighbourhood.

SUBMITTED BY

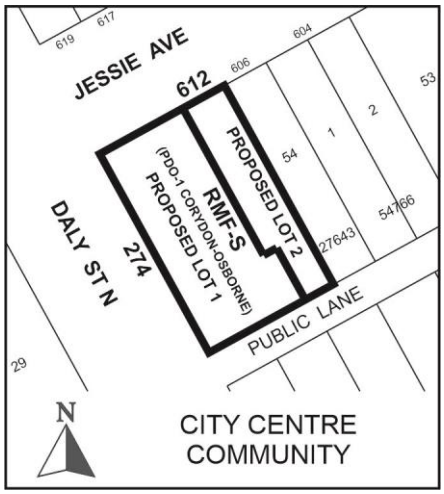
Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Andrew Ross, RPP, MCIP
Date:	January 28, 2020
File No:	DASZ 37/2019

APPENDIX 'A'

DATE: January 28, 2020
FILE: **DASZ 37/2019**
RELATED FILES: DAV 196857/19D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **1.106 –** Earl Grey

SUBJECT: For a subdivision and rezoning for DASZ 37/2019 – 274 Daly St. to permit the construction of a multifamily dwelling with 5 units on Lot 1 and the maintenance of a two-family dwelling on Lot 2.

LOCATION: 274 Daly St.
LEGAL DESCRIPTION: LOT 26 BLOCK 25 PLAN 208 31/5 ST B



APPLICANT: Ken Borton
266 McDermot AVE
Winnipeg , Manitoba R3B 0S8

OWNER: PAUL JORDAN
274 DALY ST N
Winnipeg , Manitoba R3L 2K3

SITE DESCRIPTION

The subject property is located on the southeast corner of Daly Street and Jessie Avenue, in the Earl Grey neighbourhood of the Fort Rouge - East Fort Garry ward.

The site is designated as being located within a Mature Community under the *Complete Communities Direction Strategy*. The property is zoned R1-S – Residential Single Family (Small), is 6,020 sq. ft. in size, and is currently vacant. The subject property is located within the Lower Density Residential Area of the Corydon-Osborne Area Plan.

Immediately east of the site is 612 Jessie Ave. ('Lot 2"), which is not being redeveloped but which is proposed for a slight alteration to its west property line to accommodate the infill development on 274 Daly ("Lot 1"). See "Description of the Proposed Development" on p.6 of this report for more information.

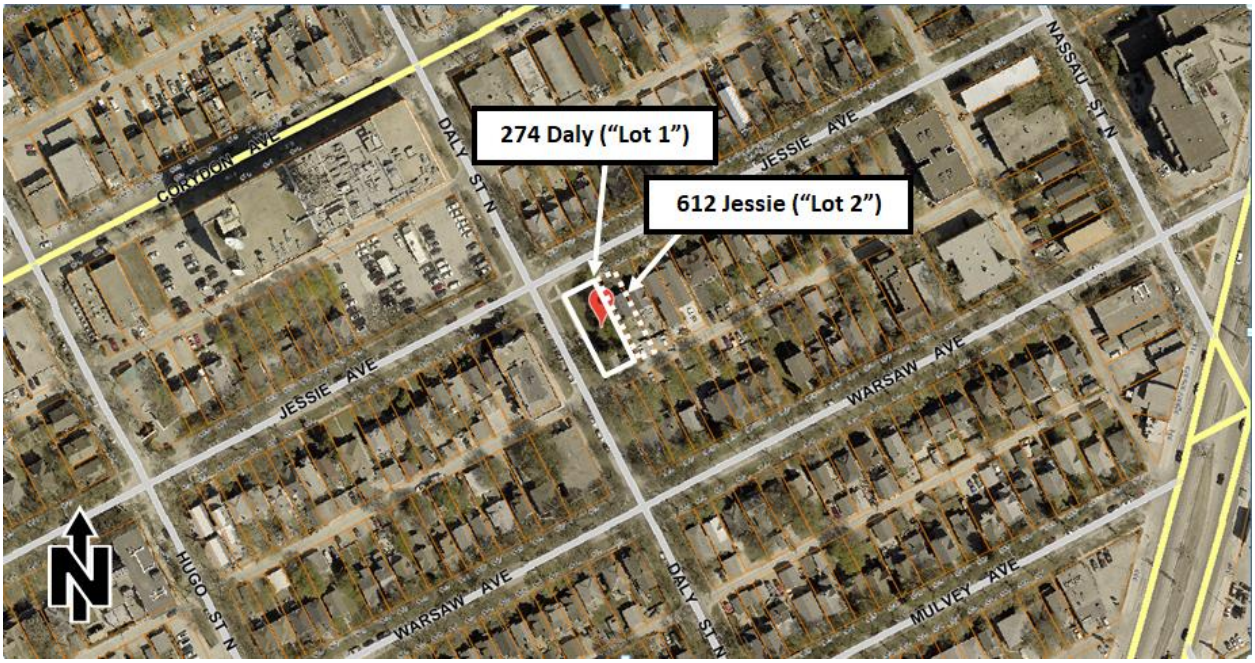


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Jessie Ave, then Single family dwelling uses (zoned R1-S – Residential Single Family – Small)

South: Rear lane, then Single family dwelling uses (zoned R1-S – Residential Single Family – Small)

East: Two-family dwelling uses (zoned R1-S – Residential Single Family – Small)

West: Daly St., then multiple family dwelling uses (zoned R1-S – Residential Single Family – Small)

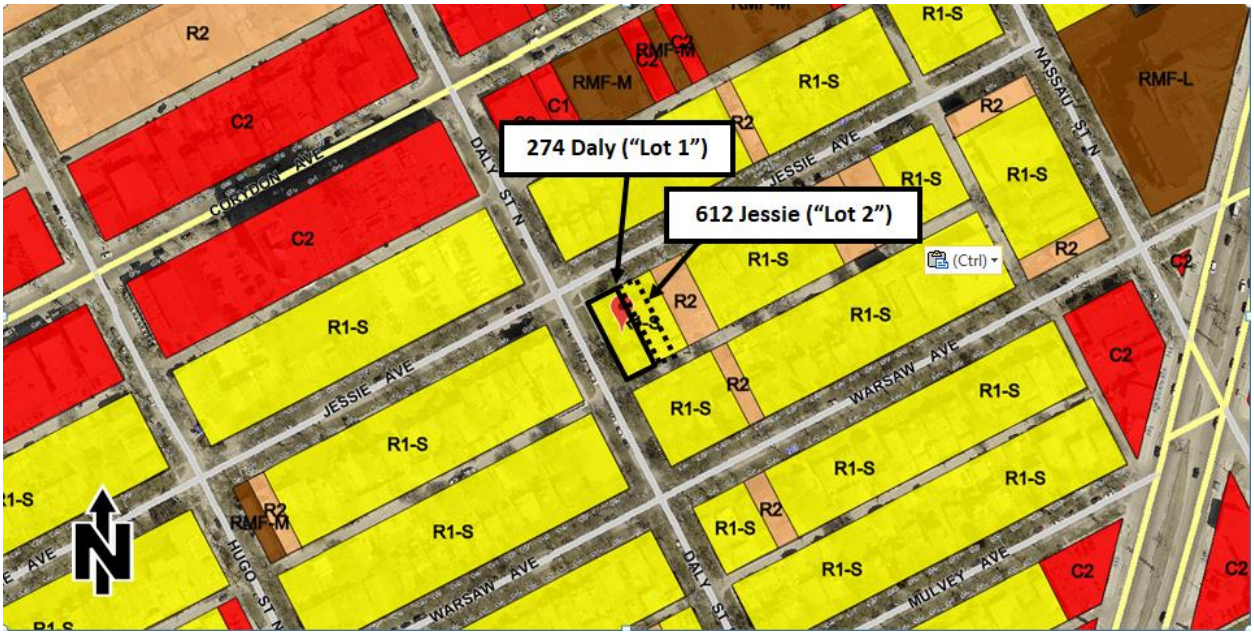


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development contains 5 dwelling units and 5 parking stalls, and is 3 storeys in height. The applicant seeks a rezoning from the "R1-S" – Residential Single-family (Small) district to the "RMF-S" – Residential Multi-family (Small) district; and a subdivision, in order to construct a multifamily dwelling with 5 units on Lot 1 and the maintenance of an existing two-family dwelling on Lot 2. See Figure 2 for Lot 1 and Lot 2 locations.

All proposed development will occur on Lot 1 (274 Daly St.).

Lot 2 (612 Jessie Ave.) will remain as-is except that its west rear yard will be reduced slightly in size in order to enlarge the east rear yard of 274 Daly. Enlarging the east rear yard of 274 Daly enables 274 Daly to reach the minimum lot area required for its density. For details on the subdivision, see Schedule "A", attached to this report.

The development also requires variances for yards, parking, buffering of parking, and rear pedestrian connection. See Administrative Report for Associated File No. DAV 196857/19D for more information on variances.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

Per the *Complete Communities Direction Strategy,* the proposed development falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*

By providing a moderate increase in density while maintaining a form and scale that is consistent with the context, this development complies with this policy intent of *Complete Communities.*

- *Support Complete Communities by ensuring diverse and high quality housing stock.*

  This small scale multi-family proposal adds to the diversity of new housing options in the area.

- *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.*

  This small scale multi-family proposal adds to the diversity of new housing options in the area.

CORYDON-OSBORNE AREA PLAN

The subject property is located within the Lower Density Residential Area of the Corydon-Osborne Area Plan. The following are the applicable Lower Density Residential policies that apply to this development:

- *3.5.23. Lower Density Residential Areas*
  Small multi-family development may be accommodated on corners, subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas shall be 3 storeys.

This three-storey building complies with this policy, as well as with the applicable Design Guidelines identified in the Plan for the Lower Density Residential Area (see Schedule 'A').

ZONING

Corydon-Osborne Planned Development Overlay (PDO)

For development in the Lower Density Residential Area, the PDO contains the following regulations governing dimensional and design standards:

Required	**Provided**
Maximum lot coverage: 45%	complies - 36%
Minimum lot area: 2,500 sq. ft.	complies - 6,272 sq. ft.
Maximum density of 1,250 sq. ft. of lot area per dwelling unit = 5 units	complies - 5 units
All buildings must provide a main entrance facing a street	complies - entrances facing both Jessie and Daly
Parking must be located behind buildings	complies

This development complies with all of the PDO standards.

DESIGN GUIDELINES OF THE CORYDON-OSBORNE AREA PLAN

The proposed development complies with the applicable Design Guidelines identified in the *Corydon-Osborne Area Plan* for the Lower Density Residential Area. This is detailed in Appendix A of the Administrative Report for Associated File No. DAV 196857/19D.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make adjustments to the design of the site and building. Specifically, the following changes were made through a collaborative planning process leading up to receipt of the application:

Corner side yard

The applicant originally proposed a 0 foot side yard for one of the Daly St.-facing units. Through discussion with the Division, the applicant is providing a minimum of 4 ft. for the entire length of the Daly frontage, to better align with typical corner side yards in the immediate context.

Front yard

The applicant sought a reduced front yard but agreed to maintain a minimum of 22 ft. to a deck and 27 ft. to the building wall in order to meet the Design Guidelines.

Individual entrances

Originally, entrances were not proposed along Daly St. Through discussion with the Division, the applicant agreed to provide individual entrances along Daly to increase the visual interest of the streetscape, on both street-facing facades.

Main floor height

The applicant agreed to a request by the Division to ensure that the above-grade rise of the basement level be limited to 4-5 steps to the main floor, in order to provide development that is contextual in this neighbourhood.

Arborist report

The applicant intends to retain trees where possible, and provided an arborist report at the request of the Division. 3 existing mature trees are planned to be retained. The arborist report identifies the following measures to protect them during demolition and construction:

Each tree has a recommended root protection zone identified in the Report.

The ground within the root protection zones should be free of disturbance including:

- Mechanical disturbance of soil
- Any additional compaction
- Equipment storage or material stockpiling
- Significant changes in hydrology surface soil grade
- Machine/vehicular travel
- Permanent placement of materials including soil

- Up to 8 inches of bark/wood chip mulch can be placed over tree root zone but must be removed following construction.

The applicant provided the department with written confirmation that they will continue to engage the arborist throughout the demolition and construction process.

PUBLIC CONSULTATION

The Urban Planning Division recommended that the applicant conduct community consultation. As the time of this report, the Division has not received information form the applicant regarding consultation.

SUBDIVISION

In the Corydon area, the Urban Planning Division has not been supportive of density variances above maximums stipulated in the applicable policy area of the Corydon-Osborne PDO. A density variance is not required in this case due to the subdivision.

The existing dimensions of 274 Daly are just shy of the minimum lot area required to build 5 dwelling units under the Lower Density Residential Area policies of the Corydon-Osborne PDO.

The applicant therefore proposed the option of working with the east abutting property (612 Jessie) in order to achieve the small increase in lot size necessary to build 5 units.

The Urban Planning Division supports this option given:

- The adjustment to the rear property line poses no impacts on properties other than the two affected.
- Developability of the properties is not affected by the adjustment.
- The small adjustment allows for an extra dwelling unit in a Mature Community, which aligns with *Complete Communities* policies regarding intensification (infill) in Mature Communities (see “Complete Communities Direction Strategy” section, above).
- The proposed development aligns with the applicable:
    - Corydon-Osborne Area Plan policies for this property (see “Corydon-Osborne Area Plan”, above),
    - Zoning standards for the property articulated in the Corydon-Osborne PDO (see “Zoning” section, above); and
    - Design Guidelines for the Lower Density Residential Area (see Appendix ‘A’ of Administrative Report for Associated File No. DAV 196857/19D).

PARKING

The development includes a 1:1 ratio of parking stalls per dwelling unit. This is further described in the Administrative Report for Associated File No. DAV 196857/19D).

INFILL AND ‘MISSING MIDDLE’ HOUSING

New small/ medium density multifamily developments **on strategic infill sites** can provide a number of positive spin-offs, for example:

- Added eyes on the street.

- More people to patronize the local community clubs, schools, parks, libraries, etc.

From a City of Winnipeg perspective, infill development is beneficial for a variety of additional reasons as well:

- Increases the tax base.
- Utilizes existing infrastructure.
- Slows suburban sprawl.

In addition, new development can also help foster a positive environment for growth and investment in the community, which can contribute to neighbourhood revitalization.

WATER AND WASTE SERVICING

The City of Winnipeg Water and Waste Department has indicated the following to the developer:

1) Water System Assessment

The Water and Waste Department has advised that there is adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

2) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.30, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because the development**:**

- Provides a moderate increase in density while maintaining a form and scale that is consistent with the context,
- Complies with the applicable policies and Design Guidelines of the *Corydon-Osborne Area Plan;* and applicable zoning regulations of the *Corydon-Osborne PDO.*
- Is an example of 'missing middle' housing; providing a moderate-density residential development on a strategic infill site.
- Adds to the diversity of new dwelling options in the neighbourhood.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 37/19 – 274 Daly St.

Schedule 'A' for File No. DASZ 37/19, City Centre Community Committee, February 4, 2020

By-Law No.

File No. **DASZ 37/2019**

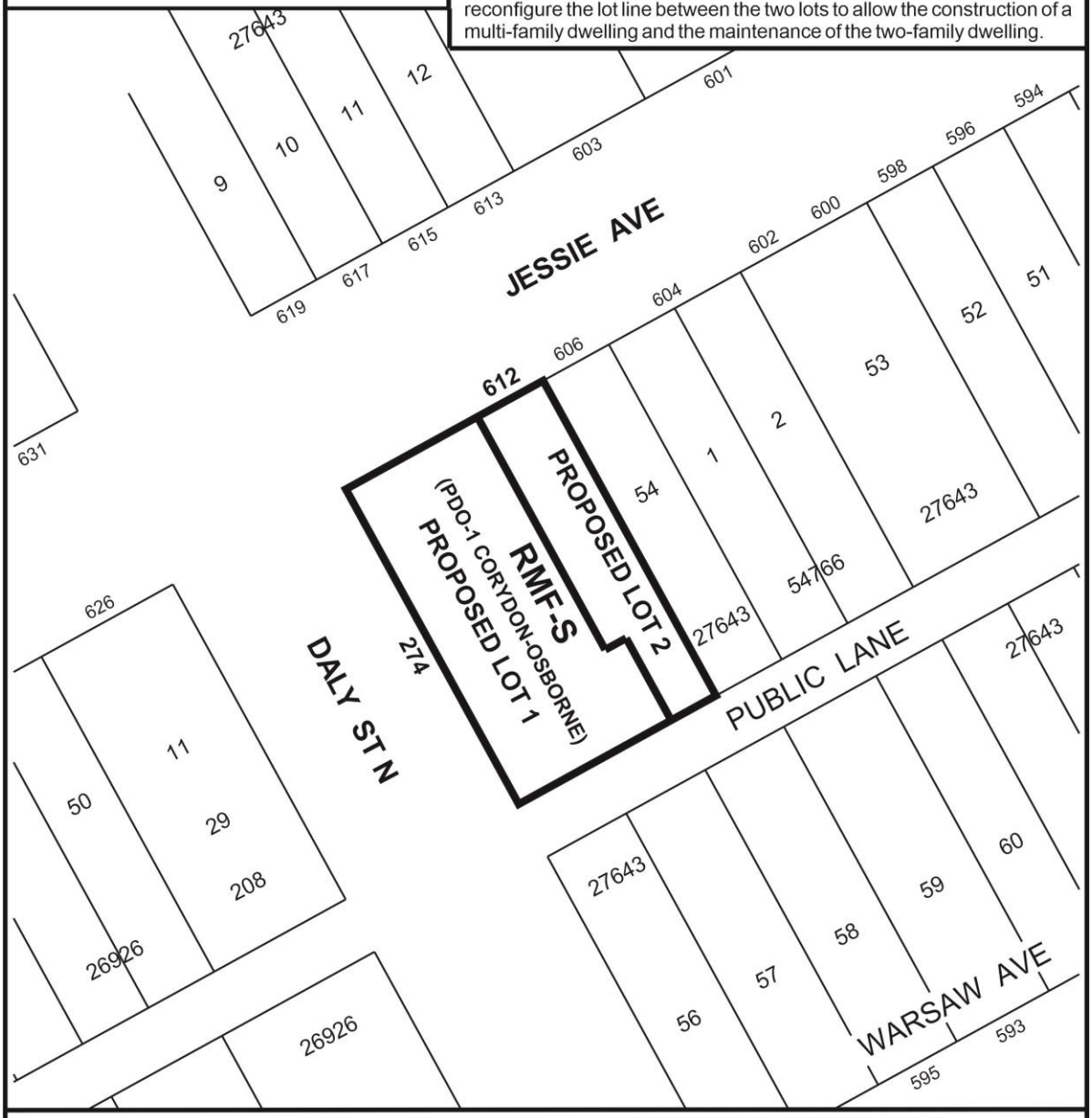
Atlas Sheet No. **AC24**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 274 Daly Street North and 612 Jessie Avenue from an "R1-S PDO-1 CORYDON OSBORNE" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "RMF-S PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to reconfigure the lot line between the two lots to allow the construction of a multi-family dwelling and the maintenance of the two-family dwelling.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

SCHEDULE 'B'

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 274 DALY STREET NORTH AND 612 JESSIE AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 27/2019. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Servicing Considerations

3) Water System Assessment

The Water and Waste Department has advised that there is adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

4) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

iv. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

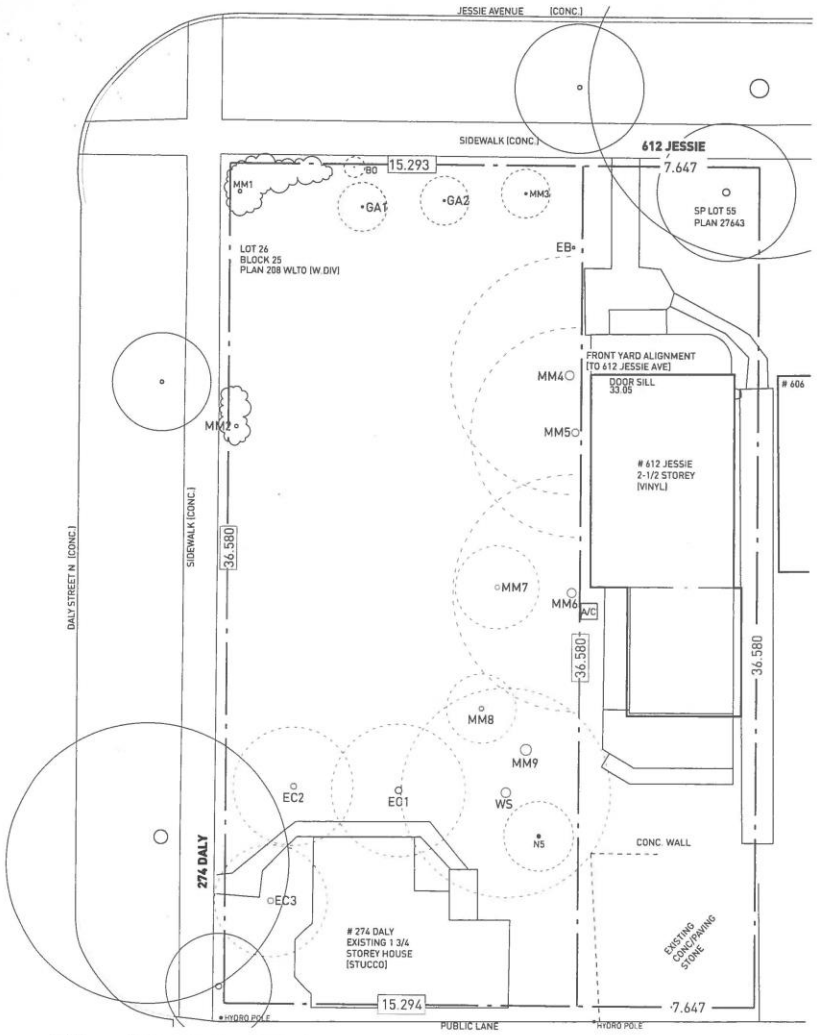
v. The peak land drainage discharged from the site must be based on a c-value of 0.30, with a 5 year rainfall event applied.

vi. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 37/2019
January 20, 2020
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch
"*Original Signed by M. Gajda*"
M. Gajda, P. Eng.
Water & Waste Department

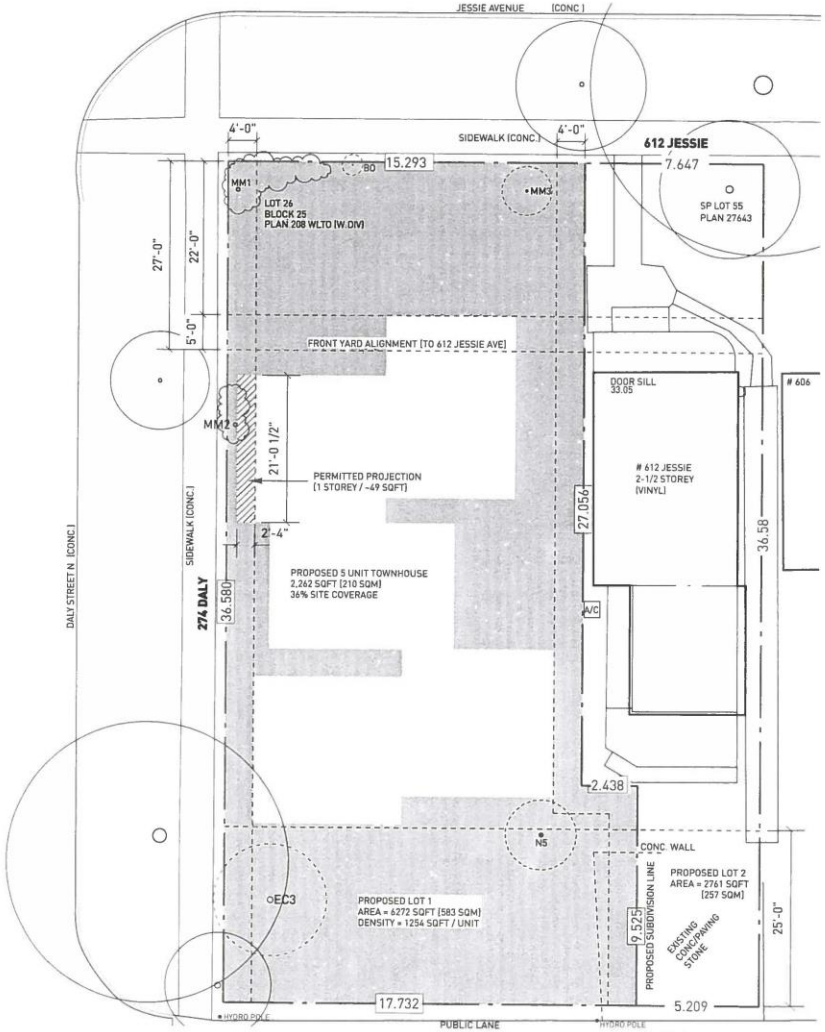
Exhibit “13” referred to in File DASZ 37/2019



1 EXISTING SITE PLAN
Z2 SCALE : 1/16" = 1' - 0"

NOTE: ALL SURVEYED EXISTING TREES SHOWN (SEE ARBORIST REPORT FOR MORE INFORMATION)

LEGEND:
AREA OF PROPOSED PERMITTED PROJECTION (MAX. AREA < 50 SQFT, 1 STOREY ONLY)
36.580 PROPERTY LINE (DIMENSION IN METRES)
SETBACK LINE



2 PROPOSED SITE DIAGRAM
Z2 SCALE : 1/16" = 1' - 0"

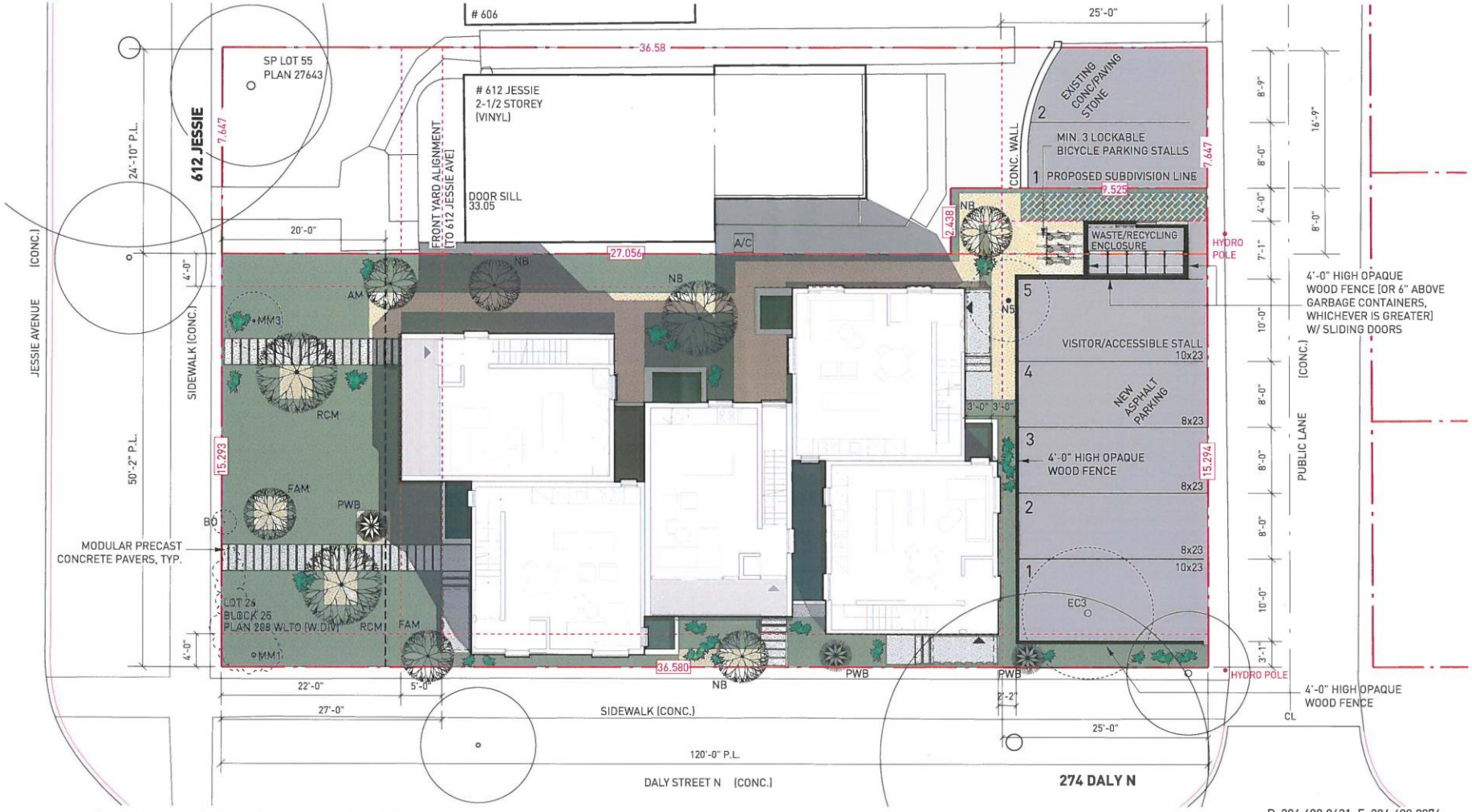
NOTE: ONLY PROPOSED RETAINED TREES ON PROPERTY SHOWN (SEE LANDSCAPE PLAN)

PROJECT 274 DALY ST NORTH
SHEET TITLE ZONING DIAGRAMS
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY (NOT FOR CONSTRUCTION)

SHEET Z2

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC



N 1 A0 SITE / LANDSCAPE PLAN
SCALE : 3/32" = 1' - 0"

NOTE: SEE ARBORISTS REPORT FOR MORE INFORMATION REGARDING EXISTING TREES ON SITE.

LEGEND:

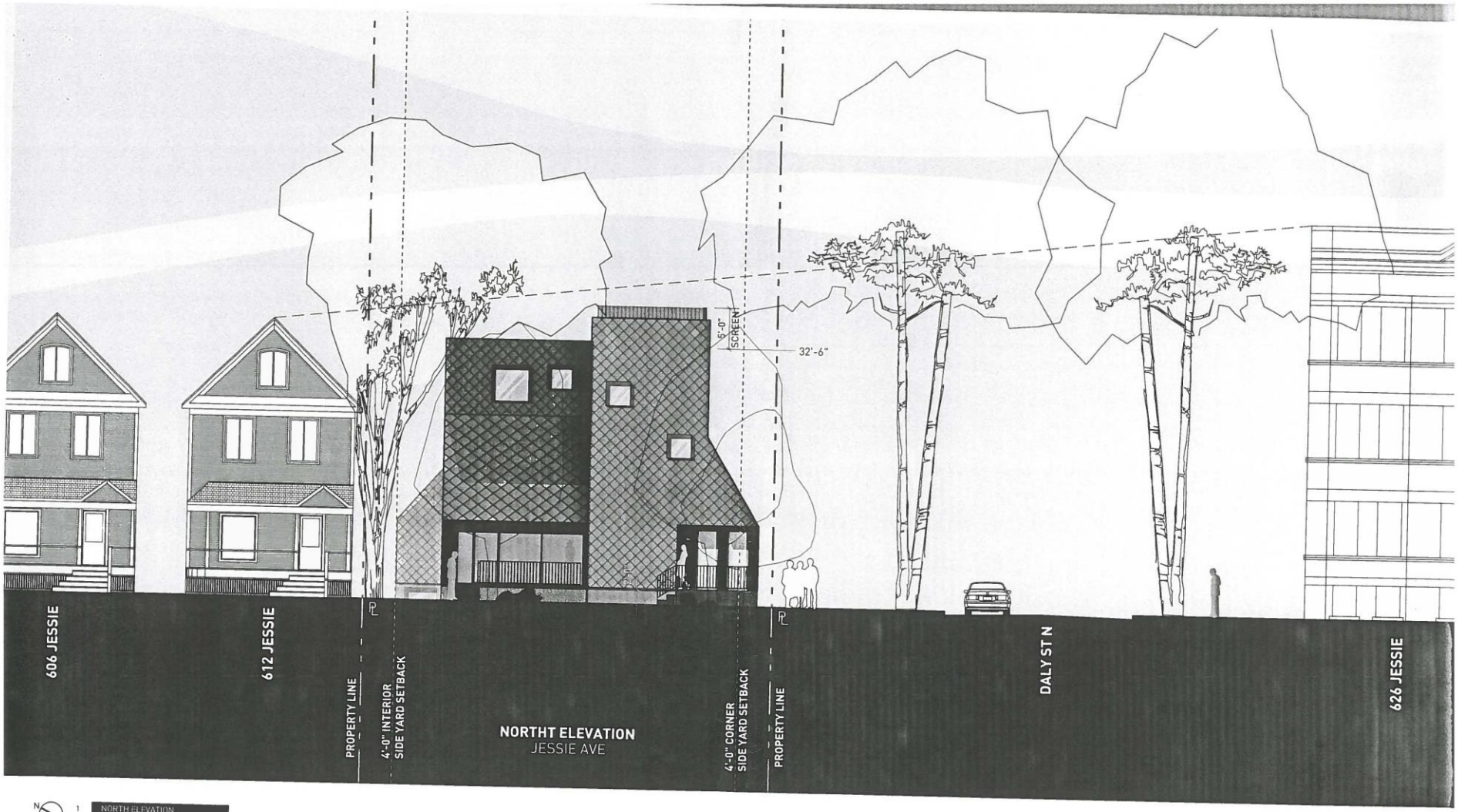
- WATER PERMEABLE MATERIAL — GRANULAR BLACK GRANITE
- SOFT GROUNDCOVER — MIN. 60% FRONT & CORNER SIDE YARDS
- EXISTING TREE — ON SUBJECT PROPERTY; •MM3 ← ID CODE [SEE ARBORIST REPORT]; ← ROOT PROTECTION AREA
- NB ← ID CODE [SEE SHEET Z1] — NEW TREE — DECIDUOUS [MIN. 2.5" CALIPER, SALT-TOLERANT SPECIES W/IN 20'-0" OF STREET]
- NEW SHRUB — [MIN. 2 GAL. CONTAINER, MAX. HEIGHT < 30" AT MATURITY]

PROJECT	274 DALY ST NORTH
SHEET TITLE	SITE/LANDSCAPE PLAN
DATE	10.09.2019 [REVISED 02.21.2020]
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A0

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC



N 1 A5 NORTH ELEVATION
SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

PROJECT 274 DALY ST NORTH
SHEET TITLE NORTH ELEVATION
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A5

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6

N 1 A6 WEST ELEVATION
SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

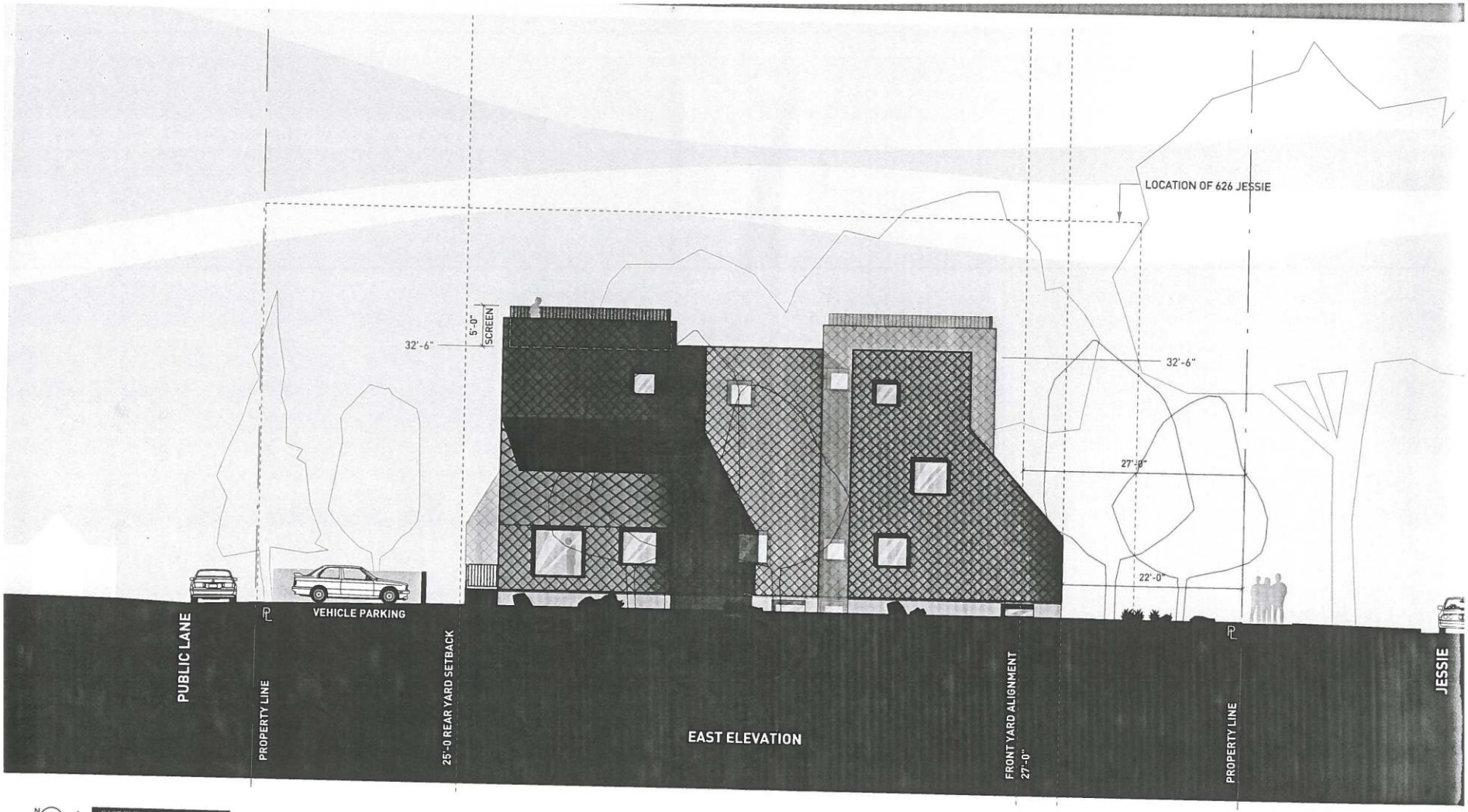
PROJECT	274 DALY ST NORTH
SHEET TITLE	WEST ELEVATION
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A6

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6



N 1 A7 EAST ELEVATION
SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

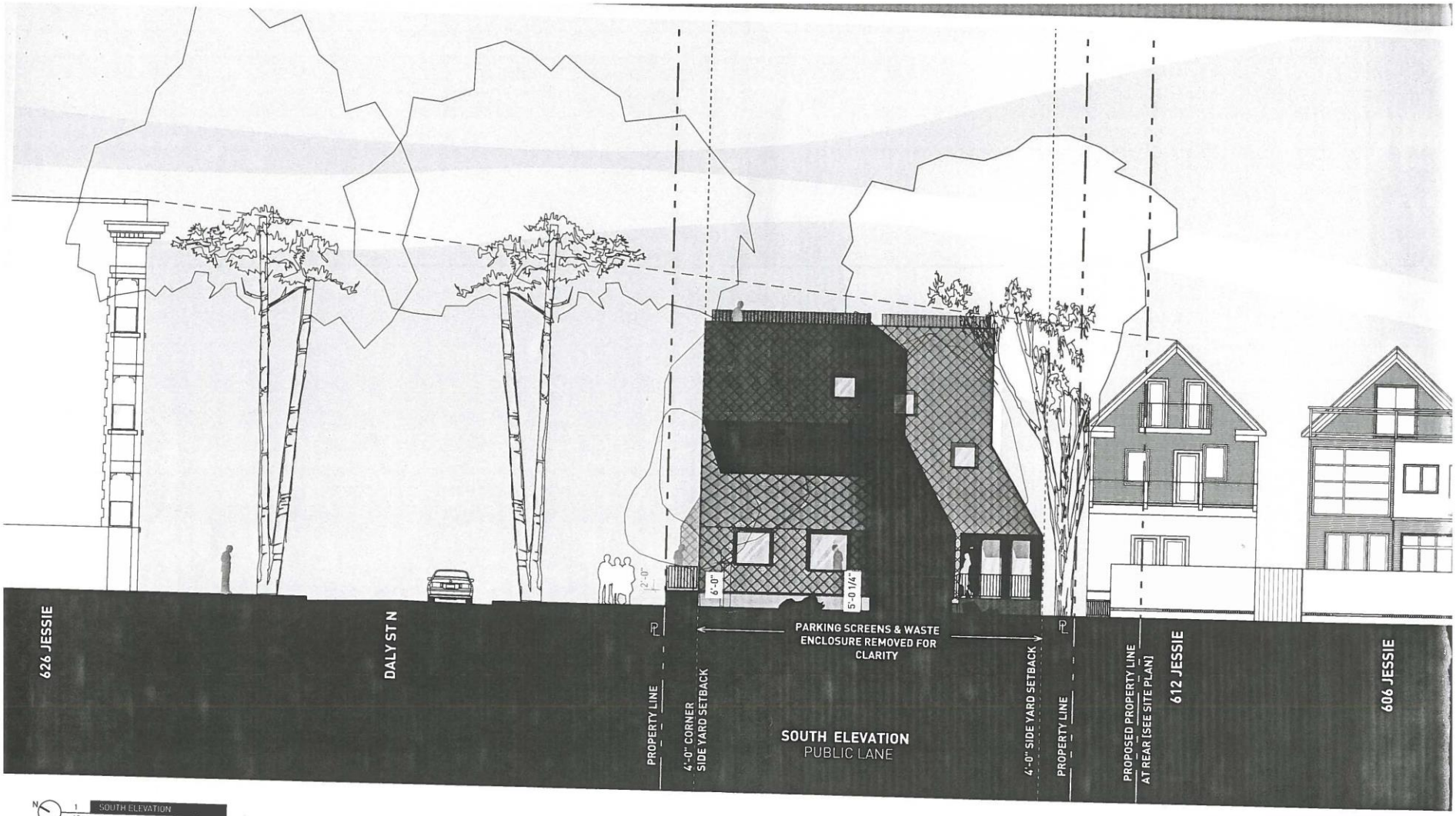
PROJECT 274 DALY ST NORTH
SHEET TITLE EAST ELEVATION
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A7

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6



N 1 A8 SOUTH ELEVATION
SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

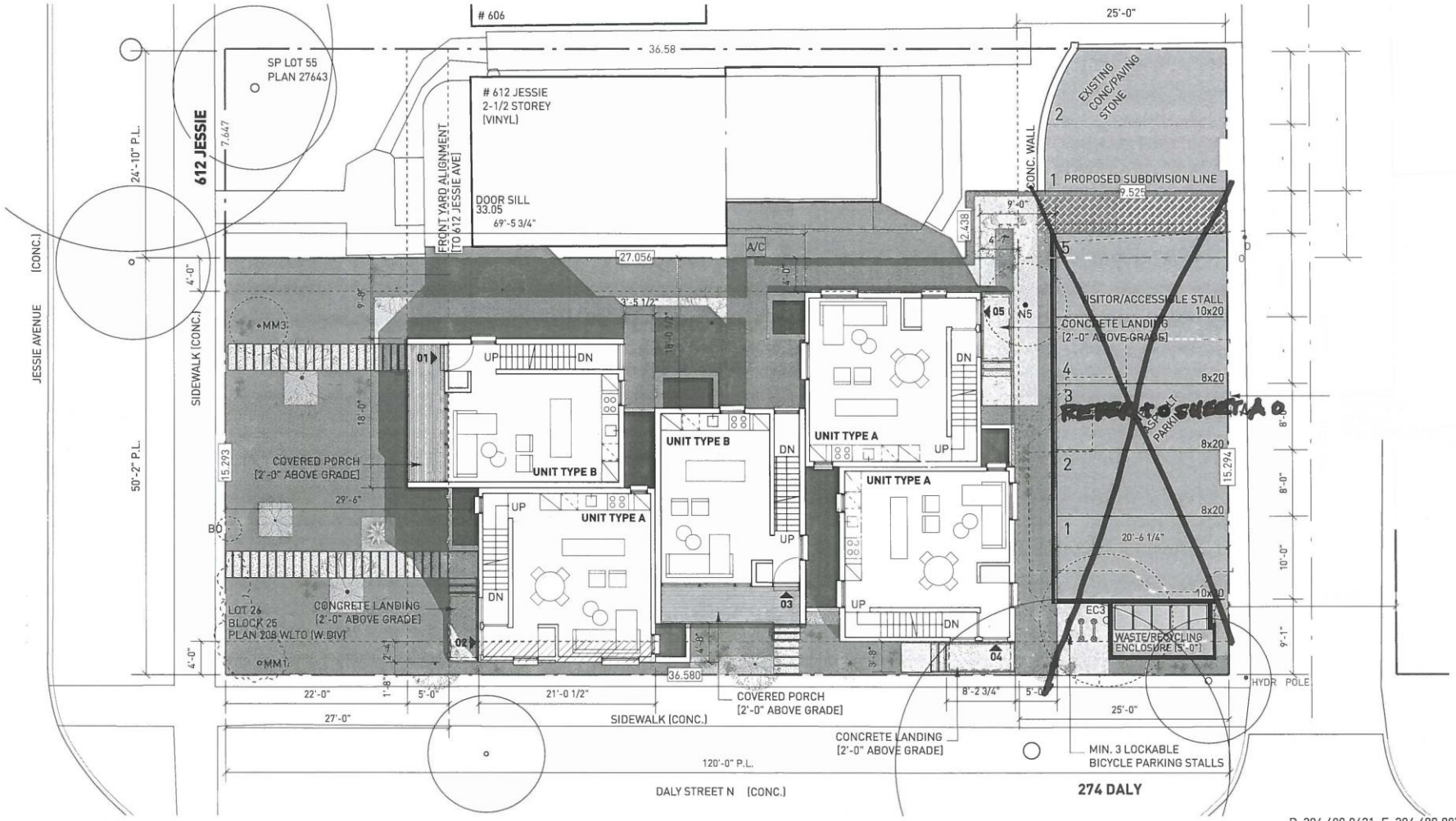
PROJECT 274 DALY ST NORTH
SHEET TITLE SOUTH ELEVATION
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A8

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6



1 SITE / LEVEL 1 PLAN
A1 SCALE : 3/32" = 1' - 0"

LEGEND:
- AREA OF PROPOSED PERMITTED PROJECTION [SEE PLANS FOR DIMENSIONS, MAX. AREA < 50 SQFT, 1 STOREY ONLY]
- 36.580 PROPERTY LINE [DIMENSION IN METRES]
- SETBACK LINE
- 03 PRIMARY ENTRANCE [WITH UNIT NUMBER]

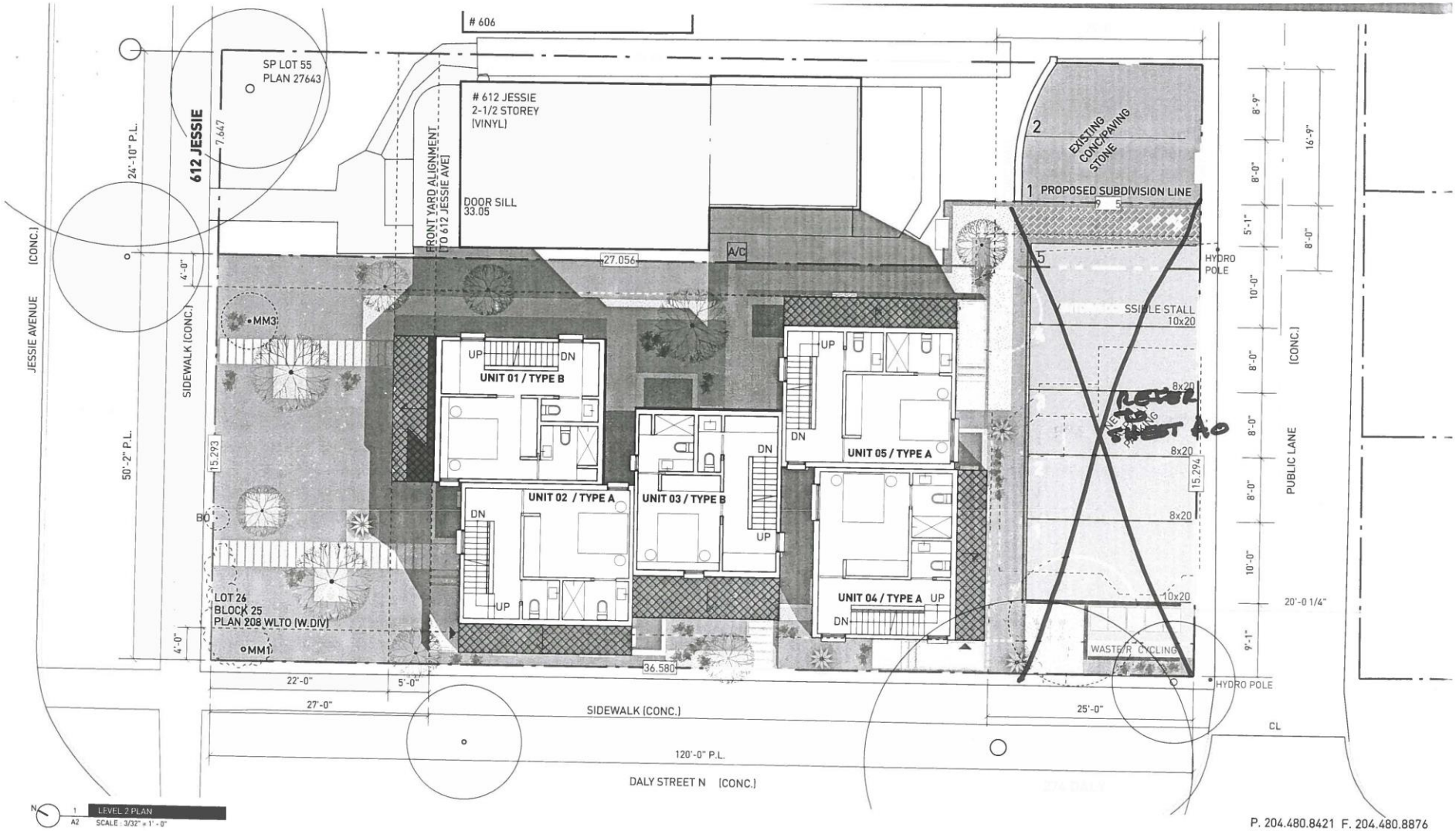
NOTE: SEE LANDSCAPE PLAN [A0] FOR MORE LANDSCAPE INFO.

PROJECT	274 DALY ST NORTH
SHEET TITLE	LEVEL 1 / SITE PLAN
DATE	10.09.2019 [REVISED 04.12.2019]
PROJECT NO.	0338

SHE
A1

PRELIMINARY [NOT FOR CONSTRUCTION]

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

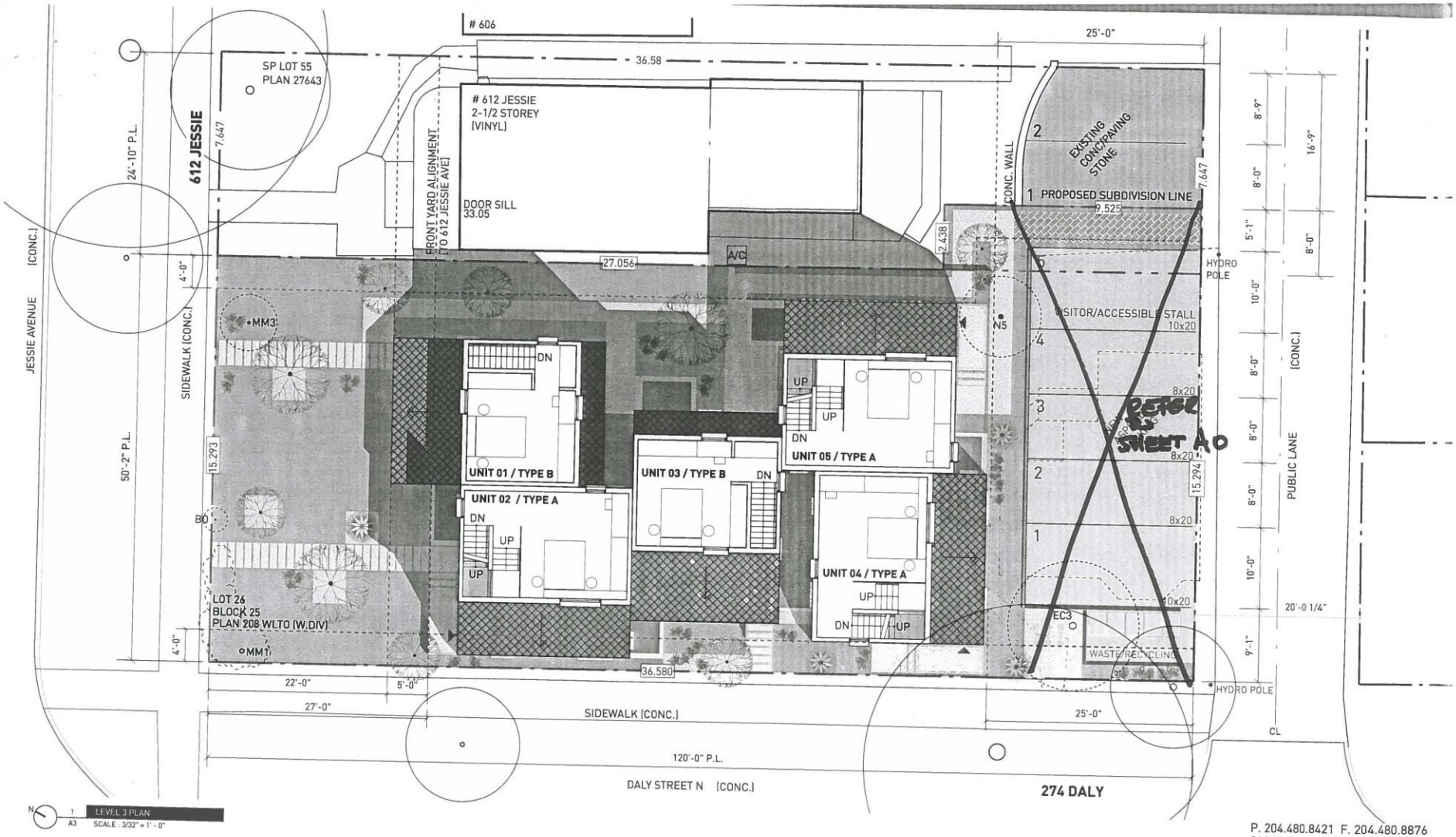


PROJECT 274 DALY ST NORTH
SHEET TITLE LEVEL 2 PLAN
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A2

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC



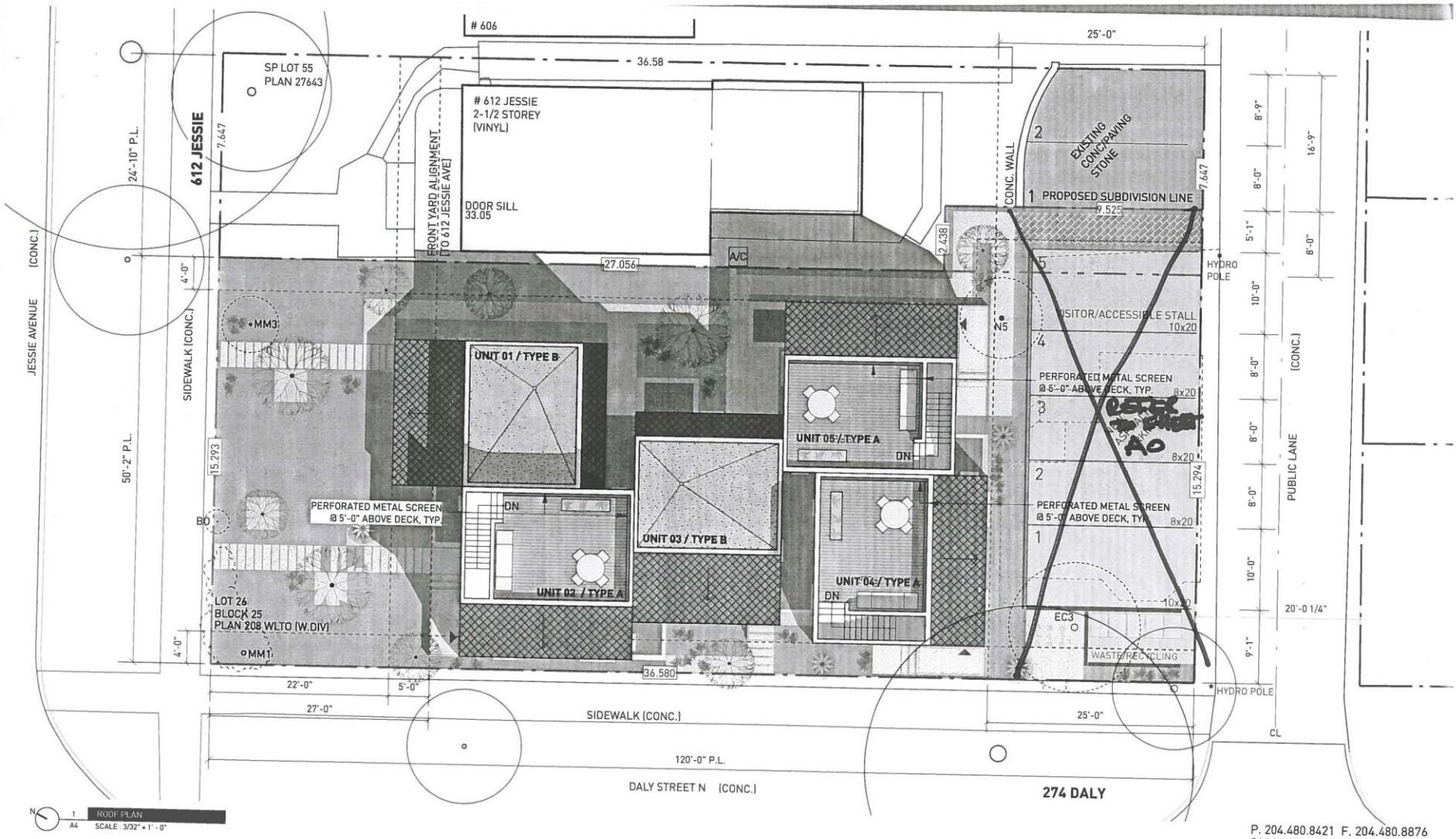
PROJECT 274 DALY ST NORTH
SHEET TITLE LEVEL 3 PLAN
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A3

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6



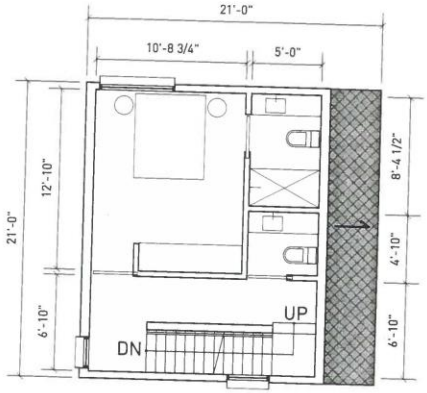
PROJECT 274 DALY ST NORTH
SHEET TITLE ROOF LEVEL PLAN
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

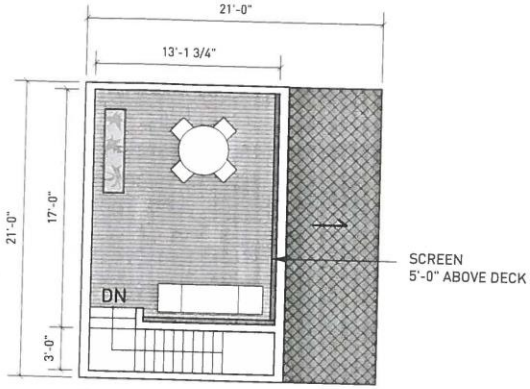
SHEET A4

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6



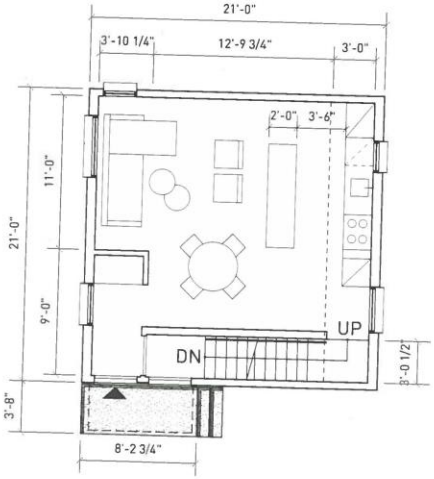
L2 M.Bed + ensuite + 1/2 bath
320 SQFT



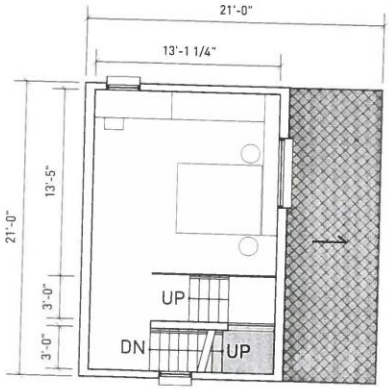
R Roof Deck
210 SQFT

TOTAL AREA PER UNIT
975 SQFT [+ 210 SQFT roof deck]

NOTE: WINDOWS VARY PER SUITE ACCORDING TO OVERALL PLANS



L1 Living Dining Kitchen
395 SQFT



L3 Bedroom/Office
260 SQFT

1 UNIT TYPE A PLANS
A9 SCALE : 1/8" = 1' - 0"

NOTE: SEE OVERALL PLANS [A0-A4] FOR SUITE LAYOUT, ORIENTATION AND WINDOW PLACEMENT

0 5 10 20

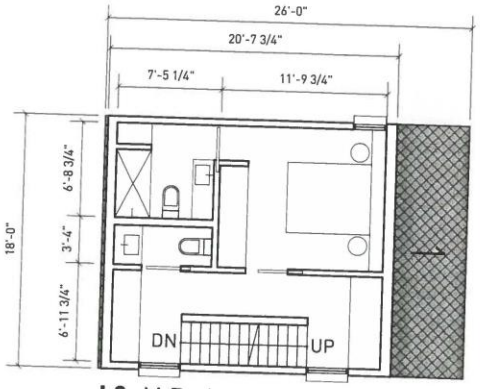
PROJECT 274 DALY ST NORTH
SHEET TITLE UNIT TYPE A PLANS
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

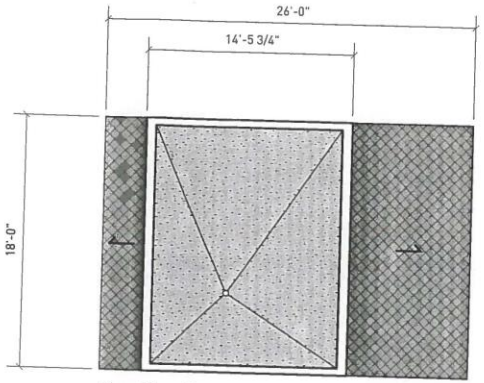
SHEET
A9

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6

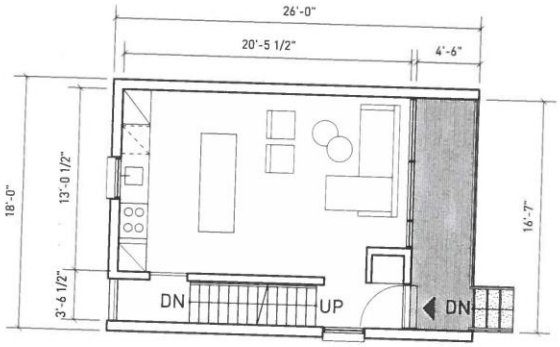


L2 M.Bed + ensuite + 1/2 bath
325 SQFT

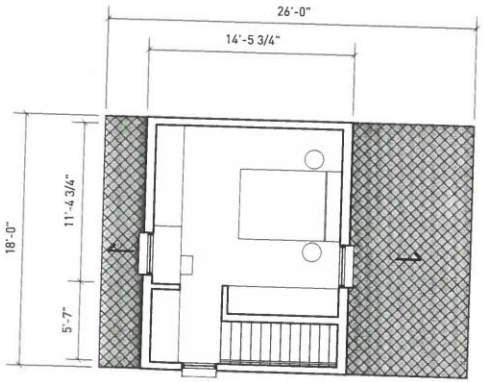


R Roof
220 sqft

TOTAL AREA PER UNIT
880 SQFT [+ 75 SQFT porch]



L1 Living Dining Kitchen
335 SQFT + 75 SQFT Porch



L3 Bedroom/Office
220 SQFT

1 UNIT TYPE B PLANS
A10 SCALE : 1/8" = 1' - 0"

NOTE: SEE OVERALL PLANS [A0-A4] FOR SUITE LAYOUT, ORIENTATION AND WINDOW PLACEMENT

0 5 10 20

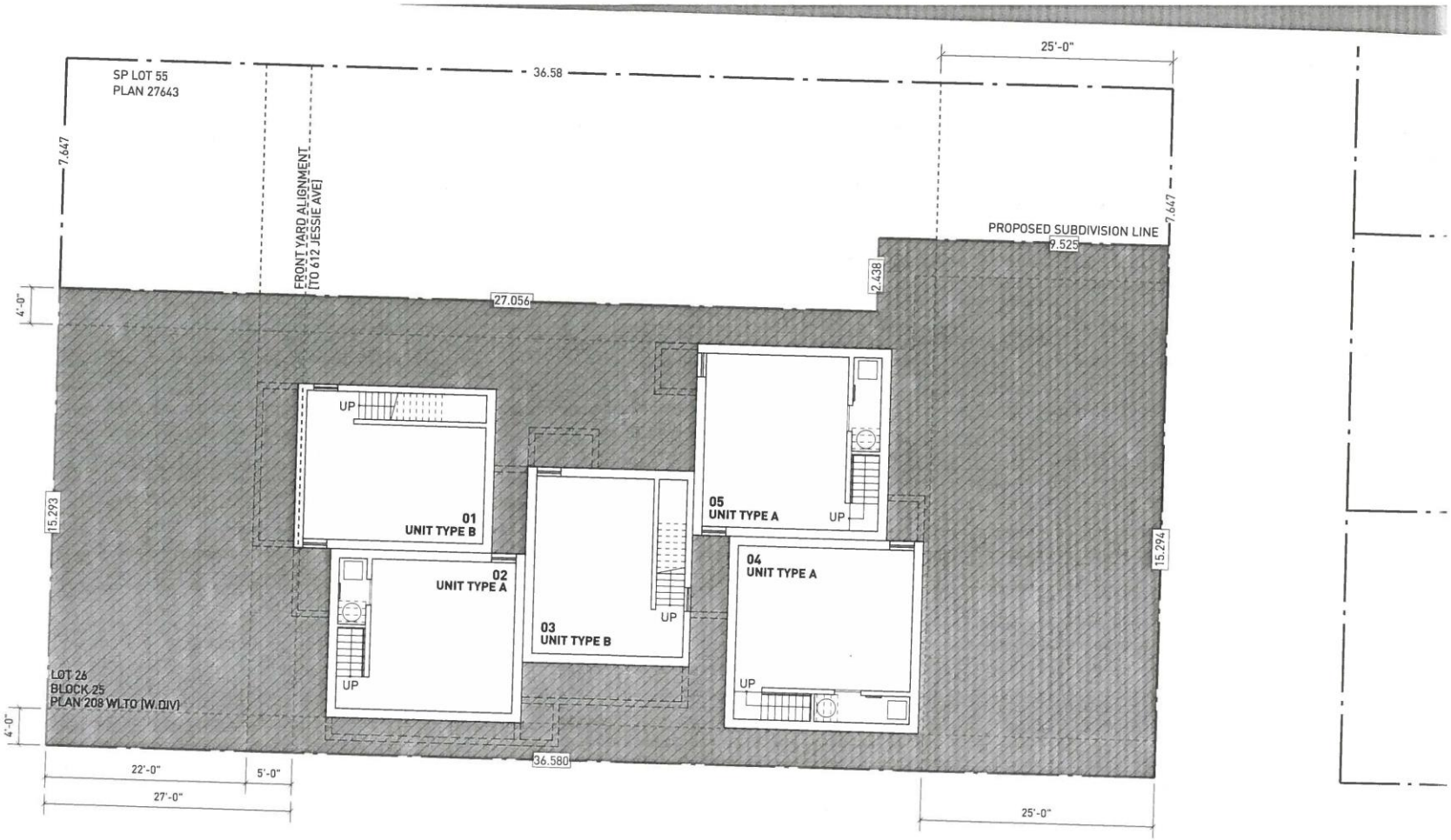
PROJECT 274 DALY ST NORTH
SHEET TITLE UNIT TYPE B PLANS
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A10

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 4



N 1 A11 BASEMENT PLAN
SCALE : 3/32" = 1' - 0"

PROJECT 274 DALY ST NORTH
SHEET TITLE BASEMENT LEVEL PLAN
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A11

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 0 7

VIEW FROM CORNER OF JESSIE & DALY AVE N

NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 01
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P1

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 4

VIEW FROM CORNER OF DALY AVE N & PUBLIC LANE

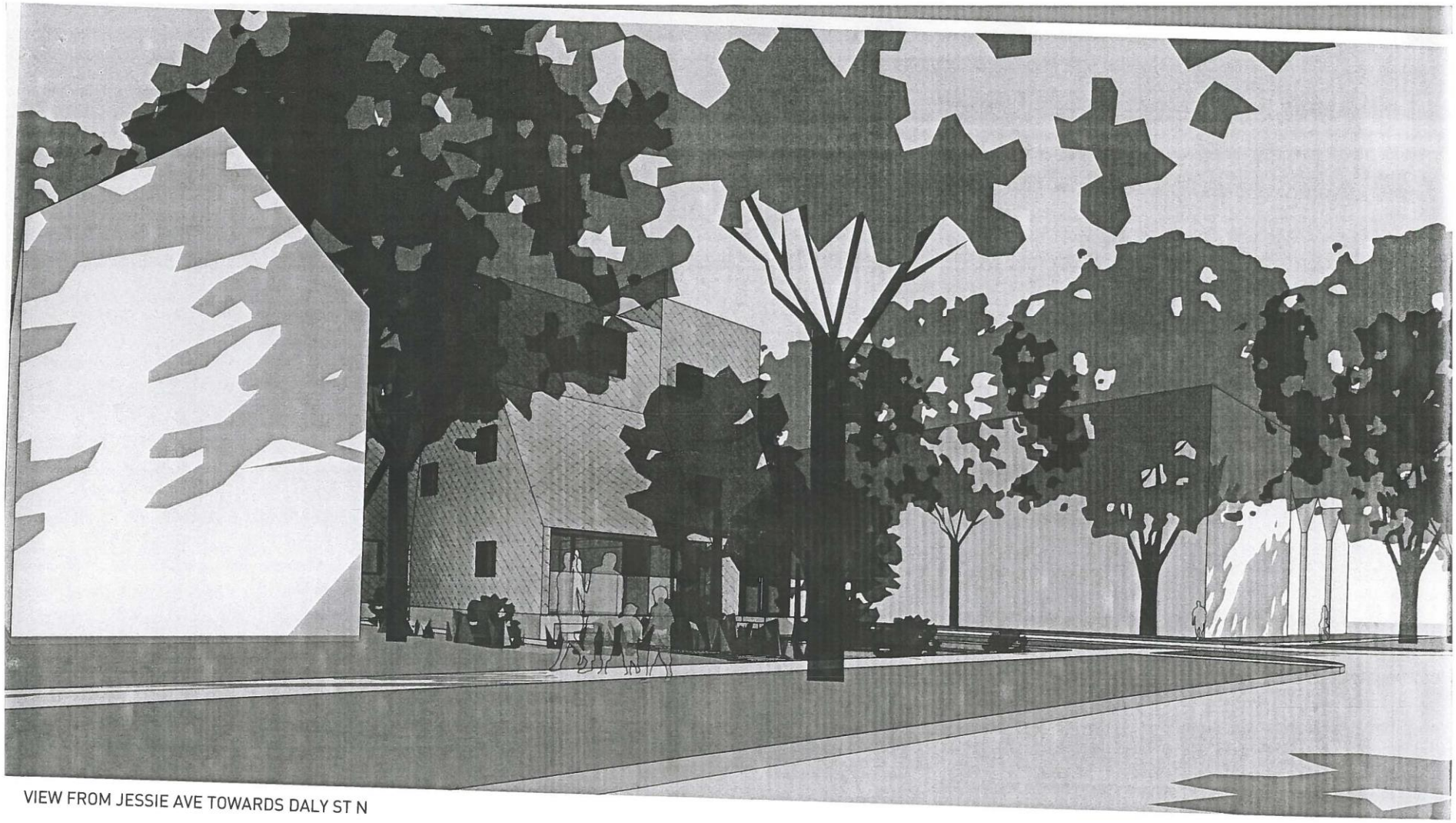
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 02
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P2

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB



VIEW FROM JESSIE AVE TOWARDS DALY ST N

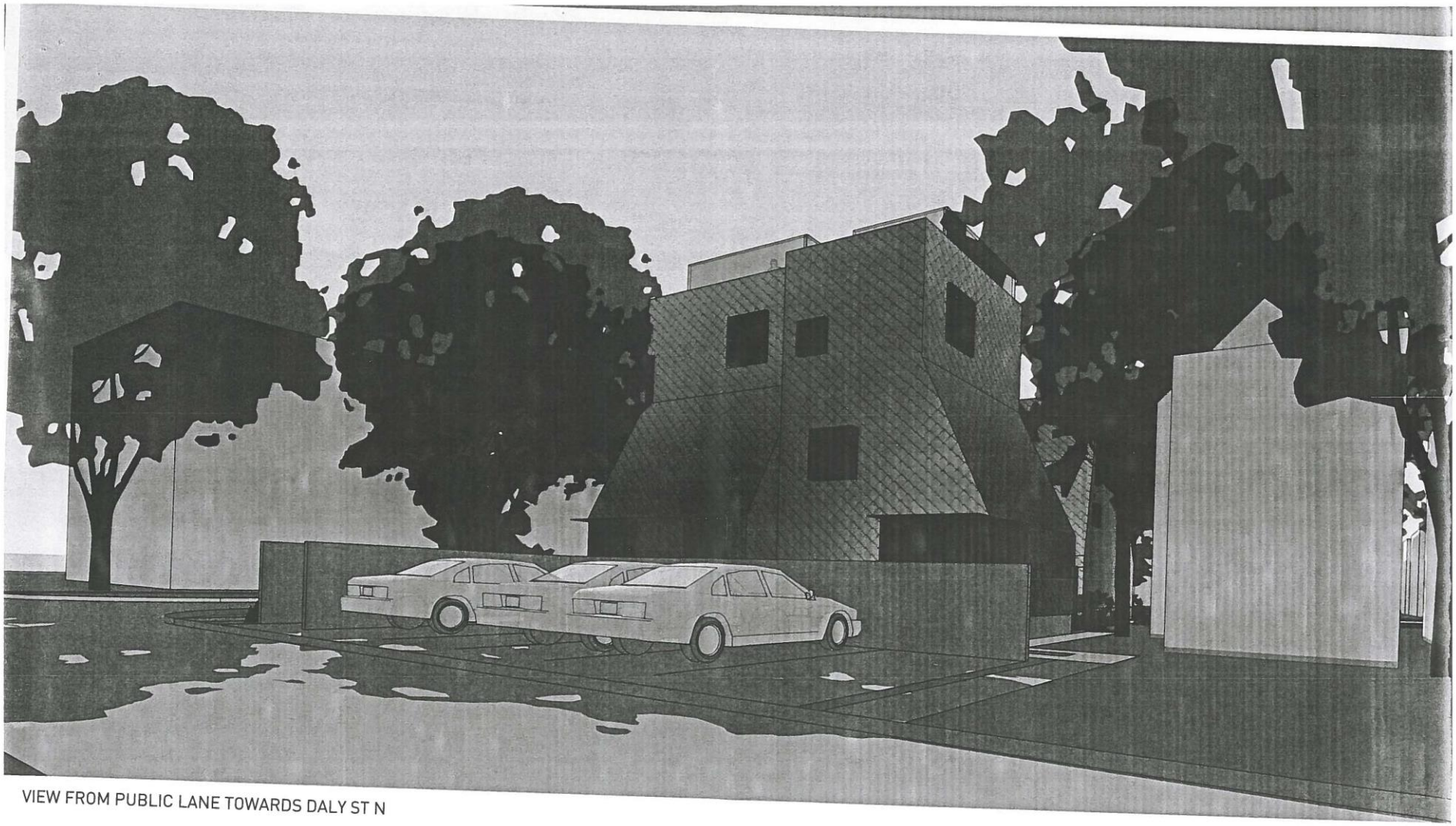
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 03
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P3

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB



VIEW FROM PUBLIC LANE TOWARDS DALY ST N

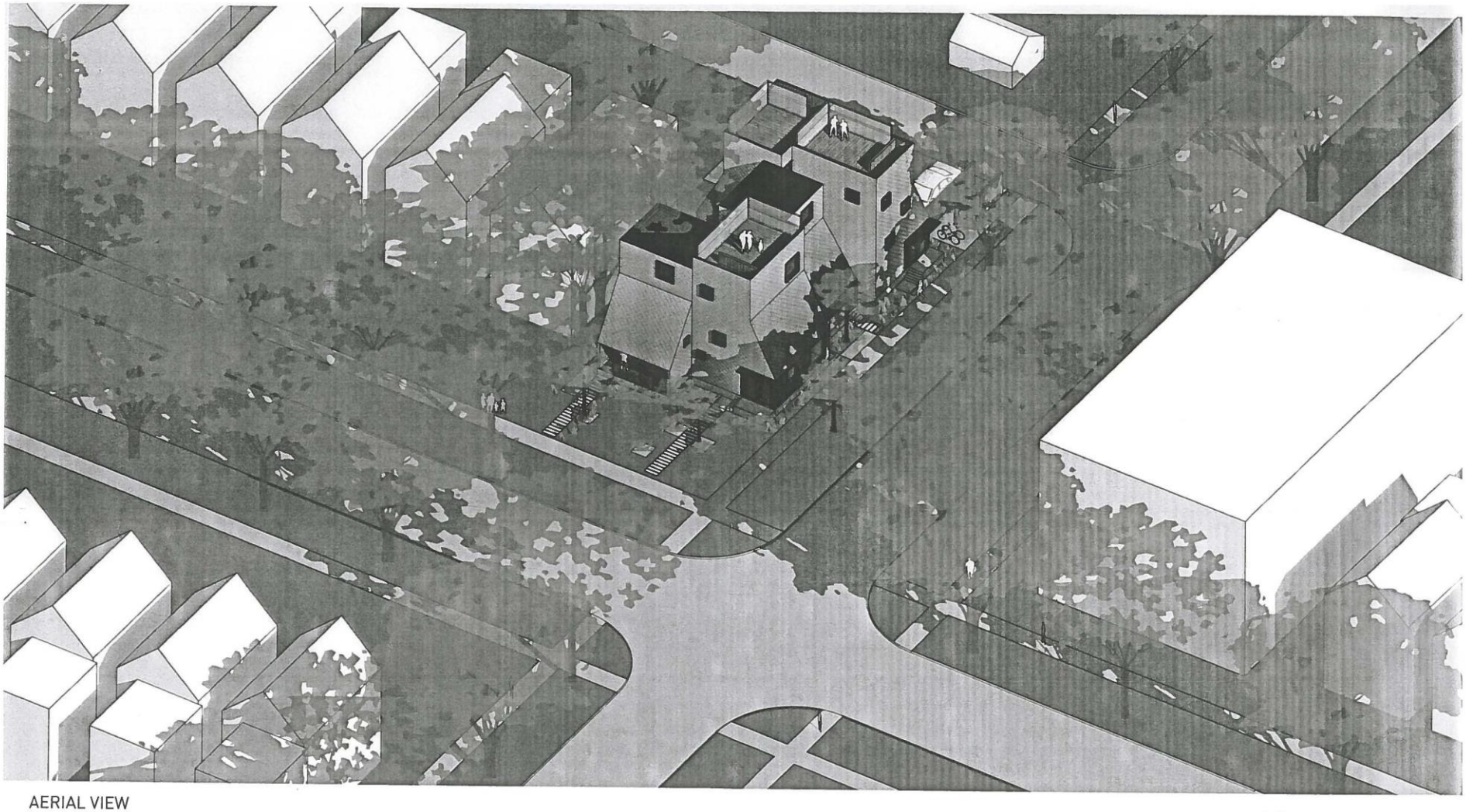
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 04
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P4

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB



AERIAL VIEW

NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

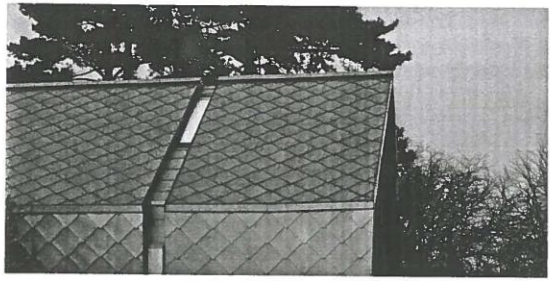
PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 05
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

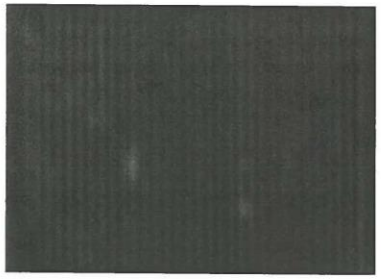
SHEET
P5

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

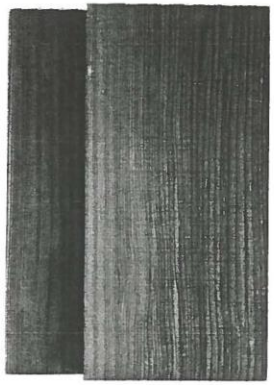
EXAMPLE METAL WITH PROPOSED IRIDESCENT FINISH
3 SAMPLE PHASES SHOWN
[BOTTOM TO TOP: ALL GREEN, PARTIAL GREEN/COPPER, ALL COPPER]
VISIBLE COLOUR SPECTRUM WILL DEPEND ON ANGLE
OF SIGHT TO MATERIAL, AVAILABLE LIGHT / SHADOW, ETC.



EXAMPLE DIAMOND METAL SHINGLE CLADDING
FINISH TO BE IRIDESCENT METAL SHOWN TO THE LEFT
IMAGE SOURCE: BACA ARCHITECTS [https://www.baca.uk.com/amphibious-house.html]



CUSTOM ALUMINUM CLADDING
POWDER-COATED BLACK
WINDOW & DOOR TRIMS



WESTERN RED CEDAR
RECESSED PORCHES [SHIPLAP]
& ROOF DECKS

CAST-IN-PLACE CONCRETE
FOUNDATIONS & LANDSCAPE STAIRS/LANDINGS

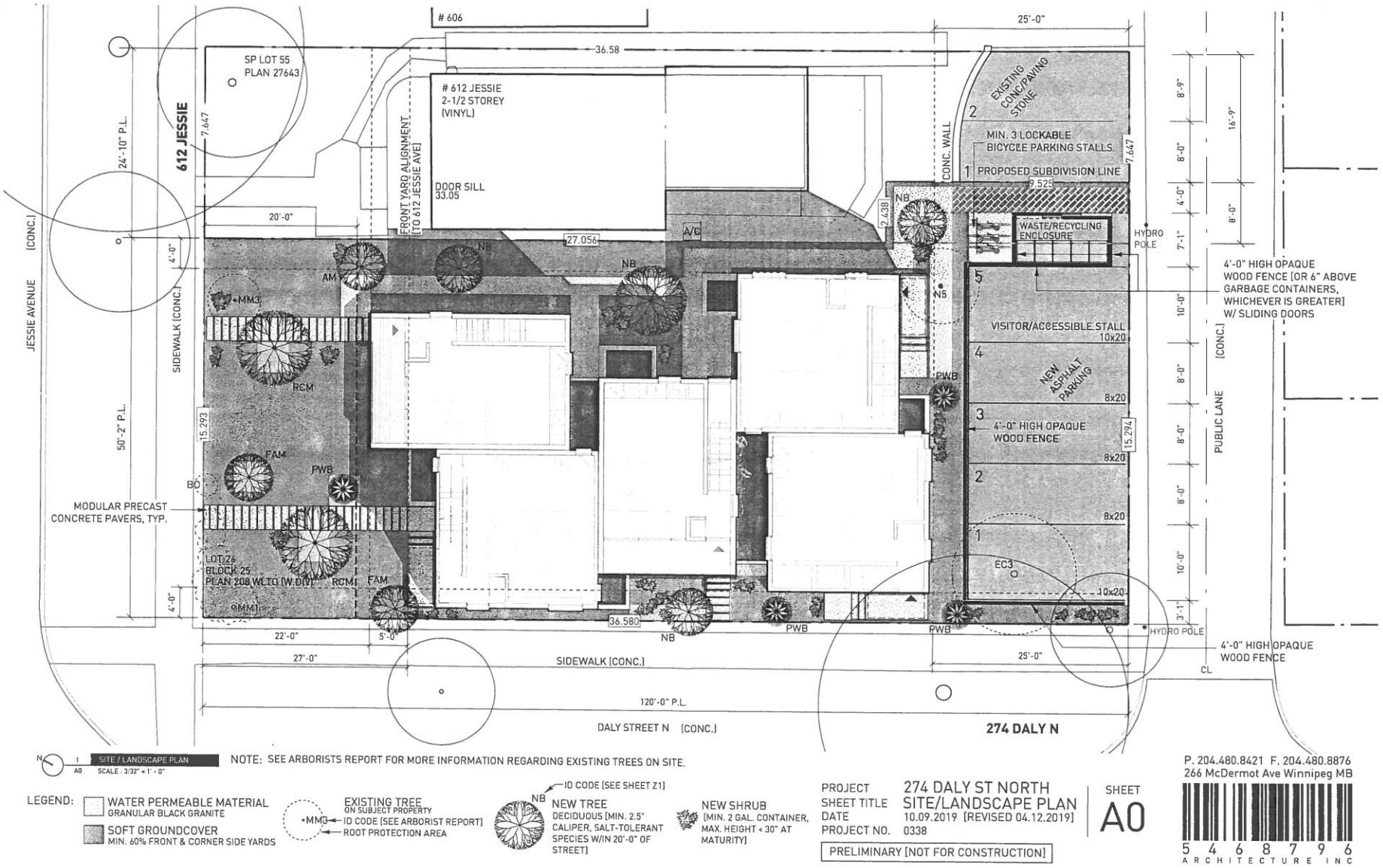
PROJECT	274 DALY ST NORTH
SHEET TITLE	SAMPLE MATERIALS
DATE	10.09.2019
PROJECT NO.	0338

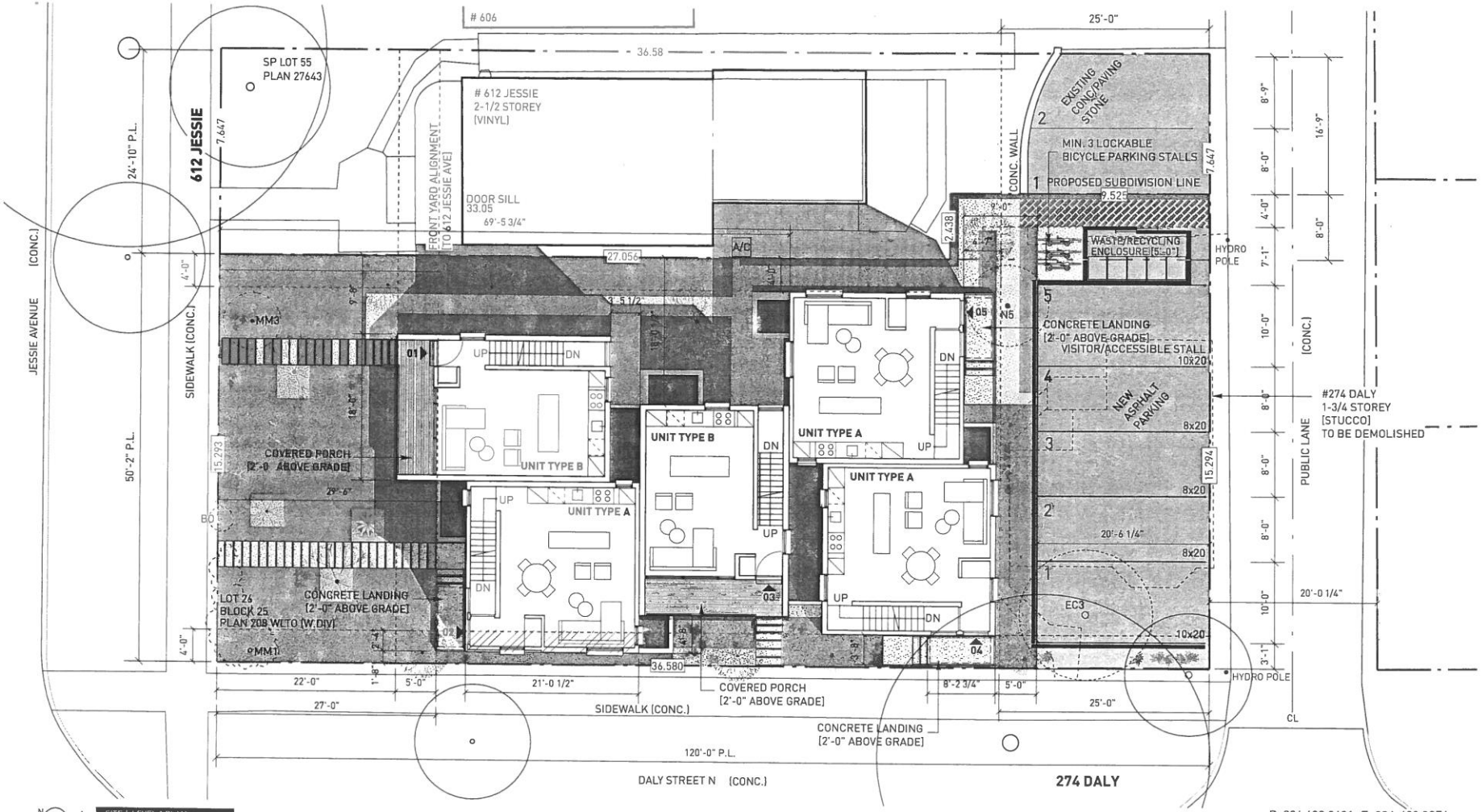
PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
M1

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

Exhibit "7" referred to in File DASZ 37/2019





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

LEGEND:
- AREA OF PROPOSED PERMITTED PROJECTION [SEE PLANS FOR DIMENSIONS, MAX. AREA < 50 SQFT, 1 STOREY ONLY]
- 36.580 PROPERTY LINE [DIMENSION IN METRES]
- SETBACK LINE
- 03 PRIMARY ENTRANCE [WITH UNIT NUMBER]

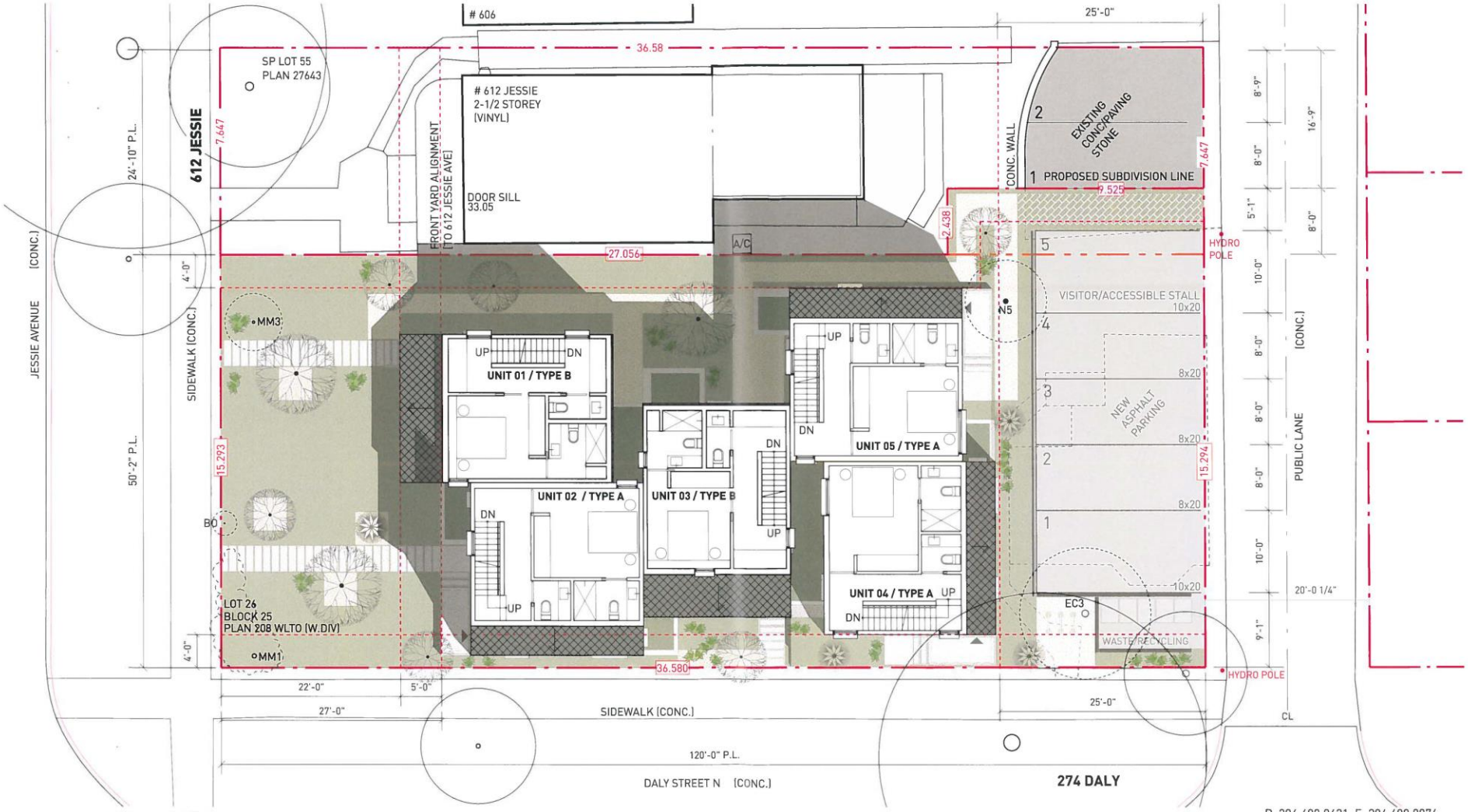
NOTE: SEE LANDSCAPE PLAN [A0] FOR MORE LANDSCAPE INFO.

PROJECT	274 DALY ST NORTH
SHEET TITLE	LEVEL 1 / SITE PLAN
DATE	10.09.2019 [REVISED 04.12.2019]
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A1

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC



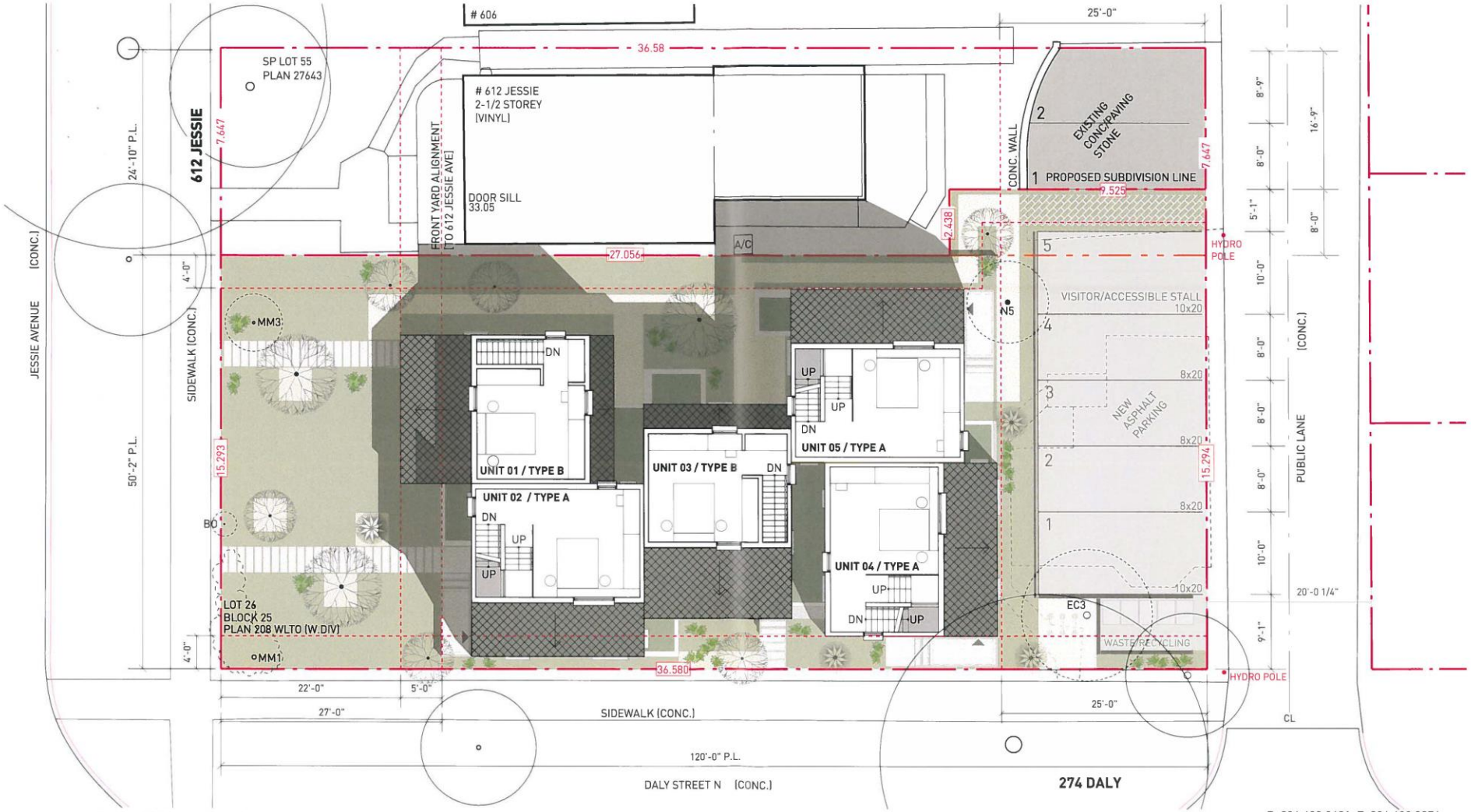
P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

PROJECT 274 DALY ST NORTH
SHEET TITLE LEVEL 2 PLAN
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
A2

5 4 6 8 7 9 6
ARCHITECTURE INC



1 LEVEL 3 PLAN
A3 SCALE : 3/32" = 1' - 0"

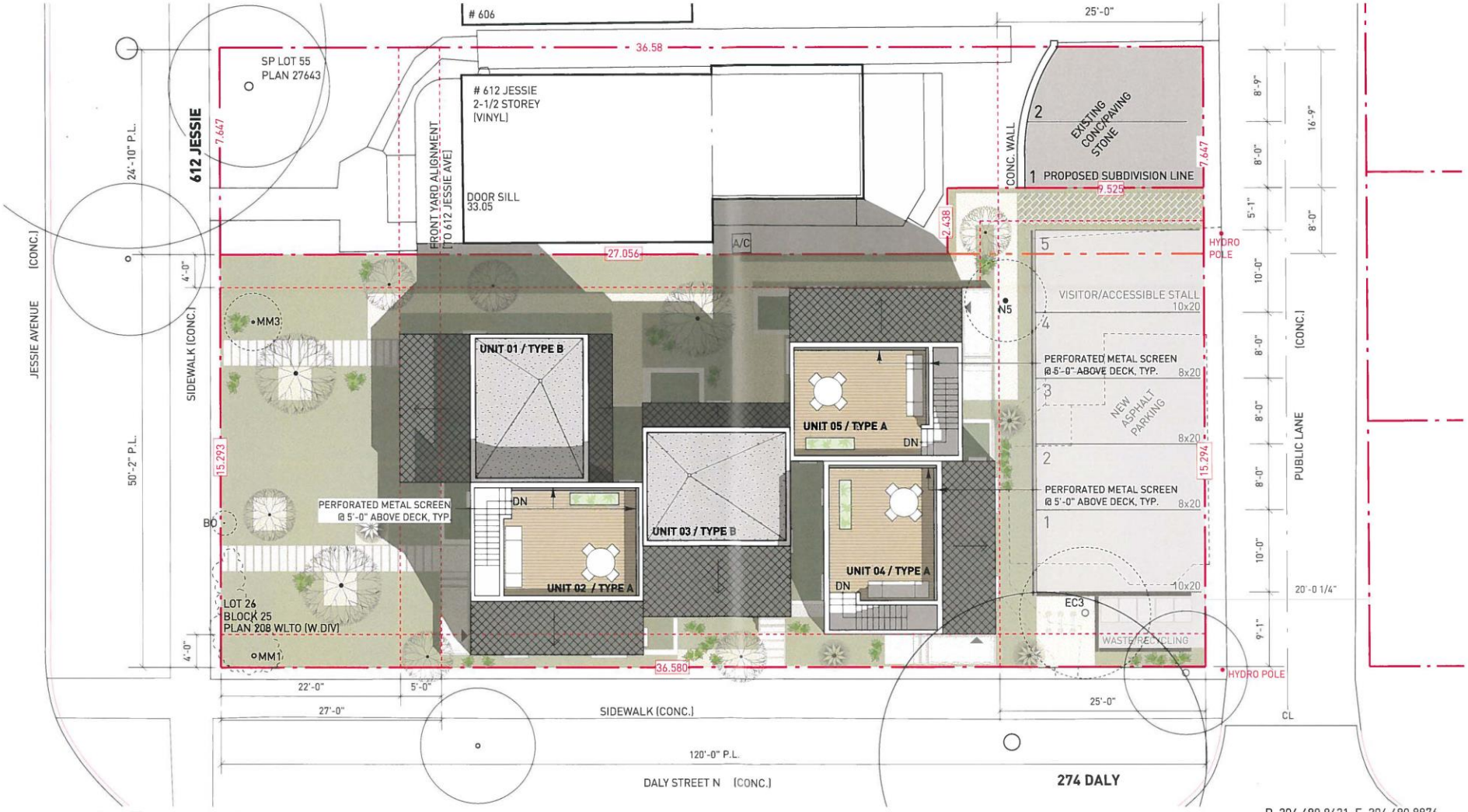
PROJECT 274 DALY ST NORTH
SHEET TITLE LEVEL 3 PLAN
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
A3

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

5 4 6 8 7 9 6
ARCHITECTURE INC



P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

PROJECT 274 DALY ST NORTH
SHEET TITLE ROOF LEVEL PLAN
DATE 10.09.2019
PROJECT NO. 0338

SHEET A4

PRELIMINARY [NOT FOR CONSTRUCTION]

5 4 6 8 7 9 6
ARCHITECTURE INC

N 1 A5 NORTH ELEVATION
SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

PROJECT	274 DALY ST NORTH
SHEET TITLE	NORTH ELEVATION
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
A5

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

N 1 A6 WEST ELEVATION
SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

PROJECT	274 DALY ST NORTH
SHEET TITLE	WEST ELEVATION
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A6

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

1 EAST ELEVATION
A7 SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

PROJECT 274 DALY ST NORTH
SHEET TITLE EAST ELEVATION
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
A7

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

1 SOUTH ELEVATION
A8 SCALE : 3/32" = 1' - 0"

NOTE: SEE LANDSCAPE PLAN [A0] FOR QUANTITY, TYPE & LOCATION OF TREES, SHRUBS & GROUNDCOVER. LANDSCAPING SHOWN IN ELEVATION DRAWING FOR ILLUSTRATION PURPOSES ONLY.

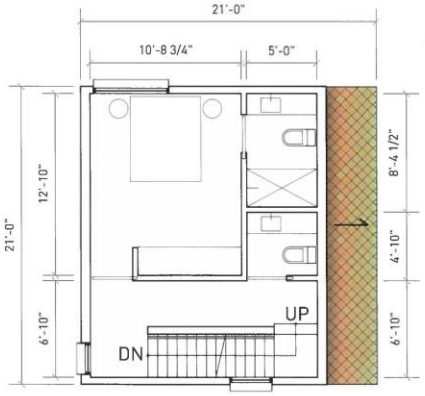
ALL WINDOWS AND DOORS WITH GLAZING TO BE TRANSPARENT GLASS.

PROJECT 274 DALY ST NORTH
SHEET TITLE SOUTH ELEVATION
DATE 10.09.2019
PROJECT NO. 0338

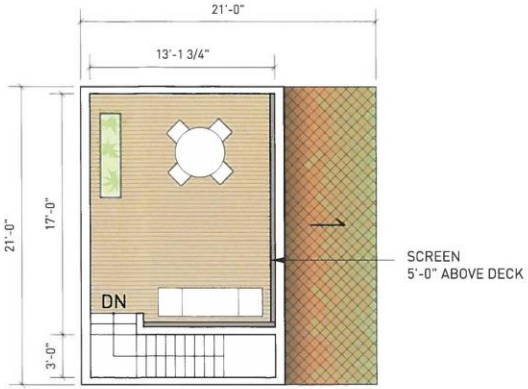
PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A8

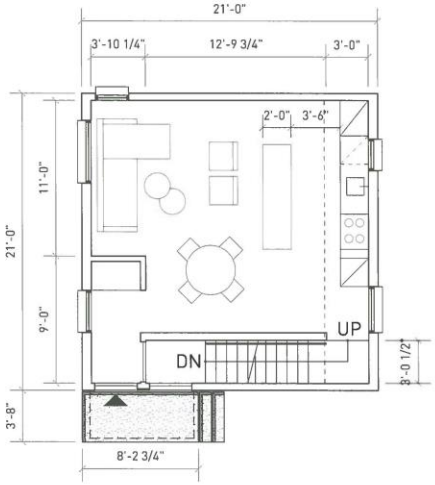
P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC



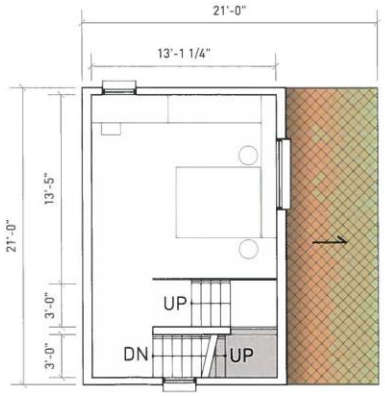
L2 M.Bed + ensuite + 1/2 bath
320 SQFT



R Roof Deck
210 SQFT



L1 Living Dining Kitchen
395 SQFT



L3 Bedroom/Office
260 SQFT

TOTAL AREA PER UNIT
975 SQFT [+ 210 SQFT roof deck]

NOTE: WINDOWS VARY PER SUITE ACCORDING TO OVERALL PLANS

1 UNIT TYPE A PLANS
A9 SCALE : 1/8" = 1' - 0"

NOTE: SEE OVERALL PLANS [A0-A4] FOR SUITE LAYOUT, ORIENTATION AND WINDOW PLACEMENT

0 5 10 20

PROJECT 274 DALY ST NORTH
SHEET TITLE UNIT TYPE A PLANS
DATE 10.09.2019
PROJECT NO. 0338

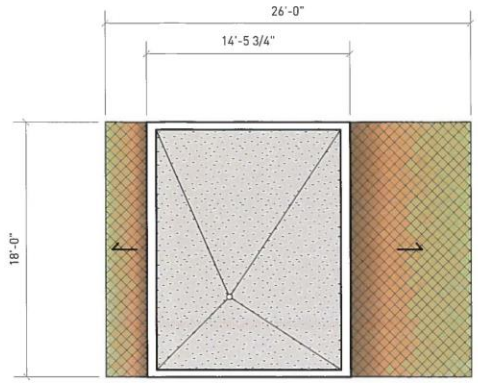
PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
A9

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

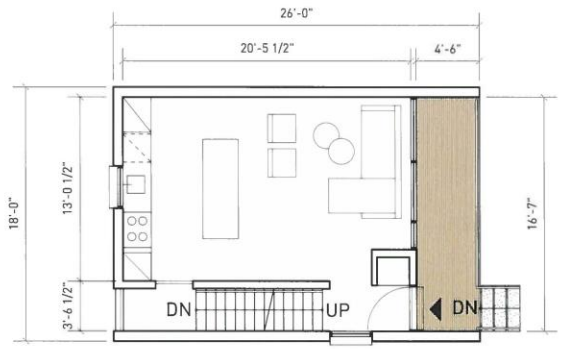
5 4 6 8 7 9 6
ARCHITECTURE INC

L2 M.Bed + ensuite + 1/2 bath
325 SQFT

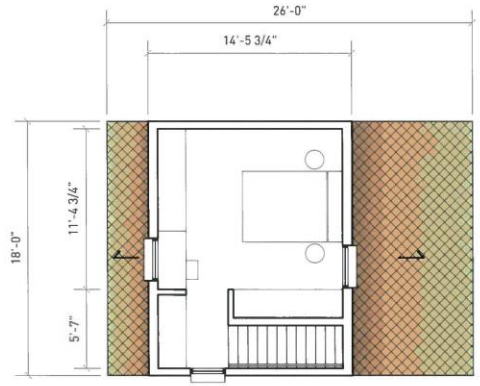


R Roof
220 sqft

TOTAL AREA PER UNIT
880 SQFT [+ 75 SQFT porch]



L1 Living Dining Kitchen
335 SQFT + 75 SQFT Porch



L3 Bedroom/Office
220 SQFT

1 UNIT TYPE B PLANS
A10 SCALE : 1/8" = 1' - 0"

NOTE: SEE OVERALL PLANS [A0-A4] FOR SUITE LAYOUT, ORIENTATION AND WINDOW PLACEMENT

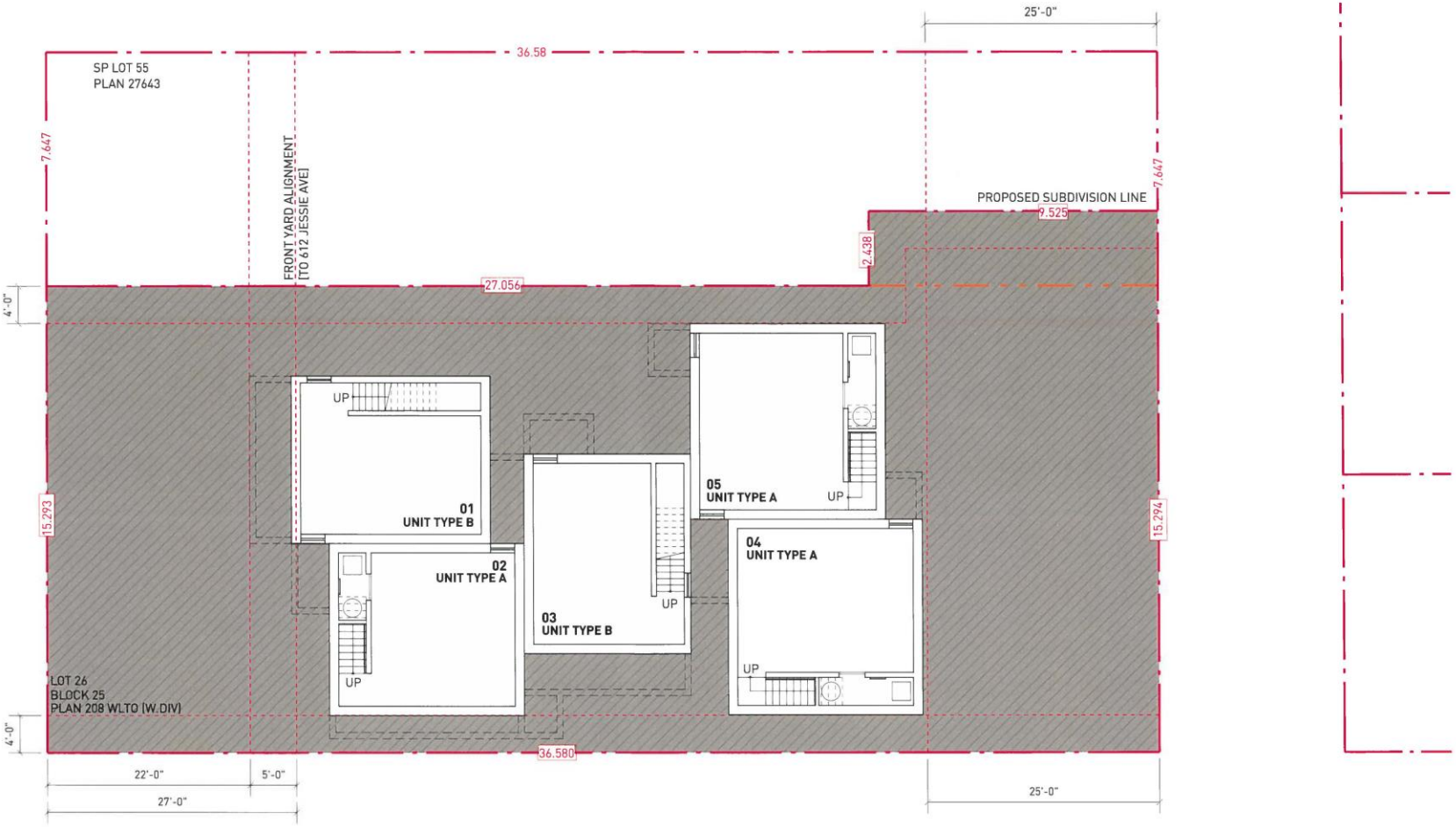
0 5 10 20

PROJECT 274 DALY ST NORTH
SHEET TITLE UNIT TYPE B PLANS
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
A10

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC



1 BASEMENT PLAN
A11 SCALE : 3/32" = 1' - 0"

PROJECT 274 DALY ST NORTH
SHEET TITLE BASEMENT LEVEL PLAN
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET A11

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

VIEW FROM CORNER OF JESSIE & DALY AVE N

NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 01
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P1

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

VIEW FROM CORNER OF DALY AVE N & PUBLIC LANE

NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 02
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P2

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

VIEW FROM JESSIE AVE TOWARDS DALY ST N

NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 03
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P3

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

VIEW FROM PUBLIC LANE TOWARDS DALY ST N

NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 04
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P4

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC

AERIAL VIEW

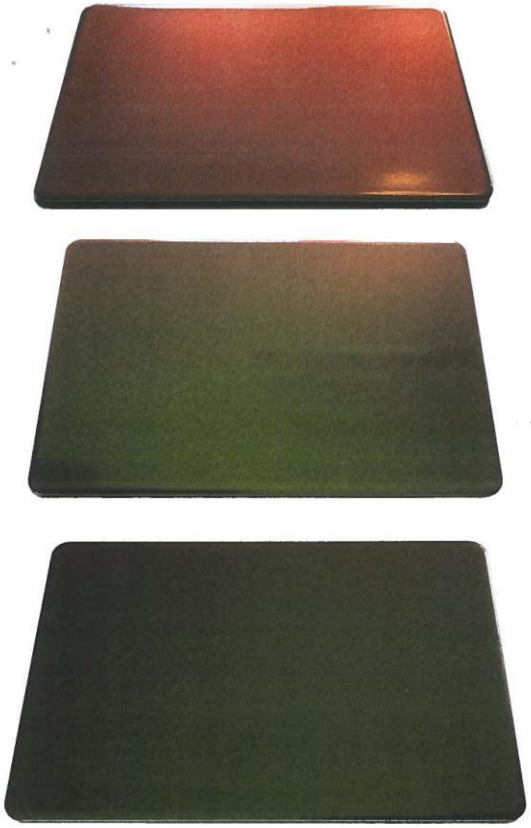
NOTE: FOR ILLUSTRATION PURPOSES ONLY.
SEE PLAN & ELEVATIONS FOR SPECIFIC PROJECT INFORMATION.

PROJECT	274 DALY ST NORTH
SHEET TITLE	PERSPECTIVE VIEW 05
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
P5

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC



EXAMPLE METAL WITH PROPOSED IRIDESCENT FINISH
3 SAMPLE PHASES SHOWN
[BOTTOM TO TOP: ALL GREEN, PARTIAL GREEN/COPPER, ALL COPPER]
VISIBLE COLOUR SPECTRUM WILL DEPEND ON ANGLE
OF SIGHT TO MATERIAL, AVAILABLE LIGHT / SHADOW, ETC.

EXAMPLE DIAMOND METAL SHINGLE CLADDING
FINISH TO BE IRIDESCENT METAL SHOWN TO THE LEFT
IMAGE SOURCE: BACA ARCHITECTS [https://www.baca.uk.com/amphibious-house.html]

CUSTOM ALUMINUM CLADDING
POWDER-COATED BLACK
WINDOW & DOOR TRIMS

WESTERN RED CEDAR
RECESSED PORCHES [SHIPLAP]
& ROOF DECKS

CAST-IN-PLACE CONCRETE
FOUNDATIONS & LANDSCAPE STAIRS/LANDINGS

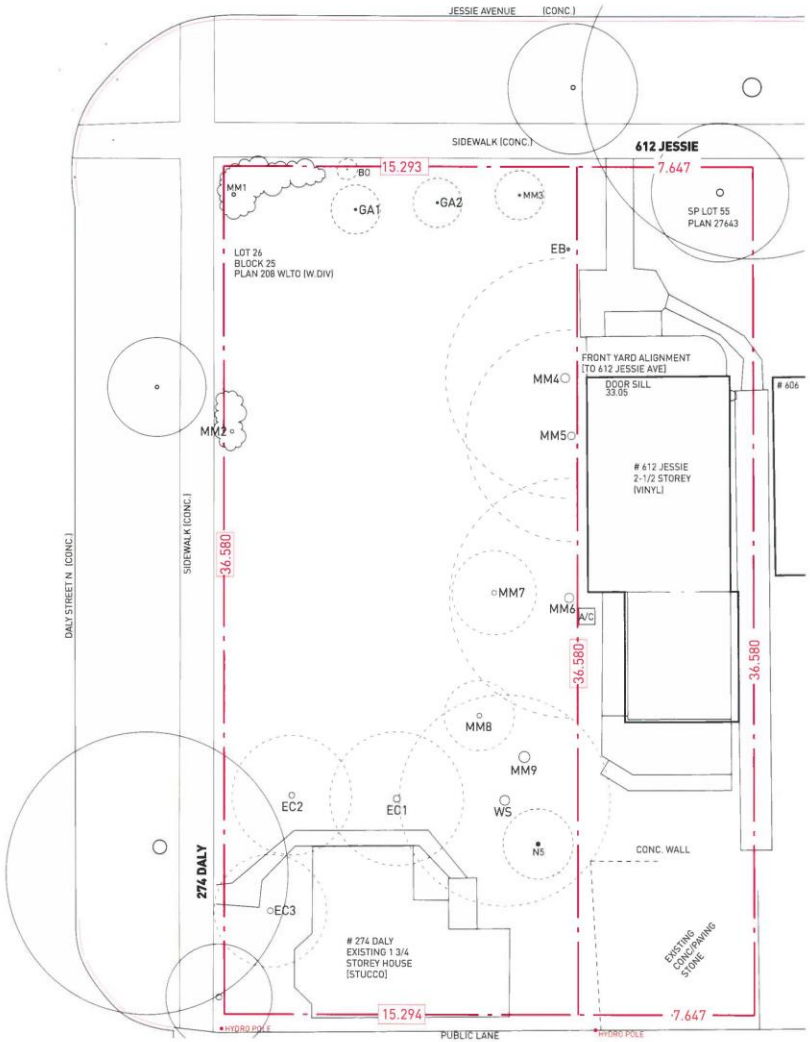
P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB

PROJECT	274 DALY ST NORTH
SHEET TITLE	SAMPLE MATERIALS
DATE	10.09.2019
PROJECT NO.	0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET
M1

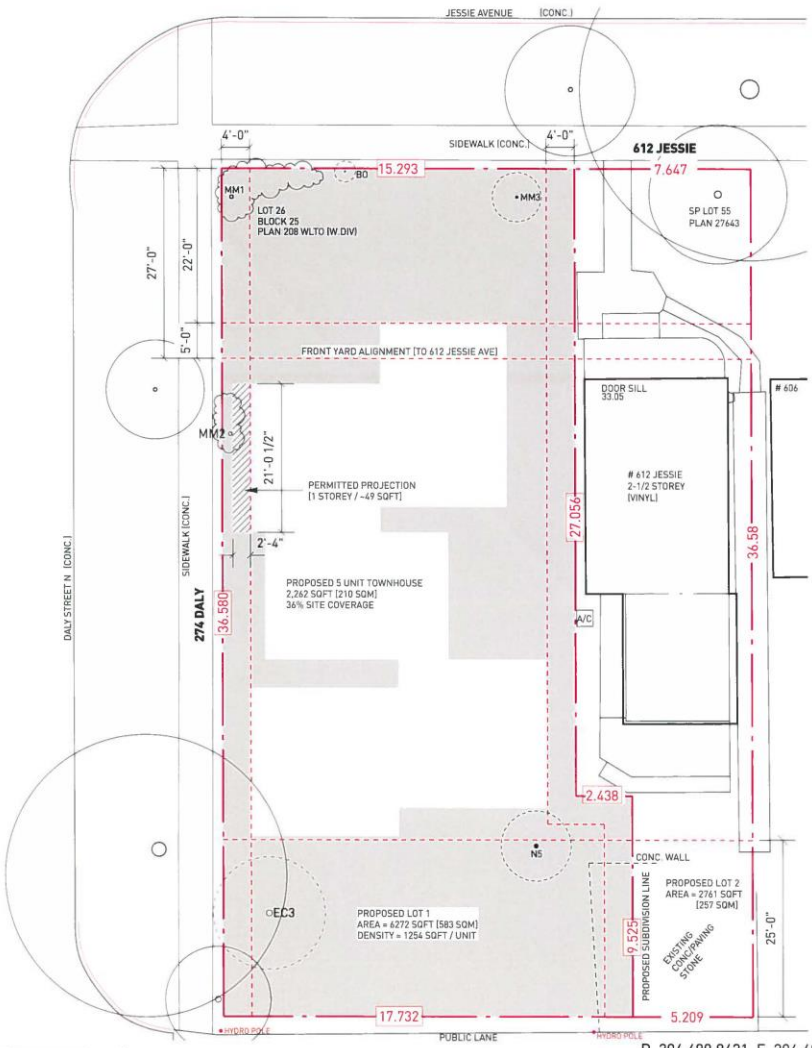
5 4 6 8 7 9 6
ARCHITECTURE INC



1 EXISTING SITE PLAN
Z2 SCALE : 1/16" = 1' - 0"

NOTE: ALL SURVEYED EXISTING TREES SHOWN [SEE ARBORIST REPORT FOR MORE INFORMATION]

LEGEND:
AREA OF PROPOSED PERMITTED PROJECTION [MAX. AREA < 50 SQFT, 1 STOREY ONLY]
36.580 PROPERTY LINE [DIMENSION IN METRES]
SETBACK LINE



2 PROPOSED SITE DIAGRAM
Z2 SCALE : 1/16" = 1' - 0"

NOTE: ONLY PROPOSED RETAINED TREES ON PROPERTY SHOWN [SEE LANDSCAPE PLAN]

PROJECT 274 DALY ST NORTH
SHEET TITLE ZONING DIAGRAMS
DATE 10.09.2019
PROJECT NO. 0338

PRELIMINARY [NOT FOR CONSTRUCTION]

SHEET Z2

P. 204.480.8421 F. 204.480.8876
266 McDermot Ave Winnipeg MB
5 4 6 8 7 9 6
ARCHITECTURE INC