Agenda – Executive Policy Committee – March 17, 2021

REPORTS

Item No. 17 Subdivision and Rezoning – 1580, 1584, 1588, 1592 & 1600 Ravelston Avenue West
(Transcona Ward)
File DASZ 17/2020 [c/r DAV 184313/2020D]

COMMUNITY COMMITTEE RECOMMENDATION:

On March 2, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 17/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6, 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District and "RMF-S" Residential Multi-Family Small District as shown on the map dated November 6, 2020 and attached as Schedule "A" to this report.

3. That the Developer shall take into consideration all the issues outlined in Schedule "B", the report of the Administrative Coordinating Group, dated September 16, 2020, to the satisfaction of the Director of Planning, Property and Development.

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 17/2020, as determined by the City's Director of Planning, Property and Development.

5. That authority be delegated to the City's Director of Planning, Property and Development ("the Director") to negotiate and approve the terms and conditions of, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

6. That upon instruction for 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 advance with the above.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Title 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 recommendation 7 and 8 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On March 3, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

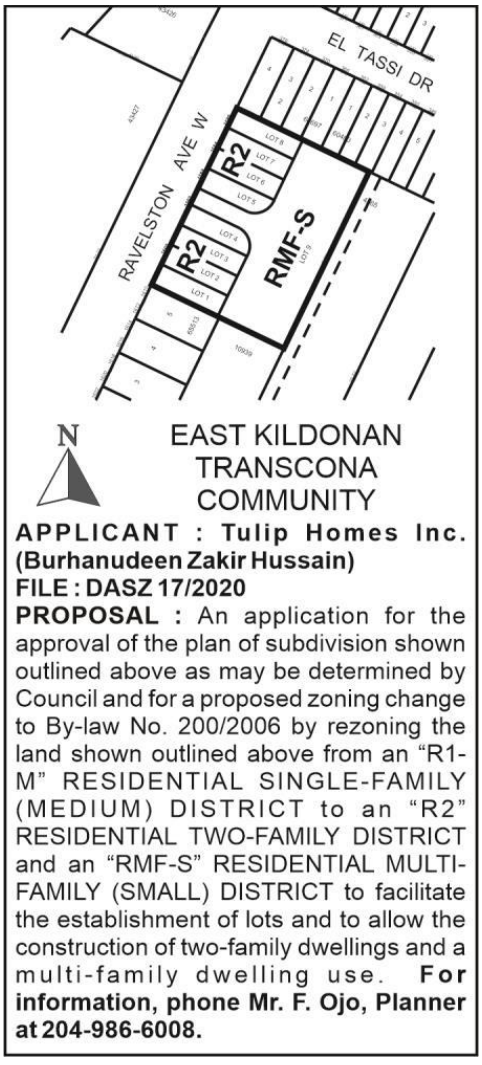
File: DASZ 17/2020

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Browaty
Councillor Nason

Public Hearing: March 2, 2021
Council Building, 510 Main Street

Applicant: Tulip Homes Inc. (Burhanudeen Zakir Hussain)

Subject:



Premises Affected: 1580, 1584, 1588, 1592 & 1600 Ravelston Avenue West

For submission to: The Executive Policy Committee

Prepared by: T. Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: March 2, 2021

Community Committee Recommendation:

On March 2, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 17/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6, 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District and "RMF-S" Residential Multi-Family Small District as shown on the map dated November 6, 2020 and attached as Schedule "A" to this report.

3. That the Developer shall take into consideration all the issues outlined in Schedule "B", the report of the Administrative Coordinating Group, dated September 16, 2020, to the satisfaction of the Director of Planning, Property and Development.

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 17/2020, as determined by the City's Director of Planning, Property and Development.

5. That authority be delegated to the City's Director of Planning, Property and Development ("the Director") to negotiate and approve the terms and conditions of, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

6. That upon instruction for 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 advance 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 Title 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 recommendation 7 and 8 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.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This again is an area that a lot of people are calling home and grown exponentially in the last several years. It seems that the suite of offerings seems a lot of people wanting to purchase side by sides or in situations where they are in a townhouse/condo approach. It’s a variety of wants and desires for housing options that are in the community of Transcona. It appears that this one based on the reports of the public service is in alignment with the areas plan, is expected to deliver.

Exhibits Filed:

1. Application dated November 6, 2020
2. Notification of Public Hearing dated January 28, 2021
3. Manitoba Status of Titles 3035094/1, 3035097/1, 3035098/1, 3035099/1, 3035100/1
4. Letter of authorization dated August 15, 2020 from Waterside Development Corporation to Tulip Homes
5. Surveyor's Building Location Certificate and sketch dated August 6, 2020
6. Plans (22 pages)
7. Report from the Urban Planning Division dated February 18, 2021
8. Inspection Report

REPRESENTATIONS:

In Support:

Burhanudeen Zakir Hussain

In Opposition:

Nil

For Information:

Nil

For the City:

F. Ojo, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 17/2020

ADMINISTRATIVE REPORT

Title: DASZ 17/2020 – 1580, 1584, 1588, 1592 & 1600 Ravelston Avenue W

Issue: Proposed plan of subdivision and rezoning that would:

- Create nine (9) lots; and
- Rezone Lots 1-8 from "R1-M" Residential Single-Family District to "R2" Residential Two-Family Dwelling.
- Rezone Lot 9 from "R1-M Residential Single-Family District to "RMF-S" Residential Multi-Family – Small District.

Critical Path: East Kildonan – Transcona Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
F. Ojo, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 17/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6, 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District and "RMF-S" Residential Multi-Family Small District as shown on the map dated November 6, 2020 and attached as Schedule "A" to this report.

3. That the Developer shall take into consideration all the issues outlined in Schedule "B", the report of the Administrative Coordinating Group, dated September 16, 2020, to the satisfaction of the Director of Planning, Property and Development.

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 17/2020, as determined by the City's Director of Planning, Property and Development.

5. That authority be delegated to the City's Director of Planning, Property and Development ("the Director") to negotiate and approve the terms and conditions of, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other

terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

6. That upon instruction for 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 advance 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 Title Office.

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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 recommendation 7 and 8 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.

REASON FOR THE REPORT

- The applicant is proposing to subdivide and rezone an existing “R1-M” Residential Single-Family district parcel to an “R2” Residential Two-Family district and an “RMF-S” Residential Multi-Family district in order to create nine (9) residential zoning lots.
- Subdivisions and rezonings 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 subject land will be rezoned from “R1-M” Residential Single-Family District to “R2” Residential Two-Family District and “RMF-S” Residential Multi-Family Small District.

HISTORY

September 27, 2017 – Council concurred in the recommendation of Executive Policy Committee and approved the proposed plan of subdivision of the subject property from an

"RR5" Rural Residential District to "R1-M" Residential Single-Family District under file DASZ 8/2017.

The said approval was subject to a Servicing Agreement as contained in the Administrative Co-ordinating Group Report dated March 1, 2017.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

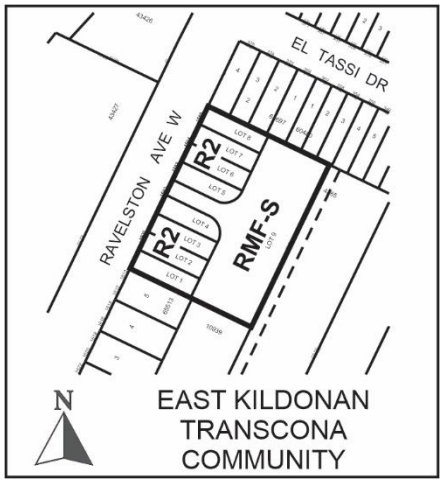
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Femi Ojo, MCIP, RPP
Date:	February 18, 2021
File No.	DASZ 17/2020

Attachments

- Appendix "A," Planning Discussion
- Schedule "A," of File DASZ 17/2020, East Kildonan – Transcona Community Committee, dated November 6, 2020.
- Schedule "B," Report of the Administrative Co-ordinating group, dated September 16, 2020, Re: proposed subdivision and rezoning of land located at1580, 1584, 1588 and 1600 Ravelston Avenue West – File No. DASZ 17/2020

APPENDIX 'A'

DATE:	February 16, 2021
FILE:	**DASZ 17/2021**
RELATED FILES:	DASZ 8/2017; DAV 109188/2017/D
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.417 (Peguis)
SUBJECT:	proposed plan of subdivision and rezoning to; • **Create nine lots;** • **Rezone Lots 1-8 to "R2" Residential Two-Family District; and** • **Rezone Lot 9 to "RMF-S" Residential Multi-Family Small District.**
LOCATION:	1580, 1584, 1588 and 1600 Ravelston Avenue W
LEGAL DESCRIPTION:	Lots 1,2,3,4,5 PLAN 65887 WLTO IN OTM LOT 94 PARISH OF KILDONAN



APPLICANT:	TULIP HOMES (Burhanudeen Zakir Hussain) 78 Ellesmere Avenue Winnipeg, MB R2M 0G6
OWNER:	Waterside Development Corp. 3605 Roblin Boulevard Winnipeg, MB R3R 0C6
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is located on the east side of Ravelston Avenue W in the Peguis Neighbourhood of the Transcona Ward.
- The subject site is currently zoned “R1-M” Residential Single-Family. On site, there is a one storey single-family dwelling with an attached garage, and a detached garage. The subject site is approximately 50,908 sq. ft. in size.
- The subject property falls within the Area of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy; and*
- Is also within the Almey – Ravelston Special Planning Area and the Residential Mixed-Use policy area of the Transcona West Plan.

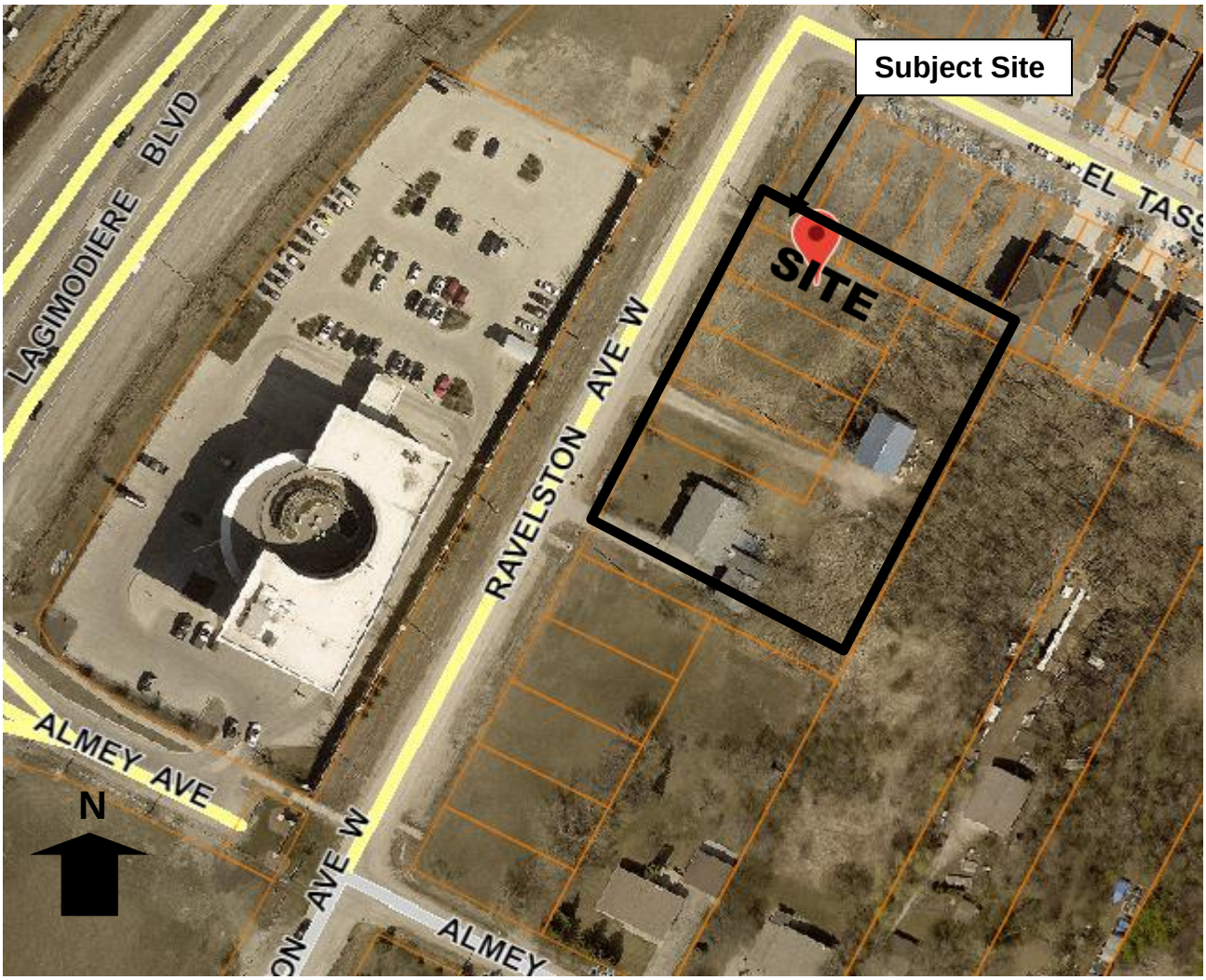


Figure 1: Site map of subject property and surrounding neighbourhood (flown 2018)

SURROUNDING ZONING & USES (See Figure 2)

North: Residential Two-Family lots and residence fronting unto El Tassi Drive.

South: "R2" and then, vacant rear yard of Rural Residential houses fronting unto Almey Avenue.

East: "RR5" Rural Residential 5 parcels.

West: Financial Institution zoned "C2" Commercial Community.

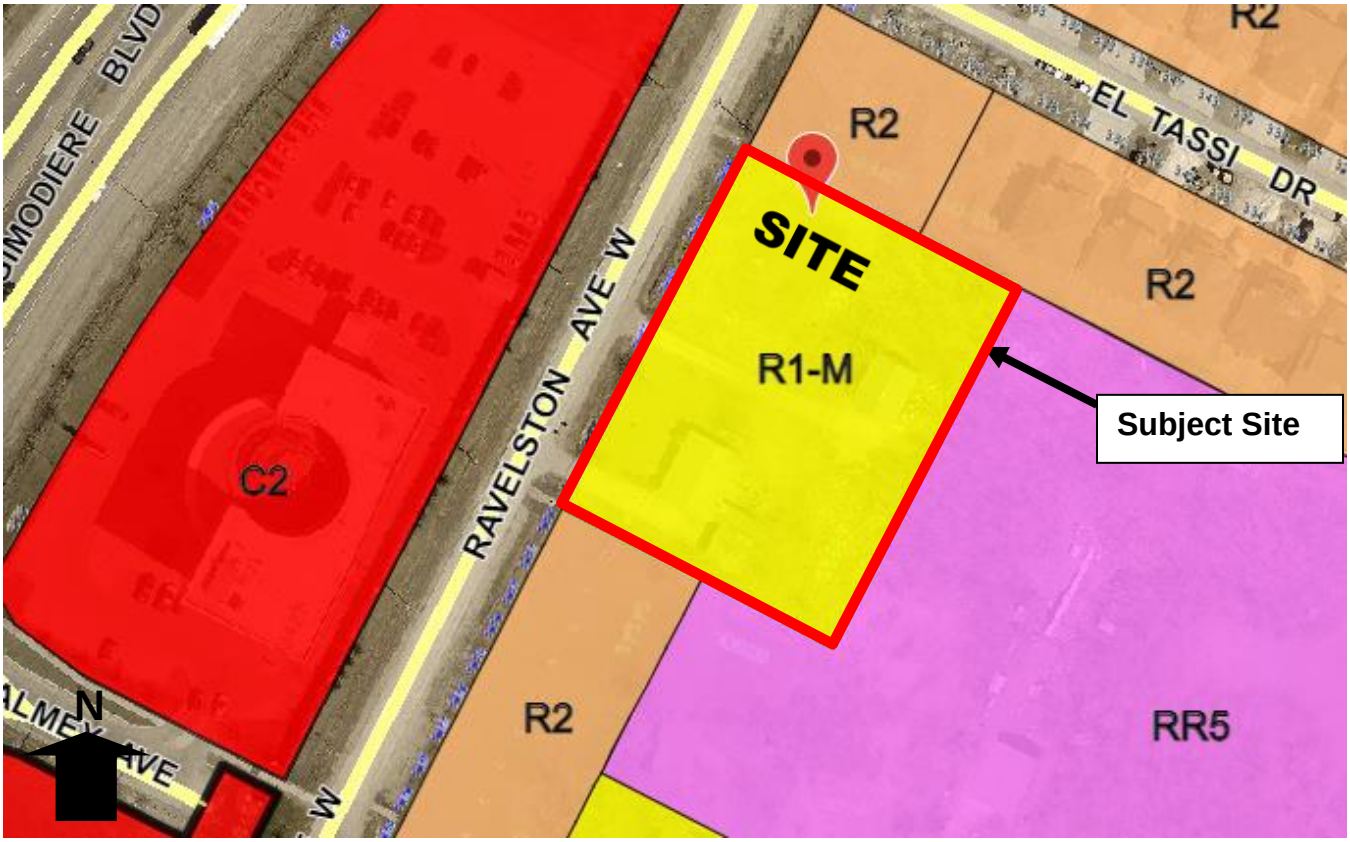


Figure 2: Zoning map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- In 2017, the subject site was subdivided and rezoned from "RR5" Rural Residential 5 to "R1-M" Residential Single-Family Medium under DASZ 8/2017.
- **Under the current application,** the proposal is to create eight "R2" lots, and one "RMF-S lot. The applicant is proposing a four duplxes on Lots 1-8, and six (6) three storey town homes on Lot 9.
- **The two-family dwellings being proposed on lots 1 & 2 and 7 & 8 are planned to take take access from Ravelston Avenue, while the proposed duplexes on lots 3 through 6 will take access through the internal road system with access from Ravelston Avenue.**
- Two variances are required for the proposed development. An associated variance application has been made under file DAV 20 - 184313\D (see Planner's report).

COLLABORATION

The applicant worked with the Urban Planning Division over a period of several months to adjust the site layout and building. Specifically, the following adjustments were made through collaborative planning process leading up to the receipt of the application:

Density

The applicant initially proposed a 20-unit single building on the proposed lot 9. This was revised to a 12-unit condo-style development for compatibility.

Cross-access

The issue of cross access was also discussed with the applicant to ensure that all the being proposed have a perpetual access to the internal driveway.

ANALYSIS AND ISSUES

OurWinnipeg and *Complete Communities*

- *OurWinnipeg* is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.
- The Key Direction of *OurWinnipeg* and *Complete Communities* that applies to the Areas of Stability policy area states:
    - *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*
- The proposed plan of subdivision and rezoning would facilitate eight (8) semi-detached single-family homes and six (6) town homes being added to the area, which supports efficient use of existing and future infrastructure. Therefore, the proposed plan of subdivision and rezoning comply with the aforementioned Key Direction.
- The first and third policies of Direction 1 of Section 04 of *Complete Communities* state, respectively:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- The proposed subdivision plan and rezoning are consistent with these policies because they would enable the development of duplexes and town homes, which is compatible with the existing development pattern in the area.

Transcona West Area Structure Plan

- The subject site falls within the Almey-Ravelston Special Planning area of the Transcona West Area Structure Plan. The site is designated Residential Mixed Use.
- Key policies from the aforementioned that pertain to the subject proposal includes:

- Section 5.2.2(2) requires that the rezoning and subdivision of land within the Special Planning Area will be considered by the Community Committee through the Development Application process in accordance with the following:
    - "*Any application for subdivision shall be accompanied by a concept plan that demonstrates how the subdivision may be integrated into the re-subdivision of adjacent and surrounding parcels in order to ensure that the future potential for adjacent subdivision is not compromised."*
- A concept plan was not deemed to be necessary for the proposed subdivision plan and rezoning because of the level of existing road network and plan of subdivision in the area.
- Also, given the scale of the subject proposal, the Urban Planning Division is comfortable knowing that the proposed development will not limit the potential future development of adjacent lands.

- Sub-subsection 5.4.2 of the *Transcona West Plan* states:
    - "*a significant use of land within Residential Mixed-Use Areas will incorporate low, medium and higher density residential uses*."
- The proposed "R2" Residential Two-Family lots and the "RMF-S lot are consistent with the aforementioned and the *Transcona West Plan* in general.

REZONING

- The subject property is currently zoned "R1-M" Residential Single-Family Medium; which is intended to accommodate primarily single-family residential development in lower density areas.
- The applicant intends to create eight "R2" Residential Two-Family lots and one "RMF-S" Residential Multi-Family Small lot.
- The "R2" district requires: a minimum lot width of 25 feet, a minimum lot area of 5,000 sq. ft. (2,500 sq. ft. per dwelling unit for two family; 800 per dwelling unit for multi-family), side yard setback of 4 feet, a front yard of 20 feet and a rear yard setback of 25 feet. The maximum building height is 35 feet and the reverse corner side yard of 10 feet.
- The "RMF-S" district requires: a minimum lot area of 9,000sq. ft., a minimum lot area per dwelling of 1,250 sq. ft., side yard setback of 4 feet, a front yard of 20 feet and a rear yard setback of 25 feet. The maximum building height is 35 feet and the minimum reverse corner side yard of 5 feet.

COMPATIBILITY WITH SURROUNDING USES

- The subject property falls within the Area of Stability of *Complete Communities Direction Strategy* which supports low to moderate change in low-density neighbourhoods through developments and redevelopments that is complementary to the existing scale, character and built form. The proposed "R2" and "RMF-S lots and the construction of two-family and town homes are consistent with the above policy.
- Aside from the above, the proposed "R2" Residential Two-Family and "RMF-S" Residential Multi-Family Medium lots are consistent with the *Transcona West Area Plan*, which prescribes that "a *significant use of land within Residential Mixed Use Areas will incorporate low, medium and higher density residential uses".*

- The Urban Planning Division believes that subdivision and rezoning the subject lands to "R2" and "RMF-S and the future construction of duplexes/town homes is compatible with the existing and future surrounding development. Specifically, the existing side-by-side tow-family homes on El Tassi Drive provides an existing development pattern similar to what the applicant is proposing.
- Given the above, the subject proposal will provide different housing types and tenure in this part of Winnipeg, which is consistent with *Complete Communities.*
- There is nothing to suggest that the proposal will have an adverse effect on any future development in the area.
- The Urban Planning Division is supportive of the subject application.

KEY COMMENT PROVIDED BY OTHER CIVIC DEPARTMENTS

- It is noted that the subject DASZ application (17/2020) has been reviewed by civic departments through the Administrative Coordinating Group (ACG).
- This review process is used to determine developer obligations such as servicing requirements, land dedication and other considerations.
- The ACG Report in this instance itemized other servicing issues that need to be taken into consideration as part of the ACG under DASZ 8/2017 dated March 1, 2017.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The Urban Planning Division recommends approval because the proposed plan of subdivision and rezoning are consistent with *Complete Communities Direction Strategy* and the *Transcona West Area Structure Plan.*
- Rezoning the subject property to "R2" Residential Two-Family district and "RMF-S" Residential Multi-Family district will facilitate a development that is compatible with the existing and future surrounding context.
- The proposed subdivision and rezoning will not have any adverse effect on potential future development in the area.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DASZ 17/2020

Schedule "A" for File No. DASZ 17/2020, East Kildonan - Transcona Community Committee, dated November 6, 2020

By–Law No. _____

File No. **DASZ 17/2020**

Atlas Sheet No. **Y30**

N

EAST KILDONAN TRANSCONA 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 1580, 1584, 1588, 1592 and 1600 Ravelston Avenue West from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT and an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the establishment of lots and to allow the construction of two-family dwellings and a multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – January 20, 2021

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1580, 1584, 1588, 1592 AND 1600 RAVELSTON AVENUE WEST

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 17/2020. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Section I – General Comments

1. The Public Works Department wishes to advise that private accesses require separate application to their Department.

    i. The private approach to lot 9 is non-conforming under the Private Access By-Law as the by-law requires 3.0m separation from each adjacent lot line. Private approaches require separate application to the Public Works Department. The Public Service does not have authority to approve non-conforming private approaches. Review is required by the Standing Policy Committee on Infrastructure Renewal and Public Works.

    ii. The revised site plan did not include the required flares for the approaches. The Developer may be required to relocate hydrants to allow for 1.5m clearance between the required approach flare and hydrant. Also, if there are any utilities (i.e. hydro poles and/or guywires) near the flare/approach, the Developer will be required to relocate the utility to provide a 1.5m clearance. Trees require a 2m clearance.

    It is suggested that the Developer's Consultant confirm the location of the hydrants, utilities, and trees.

    Alternatively, the Developer may consider accessing all lots from the private roadway within lot 9 instead of any access to Ravelston Avenue West.

2. The Solid Waste Services Division would not approve this design for City garbage and recycling collection as shown. The distance the collection vehicle would need to backup to complete collection is greater than what we approve. They will need to supply a turnaround at the end of the dead ends or adjust the design so the collection vehicle does not have to back up further than sixty feet. Further consultation with the Solid Waste Services Division will be required.

THIS REPORT SUBMITTED BY:

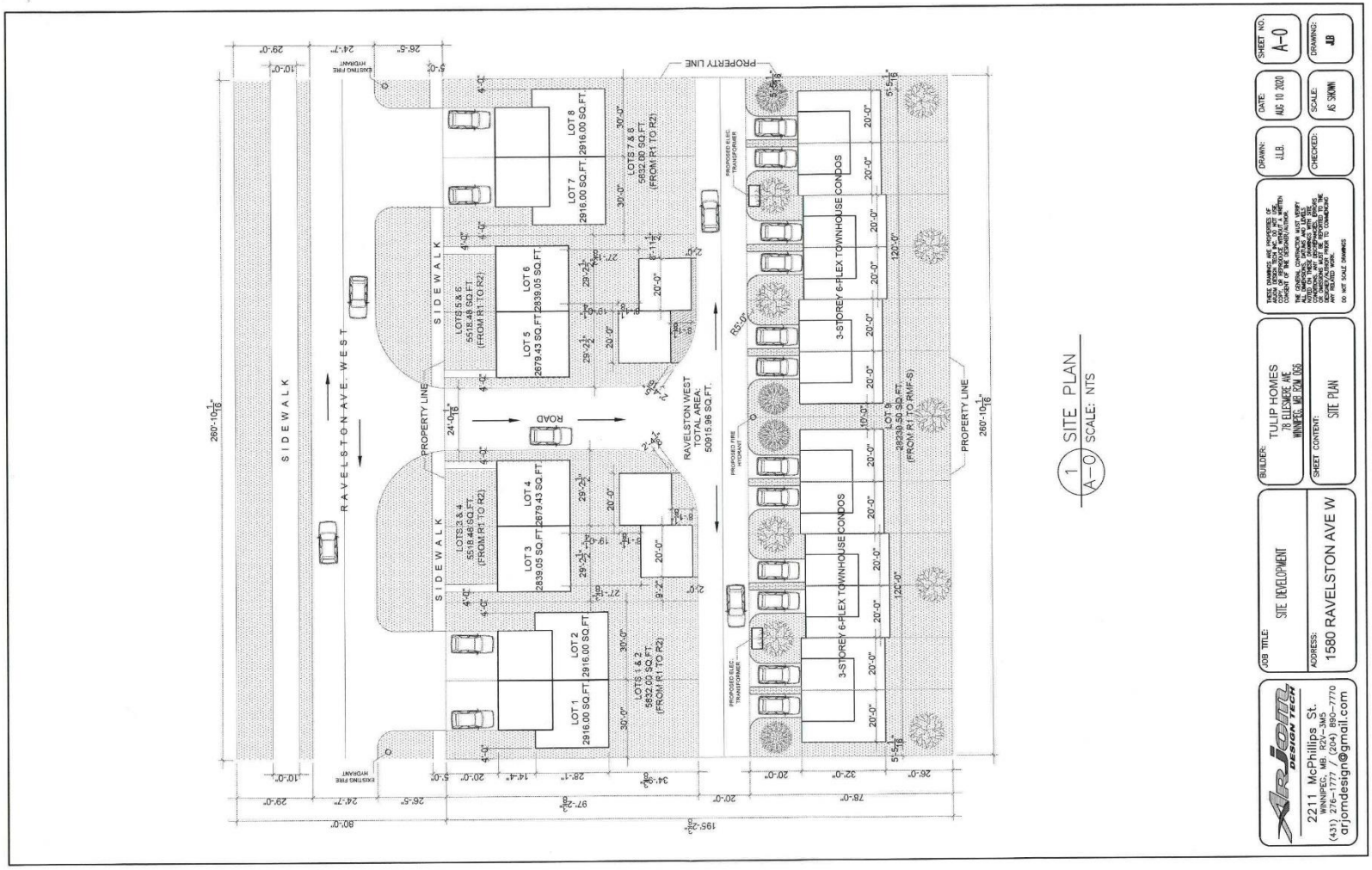
Administrative Co-ordinating Group
File No. DASZ 17/2020
January 20, 2021

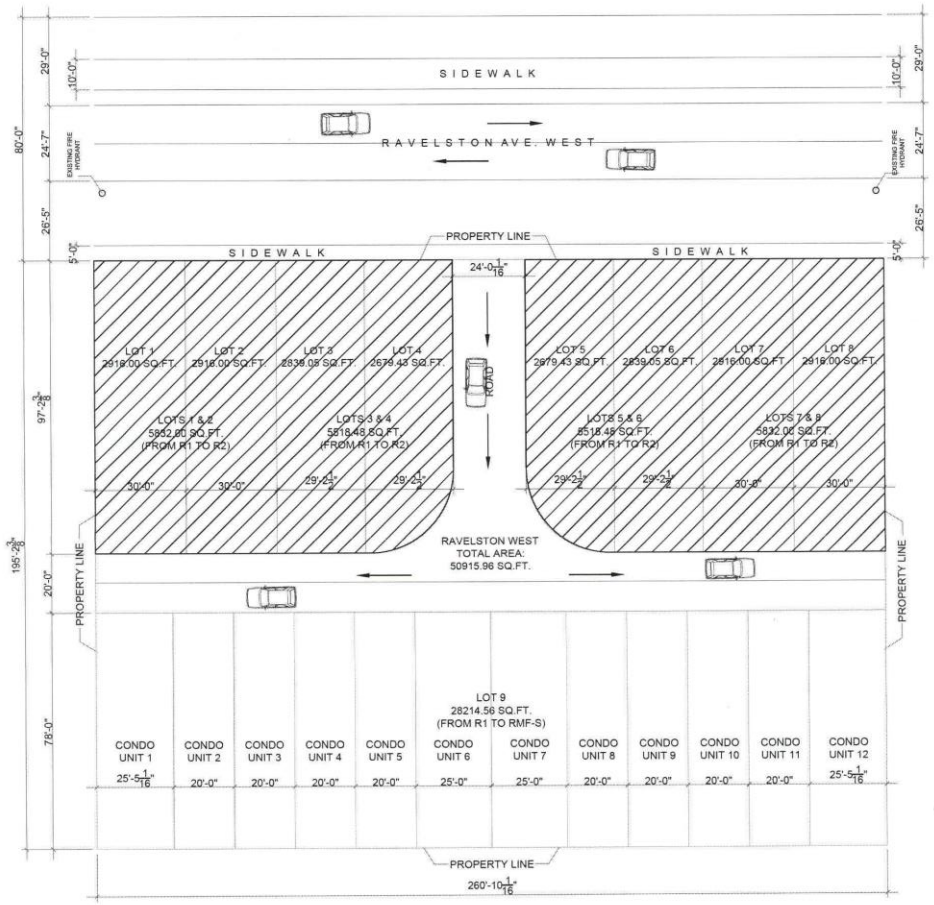
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.,
Land Development Branch
Planning, Property & Development Department

"*Original Signed by C.J. Desjardine*"
C.J. Desjardine, M.Sc., P. Eng.
Transportation Division
Public Works Department

"*Original Signed by D. Goodman*"
C. Goodman, CET
Solid Waste Division
Water and Waste Department

Exhibit “6” referred to in File DASZ 17/2020





1 / A–0 PLAN OF SUBDIVISION
SCALE: NTS

ARJOM DESIGN TECH
2211 McPhillips St.
WINNIPEG, MB. R2V–3M5
(431) 276–1777 / (204) 890–7770
arjomdesign@gmail.com

JOB TITLE: SITE DEVELOPMENT
ADDRESS: 1580 RAVELSTON AVE W
BUILDER: TULIP HOMES, 78 ELLESMERE AVE, WINNIPEG, MB R2M 0G6
SHEET CONTENT: PLAN OF SUBDIVISION

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THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK.
DO NOT SCALE DRAWINGS

DRAWN: J.L.B.
DATE: AUG 10 2020
SHEET NO.: A–0
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SCALE: AS SHOWN
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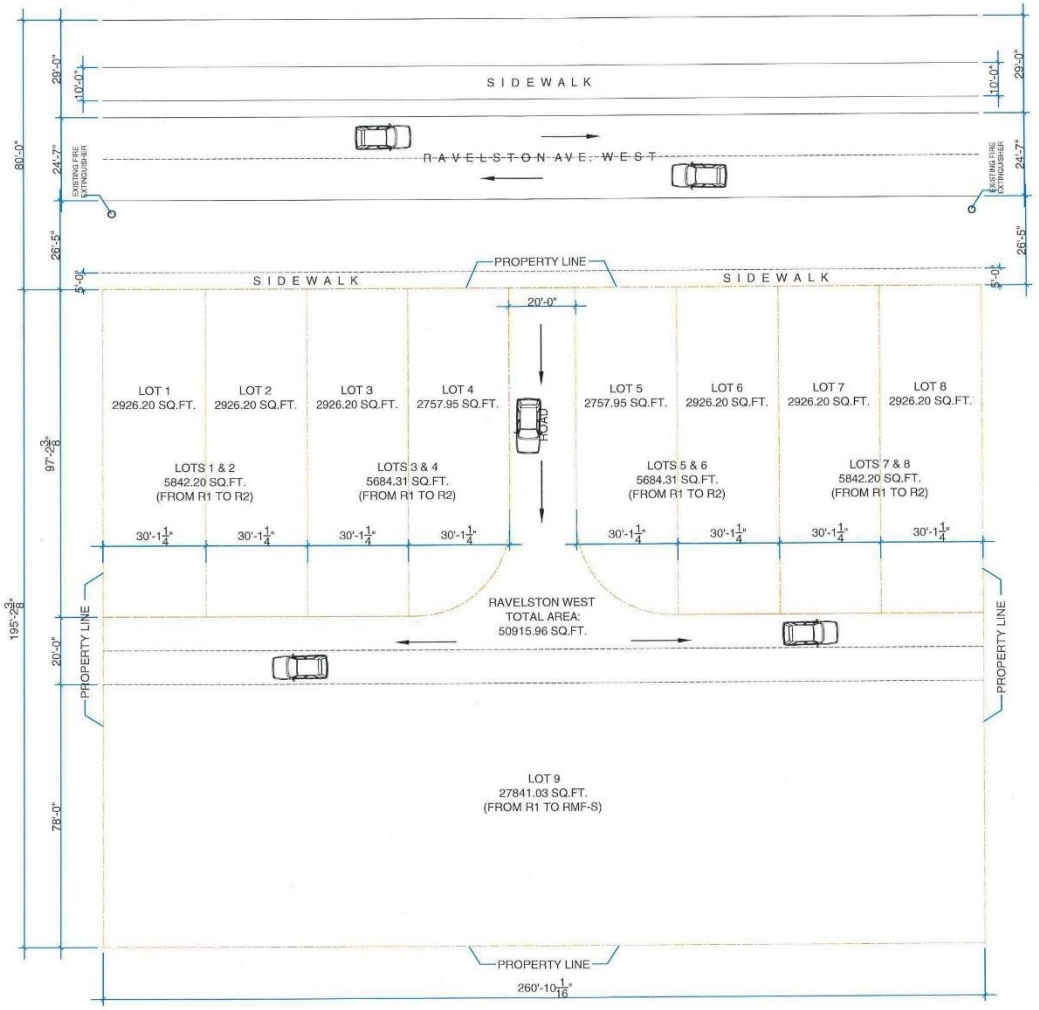
SIDEWALK
RAVELSTON AVE. WEST
EXISTING FIRE EXTINGUISHER
PROPERTY LINE
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LOT 1
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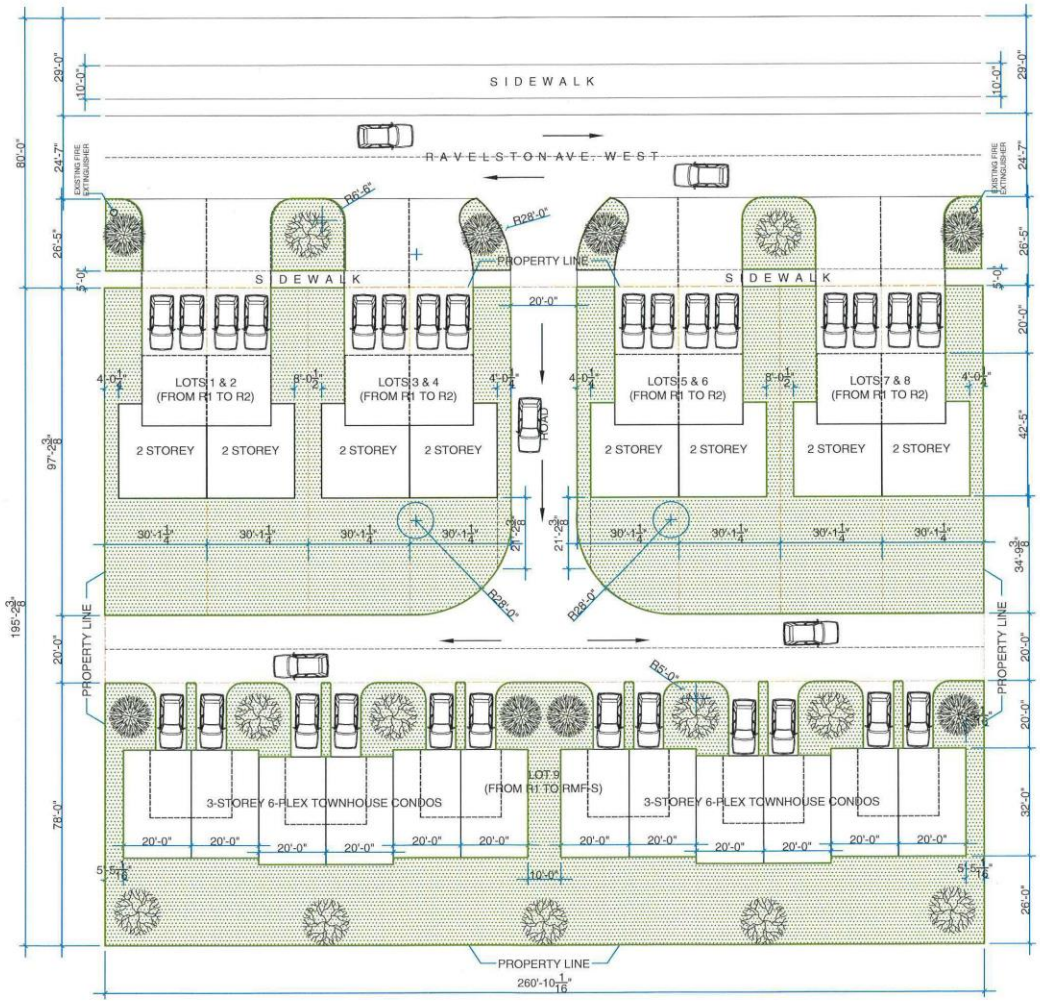
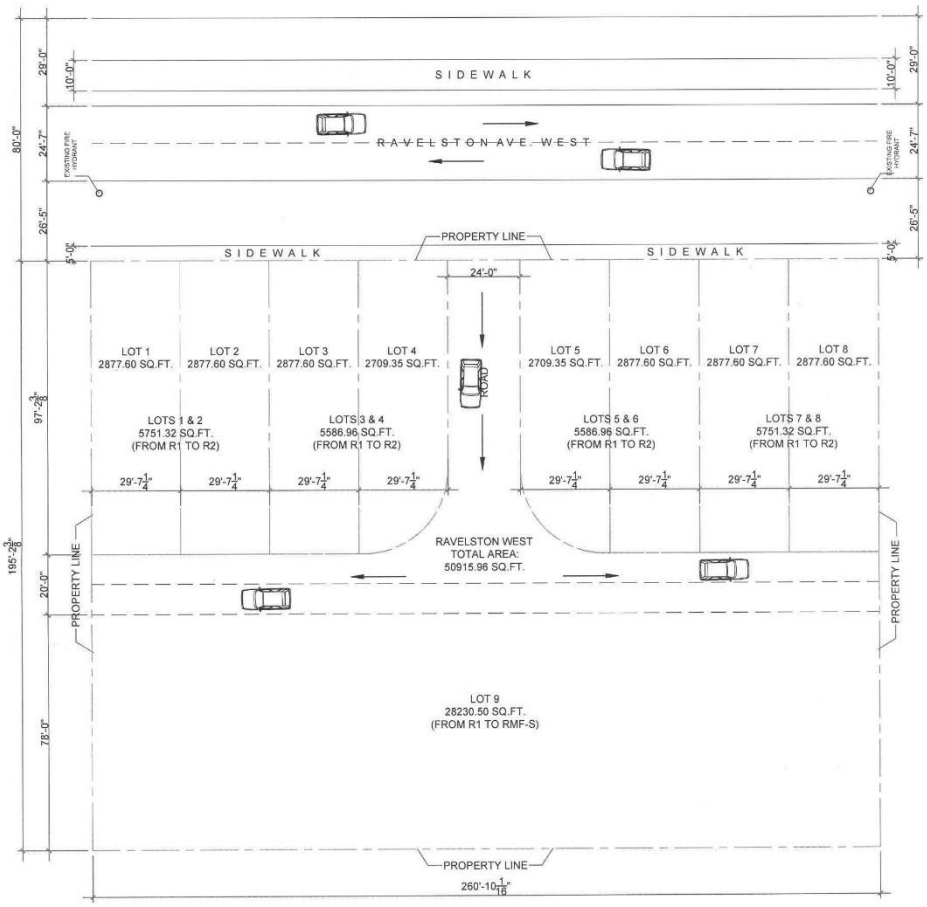
LOT 3
2926.20 SQ.FT.
LOT 4
2757.95 SQ.FT.
LOT 5
2757.95 SQ.FT.
LOT 6
2926.20 SQ.FT.
LOT 7
2926.20 SQ.FT.
LOT 8
2926.20 SQ.FT.
LOTS 1 & 2
5842.20 SQ.FT.
(FROM R1 TO R2)
LOTS 3 & 4
5684.31 SQ.FT.
(FROM R1 TO R2)
LOTS 5 & 6
5684.31 SQ.FT.
(FROM R1 TO R2)
LOTS 7 & 8
5842.20 SQ.FT.
(FROM R1 TO R2)
30'-1 1/4"
RAVELSTON WEST
TOTAL AREA:
50915.96 SQ.FT.
PROPERTY LINE
LOT 9
27841.03 SQ.FT.
(FROM R1 TO RMF-S)
PROPERTY LINE
260'-10 1/16"
80'-0"
29'-0"
10'-0"
24'-7"
26'-5"
5'-0"
97'-2 3/8"
195'-3 3/8"
20'-0"
78'-0"


SIDEWALK
RAVELSTON AVE. WEST
EXISTING FIRE EXTINGUISHER
R6.6'
R28'-0"
PROPERTY LINE
SIDEWALK
SIDEWALK
20'-0"
LOTS 1 & 2 (FROM R1 TO R2)
LOTS 3 & 4 (FROM R1 TO R2)
LOTS 5 & 6 (FROM R1 TO R2)
LOTS 7 & 8 (FROM R1 TO R2)
ROAD
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
2 STOREY
30'-1 1/4"
30'-1 1/4"
30'-1 1/4"
30'-1 1/4"
30'-1 1/4"
30'-1 1/4"
30'-1 1/4"
30'-1 1/4"
R28'-0"
R28'-0"
R6'-0"
PROPERTY LINE
PROPERTY LINE
LOT 9 (FROM R1 TO RMF-S)
3-STOREY 6-PLEX TOWNHOUSE CONDOS
3-STOREY 6-PLEX TOWNHOUSE CONDOS
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
20'-0"
10'-0"
PROPERTY LINE
260'-10 1/16"
80'-0"
29'-0"
10'-0"
24'-7"
26'-5"
5'-0"
97'-2 3/8"
195'-2 3/8"
20'-0"
78'-0"
5'-5 1/16"
42'-5"
21'-0 3/8"
34'-9 3/8"
32'-0"
26'-0"



1 / A–0 PLAN OF SUBDIVISION
SCALE: NTS

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2211 McPhillips St.
WINNIPEG, MB. R2V–3M5
(431) 276–1777 / (204) 890–7770
arjomdesign@gmail.com

JOB TITLE: SITE DEVELOPMENT
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES, 78 ELLESMERE AVE, WINNIPEG, MB R2M 0G6
SHEET CONTENT: PLAN OF SUBDIVISION

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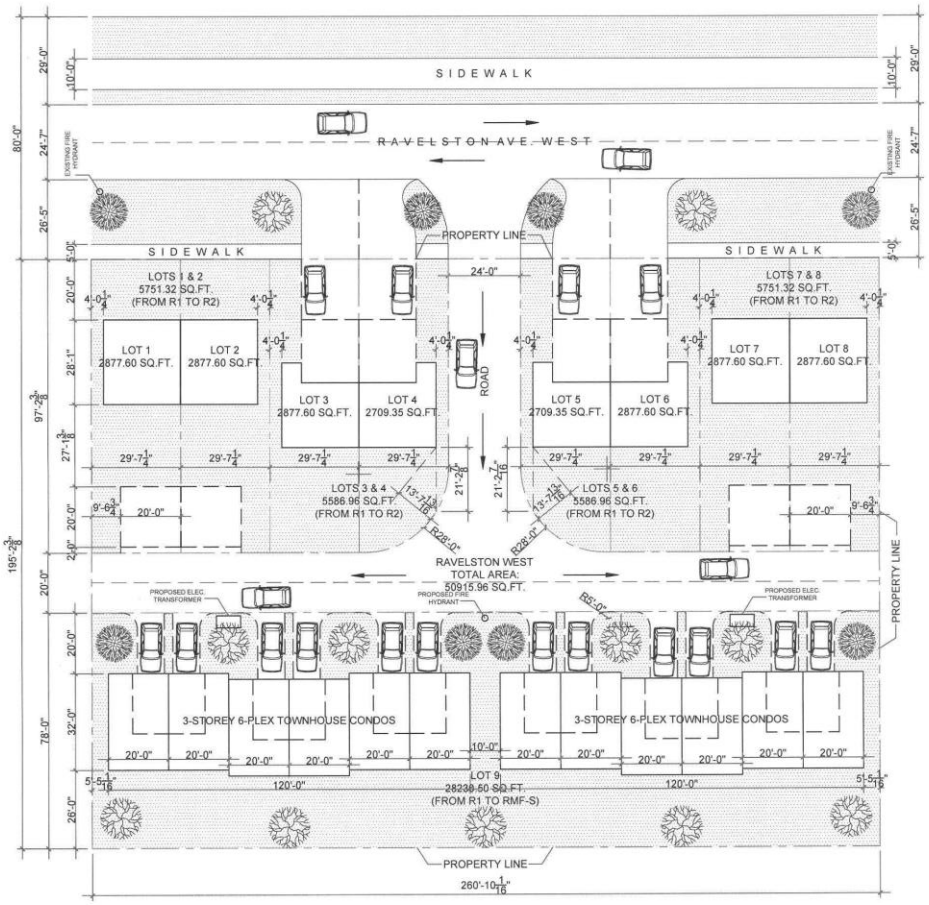
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO.: A–0
DRAWING: JLB



1 / A–0 SITE PLAN
SCALE: NTS

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WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com

JOB TITLE: SITE DEVELOPMENT
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES, 78 ELLESMERE AVE, WINNIPEG, MB R2M 0G6
SHEET CONTENT: SITE PLAN

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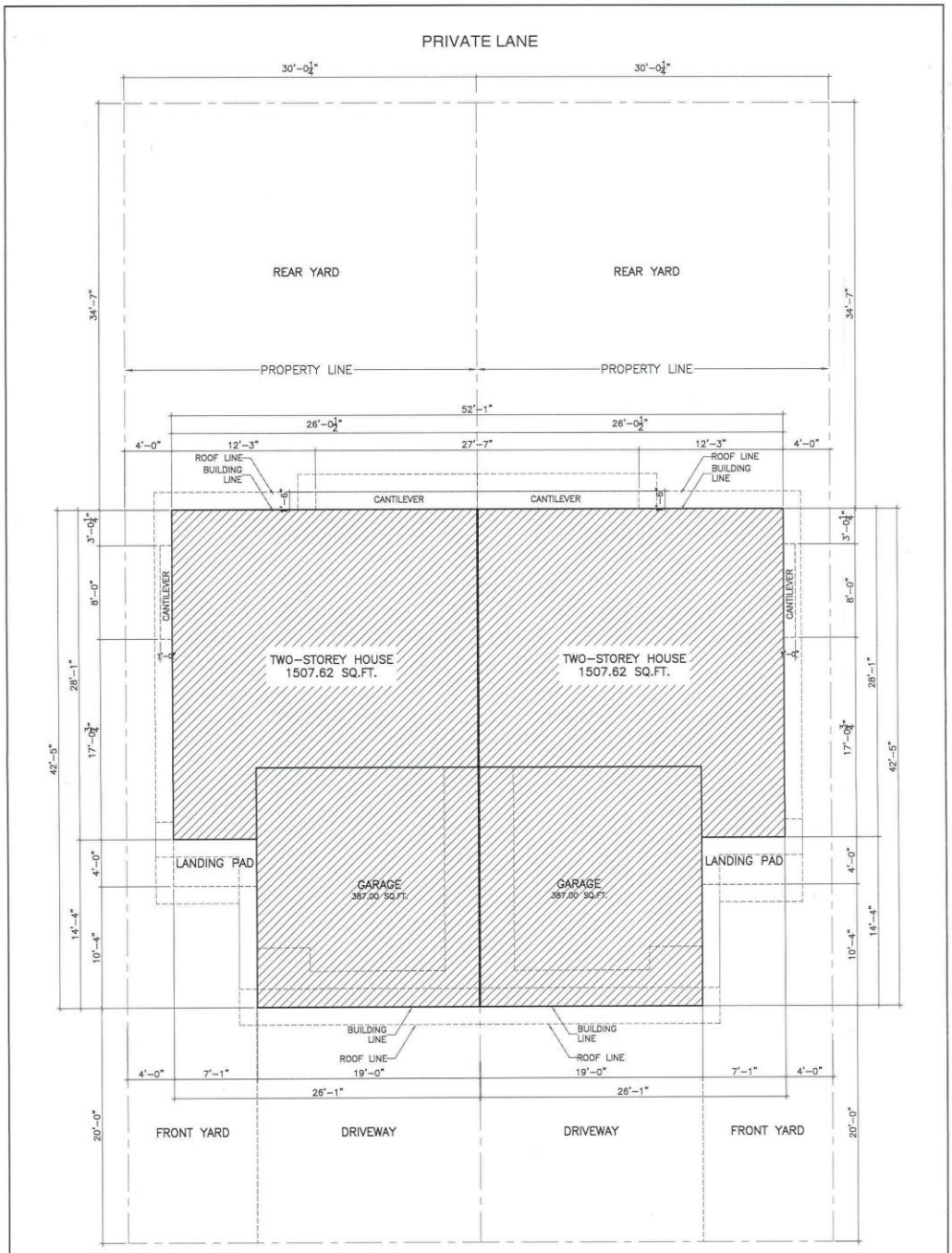
DRAWN: J.L.B.
DATE: AUG 10 2020
SHEET NO.: A–0
CHECKED:
SCALE: AS SHOWN
DRAWING: .AB



1600 RAVELSTON AVE. WEST

1 / A-0 SITE PLAN
SCALE: 1/8" = 1'-0"

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WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com

JOB TITLE: 2-STOREY DUPLEX

ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: SITE PLAN

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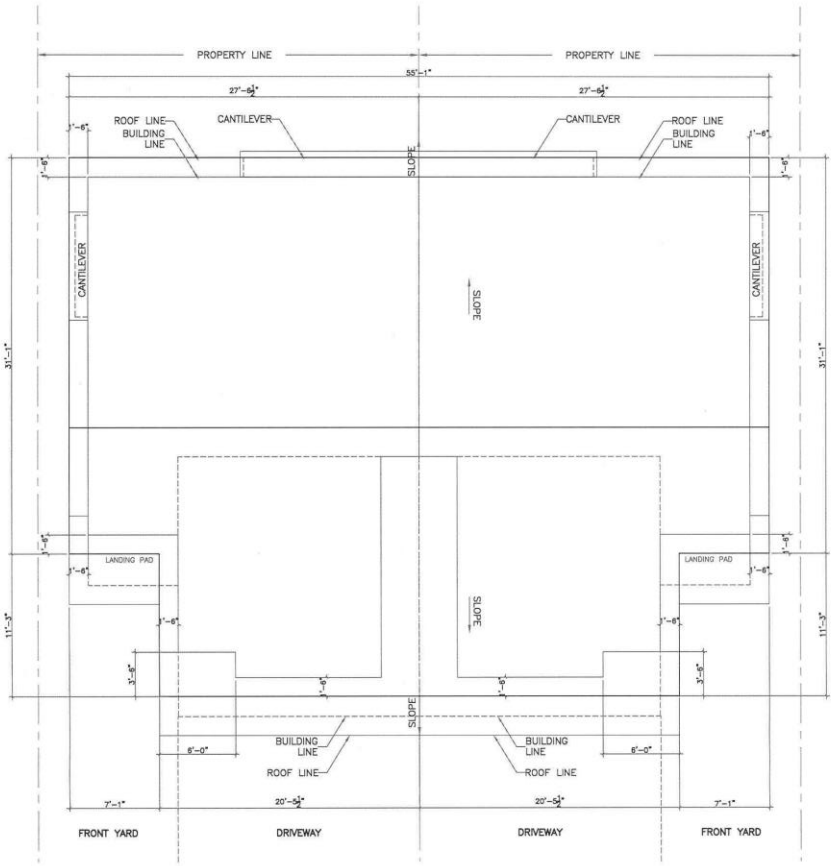
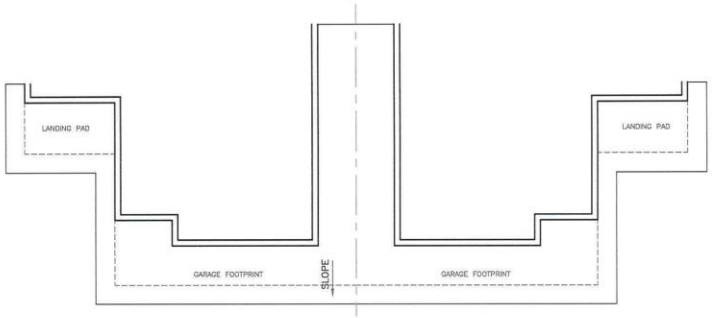
DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO:
J.L.B.	AUG 10 2020	A-0
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	J.B



1 A-1 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 A-1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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arjomdesign@gmail.com

JOB TITLE: 2-STOREY DUPLEX

ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: ROOF PLAN

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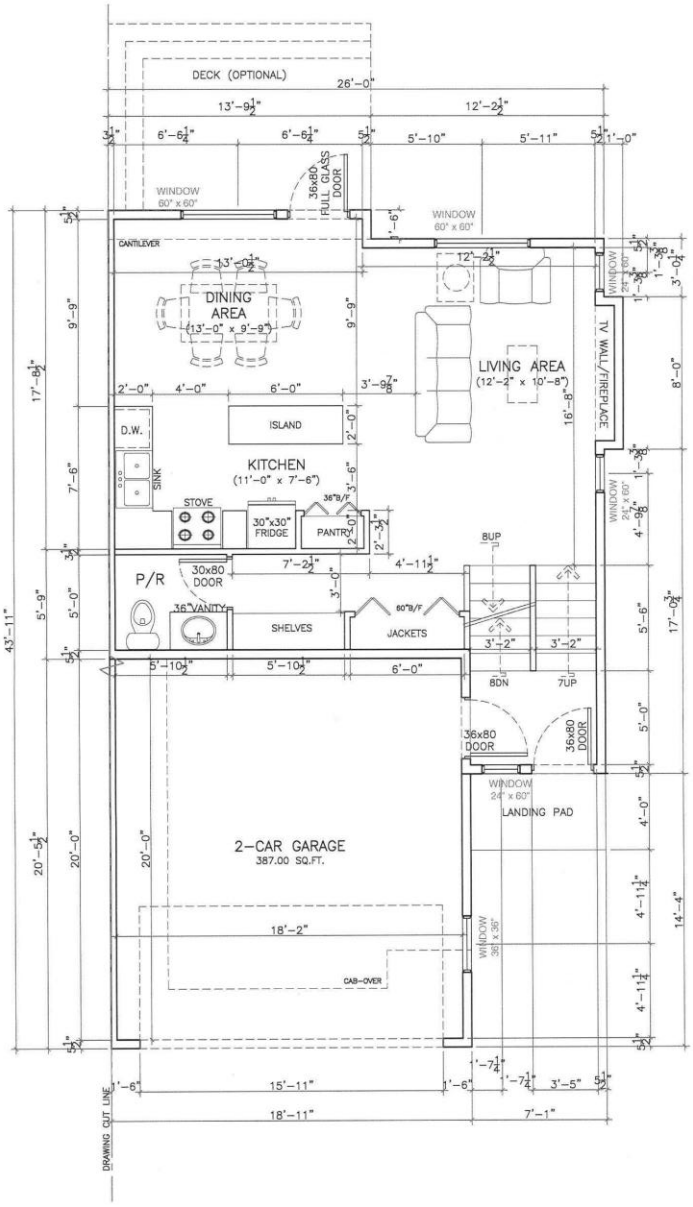
DRAWN: J.L.B.
DATE: AUG 10 2020
SHEET NO: A-1
CHECKED:
SCALE: AS SHOWN
DRAWING: J.B



MAIN FLOOR AREA: 642.89 SQ.FT.
TOTAL AREA: 1524.74 SQ.FT.

1 / A-2 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

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arjomdesign@gmail.com

JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: MAIN FLOOR PLAN

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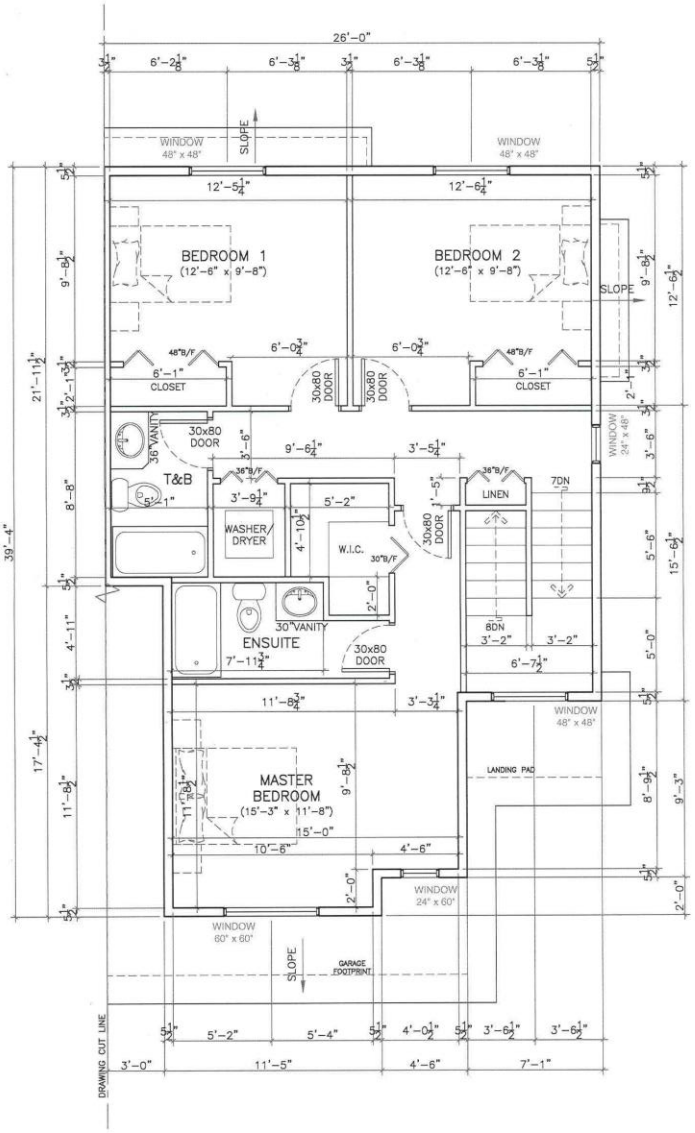
DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	AUG 10 2020	A-2
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	J.B



1 / A-3 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

SECOND FLOOR AREA: 881.85 SQ.FT.
TOTAL AREA: 1524.74 SQ.FT.

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JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES, 76 ELLESMERE AVE, WINNIPEG, MB R2M 0Q6
SHEET CONTENT: SECOND FLOOR PLAN

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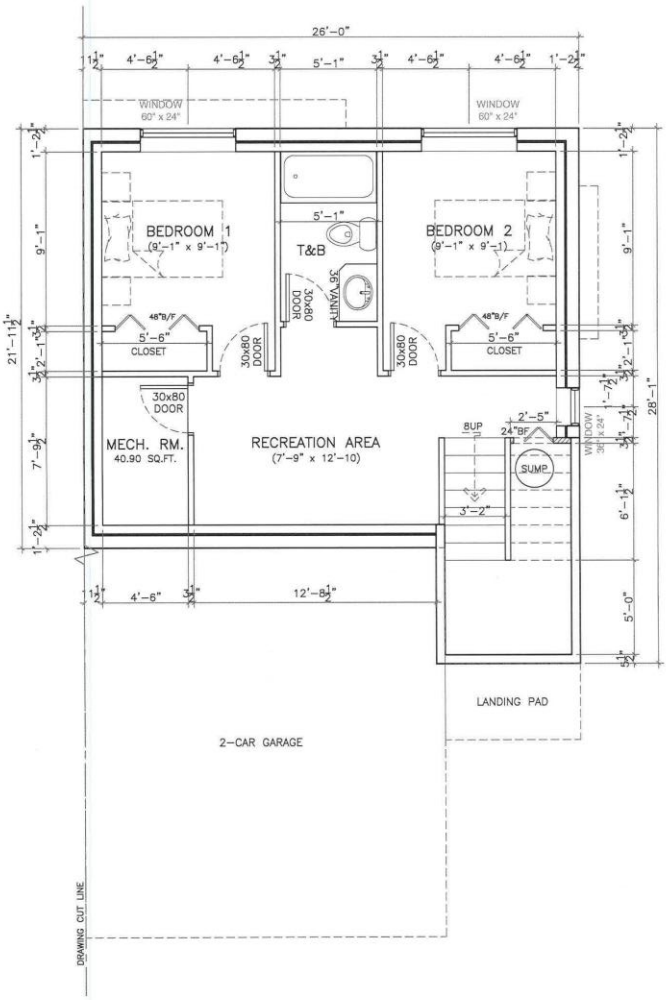
DO NOT SCALE DRAWINGS

DRAWN: J.L.B.
DATE: AUG 10 2020
SHEET NO.: A-3
CHECKED:
SCALE: AS SHOWN
DRAWING: J.B



MECHANICAL RM. AREA: 40.90 SQ.FT.
BASEMENT FLOOR AREA: 576.2 SQ.FT.
TOTAL AREA OF BASEMENT: 617.10 SQ.FT.

1 / A-3 BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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JOB TITLE: 2-STOREY DUPLEX

ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
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WINNIPEG, MB R2M 0G6

SHEET CONTENT: SECOND FLOOR PLAN

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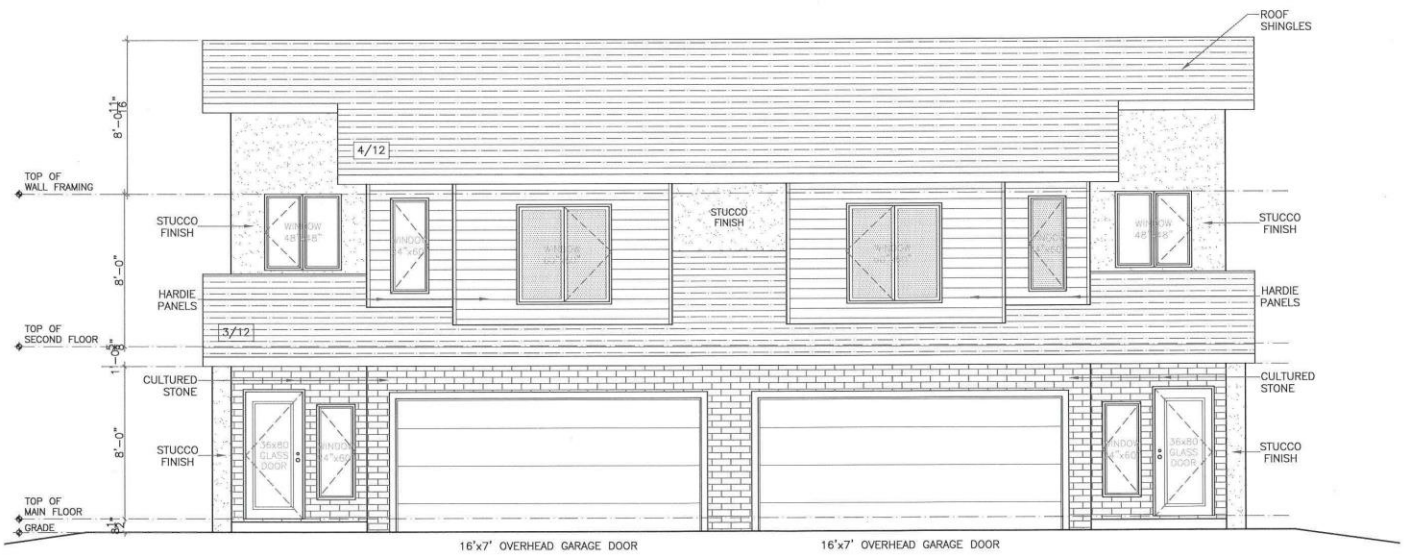
DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	AUG 10 2020	A-3
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	JLB



1 A-4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"

SHEET NO. A-4
DRAWING: JLB
DATE: AUG 10 2020
SCALE: AS SHOWN
DRAWN: J.L.B.
CHECKED:

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DO NOT SCALE DRAWINGS

BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: FRONT ELEVATION

JOB TITLE: 2-STOREY DUPLEX

ADDRESS: 1600 RAVELSTON AVE W

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1 / A-5 REAR ELEVATION
SCALE: 3/16" = 1'-0"

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JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6
SHEET CONTENT: REAR ELEVATION

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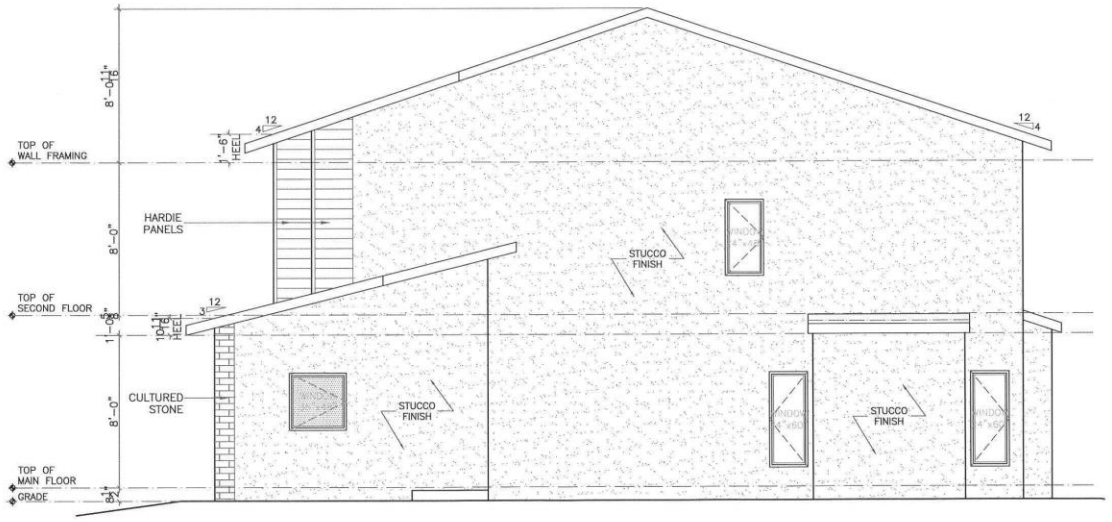
DRAWN: J.L.B.
DATE: AUG 10 2020
SHEET NO. A-5
CHECKED:
SCALE: AS SHOWN
DRAWING: JLB



1 / A-6 RIGHT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"

JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: RIGHT-SIDE ELEVATION

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DRAWN: J.J.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-6
DRAWING: AB

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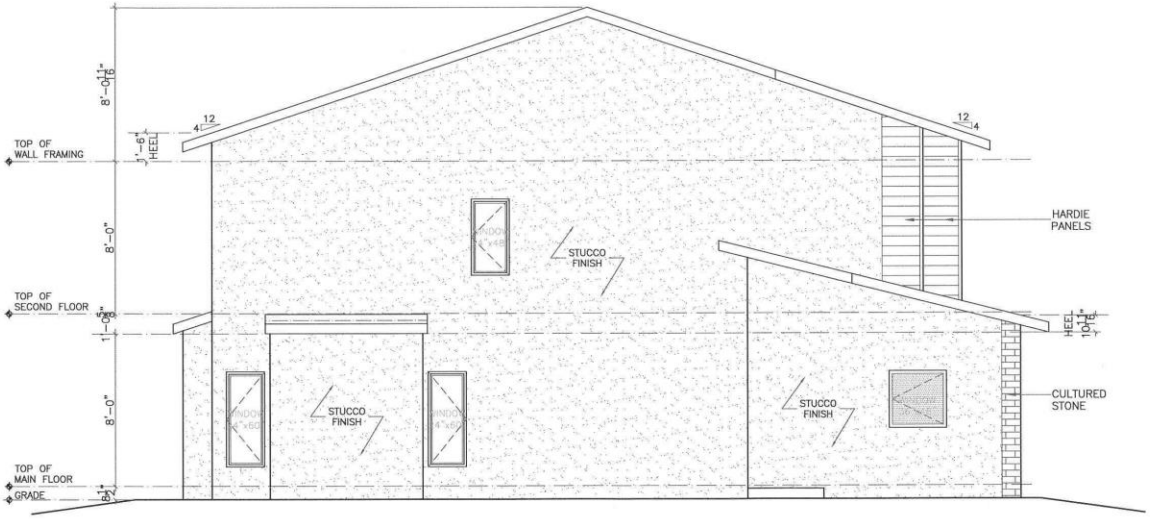

2 / A-6 LEFT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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arjomdesign@gmail.com

JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
78 ELLESMERE AVE
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SHEET CONTENT: LEFT-SIDE ELEVATION

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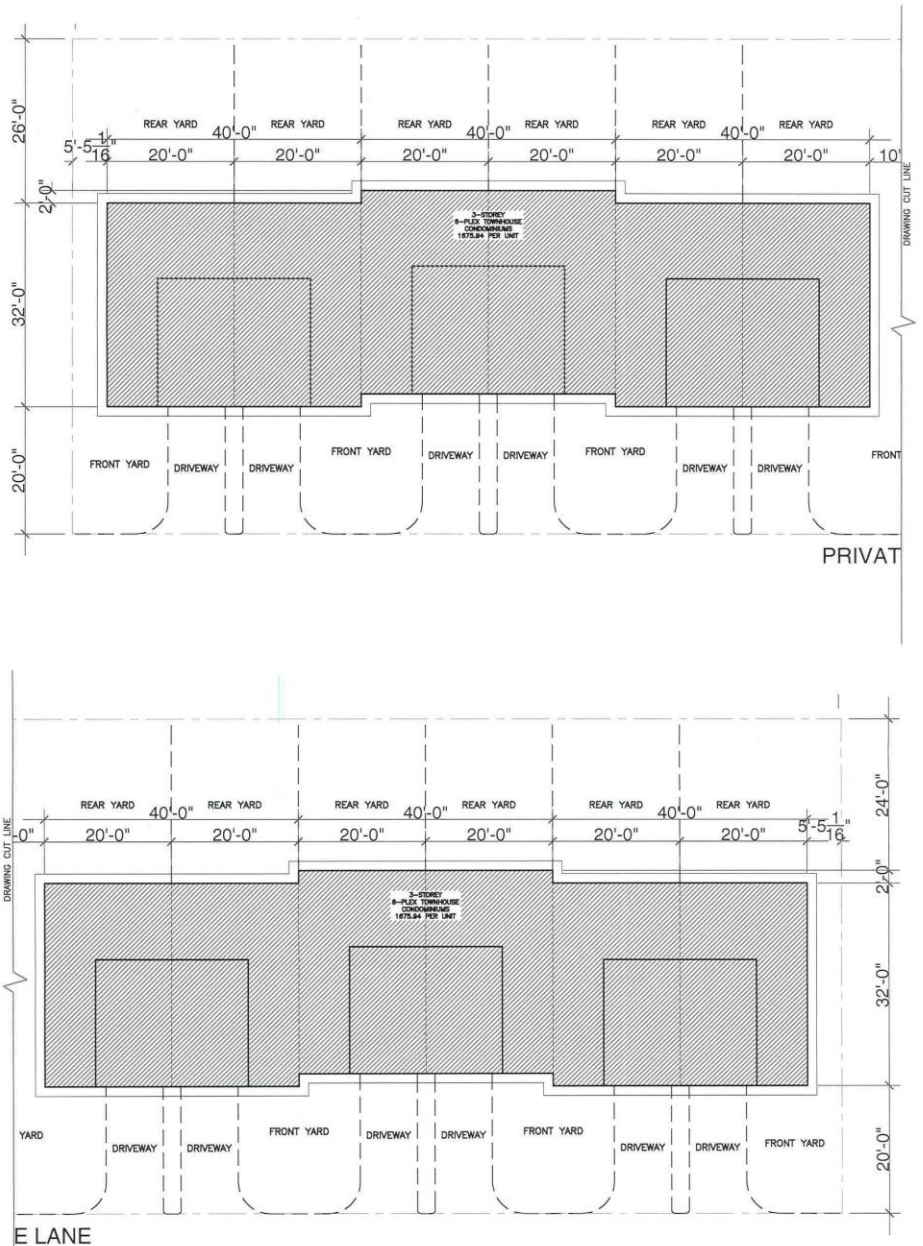
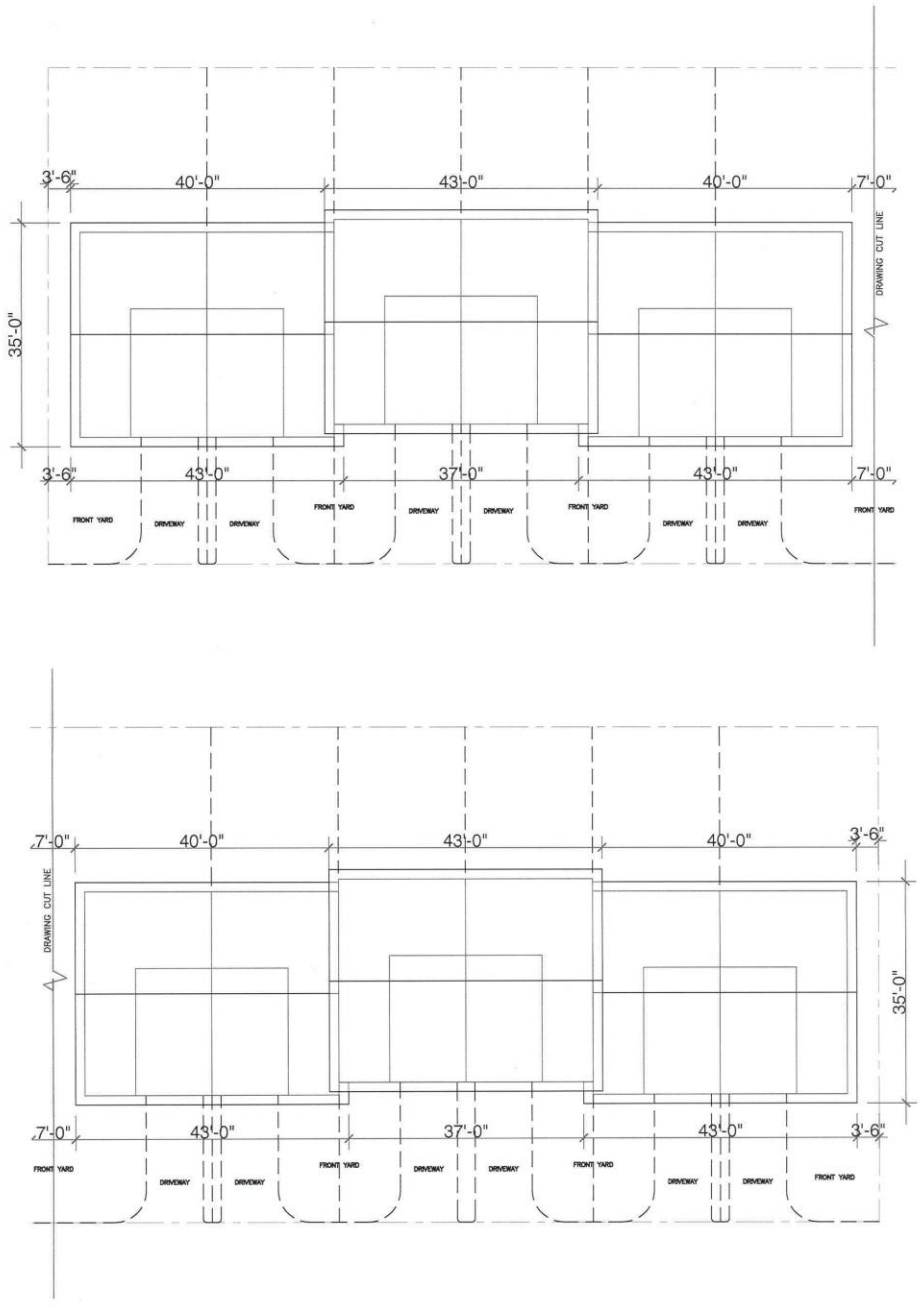
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-7
DRAWING: JLB



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

ARJOM DESIGN TECH 2211 McPhillips St. WINNIPEG, MB. R2V-3M5 (431) 276-1777 / (204) 890-7770 arjomdesign@gmail.com	JOB TITLE: 3-STOREY SIXPLEX TOWNHOUSE ADDRESS: 1600 RAVELSTON AVE W	BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0Z6 SHEET CONTENT: SITE PLAN	THESE DRAWINGS ARE PROPERTIES OF ARJOM DESIGN TECH INC. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: J.L.B. CHECKED:	DATE: AUG 10 2020 SCALE: AS SHOWN	SHEET NO. A-0 DRAWING: JLB



1 / A–1 ROOF PLAN
SCALE: 1/16" = 1'–0"

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(431) 276–1777 / (204) 890–7770
arjomdesign@gmail.com

JOB TITLE: 3-STOREY SIXPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: ROOF PLAN

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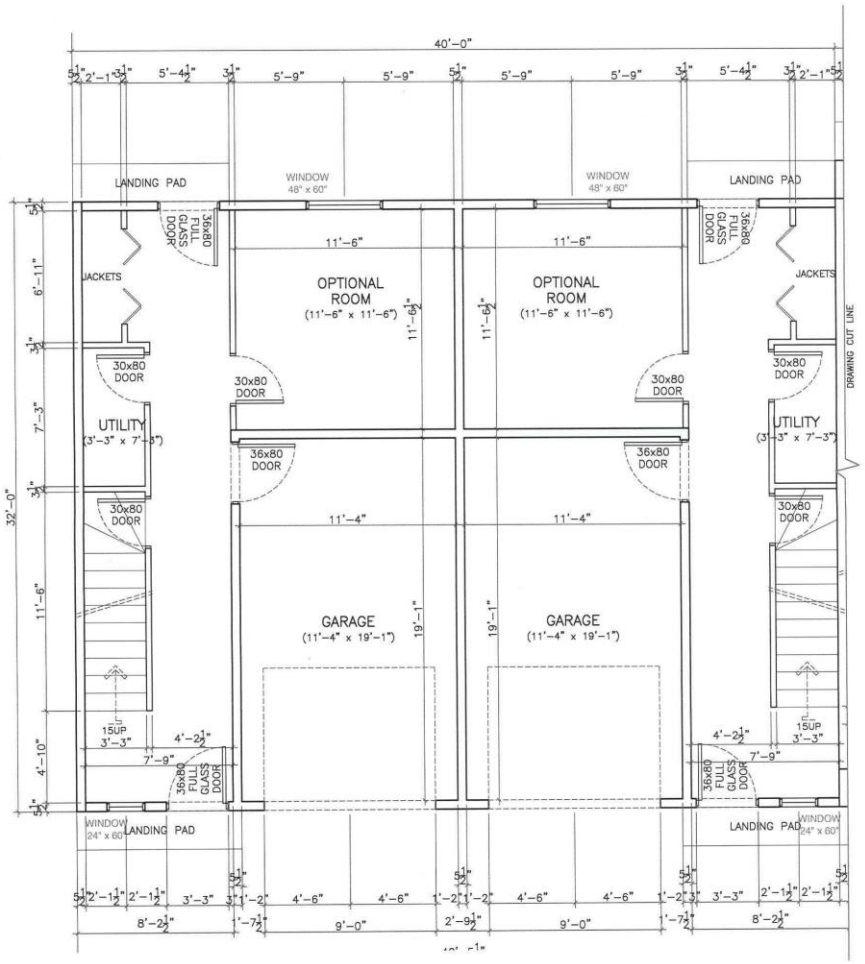
DO NOT SCALE DRAWINGS

DRAWN: J.L.B.
DATE: AUG 10 2020
SHEET NO.: A-1
CHECKED:
SCALE: AS SHOWN
DRAWING: J.B



GROUND FLOOR AREA: 410.33 SQ.FT.
TOTAL AREA: 1675.94 SQ.FT.

1 / A-2 GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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arjomdesign@gmail.com

JOB TITLE: 3-STOREY SIXPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: GROUND FLOOR PLAN

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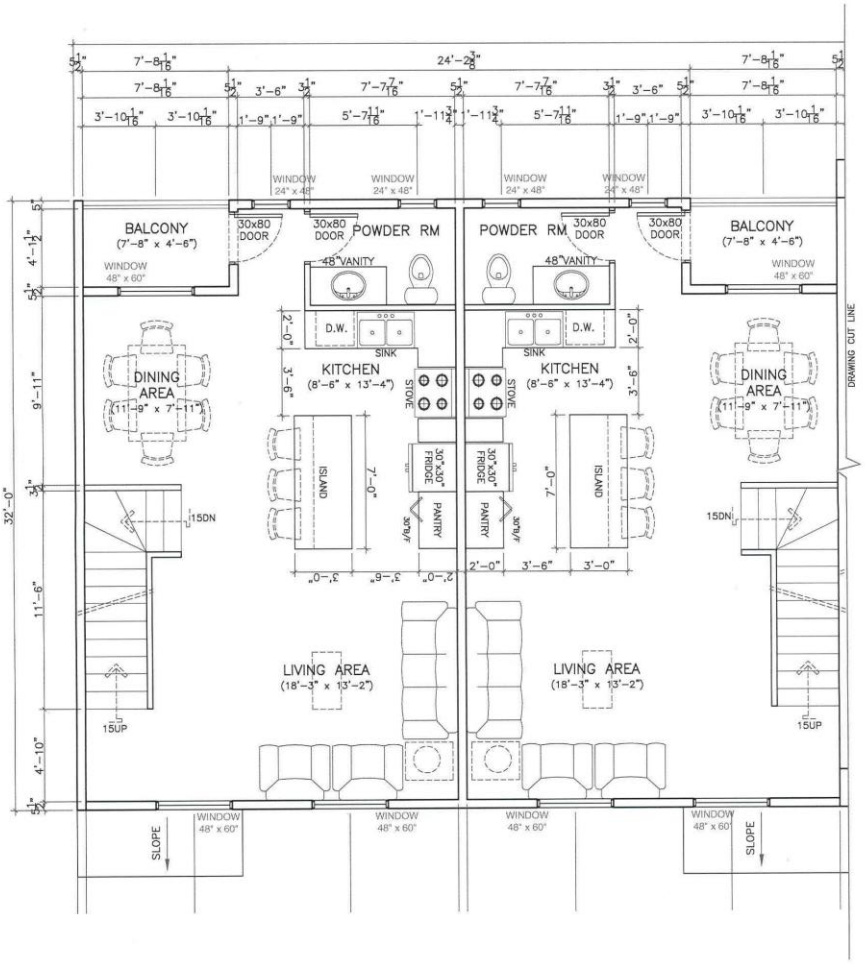
J.L.B.	AUG 10 2020	A-2
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	JLB



1 / A-3 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

MAIN FLOOR AREA: 614.86 SQ.FT.
TOTAL AREA: 1,675.94 SQ.FT.

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arjomdesign@gmail.com

JOB TITLE: 3-STOREY SIXPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: MAIN FLOOR PLAN

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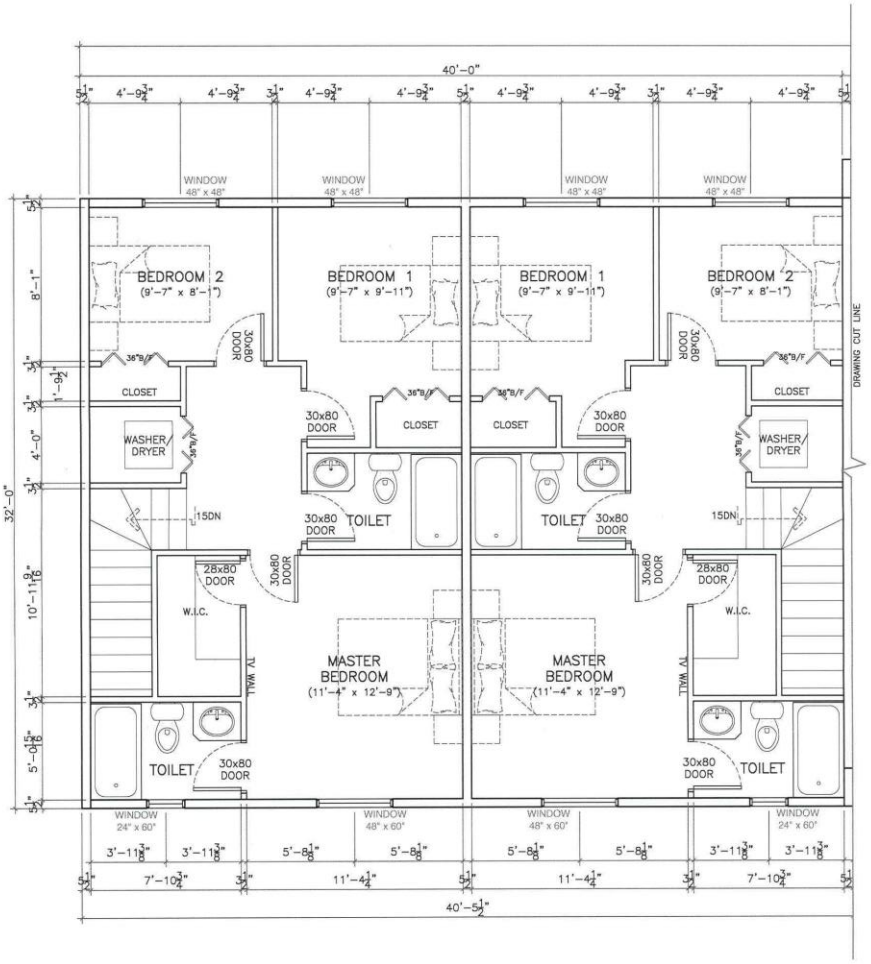
DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO.
J.L.B.	AUG 10 2020	A-3
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	JLB



1 / A-4 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

SECOND FLOOR AREA: 650.75 SQ.FT.
TOTAL AREA: 1,675.94 SQ.FT.

ARJOM DESIGN TECH
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JOB TITLE:	3-STOREY SIXPLEX TOWNHOUSE
ADDRESS:	1600 RAVELSTON AVE W
BUILDER:	TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0Q6
SHEET CONTENT:	SECOND FLOOR PLAN

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J.L.B.	AUG 10 2020	A-4
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	AS SHOWN	J.B



1 / A–5 FRONT ELEVATION
SCALE: 3/32" = 1'–0"



2 / A–5 REAR ELEVATION
SCALE: 3/32" = 1'–0"

JOB TITLE: 3-STOREY SIMPLEX TOWNHOUSE

ADDRESS: 1600 RAVELSTON AVE W

BUILDER: TULIP HOMES
76 ELLESMERE AVE
WINNIPEG, MB R2M 0G6

SHEET CONTENT: FRONT & REAR ELEVATION

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CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-5
DRAWING: JLB

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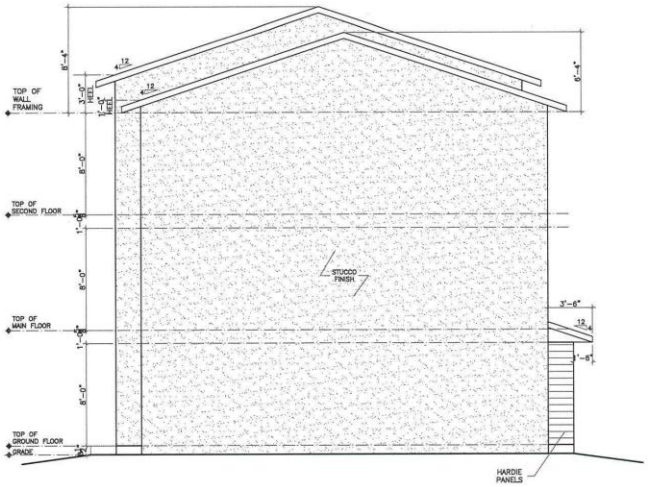
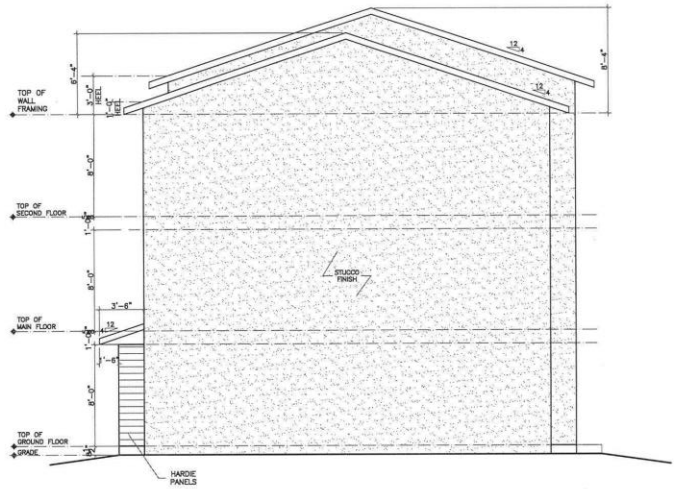


1 / A–6 LEFT–SIDE ELEVATION
SCALE: 1/8" = 1'–0"



2 / A–6 RIGHT–SIDE ELEVATION
SCALE: 1/8" = 1'–0"

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SHEET CONTENT: RIGHT & LEFT–SIDE ELEVATION

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DO NOT SCALE DRAWINGS

DRAWN:	DATE:	SHEET NO:
J.L.B.	AUG 10 2020	A–6
CHECKED:	SCALE:	DRAWING:
	AS SHOWN	.LB