Minute No. 296
Report – Executive Policy Committee – March 17, 2021

Item No. 11 **Subdivision and Rezoning – 1580, 1584, 1588, 1592 & 1600 Ravelston Avenue West**
(Transcona Ward)
File DASZ 17/2020 [c/r DAV 184313/2020D]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

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.

Report – Executive Policy Committee – March 17, 2021

COUNCIL DECISION (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 That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 7 and 8 unless the Developer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.

Report – Executive Policy Committee – March 17, 2021

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2021, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.

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

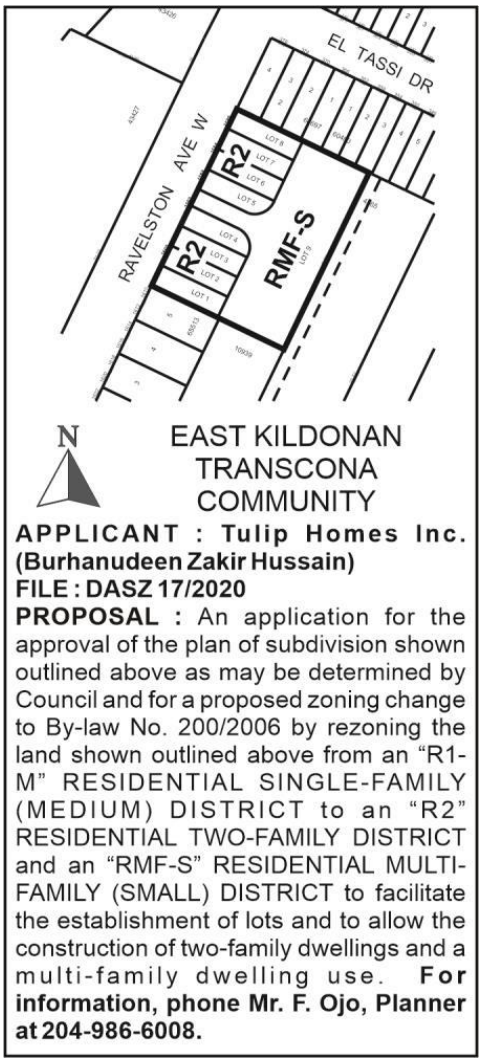
File: DASZ 17/2020

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.

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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

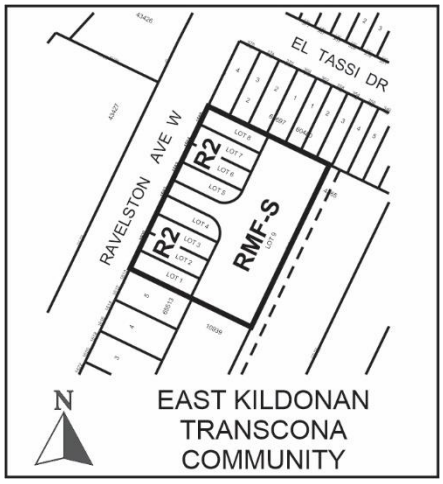
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Femi Ojo, MCIP, RPP
Date:	February 18, 2021
File No.	DASZ 17/2020

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.

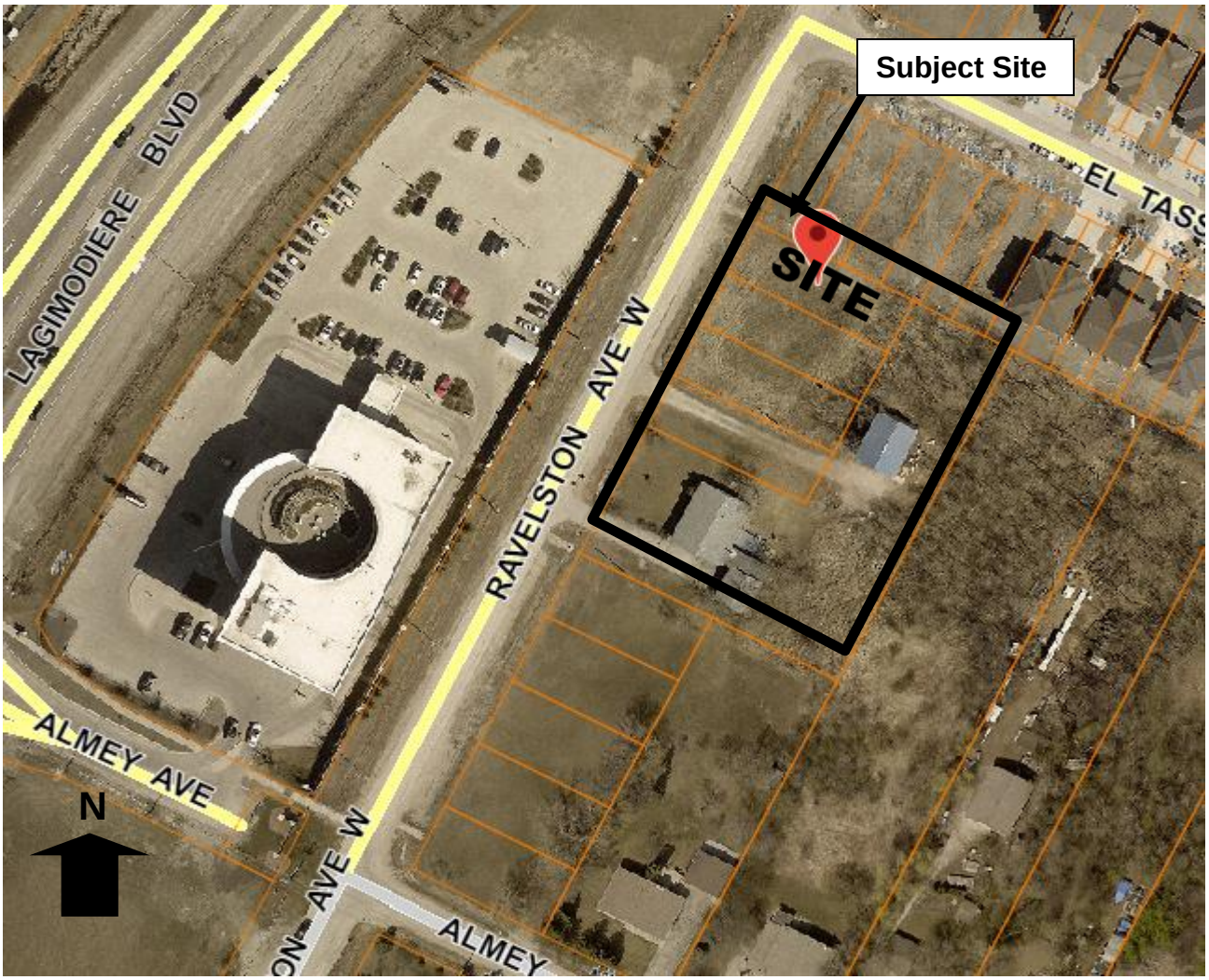


Figure 1: Site map of subject property and surrounding neighbourhood (flown 2018)

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.

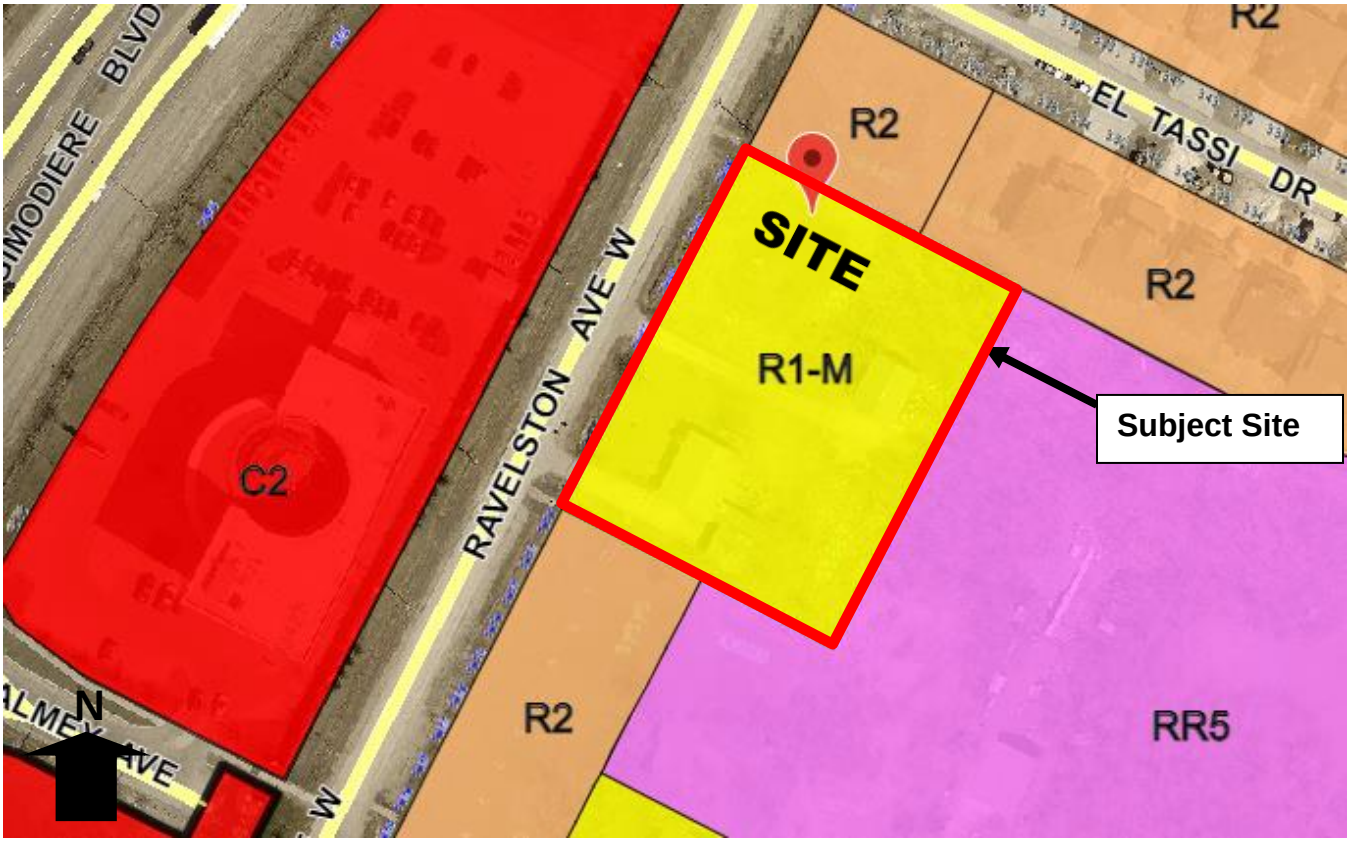


Figure 2: Zoning map of subject property and surrounding neighbourhood

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:

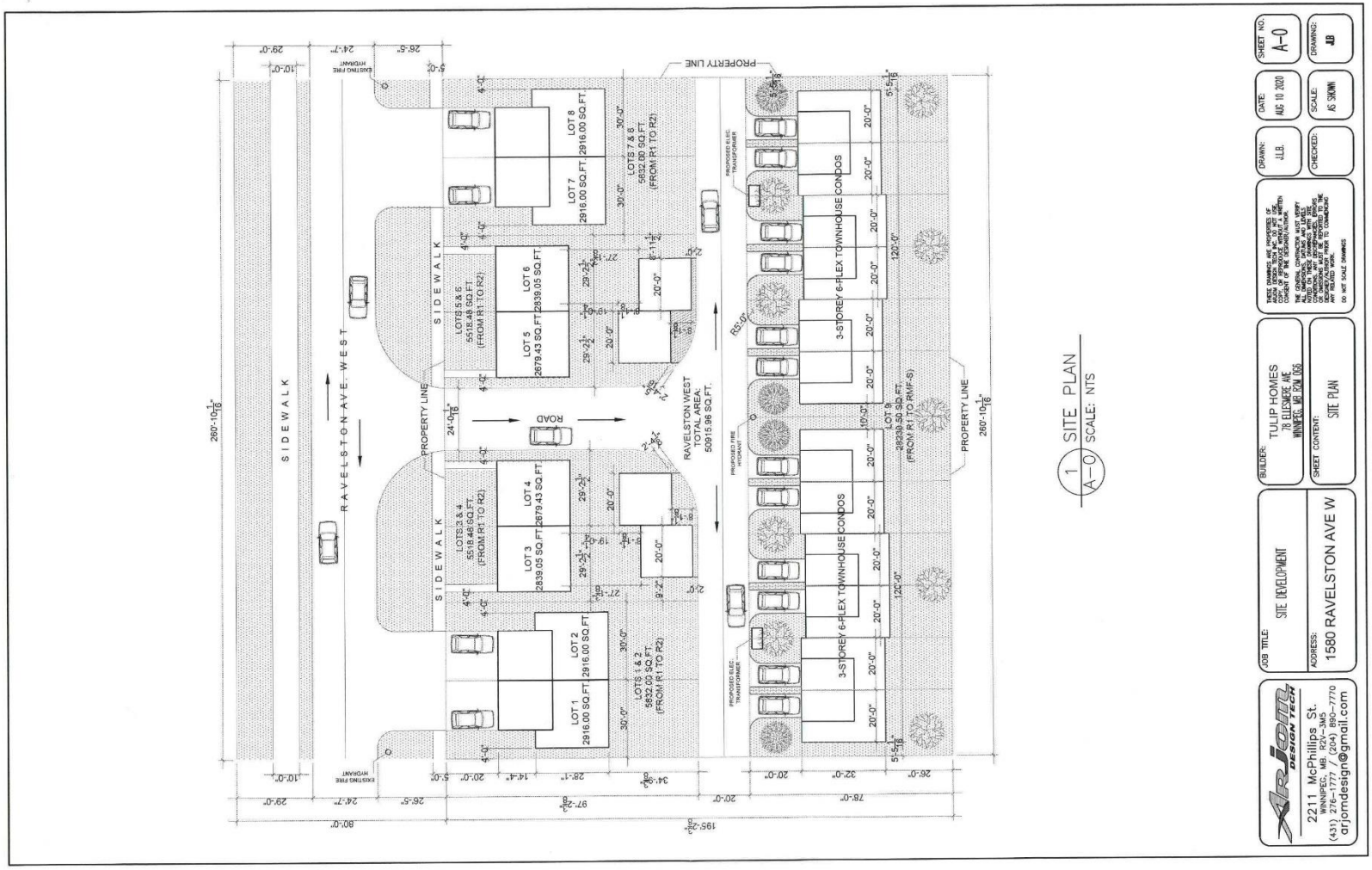
Administrative Co-ordinating Group
File No. DASZ 17/2020
January 20, 2021

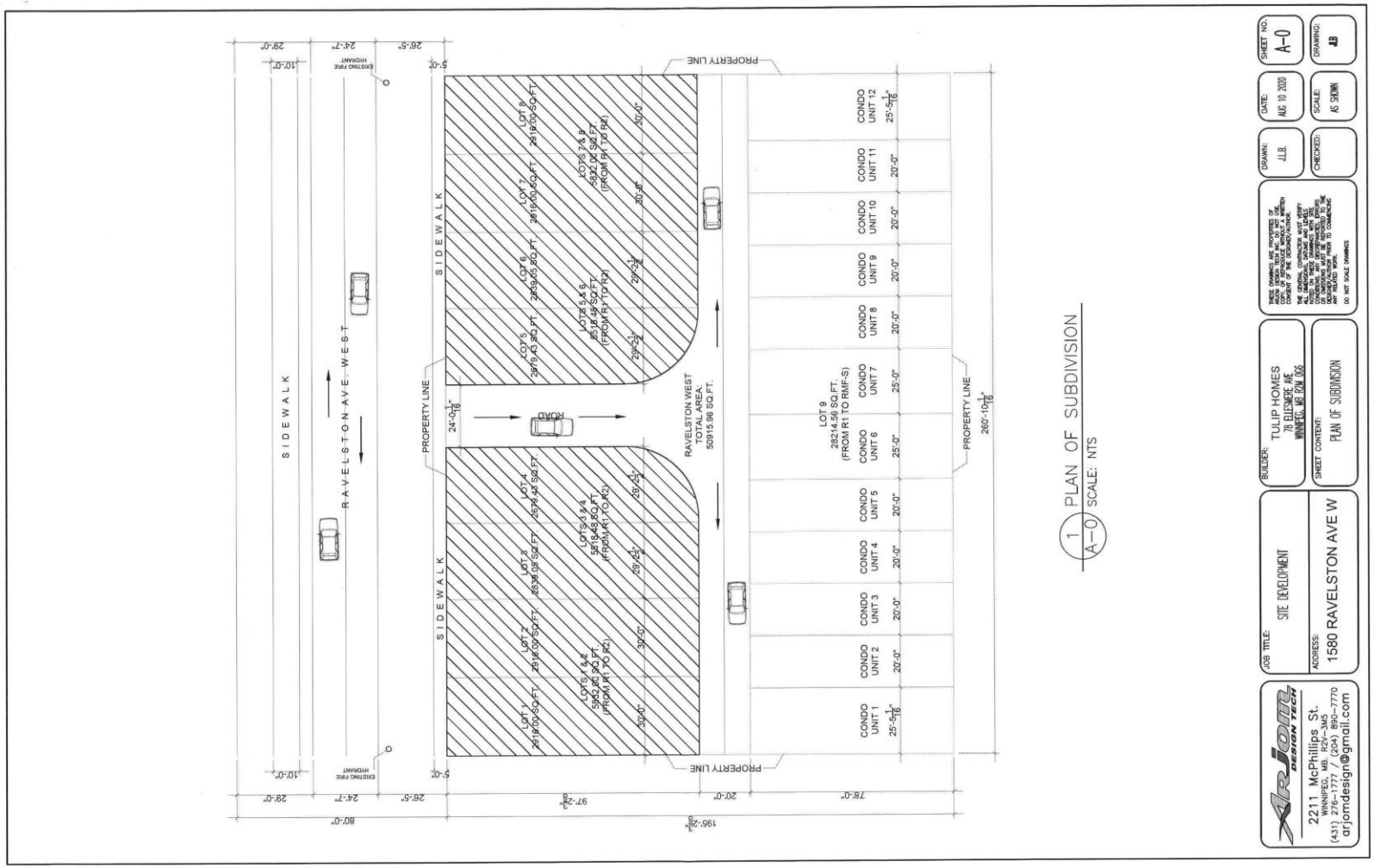
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.,
Land Development Branch
Planning, Property & Development Department

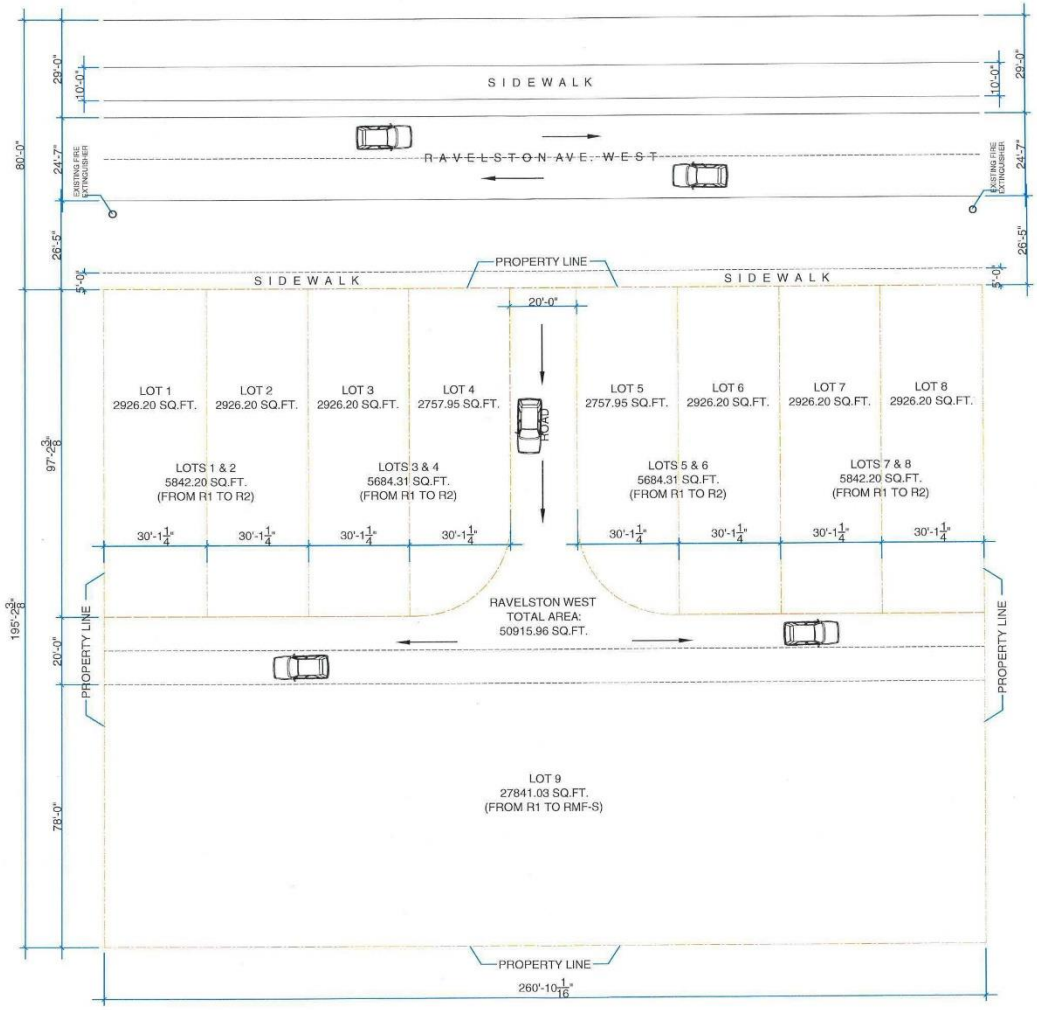
"*Original Signed by C.J. Desjardine*"
C.J. Desjardine, M.Sc., P. Eng.
Transportation Division
Public Works Department

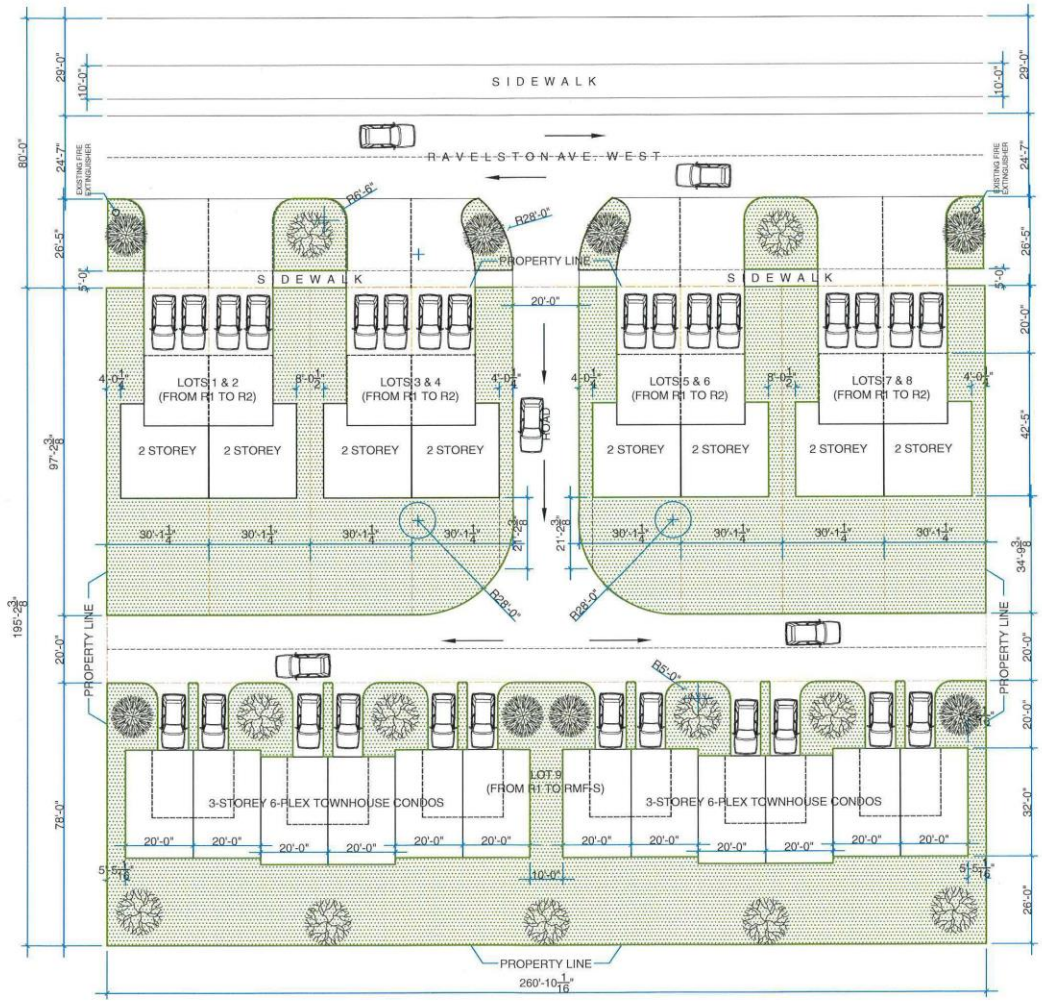
"*Original Signed by D. Goodman*"
C. Goodman, CET
Solid Waste Division
Water and Waste Department

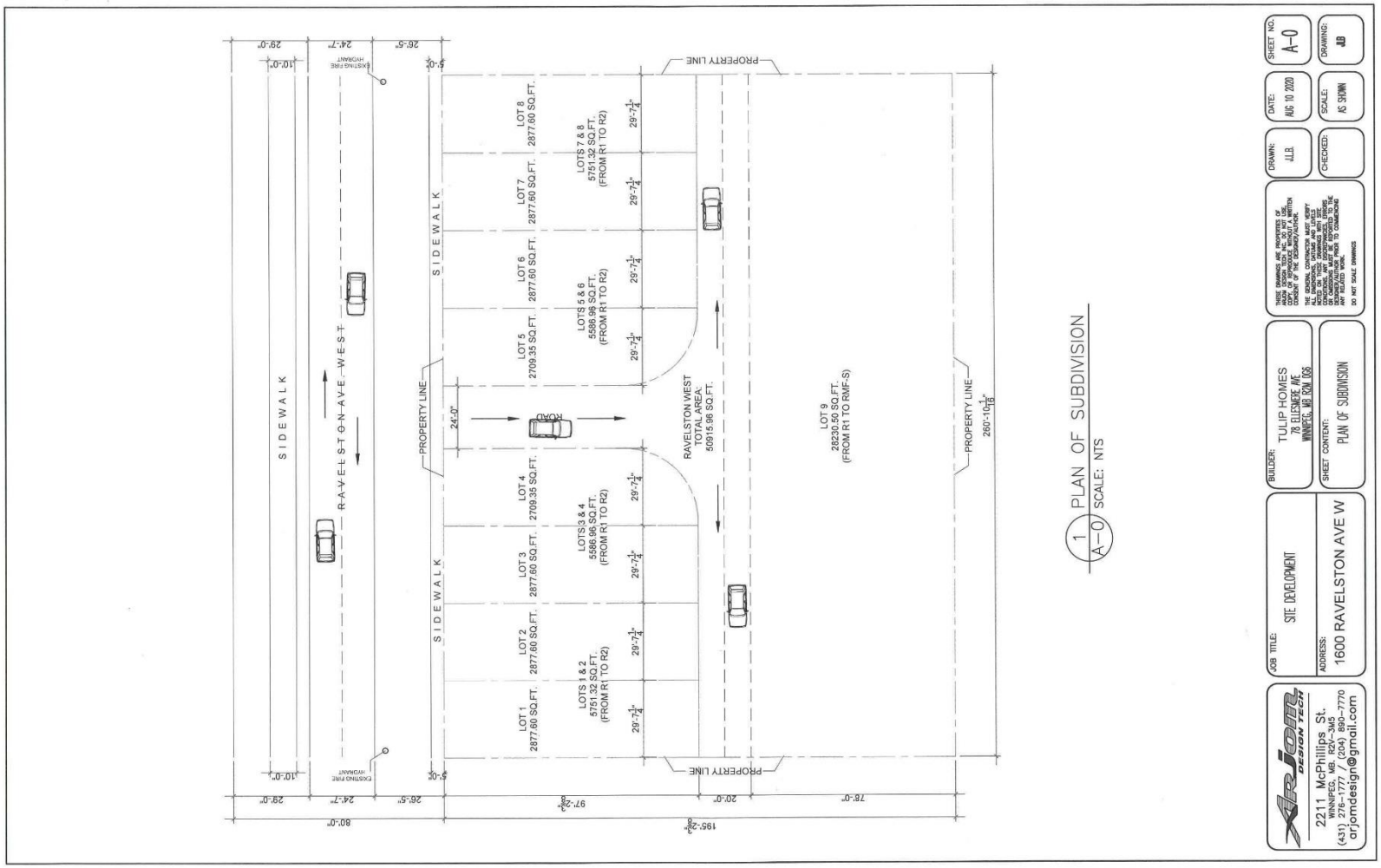
Exhibit "6" referred to in File DASZ 17/2020

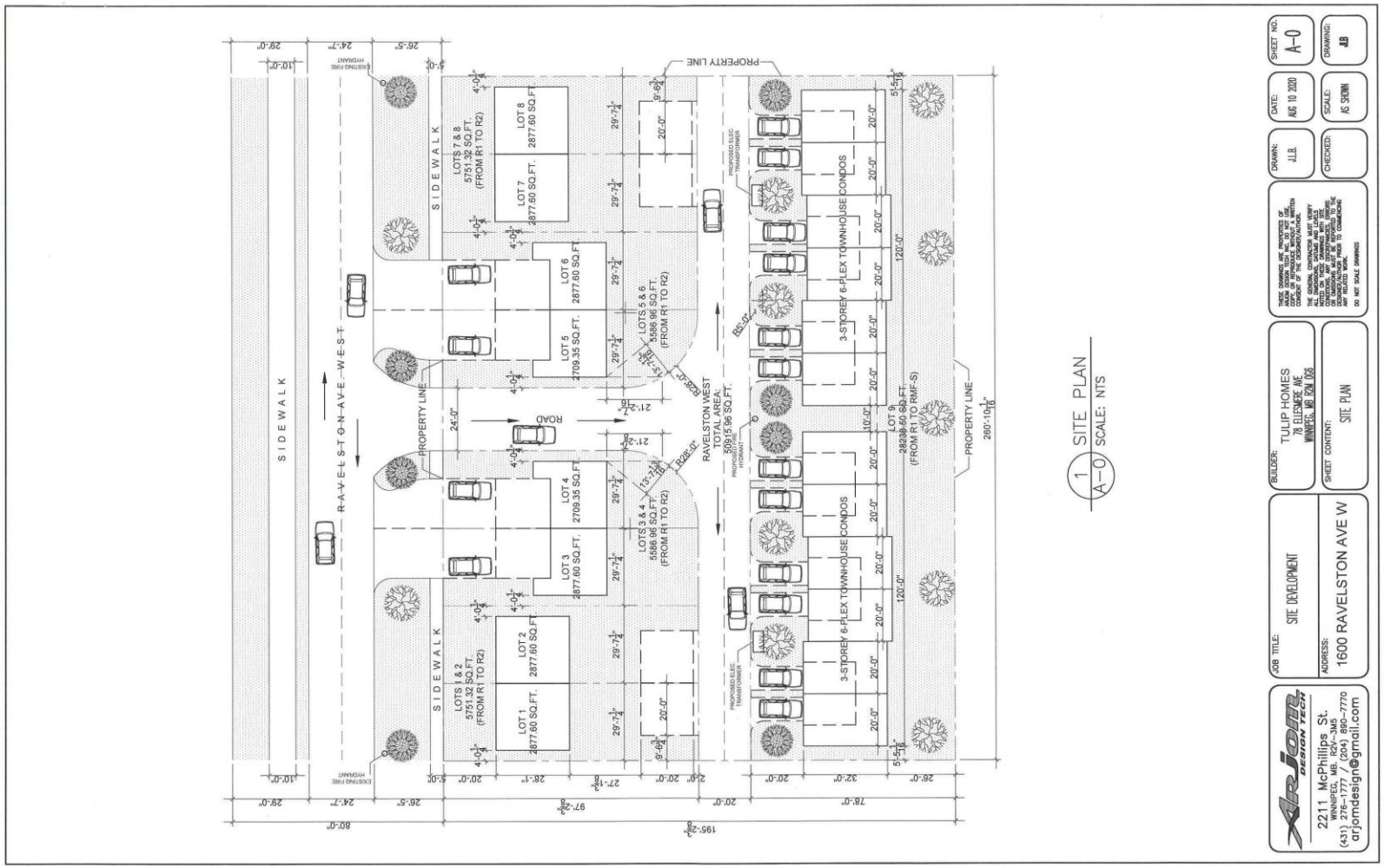


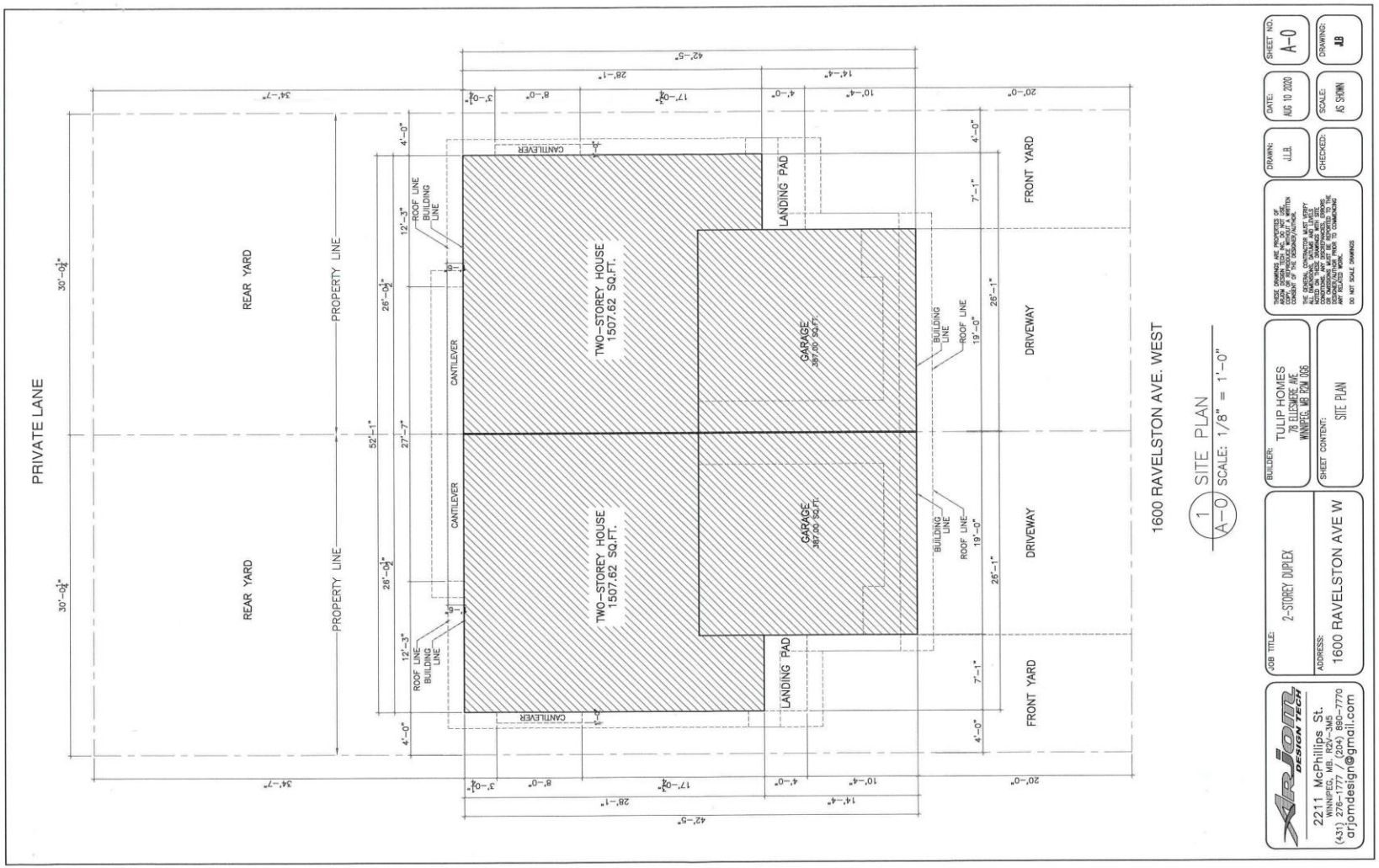

PLAN OF SUBDIVISION
SCALE: NTS
SIDEWALK
RAVELSTON AVE. WEST
PROPERTY LINE
RAVELSTON WEST TOTAL AREA: 50915.96 SQ.FT.
LOT 9 28214.56 SQ.FT. (FROM R1 TO RMF-S)
CONDO UNIT 1
CONDO UNIT 2
CONDO UNIT 3
CONDO UNIT 4
CONDO UNIT 5
CONDO UNIT 6
CONDO UNIT 7
CONDO UNIT 8
CONDO UNIT 9
CONDO UNIT 10
CONDO UNIT 11
CONDO UNIT 12
LOT 1 2916.00 SQ.FT.
LOT 2 2916.00 SQ.FT.
LOT 3 2836.05 SQ.FT.
LOT 4 2679.43 SQ.FT.
LOT 5 2679.43 SQ.FT.
LOT 6 2839.05 SQ.FT.
LOT 7 2916.00 SQ.FT.
LOT 8 2916.00 SQ.FT.
LOTS 1 & 2 5832.00 SQ.FT. (FROM R1 TO R2)
LOTS 3 & 4 5518.48 SQ.FT. (FROM R1 TO R2)
LOTS 5 & 6 5518.48 SQ.FT. (FROM R1 TO R2)
LOTS 7 & 8 5832.00 SQ.FT. (FROM R1 TO R2)
ROAD
EXISTING FIRE HYDRANT
DRAWN: J.L.B.
DATE: AUG 10 2020
SHEET NO. A-0
CHECKED:
SCALE: AS SHOWN
DRAWING: JLB
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: PLAN OF SUBDIVISION
JOB TITLE: SITE DEVELOPMENT
ADDRESS: 1580 RAVELSTON AVE W
2211 McPhillips St. WINNIPEG, MB. R2V-3M5 (431) 276-1777 / (204) 890-7770 arjomdesign@gmail.com


SIDEWALK
RAVELSTON AVE. WEST
EXISTING FIRE EXTINGUISHER
PROPERTY LINE
SIDEWALK
SIDEWALK
20'-0"
LOT 1
2926.20 SQ.FT.
LOT 2
2926.20 SQ.FT.
LOT 3
2926.20 SQ.FT.
LOT 4
2757.95 SQ.FT.
ROAD
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
PROPERTY LINE
LOT 9
27841.03 SQ.FT.
(FROM R1 TO RMF-S)
PROPERTY LINE
260'-10 1/16"
80'-0"
195'-2 3/8"
97'-2 3/8"
78'-0"
29'-0"
10'-0"
24'-7"
26'-5"
5'-0"
20'-0"


SIDEWALK
RAVELSTON AVE. WEST
SIDEWALK
SIDEWALK
PROPERTY LINE
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)
2 STOREY
ROAD
LOT 9 (FROM R1 TO RMF-S)
3-STOREY 6-PLEX TOWNHOUSE CONDOS
PROPERTY LINE
PROPERTY LINE
260'-10 1/16"


RAVELSTON AVE WEST
SIDEWALK
SIDEWALK
SIDEWALK
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
ROAD
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
LOT 1 2877.60 SQ.FT.
LOT 2 2877.60 SQ.FT.
LOT 3 2877.60 SQ.FT.
LOT 4 2709.35 SQ.FT.
LOT 5 2709.35 SQ.FT.
LOT 6 2877.60 SQ.FT.
LOT 7 2877.60 SQ.FT.
LOT 8 2877.60 SQ.FT.
LOTS 1 & 2 5751.32 SQ.FT. (FROM R1 TO R2)
LOTS 3 & 4 5586.96 SQ.FT. (FROM R1 TO R2)
LOTS 5 & 6 5586.96 SQ.FT. (FROM R1 TO R2)
LOTS 7 & 8 5751.32 SQ.FT. (FROM R1 TO R2)
RAVELSTON WEST TOTAL AREA: 50915.96 SQ.FT.
LOT 9 28230.50 SQ.FT. (FROM R1 TO RMF-S)
1 PLAN OF SUBDIVISION
A-0 SCALE: NTS
JOB TITLE: SITE DEVELOPMENT
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES 78 ELSMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: PLAN OF SUBDIVISION
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-0
DRAWING: JLB
ARJOM DESIGN TECH
2211 McPhillips St. WINNIPEG, MB R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com


SIDEWALK
RAVELSTON AVE WEST
PROPERTY LINE
ROAD
LOTS 1 & 2
5751.32 SQ.FT.
(FROM R1 TO R2)
LOT 1
2877.60 SQ.FT.
LOT 2
2877.60 SQ.FT.
LOTS 3 & 4
5586.96 SQ.FT.
(FROM R1 TO R2)
LOT 3
2877.60 SQ.FT.
LOT 4
2709.35 SQ.FT.
LOTS 5 & 6
5586.96 SQ.FT.
(FROM R1 TO R2)
LOT 5
2709.35 SQ.FT.
LOT 6
2877.60 SQ.FT.
LOTS 7 & 8
5751.32 SQ.FT.
(FROM R1 TO R2)
LOT 7
2877.60 SQ.FT.
LOT 8
2877.60 SQ.FT.
RAVELSTON WEST
TOTAL AREA:
50915.96 SQ.FT.
LOT 9
28238.60 SQ.FT.
(FROM R1 TO RMF-S)
3-STOREY 6-PLEX TOWNHOUSE CONDOS
PROPOSED ELEC. TRANSFORMER
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
1 SITE PLAN
A-0 SCALE: NTS
JOB TITLE: SITE DEVELOPMENT
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2V 0G6
SHEET CONTENT: SITE PLAN
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-0
DRAWING: JLB
Arjom DESIGN TECH
2211 McPhillips St.
WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com


PRIVATE LANE
REAR YARD
PROPERTY LINE
REAR YARD
PROPERTY LINE
TWO-STOREY HOUSE
1507.62 SQ.FT.
TWO-STOREY HOUSE
1507.62 SQ.FT.
CANTILEVER
CANTILEVER
ROOF LINE
BUILDING LINE
ROOF LINE
BUILDING LINE
LANDING PAD
LANDING PAD
GARAGE
387.00 SQ.FT.
GARAGE
387.00 SQ.FT.
BUILDING LINE
ROOF LINE
19'-0"
BUILDING LINE
ROOF LINE
19'-0"
FRONT YARD
DRIVEWAY
DRIVEWAY
FRONT YARD
1600 RAVELSTON AVE. WEST
1 SITE PLAN
A-0 SCALE: 1/8" = 1'-0"
JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES
76 ELLESMERE AVE
WINNIPEG, MB R2M 1X6
SHEET CONTENT: SITE PLAN
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-0
DRAWING: JLB
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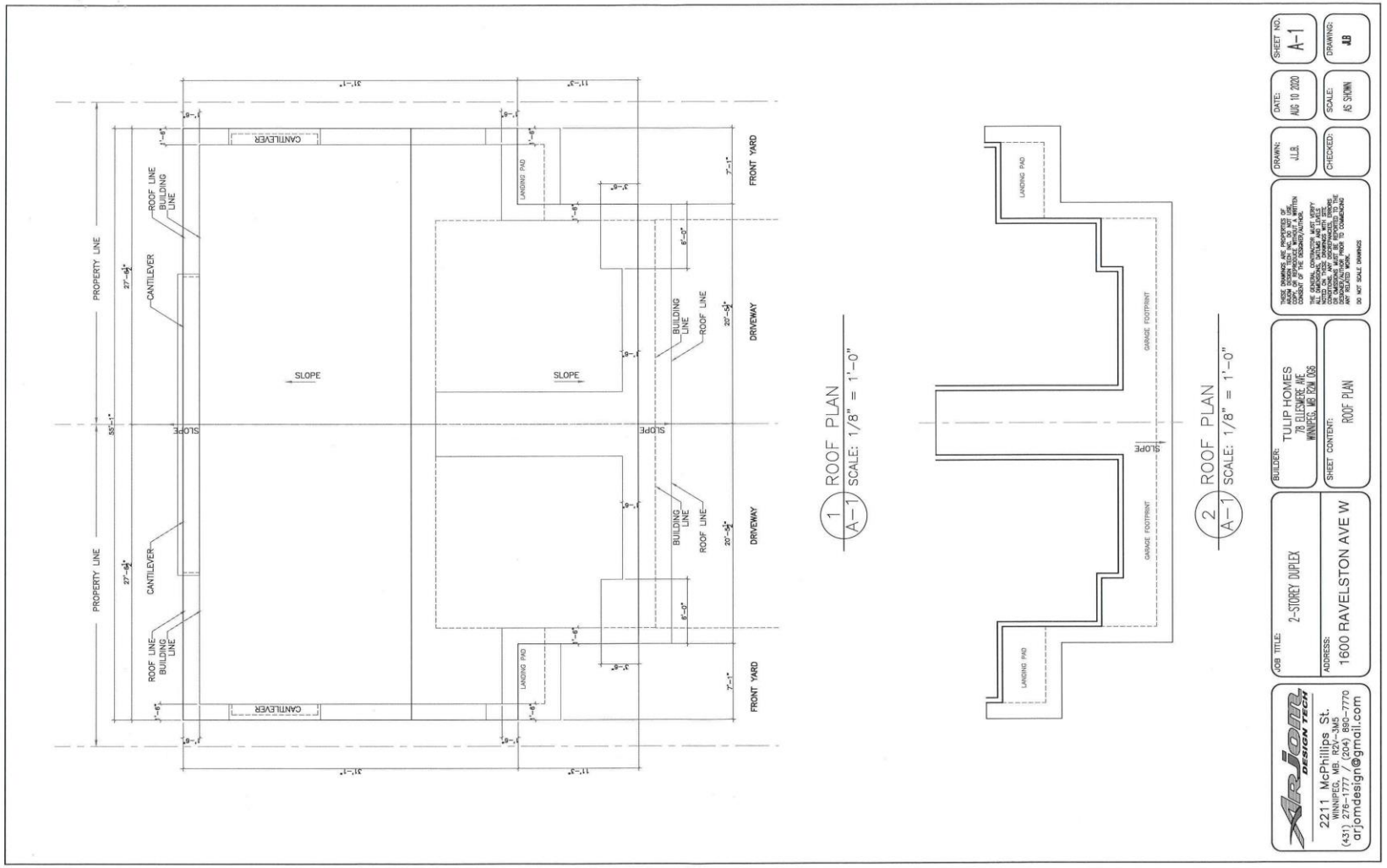
PROPERTY LINE
ROOF LINE
BUILDING LINE
CANTILEVER
SLOPE
LANDING PAD
FRONT YARD
DRIVEWAY
GARAGE FOOTPRINT
1 ROOF PLAN
A-1 SCALE: 1/8" = 1'-0"
2 ROOF PLAN
A-1 SCALE: 1/8" = 1'-0"
JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0G6
SHEET CONTENT: ROOF PLAN
DRAWN: J.L.B.
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-1
DRAWING: JLB
2211 McPhillips St.
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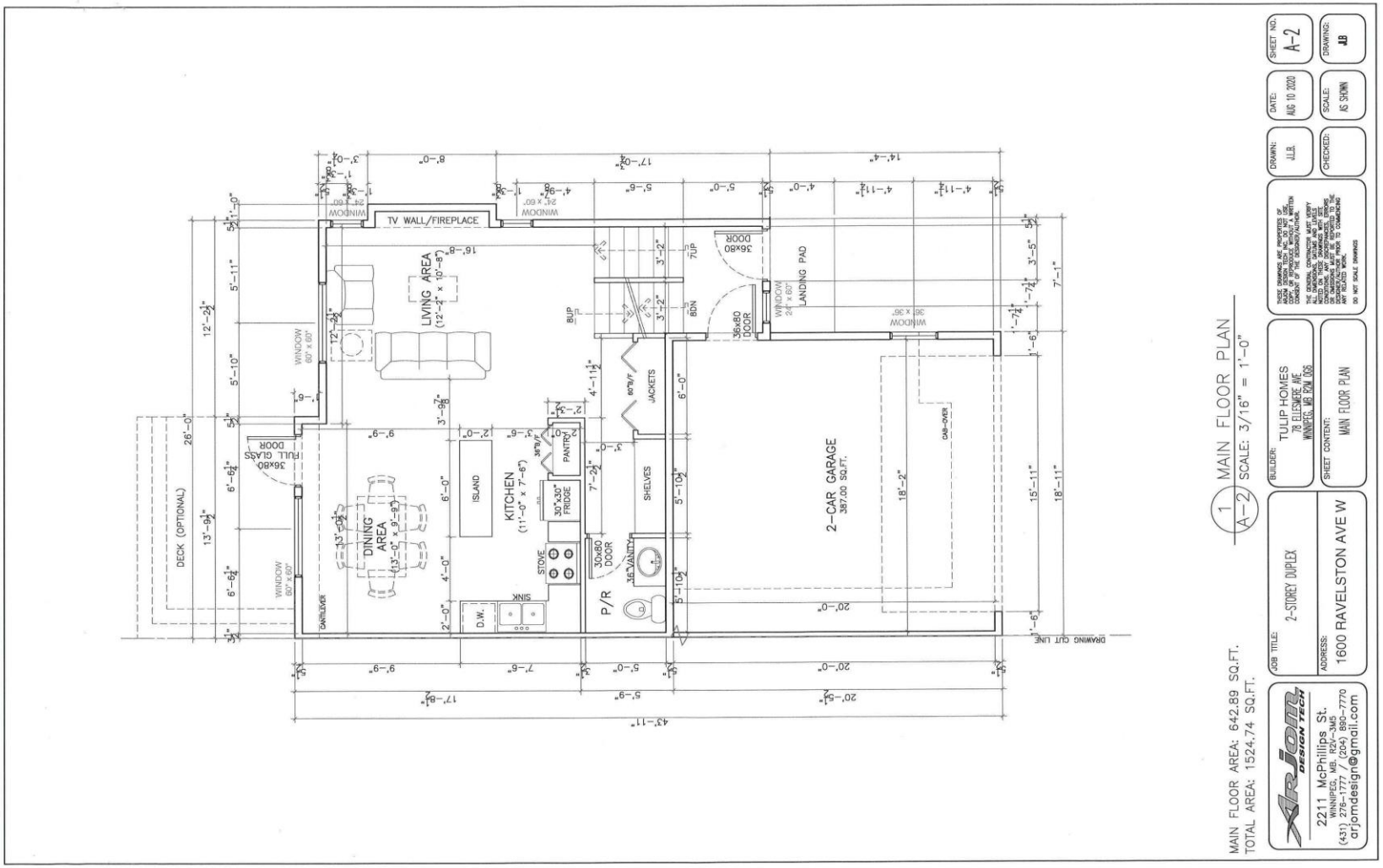
TV WALL/FIRELACE
LIVING AREA
(12'-2" x 10'-8")
DINING AREA
(13'-5" x 9'-9")
KITCHEN
(11'-0" x 7'-6")
ISLAND
PANTRY
30"x30" FRIDGE
STOVE
SINK
D.W.
SHELVES
JACKETS
P/R
30x80 DOOR
36"VANITY
2-CAR GARAGE
387.05 SQ.FT.
LANDING PAD
36x80 DOOR
7UP
8DN
BUP
36x80 FULL GLASS DOOR
DECK (OPTIONAL)
WINDOW
60" x 60"
WINDOW
24" x 60"
WINDOW
36" x 36"
DRAWING CUT LINE
1 MAIN FLOOR PLAN
A-2 SCALE: 3/16" = 1'-0"
MAIN FLOOR AREA: 642.89 SQ.FT.
TOTAL AREA: 1524.74 SQ.FT.
JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0X6
SHEET CONTENT: MAIN FLOOR PLAN
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-2
DRAWING: J.B
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WINNIPEG, MB. R2V-3M5
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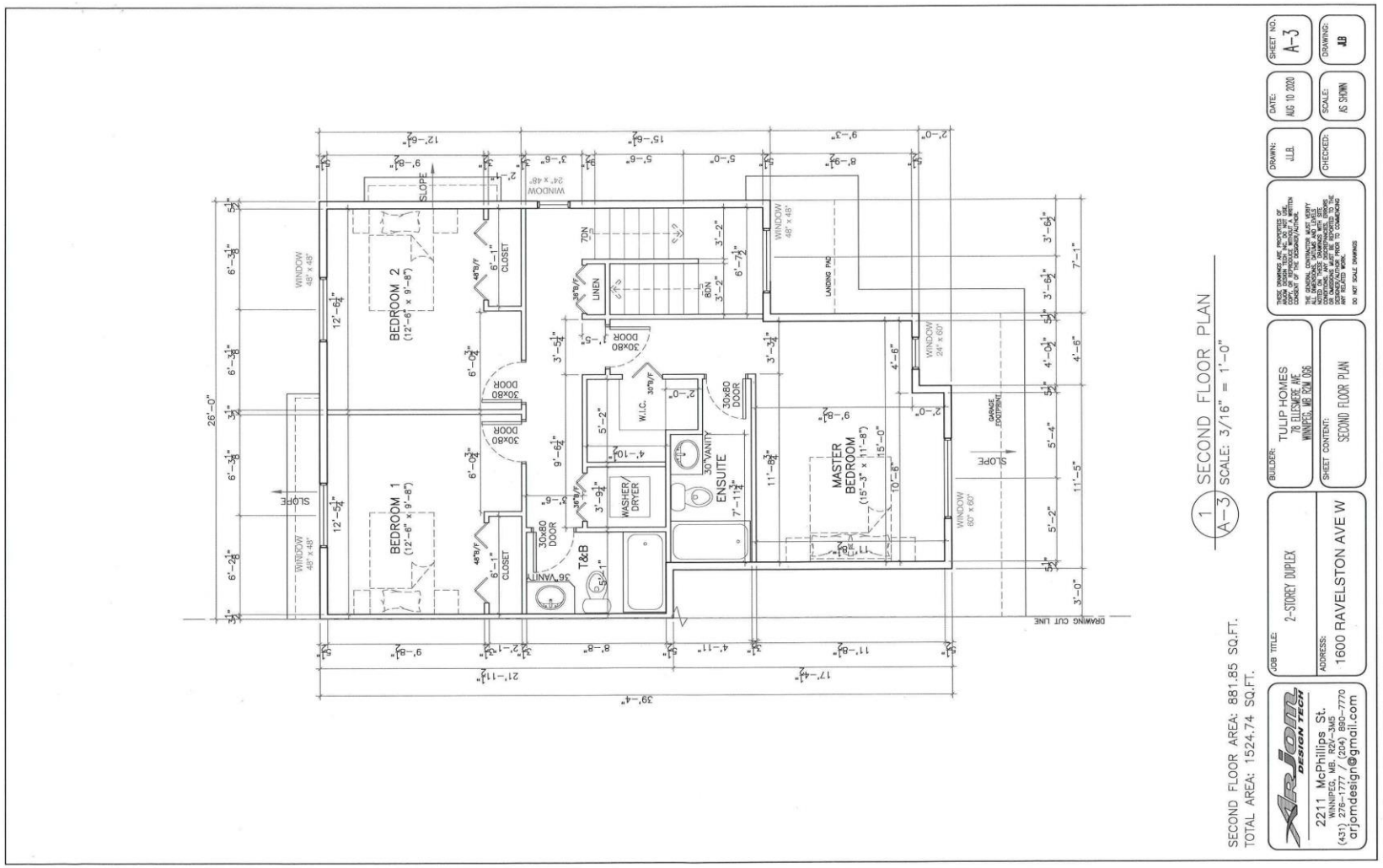
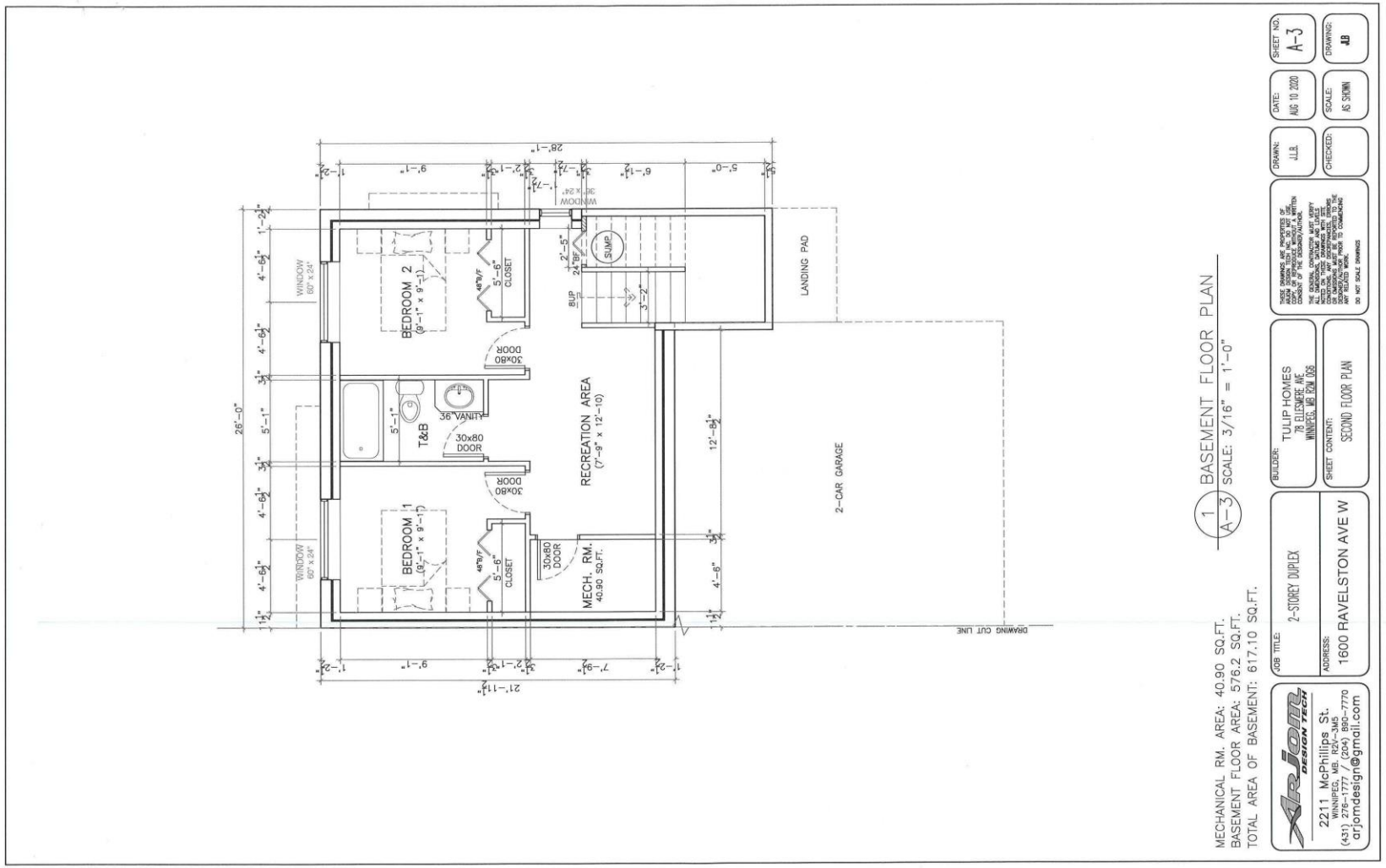

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
SECOND FLOOR AREA: 881.85 SQ.FT.
TOTAL AREA: 1524.74 SQ.FT.
BEDROOM 1
BEDROOM 2
MASTER BEDROOM
ENSUITE
T&B
WASHER/DRYER
LINEN
CLOSET
LANDING PAD
DRAWING CUT LINE
SLOPE
2-STOREY DUPLEX
1600 RAVELSTON AVE W
TULIP HOMES
SECOND FLOOR PLAN
AUG 10 2020
AS SHOWN
A-3
2211 McPhillips St.
arjomdesign@gmail.com


BEDROOM 2
(9'-1" x 9'-11")
BEDROOM 1
(9'-1" x 9'-11")
5'-6" CLOSET
5'-6" CLOSET
30x80 DOOR
30x80 DOOR
30x80 DOOR
30x80 DOOR
36" VANITY
T&B
RECREATION AREA
(7'-9" x 12'-10)
MECH. RM.
40.90 SQ.FT.
SUMP
LANDING PAD
2-CAR GARAGE
WINDOW
WINDOW
DRAWING CUT LINE
BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"
MECHANICAL RM. AREA: 40.90 SQ.FT.
BASEMENT FLOOR AREA: 576.2 SQ.FT.
TOTAL AREA OF BASEMENT: 617.10 SQ.FT.
JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES
SHEET CONTENT: SECOND FLOOR PLAN
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO: A-3
DRAWING: JB
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WINNIPEG, MB. R2V-3M5
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ROOF SHINGLES
4/12
TOP OF WALL FRAMING
STUCCO FINISH
HARDIE PANELS
3/12
TOP OF SECOND FLOOR
CULTURED STONE
STUCCO FINISH
TOP OF MAIN FLOOR
GRADE
8'-0 1/2"
8'-0"
1'-0"
8'-0"
2'-1"
STUCCO FINISH
HARDIE PANELS
CULTURED STONE
STUCCO FINISH
16'x7' OVERHEAD GARAGE DOOR
16'x7' OVERHEAD GARAGE DOOR
1 A-4 FRONT ELEVATION
SCALE: 3/16" = 1'-0"
SHEET NO. A-4
DRAWING: AB
DATE: AUG 10 2020
SCALE: AS SHOWN
DRAWN: J.L.B.
CHECKED:
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2W 0G6
SHEET CONTENT: FRONT ELEVATION
JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
ARJOM DESIGN TECH
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(431) 278-1777 / (204) 880-7770
arjomdesign@gmail.com


ROOF SHINGLES
4/12
TOP OF WALL FRAMING
TOP OF SECOND FLOOR
TOP OF MAIN FLOOR
GRADE
8'-0 1/16"
8'-0"
1'-0"
8'-0"
WINDOW 48"x48"
STUCCO FINISH
36x80 GLASS DOOR
1 A-5 REAR ELEVATION
SCALE: 3/16" = 1'-0"
SHEET NO: A-5
DRAWING: JB
DATE: AUG 10 2020
SCALE: AS SHOWN
DRAWN: J.J.B.
CHECKED:
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: REAR ELEVATION
JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
ARJOM DESIGN TECH
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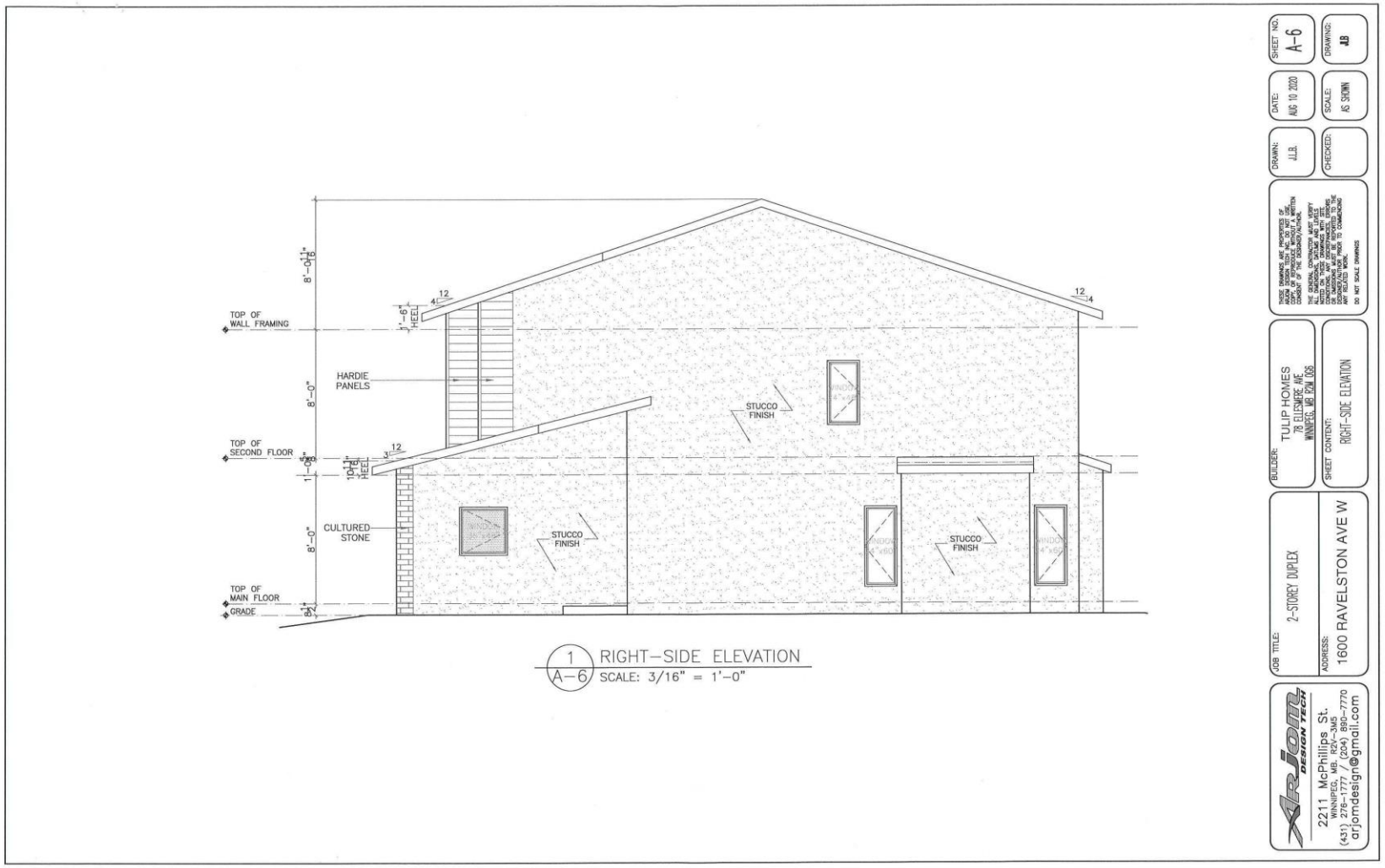
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com


TOP OF WALL FRAMING
HARDIE PANELS
TOP OF SECOND FLOOR
CULTURED STONE
TOP OF MAIN FLOOR
GRADE
8'-0 1/8"
8'-0"
1'-0"
8'-0"
2'-1"
1'-6" HEEL
10" HEEL
12
4
3
STUCCO FINISH
STUCCO FINISH
STUCCO FINISH
WINDOW 4'x6'
WINDOW 4'x6'
WINDOW 4'x6'
1 RIGHT-SIDE ELEVATION
A-6 SCALE: 3/16" = 1'-0"
SHEET NO. A-6
DRAWING: AB
DATE: AUG 10 2020
SCALE: AS SHOWN
DRAWN: J.J.B.
CHECKED:
BUILDER: TULIP HOMES 78 ELLESMERE AVE. WINNIPEG, MB R2M 0G6
SHEET CONTENT: RIGHT-SIDE ELEVATION
JOB TITLE: 2-STOREY DUPLEX
ADDRESS: 1600 RAVELSTON AVE W
ARJOM DESIGN TECH
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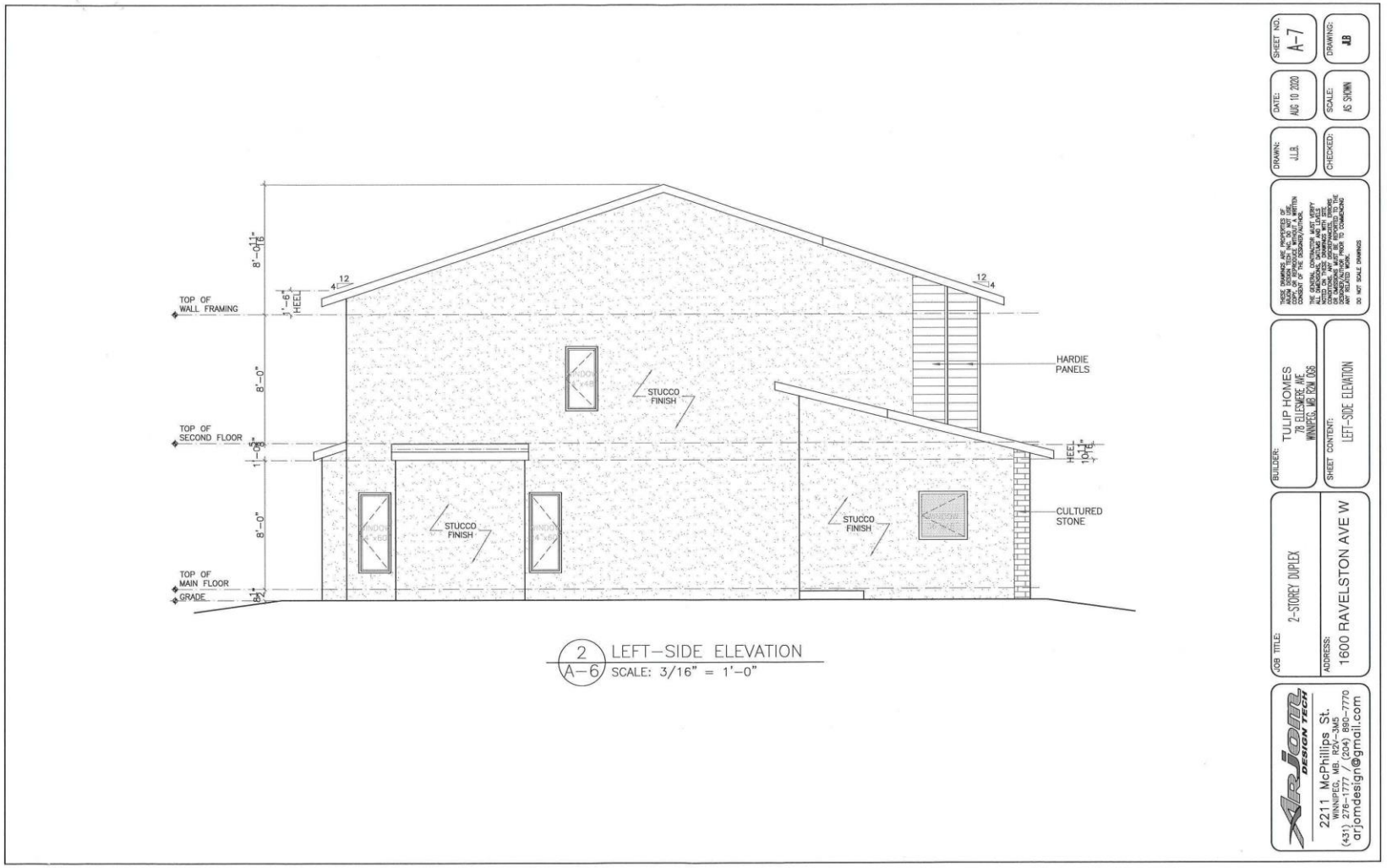
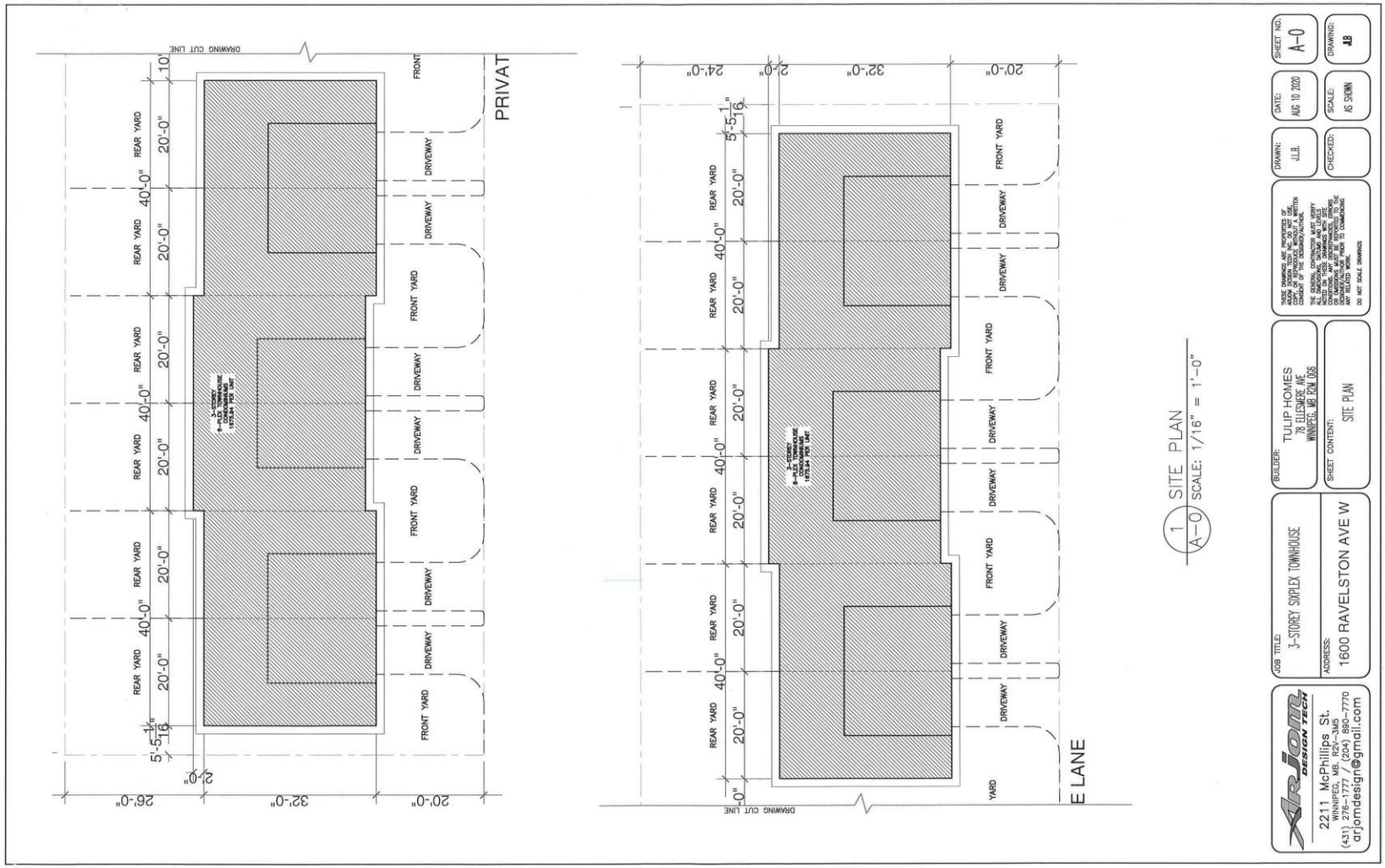
WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com


TOP OF WALL FRAMING
TOP OF SECOND FLOOR
TOP OF MAIN FLOOR
GRADE
8'-0 1/2"
1'-6"
HEEL
8'-0"
1'-5"
8'-0"
1'-6"
12
4
12
4
HARDIE PANELS
STUCCO FINISH
STUCCO FINISH
STUCCO FINISH
CULTURED STONE
HEEL 10'-4"
2
A-6
LEFT-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: LEFT-SIDE ELEVATION
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
DRAWING: AB
SHEET NO. A-7
ARJOM DESIGN TECH
2211 McPhillips St.
WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com


DRAWING CUT LINE
PRIVAT
REAR YARD
FRONT YARD
DRIVEWAY
40'-0"
20'-0"
5'-5 1/16"
2'-0"
26'-0"
32'-0"
20'-0"
24'-0"
E LANE
1 SITE PLAN
A-0 SCALE: 1/16" = 1'-0"
JOB TITLE:
3-STOREY SIMPLEX TOWNHOUSE
ADDRESS:
1600 RAVELSTON AVE W
BUILDER:
TULIP HOMES
78 ELLESMERE AVE
WINNIPEG, MB R2M 0X6
SHEET CONTENT:
SITE PLAN
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-0
DRAWING: JB
ARJOM DESIGN TECH
2211 McPhillips St.
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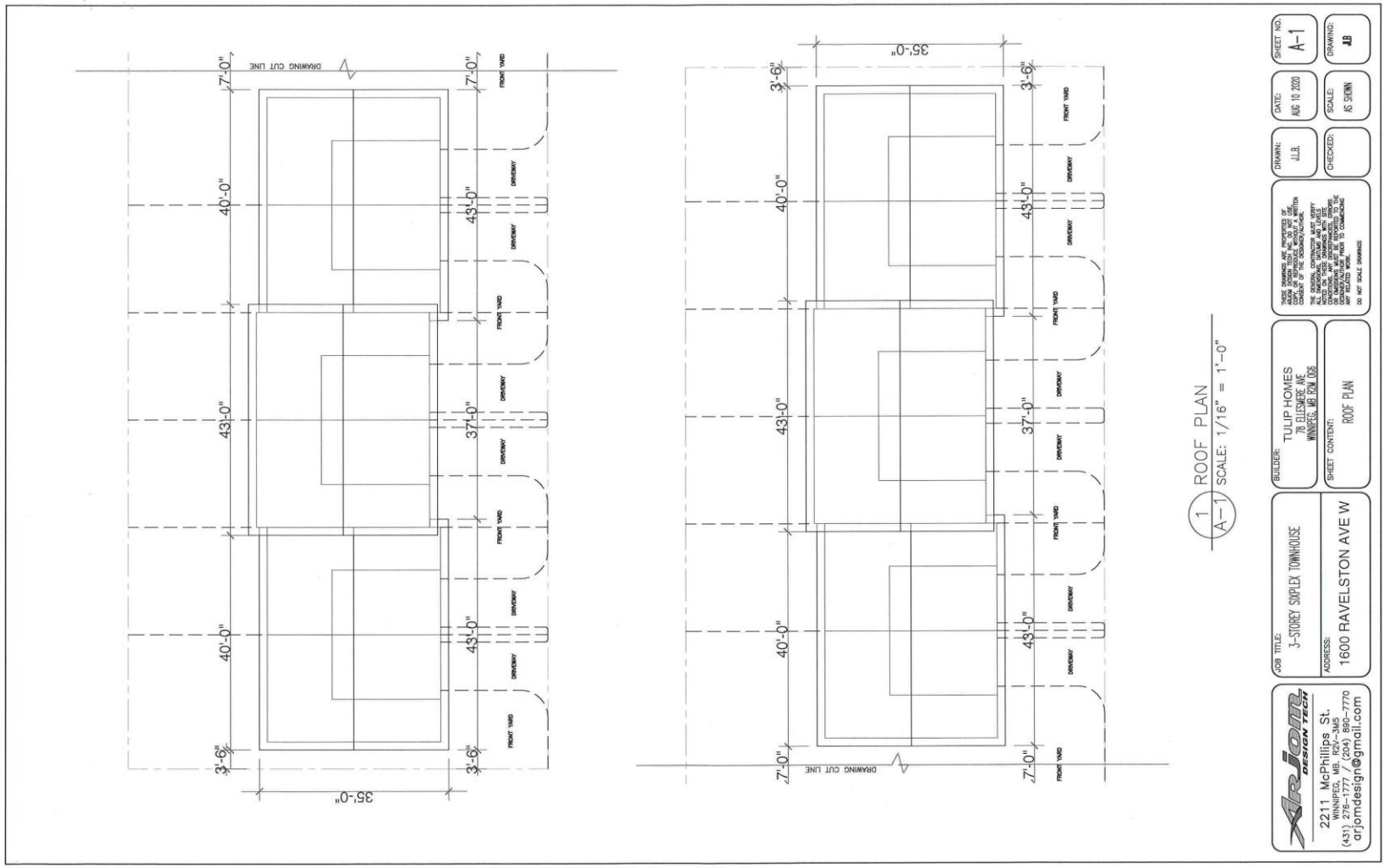
DRAWING CUT LINE
7'-0"
40'-0"
43'-0"
37'-0"
3'-6"
35'-0"
FRONT YARD
DRIVEWAY
1 ROOF PLAN
A-1 SCALE: 1/16" = 1'-0"
JOB TITLE: 3-STOREY SIMPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: ROOF PLAN
DRAWN: J.L.B.
DATE: AUG 10 2020
SCALE: AS SHOWN
CHECKED:
SHEET NO. A-1
DRAWING: JB
ARJOM DESIGN TECH
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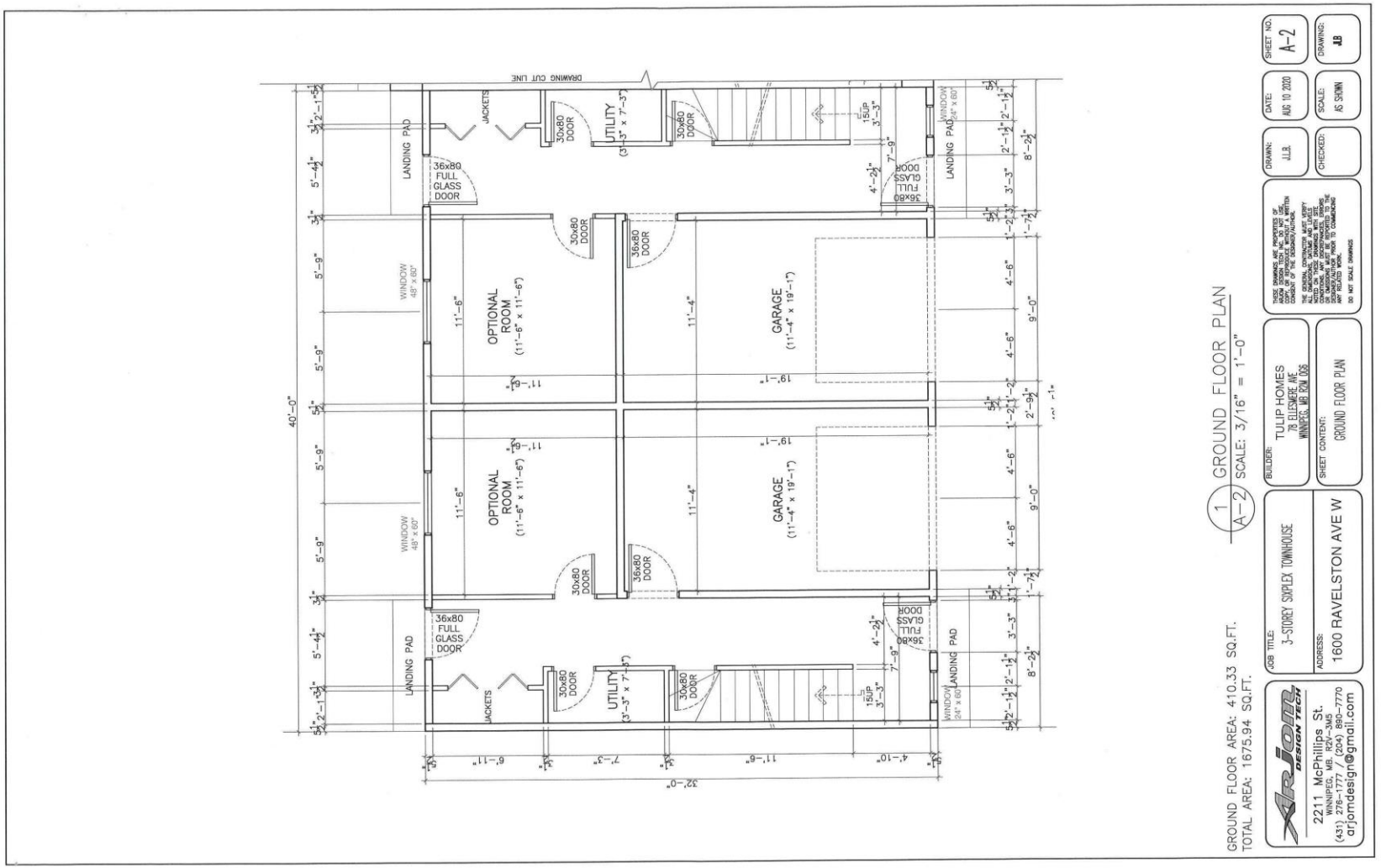
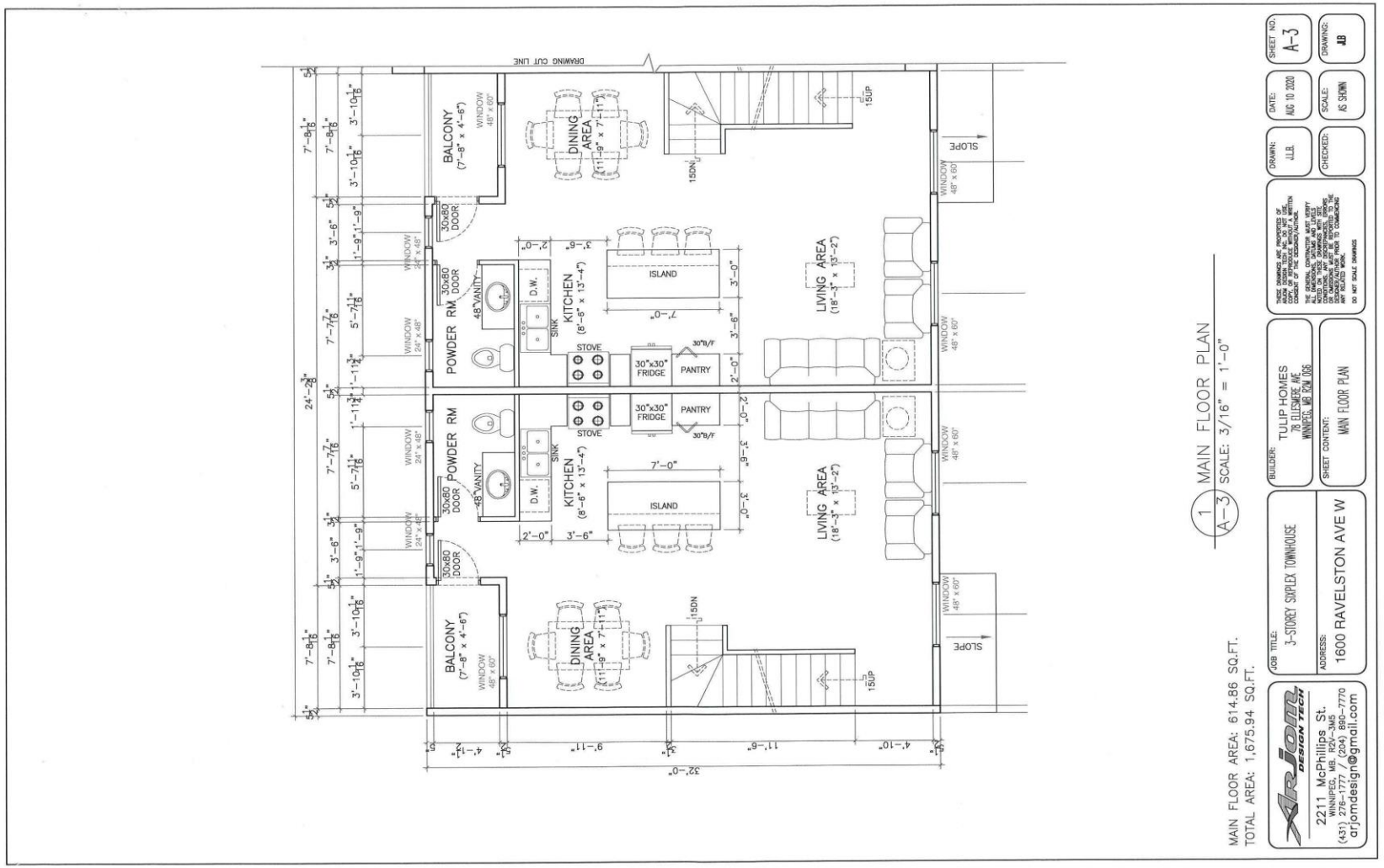

DRAWING CUT LINE
LANDING PAD
JACKETS
30x80 DOOR
UTILITY (3'-3" x 7'-3")
15UP 3'-3"
36x80 FULL GLASS DOOR
WINDOW 24" x 60"
OPTIONAL ROOM (11'-6" x 11'-6")
GARAGE (11'-4" x 19'-1")
36x80 DOOR
WINDOW 48" x 60"
40'-0"
32'-0"
1 GROUND FLOOR PLAN
A-2 SCALE: 3/16" = 1'-0"
GROUND FLOOR AREA: 410.33 SQ.FT.
TOTAL AREA: 1675.94 SQ.FT.
JOB TITLE: 3-STOREY SIMPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES 78 ELLSMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: GROUND FLOOR PLAN
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-2
DRAWING: JLB
ARJOM DESIGN TECH
2211 McPhillips St.
WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com



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

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

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

BUILDER: TULIP HOMES 76 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: MAIN FLOOR PLAN

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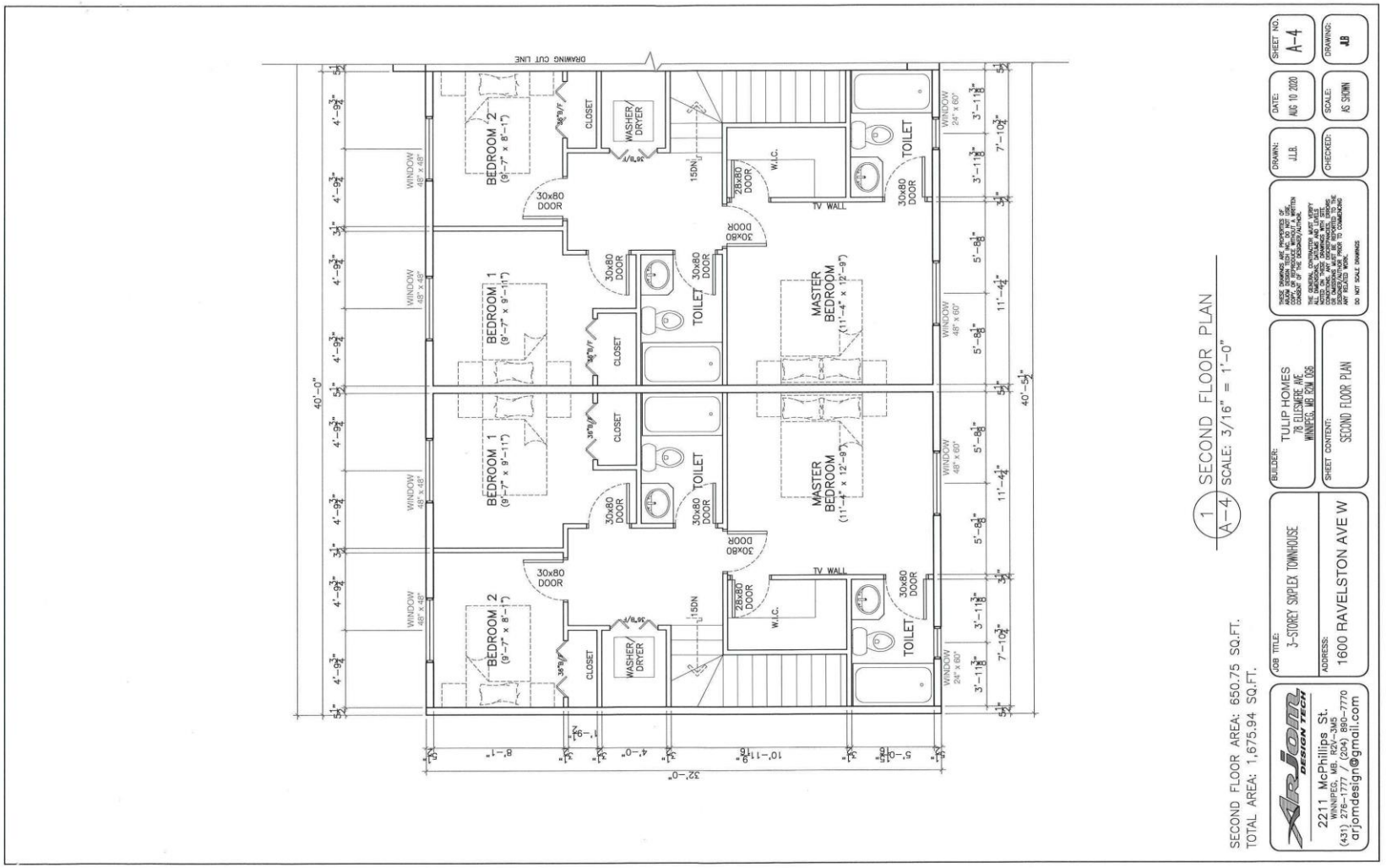
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-3
DRAWING: JB

ARJOM DESIGN TECH
2211 McPhillips St.
WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 880-7770
arjomdesign@gmail.com


DRAWING CUT LINE
BEDROOM 2 (9'-7" x 8'-1")
BEDROOM 1 (9'-7" x 9'-11")
MASTER BEDROOM (11'-4" x 12'-9")
CLOSET
WASHER/DRYER
TOILET
W.I.C.
TV WALL
30x80 DOOR
28x80 DOOR
WINDOW 48" x 48"
WINDOW 48" x 60"
WINDOW 24" x 60"
40'-0"
40'-5½"
32'-0"
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
SECOND FLOOR AREA: 650.75 SQ.FT.
TOTAL AREA: 1,675.94 SQ.FT.
JOB TITLE: 3-STOREY SIMPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G8
SHEET CONTENT: SECOND FLOOR PLAN
DRAWN: J.L.B.
DATE: AUG 10 2020
SCALE: AS SHOWN
CHECKED:
SHEET NO. A-4
DRAWING: JB
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2211 McPhillips St. WINNIPEG, MB, R2V-3M5
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1 A–5 FRONT ELEVATION
SCALE: 3/32" = 1'–0"
2 A–5 REAR ELEVATION
SCALE: 3/32" = 1'–0"
SHEET NO. A-5
DRAWING: JLB
DATE: AUG 10 2020
SCALE: AS SHOWN
DRAWN: J.L.B.
CHECKED:
BUILDER: TULIP HOMES
70 ELLESMERE AVE
WINNIPEG, MB R2M 0G6
SHEET CONTENT: FRONT & REAR ELEVATION
JOB TITLE: 3-STOREY SIMPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W
ARJOM DESIGN TECH
2211 McPhillips St.
WINNIPEG, MB. R2V–3M5
(431) 276–1777 / (204) 890–7770
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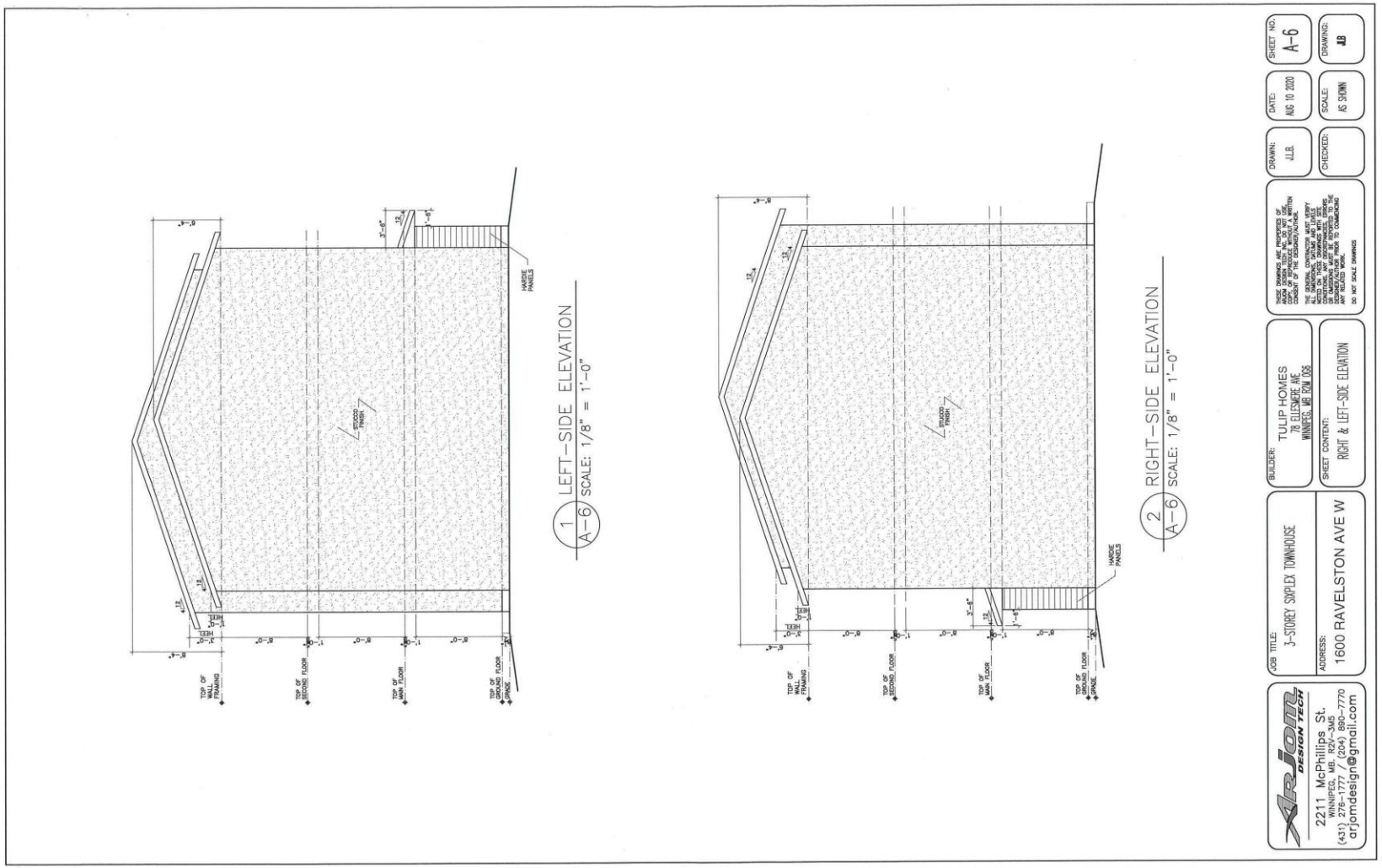
1 A-6 LEFT-SIDE ELEVATION
SCALE: 1/8" = 1'-0"
2 A-6 RIGHT-SIDE ELEVATION
SCALE: 1/8" = 1'-0"
STUCCO FINISH
HARDIE PANELS
TOP OF WALL FRAMING
TOP OF SECOND FLOOR
TOP OF MAIN FLOOR
TOP OF GROUND FLOOR SPACE
JOB TITLE: 3-STOREY SIMPLEX TOWNHOUSE
ADDRESS: 1600 RAVELSTON AVE W
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0X6
SHEET CONTENT: RIGHT & LEFT-SIDE ELEVATION
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DO NOT SCALE DRAWINGS
DRAWN: J.L.B.
CHECKED:
DATE: AUG 10 2020
SCALE: AS SHOWN
SHEET NO. A-6
DRAWING: 1/8
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2211 McPhillips St.
WINNIPEG, MB. R2V-3M5
(431) 276-1777 / (204) 890-7770
arjomdesign@gmail.com