Minute No. 455
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

Item No. 6 Subdivision and Rezoning – 436 Martin Avenue West (Elmwood-East Kildonan Ward) File DASZ 3/2021 [c/r DAV 232818/2020D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 3/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 12, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all the terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated March 22, 2021 to the satisfaction of the Director of Planning, Property and Development, with the following amendments:

   A. Delete Section I – General Comments in its entirety

   B. Delete Section II – Engineering Studies in its entirety

   C. Delete Condition 1) a) in Section III - Servicing Conditions

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "R2" Residential Two-Family District as shown on the map dated January 12, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 3/2021, as determined by the City's Director of Planning, Property and Development.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

COUNCIL DECISION (continued):

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

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

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

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with 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 approvals signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

12. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 11, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 28, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 2, delete the period after "Director of Planning, Property and Development", and replace with the following:

  ", with the following amendments:

  A. Delete Section I – General Comments in its entirety

  B. Delete Section II – Engineering Studies in its entirety

  C. Delete Condition 1) a) in Section III - Servicing Conditions

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On April 7, 2021, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on April 28, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

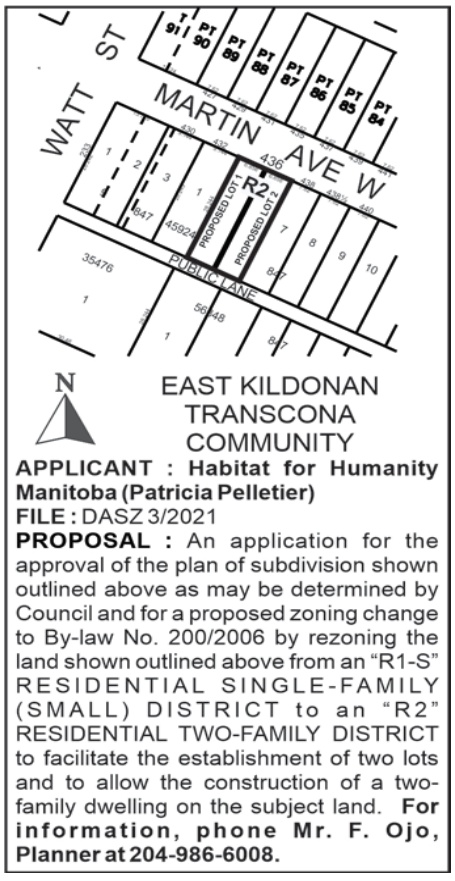
File: DASZ 3/2021

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

Public Hearing: April 28, 2021 (most recent date)
April 7, 2021 (insert previous date)
Council Building, 510 Main Street

Applicant: Habitat for Humanity Manitoba (Patricia Pelletier)

Subject:



Premises Affected: 436 Martin Avenue West

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

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

Report date: April 28, 2021

Community Committee Recommendation:

On April 28, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 3/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 12, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all the terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated March 22, 2021 to the satisfaction of the Director of Planning, Property and Development, ***with the following amendments:***

   A. Delete Section I – General Comments in its entirety

   B. Delete Section II – Engineering Studies in its entirety

   C. Delete Condition 1) a) in Section III - Servicing Conditions

3. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a "R2" Residential Two-Family District as shown on the map dated January 12, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 3/2021, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with 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 approvals signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

12. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/2021.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. In this one I may defer to Councillor Nason, for all of his insight from the previous meeting. I've been through a number of these developments with Habitat and just given this one, look we've been through a lot on this one and I am just glad to see that we have come to a proper agreement amongst all parties from this and then we can move forward for this development with Habitat for Humanity, for me to have some new good neighbours.

Exhibits Filed:

1. Application dated January 8, 2021
2. Notification of Public Hearing dated February 10, 2021
3. Manitoba Status of Title 3050696/1
4. Surveyor's Building Location Certificate and sketch dated November 4, 2020
5. Plans (9 pages)
6. Report from the Urban Planning Division dated March 25, 2021
7. Inspection Report
8. Recording of Representations of the public hearing held on April 7, 2021
9. Notice of Adjournment dated April 12, 2021
10. Recording of Representations

REPRESENTATIONS:

In Support:

Sandy Hopkins

In Opposition:

Nil

For Information:

Nil

For the City:

F. Ojo, Planner, Planning, Property and Development
D. Trenchard, Land Development Engineer, Planning Property and Development Department
T. Shanks, Manager of Engineering Services, Water and Waste Department
M. Gajda, Engineer, Water and Waste Department

Exhibit "6" referred to in File DASZ 3/2021

ADMINISTRATIVE REPORT

Title: DASZ 3/2021 – 436 Martin Avenue W

Issue: For consideration at the public hearing to subdivide the exiting parcel into two and rezone both from "R1-S" Residential Single-Family Small District to "R2" Residential Two-Family 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	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 3/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 12, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all the terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated March 22, 2021 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a "R2" Residential Two-Family District as shown on the map dated January 12, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 3/2021, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "by-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer

applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

12. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/2021.

REASON FOR THE REPORT

- The applicant is proposing to rezone an existing “R1-S” Residential Single-Family Small District parcel to “R2” Residential Two-Family District. As part of the proposal, the newly created “R2” parcel will be subdivided into two (2) residential lots to facilitate a one attached building (side-by-side) that shares a partition wall and allows for individual ownership.
- 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-S” Residential Single-Family Small District to “R2” Residential Two-Family District.

HISTORY

N/A

CONSULTATION

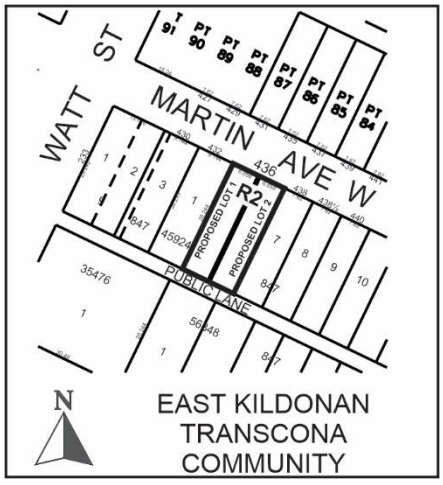
In preparing this report there was internal consultation with the Administrative Coordinating Group (ACG).

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Femi Ojo, MCIP, RPP
Date:	March 25, 2021
File No.	DASZ 3/2021

APPENDIX 'A'

DATE:	March 25, 2021
FILE:	**DASZ 3/2021**
RELATED FILES:	DAV 20-232818/D
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.401 (Chalmers)
SUBJECT:	The applicant is proposing to subdivide an existing parcel and rezone the property from "R1-S" Residential Single-Family Small to "R2" Residential Two-Family.
LOCATION:	436 Martin Avenue W
LEGAL DESCRIPTION:	LOT 2 PLAN 45924 WLTO IN RL 46 Parish of Saint John.



APPLICANT:	Patricia Pelletier (Habitat for Humanity) 60 Archibald St Winnipeg, MB R2J 0B8
OWNER:	WINNIPEG HABITAT FOR HUMANITY INC. 60 Archibald St Winnipeg, MB R2J 0V8
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is located on the south side of Martin Avenue W in the Chalmers neighborhood of the Elmwood East Kildonan Ward.

- The property is 46 feet wide and +/- 93 feet deep; providing a total lot area of roughly 4,168 square feet. The subject property is currently vacant.
- The subject property falls within the Area of Stability – Mature Community Policy Area of the *Complete Community Direction Strategies*. The property is zoned "R1-S" Residential Single-Family Small.

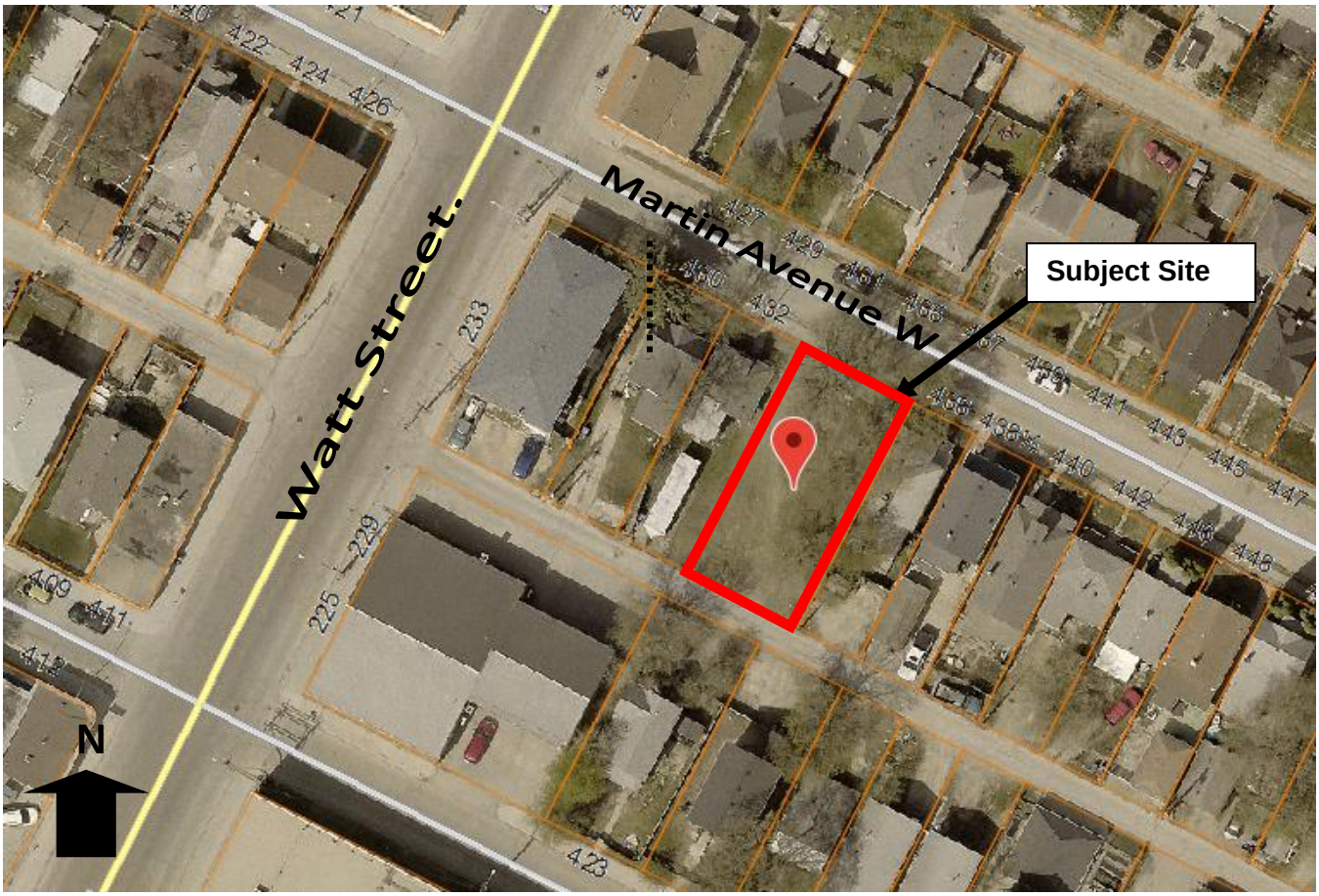


Figure 1: Site map of subject property and surrounding neighbourhood (flown 2018)

SURROUNDING ZONING & USES (See Figure 2)

North: Martin Avenue W, then residences zoned "R1-S" Residential Single-Family Small.

South: Backlane, then residences zoned "R1-S" Residential Single-Family Small.

East: Residences zoned "R1-S" Residential Single-Family Small.

West: Residences zoned "R1-S" Residential Single-Family Small.

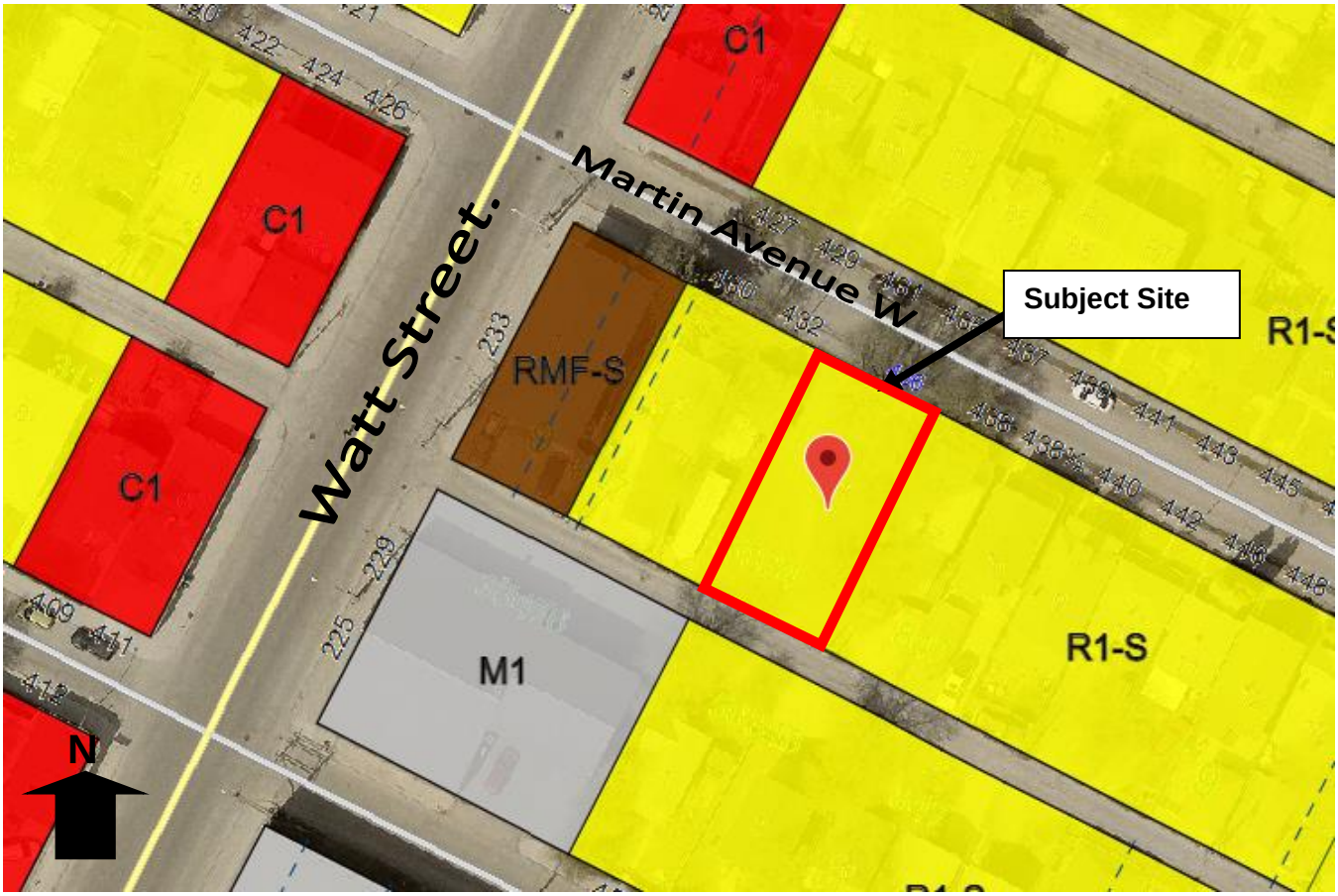


Figure 2: Zoning map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The applicant intends to subdivide the existing parcel of land currently zoned “R1-S” Residential Single-Family – Small into two lots and rezone both lots to “R2” Residential Two-Family.
- Although the property will be divided into 2 lots, the intent is to facilitate one attached building (side-by-side) that shares a partition wall and allows for individual ownership, for a total of two dwelling units.
- The proposed structure will be 40 feet long and 32 feet wide, having a total floor area of 1,280 sq. ft.
- An associated variance application has been submitted under File DAV 20 - 232818\D (see Planner’s report for details). The two variances relate to reduced lot area and lot area per dwelling.

COLLABORRATIVE PLANNING & CONSULTATION

The applicant contacted and worked with the Urban Planning Division through different stages of the proposal prior to the adoption of the New Development Procedures By-Law on October 29, 2020. The Urban Planning Division had indicated support for the subject proposal.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY:

The subject site is in an "Area of Stability" policy area of *OurWinnipeg* and *Complete Communities*. Key Direction in these documents that applies to Area of Stability states: "Enhance the quality, diversity, completeness and sustainability of stable neighborhoods and expand housing options for Winnipeg's changing population."

Under the *Complete Communities Direction Strategy*, relevant policies for Area of Stability that apply directly to the proposed development include:

- *Support the subdivision of a parcel of land into two or more lots when done in a context sensitive manner.*

  The proposed subdivision would create two lots with one new duplex (side-by-side) constructed over both lots and divided along party wall for a total of two new dwelling units.

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

  The establishment of a two-family dwelling on this block of Martin Avenue W is a moderate change in this low-density neighborhood.

- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*

  The building form being proposed, a duplex (side-by-side), is consistent with the existing development pattern in the neighborhood that has an existing range of low-density residential zones.

- *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*

  Being that the proposal is within the Mature Community with existing municipal service capacity, the establishment of two additional dwellings is consistent with above policy.

The proposed "R2" lot and the construction of a duplex (side-by-side) would comply with the above noted policies because it would facilitate development that increases housing supply in the neighbourhood that exhibits an existing range of low-density residential zones.

ZONING BY-LAW 200/2006

Current Zoning

"R1-S" Residential Single-Family Small

- The subject property is currently zoned "R1-S" Residential Single-Family Small; which is intended to accommodate primarily single-family residential development in lower density areas.

Proposed Zoning

"R2" Residential Two-Family

- The Residential Two-Family district is intended to accommodate the development of single – and two-family units and where appropriate limited multi-family units in lower-density areas.
- The "R2" district requires: a minimum lot area of 5,000 sq. ft. (2,500 sq. ft. per dwelling unit for two-family; 800 sq. ft. per dwelling unit for multi-family), minimum side yard setback of 4 feet, a front yard of 20 feet and a rear yard setback of 25 feet, minimum lot width of 25 ft., and a maximum building height is 35 feet.

COMPATIBILITY WITH THE SURROUNDING AREA

- 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" lot and the future construction of a duplex (side-by-side) is consistent with the above policy.
- The proposed side-by-side is compatible with existing development pattern of low density residential in the area. Specifically, there is an example of an existing duplex (side-by-side) within a close proximity at 437/439 Martin Avenue W.
- The Habitat for Humanity housing model supports affordable housing supply through various housing typologies and forms that are consistently compatible with the surrounding neighbourhood context.
- In general, it is important to note that the form and massing of the building being proposed is consistent with a single-family dwelling that could be built on site.
- The associated variances, which relate to reduced lot area and lot area per dwelling under File DAV 20-232818/D) are also supportable. It is worth noting that the subject proposal is not seeking any reduced yard setback variances.
- For these reasons, it is recommended that the rezoning application be approved.

KEY COMMENT PROVIDED BY OTHER CIVIC DEPARTMENTS

- It is noted that the subject subdivision/rezoning application (DASZ 3/2021) 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 associated ACG Report outlined servicing considerations that needs to be met as part of the DASZ 3/2021 approval.

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 of not less than 10%; OR
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.

RECOMMENDATION

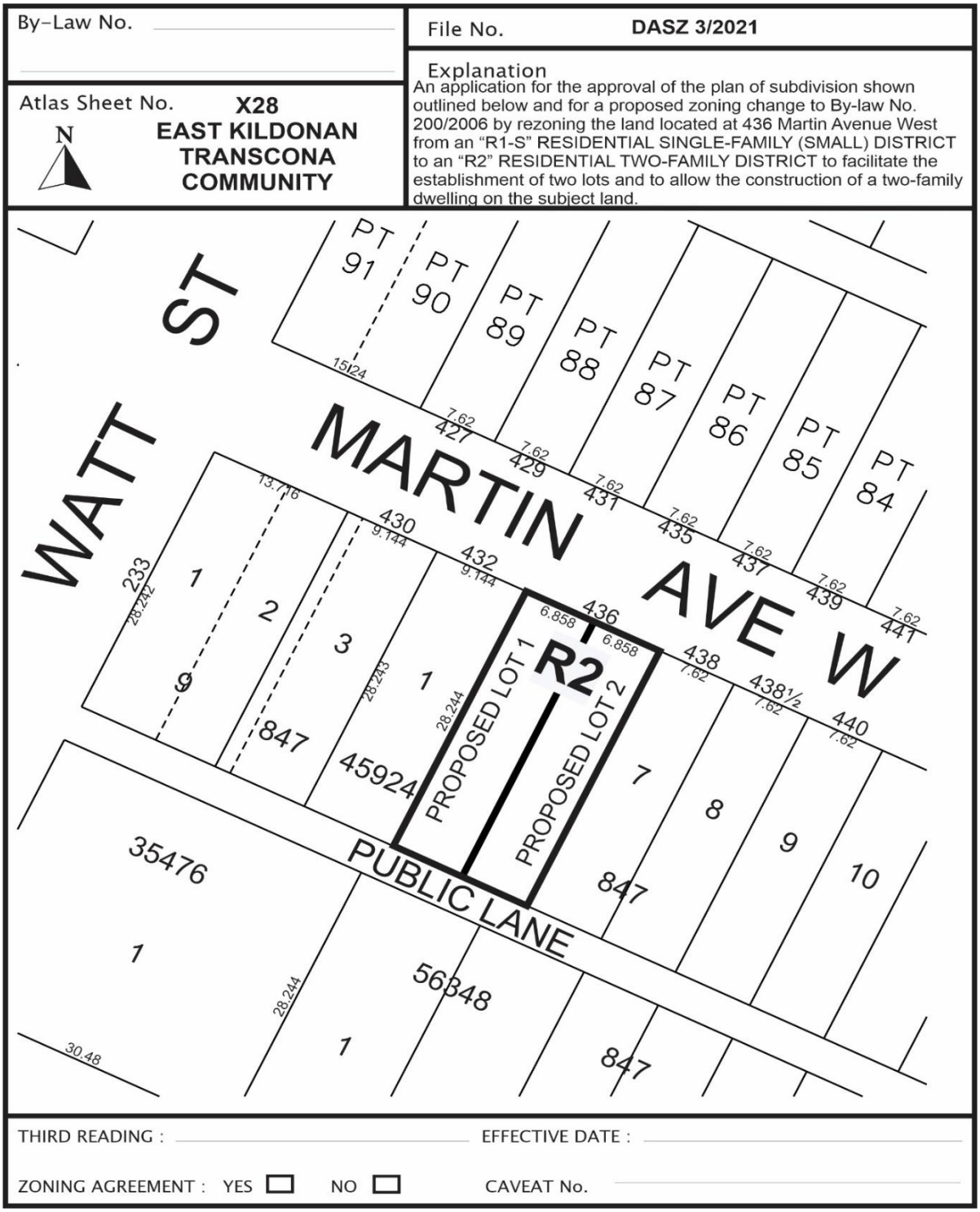
The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning of subject land from "R1-S" Residential Single-Family Small to "R2" Residential Two-Family Medium aligns with the policies in the *Complete Communities Direction Strategy* for Areas of Stability – Mature Communities;
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*
- The proposal is consistent and compatible with the surrounding properties given;
    - The built form of the proposed development, a duplex (side-by-side).

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DASZ 3/2021

Schedule "A" for File No. DASZ 3/2021, East Kildonan - Transcona Community Committee, dated January 12, 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 436 MARTIN AVENUE WEST

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 3/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) Due to Clause 8 of the City of Winnipeg's Environment Act Licence No. 3042 for Combined Sewer Overflow, the Water and Waste Department cannot support this proposal as it would be in violation of their licence.

2) The proposed development is located in a combined sewer district and has been vacant since 2007. The proposed development would increase flows to the combined sewer.

3) The City of Winnipeg is currently waiting on confirmation of a proposed change to our administration of our Provincial Environment Act Licence requirements which would allow the Water and Waste Department to support this development. However, at this time such confirmation remains outstanding and the proposal remains in violation of our licence.

Section II – Engineering Studies

1) The Developer shall provide a technical memorandum, to the satisfaction of the Director of Water and Waste, indicating that there are existing land drainage flows directed to the combined sewer system (if applicable) that can offset the additional wastewater generated as a result of the proposed development.

Section III - Servicing Conditions

1) Lot Line Servicing

   a) The Developer shall, at no expense to the City, construct and install any infrastructure outlined in the technical memorandum required to offset the additional wastewater generated as a result of the proposed development, as determined by and to the satisfaction of the Director of Water and Waste.

b) The Developer shall provide a signed letter to the City of Winnipeg's Land Development Branch stating that:

i. the Developer understands that they are responsible for the full costs to install separate sewer and water lot line services from the respective mains in Martin Avenue West to the property line of the newly created Lots 1 and 2; and,

ii. if the Developer sells any of the newly created Lots 1 and 2 before they have installed the lot line services referred to in i. above, they will undertake to inform the purchaser (new owner) in writing that the purchaser is responsible for the costs to install the lot line services referred to in 1).

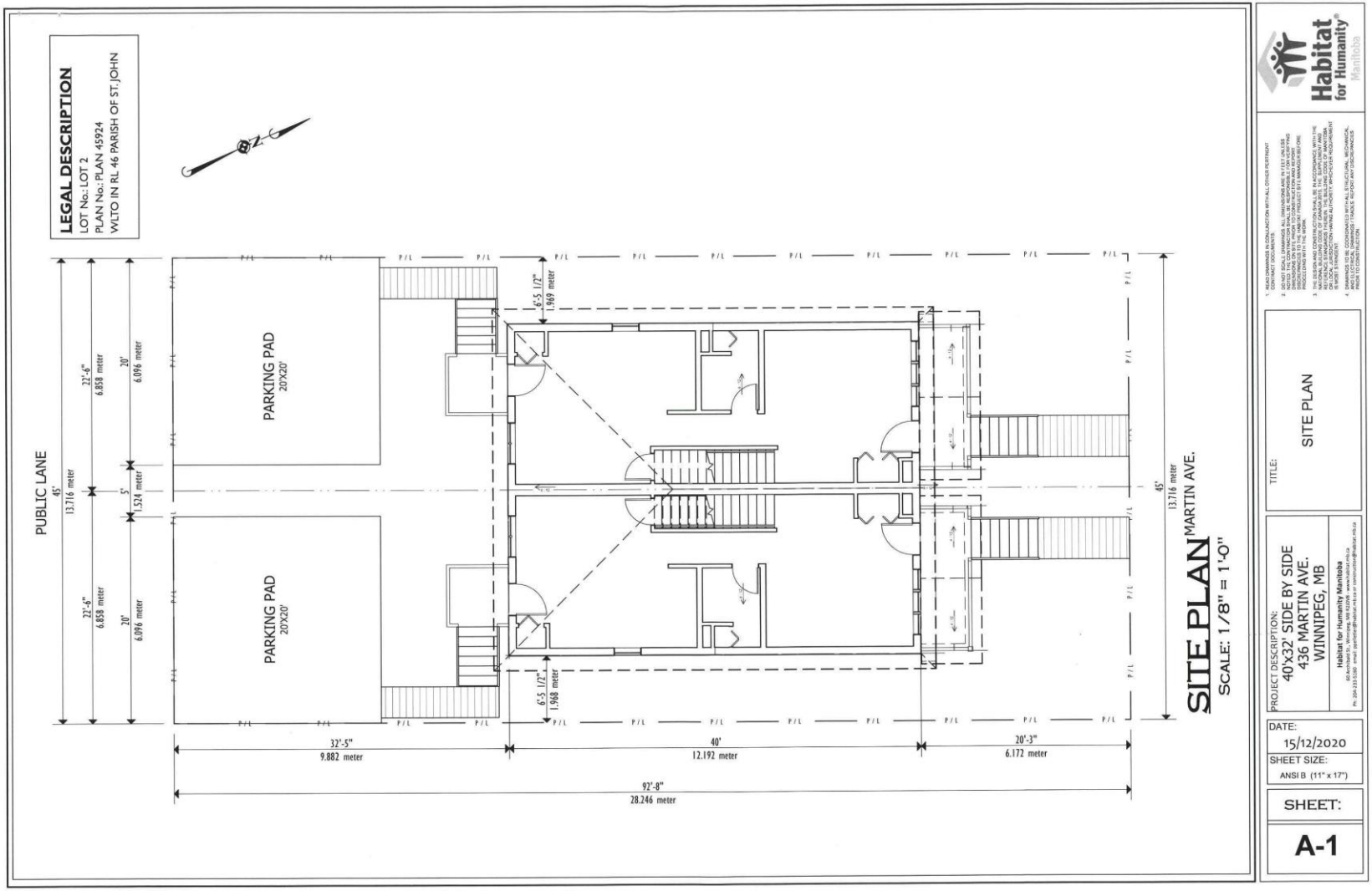
THIS REPORT SUBMITTED BY:

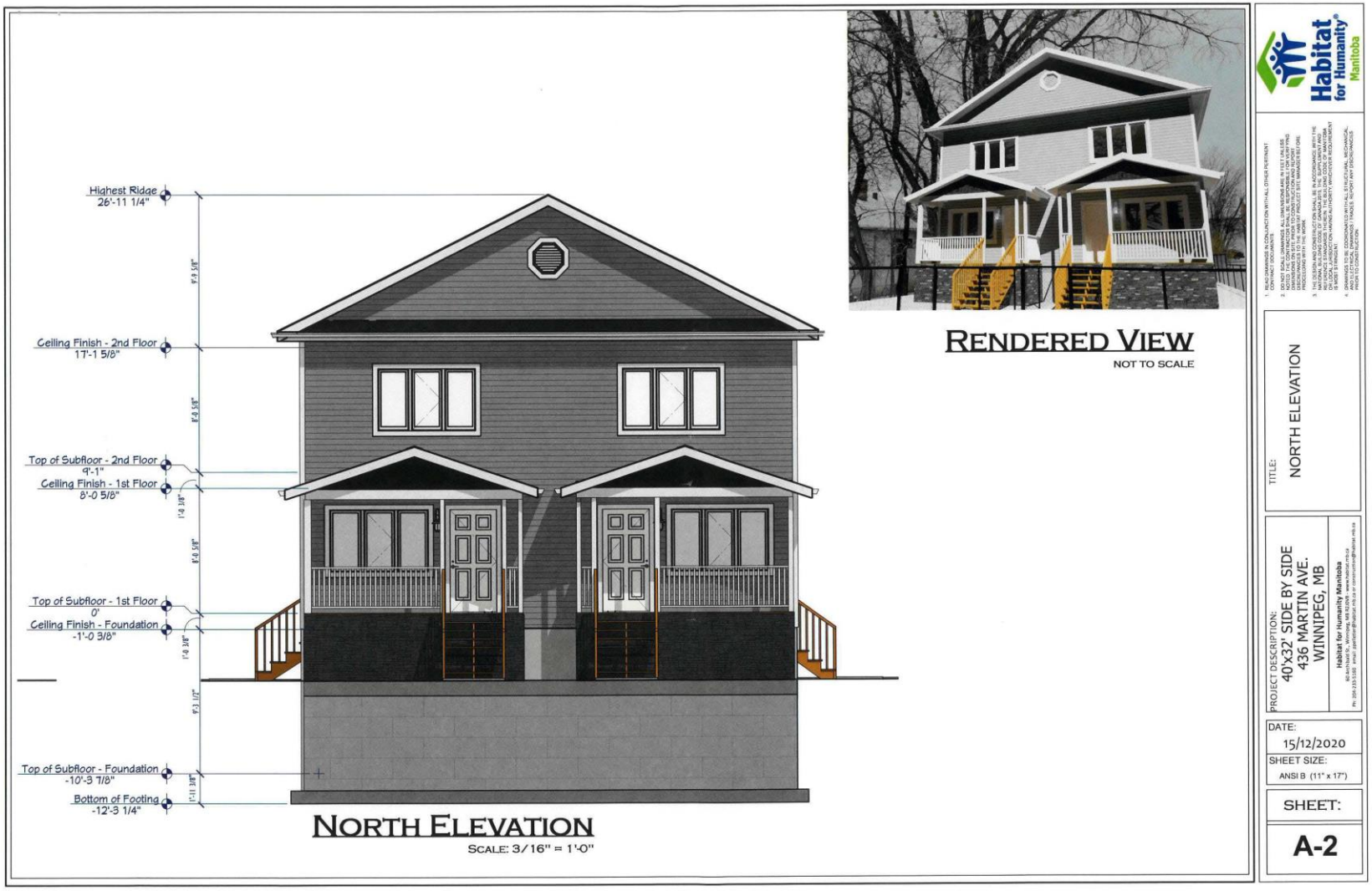
Administrative Co-ordinating Group
File No. DASZ 3/2021
March 22, 2021

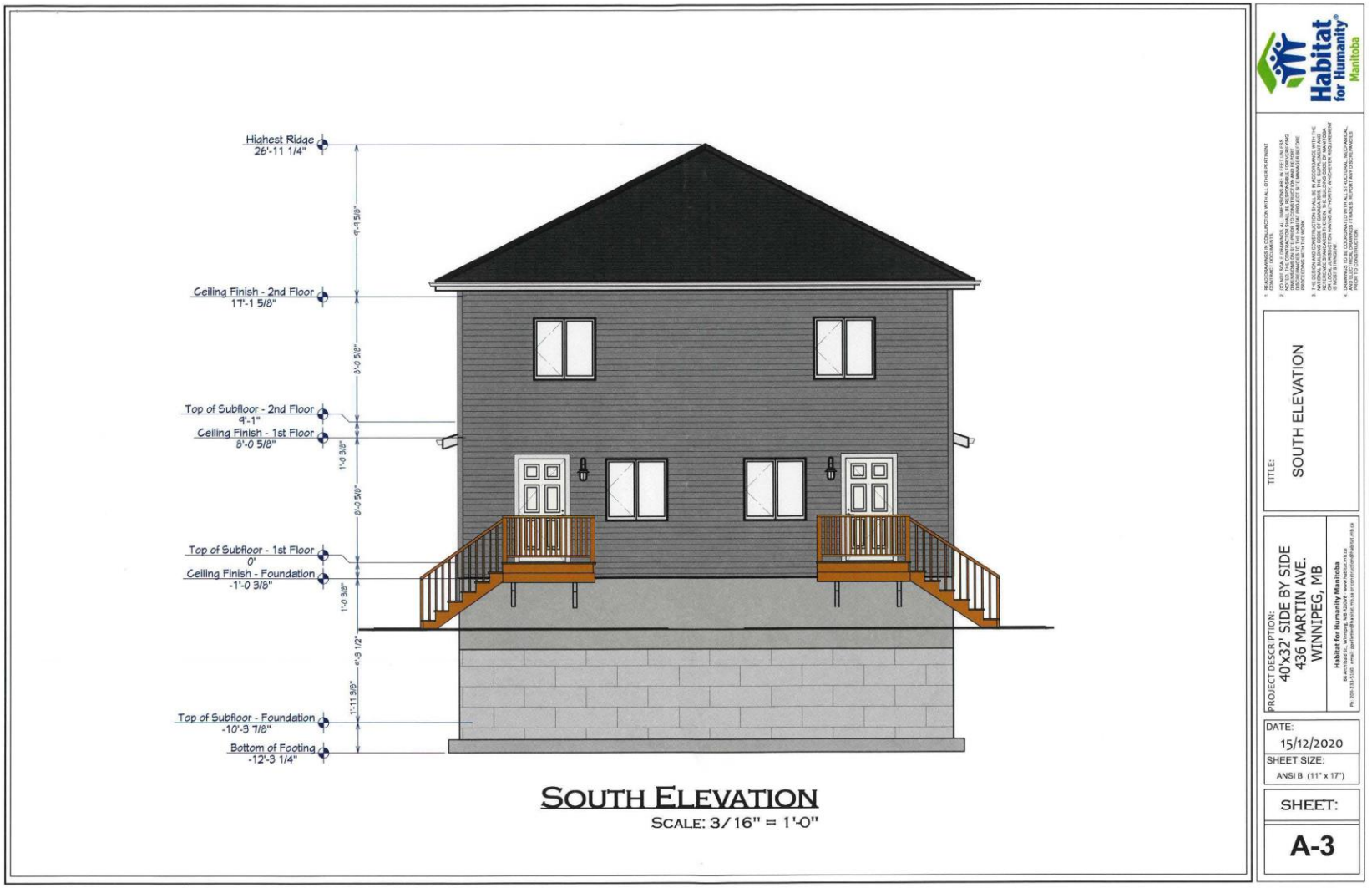
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit "5" referred to in File DASZ 3/2021




Highest Ridge
26'-11 1/4"
Ceiling Finish - 2nd Floor
17'-1 5/8"
Top of Subfloor - 2nd Floor
9'-1"
Ceiling Finish - 1st Floor
8'-0 5/8"
Top of Subfloor - 1st Floor
0'
Ceiling Finish - Foundation
-1'-0 3/8"
Top of Subfloor - Foundation
-10'-3 7/8"
Bottom of Footing
-12'-3 1/4"
NORTH ELEVATION
SCALE: 3/16" = 1'-0"
RENDERED VIEW
NOT TO SCALE
Habitat for Humanity Manitoba
TITLE:
NORTH ELEVATION
PROJECT DESCRIPTION:
40'x32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
Habitat for Humanity Manitoba
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-2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Ceiling Finish - Foundation
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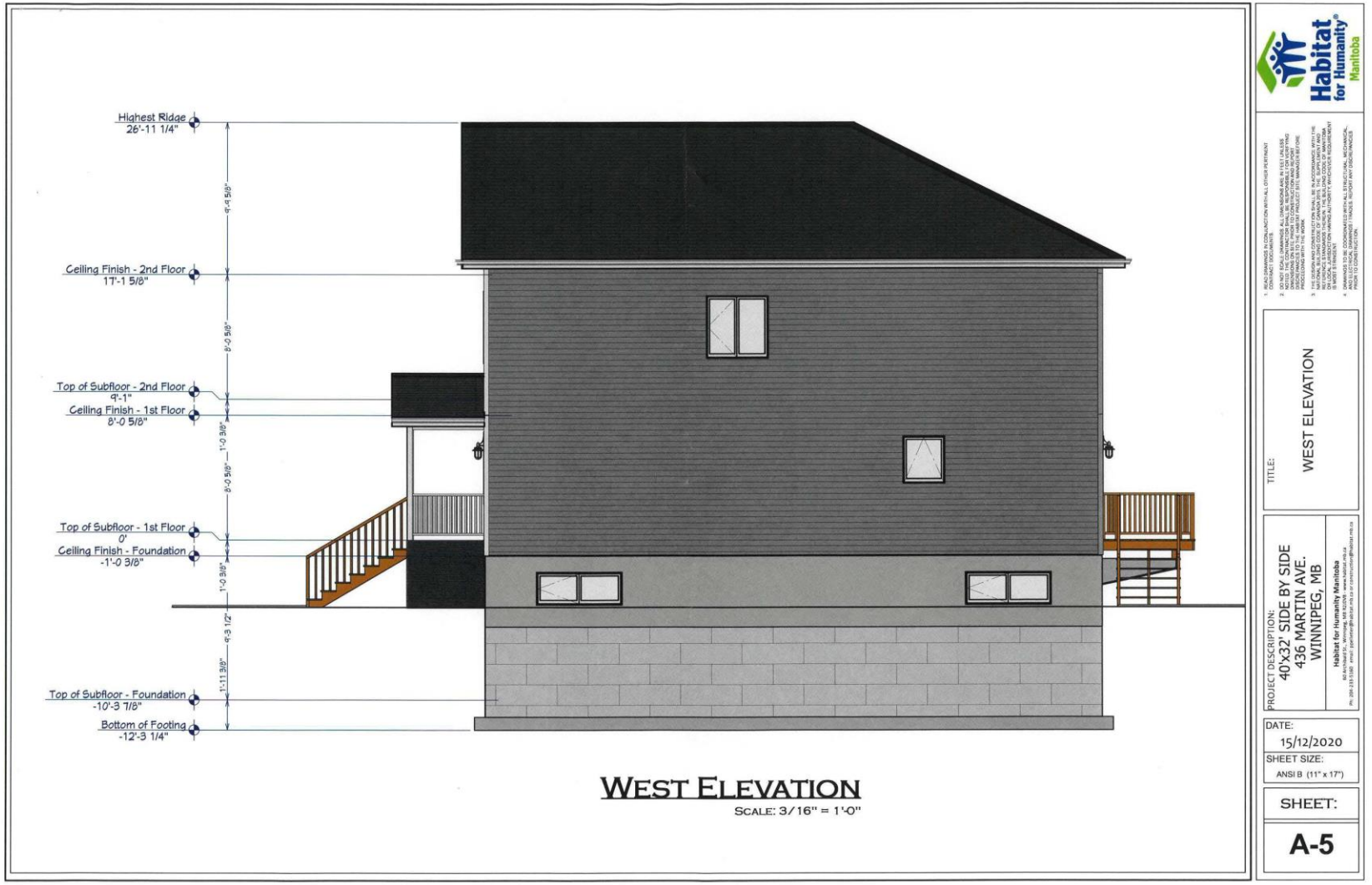
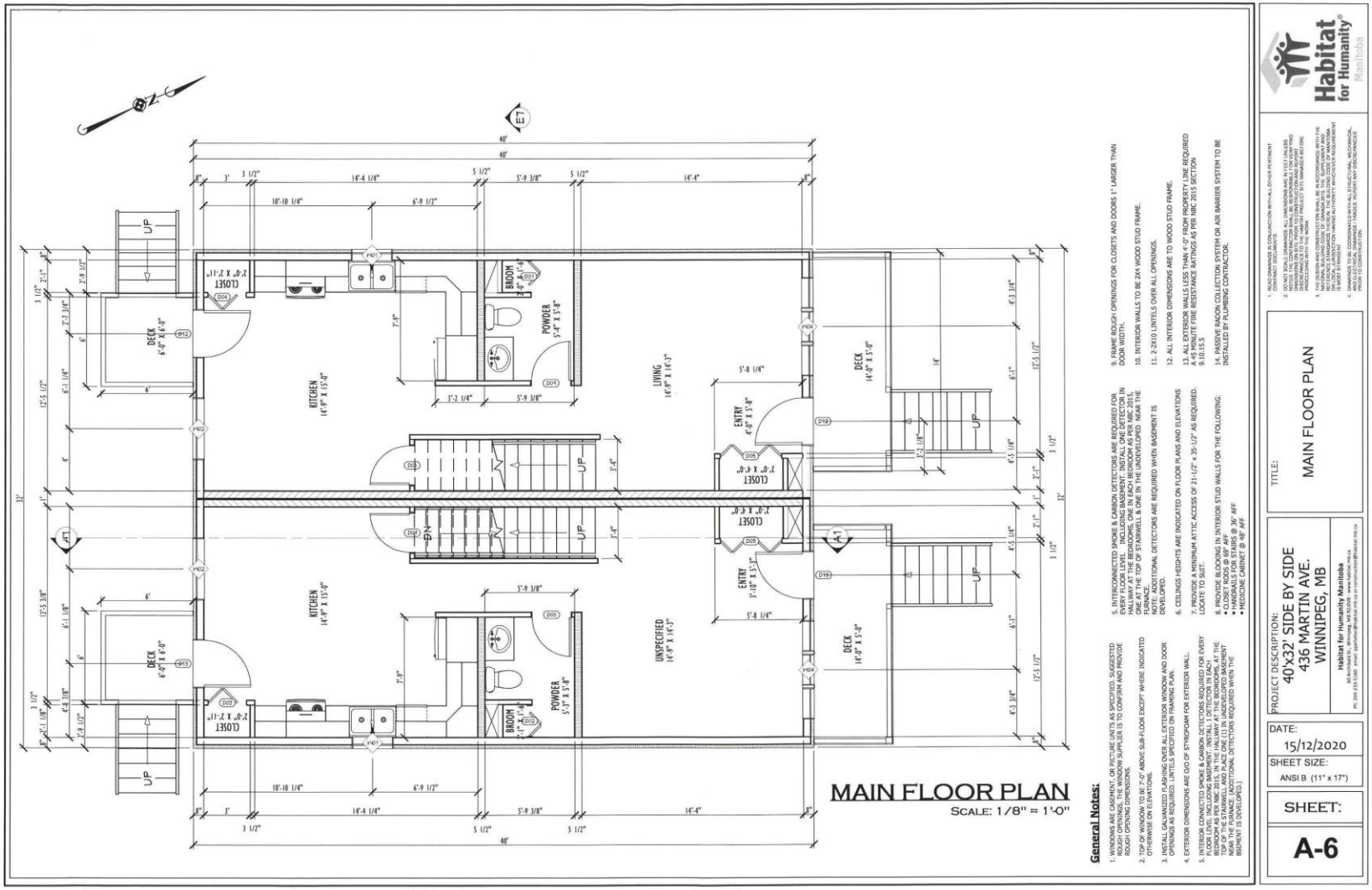
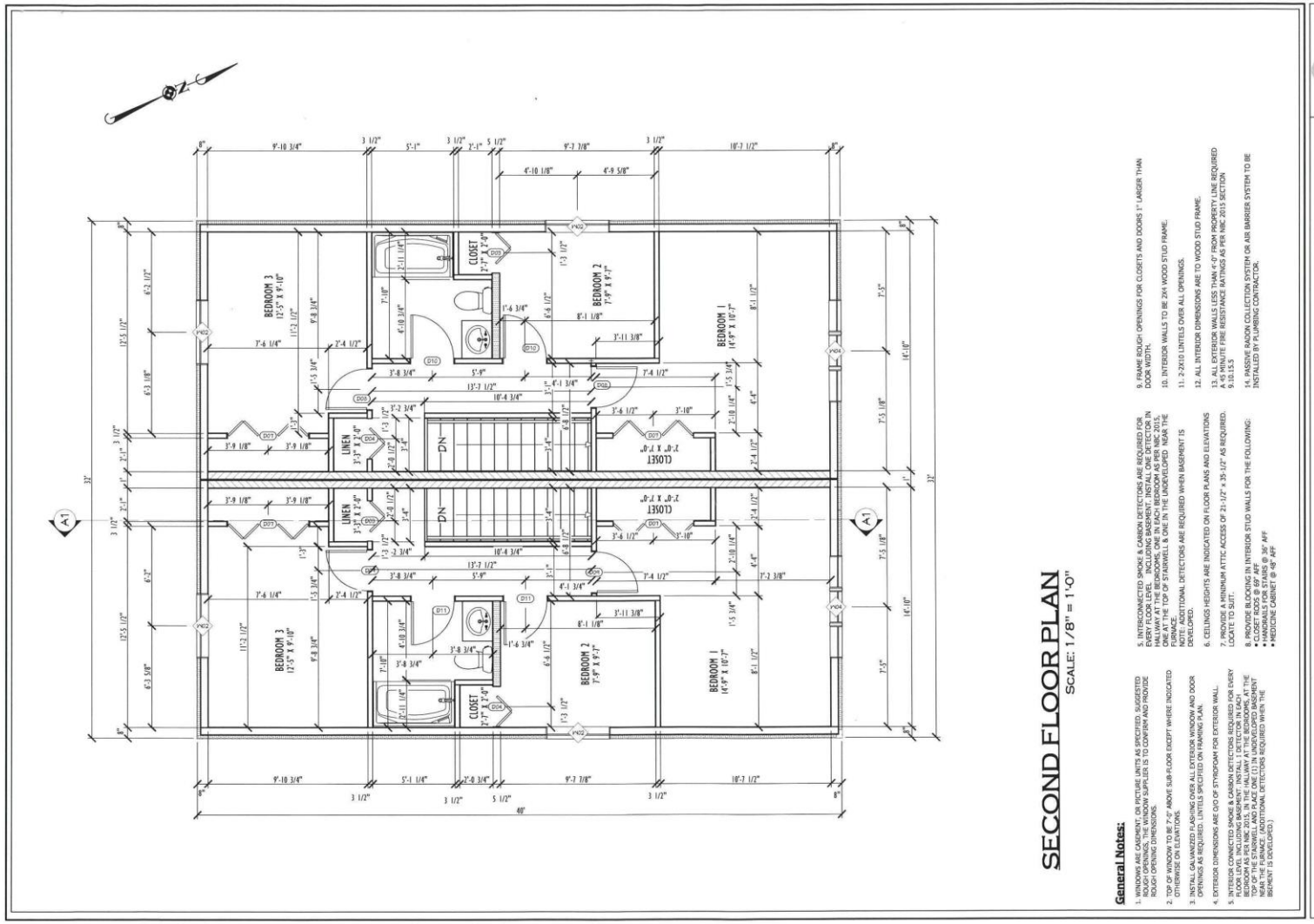
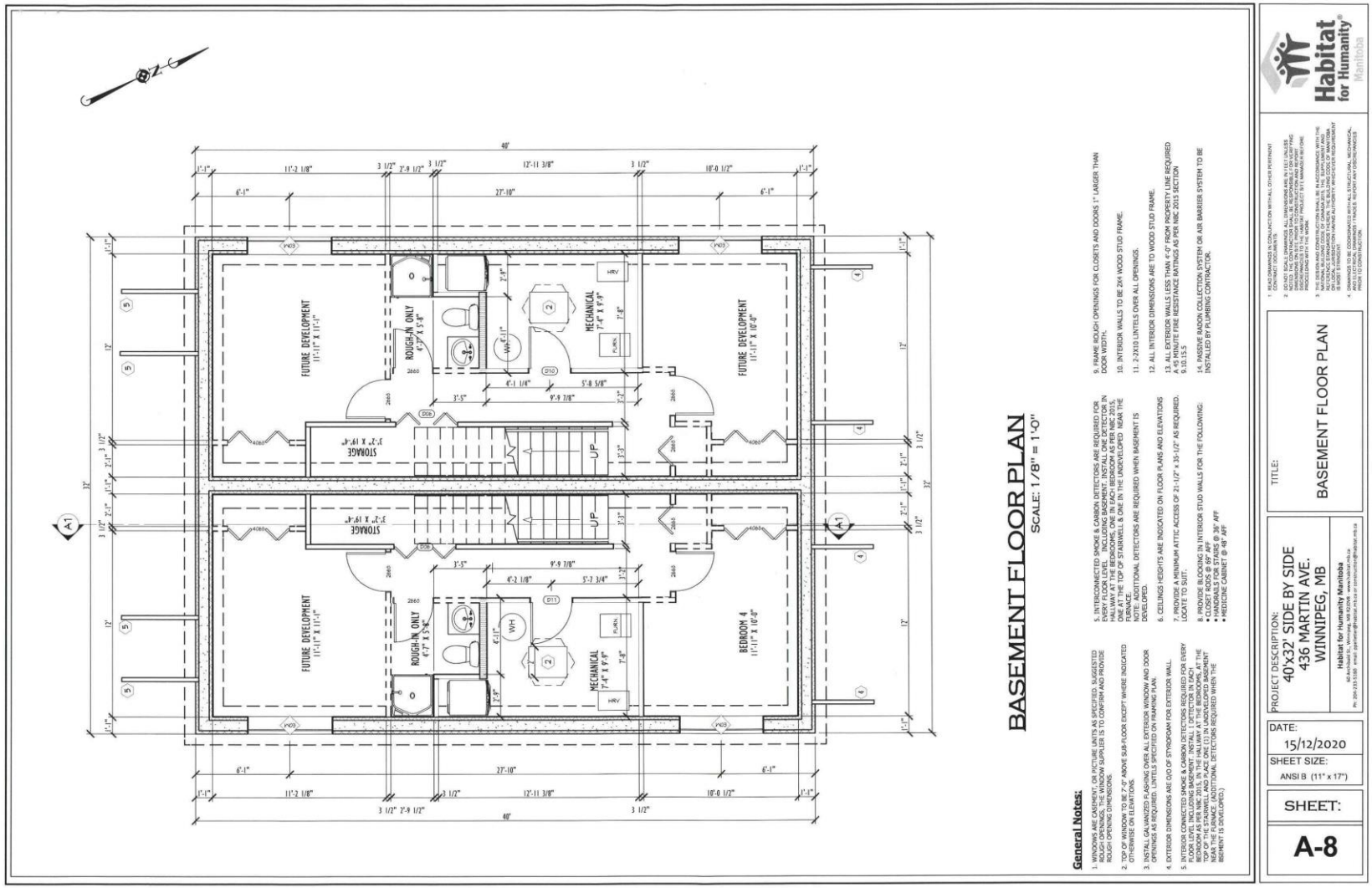
1'-0 3/8"
9'-3 1/2"
11'-11 3/8"
Top of Subfloor - Foundation
-10'-3 7/8"
Bottom of Footing
-12'-3 1/4"
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
Habitat for Humanity Manitoba
TITLE:
SOUTH ELEVATION
PROJECT DESCRIPTION:
40'X32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-3

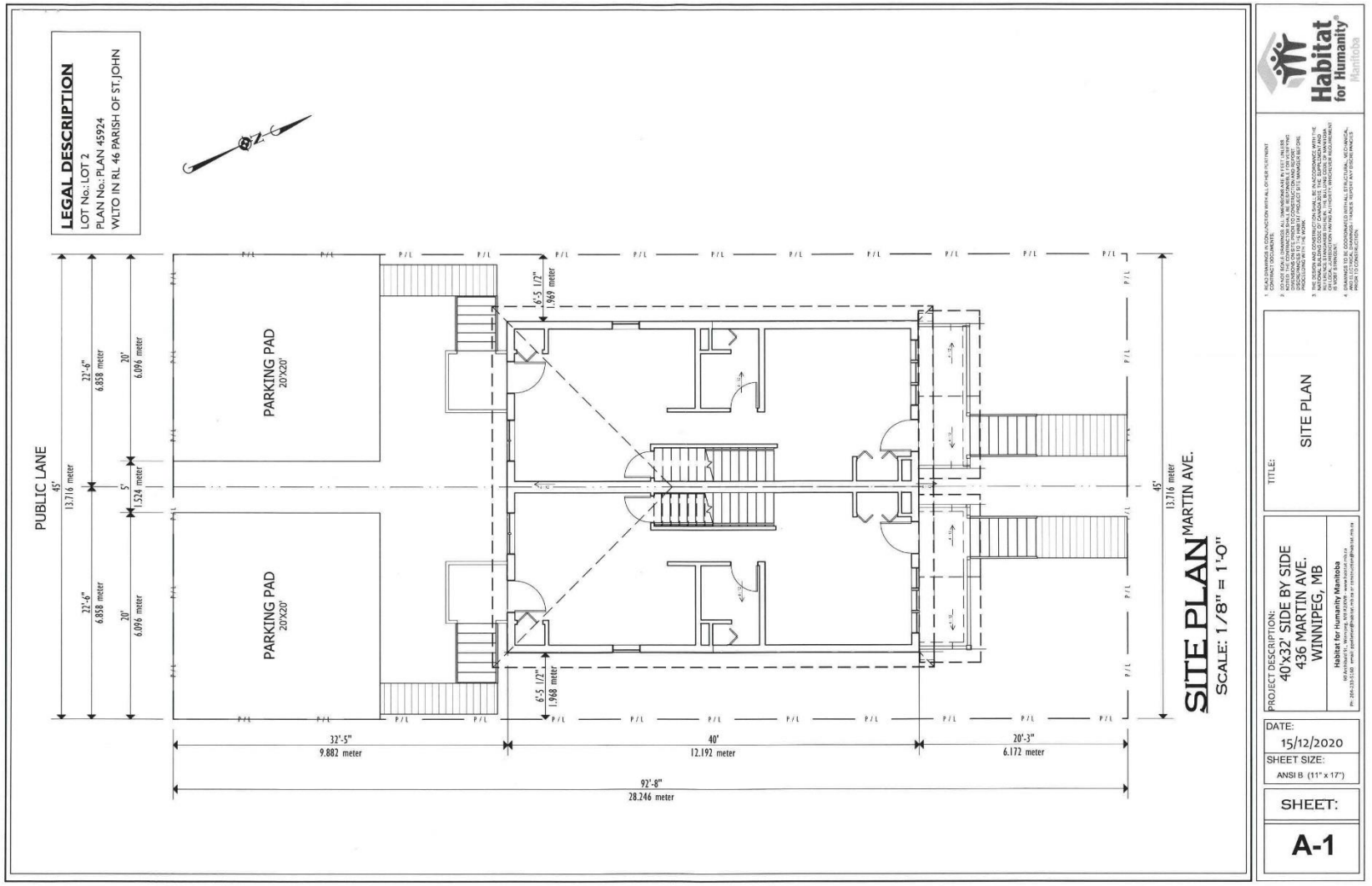

Highest Ridge
26'-11 1/4"
Ceiling Finish - 2nd Floor
17'-1 5/8"
Top of Subfloor - 2nd Floor
9'-1"
Ceiling Finish - 1st Floor
8'-0 5/8"
Top of Subfloor - 1st Floor
0'
Ceiling Finish - Foundation
-1'-0 3/8"
Top of Subfloor - Foundation
-10'-3 7/8"
Bottom of Footing
-12'-3 1/4"
EAST ELEVATION
SCALE: 3/16" = 1'-0"
Habitat for Humanity Manitoba
TITLE:
EAST ELEVATION
PROJECT DESCRIPTION:
40'x32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-4


Highest Ridge
26'-11 1/4"
Ceiling Finish - 2nd Floor
17'-1 5/8"
Top of Subfloor - 2nd Floor
9'-1"
Ceiling Finish - 1st Floor
8'-0 5/8"
Top of Subfloor - 1st Floor
0'
Ceiling Finish - Foundation
-1'-0 3/8"
Top of Subfloor - Foundation
-10'-3 7/8"
Bottom of Footing
-12'-3 1/4"
9'-4 5/8"
8'-0 5/8"
1'-0 3/8"
8'-0 5/8"
1'-0 3/8"
9'-3 1/2"
1'-11 3/8"
WEST ELEVATION
SCALE: 3/16" = 1'-0"
Habitat for Humanity Manitoba
TITLE:
WEST ELEVATION
PROJECT DESCRIPTION:
40'x32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
Habitat for Humanity Manitoba
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-5


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
KITCHEN
LIVING
UNSPECIFIED
POWDER
BROOM
CLOSET
ENTRY
DECK
UP
General Notes:
1. WINDOWS ARE CASEMENT, OR PICTURE UNITS AS SPECIFIED. SUGGESTED ROUGH OPENINGS, THE WINDOW SUPPLIER IS TO CONFIRM AND PROVIDE ROUGH OPENING DIMENSIONS.
2. TOP OF WINDOW TO BE 7'-0" ABOVE SUB-FLOOR EXCEPT WHERE INDICATED OTHERWISE ON ELEVATIONS.
3. INSTALL GALVANIZED FLASHING OVER ALL EXTERIOR WINDOW AND DOOR OPENINGS AS REQUIRED. LINTELS SPECIFIED ON FRAMING PLAN.
4. EXTERIOR DIMENSIONS ARE 0/0 OF STYROFOAM FOR EXTERIOR WALL.
5. INTERIOR CONNECTED SMOKE & CARBON DETECTORS REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT. INSTALL 1 DETECTOR IN EACH BEDROOM AS PER NBC 2015, IN THE HALLWAY AT THE BEDROOMS, AT THE TOP OF THE STAIRWELL AND PLACE ONE (1) IN UNDEVELOPED BASEMENT NEAR THE FURNACE. (ADDITIONAL DETECTORS REQUIRED WHEN THE BASEMENT IS DEVELOPED.)
5. INTERCONNECTED SMOKE & CARBON DETECTORS ARE REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT. INSTALL ONE DETECTOR IN HALLWAY AT THE BEDROOMS, ONE IN EACH BEDROOM AS PER NBC 2015, ONE AT THE TOP OF STAIRWELL & ONE IN THE UNDEVELOPED NEAR THE FURNACE.
NOTE: ADDITIONAL DETECTORS ARE REQUIRED WHEN BASEMENT IS DEVELOPED.
6. CEILINGS HEIGHTS ARE INDICATED ON FLOOR PLANS AND ELEVATIONS
7. PROVIDE A MINIMUM ATTIC ACCESS OF 21-1/2" x 35-1/2" AS REQUIRED. LOCATE TO SUIT.
8. PROVIDE BLOCKING IN INTERIOR STUD WALLS FOR THE FOLLOWING:
• CLOSET RODS @ 69" AFF
• HANDRAILS FOR STAIRS @ 36" AFF
• MEDICINE CABINET @ 48" AFF
9. FRAME ROUGH OPENINGS FOR CLOSETS AND DOORS 1" LARGER THAN DOOR WIDTH.
10. INTERIOR WALLS TO BE 2X4 WOOD STUD FRAME.
11. 2-2X10 LINTELS OVER ALL OPENINGS.
12. ALL INTERIOR DIMENSIONS ARE TO WOOD STUD FRAME.
13. ALL EXTERIOR WALLS LESS THAN 4'-0" FROM PROPERTY LINE REQUIRED A 45 MINUTE FIRE RESISTANCE RATINGS AS PER NBC 2015 SECTION 9.10.15.5
14. PASSIVE RADON COLLECTION SYSTEM OR AIR BARRIER SYSTEM TO BE INSTALLED BY PLUMBING CONTRACTOR.
Habitat for Humanity Manitoba
TITLE:
MAIN FLOOR PLAN
PROJECT DESCRIPTION:
40'x32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
Habitat for Humanity Manitoba
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-6


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
General Notes:
1. WINDOWS ARE CASEMENT, OR PICTURE UNITS AS SPECIFIED. SUGGESTED ROUGH OPENINGS, THE WINDOW SUPPLIER IS TO CONFIRM AND PROVIDE ROUGH OPENING DIMENSIONS.
2. TOP OF WINDOW TO BE 7'-0" ABOVE SUB-FLOOR EXCEPT WHERE INDICATED OTHERWISE ON ELEVATIONS.
3. INSTALL GALVANIZED FLASHING OVER ALL EXTERIOR WINDOW AND DOOR OPENINGS AS REQUIRED. LINTELS SPECIFIED ON FRAMING PLAN.
4. EXTERIOR DIMENSIONS ARE O/O OF STYROFOAM FOR EXTERIOR WALL.
5. INTERIOR CONNECTED SMOKE & CARBON DETECTORS REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT. INSTALL 1 DETECTOR IN EACH BEDROOM AS PER NBC 2015, IN THE HALLWAY AT THE BEDROOMS, AT THE TOP OF THE STAIRWELL AND PLACE ONE (1) IN UNDEVELOPED BASEMENT NEAR THE FURNACE. (ADDITIONAL DETECTORS REQUIRED WHEN THE BASEMENT IS DEVELOPED.)
5. INTERCONNECTED SMOKE & CARBON DETECTORS ARE REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT. INSTALL ONE DETECTOR IN HALLWAY AT THE BEDROOMS, ONE IN EACH BEDROOM AS PER NBC 2015, ONE AT THE TOP OF STAIRWELL & ONE IN THE UNDEVELOPED NEAR THE FURNACE.
NOTE: ADDITIONAL DETECTORS ARE REQUIRED WHEN BASEMENT IS DEVELOPED.
6. CEILINGS HEIGHTS ARE INDICATED ON FLOOR PLANS AND ELEVATIONS
7. PROVIDE A MINIMUM ATTIC ACCESS OF 21-1/2" x 35-1/2" AS REQUIRED. LOCATE TO SUIT.
8. PROVIDE BLOCKING IN INTERIOR STUD WALLS FOR THE FOLLOWING:
• CLOSET DOORS @ 69" AFF
• HANDRAILS FOR STAIRS @ 36" AFF
• MEDICINE CABINET @ 48" AFF
9. FRAME ROUGH OPENINGS FOR CLOSETS AND DOORS 1" LARGER THAN DOOR WIDTH.
10. INTERIOR WALLS TO BE 2X4 WOOD STUD FRAME.
11. 2-2X10 LINTELS OVER ALL OPENINGS.
12. ALL INTERIOR DIMENSIONS ARE TO WOOD STUD FRAME.
13. ALL EXTERIOR WALLS LESS THAN 4'-0" FROM PROPERTY LINE REQUIRED A 45 MINUTE FIRE RESISTANCE RATINGS AS PER NBC 2015 SECTION 9.10.15.5
14. PASSIVE RADON COLLECTION SYSTEM OR AIR BARRIER SYSTEM TO BE INSTALLED BY PLUMBING CONTRACTOR.
BEDROOM 3
BEDROOM 2
BEDROOM 1
CLOSET
LINEN
DN
Habitat for Humanity Manitoba
TITLE:
SECOND FLOOR PLAN
PROJECT DESCRIPTION:
40'x32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
Habitat for Humanity Manitoba
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-7


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
General Notes:
1. WINDOWS ARE CASEMENT, OR PICTURE UNITS AS SPECIFIED. SUGGESTED ROUGH OPENINGS. THE WINDOW SUPPLIER IS TO CONFIRM AND PROVIDE ROUGH OPENING DIMENSIONS.
2. TOP OF WINDOW TO BE 7'-0" ABOVE SUB-FLOOR EXCEPT WHERE INDICATED OTHERWISE ON ELEVATIONS.
3. INSTALL GALVANIZED FLASHING OVER ALL EXTERIOR WINDOW AND DOOR OPENINGS AS REQUIRED. LINTELS SPECIFIED ON FRAMING PLAN.
4. EXTERIOR DIMENSIONS ARE O/O OF STYROFOAM FOR EXTERIOR WALL.
5. INTERIOR CONNECTED SMOKE & CARBON DETECTORS REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT. INSTALL 1 DETECTOR IN EACH BEDROOM AS PER NBC 2015, IN THE HALLWAY AT THE BEDROOMS, AT THE TOP OF THE STAIRWELL AND PLACE ONE (1) IN UNDEVELOPED BASEMENT NEAR THE FURNACE. (ADDITIONAL DETECTORS REQUIRED WHEN THE BSEMENT IS DEVELOPED.)
5. INTERCONNECTED SMOKE & CARBON DETECTORS ARE REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT. INSTALL ONE DETECTOR IN HALLWAY AT THE BEDROOMS, ONE IN EACH BEDROOM AS PER NBC 2015, ONE AT THE TOP OF STAIRWELL & ONE IN THE UNDEVELOPED NEAR THE FURNACE.
NOTE: ADDITIONAL DETECTORS ARE REQUIRED WHEN BASEMENT IS DEVELOPED.
6. CEILINGS HEIGHTS ARE INDICATED ON FLOOR PLANS AND ELEVATIONS
7. PROVIDE A MINIMUM ATTIC ACCESS OF 21-1/2" x 35-1/2" AS REQUIRED. LOCATE TO SUIT.
8. PROVIDE BLOCKING IN INTERIOR STUD WALLS FOR THE FOLLOWING:
• CLOSET RODS @ 66" AFF
• HANDRAILS FOR STAIRS @ 36" AFF
• MEDICINE CABINET @ 48" AFF
9. FRAME ROUGH OPENINGS FOR CLOSETS AND DOORS 1" LARGER THAN DOOR WIDTH.
10. INTERIOR WALLS TO BE 2X4 WOOD STUD FRAME.
11. 2-2X10 LINTELS OVER ALL OPENINGS.
12. ALL INTERIOR DIMENSIONS ARE TO WOOD STUD FRAME.
13. ALL EXTERIOR WALLS LESS THAN 4'-0" FROM PROPERTY LINE REQUIRED A 45 MINUTE FIRE RESISTANCE RATINGS AS PER NBC 2015 SECTION 9.10.15.5
14. PASSIVE RADON COLLECTION SYSTEM OR AIR BARRIER SYSTEM TO BE INSTALLED BY PLUMBING CONTRACTOR.
FUTURE DEVELOPMENT 11'-11" X 11'-1"
ROUGH-IN ONLY 4'-7" X 5'-8"
MECHANICAL 7'-4" X 9'-9"
STORAGE 3'-2" X 19'-4"
UP
BEDROOM 4 11'-11" X 10'-0"
40'
27'-10"
32'
Habitat for Humanity Manitoba
TITLE:
BASEMENT FLOOR PLAN
PROJECT DESCRIPTION:
40'x32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
Habitat for Humanity Manitoba
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-8


LEGAL DESCRIPTION
LOT No.: LOT 2
PLAN No.: PLAN 45924
W/LTO IN RL 46 PARISH OF ST.JOHN
PUBLIC LANE
45'
13.716 meter
22'-6"
6.858 meter
20'
6.096 meter
5'
1.524 meter
PARKING PAD
20'X20'
PARKING PAD
20'X20'
6'-5 1/2"
1.969 meter
6'-5 1/2"
1.968 meter
MARTIN AVE.
32'-5"
9.882 meter
40'
12.192 meter
20'-3"
6.172 meter
92'-8"
28.246 meter
SITE PLAN
SCALE: 1/8" = 1'-0"
Habitat for Humanity Manitoba
TITLE:
SITE PLAN
PROJECT DESCRIPTION:
40'x32' SIDE BY SIDE
436 MARTIN AVE.
WINNIPEG, MB
DATE:
15/12/2020
SHEET SIZE:
ANSI B (11" x 17")
SHEET:
A-1