Minute No. 681
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

Item No. 10 **Subdivision – Moore Avenue (Lot Located Between 35 and 39 Moore Avenue)**
(St. Vital Ward)
File DAS 14/2021 [c/r DAV 133562/2021D]

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. DAS 14/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 19, 2021 and attached as Schedule "A" to this report, with an amendment being required to consolidate proposed Lot 1 and proposed Lot 2 into one (1) lot, and with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following condition:

    A. That the Developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 19, 2021 and attached as Schedule "B" to this report, with the following amendment:

        i. Add the following new condition under Section I – Plan Considerations:

            2) The Developer shall, at no expense to the City, consolidate proposed Lot 1 and proposed Lot 2 into consolidated Lot 1.

2. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. 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 Development 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

COUNCIL DECISION (continued):

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 the Development Application No. DAS 14/2021, 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 the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law) is not enacted within 2 years after the date on which this report is approved by Council unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

7. That the subdivision section of the by-law shall come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

8. 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 7 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

9. 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.

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

11. That the variance order for File No. DAV 21-133562/D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAS 14/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 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 September 21, 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 September 14, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- In Recommendation 1 add the words ", with an amendment being required to consolidate proposed Lot 1 and proposed Lot 2 into one (1) lot," immediately after "Schedule "A" to this report"

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 1, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- In Recommendation 1.A., delete the period after "Schedule "B" to this report" and replace with the following:

  ", with the following amendment:

  i. Add the following new condition under <u>Section I – Plan Considerations</u>:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

2) The Developer shall, at no expense to the City, consolidate proposed Lot 1 and proposed Lot 2 into consolidated Lot 1.

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

PUBLIC HEARING SUMMARY

File: DAS 14/2021

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

Public Hearing: September 1, 2021
Council Building, 510 Main Street

Applicant: Richard + Wintrup Planning and Development (Matthew Robinson)

Subject:



APPLICANT : Richard + Wintrup Planning and Development (Matthew Robinson)
FILE : DAS 14/2021
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council for the opening of a right-of-way and the establishment of residential lots for future development. **For information, phone S. Jerez, Planner at 204-986-7175.**
DEMANDEUR : Richard + Wintrup Planning and Development (Matthew Robinson)
N° DE DOSSIER : DAL 14/2021
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus visant à permettre l'ouverture d'une emprise et l'aménagement de lots résidentiels en vue d'aménagements futurs. **Pour obtenir des renseignements, veuillez appeler S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected:	Moore Avenue (Lot located between 35 and 39 Moore Avenue)
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	Rebecca Ford, Committee Clerk Riel Community Committee
Report date:	September 3, 2021

Community Committee Recommendation:

On September 1, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DAS 14/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 19, 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, subject to the following condition:

    A. That the Developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 19, 2021 and attached as Schedule "B" to this report~~.~~***, with the following amendment:***

        i. Add the following new condition under <u>Section I – Plan Considerations</u>:

            2) The Developer shall, at no expense to the City, consolidate proposed Lot 1 and proposed Lot 2 into consolidated Lot 1.

2. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. 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 Development 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.

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 the Development Application No. DAS 14/2021, 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 the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law) is not enacted within 2 years after the date on which this report is approved by Council unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

7. That the subdivision section of the by-law shall come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

8. 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 7 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

9. 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.

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

11. That the variance order for File No. DAV 21-133562/D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAS 14/2021.

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

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

1. It is telling that even by consolidating 1 and 2, they'll still need a variance to go-ahead and build because the lot, even consolidated, is going to be smaller than what would be allowable without a variance.

2. Councillor Chambers had a better word than mine, so I'll use it, "shoehorned-in". Based on the existing neighbourhood context, it would be shoehorning-in to do two on Moore. I think a single-family would fit-in better there.

3. Oustic's fine. The street is a real hodgepodge, but adding one more housing unit on Oustic I think is fine. Moore, given the neighbourhood, given the size of those properties to the west, which are 200-deep and 50-wide, I do think one lot makes a lot more sense.

4. The developer will probably say "well I bid the higher price in the auction for this", that's true, but we can't erase some of these conditions like where they've got to pay to widen Oustic. Mr. Trenchard explained, no, we have to require that.

5. Given also the context of that street, that a six-unit apartment building is replacing a single-family out at the east end… there has been some densification on that street, I think that shoehorning-in two wouldn't be in keeping with the existing street, would create more difficulty around on-street parking. Its telling that even by combining the two proposed lots, you're still going to need a variance, because even that's too small.

6. When we hear Ms. Jerez saying the proposal is that the lot would be 16% smaller than the smallest lot on the street, you kinda go "ok, that doesn't sound like its keeping with the context". So I hope all of those reasons are captured, including that point about the proposal is for lots that would be 16% smaller than the smallest, so its not like "Whats in the middle here?". This would be a lot smaller as proposed. Those are my supporting reasons.

Exhibits Filed:

1. Application dated April 16, 2021
2. Revised Application dated April 22, 2021
3. Notification of Public Hearing dated July 19, 2021
4. Manitoba Status of Title 1081777/1
5. Letter of authorization dated February 23, 2021 from Raj Sharma and TR Dreamhomes (6727132 MB Ltd.) to John Wintrup
6. Plans (14 pages)
7. Report from the Urban Planning Division dated August 19, 2021
8. Inspection Report
9. Presentation from Chris Gibson in support of the application
10. Recording of Representations

REPRESENTATIONS:

In Support:

Christopher Gibson

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DAS 14/2021

ADMINISTRATIVE REPORT

Title: DAS 14/2021 – 37 Moore AVE

Issue: For consideration at the public hearing for a subdivision for the establishment of 3 single-family residential zoning lots and to open a public lane.

Critical Path: Riel 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
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DAS 14/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 19, 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, subject to the following conditions:
   A. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 19, 2021 and attached as Schedule "B" to this report.
2. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").
3. 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 Development 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.

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 the Development Application No. DAS 14/2021, 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 the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law) is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.
6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.
7. That the subdivision section of the by-law shall come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
8. 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 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
9. 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.
10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
11. That the variance order for File No. DAV 21-133562/D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAS 14/2021.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- Subdivision applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the property may be subdivided.

HISTORY

- On January 18, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and approved the sale of the Subject City Property, located between 35 and 39 Moore and identified as "Subject City Property" on Misc. Plan 10071/7 to 6727132 Manitoba Ltd.
- The subject site was advertised in August 2020 with the intent of creating new lots and a public lane. The conditions of sale included the opening of a lane and requirement to pave the public lane abutting the proposed lots with Portland cement; that no front approaches would be permitted on Oustic Avenue West or Moore Avenue; and the requirement for Plan Approval to the Director of Planning, Property and Development.

CONSULTATION

In preparing this Report there was internal consultation with: Administrative Coordinating Group (Land Development, Public Works, Water and Waste).

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez, MCP
Date:	August 19, 2021
File No.	DAS 14/2021

List of Schedules and Attachments

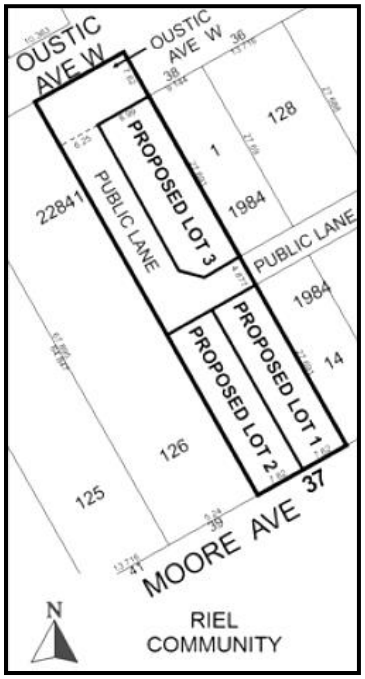
1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DAS 14/2021 Riel Community Committee, dated August 19, 2021
3. Schedule "B" — Report of the Administrative Working Group – July 28, 2021

APPENDIX 'A'

DATE: August 19, 2021
FILE: **DAS 14/2019**
RELATED FILES: DAV 21-133562/D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.512 (Norberry)

SUBJECT: A subdivision to establish 3 single-family residential zoning lots and to open a public lane.

LOCATION: 37 Moore AVE
LEGAL DESCRIPTION: LOT 127 PLAN 22841 41/2 ST V



APPLICANT: Matthew Robinson (Richard + Wintrup Planning and Development)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0B7

OWNER: CITY-TAX SALE
65 Garry St 3rd Floor (C/O PLANNING PROPERTY & DEVELOPMENT SERV)
Winnipeg, MB R3C 4K4

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Moore Avenue between St. Mary's Road and Dunkirk Drive, in the Norberry neighbourhood of the St Vital ward. The subject site has frontage on both Moore Avenue and Oustic Avenue West.
- The site is 11,122 square feet in area and is currently vacant. It has been informally used to access the east/west public lane from Oustic Avenue West.
- The property is located within the Areas of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy* and is zoned "R1-M" Residential Single-Family Medium.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Oustic Avenue West; then single-family dwellings zoned "R1-M" Residential Single-family Medium.

South: Moore Avenue; then single-family dwellings zoned "R1-M" Residential Single-family Medium.

East: Single family dwellings zoned "R1-M" Residential Single-family Medium; then a single-family dwelling zoned “R2” Residential Two-family (site of proposed six-plex approved under DCU 20-118995/C).

West: Single family dwellings zoned "R1-M" Residential Single-family Medium.

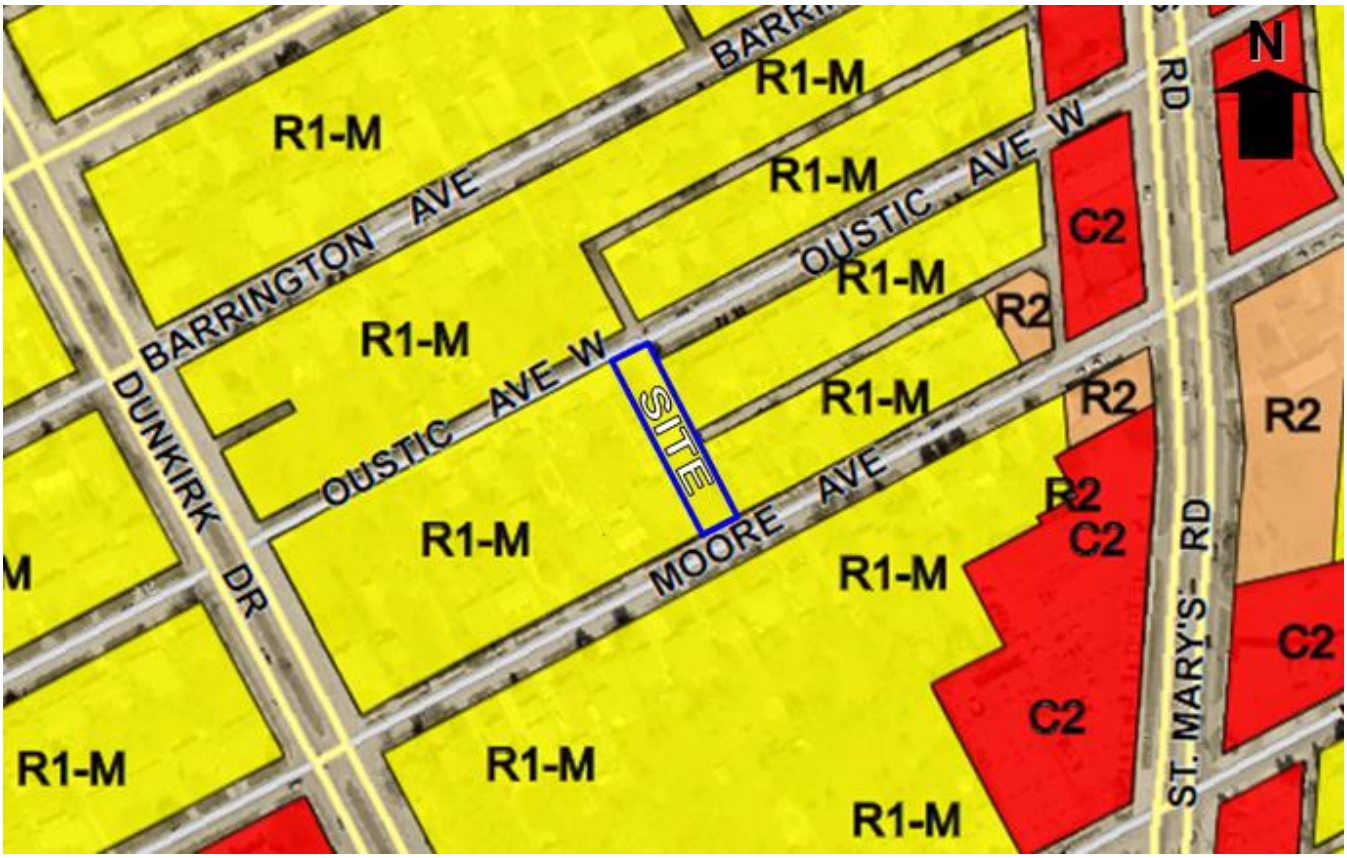


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the subject site in order to establish three (3) “R1-M” Residential Single-family Medium lots, and to open a paved public lane.
- A plan of subdivision showing the three proposed lots and public lane extension has been provided. In addition, drawings have been provided for each of the proposed dwellings showing dimensioned site plans, elevations, and floor plans. The applicant has noted in the letter of intent that the drawings provided are schematic, submitted for zoning approvals and are subject to change.
- Each of the proposed bi-level dwellings is approximately 18 feet in height with a basement secondary suite. Two parking spaces are proposed on each site. The proposed lots will take vehicular access from the public lane.

- The applicant has a concurrent Variance application (DAV 21-133562/D) to permit substandard lot widths, lot areas, and front yard setbacks. Please see the associated Planner's report for details.

COLLABORATION

- The applicant approached the Urban Planning & Design Division to ask what type of public engagement would be recommended for this application. In addition to comments regarding engagement, the Urban Planning response included standard design criteria as including the following, and requested that drawings be shared for review prior to submission:
    - In terms of design criteria, the design and massing of the new homes should take their cue from the form and character of the existing houses on the block. With this in mind, the following design considerations should be incorporated into plans for new houses:
        - The length of the new homes should be similar to the existing houses on the block -- ideally the structure should be less than 40 feet. We would not accept a long bi-level that fills the bulk of the lot.
        - The new designs should be distinct from one another.
        - We encourage the use of higher quality cladding materials and architectural details especially on the front façade.
        - A door should be included on the front façade -- entrances to the buildings should be located in the front and rear of the building, not the sides facing neighbouring houses.
        - The front landing should be less than 4 feet tall.
        - The height of the new houses should be no higher than 2 storeys.
- The applicant initiated no further communication with Planning prior to the application. Drawings and information regarding consultation were not shared for feedback.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg* is the City's development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population*."
- *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.
- Under the *Complete Communities Direction Strategy,* the proposed development is located within the Areas of Stability – Recent Communities policy area. With regard to this proposal, the key policies guiding development within Areas of Stability include:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*

- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- *Support Complete Communities by ensuring diverse and high quality housing stock.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- The intent of the "R1-M" zoning district is to accommodate primarily single-family residential development in lower-density areas.
- The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The proposed subdivision is consistent with existing uses in the area. Single family homes in this location are compatible with the other existing uses in close proximity.
- The immediate neighbourhood area is characterized primarily by single-family residential dwellings with lot widths ranging from 30 feet to 50 feet, and with lot areas of 2,722 square feet to 11,122 square feet.
- The proposed lots are 16.6% smaller in area than the current smallest lot sizes on the street, however the proposed subdivision would facilitate development of an underutilized parcel of land with the establishment of three (3) new houses that are compatible with the community context. The proposed subdivision does not create a significant precedent for further subdivisions on the subject blocks as there are limited lots with similar lot widths on Moore Avenue or Oustic Avenue West.
- Moreover, the proposed development allows for a more efficient use of existing and future infrastructure. The existing east/west public lane ends on the east property line of the subject site, however an informal approach on the subject site, zoned for single-family residential uses, has been used to access the existing public lane. The opening of a paved right-of-way as part of the subject application formalizes the lane access, providing an improvement over the current lane condition.
- The Urban Planning and Design Division support the proposed variances because they are compatible with the neighbourhood and would not have an adverse effect on the adjacent area. In addition, the proposed development would comply with the applicable Key Direction of *OurWinnipeg* and *Complete Communities* and the applicable policies of *Complete Communities*.
- As a condition of approval associated with related variance application DAV 21-133562\D, the Urban Planning and Design Division has recommended that final plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of development permits. The inclusion of this clause will allow the Urban Planning Division to review final plans, cladding materials and elevations proposed for the dwellings to ensure

the development complements the existing character of the street, and assists in ensuring that the houses have some distinguishing characteristics that set them apart from one another avoiding a “cookie cutter” style of development. Together with the recommended conditions of approval restricting height, front driveway approaches, attached garages, and requiring an entrance on the front building elevation are all included to help ensure future development complements the reduced size of the new lots and is compatible with the area.

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, or cash in lieu, 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.
- The City is requesting cash in lieu for this application.

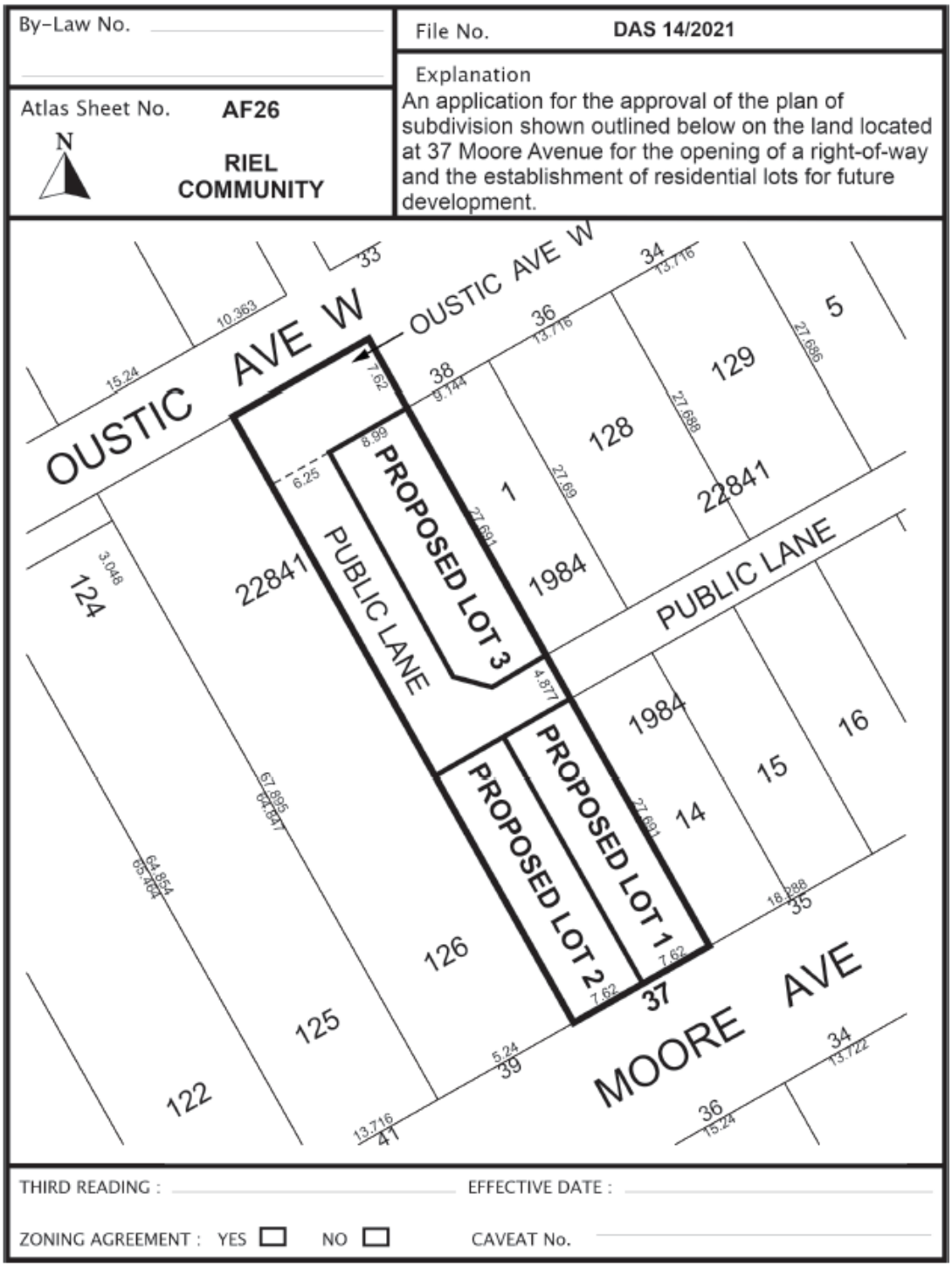
RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** as the subject subdivision complies with the intent of the policies in the *Complete Communities Direction Strategy,* promoting contextually compatible infill development to maximize the use of existing infrastructure.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division

Report Prepared by: Simi Jerez, MCP
PPD File #: DASZ 14/2021

Schedule "A" for File No. DASZ 14/2021, Riel Committee, dated August 19, 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – August 19, 2021

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 37 MOORE AVENUE

It is recommended that approval of DAS 14/2021, if granted, be subject to the applicant entering into a Development Agreement containing the following conditions:

Section I – Plan Considerations

1) The Developer shall legally open, at no expense to the City, City property located at Lots 123 and 124, Plan 22841, to the satisfaction of the Director of Public Works.

Section II – Engineering Studies

1) The Developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

Section III - Servicing Conditions

1) Wastewater Sewers

The Developer shall, at no expense to the City, construct and install all wastewater sewers required to serve the Planned Area, in Oustic Avenue, from the combined sewer main approximately 1m east of the east property line of proposed Lot 3 to the west limit of proposed Lot 3, to the satisfaction of the Director of Water and Waste.

2) Lot Line Service Connections

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

a) 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 Moore Ave to the property line of the newly created Lots 1 and 2 and the respective mains in Oustic Ave to the property line of the newly created Lot 3; and

b) If the Developer sells any of the newly created Lots 1, 2 and 3 before they have installed the lot line services referred to in a), that 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 a).

3) Lot Grading

a) The Developer shall, at no expense to the City and prior to the execution of the servicing agreement, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, to the satisfaction of the Director of Water and Waste.

b) The Developer shall, at no expense to the City, construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.

c) Prior to the issuance of any building permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catchbasins and leads required to provide lot drainage within the Planned Area.

d) Upon registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense whatsoever to the City, grant to the City and register easements in respect of all swales, catchbasins and leads for lot drainage within the Planned Area.

4) Oustic Avenue West

a) The Developer shall, at no expense whatsoever to the City, construct 150mm thick Portland cement concrete pavements, 7.5m in width, with an appropriate asphalt transition, and all related works, including but not limited to ornamental street lighting (if required), boulevard landscaping and land drainage facilities, in Oustic Avenue West abutting the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

5) Public Lanes

a) The Developer shall, at no expense whatsoever to the City, construct 150mm thick Portland cement concrete pavements (or suitable alternative as approved by Public Works), 5.0m in width, and all related works, including but not limited to land drainage facilities, in all Public Lanes within the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

6) Boulevards

a) The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

Construction Traffic

The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

Utilities

The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

Survey Monuments

Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section IV – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

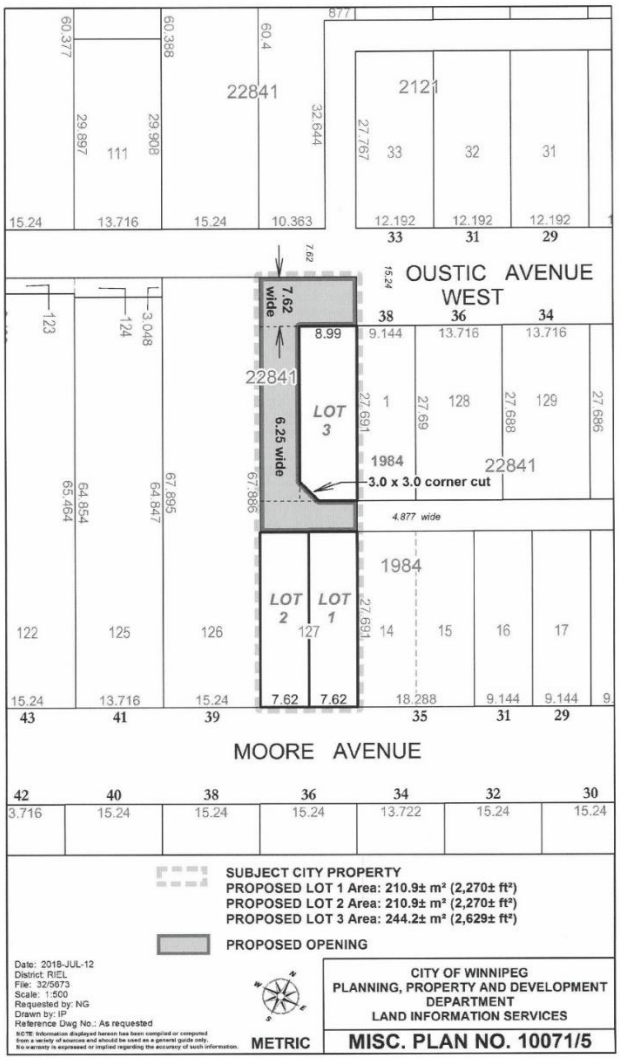
Administrative Co-ordinating Group
File No. DAS 14/2021
July 28, 2021

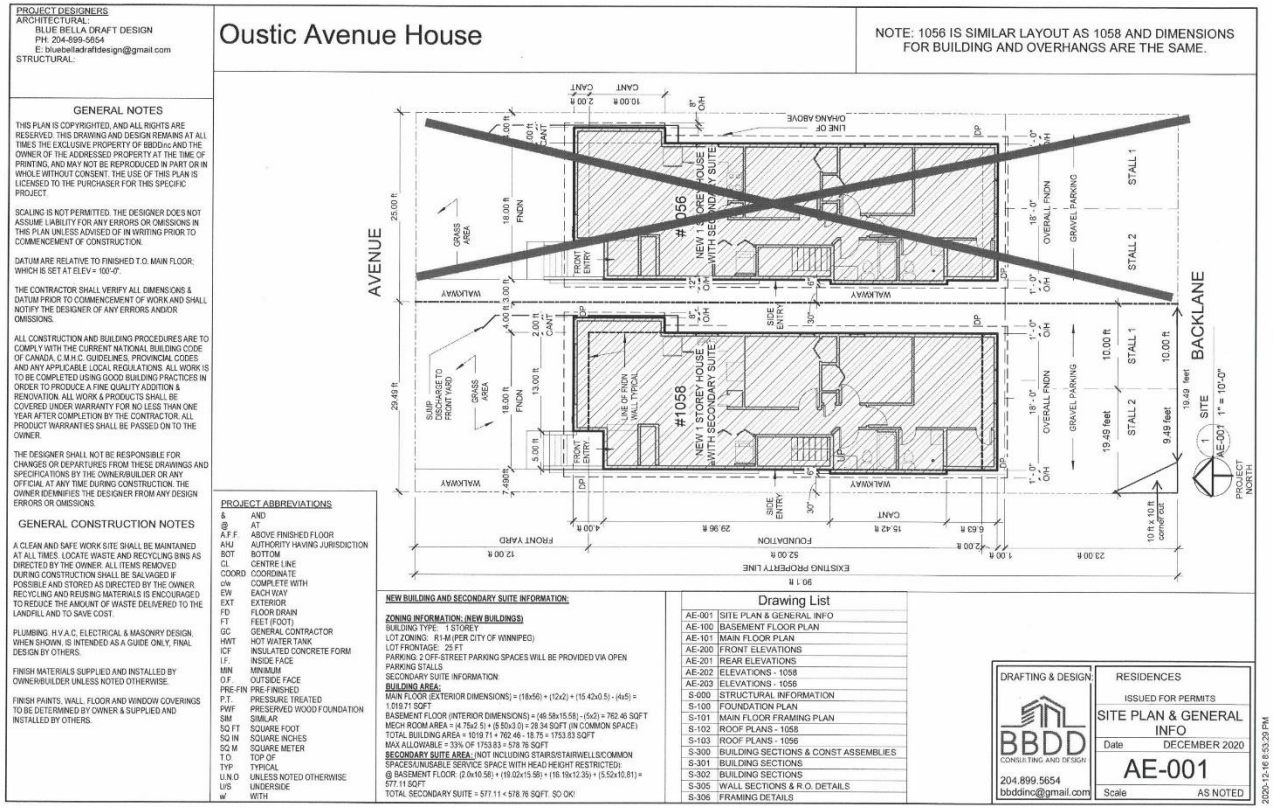
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

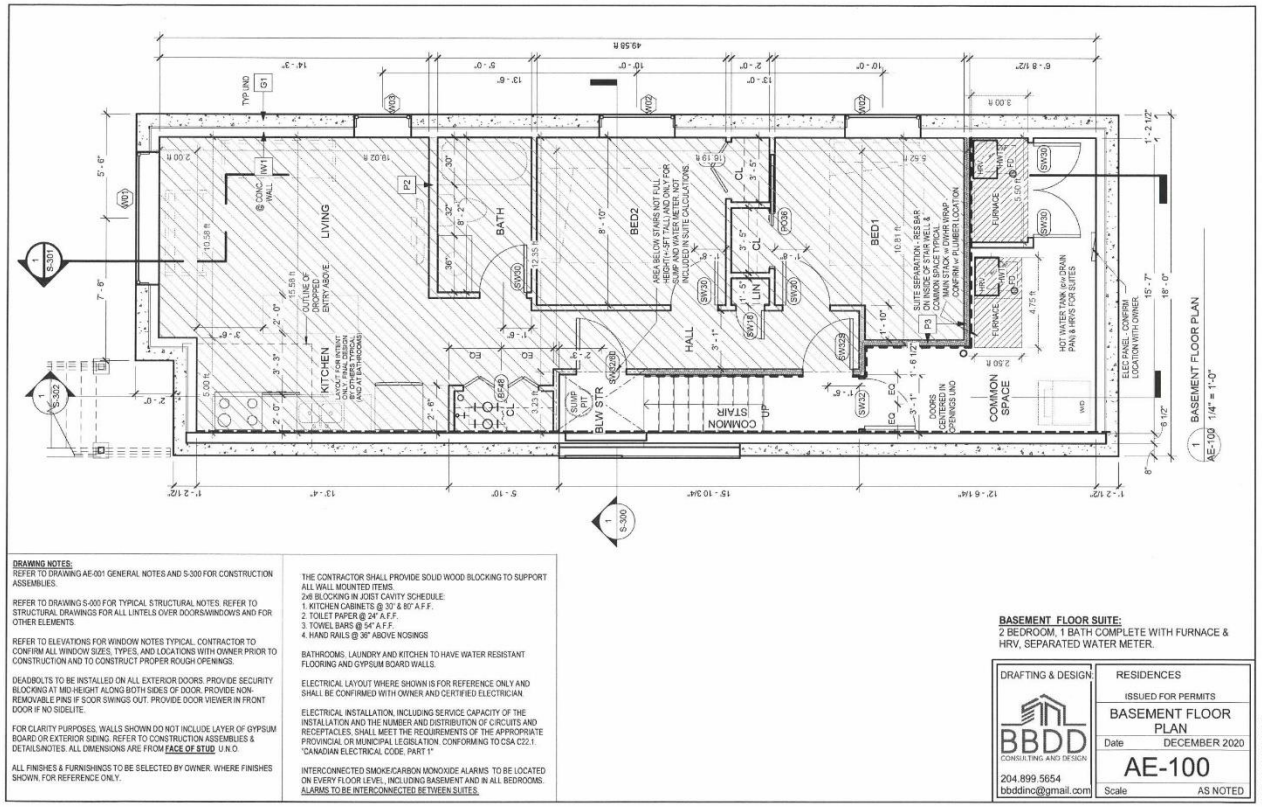
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

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

Exhibit "6" referred to in File DAS 14/2021




PROJECT DESIGNERS
ARCHITECTURAL:
BLUE BELLA DRAFT DESIGN
PH: 204-599-5654
E: bluebelladraftdesign@gmail.com
STRUCTURAL:
Oustic Avenue House
NOTE: 1056 IS SIMILAR LAYOUT AS 1058 AND DIMENSIONS FOR BUILDING AND OVERHANGS ARE THE SAME.
GENERAL NOTES
THIS PLAN IS COPYRIGHTED, AND ALL RIGHTS ARE RESERVED. THIS DRAWING AND DESIGN REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF BBDD inc AND THE OWNER OF THE ADDRESSED PROPERTY AT THE TIME OF PRINTING, AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT CONSENT. THE USE OF THIS PLAN IS LICENSED TO THE PURCHASER FOR THIS SPECIFIC PROJECT.
SCALING IS NOT PERMITTED. THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN UNLESS ADVISED OF IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
DATUM ARE RELATIVE TO FINISHED T.O. MAIN FLOOR: WHICH IS SET AT ELEV = 100'-0".
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & DATUM PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE DESIGNER OF ANY ERRORS AND/OR OMISSIONS.
ALL CONSTRUCTION AND BUILDING PROCEDURES ARE TO COMPLY WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA, C.M.H.C. GUIDELINES, PROVINCIAL CODES AND ANY APPLICABLE LOCAL REGULATIONS. ALL WORK IS TO BE COMPLETED USING GOOD BUILDING PRACTICES IN ORDER TO PRODUCE A FINE QUALITY ADDITION & RENOVATION. ALL WORK & PRODUCTS SHALL BE COVERED UNDER WARRANTY FOR NO LESS THAN ONE YEAR AFTER COMPLETION BY THE CONTRACTOR. ALL PRODUCT WARRANTIES SHALL BE PASSED ON TO THE OWNER.
THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES OR DEPARTURES FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER/BUILDER OR ANY OFFICIAL AT ANY TIME DURING CONSTRUCTION. THE OWNER IDEMNIFIES THE DESIGNER FROM ANY DESIGN ERRORS OR OMISSIONS.
GENERAL CONSTRUCTION NOTES
A CLEAN AND SAFE WORK SITE SHALL BE MAINTAINED AT ALL TIMES. LOCATE WASTE AND RECYCLING BINS AS DIRECTED BY THE OWNER. ALL ITEMS REMOVED DURING CONSTRUCTION SHALL BE SALVAGED IF POSSIBLE AND STORED AS DIRECTED BY THE OWNER. RECYCLING AND REUSING MATERIALS IS ENCOURAGED TO REDUCE THE AMOUNT OF WASTE DELIVERED TO THE LANDFILL AND TO SAVE COST.
PLUMBING, H.V.A.C, ELECTRICAL & MASONRY DESIGN, WHEN SHOWN, IS INTENDED AS A GUIDE ONLY, FINAL DESIGN BY OTHERS.
FINISH MATERIALS SUPPLIED AND INSTALLED BY OWNER/BUILDER UNLESS NOTED OTHERWISE.
FINISH PAINTS, WALL, FLOOR AND WINDOW COVERINGS TO BE DETERMINED BY OWNER & SUPPLIED AND INSTALLED BY OTHERS.
PROJECT ABBREVIATIONS
& AND
@ AT
A.F.F. ABOVE FINISHED FLOOR
AHJ AUTHORITY HAVING JURISDICTION
BOT BOTTOM
CL CENTRE LINE
COORD COORDINATE
c/w COMPLETE WITH
EW EACH WAY
EXT EXTERIOR
FD FLOOR DRAIN
FT FEET (FOOT)
GC GENERAL CONTRACTOR
HWT HOT WATER TANK
ICF INSULATED CONCRETE FORM
I.F. INSIDE FACE
MIN MINIMUM
O.F. OUTSIDE FACE
PRE-FIN PRE-FINISHED
P.T. PRESSURE TREATED
PWF PRESERVED WOOD FOUNDATION
SIM SIMILAR
SQ FT SQUARE FOOT
SQ IN SQUARE INCHES
SQ M SQUARE METER
T.O. TOP OF
TYP TYPICAL
U.N.O UNLESS NOTED OTHERWISE
U/S UNDERSIDE
w/ WITH
NEW BUILDING AND SECONDARY SUITE INFORMATION:
ZONING INFORMATION: (NEW BUILDINGS)
BUILDING TYPE: 1 STOREY
LOT ZONING: R1-M (PER CITY OF WINNIPEG)
LOT FRONTAGE: 25 FT
PARKING: 2 OFF-STREET PARKING SPACES WILL BE PROVIDED VIA OPEN PARKING STALLS
SECONDARY SUITE INFORMATION:
BUILDING AREA:
MAIN FLOOR (EXTERIOR DIMENSIONS) = (18x56) + (12x2) + (15.42x0.5) - (4x5) = 1,019.71 SQFT
BASEMENT FLOOR (INTERIOR DIMENSIONS) = (46.58x15.58) - (5x2) = 762.46 SQFT
MECH ROOM AREA = (4.75x2.5) + (5.83x3.0) = 28.34 SQFT (IN COMMON SPACE)
TOTAL BUILDING AREA = 1019.71 + 762.46 - 18.75 = 1753.83 SQFT
MAX ALLOWABLE = 33% OF 1753.83 = 578.76 SQFT
SECONDARY SUITE AREA: (NOT INCLUDING STAIRS/STAIRWELLS/COMMON SPACES/UNUSABLE SERVICE SPACE WITH HEAD HEIGHT RESTRICTED):
@ BASEMENT FLOOR: (2.0x10.58) + (19.02x15.58) + (16.19x12.35) + (5.52x10.81) = 577.11 SQFT
TOTAL SECONDARY SUITE = 577.11 < 578.76 SQFT. SO OK!
Drawing List
AE-001 SITE PLAN & GENERAL INFO
AE-100 BASEMENT FLOOR PLAN
AE-101 MAIN FLOOR PLAN
AE-200 FRONT ELEVATIONS
AE-201 REAR ELEVATIONS
AE-202 ELEVATIONS - 1058
AE-203 ELEVATIONS - 1056
S-000 STRUCTURAL INFORMATION
S-100 FOUNDATION PLAN
S-101 MAIN FLOOR FRAMING PLAN
S-102 ROOF PLANS - 1058
S-103 ROOF PLANS - 1056
S-300 BUILDING SECTIONS & CONST ASSEMBLIES
S-301 BUILDING SECTIONS
S-302 BUILDING SECTIONS
S-305 WALL SECTIONS & R.O. DETAILS
S-306 FRAMING DETAILS
#1056 NEW 1 STOREY HOUSE WITH SECONDARY SUITE
#1058 NEW 1 STOREY HOUSE WITH SECONDARY SUITE
AVENUE
BACKLANE
WALKWAY
GRASS AREA
FRONT ENTRY
SIDE ENTRY
GRAVEL PARKING
STALL 1
STALL 2
OVERALL FNDN
SUMP DISCHARGE TO FRONT YARD
LINE OF FNDN WALL TYPICAL
EXISTING PROPERTY LINE
FRONT YARD
FOUNDATION
SITE
PROJECT NORTH
DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
ISSUED FOR PERMITS
SITE PLAN & GENERAL INFO
Date DECEMBER 2020
AE-001
Scale AS NOTED
2020-12-16 8:53:29 PM



DRAWING NOTES:
REFER TO DRAWING AE-001 GENERAL NOTES AND S-300 FOR CONSTRUCTION ASSEMBLIES.

REFER TO DRAWING S-000 FOR TYPICAL STRUCTURAL NOTES. REFER TO STRUCTURAL DRAWINGS FOR ALL LINTELS OVER DOORS/WINDOWS AND FOR OTHER ELEMENTS.

REFER TO ELEVATIONS FOR WINDOW NOTES TYPICAL. CONTRACTOR TO CONFIRM ALL WINDOW SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION AND TO CONSTRUCT PROPER ROUGH OPENINGS.

DEADBOLTS TO BE INSTALLED ON ALL EXTERIOR DOORS. PROVIDE SECURITY BLOCKING AT MID-HEIGHT ALONG BOTH SIDES OF DOOR. PROVIDE NON-REMOVABLE PINS IF SCOR SWINGS OUT. PROVIDE DOOR VIEWER IN FRONT DOOR IF NO SIDELITE.

FOR CLARITY PURPOSES, WALLS SHOWN DO NOT INCLUDE LAYER OF GYPSUM BOARD OR EXTERIOR SIDING. REFER TO CONSTRUCTION ASSEMBLIES & DETAILS/NOTES. ALL DIMENSIONS ARE FROM **FACE OF STUD** U.N.O.

ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN, FOR REFERENCE ONLY.

THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING TO SUPPORT ALL WALL MOUNTED ITEMS.
2x6 BLOCKING IN JOIST CAVITY SCHEDULE:
1. KITCHEN CABINETS @ 30" & 80" A.F.F.
2. TOILET PAPER @ 24" A.F.F.
3. TOWEL BARS @ 54" A.F.F.
4. HAND RAILS @ 36" ABOVE NOSINGS

BATHROOMS, LAUNDRY AND KITCHEN TO HAVE WATER RESISTANT FLOORING AND GYPSUM BOARD WALLS.

ELECTRICAL LAYOUT WHERE SHOWN IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED WITH OWNER AND CERTIFIED ELECTRICIAN.

ELECTRICAL INSTALLATION, INCLUDING SERVICE CAPACITY OF THE INSTALLATION AND THE NUMBER AND DISTRIBUTION OF CIRCUITS AND RECEPTACLES, SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL OR MUNICIPAL LEGISLATION, CONFORMING TO CSA C22.1, "CANADIAN ELECTRICAL CODE, PART 1"

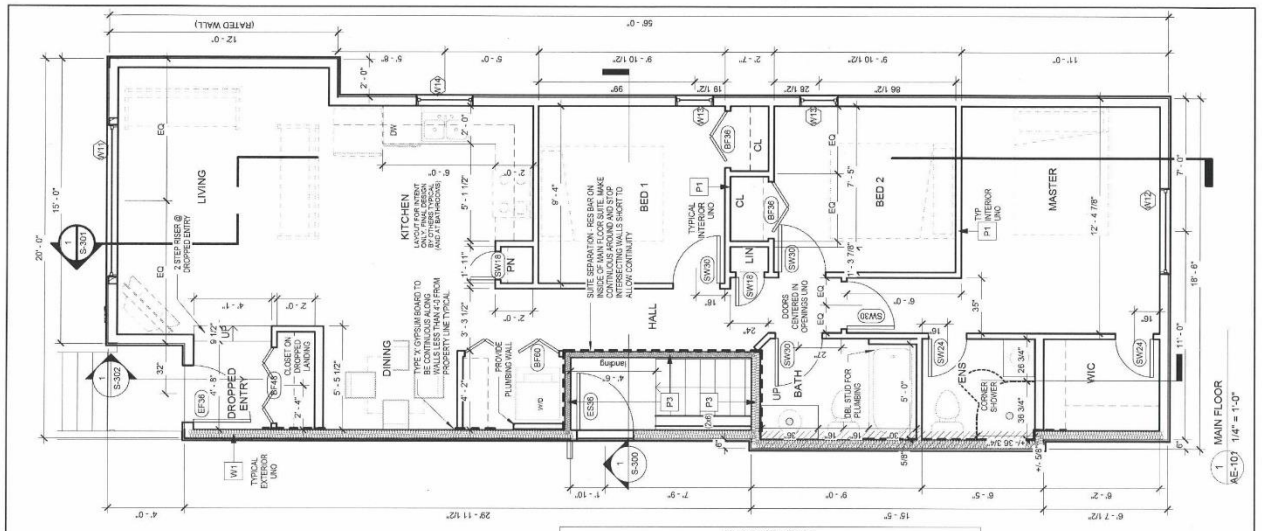
INTERCONNECTED SMOKE/CARBON MONOXIDE ALARMS. TO BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENT AND IN ALL BEDROOMS. ALARMS TO BE INTERCONNECTED BETWEEN SUITES.

BASEMENT FLOOR SUITE:
2 BEDROOM, 1 BATH COMPLETE WITH FURNACE & HRV, SEPARATED WATER METER.

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

RESIDENCES
ISSUED FOR PERMITS
BASEMENT FLOOR PLAN
Date DECEMBER 2020
AE-100
Scale AS NOTED

2020-12-16 8:53:30 PM



DRAWING NOTES:
REFER TO DRAWING AE-001 GENERAL NOTES AND S-300 FOR CONSTRUCTION ASSEMBLIES.

REFER TO DRAWING S-000 FOR TYPICAL STRUCTURAL NOTES. REFER TO STRUCTURAL DRAWINGS FOR ALL LINTELS OVER DOORS/WINDOWS AND FOR OTHER ELEMENTS.

REFER TO ELEVATIONS FOR WINDOW NOTES TYPICAL. CONTRACTOR TO CONFIRM ALL WINDOW SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION AND TO CONSTRUCT PROPER ROUGH OPENINGS.

DEADBOLTS TO BE INSTALLED ON ALL EXTERIOR DOORS. PROVIDE SECURITY BLOCKING AT MID-HEIGHT ALONG BOTH SIDES OF DOOR. PROVIDE NON-REMOVABLE PINS IF SCOR SWINGS OUT. PROVIDE DOOR VIEWER IN FRONT DOOR IF NO SIDELITE.

FOR CLARITY PURPOSES, WALLS SHOWN DO NOT INCLUDE LAYER OF GYPSUM BOARD OR EXTERIOR SIDING. REFER TO CONSTRUCTION ASSEMBLIES & DETAILS/NOTES. ALL DIMENSIONS ARE FROM **FACE OF STUD** U.N.O.

ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN, FOR REFERENCE ONLY.

THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING TO SUPPORT ALL WALL MOUNTED ITEMS.
2x6 BLOCKING IN JOIST CAVITY SCHEDULE:
1. KITCHEN CABINETS @ 30" & 80" A.F.F.
2. TOILET PAPER @ 24" A.F.F.
3. TOWEL BARS @ 54" A.F.F.
4. HAND RAILS @ 36" ABOVE NOSINGS

BATHROOMS, LAUNDRY AND KITCHEN TO HAVE WATER RESISTANT FLOORING AND GYPSUM BOARD WALLS.

ELECTRICAL LAYOUT WHERE SHOWN IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED WITH OWNER AND CERTIFIED ELECTRICIAN.

ELECTRICAL INSTALLATION, INCLUDING SERVICE CAPACITY OF THE INSTALLATION AND THE NUMBER AND DISTRIBUTION OF CIRCUITS AND RECEPTACLES, SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL OR MUNICIPAL LEGISLATION, CONFORMING TO CSA C22.1, "CANADIAN ELECTRICAL CODE, PART 1"

INTERCONNECTED SMOKE/CARBON MONOXIDE ALARMS TO BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENT AND IN ALL BEDROOMS. ALARMS TO BE INTERCONNECTED BETWEEN SUITES.

DOOR SCHEDULE

Mark	Count	Width	Height	Description
BF36	3	36"	80"	BIFOLD
BF48	2	48"	80"	BIFOLD
BF60	1	60"	80"	BIFOLD
EF36	1	36"	80"	INSULATED EXTERIOR c/w GLAZING LITE
ES36	1	36"	80"	INSULATED EXTERIOR c/w PEEP HOLE AND CLOSURE DEVICE
PO36	1	36"	80"	POCKET SLIDER
SW18	3	18"	80"	SWING
SW24	2	24"	80"	SWING
SW30	9	30"	80"	SWING
SW32	1	32"	80"	SWING
SW32/60	1	32"	60"	SWING - CUT LOW FOR REDUCED HEAD HEIGHT
SW32S	1	32"	80"	SWING, 1 3/4" SOLID CORE, c/w CLOSER AND WEATHERSTIP

WINDOW SCHEDULE

Mark	Count	Width	Height	Description
W01	1	84"	36"	
W02	2	48"	30"	REFER TO ELEVATIONS
W03	1	36"	24"	REFER TO ELEVATIONS
W11	1	96"	74"	REFER TO ELEVATIONS
W12	1	54"	50"	REFER TO ELEVATIONS
W13	2	24"	42"	REFER TO ELEVATIONS
W14	1	36"	36"	REFER TO ELEVATIONS

FINAL WINDOW AND DOOR DESIGN TO BE SELECTED BY OWNER WITH G.C. PROVIDE EGRESS PER WINDOW NOTES ON ELEVATIONS.

MAIN FLOOR SUITE:
3 BEDROOM, 2 BATH COMPLETE WITH FURNACE & HRV, SEPARATED WATER METER.

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

RESIDENCES
ISSUED FOR PERMITS
MAIN FLOOR PLAN
Date DECEMBER 2020
AE-101
Scale AS NOTED

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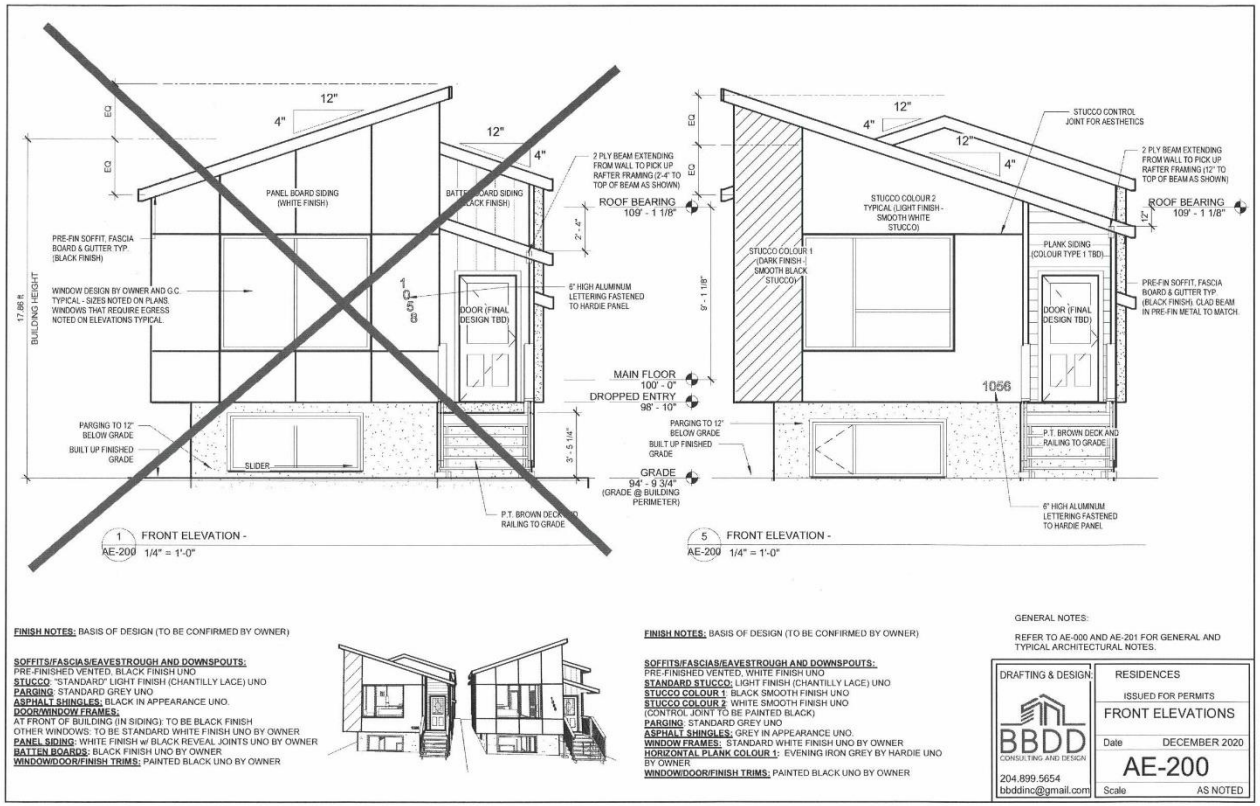
12"
4"
EQ
EQ
PANEL BOARD SIDING (WHITE FINISH)
BATTEN BOARD SIDING (BLACK FINISH)
2 PLY BEAM EXTENDING FROM WALL TO PICK UP RAFTER FRAMING (2'-4" TO TOP OF BEAM AS SHOWN)
ROOF BEARING 109' - 1 1/8"
2'-4"
PRE-FIN SOFFIT, FASCIA BOARD & GUTTER TYP. (BLACK FINISH)
WINDOW DESIGN BY OWNER AND G.C. TYPICAL - SIZES NOTED ON PLANS. WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL.
17.88' ft BUILDING HEIGHT
DOOR (FINAL DESIGN TBD)
6" HIGH ALUMINUM LETTERING FASTENED TO HARDIE PANEL
9' - 1 1/8"
MAIN FLOOR 100' - 0"
DROPPED ENTRY 98' - 10"
PARGING TO 12" BELOW GRADE
BUILT UP FINISHED GRADE
SLIDER
3' - 5 1/4"
GRADE 94' - 9 3/4" (GRADE @ BUILDING PERIMETER)
P.T. BROWN DECK AND RAILING TO GRADE
1 FRONT ELEVATION - AE-200 1/4" = 1'-0"
STUCCO CONTROL JOINT FOR AESTHETICS
STUCCO COLOUR 2 TYPICAL (LIGHT FINISH - SMOOTH WHITE STUCCO)
STUCCO COLOUR 1 (DARK FINISH - SMOOTH BLACK STUCCO)
PLANK SIDING (COLOUR TYPE 1 TBD)
1056
5 FRONT ELEVATION - AE-200 1/4" = 1'-0"
FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY OWNER)
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS:
PRE-FINISHED VENTED, BLACK FINISH UNO
STUCCO: "STANDARD" LIGHT FINISH (CHANTILLY LACE) UNO
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: BLACK IN APPEARANCE UNO.
DOOR/WINDOW FRAMES:
AT FRONT OF BUILDING (IN SIDING): TO BE BLACK FINISH
OTHER WINDOWS: TO BE STANDARD WHITE FINISH UNO BY OWNER
PANEL SIDING: WHITE FINISH w/ BLACK REVEAL JOINTS UNO BY OWNER
BATTEN BOARDS: BLACK FINISH UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: PAINTED BLACK UNO BY OWNER
FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY OWNER)
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS:
PRE-FINISHED VENTED, WHITE FINISH UNO
STANDARD STUCCO: LIGHT FINISH (CHANTILLY LACE) UNO
STUCCO COLOUR 1: BLACK SMOOTH FINISH UNO
STUCCO COLOUR 2: WHITE SMOOTH FINISH UNO
(CONTROL JOINT TO BE PAINTED BLACK)
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: GREY IN APPEARANCE UNO.
WINDOW FRAMES: STANDARD WHITE FINISH UNO BY OWNER
HORIZONTAL PLANK COLOUR 1: EVENING IRON GREY BY HARDIE UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: PAINTED BLACK UNO BY OWNER
GENERAL NOTES:
REFER TO AE-000 AND AE-201 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.
DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
ISSUED FOR PERMITS
FRONT ELEVATIONS
Date DECEMBER 2020
AE-200
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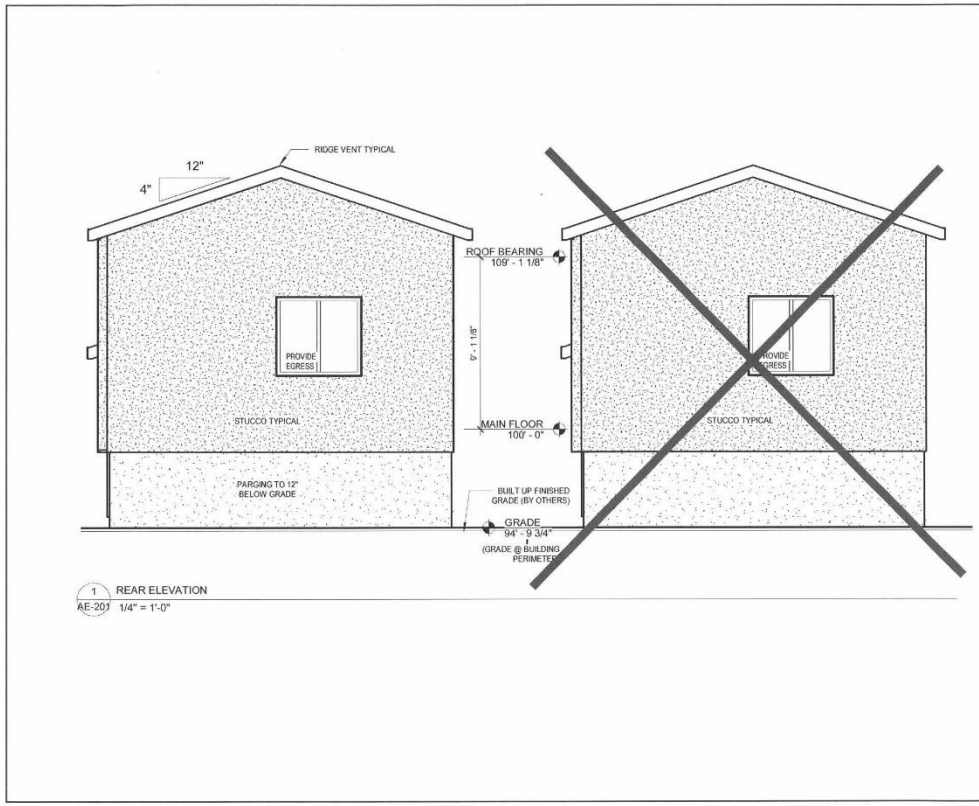


WINDOW NOTES:

CONTRACTOR TO CONFIRM ALL WINDOW SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION AND TO CONSTRUCT PROPER ROUGH OPENINGS TO SUPPLIER PROVIDED DIMENSIONS.

INSTALL ALL WINDOWS AND DOORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CONFIRM WITH WINDOW SUPPLIER WHICH WINDOWS OPERABLE AND TYPE. ALL BEDROOM WINDOWS TO HAVE AN OPERABLE AREA WITH MINIMUM OPENING OF NOT LESS THAN 542 SQ INCHES AND NO DIMENSION LESS THAN 15" TO SATISFY BUILDING CODE REQUIREMENTS.

ALL WINDOWS TO MEET PRESCRIBED U-VALUE OF 1.6 OR HAVE A MIN ENERGY RATING OF 25 TO MEET 9.36 ENERGY EFFICIENCY REQUIREMENTS.

DEADBOLTS TO BE INSTALLED ON ALL EXTERIOR DOORS. PROVIDE SECURITY BLOCKING AT MID-HEIGHT ALONG BOTH SIDES OF DOOR. PROVIDE NON-REMOVABLE PINS IF DOOR SWINGS OUT. PROVIDE DOOR VIEWER IN FRONT DOOR IF NO SIDELITE.
REFER TO ELEVATIONS FOR HEAD HEIGHT OF WINDOWS TYPICAL.

ALL BEDROOM WINDOWS TO HAVE AN OPERABLE AREA WITH MINIMUM OPENING OF NOT LESS THAN 542 SQ INCHES AND NO DIMENSION LESS THAN 15" TO SATISFY BUILDING CODE EGRESS REQUIREMENTS.

DOOR NOTES:

ALL FINAL DOOR FINISHES TO BE SELECTED BY DESIGNER AND OWNER. DOORS SHOWN ARE FOR REFERENCE ONLY. PROVIDE ALL ROUGH OPENING SIZES TO FRAMER PRIOR TO FRAMING.

GENERAL NOTES

REFER TO AE-000 AND AE-200 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.

INSTALL PRE-FINISHED FLASHINGS OVER EXTERIOR DOOR AND WINDOW OPENINGS INCLUDING FOR END DAMS TYPICAL. FLASHINGS TO BE INSTALLED MINIMUM 2" UPWARDS BEHIND SHEATHING PAPER AND FORMED AS A DRIP ON THE OUTSIDE EDGE. ALL FLASHINGS TO MATCH SOFFIT AND FASCIA COLOUR TYPICAL.

PROVIDE PRE-FINISHED KICK OUT FLASHING @ ALL WALL/EAVES LOCATIONS PER DETAIL ON AE-200 TYPICAL.

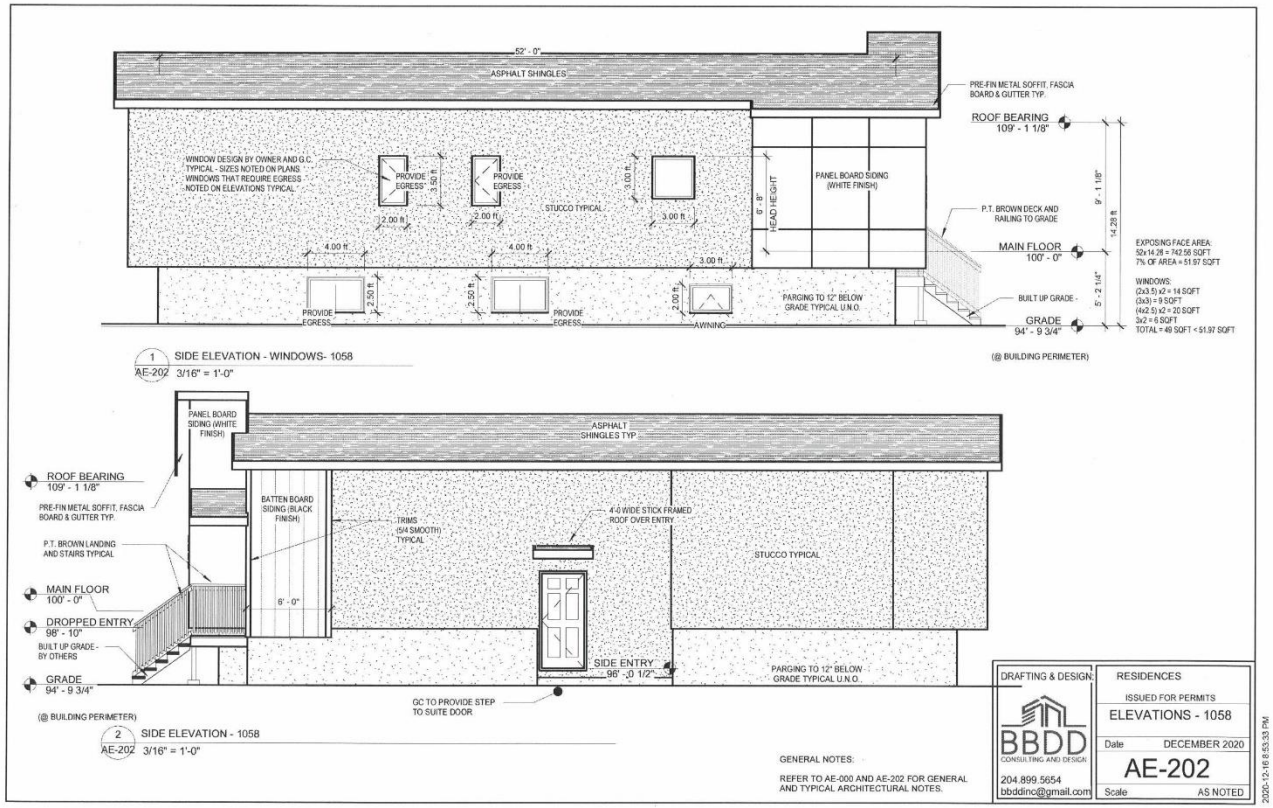
EXTERIOR TO BE PROTECTED WITH CLADDING, FASHING, TRIM AND CAULKING AS REQUIRED TO PREVENT ENTRY OF RAIN AND SNOW.

MATERIALS AND INSTALLATION PER THE FOLLOWING NBCC SECTIONS
- WINDOWS AND DOORS: 9.7
- ROOFING: 9.26
- EXTERIOR CLADDING: 9.27
- FLASHING: 9.26.4, 9.27.3.7, 9.27.3.8
- SEALANTS AND CAULKING: 9.27.4
- SHEATHING MEMBRANE: 9.27.3.1 TO 9.27.3.6 CONFORMING TO CAN/CSB-51.32-M "SHEATHING MEMBRANE BREATHER TYPE"

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

RESIDENCES
ISSUED FOR PERMITS
REAR ELEVATIONS
Date DECEMBER 2020
AE-201
Scale AS NOTED

2020-12-16 8:53:32 PM


52' - 0"
ASPHALT SHINGLES
PRE-FIN METAL SOFFIT, FASCIA BOARD & GUTTER TYP.
ROOF BEARING 109' - 1 1/8"
WINDOW DESIGN BY OWNER AND G.C. TYPICAL - SIZES NOTED ON PLANS. WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL
PROVIDE EGRESS
3.50 ft
2.00 ft
STUCCO TYPICAL
3.00 ft
6' - 8" HEAD HEIGHT
PANEL BOARD SIDING (WHITE FINISH)
P.T. BROWN DECK AND RAILING TO GRADE
9' - 1 1/8"
14.29 ft
MAIN FLOOR 100' - 0"
EXPOSING FACE AREA:
52x14.28 = 742.56 SQFT
7% OF AREA = 51.97 SQFT
WINDOWS:
(2x3.5) x2 = 14 SQFT
(3x3) = 9 SQFT
(4x2.5) x2 = 20 SQFT
3x2 = 6 SQFT
TOTAL = 49 SQFT < 51.97 SQFT
4.00 ft
3.00 ft
2.50 ft
PARGING TO 12" BELOW GRADE TYPICAL U.N.O.
BUILT UP GRADE -
5' - 2 1/4"
GRADE 94' - 9 3/4"
AWNING
(@ BUILDING PERIMETER)
1 AE-202 SIDE ELEVATION - WINDOWS- 1058
3/16" = 1'-0"
PANEL BOARD SIDING (WHITE FINISH)
ASPHALT SHINGLES TYP.
ROOF BEARING 109' - 1 1/8"
PRE-FIN METAL SOFFIT, FASCIA BOARD & GUTTER TYP.
BATTEN BOARD SIDING (BLACK FINISH)
TRIMS (5/4 SMOOTH) TYPICAL
4'-0 WIDE STICK FRAMED ROOF OVER ENTRY
P.T. BROWN LANDING AND STAIRS TYPICAL
STUCCO TYPICAL
MAIN FLOOR 100' - 0"
6' - 0"
DROPPED ENTRY 98' - 10"
BUILT UP GRADE - BY OTHERS
GRADE 94' - 9 3/4"
SIDE ENTRY 96' - 0 1/2"
PARGING TO 12" BELOW GRADE TYPICAL U.N.O.
GC TO PROVIDE STEP TO SUITE DOOR
(@ BUILDING PERIMETER)
2 AE-202 SIDE ELEVATION - 1058
3/16" = 1'-0"
GENERAL NOTES:
REFER TO AE-000 AND AE-202 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.
DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
ISSUED FOR PERMITS
ELEVATIONS - 1058
Date DECEMBER 2020
AE-202
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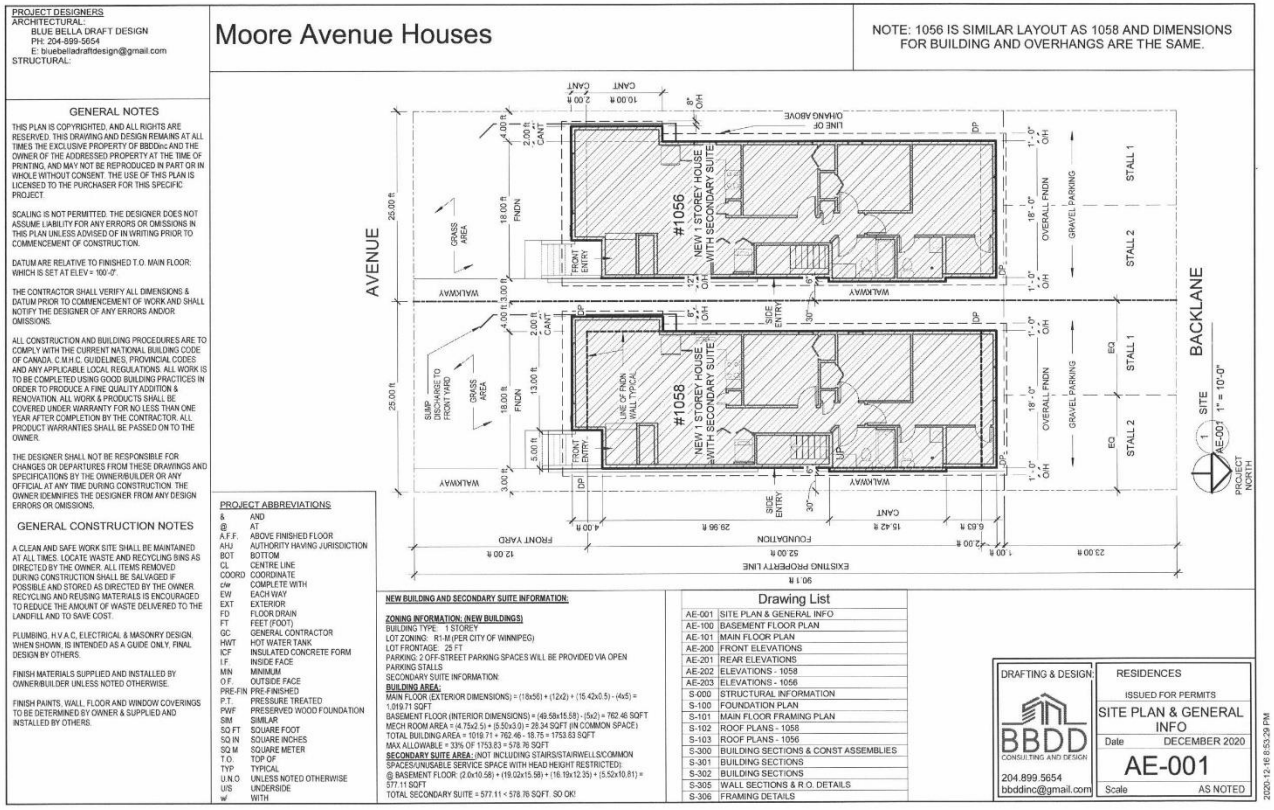
PROJECT DESIGNERS
ARCHITECTURAL:
BLUE BELLA DRAFT DESIGN
PH: 204-899-5654
E: bluebelladraftdesign@gmail.com
STRUCTURAL:
Moore Avenue Houses
NOTE: 1056 IS SIMILAR LAYOUT AS 1058 AND DIMENSIONS FOR BUILDING AND OVERHANGS ARE THE SAME.
GENERAL NOTES
THIS PLAN IS COPYRIGHTED, AND ALL RIGHTS ARE RESERVED. THIS DRAWING AND DESIGN REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF BBDDinc AND THE OWNER OF THE ADDRESSED PROPERTY AT THE TIME OF PRINTING, AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT CONSENT. THE USE OF THIS PLAN IS LICENSED TO THE PURCHASER FOR THIS SPECIFIC PROJECT.
SCALING IS NOT PERMITTED. THE DESIGNER DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN UNLESS ADVISED OF IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
DATUM ARE RELATIVE TO FINISHED T.O. MAIN FLOOR: WHICH IS SET AT ELEV = 100'-0".
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & DATUM PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY THE DESIGNER OF ANY ERRORS AND/OR OMISSIONS.
ALL CONSTRUCTION AND BUILDING PROCEDURES ARE TO COMPLY WITH THE CURRENT NATIONAL BUILDING CODE OF CANADA, C.M.H.C. GUIDELINES, PROVINCIAL CODES AND ANY APPLICABLE LOCAL REGULATIONS. ALL WORK IS TO BE COMPLETED USING GOOD BUILDING PRACTICES IN ORDER TO PRODUCE A FINE QUALITY ADDITION & RENOVATION. ALL WORK & PRODUCTS SHALL BE COVERED UNDER WARRANTY FOR NO LESS THAN ONE YEAR AFTER COMPLETION BY THE CONTRACTOR. ALL PRODUCT WARRANTIES SHALL BE PASSED ON TO THE OWNER.
THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES OR DEPARTURES FROM THESE DRAWINGS AND SPECIFICATIONS BY THE OWNER/BUILDER OR ANY OFFICIAL AT ANY TIME DURING CONSTRUCTION. THE OWNER IDEMNIFIES THE DESIGNER FROM ANY DESIGN ERRORS OR OMISSIONS.
GENERAL CONSTRUCTION NOTES
A CLEAN AND SAFE WORK SITE SHALL BE MAINTAINED AT ALL TIMES. LOCATE WASTE AND RECYCLING BINS AS DIRECTED BY THE OWNER. ALL ITEMS REMOVED DURING CONSTRUCTION SHALL BE SALVAGED IF POSSIBLE AND STORED AS DIRECTED BY THE OWNER. RECYCLING AND REUSING MATERIALS IS ENCOURAGED TO REDUCE THE AMOUNT OF WASTE DELIVERED TO THE LANDFILL AND TO SAVE COST.
PLUMBING, H.V.A.C, ELECTRICAL & MASONRY DESIGN, WHEN SHOWN, IS INTENDED AS A GUIDE ONLY, FINAL DESIGN BY OTHERS.
FINISH MATERIALS SUPPLIED AND INSTALLED BY OWNER/BUILDER UNLESS NOTED OTHERWISE.
FINISH PAINTS, WALL, FLOOR AND WINDOW COVERINGS TO BE DETERMINED BY OWNER & SUPPLIED AND INSTALLED BY OTHERS.
AVENUE
BACKLANE
#1056
NEW 1 STOREY HOUSE WITH SECONDARY SUITE
#1058
NEW 1 STOREY HOUSE WITH SECONDARY SUITE
GRASS AREA
FRONT ENTRY
SIDE ENTRY
WALKWAY
GRAVEL PARKING
STALL 1
STALL 2
OVERALL FNDN
FOUNDATION
FRONT YARD
EXISTING PROPERTY LINE
SUMP DISCHARGE TO FRONT YARD
LINE OF FNDN WALL TYPICAL
OVHANG ABOVE
CANT
O/H
DP
UP
EQ
SITE
PROJECT NORTH
PROJECT ABBREVIATIONS
& AND
@ AT
A.F.F. ABOVE FINISHED FLOOR
AHJ AUTHORITY HAVING JURISDICTION
BOT BOTTOM
CL CENTRE LINE
COORD COORDINATE
c/w COMPLETE WITH
EW EACH WAY
EXT EXTERIOR
FD FLOOR DRAIN
FT FEET (FOOT)
GC GENERAL CONTRACTOR
HWT HOT WATER TANK
ICF INSULATED CONCRETE FORM
I.F. INSIDE FACE
MIN MINIMUM
O.F. OUTSIDE FACE
PRE-FIN PRE-FINISHED
P.T. PRESSURE TREATED
PWF PRESERVED WOOD FOUNDATION
SIM SIMILAR
SQ FT SQUARE FOOT
SQ IN SQUARE INCHES
SQ M SQUARE METER
T.O. TOP OF
TYP TYPICAL
U.N.O UNLESS NOTED OTHERWISE
U/S UNDERSIDE
w/ WITH
NEW BUILDING AND SECONDARY SUITE INFORMATION:
ZONING INFORMATION: (NEW BUILDINGS)
BUILDING TYPE: 1 STOREY
LOT ZONING: R1-M (PER CITY OF WINNIPEG)
LOT FRONTAGE: 25 FT
PARKING: 2 OFF-STREET PARKING SPACES WILL BE PROVIDED VIA OPEN PARKING STALLS
SECONDARY SUITE INFORMATION:
BUILDING AREA:
MAIN FLOOR (EXTERIOR DIMENSIONS) = (18x56) + (12x2) + (15.42x0.5) - (4x5) = 1,019.71 SQFT
BASEMENT FLOOR (INTERIOR DIMENSIONS) = (49.58x15.58) - (5x2) = 762.46 SQFT
MECH ROOM AREA = (4.75x2.5) + (5.50x3.0) = 28.34 SQFT (IN COMMON SPACE)
TOTAL BUILDING AREA = 1019.71 + 762.46 - 18.75 = 1753.83 SQFT
MAX ALLOWABLE = 33% OF 1753.83 = 578.76 SQFT
SECONDARY SUITE AREA: (NOT INCLUDING STAIRS/STAIRWELLS/COMMON SPACES/UNUSABLE SERVICE SPACE WITH HEAD HEIGHT RESTRICTED)
@ BASEMENT FLOOR: (2.0x10.58) + (19.02x15.58) + (16.19x12.35) + (5.52x10.81) = 577.11 SQFT
TOTAL SECONDARY SUITE = 577.11 < 578.76 SQFT. SO OK!
Drawing List
AE-001 SITE PLAN & GENERAL INFO
AE-100 BASEMENT FLOOR PLAN
AE-101 MAIN FLOOR PLAN
AE-200 FRONT ELEVATIONS
AE-201 REAR ELEVATIONS
AE-202 ELEVATIONS - 1058
AE-203 ELEVATIONS - 1056
S-000 STRUCTURAL INFORMATION
S-100 FOUNDATION PLAN
S-101 MAIN FLOOR FRAMING PLAN
S-102 ROOF PLANS - 1058
S-103 ROOF PLANS - 1056
S-300 BUILDING SECTIONS & CONST ASSEMBLIES
S-301 BUILDING SECTIONS
S-302 BUILDING SECTIONS
S-305 WALL SECTIONS & R.O. DETAILS
S-306 FRAMING DETAILS
DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
ISSUED FOR PERMITS
SITE PLAN & GENERAL INFO
Date DECEMBER 2020
AE-001
Scale AS NOTED
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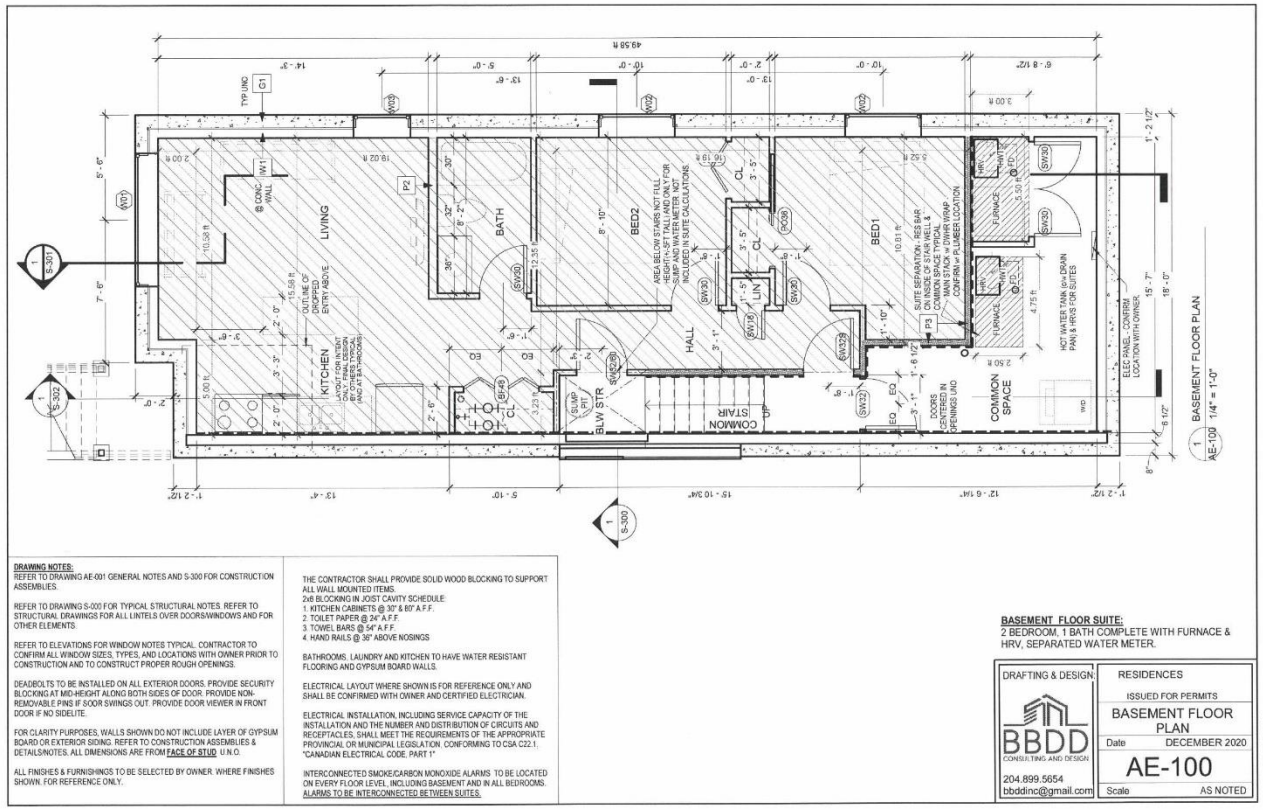
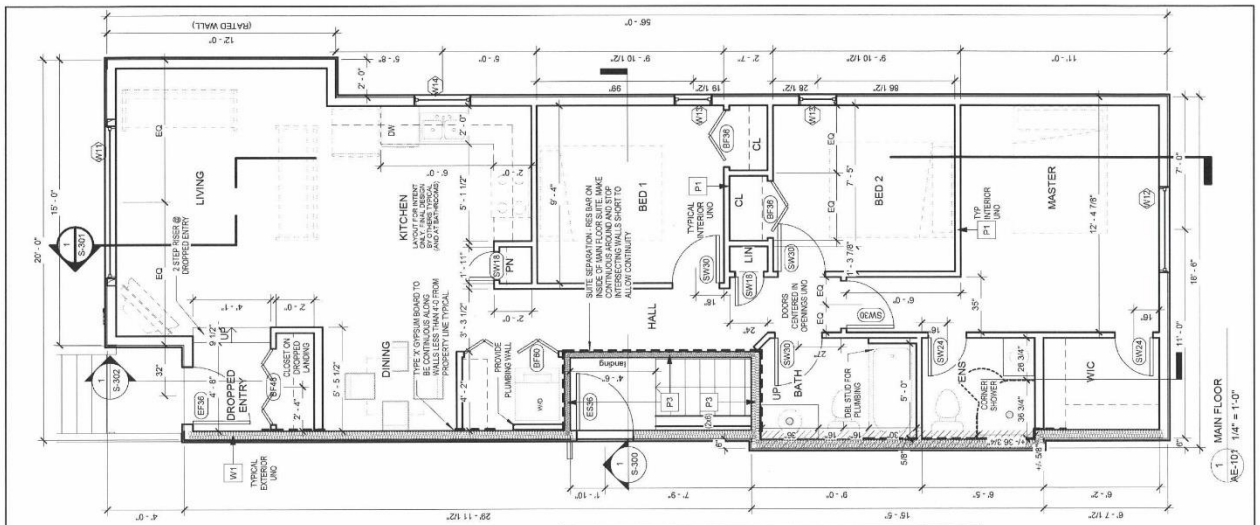

LIVING
KITCHEN
BATH
BED2
HALL
BED1
COMMON STAIR
BLW STR
COMMON SPACE
FURNACE
BASEMENT FLOOR PLAN
1/4" = 1'-0"
DRAWING NOTES:
REFER TO DRAWING AE-001 GENERAL NOTES AND S-300 FOR CONSTRUCTION ASSEMBLIES.
REFER TO DRAWING S-000 FOR TYPICAL STRUCTURAL NOTES. REFER TO STRUCTURAL DRAWINGS FOR ALL LINTELS OVER DOORS/WINDOWS AND FOR OTHER ELEMENTS.
REFER TO ELEVATIONS FOR WINDOW NOTES TYPICAL. CONTRACTOR TO CONFIRM ALL WINDOW SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION AND TO CONSTRUCT PROPER ROUGH OPENINGS.
DEADBOLTS TO BE INSTALLED ON ALL EXTERIOR DOORS. PROVIDE SECURITY BLOCKING AT MID-HEIGHT ALONG BOTH SIDES OF DOOR. PROVIDE NON-REMOVABLE PINS IF SOOR SWINGS OUT. PROVIDE DOOR VIEWER IN FRONT DOOR IF NO SIDELITE.
FOR CLARITY PURPOSES, WALLS SHOWN DO NOT INCLUDE LAYER OF GYPSUM BOARD OR EXTERIOR SIDING. REFER TO CONSTRUCTION ASSEMBLIES & DETAILS/NOTES. ALL DIMENSIONS ARE FROM FACE OF STUD U.N.O.
ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN. FOR REFERENCE ONLY.
THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING TO SUPPORT ALL WALL MOUNTED ITEMS.
2x8 BLOCKING IN JOIST CAVITY SCHEDULE:
1. KITCHEN CABINETS @ 30" & 60" A.F.F.
2. TOILET PAPER @ 24" A.F.F.
3. TOWEL BARS @ 54" A.F.F.
4. HAND RAILS @ 36" ABOVE NOSINGS
BATHROOMS, LAUNDRY AND KITCHEN TO HAVE WATER RESISTANT FLOORING AND GYPSUM BOARD WALLS.
ELECTRICAL LAYOUT WHERE SHOWN IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED WITH OWNER AND CERTIFIED ELECTRICIAN.
ELECTRICAL INSTALLATION, INCLUDING SERVICE CAPACITY OF THE INSTALLATION AND THE NUMBER AND DISTRIBUTION OF CIRCUITS AND RECEPTACLES, SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL OR MUNICIPAL LEGISLATION, CONFORMING TO CSA C22.1, "CANADIAN ELECTRICAL CODE, PART 1"
INTERCONNECTED SMOKE/CARBON MONOXIDE ALARMS TO BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENT AND IN ALL BEDROOMS. ALARMS TO BE INTERCONNECTED BETWEEN SUITES.
BASEMENT FLOOR SUITE:
2 BEDROOM, 1 BATH COMPLETE WITH FURNACE & HRV, SEPARATED WATER METER.
DRAFTING & DESIGN:
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
ISSUED FOR PERMITS
BASEMENT FLOOR PLAN
Date DECEMBER 2020
AE-100
Scale AS NOTED
2020-12-16 8:53:30 PM



DRAWING NOTES:
REFER TO DRAWING AE-001 GENERAL NOTES AND S-300 FOR CONSTRUCTION ASSEMBLIES.

REFER TO DRAWING S-000 FOR TYPICAL STRUCTURAL NOTES. REFER TO STRUCTURAL DRAWINGS FOR ALL LINTELS OVER DOORS/WINDOWS AND FOR OTHER ELEMENTS.

REFER TO ELEVATIONS FOR WINDOW NOTES TYPICAL. CONTRACTOR TO CONFIRM ALL WINDOW SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION AND TO CONSTRUCT PROPER ROUGH OPENINGS.

DEADBOLTS TO BE INSTALLED ON ALL EXTERIOR DOORS. PROVIDE SECURITY BLOCKING AT MID-HEIGHT ALONG BOTH SIDES OF DOOR. PROVIDE NON-REMOVABLE PINS IF SOOR SWINGS OUT. PROVIDE DOOR VIEWER IN FRONT DOOR IF NO SIDELITE.

FOR CLARITY PURPOSES, WALLS SHOWN DO NOT INCLUDE LAYER OF GYPSUM BOARD OR EXTERIOR SIDING. REFER TO CONSTRUCTION ASSEMBLIES & DETAILS/NOTES. ALL DIMENSIONS ARE FROM **FACE OF STUD** U.N.O.

ALL FINISHES & FURNISHINGS TO BE SELECTED BY OWNER. WHERE FINISHES SHOWN, FOR REFERENCE ONLY.

THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING TO SUPPORT ALL WALL MOUNTED ITEMS.
2x6 BLOCKING IN JOIST CAVITY SCHEDULE:
1. KITCHEN CABINETS @ 30" & 80" A.F.F.
2. TOILET PAPER @ 24" A.F.F.
3. TOWEL BARS @ 54" A.F.F.
4. HAND RAILS @ 36" ABOVE NOSINGS

BATHROOMS, LAUNDRY AND KITCHEN TO HAVE WATER RESISTANT FLOORING AND GYPSUM BOARD WALLS.

ELECTRICAL LAYOUT WHERE SHOWN IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED WITH OWNER AND CERTIFIED ELECTRICIAN.

ELECTRICAL INSTALLATION, INCLUDING SERVICE CAPACITY OF THE INSTALLATION AND THE NUMBER AND DISTRIBUTION OF CIRCUITS AND RECEPTACLES, SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL OR MUNICIPAL LEGISLATION, CONFORMING TO CSA C22.1, "CANADIAN ELECTRICAL CODE, PART 1"

INTERCONNECTED SMOKE/CARBON MONOXIDE ALARMS TO BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENT AND IN ALL BEDROOMS. ALARMS TO BE INTERCONNECTED BETWEEN SUITES.

DOOR SCHEDULE

Mark	Count	Width	Height	Description
BF36	3	36"	80"	BIFOLD
BF48	2	48"	80"	BIFOLD
BF60	1	60"	80"	BIFOLD
EF36	1	36"	80"	INSULATED EXTERIOR c/w GLAZING LITE
ES36	1	36"	80"	INSULATED EXTERIOR c/w PEEP HOLE AND CLOSURE DEVICE
PO36	1	36"	80"	POCKET SLIDER
SW18	3	18"	80"	SWING
SW24	2	24"	80"	SWING
SW30	9	30"	80"	SWING
SW32	1	32"	80"	SWING
SW32/60	1	32"	60"	SWING - CUT LOW FOR REDUCED HEAD HEIGHT
SW32S	1	32"	80"	SWING, 1 3/4" SOLID CORE, c/w CLOSER AND WEATHERSTIP

WINDOW SCHEDULE

Mark	Count	Width	Height	Description
W01	1	84"	36"	
W02	2	48"	30"	REFER TO ELEVATIONS
W03	1	36"	24"	REFER TO ELEVATIONS
W11	1	96"	74"	REFER TO ELEVATIONS
W12	1	54"	50"	REFER TO ELEVATIONS
W13	2	24"	42"	REFER TO ELEVATIONS
W14	1	36"	36"	REFER TO ELEVATIONS

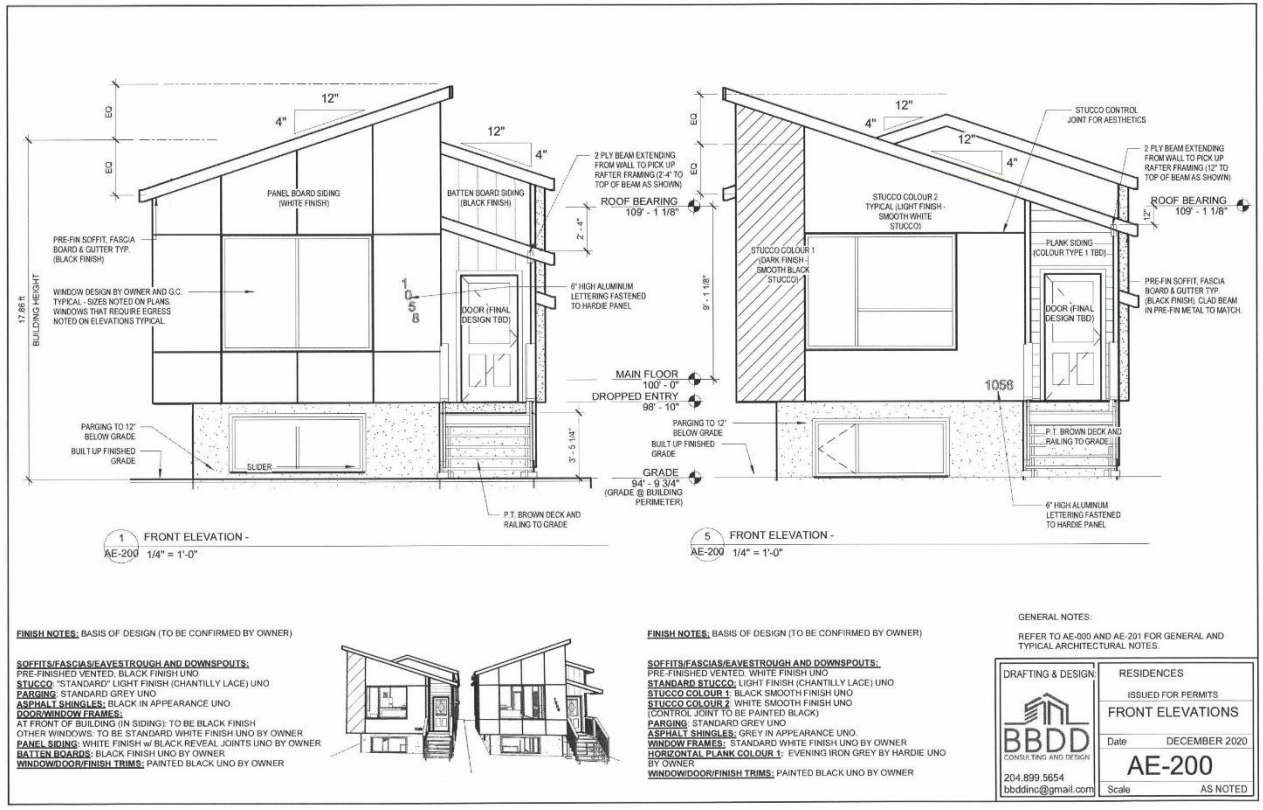
FINAL WINDOW AND DOOR DESIGN TO BE SELECTED BY OWNER WITH G.C. PROVIDE EGRESS PER WINDOW NOTES ON ELEVATIONS.

MAIN FLOOR SUITE:
3 BEDROOM, 2 BATH COMPLETE WITH FURNACE & HRV, SEPARATED WATER METER.

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

RESIDENCES
ISSUED FOR PERMITS
MAIN FLOOR PLAN
Date DECEMBER 2020
AE-101
Scale AS NOTED

2020-12-16 8:53:31 PM


12"
4"
EQ
PANEL BOARD SIDING (WHITE FINISH)
BATTEN BOARD SIDING (BLACK FINISH)
2 PLY BEAM EXTENDING FROM WALL TO PICK UP RAFTER FRAMING (2'-4" TO TOP OF BEAM AS SHOWN)
ROOF BEARING 109' - 1 1/8"
PRE-FIN SOFFIT, FASCIA BOARD & GUTTER TYP. (BLACK FINISH)
WINDOW DESIGN BY OWNER AND G.C. TYPICAL - SIZES NOTED ON PLANS. WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL.
17.86 ft BUILDING HEIGHT
1058
DOOR (FINAL DESIGN TBD)
6" HIGH ALUMINUM LETTERING FASTENED TO HARDIE PANEL
MAIN FLOOR 100' - 0"
DROPPED ENTRY 98' - 10"
PARGING TO 12" BELOW GRADE
BUILT UP FINISHED GRADE
SLIDER
GRADE 94' - 9 3/4" (GRADE @ BUILDING PERIMETER)
P.T. BROWN DECK AND RAILING TO GRADE
1 AE-200 FRONT ELEVATION - 1/4" = 1'-0"
STUCCO CONTROL JOINT FOR AESTHETICS
STUCCO COLOUR 2 TYPICAL (LIGHT FINISH - SMOOTH WHITE STUCCO)
STUCCO COLOUR 1 (DARK FINISH - SMOOTH BLACK STUCCO)
PLANK SIDING (COLOUR TYPE 1 TBD)
PRE-FIN SOFFIT, FASCIA BOARD & GUTTER TYP. (BLACK FINISH), CLAD BEAM IN PRE-FIN METAL TO MATCH.
5 AE-200 FRONT ELEVATION - 1/4" = 1'-0"
FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY OWNER)
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS:
PRE-FINISHED VENTED. BLACK FINISH UNO
STUCCO: "STANDARD" LIGHT FINISH (CHANTILLY LACE) UNO
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: BLACK IN APPEARANCE UNO.
DOOR/WINDOW FRAMES:
AT FRONT OF BUILDING (IN SIDING): TO BE BLACK FINISH
OTHER WINDOWS: TO BE STANDARD WHITE FINISH UNO BY OWNER
PANEL SIDING: WHITE FINISH w/ BLACK REVEAL JOINTS UNO BY OWNER
BATTEN BOARDS: BLACK FINISH UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: PAINTED BLACK UNO BY OWNER
FINISH NOTES: BASIS OF DESIGN (TO BE CONFIRMED BY OWNER)
SOFFITS/FASCIAS/EAVESTROUGH AND DOWNSPOUTS:
PRE-FINISHED VENTED. WHITE FINISH UNO
STANDARD STUCCO: LIGHT FINISH (CHANTILLY LACE) UNO
STUCCO COLOUR 1: BLACK SMOOTH FINISH UNO
STUCCO COLOUR 2: WHITE SMOOTH FINISH UNO
(CONTROL JOINT TO BE PAINTED BLACK)
PARGING: STANDARD GREY UNO
ASPHALT SHINGLES: GREY IN APPEARANCE UNO.
WINDOW FRAMES: STANDARD WHITE FINISH UNO BY OWNER
HORIZONTAL PLANK COLOUR 1: EVENING IRON GREY BY HARDIE UNO BY OWNER
WINDOW/DOOR/FINISH TRIMS: PAINTED BLACK UNO BY OWNER
GENERAL NOTES:
REFER TO AE-000 AND AE-201 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.
DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
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FRONT ELEVATIONS
Date DECEMBER 2020
AE-200
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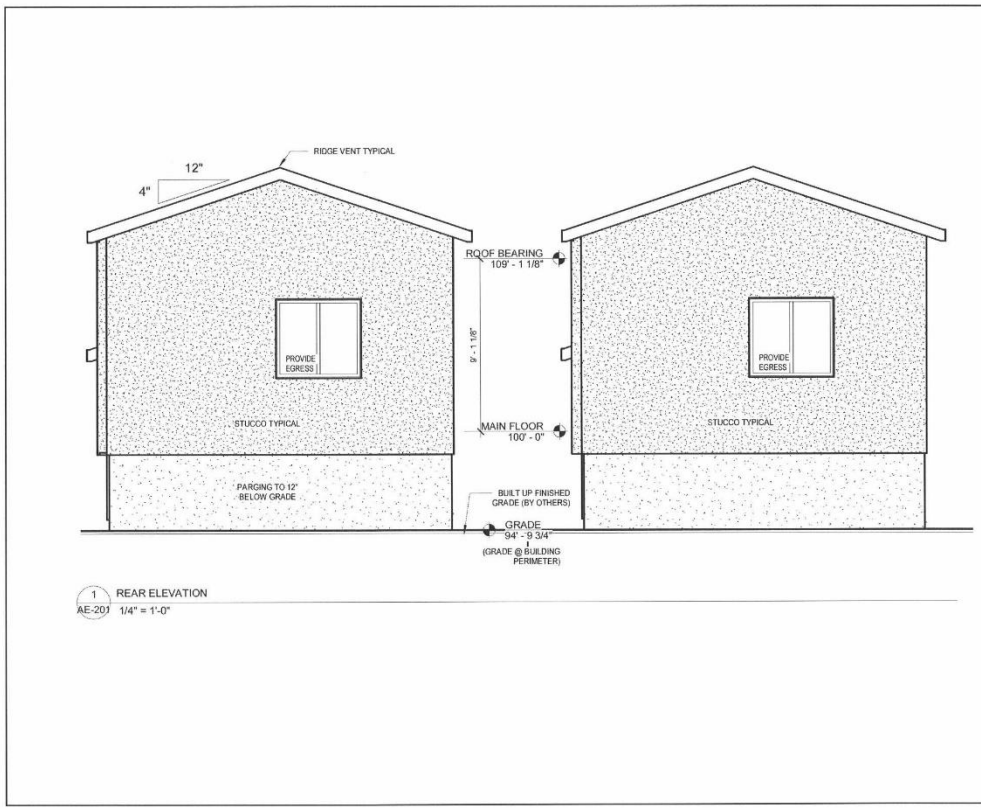


WINDOW NOTES:

CONTRACTOR TO CONFIRM ALL WINDOW SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION AND TO CONSTRUCT PROPER ROUGH OPENINGS TO SUPPLIER PROVIDED DIMENSIONS.

INSTALL ALL WINDOWS AND DOORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CONFIRM WITH WINDOW SUPPLIER WHICH WINDOWS OPERABLE AND TYPE. ALL BEDROOM WINDOWS TO HAVE AN OPERABLE AREA WITH MINIMUM OPENING OF NOT LESS THAN 542 SQ INCHES AND NO DIMENSION LESS THAN 15" TO SATISFY BUILDING CODE REQUIREMENTS.

ALL WINDOWS TO MEET PRESCRIBED U-VALUE OF 1.6 OR HAVE A MIN ENERGY RATING OF 25 TO MEET 9.36 ENERGY EFFICIENCY REQUIREMENTS.

DEADBOLTS TO BE INSTALLED ON ALL EXTERIOR DOORS. PROVIDE SECURITY BLOCKING AT MID-HEIGHT ALONG BOTH SIDES OF DOOR PROVIDE NON-REMOVABLE PINS IF DOOR SWINGS OUT. PROVIDE DOOR VIEWER IN FRONT DOOR IF NO SIDELITE.
REFER TO ELEVATIONS FOR HEAD HEIGHT OF WINDOWS TYPICAL.

ALL BEDROOM WINDOWS TO HAVE AN OPERABLE AREA WITH MINIMUM OPENING OF NOT LESS THAN 542 SQ INCHES AND NO DIMENSION LESS THAN 15" TO SATISFY BUILDING CODE EGRESS REQUIREMENTS.

DOOR NOTES:

ALL FINAL DOOR FINISHES TO BE SELECTED BY DESIGNER AND OWNER. DOORS SHOWN ARE FOR REFERENCE ONLY; PROVIDE ALL ROUGH OPENING SIZES TO FRAMER PRIOR TO FRAMING.

GENERAL NOTES:

REFER TO AE-000 AND AE-200 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.

INSTALL PRE-FINISHED FLASHINGS OVER EXTERIOR DOOR AND WINDOW OPENINGS INCLUDING FOR END DAMS TYPICAL. FLASHINGS TO BE INSTALLED MINIMUM 2" UPWARDS BEHIND SHEATHING PAPER AND FORMED AS A DRIP ON THE OUTSIDE EDGE. ALL FLASHINGS TO MATCH SOFFIT AND FASCIA COLOUR TYPICAL.

PROVIDE PRE-FINISHED KICK OUT FLASHING @ ALL WALL/EAVES LOCATIONS PER DETAIL ON AE-200 TYPICAL.

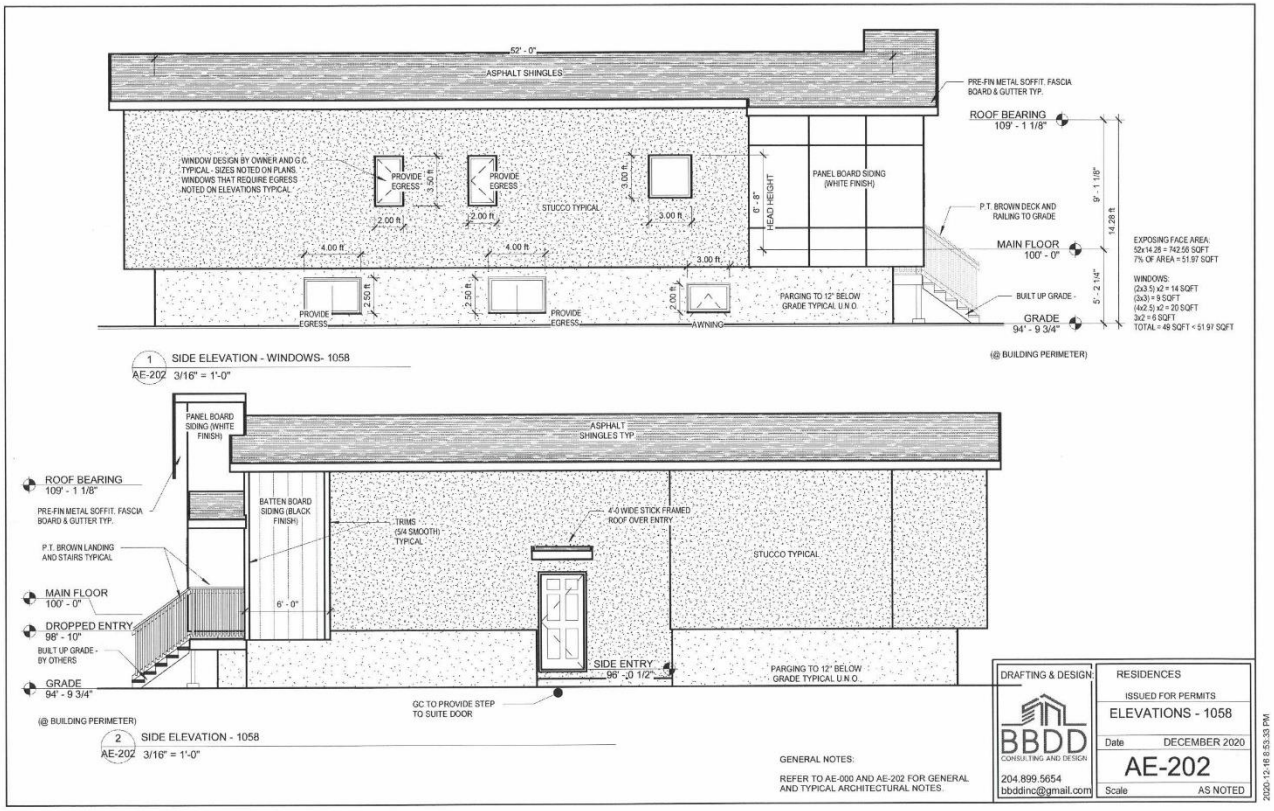
EXTERIOR TO BE PROTECTED WITH CLADDING, FASHING, TRIM AND CAULKING AS REQUIRED TO PREVENT ENTRY OF RAIN AND SNOW.

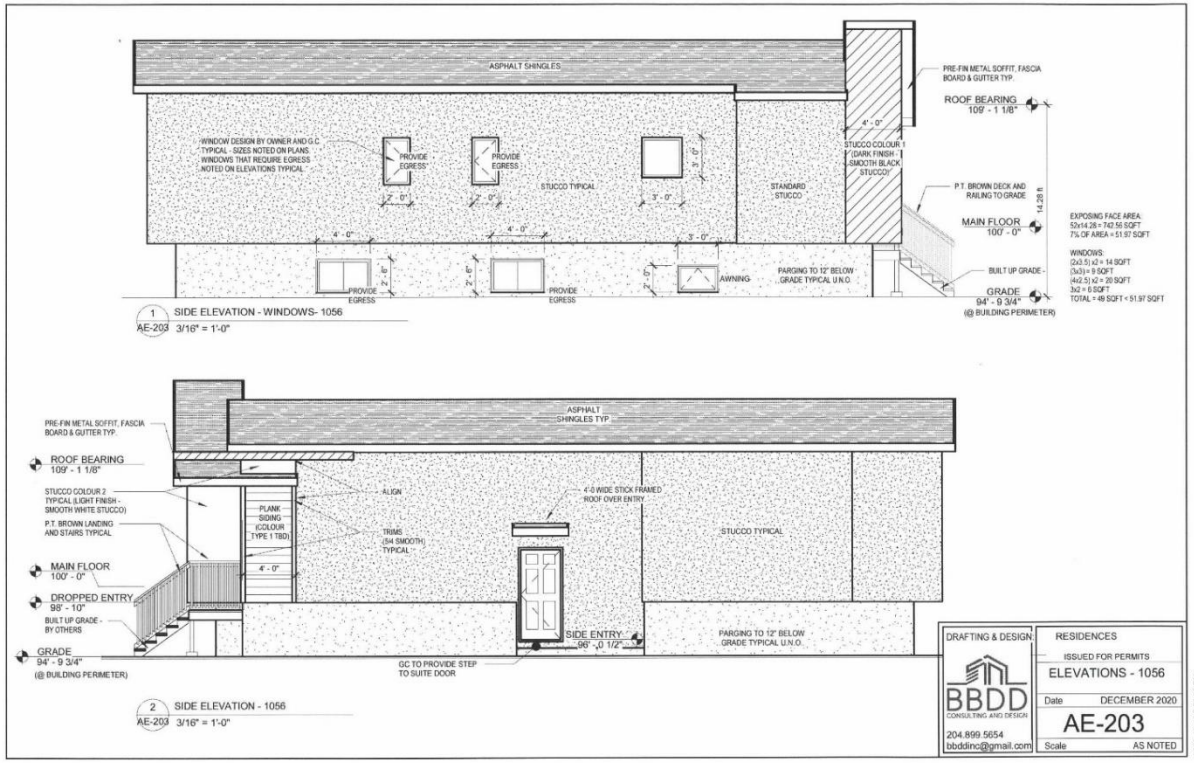
MATERIALS AND INSTALLATION PER THE FOLLOWING NBCC SECTIONS
- WINDOWS AND DOORS: 9.7
- ROOFING: 9.26
- EXTERIOR CLADDING: 9.27
- FLASHING: 9.26.4, 9.27.3.7, 9.27.3.8
- SEALANTS AND CAULKING: 9.27.4
- SHEATHING MEMBRANE: 9.27.3.1 TO 9.27.3.6 CONFORMING TO CAN/CBSB-51.32-M "SHEATHING MEMBRANE BREATHER TYPE"

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

RESIDENCES
ISSUED FOR PERMITS
REAR ELEVATIONS
Date DECEMBER 2020
AE-201
Scale AS NOTED

2020-12-16 8:53:32 PM


52' - 0"
ASPHALT SHINGLES
PRE-FIN METAL SOFFIT, FASCIA BOARD & GUTTER TYP.
ROOF BEARING 109' - 1 1/8"
WINDOW DESIGN BY OWNER AND G.C. TYPICAL - SIZES NOTED ON PLANS WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL
PROVIDE EGRESS
3.50 ft
PROVIDE EGRESS
STUCCO TYPICAL
3.00 ft
6' - 8" HEAD HEIGHT
PANEL BOARD SIDING (WHITE FINISH)
P.T. BROWN DECK AND RAILING TO GRADE
9' - 1 1/8"
14.29 ft
MAIN FLOOR 100' - 0"
EXPOSING FACE AREA: 52x14.28 = 742.56 SQFT 7% OF AREA = 51.97 SQFT
WINDOWS: (2x3.5) x2 = 14 SQFT (3x3) = 9 SQFT (4x2.5) x2 = 20 SQFT 3x2 = 6 SQFT TOTAL = 49 SQFT < 51.97 SQFT
2.00 ft
4.00 ft
4.00 ft
3.00 ft
5' - 2 1/4"
BUILT UP GRADE -
PROVIDE EGRESS
2.50 ft
2.50 ft
PROVIDE EGRESS
2.00 ft
AWNING
PARGING TO 12" BELOW GRADE TYPICAL U.N.O.
GRADE 94' - 9 3/4"
(@ BUILDING PERIMETER)
1 SIDE ELEVATION - WINDOWS- 1058
AE-202 3/16" = 1'-0"
PANEL BOARD SIDING (WHITE FINISH)
ASPHALT SHINGLES TYP.
ROOF BEARING 109' - 1 1/8"
PRE-FIN METAL SOFFIT, FASCIA BOARD & GUTTER TYP.
BATTEN BOARD SIDING (BLACK FINISH)
TRIMS (5/4 SMOOTH) TYPICAL
4'-0 WIDE STICK FRAMED ROOF OVER ENTRY
P.T. BROWN LANDING AND STAIRS TYPICAL
STUCCO TYPICAL
MAIN FLOOR 100' - 0"
6' - 0"
DROPPED ENTRY 98' - 10"
BUILT UP GRADE - BY OTHERS
SIDE ENTRY 98' -0 1/2"
PARGING TO 12" BELOW GRADE TYPICAL U.N.O.
GRADE 94' - 9 3/4"
GC TO PROVIDE STEP TO SUITE DOOR
(@ BUILDING PERIMETER)
2 SIDE ELEVATION - 1058
AE-202 3/16" = 1'-0"
GENERAL NOTES:
REFER TO AE-000 AND AE-202 FOR GENERAL AND TYPICAL ARCHITECTURAL NOTES.
DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
ISSUED FOR PERMITS
ELEVATIONS - 1058
Date DECEMBER 2020
AE-202
Scale AS NOTED
2020-12-16 8:53:33 PM


ASPHALT SHINGLES
PRE-FIN METAL SOFFIT, FASCIA BOARD & GUTTER TYP.
ROOF BEARING 109' - 1 1/8"
WINDOW DESIGN BY OWNER AND G.C - TYPICAL - SIZES NOTED ON PLANS - WINDOWS THAT REQUIRE EGRESS NOTED ON ELEVATIONS TYPICAL
PROVIDE EGRESS
STUCCO TYPICAL
STANDARD STUCCO
STUCCO COLOUR 1 (DARK FINISH - SMOOTH BLACK STUCCO)
P.T. BROWN DECK AND RAILING TO GRADE
MAIN FLOOR 100' - 0"
14.26 ft
EXPOSING FACE AREA:
52x14.26 = 742.56 SQFT
7% OF AREA = 51.97 SQFT
WINDOWS:
(2x3.5) x2 = 14 SQFT
(3x3) = 9 SQFT
(4x2.5) x2 = 20 SQFT
3x2 = 6 SQFT
TOTAL = 49 SQFT < 51.97 SQFT
AWNING
PARGING TO 12" BELOW GRADE TYPICAL U.N.O.
BUILT UP GRADE
GRADE 94' - 9 3/4" (@ BUILDING PERIMETER)
1 SIDE ELEVATION - WINDOWS- 1056
AE-203 3/16" = 1'-0"
ASPHALT SHINGLES TYP.
PRE-FIN METAL SOFFIT, FASCIA BOARD & GUTTER TYP.
ROOF BEARING 109' - 1 1/8"
STUCCO COLOUR 2 TYPICAL (LIGHT FINISH - SMOOTH WHITE STUCCO)
P.T. BROWN LANDING AND STAIRS TYPICAL
MAIN FLOOR 100' - 0"
DROPPED ENTRY 98' - 10"
BUILT UP GRADE - BY OTHERS
GRADE 94' - 9 3/4" (@ BUILDING PERIMETER)
PLANK SIDING (COLOUR TYPE 1 TBD)
ALIGN
TRIMS (54 SMOOTH) TYPICAL
4'-0 WIDE STICK FRAMED ROOF OVER ENTRY
STUCCO TYPICAL
SIDE ENTRY 98' - 0 1/2"
PARGING TO 12" BELOW GRADE TYPICAL U.N.O.
GC TO PROVIDE STEP TO SUITE DOOR
2 SIDE ELEVATION - 1056
AE-203 3/16" = 1'-0"
DRAFTING & DESIGN
BBDD CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
RESIDENCES
ISSUED FOR PERMITS
ELEVATIONS - 1056
Date DECEMBER 2020
AE-203
Scale AS NOTED
2020-12-16 8:53:33 PM