Minute No. 636
Report – Executive Policy Committee – July 13, 2022

Item No. 9 Subdivision and Rezoning – 597-599 Washington Avenue (Elmwood-East Kildonan Ward) File DASZ 20/2022 [c/r DAV 123833/2022D]

COUNCIL DECISION:

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

1. That the subdivision under Development Application No. DASZ 20/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 6, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 Servicing 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 May 26, 2022 and attached as Schedule "B" to this report.

2. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, as shown on the map dated May 6, 2022 and included within Schedule "A", subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping

Report – Executive Policy Committee – July 13, 2022

COUNCIL DECISION (continued):

g. Free-standing signage

On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, a maximum of one (1) private vehicular approach shall be permitted on the subject property and all other existing front approaches must be removed and that the curb, sidewalk and boulevard be restored as determined by and to the satisfaction of the Director of Public Works at no cost to the City. The applicant shall make an application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/200.

3. That the City enter into, execute and deliver with the Developer:

A. A Servicing Agreement in accordance with recommendation 1; and

B. A Zoning Agreement in accordance with recommendation 2.

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. DASZ 20/2022, as determined by the City's Director of Planning, Property and Development.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

Report – Executive Policy Committee – July 13, 2022

COUNCIL DECISION (continued):

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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.

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

Report – Executive Policy Committee – July 13, 2022

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 13, 2022, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 20, 2022, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

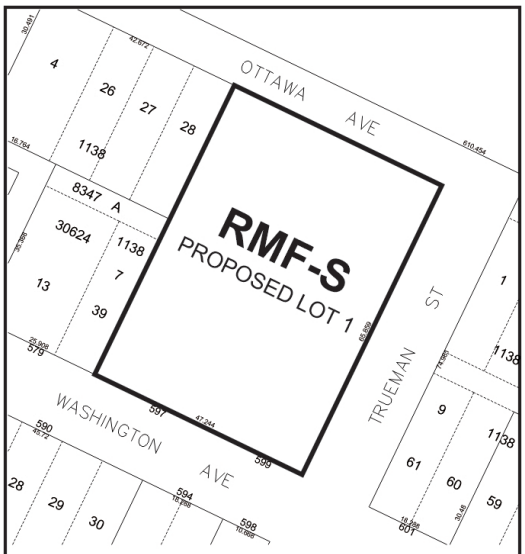
File: DASZ 20/2022

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

Public Hearing: June 20, 2022
Council Building, 510 Main Street

Applicant: Tulip Homes Inc. (Burhanudeen Zakir Hussain)

Subject:



EAST KILDONAN TRANSCONA COMMUNITY

APPLICANT : Tulip Homes Inc. (Burhanudeen Zakir Hussain)
FILE : DASZ 20/2022
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "M1" MANUFACTURING LIGHT DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of multi-family dwellings.**For information, phone D. Iskierski, Planner at 204-986-5337.**

Premises Affected: 597-599 Washington Avenue

For submission to: Executive Policy Committee

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

Report date: June 20, 2022

Community Committee Recommendation:

On June 20, 2022, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 20/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 6, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 Servicing 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 May 26, 2022 and attached as Schedule "B" to this report.

2. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, as shown on the map dated May 6, 2022 and included within Schedule "A", subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping
            g. Free-standing signage

On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, a maximum of one (1) private vehicular approach shall be permitted on the subject property and all other existing front approaches must be removed and that the curb, sidewalk and boulevard be restored as determined by and to the satisfaction of the Director of Public Works at no cost to the City. The applicant shall make an application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/200.

4. That the City enter into, execute and deliver with the Developer:

   A. A Servicing Agreement in accordance with recommendation 1;

   B. A Zoning Agreement in accordance with recommendation 2.

5. 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. DASZ 20/2022, as determined by the City's Director of Planning, Property and Development.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

8. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

9. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.
10. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

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. It is an unusual setting. It is right in the industrial area there right next to the Bowman Industrial Park. It is an unusual area of East Kildonan. It is one of the oldest still existing industrial zones in the city and this area goes back to I think, World War I era.

2. Interesting area in terms of the type of product that are being developed there over the generations. We can certainly count this area in terms of generations and how long its been there, as our Planner Iskierski made the point, it is a transitional area and it is right up against a residential area. To me one of the most unusual industrial and residential areas in the city. I think this is a good evolution or transition for the area and I am pleased to see it going on and in proper accordance with the City by-laws etc., and so I am pleased to move it today.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated March 17, 2022 2. Notification of Public Hearing dated May 6, 2022 3. Manitoba Status of Titles 3142791/1, 3142792/1, 3142793/1 4. Letter of authorization dated February 15, 2022 from Hadzic Holding Company Inc., to Burhanudeen Zakir Hussain, Tulip Homes Inc. 5. Caveats 2031200/1, 2246215/1 6. Plans (21 pages) 7. Report from the Urban Planning Division dated May 26, 2022 8. Inspection Report 9. Recording of Representations

REPRESENTATIONS:

In Support:

Burhanudeen Zakir Hussain

In Opposition:

Nil

For Information:

Nil

For the City:

D. Iskierski, Planner, Planning, Property and Development, Department

Exhibit "7" referred to in File DASZ 20/2022

ADMINISTRATIVE REPORT

Title: DASZ 20/2022 – 599 Washington Avenue

Issue: An application for consideration at the Public Hearing to consolidate three lots and rezone from 'M1' Manufacturing Light to 'RMF-S' Residential Multi-Family (Small) for the construction of multi-family residential buildings.

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
D. Iskierski, MCP	J. Kiernan	N/A	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 20/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 6, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 Servicing 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 May 26, 2022 and attached as Schedule "B" to this report.

2. That, the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, as shown on the map dated May 6, 2022 and included within Schedule "A", subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. That the Owner must submit plans showing the location and design of any and all proposed:

a. Buildings

b. Accessory parking areas

c. Private approaches

d. Garbage enclosures

e. Fencing

f. Landscaping; and

g. Free-standing signage

On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, a maximum of one (1) private vehicular approach shall be permitted on the subject property and all other existing front approaches must be removed and that the curb, sidewalk and boulevard be restored as determined by and to the satisfaction of the Director of Public Works at no cost to the City. The applicant shall make an application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/200.

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12. 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.

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

REASON FOR THE REPORT

- The applicant is proposing to consolidate three lots and rezone from 'M1' Manufacturing Light District to 'RMF-S' Residential Multi-Family (Small) District for the construction of four townhouse style residential multi-family buildings.
- 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 and Design Division are concurred in, the subject site will be consolidated and rezoned consistent with the map provided in Schedule "A" of this report.

CONSULTATION

Prior to applying for a formal development application, a pre-application was filed by the applicant to determine any site constraints or considerations that may impact the development.

Afterwards, further discussions between the Urban Planning and Design Division, Public Works and Water and Waste led to some changes in requests of which the applicant refined the design and defined servicing upgrade requirements and solid waste pickup services with the appropriate departments.

Notable changes were that solid waste pickup would be private collection rather than public and that the applicant would only have access via Washington Avenue.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Mature Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while

promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by:	Dan Iskierski, MCP
Date:	May 26, 2022
File No.	DASZ 20/2022

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Appendix B — Proposed By-law
3. Appendix C — Plan Approval Design Guidelines
4. Schedule “A” — Recommended File No. DASZ 20/2022 East Kildonan - Transcona Community Committee, dated May 6, 2022
5. Schedule “B” — Report of the Administrative Working Group – May 26, 2022

APPENDIX 'A'

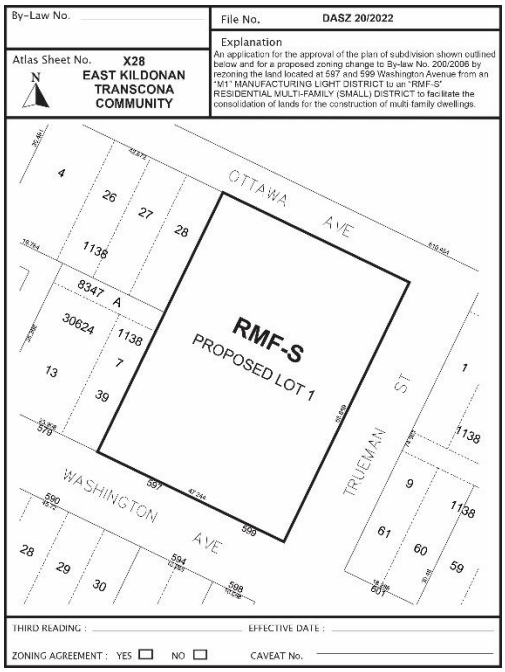
DATE: May 26, 2022

FILE: **DASZ 20/2022**
RELATED FILES: DAV 22-123833\D

COMMUNITY: East Kildonan – Transcona Committee
NEIGHBOURHOOD #: 4.401 – Chalmers

SUBJECT: An application to consolidate three lots and rezone to 'RMF-S' (Residential Multi-Family Small) for the construction of four residential multi-family buildings.

LOCATION: 597-599 Washington (see map below)



APPLICANT: TULIP HOMES INC.
78 Ellesmere Ave.
Winnipeg, MB R2M 0G6

OWNER: HADZIC HOLDING COMPANY INC.
123 Winterhaven Dr.
Winnipeg, MB R2N 4L5

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject property is located at the northwest intersection of Washington Avenue and Trueman Street with frontage on Washington Avenue, Trueman Street and Ottawa Avenue in the Chalmers neighbourhood of the Elmwood - East Kildonan ward.
- The site comprises three separate parcels that in total encompass 33,488 square feet (3111.14 square metres) in area and currently has two buildings used for automobile services, sales and storage.
- Under the *Complete Communities Direction Strategy 2.0*, the property is located within the "Areas of Stability – Recent Community" policy area and is zoned "M1" Manufacturing Light District.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Ottawa Avenue then factory zoned "M1" Manufacturing Light District.

South: Washington Avenue then warehouse buildings zoned "M1" Manufacturing Light District.

East: Trueman Street then warehouse zoned "M1" Manufacturing Light District.

West: Row housing zoned "R1-S" Residential Single-Family Small District.

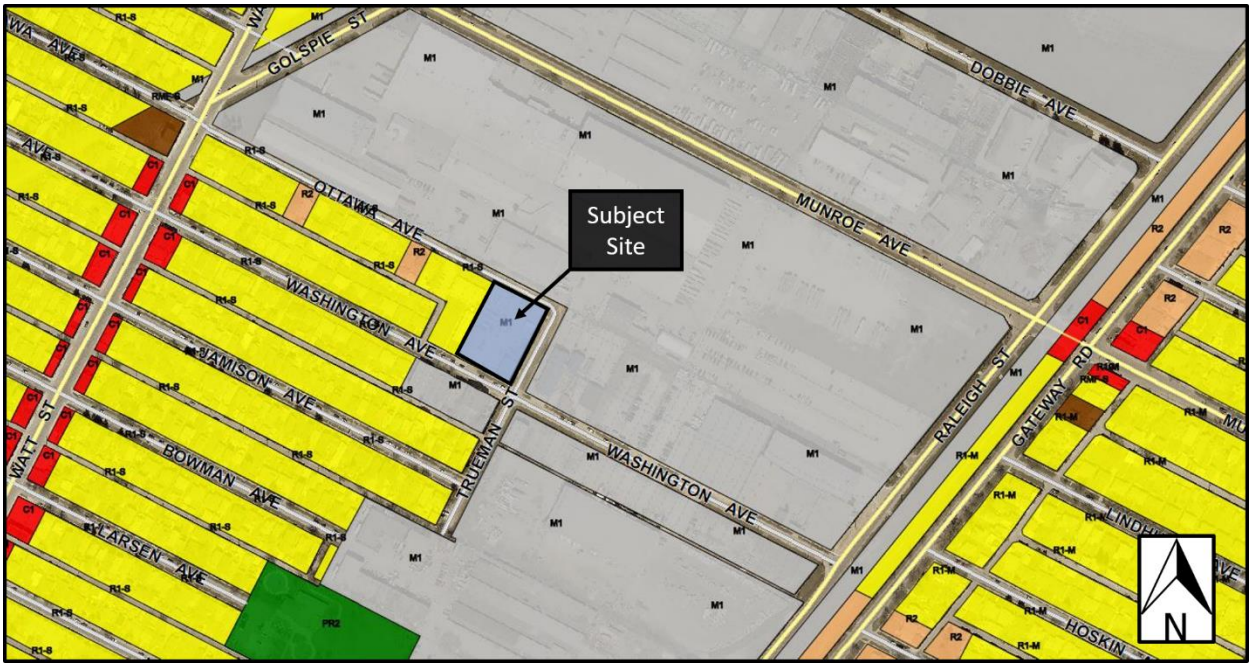


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate three lots into one parcel and rezone from ‘M1’ Manufacturing Light District to ‘RMF-S’ Residential Multi-Family (Small) District for the purposes of constructing four 3-storey townhouse style multi-family residential buildings encompassing 22 units.
- Parking will be provided for each townhouse in an attached garage and driveway with an additional two (2) visitor parking stalls provided at the rear of the property behind the building and screened from view of the public street.
- Vehicular access to the property is proposed by way of an approach from Washington Avenue.
- Garbage pickup will be private as there is no turnaround suitable for vehicles contracted by the City of Winnipeg Solid Waste Department.

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions which resulted in a recommendation for pre-application to determine site constraints and design considerations. The result was to revise the access to only Washington Avenue. Other aspects included revising the design to treat the east and west side yards as private amenity space for the individual units. The finalized design reflects site constraints and meets the intent of the pre-application feedback.

With the Public

No letters of support were included with the letter of intent in the application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As part of *Complete Communities Direction Strategy 2.0*, the city has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner.

  1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

  c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks and layout;

  d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

  e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

  g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

- *Complete Communities Direction Strategy 2.0* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure." Specifically, the following policies relate to small-scale residential development in the Mature Communities Policy Area:

  1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.

  1.9.1 Small scale residential is generally not accommodated on streets without a back lane, but may be accommodated in limited circumstances where compatible with adjacent land uses and in consideration of the factors in Policy section 1.6.

The Urban Planning and Design Division recommends approval of the subject proposal because it is consistent with applicable policies as outlined above for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The proposed residential use aligns with the desired use of the subject property as a transitional point between Employment Areas to the north and east and the residential neighbourhood to the west;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options and revitalizing this section of Washington Avenue;
- The subject site is a large area that is currently underutilized and the proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education; and
- The proposed design is complementary to the existing housing stock and is to a scale and massing consistent with the surrounding context.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Currently, the lands are zoned "M1" Manufacturing Light District. The Manufacturing Light (M1) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.
- The applicant is proposing to rezone the property to "RMF-S" – Residential Multi-Family Small to permit a lot area per dwelling unit of 1522 square feet which is required for the four 3-storey townhouse style multi-family residential buildings encompassing 22 units. The dimensional standards for multi-family structures in the "RMF-S" zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 4 feet, a minimum corner side yard of 5 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.
- The subject application was submitted to the Urban Planning Division after the adoption of the *Infill Guidelines* therefore the *Infill Guidelines* apply.
- The proposed development meets the Preferred Location Criteria for a Townhouse Development and most of the applicable site design guidelines including side yard setbacks, lot coverage and landscaping have been met.
    - The two that have not been met are the front and rear yard setbacks which, given the site constraints because of the three flanking front streets, it would not be possible while maintaining other requirements including the private road, length of driveways, pedestrian pathway and guest parking area.
    - Please note that Ottawa Avenue was treated similar to Washington Avenue and has essentially the same setback so as to promote an orderly development.

The proposed development meets all of the applicable building design guidelines including building height, roof pitches, façade materials and architectural features, main floor height, at-grade entrances, projections into setbacks, privacy and utilities servicing and mechanical.

CONSISTENCY WITH OURWINNIPEG 2045 AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed multi-family residential development will be a transformative change from the existing industrial uses, however will be a more appropriate transition into the predominately residential housing to the west. The property is large with frontage on Washington Avenue, Trueman Street and Ottawa Avenue.
- The proposed development is consistent with the objectives and policies directing development under Established Neighbourhood –Mature Communities of the *Complete Communities Direction Strategy 2.0*. More specifically:
    - The proposal to construct four 3-storey townhouse style multi-family residential buildings with a lot area per dwelling unit of 1522 square feet aligns with the objectives of the Established Neighbourhood – Mature Communities policy area as noted above. Specifically, introducing multi-family housing at this location contributes to the range of housing options available to residents and maximizes existing infrastructure. The additional density will help introduce more people to utilize existing community amenities in the neighbourhood such as libraries, schools, recreational facilities and park space.
    - The applicant has worked closely with the Urban Planning and Design Division to develop a proposal that is complementary to the existing scale, character and built form of the area. More specifically, the building and site design encompass the following considerations:
        - The building has a similar front yard setback with the single-family housing further to the west with residential units at-grade as well as an attractive

landscaping design which helps to support a more pedestrian-oriented, active street edge along Washington Avenue;

- The ground floor units along Washington Avenue include individual, private front entries and landscaped yards which is characteristic of the single-family homes along the street and helps to encourage interaction with the community and create a stronger connection to the street;
- The parking is provided for each individual unit with a driveway and garage accessed off of a private interior roadway with two additional visitor parking stalls located closer to Ottawa Avenue. Please note there is no through connection between the front approach on Washington Avenue and either Trueman Street nor Ottawa Avenue; and
- The building incorporates a high-quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along Washington Avenue, Trueman Street and Ottawa Avenue.

- The proposal helps the community context by transitioning out from a previously industrial use to the current residential land use designation within *OurWinnipeg 2045*.
- The proposed development also meets sustainable development objectives by minimizing the spatial use of land.

RECOMMENDED ZONING AGREEMENT

Plan Approval

The Urban Planning and Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development and East Kildonan - Transcona Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning and Design Division and the East Kildonan - Transcona Community Committee to review final plans and design details before any future development takes place on the site. Noting the amount of work that has been done on the design of the project in consultation with the Urban Planning and Design Division to-date, the expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DASZ application. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review.

Limited vehicular approaches

The Urban Planning and Design Division is recommending that a maximum of one private vehicular approach be permitted on Washington Avenue to help ensure the safety and comfort of pedestrians and cyclists is maintained.

LAND DEDICATION

- *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 or an equivalent amount as a cash dedication (cash in lieu).*
- *The amount of land is not less than 10%.*
- *In this instance, the Public Service is recommending the developer provide 'cash in lieu' as determined by the Planning, Property and Development Department.*

RECOMMENDATION

The Urban Planning and Design Division recommends **approval with conditions** for the following reasons:

- The proposed development is consistent with the policies of *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0*;
- The proposal is consistent with the policies guiding development in Established Neighbourhoods – Mature Communities in the *Complete Communities Direction Strategy 2.0* by increase housing choice, options for aging in place, and maximizing the use of existing infrastructure while supporting low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form; and
- The proposal is designed with a high degree of quality and enhances the overall look of the street edge along Washington Avenue, Trueman Street and Ottawa Avenue.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared By: Dan Iskierski, MCP
PPD File # DASZ 20/2022

APPENDIX 'C' Design Guidelines

Design Review Guidelines for DASZ 20/2022 – 597-599 Washington Avenue

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street and surrounding developments and creates a cohesive visual identity for the neighbourhood.

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

1.3 Parking areas should be completely screened from view of the street.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

2. Building Orientation and Design

2.1 The building façades should be well-articulated and should avoid featureless building massing.

2.2 The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.

2.3 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, balconies, etc. to break up tracts of continuous blank walls.

2.4 Ground floor residential units facing the street should include individual, private front entries and private amenity space (i.e., patios, terraces, etc.) to help encourage a stronger connection with the street.

3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

3.2 High-quality landscaping is required along the street fronts (i.e., along Washington Avenue, Trueman Street and Ottawa Avenue).

Schedule "A" for File No. DASZ 20/2022, East Kildonan-Transcona Community Committee, dated May 6, 2022

By-Law No. _____

File No. **DASZ 20/2022**

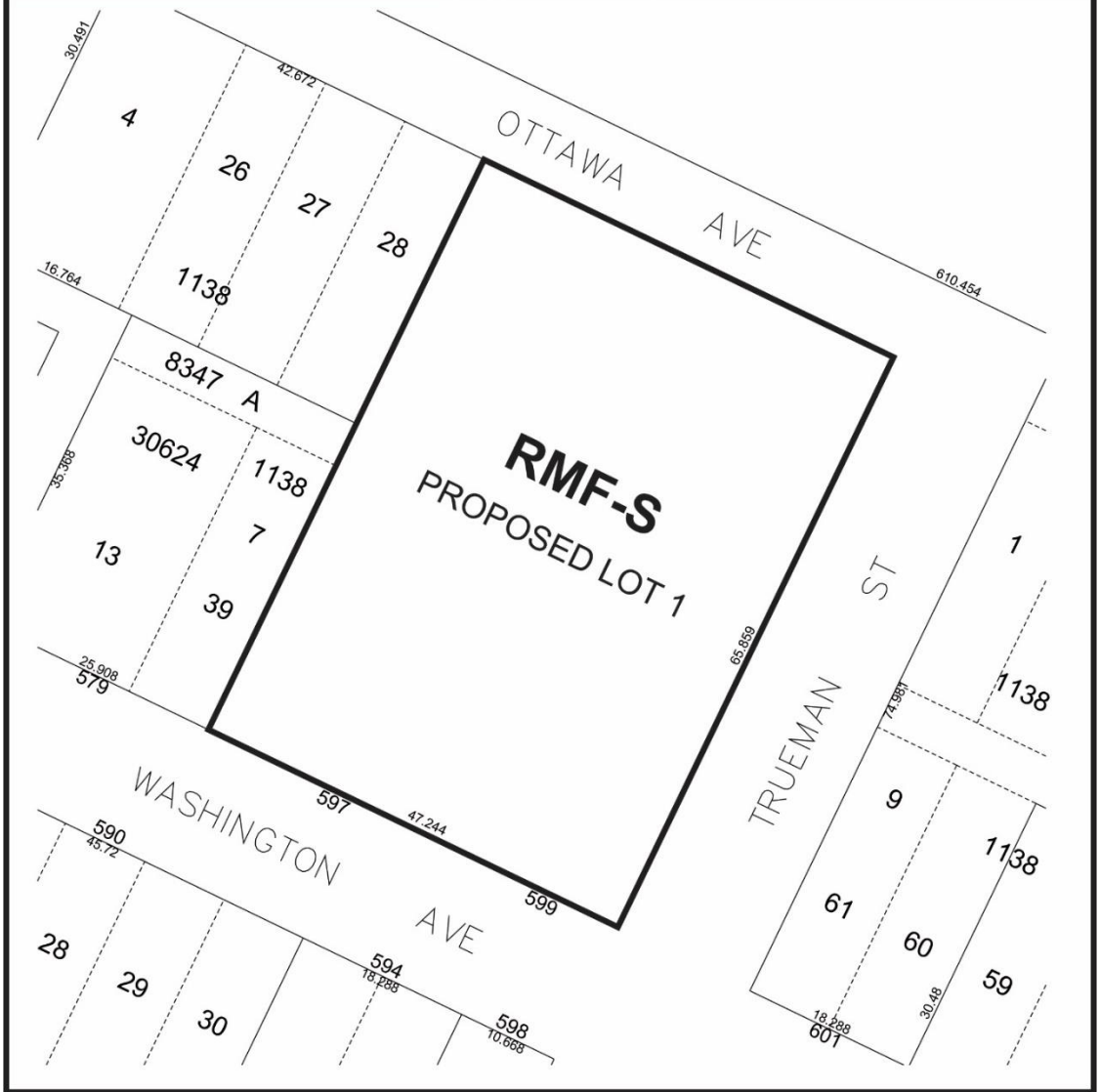
Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 597 and 599 Washington Avenue from an "M1" MANUFACTURING LIGHT DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of multi-family dwellings.

Atlas Sheet No. **X28**

N

EAST KILDONAN TRANSCONA COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 597 AND 599 WASHINGTON AVENUE

It is recommended that approval of DASZ 20/2022, if granted, be subject to the Developer entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the supplied development plans, provided that the Developer install two hour rated fire walls in the building as shown. Additional review will be required by their Department should the plans of development change during the design process.

Section II - Servicing Considerations

1) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

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

2) Sidewalk

a) The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk, and all related works, on the standard alignment 0.3m from the property line, on the south side of Ottawa Avenue between the existing sidewalk and Trueman Street, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk, and all related works, on the standard alignment 0.3m from the property line, on the west side of Trueman Street between Ottawa Avenue and Washington Avenue, as determined by and to the satisfaction of the Director of Public Works.

3) Construction Traffic

a) The Developer shall, at no expense whatsoever to the City, ensure that construction traffic uses access routes determined by the Director of Public Works.

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

4) Utilities

a) 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.

b) 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.

5) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense whatsoever 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.

b) 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.

6) Survey Monuments

a) 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 restored as required 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 Winnipeg Land Titles Office.

b) Where the Director of Planning, Property and Development determines that all the survey monuments within the Planned Area have been found or restored to their original positions, the Director of Planning, Property and Development may waive the requirements for Plan of Survey Perpetuating Certain Monuments under clause a).

Section III – 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:

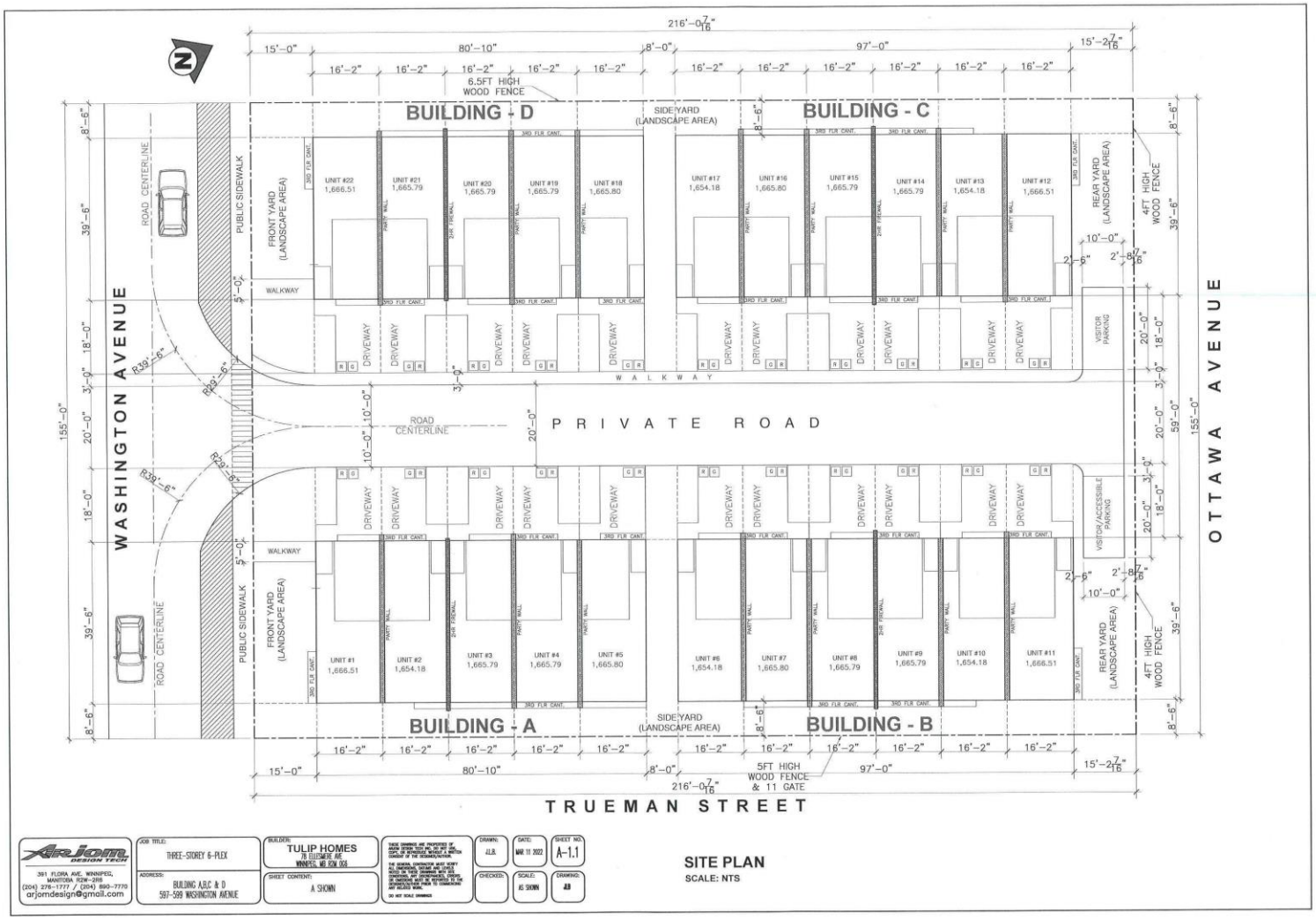
Administrative Co-ordinating Group
File No. DASZ 20/2022
May 26, 2022

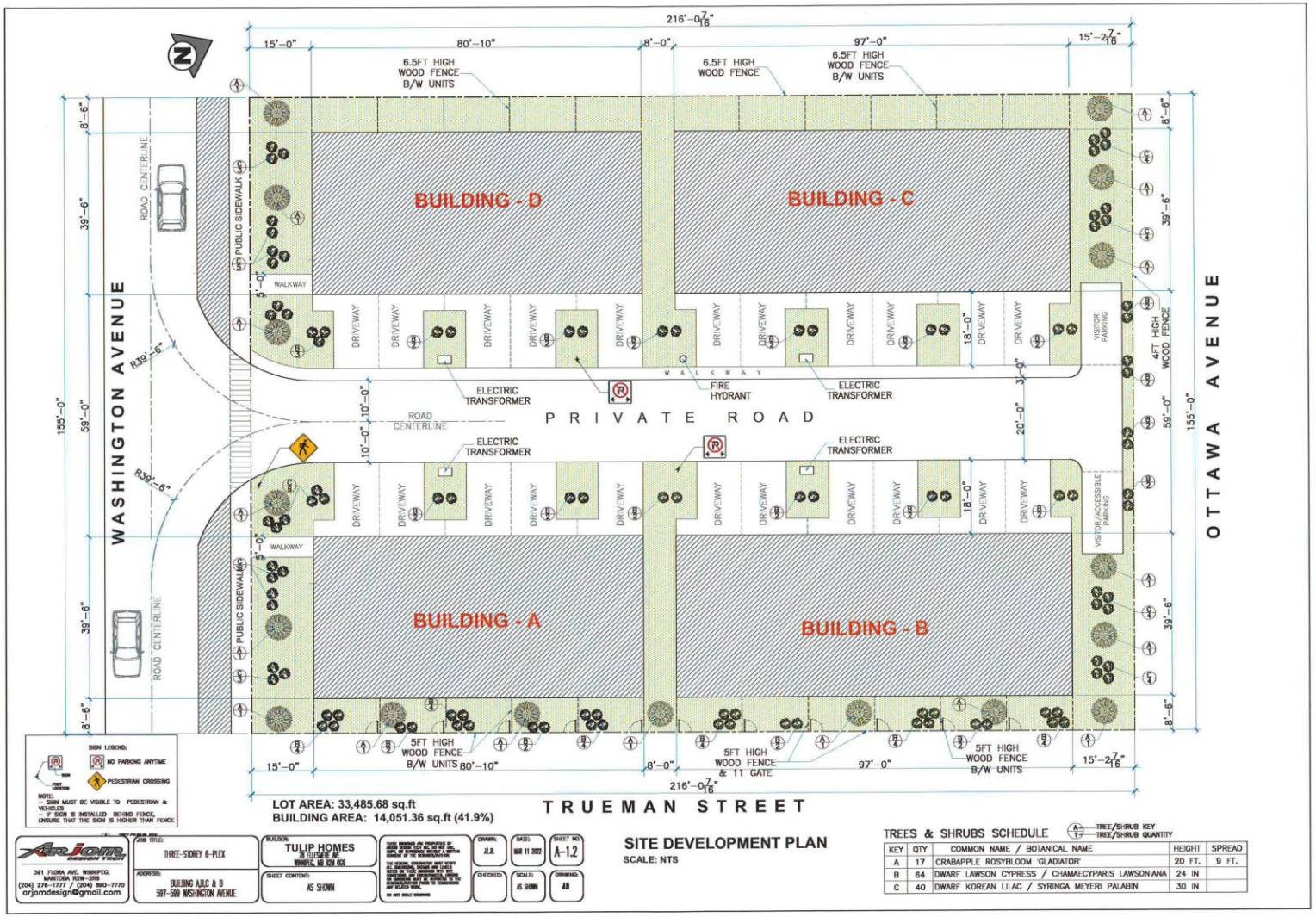
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D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

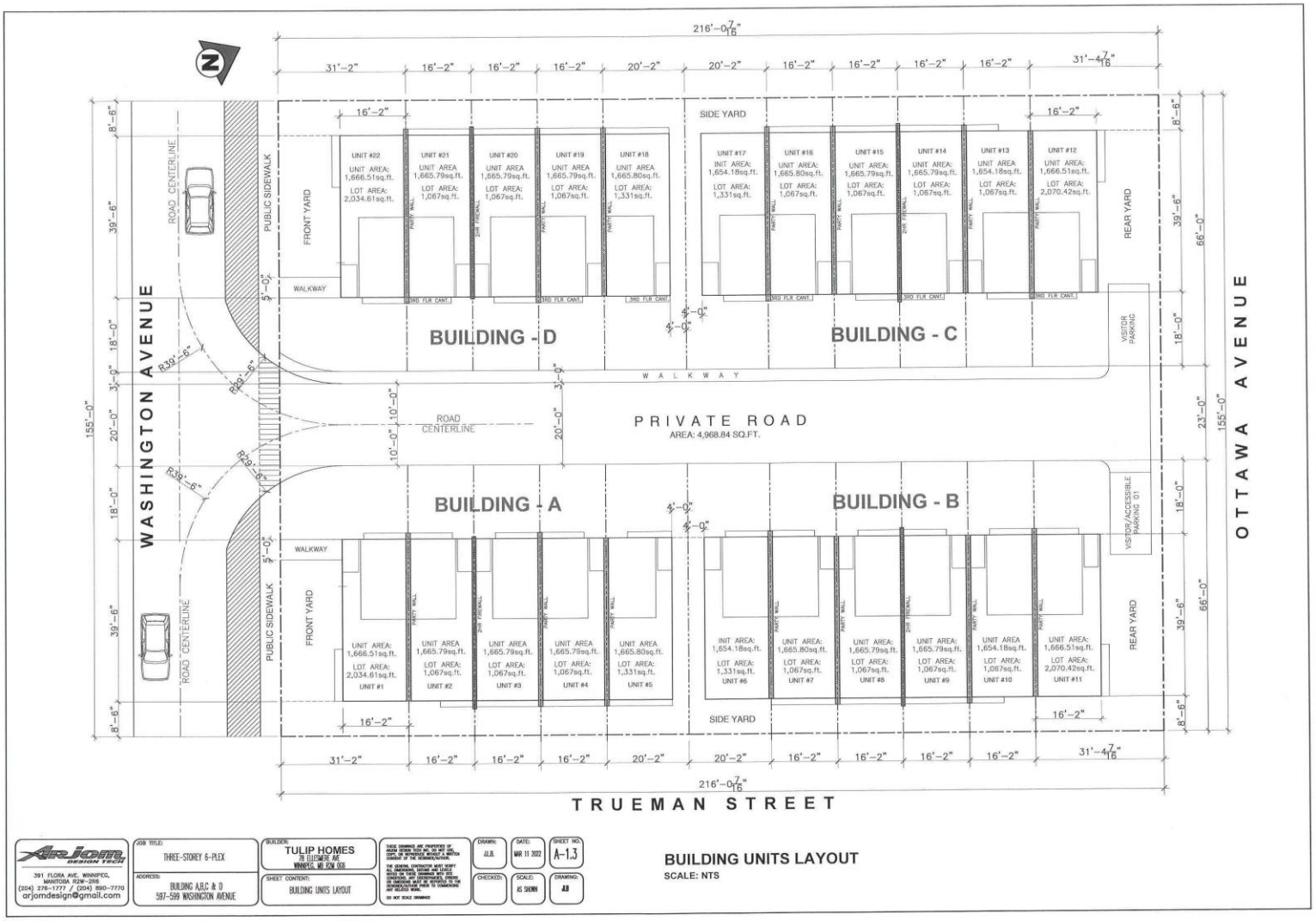
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M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

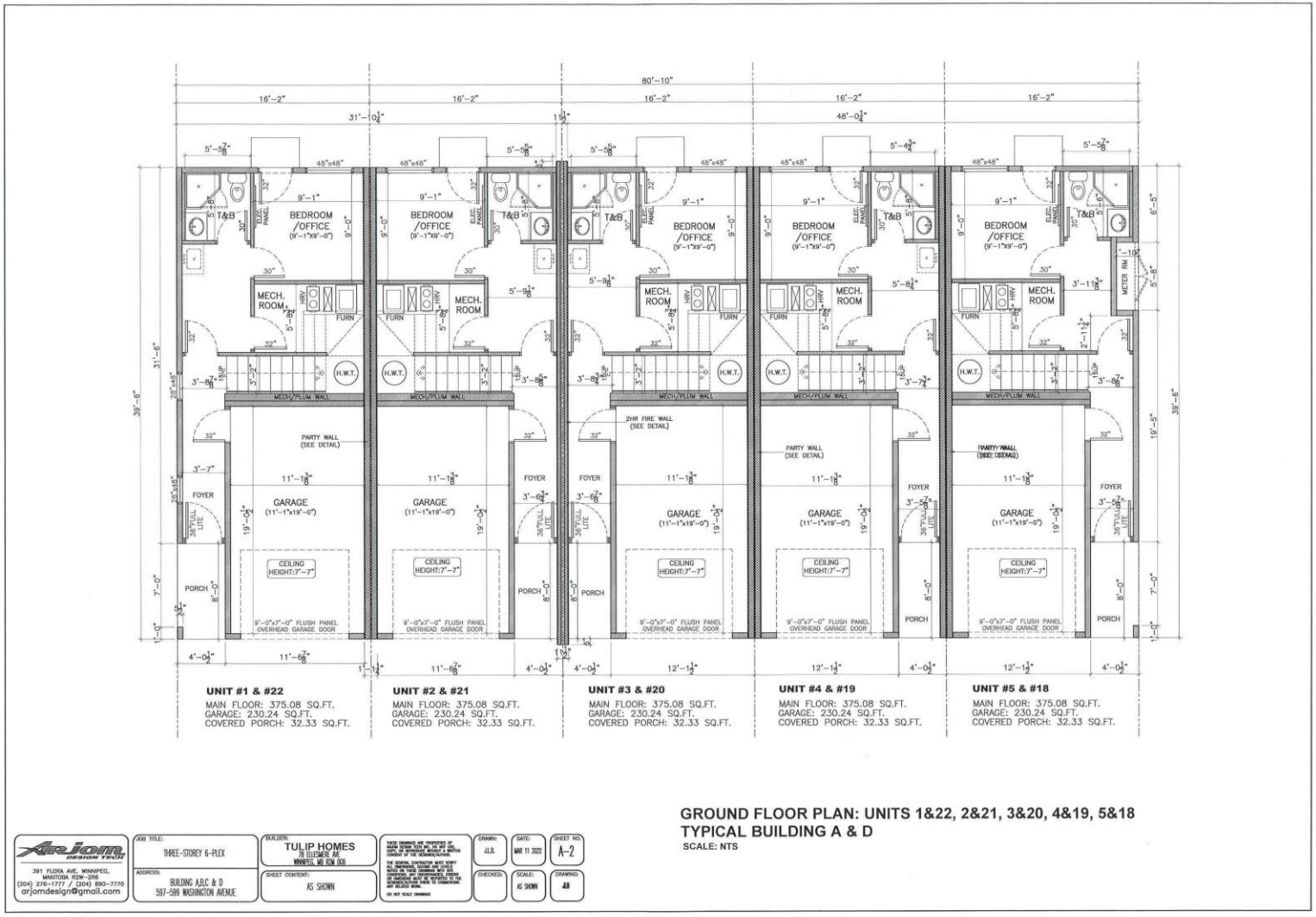
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C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

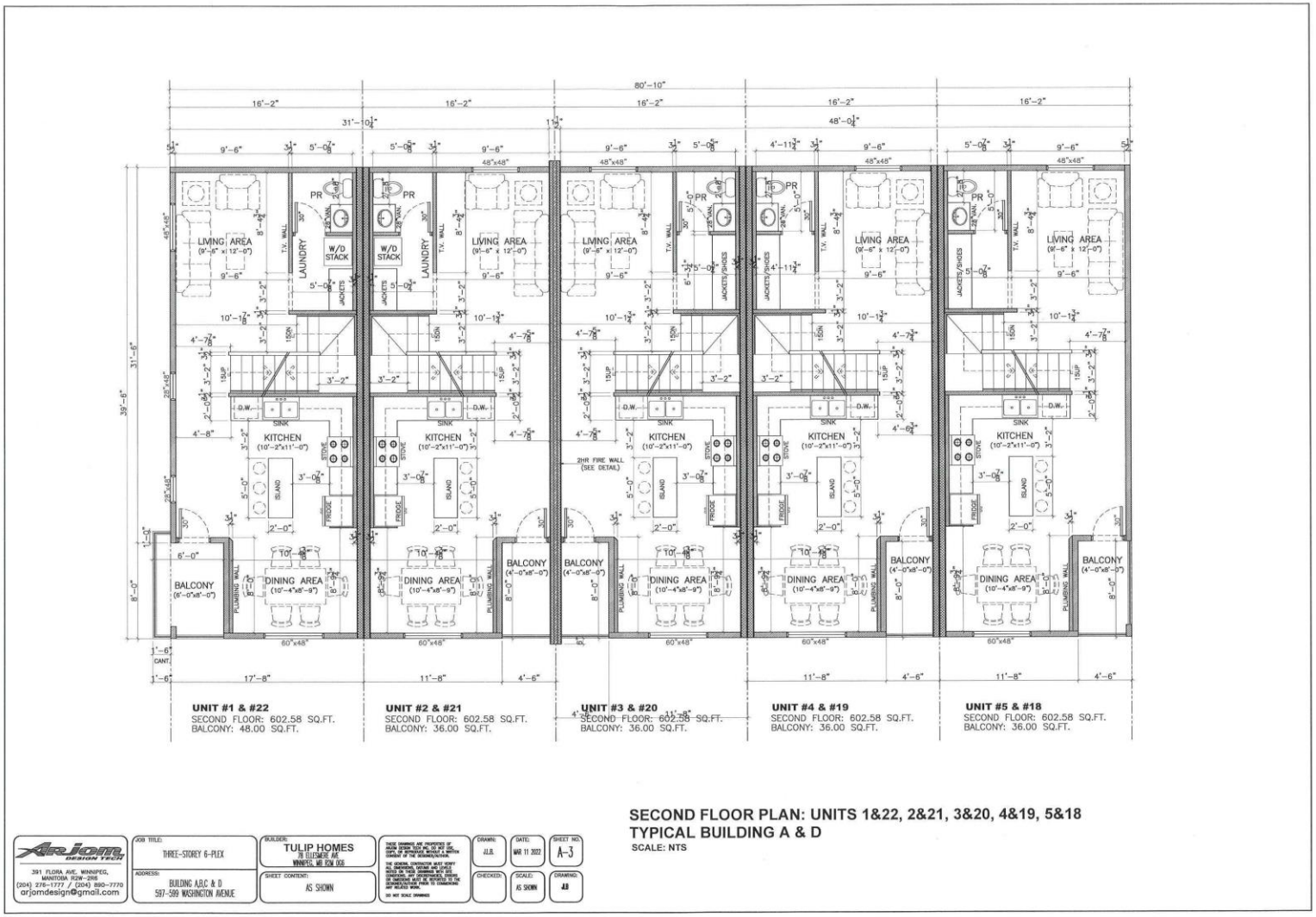
Exhibit "6" referred to in File DASZ 20/2022



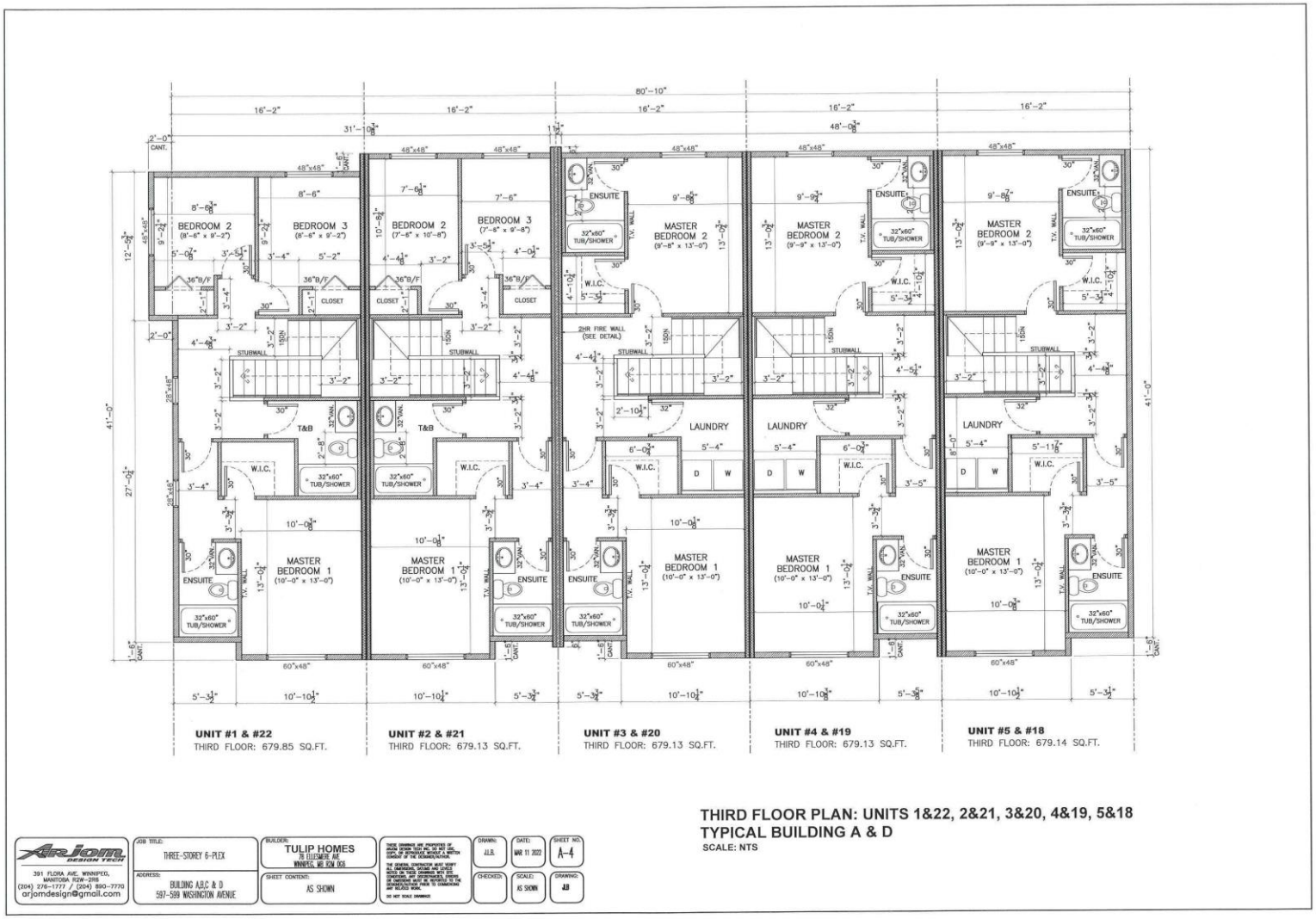

BUILDING - D
BUILDING - C
BUILDING - A
BUILDING - B
WASHINGTON AVENUE
OTTAWA AVENUE
PRIVATE ROAD
TRUEMAN STREET
6.5FT HIGH WOOD FENCE B/W UNITS
5FT HIGH WOOD FENCE B/W UNITS
5FT HIGH WOOD FENCE & 11 GATE
4FT HIGH WOOD FENCE
ELECTRIC TRANSFORMER
FIRE HYDRANT
PUBLIC SIDEWALK
WALKWAY
DRIVEWAY
VISITOR PARKING
VISITOR/ACCESSIBLE PARKING
ROAD CENTERLINE
SIGN LEGEND:
NO PARKING ANYTIME
PEDESTRIAN CROSSING
LOT AREA: 33,485.68 sq.ft
BUILDING AREA: 14,051.36 sq.ft (41.9%)
SITE DEVELOPMENT PLAN
SCALE: NTS
TREES & SHRUBS SCHEDULE
TREE/SHRUB KEY
TREE/SHRUB QUANTITY
KEY | QTY | COMMON NAME / BOTANICAL NAME | HEIGHT | SPREAD
A | 17 | CRABAPPLE ROSYBLOOM 'GLADIATOR' | 20 FT. | 9 FT.
B | 64 | DWARF LAWSON CYPRESS / CHAMAECYPARIS LAWSONIANA | 24 IN |
C | 40 | DWARF KOREAN LILAC / SYRINGA MEYERI PALABIN | 30 IN |
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 880-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 597-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES
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DATE: MAR 11 2022
SHEET NO. A-1.2
CHECKED:
SCALED: AS SHOWN
DRAWING: A.B.

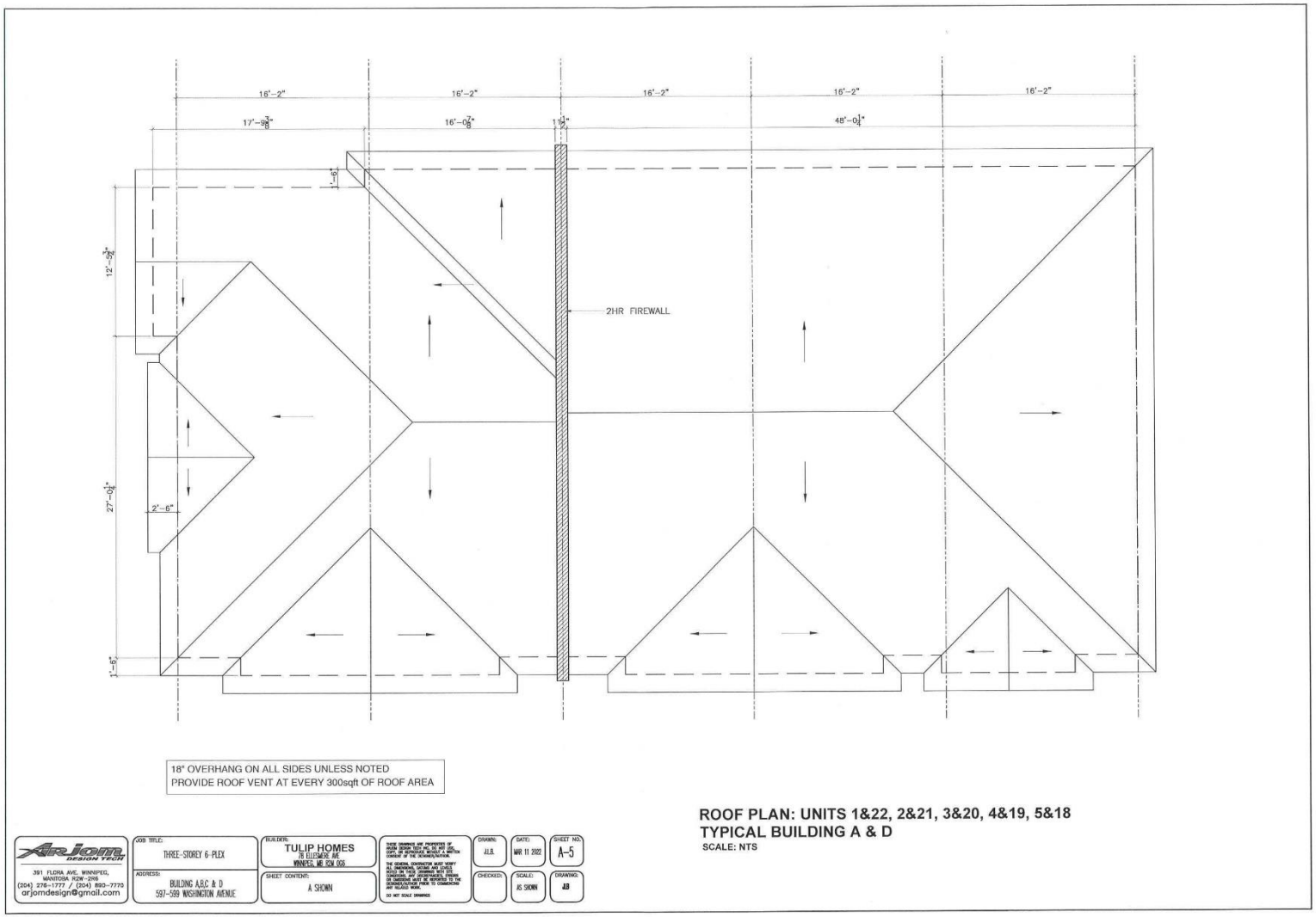

216'-0 7/16"
31'-2"
16'-2"
20'-2"
31'-4 7/16"
SIDE YARD
FRONT YARD
REAR YARD
WALKWAY
PUBLIC SIDEWALK
ROAD CENTERLINE
WASHINGTON AVENUE
OTTAWA AVENUE
TRUEMAN STREET
BUILDING - A
BUILDING - B
BUILDING - C
BUILDING - D
PRIVATE ROAD
AREA: 4,968.84 SQ.FT.
W A L K W A Y
VISITOR PARKING
VISITOR/ACCESSIBLE PARKING 01
UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5
UNIT #6
UNIT #7
UNIT #8
UNIT #9
UNIT #10
UNIT #11
UNIT #12
UNIT #13
UNIT #14
UNIT #15
UNIT #16
UNIT #17
UNIT #18
UNIT #19
UNIT #20
UNIT #21
UNIT #22
Arjom DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
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arjomdesign@gmail.com
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SCALE: NTS

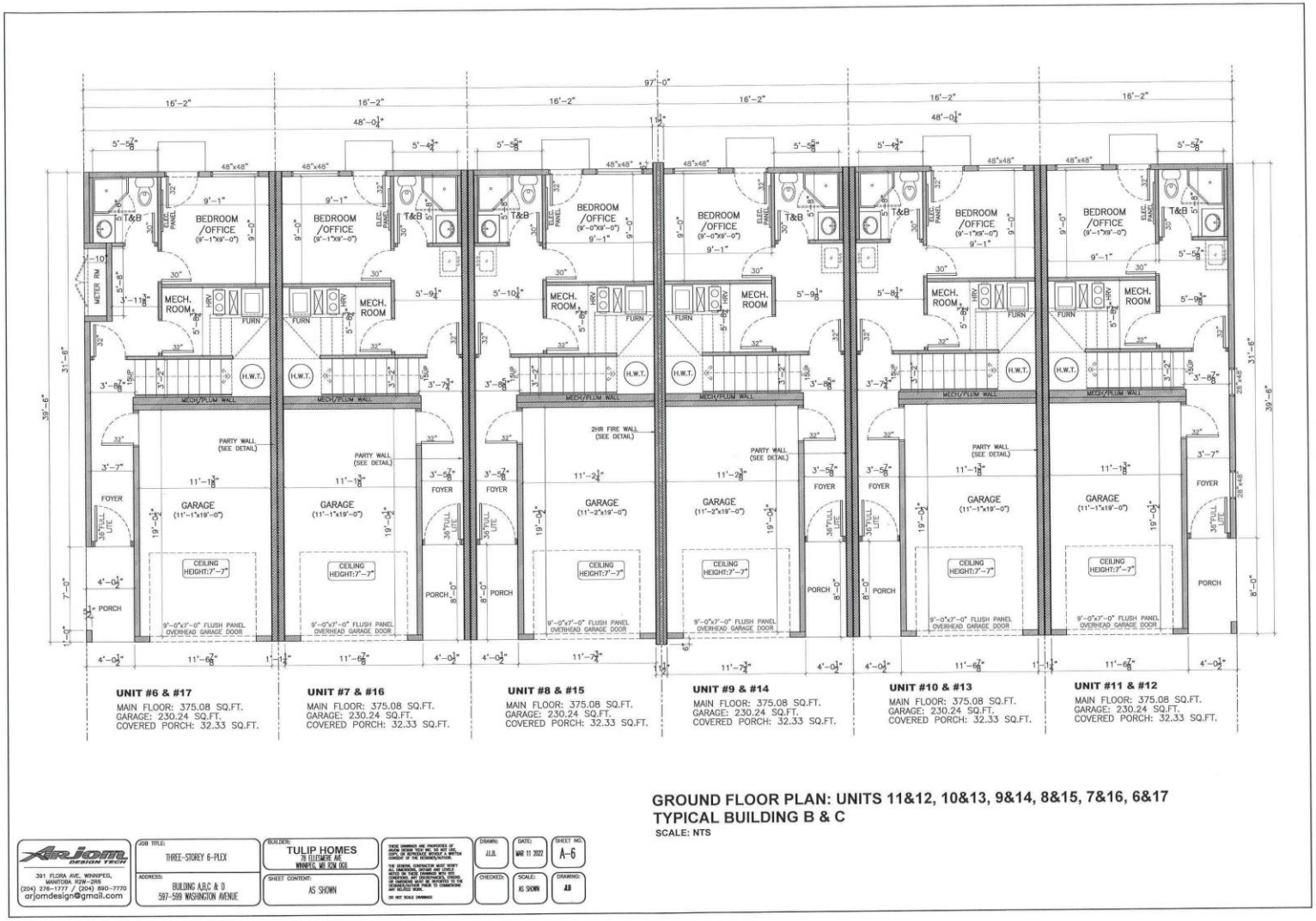

80'-10"
UNIT #1 & #22
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #2 & #21
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #3 & #20
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #4 & #19
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #5 & #18
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
GROUND FLOOR PLAN: UNITS 1&22, 2&21, 3&20, 4&19, 5&18
TYPICAL BUILDING A & D
SCALE: NTS
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 890-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
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BUILDER: TULIP HOMES 78 GLENEMOR AVE WINNIPEG, MB R2M 0G6
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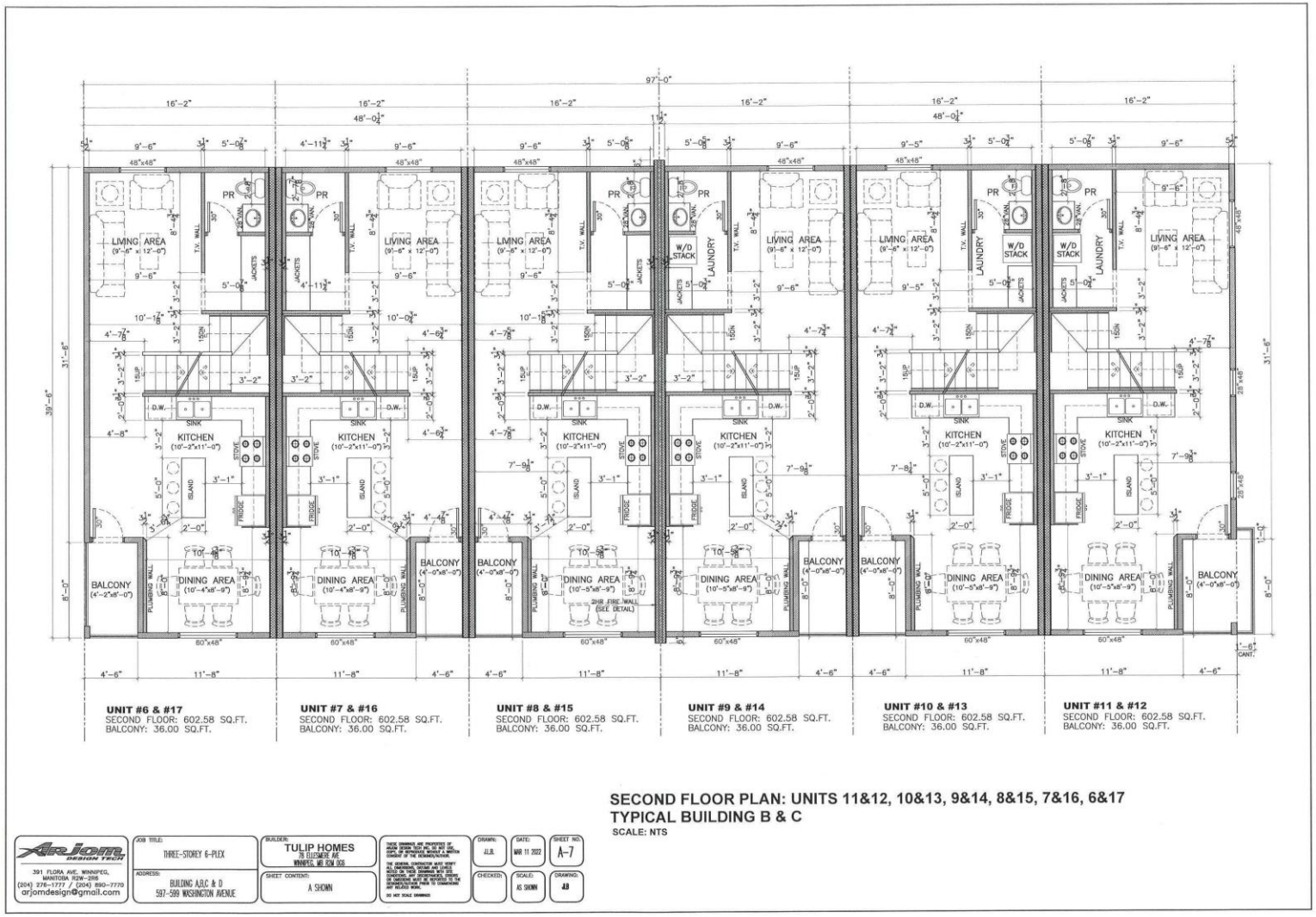


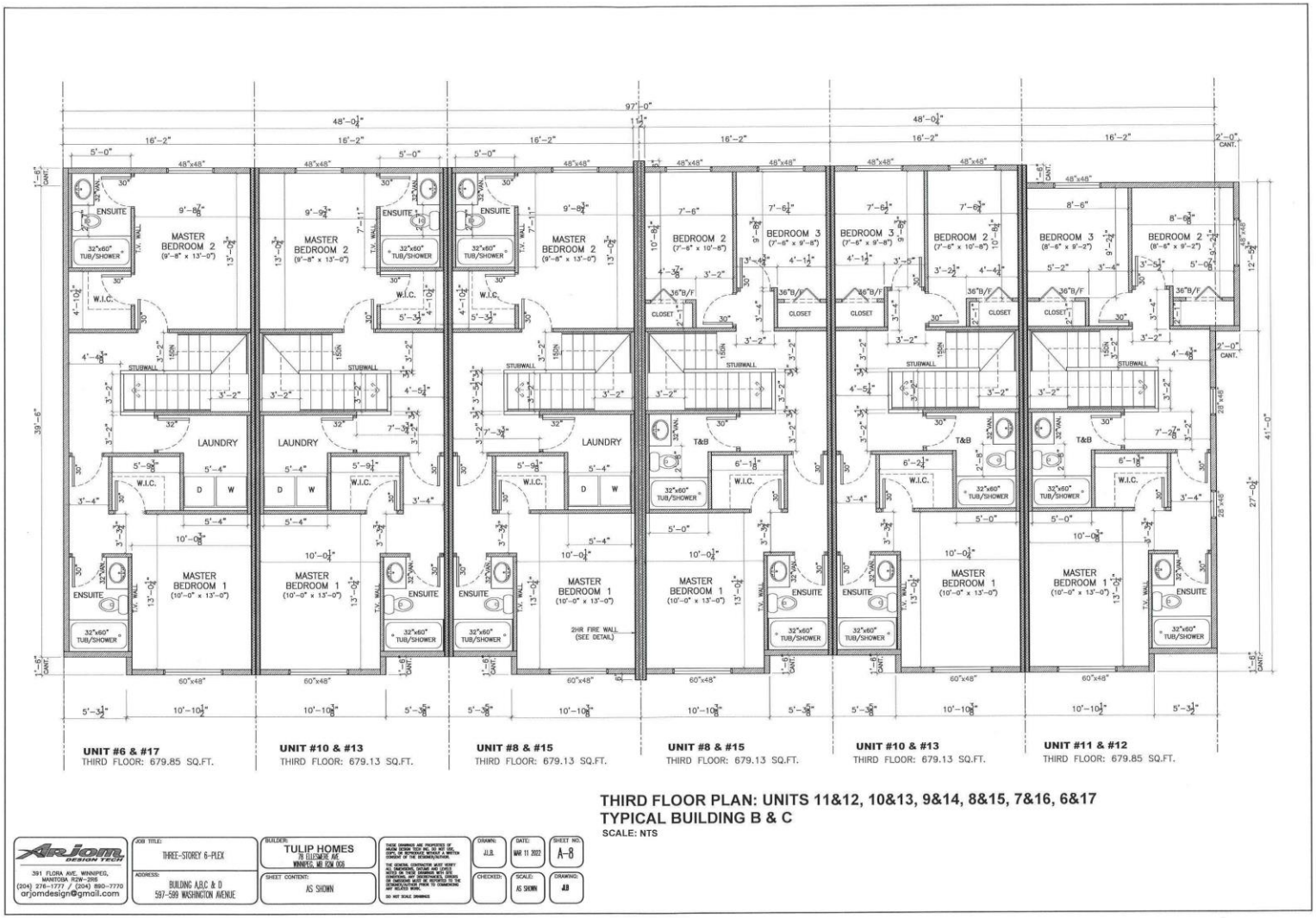
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TYPICAL BUILDING A & D
SCALE: NTS

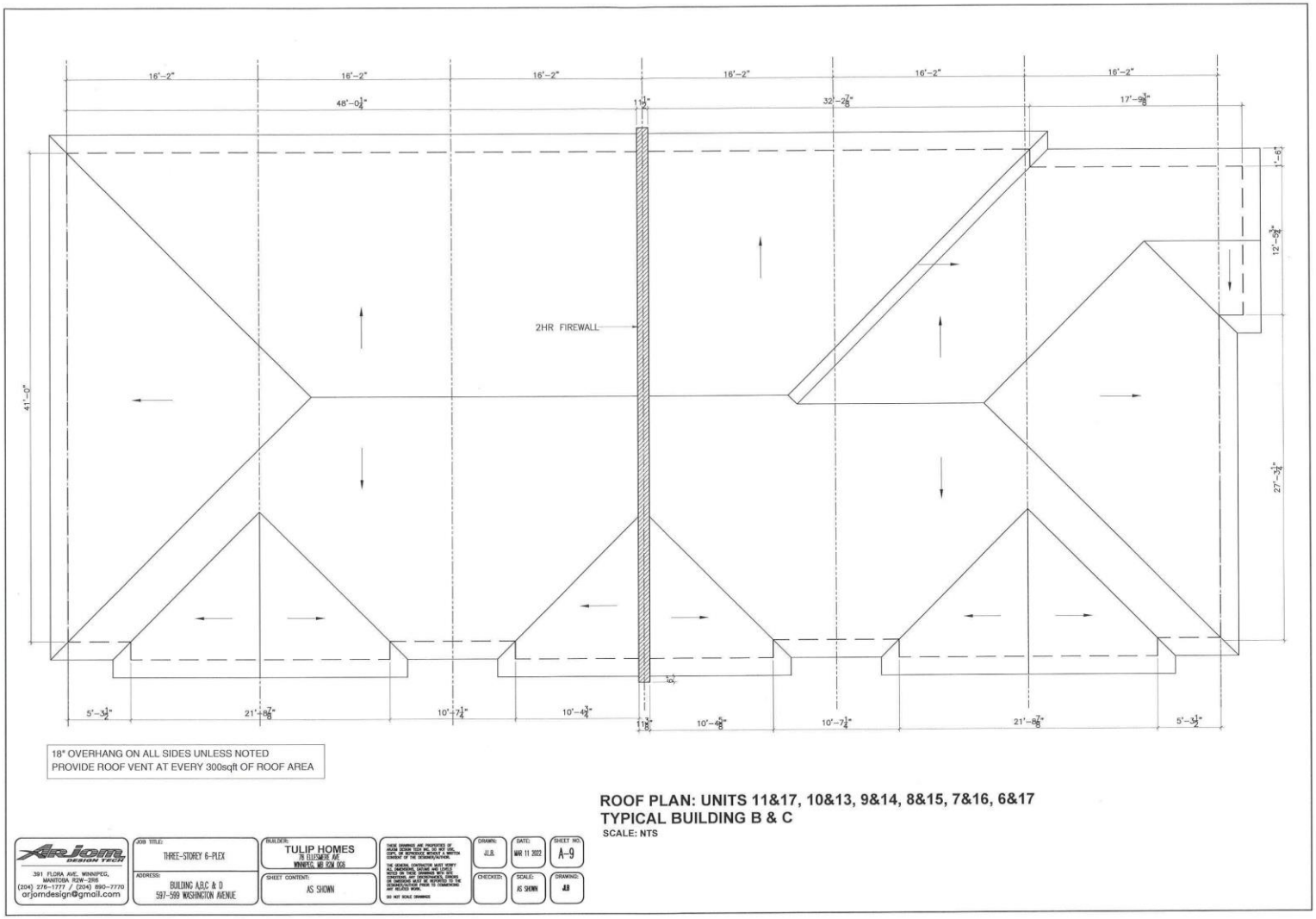

UNIT #1 & #22
THIRD FLOOR: 679.85 SQ.FT.
UNIT #2 & #21
THIRD FLOOR: 679.13 SQ.FT.
UNIT #3 & #20
THIRD FLOOR: 679.13 SQ.FT.
UNIT #4 & #19
THIRD FLOOR: 679.13 SQ.FT.
UNIT #5 & #18
THIRD FLOOR: 679.14 SQ.FT.
THIRD FLOOR PLAN: UNITS 1&22, 2&21, 3&20, 4&19, 5&18
TYPICAL BUILDING A & D
SCALE: NTS
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 880-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
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BUILDER: TULIP HOMES 76 ELLESMERE AVE, WINNIPEG, MB R2M 0G6
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CHECKED:
DATE: MAR 11 2022
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16'-2"
16'-2"
16'-2"
16'-2"
16'-2"
17'-9 3/8"
16'-0 7/8"
1"
48'-0 1/4"
1'-6"
12'-9 3/4"
2HR FIREWALL
27'-0 1/4"
2'-6"
1'-6"
18" OVERHANG ON ALL SIDES UNLESS NOTED
PROVIDE ROOF VENT AT EVERY 300sqft OF ROOF AREA
ROOF PLAN: UNITS 1&22, 2&21, 3&20, 4&19, 5&18
TYPICAL BUILDING A & D
SCALE: NTS
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 890-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 597-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G6
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DO NOT SCALE DRAWINGS
DRAWN: J.L.B.
CHECKED:
DATE: MAR 11 2022
SCALE: AS SHOWN
SHEET NO. A-5
DRAWING: AB


UNIT #6 & #17
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #7 & #16
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #8 & #15
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #9 & #14
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #10 & #13
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
UNIT #11 & #12
MAIN FLOOR: 375.08 SQ.FT.
GARAGE: 230.24 SQ.FT.
COVERED PORCH: 32.33 SQ.FT.
GROUND FLOOR PLAN: UNITS 11&12, 10&13, 9&14, 8&15, 7&16, 6&17
TYPICAL BUILDING B & C
SCALE: NTS
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 880-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 587-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 78 ELLENWOOD AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: J.L.S.
DATE: MAR 11 2022
SHEET NO.: A-6
CHECKED:
SCALE: AS SHOWN
DRAWING: A0

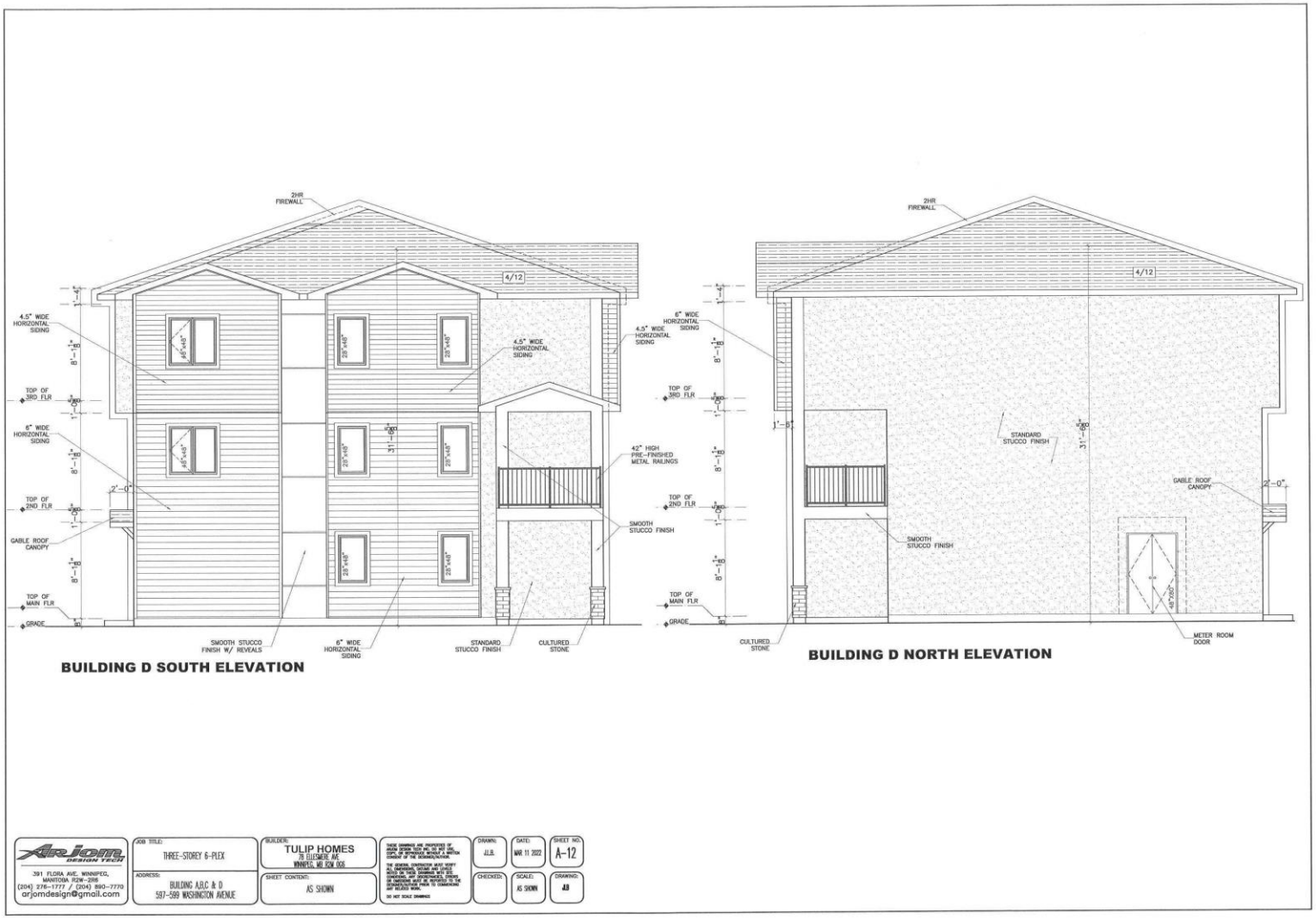

UNIT #6 & #17
SECOND FLOOR: 602.58 SQ.FT.
BALCONY: 36.00 SQ.FT.
UNIT #7 & #16
SECOND FLOOR: 602.58 SQ.FT.
BALCONY: 36.00 SQ.FT.
UNIT #8 & #15
SECOND FLOOR: 602.58 SQ.FT.
BALCONY: 36.00 SQ.FT.
UNIT #9 & #14
SECOND FLOOR: 602.58 SQ.FT.
BALCONY: 36.00 SQ.FT.
UNIT #10 & #13
SECOND FLOOR: 602.58 SQ.FT.
BALCONY: 36.00 SQ.FT.
UNIT #11 & #12
SECOND FLOOR: 602.58 SQ.FT.
BALCONY: 36.00 SQ.FT.
SECOND FLOOR PLAN: UNITS 11&12, 10&13, 9&14, 8&15, 7&16, 6&17
TYPICAL BUILDING B & C
SCALE: NTS
TULIP HOMES
THREE-STOREY 6-PLEX
BUILDING A,B,C & D
597-599 WASHINGTON AVENUE
A-7


UNIT #6 & #17
THIRD FLOOR: 679.85 SQ.FT.
UNIT #10 & #13
THIRD FLOOR: 679.13 SQ.FT.
UNIT #8 & #15
THIRD FLOOR: 679.13 SQ.FT.
UNIT #8 & #15
THIRD FLOOR: 679.13 SQ.FT.
UNIT #10 & #13
THIRD FLOOR: 679.13 SQ.FT.
UNIT #11 & #12
THIRD FLOOR: 679.85 SQ.FT.
THIRD FLOOR PLAN: UNITS 11&12, 10&13, 9&14, 8&15, 7&16, 6&17
TYPICAL BUILDING B & C
SCALE: NTS
TULIP HOMES
THREE-STOREY 6-PLEX
BUILDING A,B,C & D
587-599 WASHINGTON AVENUE
AS SHOWN
A-8


16'-2"
48'-0 1/4"
1 1/2"
32'-2 7/8"
17'-9 3/8"
2HR FIREWALL
41'-0"
1'-6"
12'-5 3/4"
27'-3 1/4"
5'-3 1/2"
21'-8 7/8"
10'-7 1/4"
10'-4 3/4"
1 1/2"
10'-4 3/8"
10'-7 1/4"
21'-8 7/8"
5'-3 1/2"
18" OVERHANG ON ALL SIDES UNLESS NOTED
PROVIDE ROOF VENT AT EVERY 300sqft OF ROOF AREA
ROOF PLAN: UNITS 11&17, 10&13, 9&14, 8&15, 7&16, 6&17
TYPICAL BUILDING B & C
SCALE: NTS
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 890-7770
arjamdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 597-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 76 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: JLS
DATE: MAR 11 2022
SHEET NO: A-9
CHECKED:
SCALE: AS SHOWN
DRAWING: A9


80'-10"
16'-2"
16'-2"
16'-2"
16'-2"
16'-2"
UNIT #1 & #22
UNIT #2 & #21
UNIT #3 & #20
UNIT #4 & #19
UNIT #5 & #18
FIREWALL
SMOOTH STUCCO FINISH
4.5" WIDE HORIZONTAL SIDING
4/12
TOP OF 3RD FLR
2'-0"
6" WIDE HORIZONTAL SIDING
TOP OF 2ND FLR
1'-6"
TOP OF MAIN FLR
GRADE
42" HIGH PRE-FINISHED METAL RAILINGS
9'-0"x7'-0" FLUSH PANEL OVERHEAD GARAGE DOOR
CULTURED STONE
BUILDING A EAST ELEVATION
BUILDING D WEST ELEVATION
ARCHJOHN DESIGN TECH
391 FLORA AVE. WINNIPEG, MANITOBA R2W-2H6
(204) 276-1777 / (204) 880-7770
orjormdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 587-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES
SHEET CONTENT: AS SHOWN
DRAWN: J.L.B.
DATE: MAR 11 2022
SHEET NO. A-10
CHECKED:
SCALE: AS SHOWN
DRAWING: A9


2HR FIREWALL
4/12
4.5" WIDE HORIZONTAL SIDING
42" HIGH PRE-FINISHED METAL RAILINGS
SMOOTH STUCCO FINISH
CULTURED STONE
STANDARD STUCCO FINISH
6" WIDE HORIZONTAL SIDING
SMOOTH STUCCO FINISH W/ REVEALS
TOP OF 3RD FLR
TOP OF 2ND FLR
GABLE ROOF CANOPY
TOP OF MAIN FLR
GRADE
2'-0"
BUILDING A SOUTH ELEVATION
STANDARD STUCCO FINISH
METER ROOM DOOR
BUILDING A NORTH ELEVATION
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R8
(204) 376-1777 / (204) 880-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 597-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: J.L.B.
CHECKED:
DATE: MAR 11 2022
SCALE: AS SHOWN
SHEET NO. A-11
DRAWING: AB


2HR FIREWALL
4/12
4.5" WIDE HORIZONTAL SIDING
TOP OF 3RD FLR
6" WIDE HORIZONTAL SIDING
TOP OF 2ND FLR
GABLE ROOF CANOPY
TOP OF MAIN FLR
GRADE
SMOOTH STUCCO FINISH W/ REVEALS
6" WIDE HORIZONTAL SIDING
STANDARD STUCCO FINISH
CULTURED STONE
42" HIGH PRE-FINISHED METAL RAILINGS
SMOOTH STUCCO FINISH
BUILDING D SOUTH ELEVATION
2HR FIREWALL
4/12
6" WIDE HORIZONTAL SIDING
4.5" WIDE HORIZONTAL SIDING
TOP OF 3RD FLR
TOP OF 2ND FLR
TOP OF MAIN FLR
GRADE
CULTURED STONE
STANDARD STUCCO FINISH
SMOOTH STUCCO FINISH
GABLE ROOF CANOPY
METER ROOM DOOR
BUILDING D NORTH ELEVATION
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 880-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 587-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 76 ELLESMERE AVE. WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: J.L.S.
CHECKED:
DATE: MAR 11 2022
SCALE: AS SHOWN
SHEET NO. A-12
DRAWING: A0

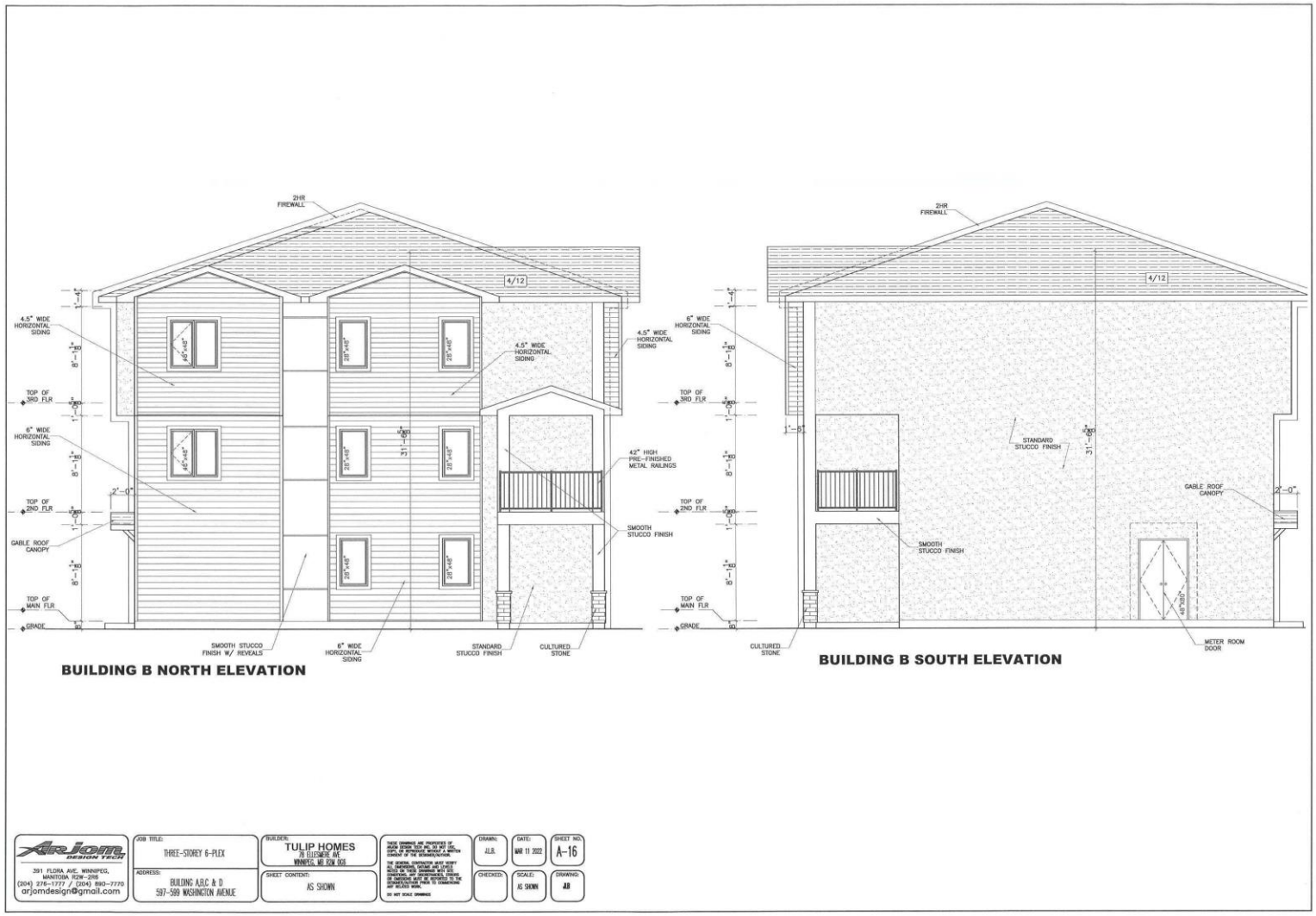

80'-10"
16'-2"
16'-2"
16'-2"
16'-2"
16'-2"
UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5
FIREWALL
4.5" WIDE HORIZONTAL SIDING
4/12
CABLE ROOF CANOPY
9'-1"
TOP OF 3RD FLR
6" WIDE HORIZONTAL SIDING
TOP OF 2ND FLR
TOP OF MAIN FLR
GRADE
SMOOTH STUCCO FINISH W/ REVEALS
WINDOW & DOOR TRIMS
BUILDING A EAST ELEVATION
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 278-1777 / (204) 880-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 587-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 78 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: J.L.B.
DATE: MAR. 11 2022
SHEET NO.: A-13
CHECKED:
SCALE: AS SHOWN
DRAWING: AB

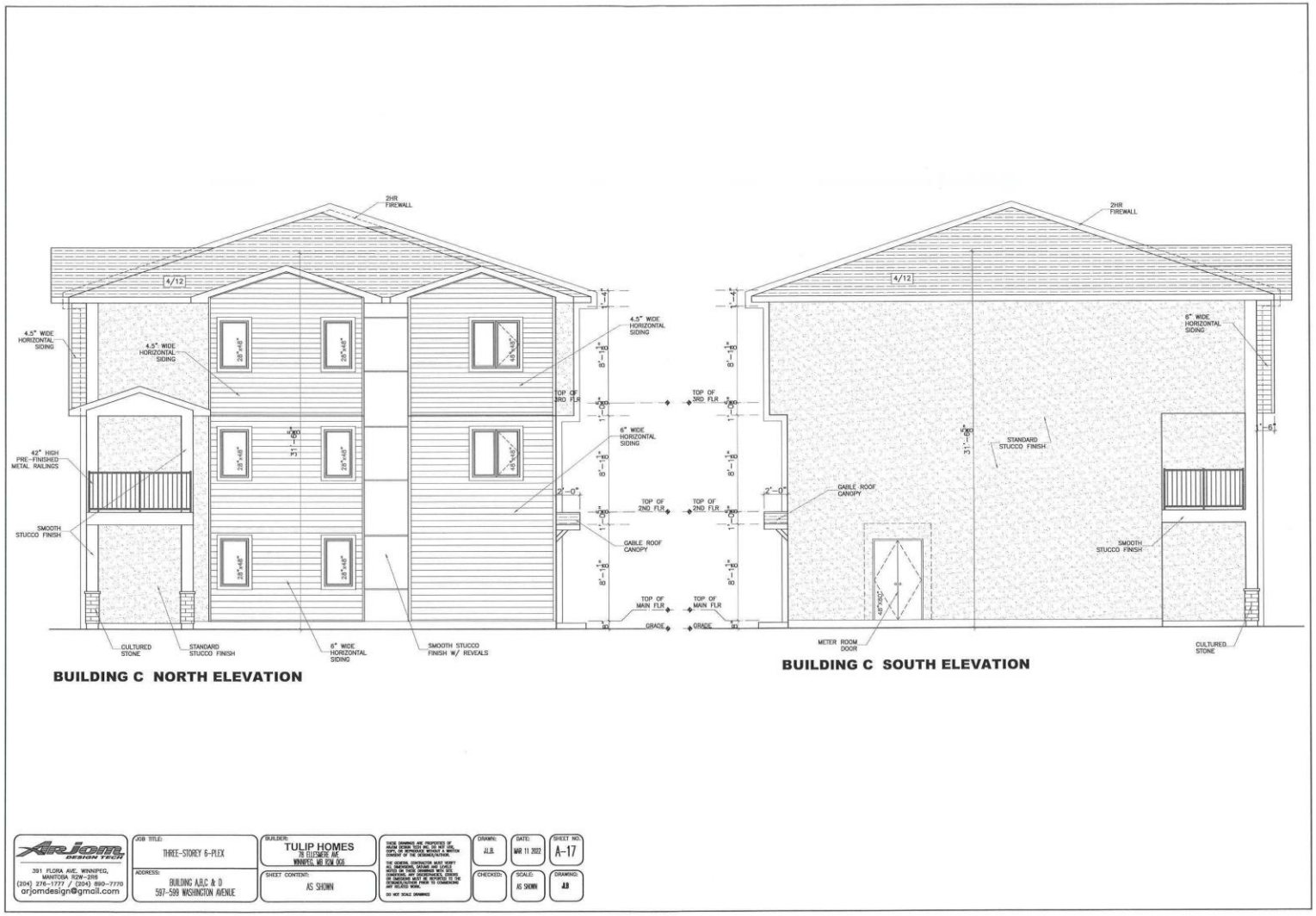


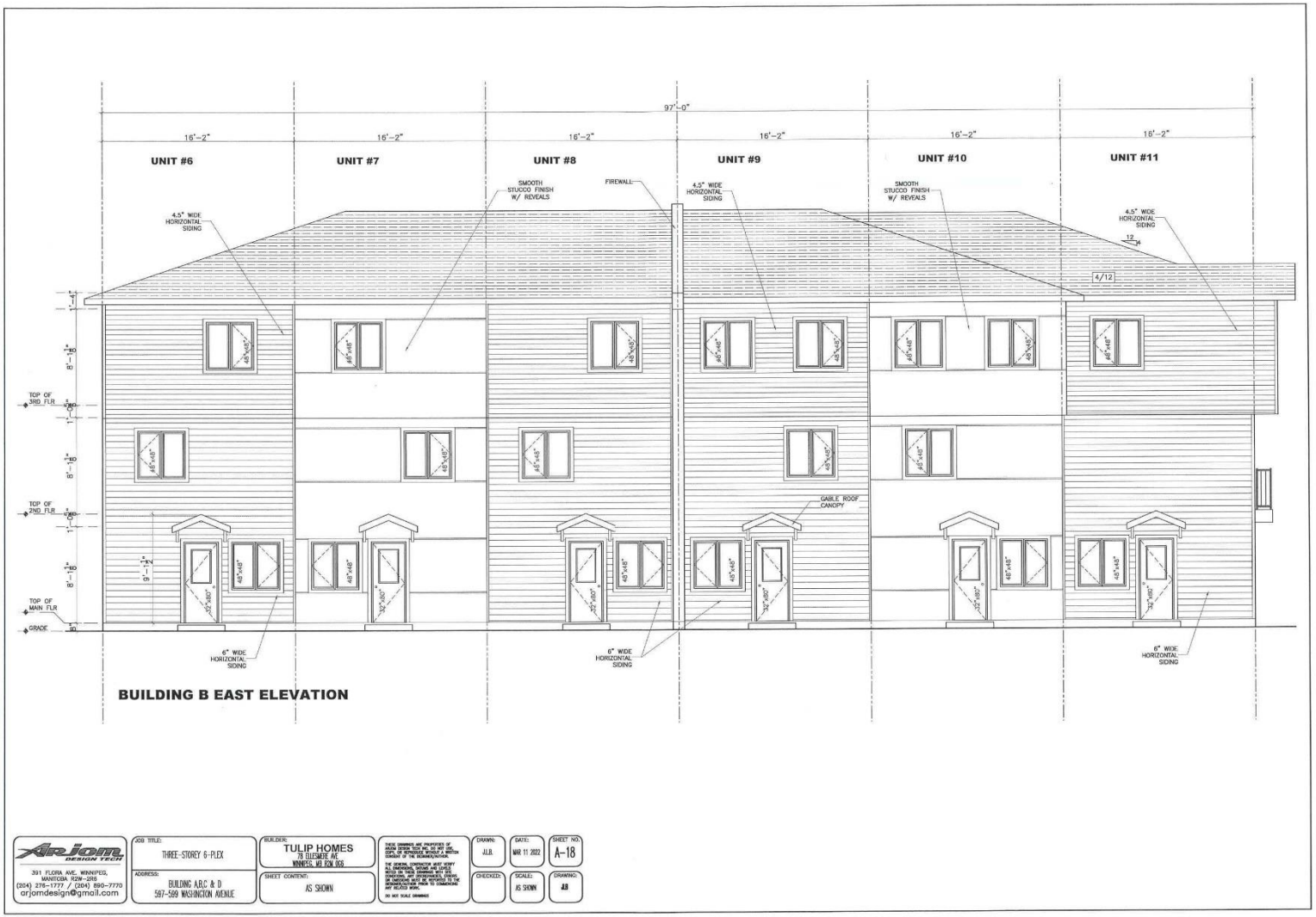
Arjom Design Tech
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 880-7770
arjomdesign@gmail.com

JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 587-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 76 ELLESMERE AVE. WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: J.L.B.
DATE: MAR 11 2022
SHEET NO.: A-14
CHECKED:
SCALE: AS SHOWN
DRAWING: AD


97'-0"
16'-2"
UNIT #6 & #17
UNIT #7 & #16
UNIT #8 & #15
UNIT #9 & #14
UNIT #10 & #13
UNIT #11 & #12
SMOOTH STUCCO FINISH
4.5" WIDE HORIZONTAL SIDING
FIREWALL
6" WIDE HORIZONTAL SIDING
TOP OF 3RD FLR
TOP OF 2ND FLR
TOP OF MAIN FLR
GRADE
9'-0"x7'-0" FLUSH PANEL OVERHEAD GARAGE DOOR
CULTURED STONE
42" HIGH PRE-FINISHED METAL RAILINGS
BUILDING B EAST ELEVATION
BUILDING C WEST ELEVATION
Arjom design tech
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R5
(204) 276-1777 / (204) 880-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 587-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 76 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: JLS
DATE: MAR 11 2022
SHEET NO.: A-15
CHECKED:
SCALE: AS SHOWN
DRAWING: AB


2HR FIREWALL
4/12
4.5" WIDE HORIZONTAL SIDING
TOP OF 3RD FLR
6" WIDE HORIZONTAL SIDING
TOP OF 2ND FLR
GABLE ROOF CANOPY
TOP OF MAIN FLR
GRADE
42" HIGH PRE-FINISHED METAL RAILINGS
SMOOTH STUCCO FINISH
STANDARD STUCCO FINISH
CULTURED STONE
SMOOTH STUCCO FINISH W/ REVEALS
BUILDING B NORTH ELEVATION
BUILDING B SOUTH ELEVATION
METER ROOM DOOR
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 880-7770
arjomdesign@gmail.com
THREE-STOREY 6-PLEX
BUILDING A,B,C & D
587-599 WASHINGTON AVENUE
TULIP HOMES
76 ELLESMERE AVE
WINNIPEG, MB R2M 0G8
AS SHOWN
JLB
MAR 11 2022
A-16
AS SHOWN
AB


2HR FIREWALL
4/12
4.5" WIDE HORIZONTAL SIDING
42" HIGH PRE-FINISHED METAL RAILINGS
SMOOTH STUCCO FINISH
CULTURED STONE
STANDARD STUCCO FINISH
6" WIDE HORIZONTAL SIDING
SMOOTH STUCCO FINISH W/ REVEALS
TOP OF 3RD FLR
TOP OF 2ND FLR
TOP OF MAIN FLR
GRADE
GABLE ROOF CANOPY
BUILDING C NORTH ELEVATION
METER ROOM DOOR
BUILDING C SOUTH ELEVATION
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 597-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 76 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: J.L.B.
CHECKED:
DATE: MAR 11 2022
SCALE: AS SHOWN
SHEET NO. A-17
DRAWING: AB


97'-0"
16'-2"
16'-2"
16'-2"
16'-2"
16'-2"
16'-2"
UNIT #6
UNIT #7
UNIT #8
UNIT #9
UNIT #10
UNIT #11
4.5" WIDE HORIZONTAL SIDING
SMOOTH STUCCO FINISH W/ REVEALS
FIREWALL
4.5" WIDE HORIZONTAL SIDING
SMOOTH STUCCO FINISH W/ REVEALS
4.5" WIDE HORIZONTAL SIDING
4/12
TOP OF 3RD FLR
TOP OF 2ND FLR
TOP OF MAIN FLR
GRADE
GABLE ROOF CANOPY
6" WIDE HORIZONTAL SIDING
6" WIDE HORIZONTAL SIDING
6" WIDE HORIZONTAL SIDING
BUILDING B EAST ELEVATION
Airjam design tech
391 FLORA AVE. WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 890-7770
arjamdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 587-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 76 ELLESMERE AVE. WINNIPEG, MB R2M 0G5
SHEET CONTENT: AS SHOWN
DRAWN: J.L.B.
DATE: MAR 11 2022
SHEET NO. A-18
CHECKED:
SCALE: AS SHOWN
DRAWING: A8


97'-0"
16'-2"
UNIT #12
UNIT #13
UNIT #14
UNIT #15
UNIT #16
UNIT #17
FIREWALL
4/12
4.5" WIDE HORIZONTAL SIDING
TOP OF 3RD FLR
6" WIDE HORIZONTAL SIDING
TOP OF 2ND FLR
TOP OF MAIN FLR
GRADE
GABLE ROOF CANOPY
31'-6"
9'-1"
BUILDING C WEST ELEVATION
ARJOM DESIGN TECH
391 FLORA AVE, WINNIPEG, MANITOBA R2W-2R6
(204) 276-1777 / (204) 890-7770
arjomdesign@gmail.com
JOB TITLE: THREE-STOREY 6-PLEX
ADDRESS: BUILDING A,B,C & D 597-599 WASHINGTON AVENUE
BUILDER: TULIP HOMES 76 ELLESMERE AVE WINNIPEG, MB R2M 0G6
SHEET CONTENT: AS SHOWN
DRAWN: J.L.B.
CHECKED:
DATE: MAR 11 2022
SCALE: AS SHOWN
SHEET NO. A-19
DRAWING: 4B