Agenda – Executive Policy Committee – September 14, 2022

REPORTS

Item No. 30 Subdivision and Rezoning – 1341 Ravelston Avenue West (Transcona Ward)
File DASZ 38/2022 [c/r DAV 168006/2022D]

COMMUNITY COMMITTEE RECOMMENDATION:

On August 31, 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 38/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 31st, 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.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B" - Report of the Administrative Coordinating Group, dated August 11, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District, as shown on the map dated August 31, 2022 and included within Schedule "A".

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 38/2022, 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.

COMMUNITY COMMITTEE RECOMMENDATION (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 Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 38/2022;

11. 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 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On August 31, 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

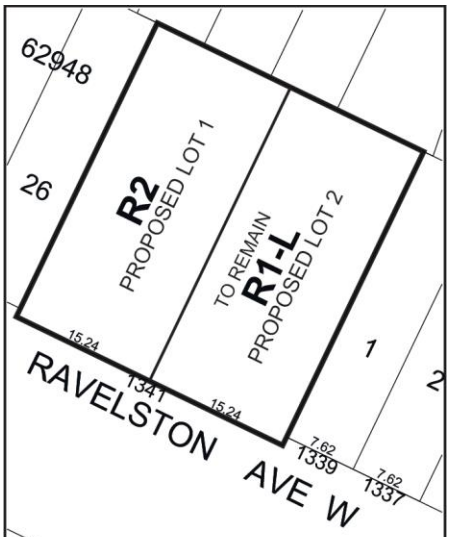
File: DASZ 38/2022

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

Public Hearing: August 31, 2022
Council Building, 510 Main Street

Applicant: Skylark Homes Ltd. (Gagandeep Rai)

Subject:



APPLICANT : Skylark Homes Ltd. (Gagandeep Rai)
FILE : DASZ 38/2022
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 "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to facilitate the establishment of a residential lot to allow the construction of a Two-Family Dwelling and the maintenance of an existing Single-Family Dwelling. **For information, phone D. Chyz-Lund, Planner at 204-986-8289.**

Premises Affected: 1341 Ravelston Avenue West

For submission to: Executive Policy Committee

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

Report date: August 31, 2022

Community Committee Recommendation:

On August 31, 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 38/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 31st, 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.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B" - Report of the Administrative Coordinating Group, dated August 11, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District, as shown on the map dated August 31, 2022 and included within Schedule "A".

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 38/2022, 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.

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 Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 38/2022;

11. 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 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.

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

1. This is a very simple one, it is a subdivision of an extra wide lot that will provide additional housing that is consistent with the area in which it is designed.

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 July 12, 2022 2. Notification of Public Hearing dated August 2, 2022 3. Manitoba Status of Title 3147469/1 4. Letter of authorization dated June 27, 2022 from Gagandeep Rai, 10051774 MB Ltd., to Gagandeep Rai 5. Surveyor's Building Location Certificate and sketch dated February 8, 2022 6. Plans (8 pages) 7. Report from the Urban Planning Division dated August 23, 2022 8. Inspection Report 9. Communication dated August 29, 2022, from Ben McGillivary in support of the application 10. Communication dated August 29, 2022, from Iqbal Gill in support of the application 11. Recording of Representations

REPRESENTATIONS:

In Support:

Iqbal Gill
Ben McGillivary
Gagandeep Rai

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development, Department
D. Trenchard, Land Development Engineer, Planning, Property and Development, Department

Exhibit "7" referred to in File DASZ 38/2022

ADMINISTRATIVE REPORT

Title: DASZ 38/2022 at 1341 Ravelston Avenue West

Issue: For consideration at the Public Hearing to subdivide one (1) existing lot into two (2) lots, and rezone Proposed Lot 1 from "R1-L" Residential Single-Family – Large District to "R2" Residential – Two-Family District for the construction of a two-family dwelling while maintaining the existing "R1-L" zoning and single-family dwelling

Critical Path: East Kildonan – Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 38/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 31st, 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.

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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 38/2022, as determined by the City's Director of Planning, Property and Development.

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11. 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 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.

REASON FOR THE REPORT

- The applicant wishes to subdivide one (1) existing lot into two (2) lots. Proposed Lot 1 would be rezoned from "R1-L" Residential Single-Family – Large to "R2" Residential – Two-Family for the purpose of constructing a two-family dwelling. Proposed Lot 2 would remain zoned "R1-L" Residential Single-Family – Large for the purpose of maintaining an existing single-family dwelling on the property.
- Rezoning 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 and Design Division are concurred in, the proposed plan of subdivision and rezoning **can** proceed in accordance with Schedule "A" to this report.

CONSULTATION

In preparing this report there was consultation with:

Land Development Branch

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **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
Prepared By:	Dylan Chyz-Lund, MCP
Date:	August 23, 2022
File No.	DASZ 38/ 2022

List of Schedules and Attachments:

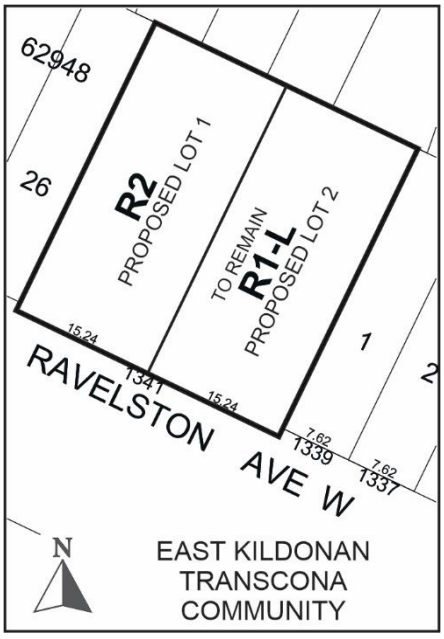
- Appendix A: Planning Discussion
- Schedule "A" of File No. DASZ 38/2022, East Kildonan – Transcona Community Committee, dated August 31, 2022
- Appendix B: Draft by-law
- Schedule "B" Report of the Administrative Co-ordinating group, Re: Proposed Subdivision and Rezoning of Land Located at 1341 Ravelston Avenue West, dated August 11, 2022

APPENDIX 'A'

DATE:	August 23, 2022
FILE:	**DASZ 38/ 2022**
RELATED FILES:	DAV 22-168006/D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	417 - Peguis

SUBJECT: DASZ-Plan of subdivision and rezoning to subdivide one (1) existing lot into two (2) lots. Proposed Lot 1 would be rezoned from "R1-L" Residential Single-Family – Large to "R2" Residential – Two-Family for the purpose of constructing a two-family dwelling. Proposed Lot 2 would remain zoned "R1-L" Residential Single-Family – Large for the purpose of maintaining an existing single-family dwelling on the property.

LOCATION: Ravelston Avenue West between 3 Fiorentino Street and 1294 Ravelston Avenue West



LEGAL DESCRIPTION: LOT 2 PLAN 22790 WLTO IN OTM LOT "N" PARISH OF KILDONAN

APPLICANT:	Skylark Homes (Gagandeep Rai) 82 Baltic Bay Winnipeg, MB R2P 1L8
OWNER:	10051774 Manitoba Ltd. 61 Molden Bay Winnipeg, MB R2P 1C7

RECOMMENDATION: **Approval**

SITE DESCRIPTION

- The subject site consists of one lot located on the north side of Ravelston Avenue West between Philip Lee Drive and Fiorentino Way in the Peguis neighbourhood of the Transcona ward.
- The subject property is currently zoned “R1-L” Residential Single-Family – Large District.
- The subject property is located in a Recent Community as designated in *Complete Communities 2.0* and in a “Proposed Residential Mixed Use” policy area as designated in the *Transcona West Area Structure Plan*.
- The subject property is 100 feet in width and is 10,997square feet in assessed land area.
- A two storey, single-family dwelling is currently located on the east side of the property.



Figure 1: Subject site and surrounding area (flown 2021).

SURROUNDING LAND USE AND ZONING (See Figure 2)

The subject area is characterized by a mix of single family and two-family residential uses.

North: A two-family dwelling zoned “R2” Residential – Two-Family.

South: Ravelston Avenue West, then a single-family dwelling zoned “R1-L” Residential Single-Family – Large.

East: A two-family dwelling zoned “R2” Residential – Two-Family.

West: A two-family dwelling zoned “R2” Residential – Two-Family.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to subdivide the existing lot into two (2) lots and rezone proposed Lot 1 (the westerly lot) to the “R2” Residential Two-Family district to facilitate the construction of a two-family residential use. Each lot would be 25 feet wide and 110 feet deep.
- Proposed Lot 2 (the easterly lot) would remain zoned “R1-L” Residential Single-Family – Large and maintain the existing single-family dwelling.
- Submitted elevations illustrate a proposed two-family dwelling that:
    - Is two stories in height
    - Uses a combination of hardie panel, vinyl siding, and stucco finish on the front elevation, and stucco finish on the rear elevation
    - Includes a cantilevered projection in the east and west side yards
    - Includes an attached garage for each dwelling unit on the front of the building
- The submitted site plans show that the existing single-family dwelling would be maintained.

REASON FOR APPLICATION

- The subject property is currently zoned “R1-L” Residential Single-Family – Large District. The “R1-L” district does not permit the establishment of a two (2) family residential use.
- The applicant wishes to subdivide the existing property and rezone proposed Lot 1 (the westerly lot) into the “R2” Residential Two-Family district to facilitate the construction of a two-family residential use
- In order to subdivide and rezone the lots to accommodate this higher density development, a subdivision and rezoning application is required.
- The “R2” Residential Two-Family district enables a maximum density of one (1) residential unit per 2500 square feet of site area for two-family developments.
- Given the assessed land area of each lot after subdivision would be 5500 square feet, the proposed two (2) family residential use would result in a compliant density.
- Additional variances for the lot area and lot width are required by the Special Boundary Conditions. Please see the corresponding planners report for file DAV 22-168006/D.

Collaboration with the Public Service:

- N/A

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg’s long-range development plan. Applicable policies for Recent Communities include the following:

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.*

The proposed plan of subdivision and rezoning application **does align** with *OurWinnipeg* because the design of the proposed new building and site are context-sensitive development to the neighbourhood they are proposed for, in that there are multiple two-family dwellings on 25 foot lots on the east and west sides of the subject site. These existing sites are nearly identical to what is proposed at the subject site.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 (*CCDS 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.
- The subject site is located in an "Established Neighbourhood – Recent Communities" policy area of *CCDS 2.0*. Certain goals and policies of CCDS 2.0 apply to the proposal.
- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *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.*
    - *1.3 Support the subdivision or the consolidation of land when it is done in a context-sensitive manner.*
    - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
    - *1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.*
- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*

    - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*

- Goal 3 - *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
    - *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

The plan of subdivision and rezoning application and the associated development proposal **comply** with the above policies for the following reasons:

- The proposed subdivision and rezoning would enable one (1) two-family dwelling to be built and one (1) single-family dwelling be maintained in a neighbourhood that has single-family dwellings, two-family dwellings, and multi-family dwellings. This will expand housing options for residents in a manner that is complimentary to existing development.
- The proposal is compatible with the neighbourhood context in that the north side of Ravelston Avenue West (including both abutting properties to the east and west of 1341 Ravelston Avenue West) is characterized by multiple two-family dwellings where each dwelling unit occupies a 25 foot wide lot.
- The proposal would create lots that are the same width and a similar area as the multiple lots already existing on the north side of Ravelston Avenue West.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site falls within the Almey-Ravelston Special Planning area of the *Transcona West Area Structure Plan*. The site is designated Residential Mixed Use. Certain policies from the *Transcona West Area Structure Plan* apply to the proposal:
- Section 5.4.2 states: “a significant use of land within Residential Mixed-Use Areas will incorporate low, medium and higher density residential uses.”
- The proposed “R2” Residential Two-Family lot and the existing “R1-L” Residential Single-Family – Large lot are consistent with the Transcona West Plan.

Based on these considerations, the Urban Planning Division **is supportive** of the application.

ADDITIONAL CONSIDERATIONS

Parking

- The Zoning By-Law requires a minimum of two spaces for two-family dwellings.
- No parking variances are being sought by the applicant

Site Servicing

- The Administrative Coordinating Group (ACG) report associated with this file specifies cost sharing requirements.

CONDITIONS OF APPROVAL

- As part of the variance application, the Urban Planning & Design Division is recommending a condition that the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 22-168006\D, dated July 12, 2022 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development. If the plans change substantially, then the owner would need to submit these revised plans to the Director of Planning, Property and Development.

SUMMARY

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

- The subject subdivision and rezoning will result in the maintenance of an existing single-family dwelling and the establishment of two-family residential development that is consistent with policies in *OurWinnipeg 2045, Complete Communities 2.0,* the *Transcona West Area Structure Plan,* and the area context.
- The proposed development will increase residential density in the Peguis neighbourhood, thereby increasing housing options for the area.

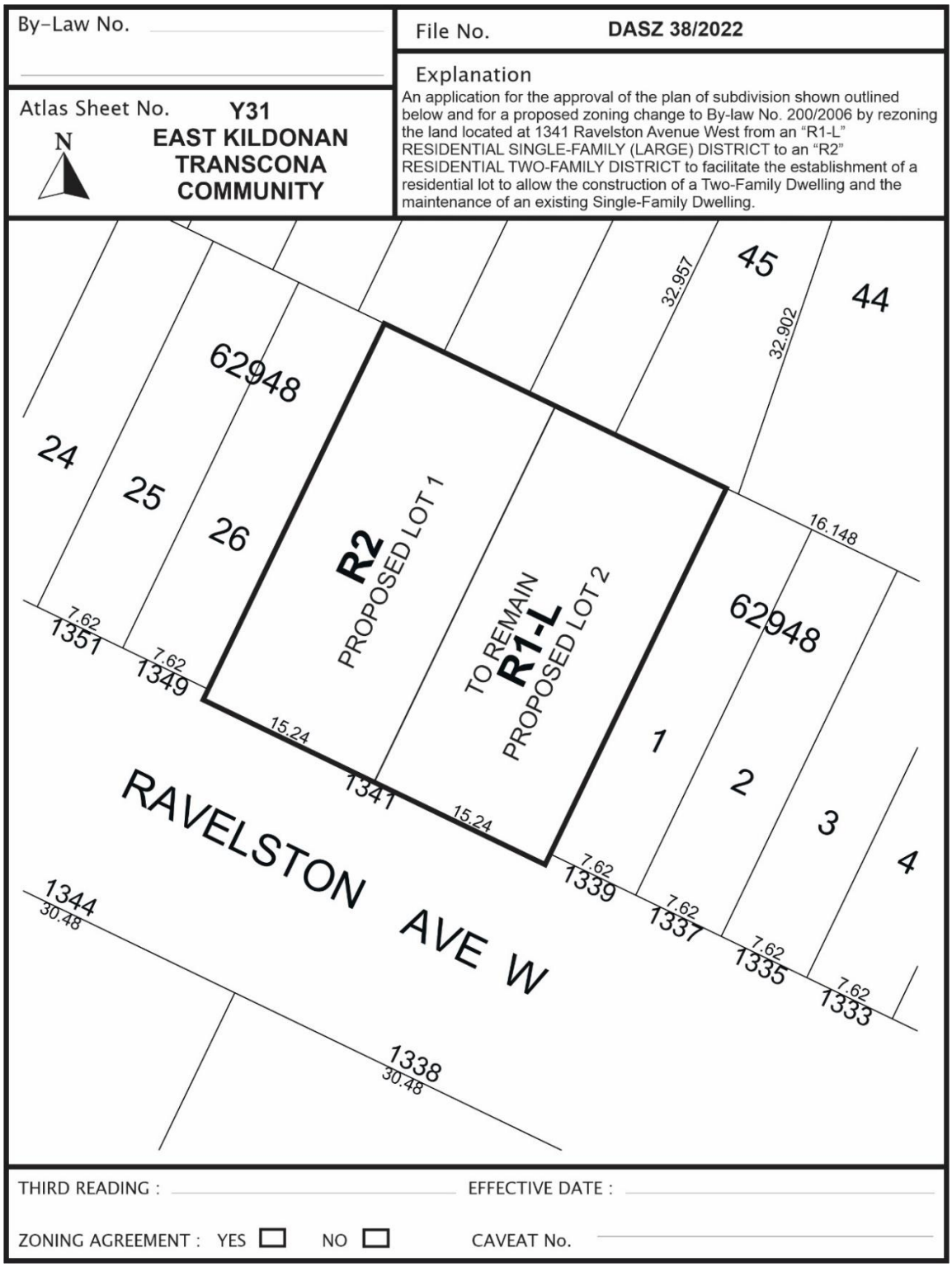
RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be subdivided and rezoned so that Proposed Lot 1 be rezoned into the “R2” Residential Two-Family district, and Proposed Lot 2 remain zoned “R1-L” Residential Single-Family Large.

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 38/2022

SCHEDULE "A" OF FILE DASZ 38/2022, East Kildonan – Transcona Community Committee,
dated August 31, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1341 RAVELSTON AVENUE WEST

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 38/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 0.942m widening of the Ravelston Avenue West right-of-way along the full length of the Planned Area abutting Ravelston Avenue West, to the satisfaction of the Director of Public Works.

Section II – General Comments

Private approaches serving two-family homes shall be joint use, as determined by and to the satisfaction of the Director of Public Works.

Section III – Servicing Conditions

1) Lot Grading

a) The Developer shall, at no expense to the City and prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, provide a lot grading plan for the Planned Area, prepared by a qualified municipal engineer, 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) 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.

d) The Developer shall, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, post security deposits for all catch basin(s) and leads, as required by the approved lot grading plan, to the satisfaction of the Director of Water and Waste.

2) Ravelston Avenue West

The Developer shall pay to the City, in cash, prior to the release of mylars for registration in the Winnipeg Land Titles Office, their share of the following services installed by others in Ravelston Avenue West, along the full length of the Planned Area abutting Ravelston Avenue West:

i. wastewater sewer;
ii. land drainage sewer;
iii. water main;
iv. a 7.5m wide by 200mm thick Portland cement concrete lane of pavement and all related works;
v. a 1.5m wide by 100mm thick Portland cement concrete sidewalk;
vi. street lighting;
vii. boulevard landscaping; and,

all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Public Works.

3) Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system (Kildare Trunk User Charge and Transcona West Trunk Service Rate), as determined by and to the satisfaction of the Director of Water and Waste.

THIS REPORT SUBMITTED BY:

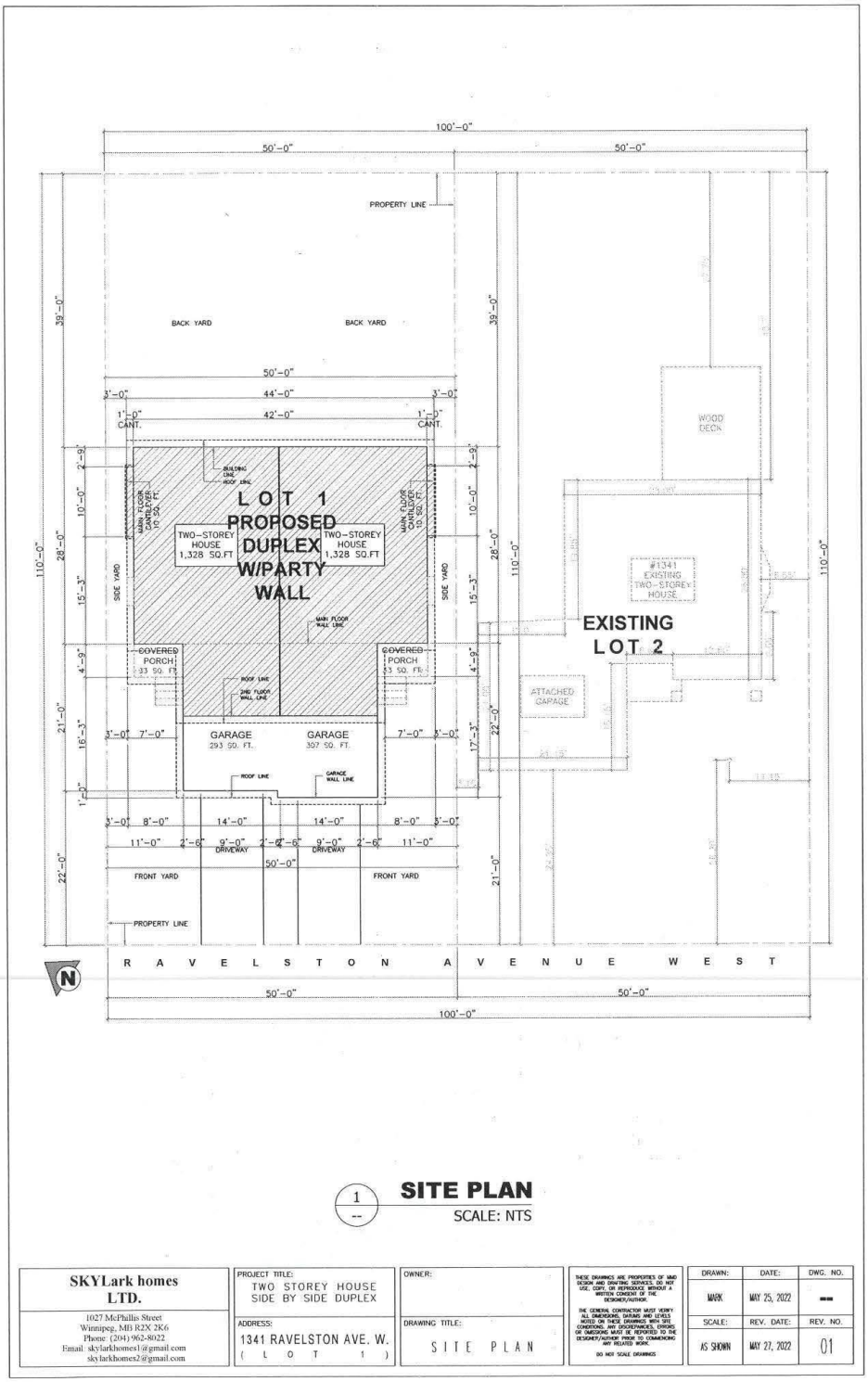
Administrative Co-ordinating Group
File No. DASZ 38/2022
August 11, 2022

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

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

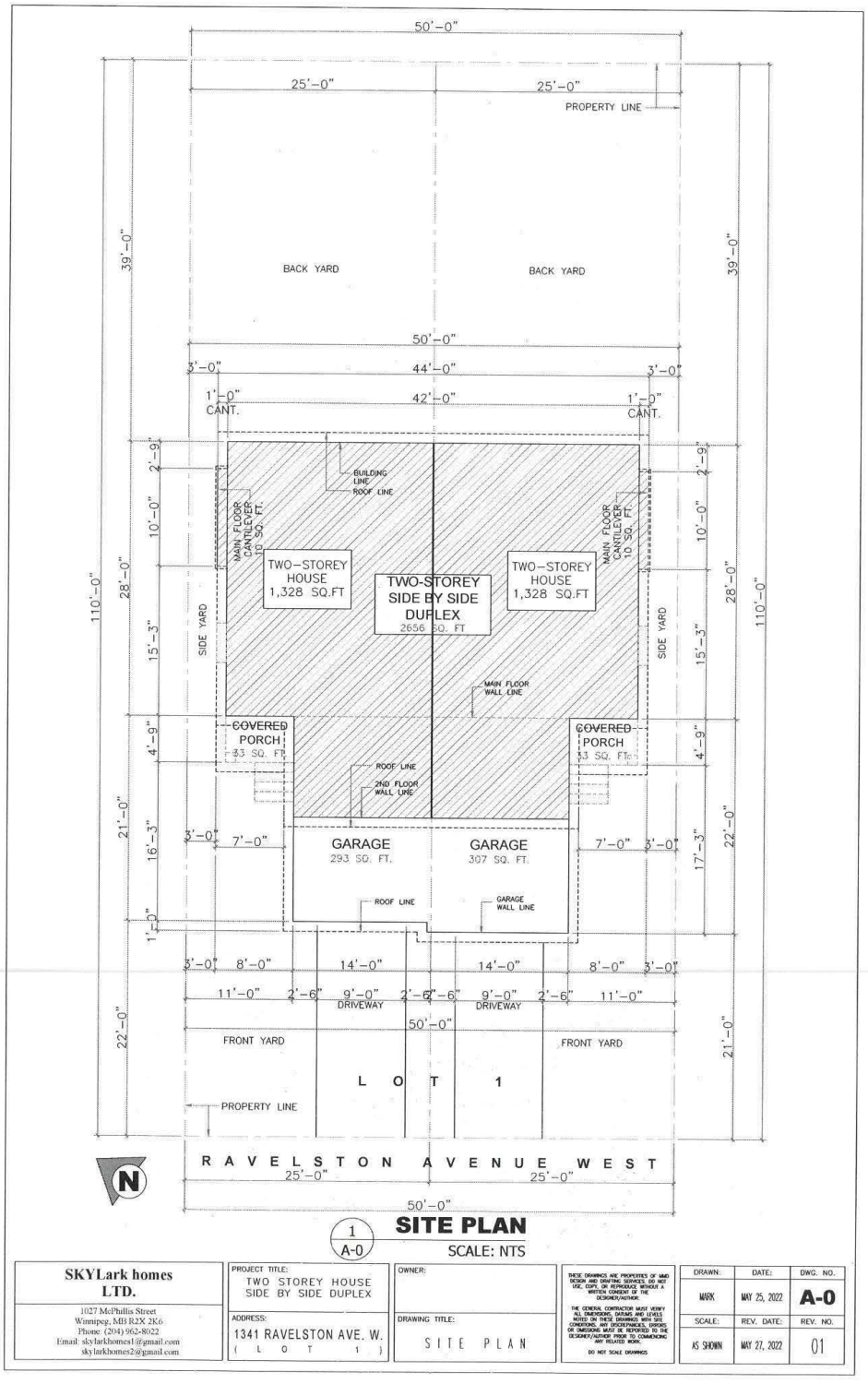
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit “6” referred to in File DASZ 38/2022



1 — SITE PLAN
SCALE: NTS

SKYLark homes LTD. 1027 McPhillis Street Winnipeg, MB R2X 2K6 Phone: (204) 962-8022 Email: skylarkhomes1@gmail.com skylarkhomes2@gmail.com	PROJECT TITLE: TWO STOREY HOUSE SIDE BY SIDE DUPLEX ADDRESS: 1341 RAVELSTON AVE. W. (L O T 1)	OWNER: DRAWING TITLE: SITE PLAN	THESE DRAWINGS ARE PROPERTIES OF MND DESIGN AND DRAFTING SERVICES. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS AND DIMENSIONS. ANY ERRORS OR EMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: MARK	DATE: MAY 25, 2022	DWG. NO. —
				SCALE: AS SHOWN	REV. DATE: MAY 27, 2022	REV. NO. 01



1 A-0 **SITE PLAN**

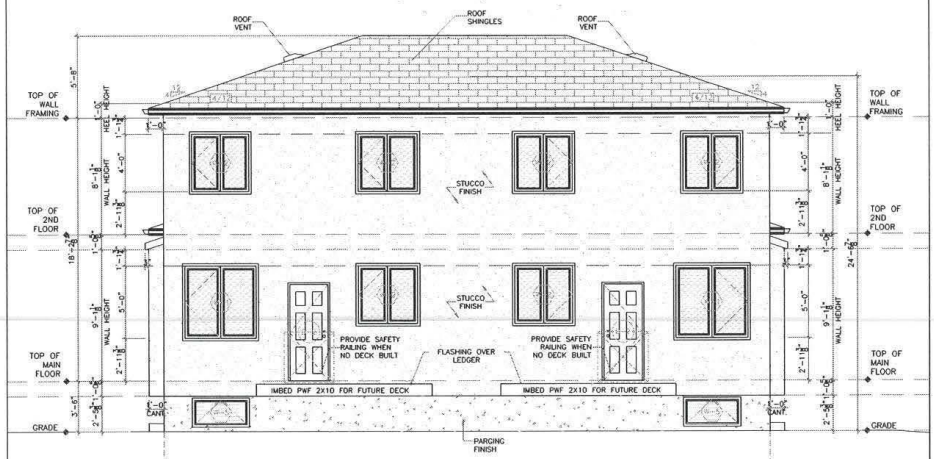
SCALE: NTS

SKYLark homes LTD. 1027 McPhillis Street Winnipeg, MB R2X 2K6 Phone: (204) 962-8022 Email: skylarkhomes1@gmail.com skylarkhomes2@gmail.com	PROJECT TITLE: TWO STOREY HOUSE SIDE BY SIDE DUPLEX ADDRESS: 1341 RAVELSTON AVE. W. (L O T 1)	OWNER: DRAWING TITLE: SITE PLAN	THESE DRAWINGS ARE PROPERTIES OF MAR DESIGN AND DRAFTING SERVICES. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: MARK DATE: MAY 25, 2022 DWG. NO. A-0 SCALE: AS SHOWN REV. DATE: MAY 27, 2022 REV. NO. 01		



1 / A-1 **FRONT ELEVATION**

SCALE: 5/32"=1'-0"



2 / A-1 **REAR ELEVATION**

SCALE: 5/32"=1'-0"

8'-0" 2ND FLOOR WALLS

9'-0" MAIN FLOOR WALLS

SKYLark homes LTD. 1027 McPhillis Street Winnipeg, MB R2X 2K6 Phone: (204) 962-8022 Email: skylarkhomes1@gmail.com skylarkhomes2@gmail.com	PROJECT TITLE: TWO STOREY HOUSE SIDE BY SIDE DUPLEX ADDRESS: 1341 RAVELSTON AVE. W. (L O T 1)	OWNER: DRAWING TITLE: FRONT & REAR ELEVATION	THESE DRAWINGS ARE PROPERTIES OF MAND DESIGN AND DRAFTING SERVICES. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: MARK DATE: MAY 25, 2022 DWG. NO. A-1 SCALE: AS SHOWN REV. DATE: -- REV. NO. --	



1 / A-2 **RIGHT-SIDE ELEVATION**

SCALE: 5/32"=1'-0"

8'-0" 2ND FLOOR WALLS

9'-0" MAIN FLOOR WALLS

DRAWN: MARK | DATE: MAY 25, 2022 | DWG. NO. A-2

SCALE: AS SHOWN | REV. DATE: -- | REV. NO. --

DO NOT SCALE DRAWINGS

OWNER:

DRAWING TITLE: RIGHT-SIDE ELEVATION

PROJECT TITLE: TWO STOREY HOUSE SIDE BY SIDE DUPLEX

ADDRESS: 1341 RAVELSTON AVE. W. (L O T 1)

SKYLark homes LTD.
1027 McPhillis Street
Winnipeg, MB R2X 2K6
Phone: (204) 962-8022
Email: skylarkhomes1@gmail.com
skylarkhomes2@gmail.com



1
A-3

LEFT-SIDE ELEVATION

SCALE: 5/32"=1'-0"

8'-0" 2ND FLOOR WALLS

9'-0" MAIN FLOOR WALLS

THESE DRAWINGS ARE PROPERTIES OF MR. SKY LARK HOMES LTD. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SKY LARK HOMES LTD.

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DRAWN: MKR | DATE: MAY 25, 2022 | DWG. NO. A-3

SCALE: AS SHOWN | REV. DATE: --- | REV. NO. ---

OWNER:

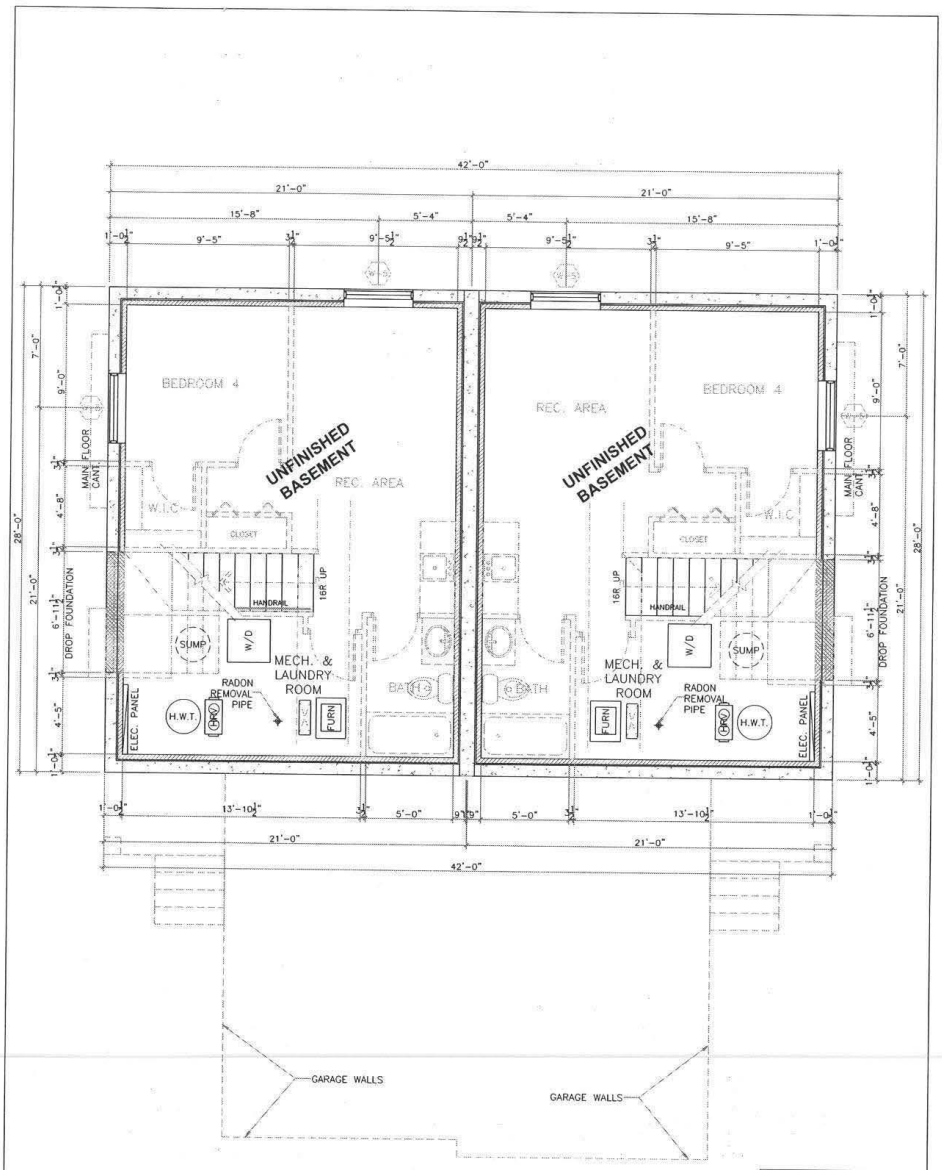
DRAWING TITLE: LEFT-SIDE ELEVATION

PROJECT TITLE: TWO STOREY HOUSE SIDE BY SIDE DUPLEX

ADDRESS: 1341 RAVELSTON AVE. W. (L O T 1)

SKYLark homes LTD.

1027 McPhillips Street
Winnipeg, MB R2X 2K6
Phone: (204) 962-8822
Email: Alishkarez@gmail.com
Sky.larkhomes@gmail.com



NOTE:
SPRAY FOAM TO BE COATED IN DC315 INTUMESCENT COATING

NOTE:
ALL STUDS 24" O/C UNLESS NOTED

1
A-5

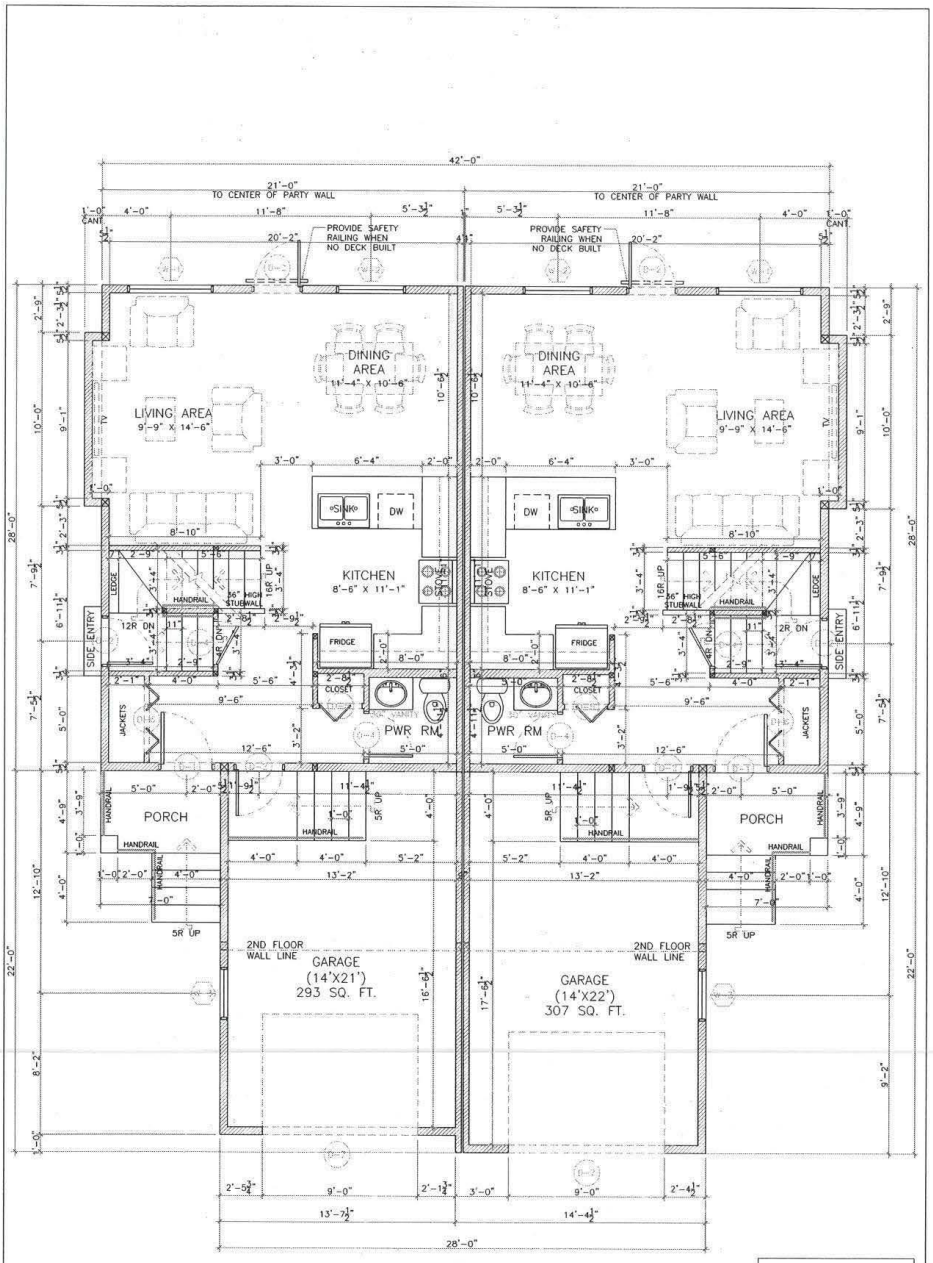
BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"

BASEMENT FLOOR AREA UNIT 1: 523 SQ. FT. BASEMENT FLOOR AREA UNIT 2: 523 SQ. FT.

9'-0" BASEMENT CEILING

SKYLark homes LTD. 1027 McPhillis Street Winnipeg, MB R2X 2K6 Phone: (204) 962-8022 Email: skylarkhomes1@gmail.com skylarkhomes2@gmail.com	PROJECT TITLE: TWO STOREY HOUSE SIDE BY SIDE DUPLEX ADDRESS: 1341 RAVELSTON AVE. W. (L O T 1)	OWNER: DRAWING TITLE: BASEMENT FLOOR PLAN	THESE DRAWINGS ARE PROPERTIES OF MMD DESIGN AND DRAFTING SERVICES. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: MARK SCALE: AS SHOWN	DATE: MAY 25, 2022 REV. DATE: --	DWG. NO. A-5 REV. NO. --



1 / A-6 **MAIN FLOOR PLAN**

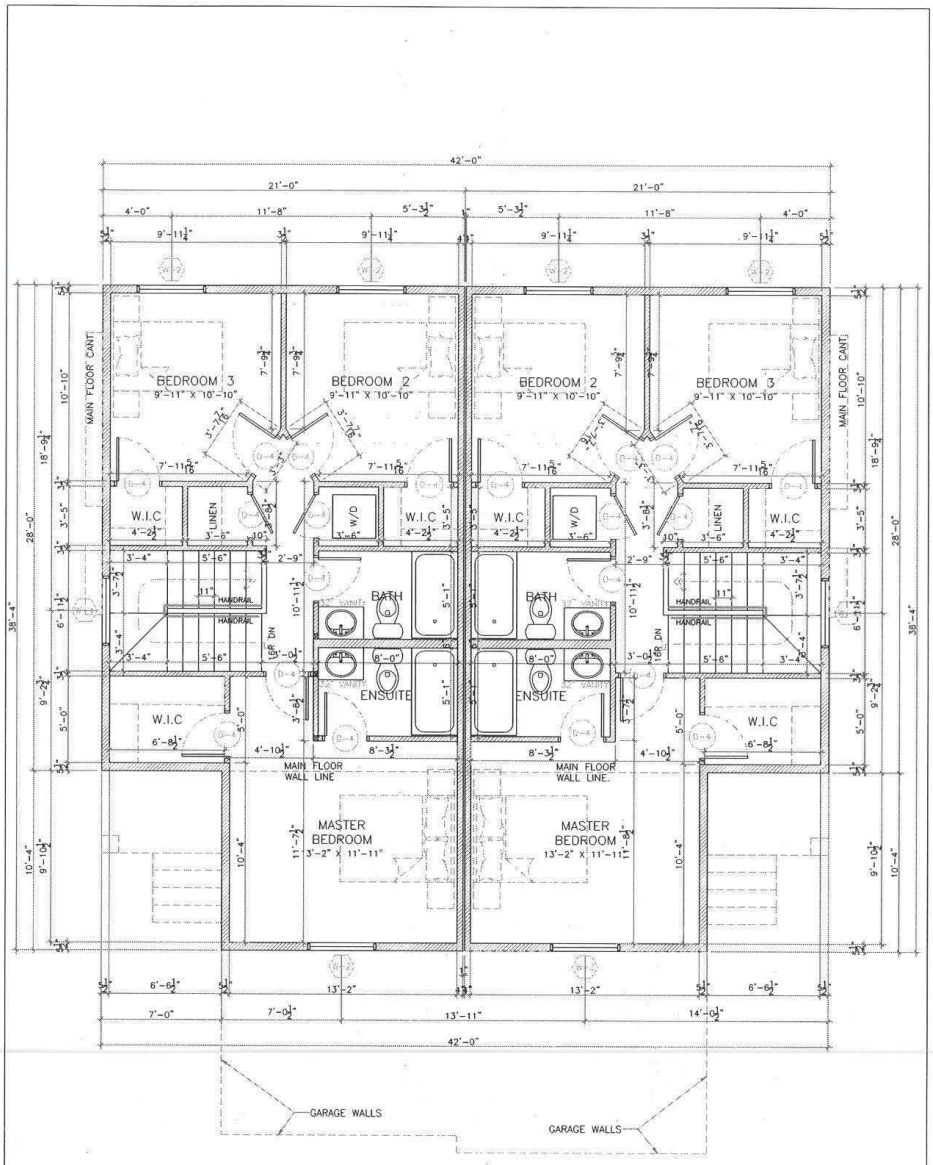
SCALE:3/16"=1'-0"

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

MAIN FLOOR AREA UNIT 1: 597 SQ. FT. MAIN FLOOR AREA UNIT 2: 597 SQ. FT.
GARAGE FLOOR AREA UNIT 1: 293 SQ. FT. GARAGE FLOOR AREA UNIT 2: 307 SQ. FT.

9'-0" MAIN FLOOR WALLS

SKYLark homes LTD. 1027 McPhillis Street Winnipeg, MB R2X 2K6 Phone: (204) 962-8022 Email: skylarkhomes1@gmail.com skylarkhomes2@gmail.com	PROJECT TITLE: TWO STOREY HOUSE SIDE BY SIDE DUPLEX ADDRESS: 1341 RAVELSTON AVE. W. (L O T 1)	OWNER: DRAWING TITLE: MAIN FLOOR PLAN	THESE DRAWINGS ARE PROPERTIES OF MMD DESIGN AND DRAFTING SERVICES. DO NOT USE, COPY, OR REPRODUCE WITHOUT A WRITTEN CONSENT OF THE DESIGNER/AUTHOR. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DO NOT SCALE DRAWINGS	DRAWN: MARK DATE: MAY 25, 2022 DWG. NO. A-6 SCALE: AS SHOWN REV. DATE: -- REV. NO. --		



1 / A-7 SECOND FLOOR PLAN

SCALE:3/16"=1'-0"

NOTE:
ALL STUDS 24" O/C
UNLESS NOTED

8'-0" 2ND FLOOR WALLS

SECOND FLOOR AREA UNIT 1: 731 SQ. FT. SECOND FLOOR AREA UNIT 2: 731 SQ. FT.

SKYLark homes LTD.

1027 McPhillis Street
Winnipeg, MB R2X 2K6
Phone: (204) 962-8022
Email: skylarkhomes1@gmail.com
skylarkhomes2@gmail.com

PROJECT TITLE:	TWO STOREY HOUSE SIDE BY SIDE DUPLEX
ADDRESS:	1341 RAVELSTON AVE. W. (L O T 1)
OWNER:	
DRAWING TITLE:	SECOND FLOOR PLAN

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DO NOT SCALE DRAWINGS

DRAWN:	DATE:	DWG. NO.
MARK	MAY 25, 2022	A-7
SCALE:	REV. DATE:	REV. NO.
AS SHOWN	--	--