Agenda – Council – September 22, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

Item No. 8 Rezoning – 621 and 623 Muriel Street
(St. James Ward)
File DAZ 218/2022

STANDING COMMITTEE RECOMMENDATION:

On September 14, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2022 by rezoning the subject land to an "R2" Residential Two-Family District, as shown on the map dated August 17, 2022 and included within Schedule "A" and the Proposed By-law attached as Appendix "B".

2. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 218/2022, as determined by the City's Director of Planning, Property and Development.

3. 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.

4. 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 the developer pays the amount required under recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 14, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 8, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On August 29, 2022, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

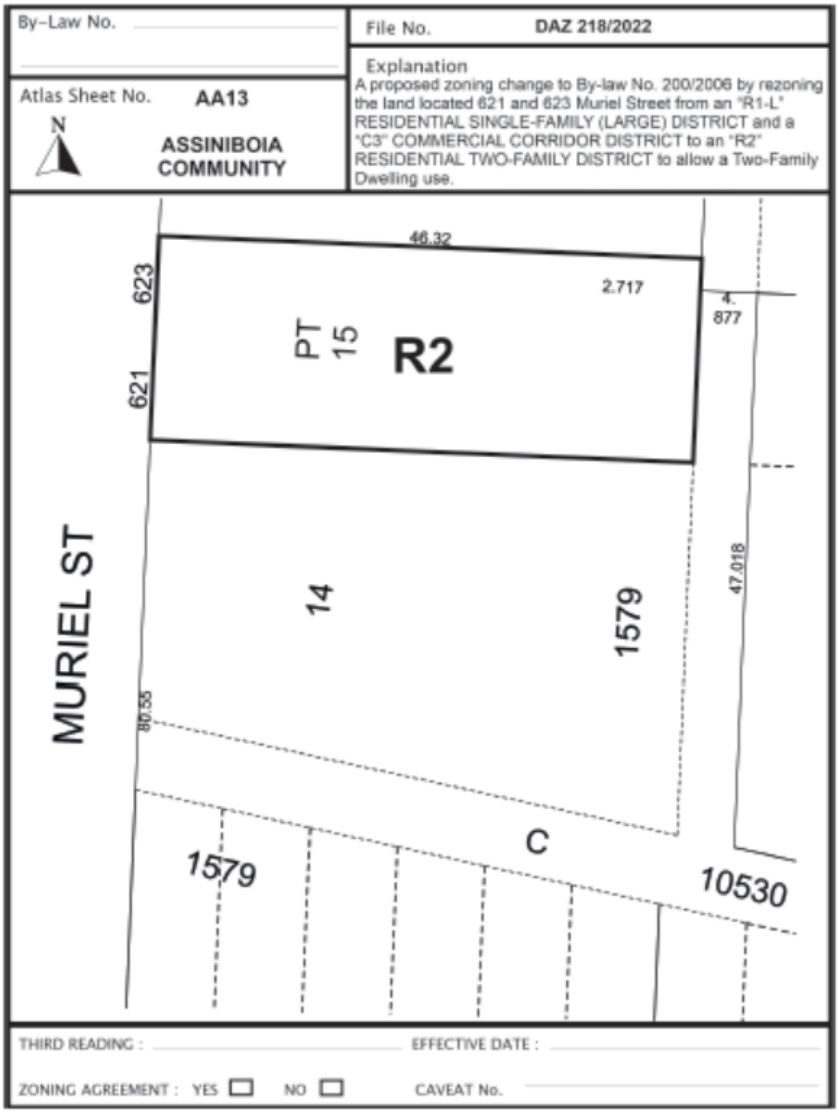
File: DAZ 218/2022

Before: Assiniboia Community Committee
Councillor Gillingham, Chairperson
Councillor Klein
Councillor Lukes

Public Hearing: August 29, 2022
Council Building, 510 Main Street

Applicant: Ammeter Law Group (Sam Guertin)

Subject:



Premises Affected: 621 and 623 Muriel Street

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

Prepared by: T. Pomanski, Committee Clerk
Assiniboia Community Committee

Report date: August 29, 2022

Community Committee Recommendation:

On August 29, 2022, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2022 by rezoning the subject land to an "R2" Residential Two-Family District, as shown on the map dated August 17, 2022 and included within Schedule "A" and the Proposed By-law attached as Appendix "B".

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 218/2022, as determined by the City's Director of Planning, Property and Development.

3. 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.

4. 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 the developer pays the amount required under recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid 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.

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

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

1. There are no variances required on this proposed development. This proposed development really meets the policy goals set out in Complete Communities 2.0, OurWinnipeg and our Infill Guidelines.

2. The effort to maintain trees, any required relocation of Hydro infrastructure assets will be the responsibility of the property owner.

3. The Developer has made effort to align the housing portion of the development with other homes to mitigate impact on other homes in the area. Its close to the transit corridor and the main artery of Portage avenue. It is an appropriate development of an open empty lot.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 2 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated July 19, 2022 2. Notification of Public Hearing dated July 28, 2022 3. Manitoba Status of Title 1954750/1 4. Letter of authorization dated January 4, 2022 from Kirkfield Hotel Limited to Ammeter Law Group (Sam Guertin) 5. Surveyor's Staking Certificate dated June 15, 2021 6. Plans (4 pages) 7. Report from the Urban Planning Division dated August 17, 2022 8. Inspection Report 9. Communication dated August 25, 2022 from Ben McGillivary with respect to the application 10. Communication dated August 28, 2022 from Lee Anne Gray in opposition to the application 11. Photos and documentation, including a Petition in opposition to the application purporting to contain 35 signatures, submitted by Scott Johnson

REPRESENTATIONS:

In Support:

Sam Guertin
Nicole Sage

In Opposition:

Lee Anne Gray
Scott Johnson

For Information:

Ben McGillivary

For the City:
R. Galston, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 218/2022

ADMINISTRATIVE REPORT

Title: DAZ 218/2022 – 621 & 623 Muriel Street

Issue: For consideration at the public hearing for an application to rezone the property to the "R2" Residential Two-Family District for the purpose of constructing a duplex dwelling.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2022 by rezoning the subject land to an "R2" Residential Two-Family District, as shown on the map dated August 17, 2022 and included within Schedule "A" and the Proposed By-law attached as Appendix "B".

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 218/2022, as determined by the City's Director of Planning, Property and Development.

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6. 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

- 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 Winnipeg Public Service are concurred in, the subject property may be rezoned to the "R2" zoning district, consistent with the map provided in Schedule "A" of this report.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

OUR WINNIPEG 2045

Key policies applicable to the proposed development include:

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

One of the Vision Statement's in the Climate Action Plan is that:

> *Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.*

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

> *Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities* (p.vi)
>
> *3.1 Increase Use and Efficiency of Public Transit Systems*
>
> *3.2 Increase the Density of Urban Development Along Key Transit Corridors.*

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

> *4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*
>
> *4.3 Pursue Transit-Oriented Development*

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

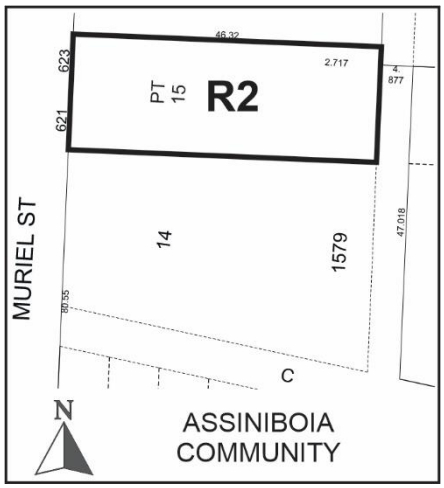
Department	Planning, Property and Development
Division	Urban Planning
Prepared by	R. Galston, MCP
Date:	August 17,2022
File No.	DAZ 218/2022

List of Schedules and Attachments

1. **Appendix "A"** **Planning Discussion.**
2. **Appendix "B"** **Proposed By-law**
3. **Schedule "A"** **File** DAZ 218/2022**,** Assiniboia **Community Committee, Dated August 17,**
   2022**.**

APPENDIX 'A'

DATE:	August 17, 2022
FILE:	**DAZ 218/2022**
RELATED FILES:	na
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.241 (Sturgeon Creek)
SUBJECT:	For consideration at the public hearing for a rezoning to the "R2" Residential Two-Family District for the construction of a duplex dwelling.
LOCATION:	621 & 623 Muriel Street
LEGAL DESCRIPTION:	LOT 11 BLOCK 2 PLAN 1697 4/5 ST JAMES



APPLICANT:	Richard + Wintrup Planning and Development (Brad McGregor) 202-885 Notre Dame Avenue Winnipeg, MB R3E 0M4
OWNER:	Beverley Elizabeth Blue **613 Parkdale Street** **Winnipeg, MB R2Y 0X3**
RECOMMENDATION:	Approval with Conditions

HISTORY

N/A

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the east side of Muriel Street in the Sturgeon Creek Neighbourhood of the St. James Ward.
- The subject site has a lot area of 8,185 square feet. It is currently vacant.
- The site is located within the Established Neighbourhoods - Recent Communities Policy Area under *the Complete Communities 2.0 Direction Strategy*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family dwellings zoned “R1-L” Residential Single Family (Large).

South: Commercial uses zoned “C3” Commercial Corridor.

East: Commercial uses zoned “C3” Commercial Corridor

West: Muriel Street, then place of worship and single-family residential uses zoned “R1-L” Residential Single-Family (Large).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- **The proposed development involves rezoning the property to the "R2" Residential Two-Family Zoning District.**
- **The applicant proposes to build a side-by-side duplex dwelling containing two (2) dwelling units.**
- **Design drawings submitted show that the proposed duplex will have a height of two storeys.**
- **Access to the proposed dwellings will be taken from Muriel Street, and will share a private approach that accesses an attached one-car garage for each of the dwellings.** It should be noted that the subject property does not have access to a rear public lane, and therefore vehicular access to the site via a rear public lane is not possible.
- **No Variances to the standards of the Winnipeg Zoning By-law are required to accommodate this proposal.**

ANALYSIS AND ISSUES

OUR WINNIPEG 2045

Key policies applicable to the proposed development include:

OurWinnipeg Goal - City Building

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. municipal infrastructure capacity.

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

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 healthy food, daily needs, employment, education, recreation, and green infrastructure.

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.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The subject site is located within the Established Neighbourhoods – Recent Communities Policy Area. Key policies applicable to the proposed development include:

Vision Statement:

> *Established Neighbourhoods will 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

1.0 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.*
- *1.2 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, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
- *1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.*
- *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

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;

f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

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.

Recent Communities

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 1.6.

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

REZONING

- As noted above, the site is currently zoned "R1-L" Residential Single Family (Large)
- The dimensional standards for development in the R1-L zone are:
    - Minimum lot area – 5,500 square feet
    - Minimum lot width – 25 feet
    - Minimum front yard – 20 feet
    - Minimum rear yard – 25 feet
    - Minimum side yard – four (4) feet
    - Maximum height of buildings – 35 feet
    - Maximum Lot Coverage (%) – 40 percent
- The proposed zoning district is "R2" Residential Two-Family.

- The dimensional standards for multi-family structures in the “R2” zone are:
    - Minimum lot area – 9,000 square feet
    - Minimum lot area per dwelling unit – 1,250 square feet
    - Minimum front yard – 20 feet
    - Minimum rear yard – 25 feet
    - Minimum side yard – four (4) feet
    - Maximum height of buildings – 35 feet

PUBLIC CONSULTATION

- The applicant has stated that they delivered letters to nearby residential properties, soliciting their support of the proposed development. One (1) nearby neighbour provided a signed letter of support.

CONSISTENCY WITH *COMPLETE COMMUNITIES 2.0* AND COMPATIBILITY WITH THE SURROUNDING AREA

- Under *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0,* Portage Avenue is identified as a Regional Mixed-Use corridor intended to accommodate higher levels of development in order to capitalize on existing transit infrastructure and proximity to commercial amenities. The subject site’s proximity to Portage Avenue is within close walking distance to available transit service (discussed below).
- In accordance with *Complete Communities 2.0* policy, the proposed development aligns with several of the policies previously identified in this report. To summarize policies the proposal meets, briefly:
    - In accordance with policies 1.1, 1.2 and 3.1 of *Complete Communities 2.0* the development promotes greater density within an established neighbourhood and contributes to the physical renewal of older neighbourhoods, offering a different form of housing beyond single family dwellings that accommodates people with a variety of needs or different life stages to remain in their neighbourhood.
- It should be noted that the subject property is located on a local street which does not have access to a public lane, thereby not aligning with policy 1.16 of *Complete Communities 2.0.* However, policies in *Complete Communities 2.0* allow for secondary considerations when supporting small-scale intensification in Recent Communities, including considerations outlined in policy 1.6.
- The following discusses these considerations with respect to this application.

Surrounding zoning context; built form, uses and their characteristics

- The subject property is considered a transitional lot, in that it is located between commercial properties fronting on Portage Avenue to the south, and established single-family residential properties to the north. It should also be noted the property directly across the street from the subject site, at 618 Muriel Street, contains and established place of worship use.
- In this manner, the proposed side-by-side duplex dwelling provides a reasonable and context sensitive transition between commercial uses to the south and single-family uses on Muriel Street to the north.

- With respect to building form and housing type, it should be noted that the proposed side-by-side duplex dwelling will enable intensification of a transitional lot that is not suitable for a typical single-family residential subdivision. I.e., creating two (2) narrower single-family lots with no access to a rear lane would result in two (2) separate private approaches from Muriel Street. By constructing a side-by-side duplex as proposed, the applicant can instead create one shared private approach that is approximately 22 feet in width. This leaves greater room for landscaping in the public boulevard and avoids greater interruption of the public sidewalk on Muriel Street.
- As outlined above, the dimensional standards are similar for the proposed "R2" zoning district and the existing "R1-L" district, including standards for front yard, rear yard, and side yard setbacks, and for building height. No variances to the dimensional standards of the Zoning By-law are being requested, and as such the proposed building form is considered generally compatible with the area and the existing "R1" dimensional standards..

Proximity to Portage Avenue and high-frequency transit service

- The subject site is located approximately 217 feet (66 metres) north of Portage Avenue, and is directly adjacent to the south and east is commercial uses oriented to Portage Avenue.
- The subject site is also located within 490 feet (150 metres) of eastbound and westbound transit stops on Portage Avenue. Each of these stops are serviced by high-frequency daily transit on routes 11 and 21.
- These transit routes provide connections to:
    - points westward on Portage Avenue, including the Unicity commercial area,
    - points eastward on Portage Avenue, including Polo Park commercial area and downtown.
- Considering the subject property's location on the block, its proximity to frequent transit service, and the moderate level of intensification proposed (side-by-side duplex), the proposed development is suitable and is consistent with *Complete Communities Direction Strategy 2.0.*

Density

- The proposed "R2" zoning district prescribes a lot area per dwelling unit of 2,500 square feet per dwelling.
- The applicant is proposing two (2) dwelling units, which results in a lot area per dwelling unit of 4,092 square feet per dwelling unit, well above the minimum lot area per dwelling requirements of the Zoning By-law.

Arborist Report

- At present, there does not appear to be any significant or mature landscaping on site that would warrant the request of an arborist report.

CONDITIONS OF APPROVAL

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes or cash-in-lieu of land. The amount of land is not less than 8 percent.
- With respect to this application, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

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

- The proposed development aligns with policies that guide development in *OurWinnipeg 2045,* and the *Complete Communities Direction Strategy 2.0* with respect to providing a variety of housing typologies, increasing density in established neighbourhoods, encouraging density in proximity to frequent transit and accommodating multi-family development in a form that is compatible with the surrounding uses.

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

Report Prepared by: R. Galston, MCP
PPD File #: DAZ 218/2022

Schedule "A" for File DAZ 207/2022, Assiniboia Community Committee, dated August 17, 2022

By–Law No. _____

File No. **DAZ 218/2022**

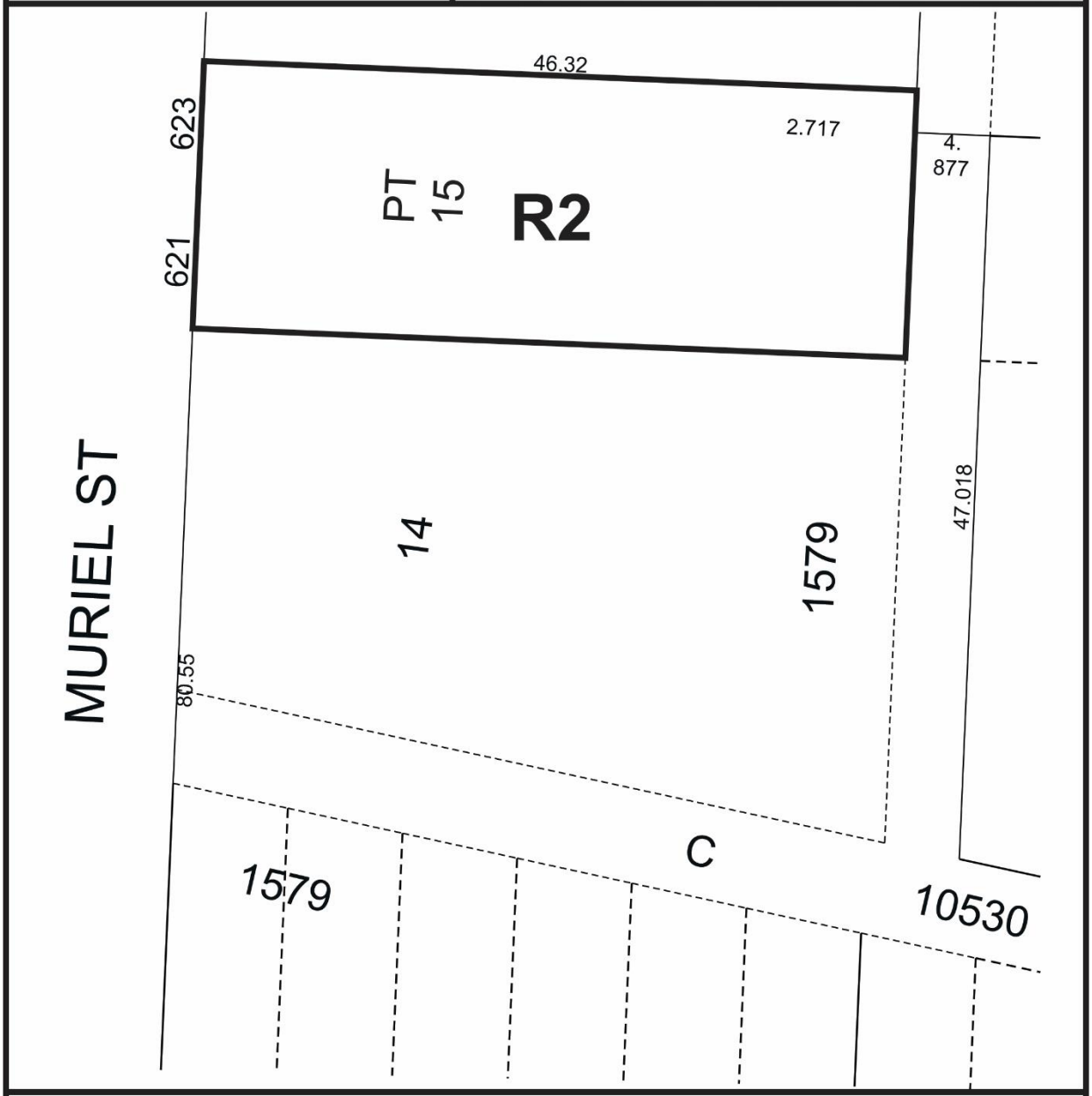
Atlas Sheet No. **AA13**

N

ASSINIBOIA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located 621 and 623 Muriel Street from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT and a "C3" COMMERCIAL CORRIDOR DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow a Two-Family Dwelling use.

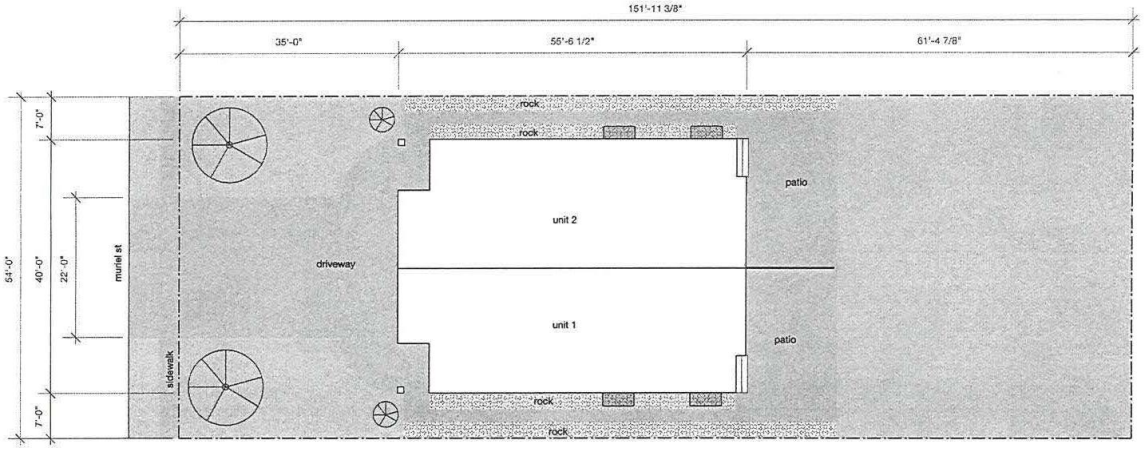


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DAZ 218/2022

preliminary - do not build



preliminary - do not build

Drawing not to be scaled. All dimensions shall be verified before work commences. Any discrepancies, variances, or missing dimensions shall be brought to the attention of the contractor before work proceeds.

All structural systems and components shall be approved by a professional engineer. Charisma assumes no liability for any failure in the structural system or the components there-of.

Builder to confirm dimensions of all built-in products before building to ensure compatability with intended design. These products include appliances, plumbing fixtures, lighting fixtures & any furniture pieces or electronic equipement that requires recessed installation or mounting.

Charisma,
the design experience
388 Academy Road
Wpg, MB R3M 0G1
p.487.6994 f.487.0551
experience@charismadesign.ca

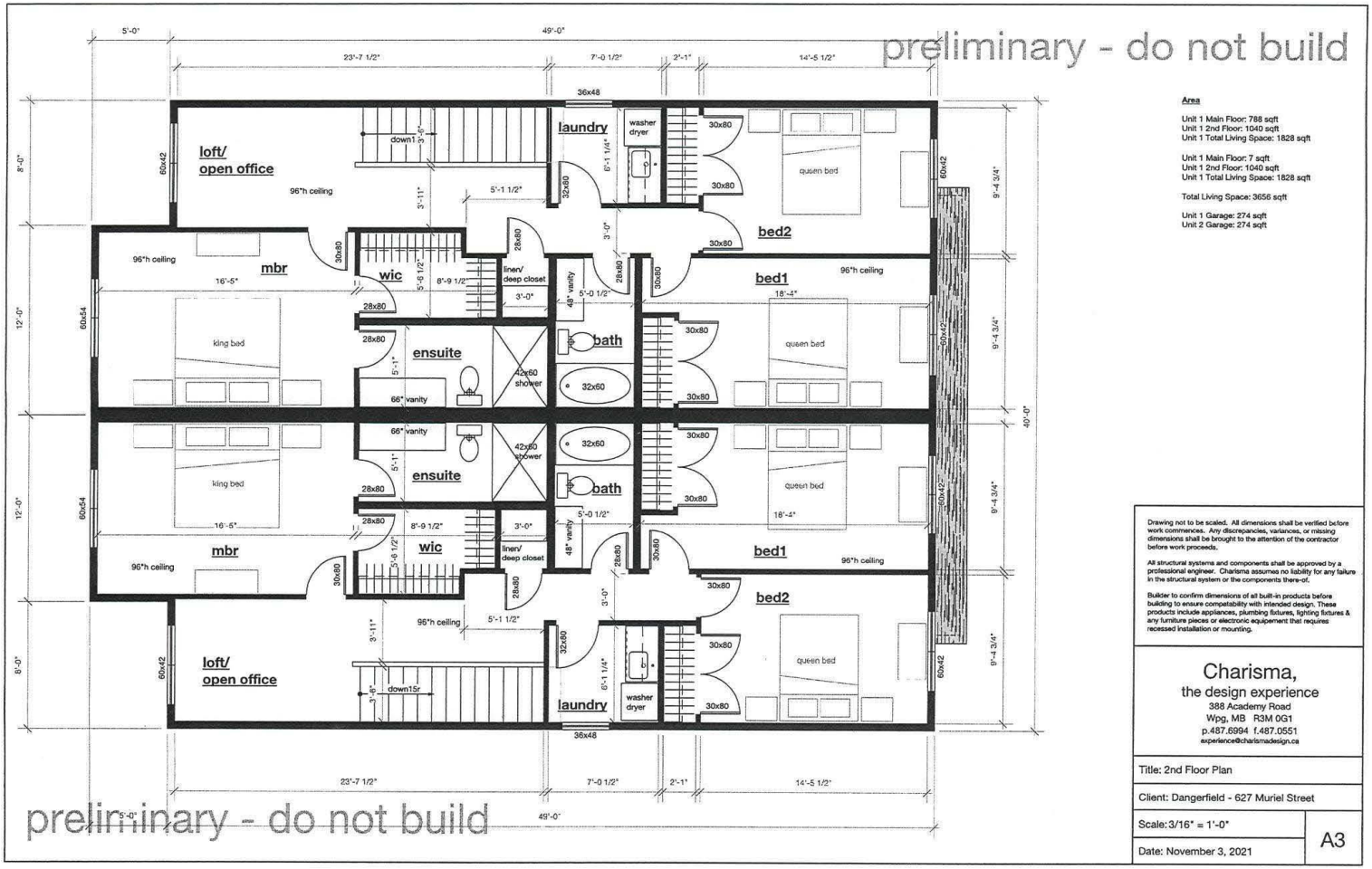
Title: Site Plan

Client: Dangerfield - 627 Muriel Street

Scale: 1/16" = 1'-0"

A1

Date: November 3, 2021



Area

Unit 1 Main Floor: 788 sqft
Unit 1 2nd Floor: 1040 sqft
Unit 1 Total Living Space: 1828 sqft

Unit 1 Main Floor: 7 sqft
Unit 1 2nd Floor: 1040 sqft
Unit 1 Total Living Space: 1828 sqft

Total Living Space: 3656 sqft

Unit 1 Garage: 274 sqft
Unit 2 Garage: 274 sqft

Drawing not to be scaled. All dimensions shall be verified before work commences. Any discrepancies, variances, or missing dimensions shall be brought to the attention of the contractor before work proceeds.

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experience@charismadesign.ca

Title: 2nd Floor Plan

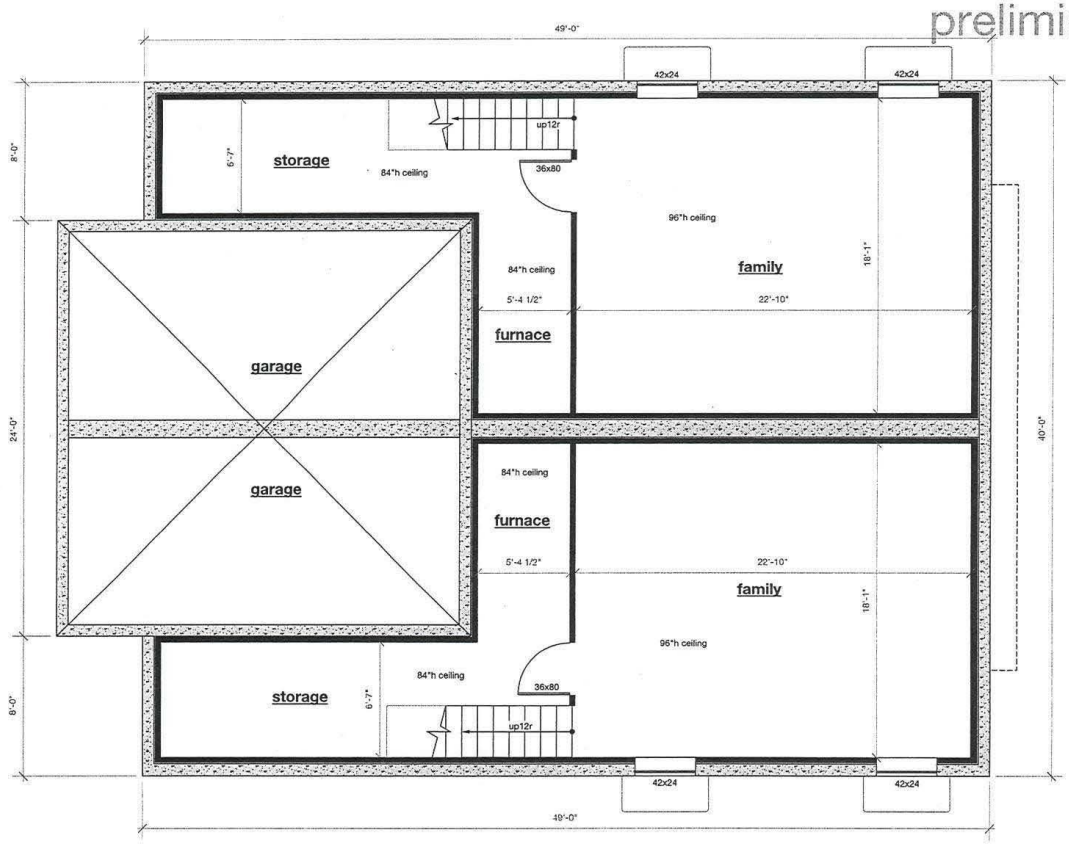
Client: Dangerfield - 627 Muriel Street

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

Date: November 3, 2021

A3

preliminary - do not build



preliminary - do not build

Drawing not to be scaled. All dimensions shall be verified before work commences. Any discrepancies, variances, or missing dimensions shall be brought to the attention of the contractor before work proceeds.

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Builder to confirm dimensions of all built-in products before building to ensure compatability with intended design. These products include appliances, plumbing fixtures, lighting fixtures & any furniture pieces or electronic equipement that requires recessed installation or mounting.

Charisma,
the design experience
388 Academy Road
Wpg, MB R3M 0G1
p.487.6994 f.487.0551
experience@charismadesign.ca

Title: Lower Level Plan

Client: Dangerfield - 627 Muriel Street

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

Date: November 3, 2021

A4


preliminary - do not build
asphalt shingle
vinyl or fibre cement siding
vinyl or fibre cement board & batten siding
vinyl or fibre cement_shake
cultured stone
facade
Scale: 1/8" = 1'-0"
2nd floor ceiling - 118'-4"
top of 2nd floor - 110'-4"
top of first floor - 101'-4"
landscape grade at house - 100'-0"
top of first floor - 100'-4"
window wells
top of lower level floor - 92'-4"
side
Scale: 1/8" = 1'-0"
rear
Scale: 1/8" = 1'-0"
side
Scale: 1/8" = 1'-0"
Drawing not to be scaled. All dimensions shall be verified before work commences. Any discrepancies, variances, or missing dimensions shall be brought to the attention of the contractor before work proceeds.
All structural systems and components shall be approved by a professional engineer. Charisma assumes no liability for any failure in the structural system or the components there-of.
Builder to confirm dimensions of all built-in products before building to ensure compatability with intended design. These products include appliances, plumbing fixtures, lighting fixtures & any furniture pieces or electronic equipement that requires recessed installation or mounting.
Charisma,
the design experience
388 Academy Road
Wpg, MB R3M 0G1
p.487.6994 f.487.0551
experience@charismadesign.ca
Title: Elevations
Client: Dangerfield - 627 Muriel Street
Scale: 1/8" = 1'-0"
Date: November 3, 2021
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