Minutes – Executive Policy Committee – July 5, 2023

REPORTS

Item No. 13 Rezoning – 49 Fermor Avenue
(St. Vital Ward)
File DAZ 202/2023 [c/r DAV 132157/2023D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2023 by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 24, 2023 and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter, if required, in accordance with the report of the Administrative Coordinating Group dated May 30, 2023 and attached as Schedule "C" to this report.

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

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of a Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 (the "Dedication Fee"), 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid the Dedication Fee and all other associated ancillary fees (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 202/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law 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 By-law will come into force when the Servicing Agreement is fully executed.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Servicing Agreement, if required, is not fully executed in accordance with Recommendation 6 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. 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 DAZ 202/2023.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Riel Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, the Riel 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: DAZ 202/2023

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

Public Hearing: June 19, 2023
Council Building, 510 Main Street

Applicant: Cam Couper

Subject:



APPLICANT : Cam Couper
FILE : DAZ 202/2023
PROPOSAL : To rezone the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the establishment of a Multi-Family Dwelling use. **For information, phone D. Iskierski, Planner at 204-986-5337.**
DEMANDEUR : Cam Couper
N° DE DOSSIER : DAZ 202/2023
PROJET : Modifier le zonage du bien-fonds délinéé ci-dessus afin de le faire passer de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie RMF-S (secteur de petites habitations multifamiliales) afin de permettre l'aménagement d'une habitation multifamiliale. **Pour obtenir des renseignements, appelez D. Iskierski, urbaniste, au 204-986-5337.**

Premises Affected: 49 Fermor Avenue

For submission to: Executive Policy Committee

Prepared by: Pieter W. Prinsloo, Senior Committee Clerk
Riel Community Committee

Report date: June 19, 2023

Community Committee Recommendation:

On June 19, 2023, the Riel 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2023 by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 24, 2023 and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter, if required, in accordance with the report of the Administrative Coordinating Group dated May 30, 2023 and attached as Schedule "C" to this report.

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

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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 (the "Dedication Fee"), 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid the Dedication Fee and all other associated ancillary fees (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

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6. That the By-law will come into force when the Servicing Agreement is fully executed.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Servicing Agreement, if required, is not fully executed in accordance with Recommendation 6 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. 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 DAZ 202/2023.

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

1. This complies with the infill guidelines, too small to make them pave the back lane, it's only 3 units, that wouldn't be fair to the builder.

2. It sounds like there may still be some costs as well related to land drainage but I think in this instance it's a end of block addition so it makes sense within the context of the neighbourhood.

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 April 4, 2023 2. Notification of Public Hearing dated May 16, 2023 3. Manitoba Status of Title 3184521/1 4. Plans (9 pages) 5. Report from the Urban Planning Division dated May 24, 2023 6. Inspection Report

REPRESENTATIONS:

In Support:

Cam Couper

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “5” referred to in File DAZ 202/2023

ADMINISTRATIVE REPORT

Title: DAZ 202/2023 at 49 Fermor Avenue

Issue: For consideration at the public hearing for a rezoning to the “RMF-S” Residential Multi-Family Small district to enable the construction of a multi-family residential building with three (3) residential units.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D. Iskierski, MCIP	n/a	n/a	n/a	n/a

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2023 by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated May 24, 2023 and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter, if required, in accordance with the report of the Administrative Coordinating Group dated May 30, 2023 and attached as Schedule “C” to this report.

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7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Servicing Agreement, if required, is not fully executed in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
9. 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 DAZ 202/2023.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property from the "R1-M" Residential Single-Family Medium district to the "RMF-S" Residential Multi-Family Small district to enable the establishment of a multi-family residential building with three (3) residential units.
- 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 land will be rezoned.

CONSULTATION

N/A

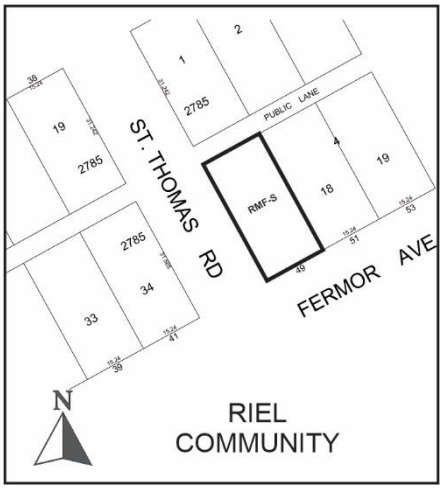
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	D. Iskierski, MCP
Date:	May 24, 2023
File No.	DAZ 202/2022

1. Schedule A — Planning Discussion
2. Schedule B — Recommended File No. DAZ 202/2023 Riel Community Committee, dated May 24, 2023
3. Schedule C — Report of the Administrative Working Group – May 30, 2023
4. Appendix B — Proposed By-law

Schedule 'A' – Planning Report

DATE:	May 24, 2023
FILE:	**DAZ 202/2023**
RELATED FILES:	DAV 23-132157\D, 23-130359 ZR
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	1.110 – Varennes
SUBJECT:	To rezone a residential lot from an "R1-M" Residential Single-Family Medium District to an "RMF-S" Residential Multi-Family Small District in order to facilitate the construction of a two storey three (3) unit multi-family residential building.
LOCATION:	49 Fermor Avenue
LEGAL DESCRIPTION:	LOT 17 BLOCK 4 PLAN 2785 112/113 ST B



APPLICANT:	Cam Couper (Camco Electric) 1432 Erin St Winnipeg, MB R3G 2S8
OWNER:	Cameron Couper 1432 Erin St Winnipeg, MB R3E 2S8
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Fermor Avenue in the Varennes neighbourhood of the St Vital ward.
- The subject site is 5174 square feet (480.68 square metres) in area. The site is currently occupied by a one-storey house built in 1922.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods - Mature Communities policy area. The property is zoned “R1-M” Residential Single-Family Medium district.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Laneway then detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.

South: Fermor Avenue then detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.

East: Detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.

West: St. Thomas Road then detached single-family dwelling zoned “R1-M” Residential Single-Family Medium District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a multi-family building that will encompass three (3) residential units.
- The building being proposed is two storeys in height with entrances on the front façade facing Inman Avenue and along the west façade in the corner side yard and along the rear façade in the rear yard.
- The building footprint is 22 feet (6.71 metres) wide by 39 feet (11.89 metres) in length which represents a lot area coverage of 25.1% with soft landscaping covering 40% of the lot area.
- A total of five (5) parking stalls will be provided behind the building.
- Of the five (5) parking stalls, one (1) is designated as an accessible parking stall as well as a visitor stall.
- Vehicular access to the property is proposed by way of the existing rear laneway accessed from St. Thomas Road to the west.
- Garbage is located in an enclosure adjacent to the parking area and rear laneway.
- A site plan, landscaping plan, floor plans, elevations and renderings have been provided.
- Additional variances to reduce the minimum lot area requirement and to permit no insufficient buffering of the accessory parking area are also required. For the complete analysis of required variances, please see the corresponding planners report for File No. DAV 23-132157\D.
- The applicant also applied for and was approved to provide an alternative equivalence compliance for the street edge landscaping along St. Thomas Road where there was insufficient space to include all of the required trees. Instead the applicant planted the required trees in the rear yard (application No. 23-130359 ZR).

REASON FOR APPLICATION

- The subject property is currently zoned “R1-M” Residential Single-Family Medium District.
- In order to accommodate this higher density development a rezoning application is required.
- The “RMF-S” Residential Multi-Family Small District enables a maximum residential density of one (1) residential unit per 1250 sq. ft. of site area.
- Given the proposed lot area of 5174 square feet (480.68 square metres), the proposed three-unit building would result in a density of 1724.66 square feet (160.23 square metres) per dwelling unit.

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application and revised the site plan and elevation drawings as per the recommendations of the Urban Planning and Design Division to align the proposed development with the newly adopted *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities.*

With the Public

The applicant did not include any signatures of support in their 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.

1.6 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.

1.8 Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

1.9 Small-scale residential uses other than single-family residential may be accommodated

- *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."
- Goal 2 states "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." More specifically, policies that relate to the subject proposal are as follows:

  2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

  2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

  2.5 Encourage a variety of architectural styles.

  2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the aesthetics of the street and neighbourhood.

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a. Window placement that supports passive surveillance;

b. Unit entrances with direct access to the street;

c. Front porches;

d. Balconies;

e. Awnings;

f. Lighting; and

g. Height of primary entrances.

2.12 New developments should respect and complement the existing character of the built form of surrounding properties.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

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.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies that relate to the subject proposal are as follows:

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

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.6 Encourage new developments that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- 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;
- The proposed density is compatible with the surrounding context where this section of Fermor Avenue in that it is only a slight increase from the adjacent detached single-family dwellings; and
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as porches and balconies that increase activity along the street edge, and takes vehicular access from the rear laneway.

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 Triplexes and all of the applicable site design guidelines including front, rear and side yard setbacks, lot coverage and landscaping.
- The proposed development meets all of the applicable building design guidelines including building height, roof pitches, façade materials and architectural features, main floor height, entrances, projections into setbacks, privacy and utilities servicing and mechanical.
- The only *Design Guidelines* that the proposed development does not meet from the *Infill Guidelines* is to design for accessible suites and that the design of the building takes cues from surrounding architectural features.
    - Please note that the language in the *Infill Guidelines* used is 'encouraged' therefore this is not a requirement.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Multi-Family District is intended to accommodate the development of multi-family units in areas with medium to high residential densities.

- Development in the ”RMF” district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential uses and the public realm.
- The subject site is located on a block of Fermor Avenue that is characterized by a mix of residential uses with similar scale and built form to what is being proposed.
- *Complete Communities Direction Strategy 2.0* designates this site as an “Established Neighbourhood – Mature Communities” which supports increasing residential densities.
- The proposed density is within the maximum 1250 sq. ft. per dwelling unit typically permitted in the “RMF-S” Residential Multi-Family Small Zoning District.
- The established residential context, supportive planning policy, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a full range of commercial services are supporting factors in the use of the “RMF-S” Residential Multi-Family Small Zoning District.

Based on these considerations, the “RMF-S” Residential Multi-Family Zoning District is the most appropriate zoning district to enable the proposed development.

SUMMARY

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

- The subject rezoning will result in the establishment of a multi-family residential development that is consistent with policies in *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0* as well as meets both the Preferred Location Criteria and Design Guidelines for Triplexes found within the *Small-Scale and Low-Rise Residential development Guidelines for Mature Communities*.
- The proposed development will increase residential density in the Varennes neighbourhood, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood as well as helping the city to achieve its residential intensification targets.
- The proposed development will 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.

RECOMMENDATIONS

The Urban Planning and Design Division recommends this application be **approved** and the subject property be rezoned into the “RMF-S” Residential Multi-Family Small District.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by:
Dan Iskierski, MCP

PPD File# DAZ 202/2023

Schedule "B" for File DAZ 202/2023, Riel Community Committee, May 24, 2023

By-Law No. _____

File No. **DAZ 202/2023**

Atlas Sheet No. **AE27 RIEL COMMUNITY**

N

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 49 Fermor Avenue from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the establishment of a Multi-Family Dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE C

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 49 FERMOR AVENUE

It is recommended that approval of DAZ 202/2023, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following servicing requirements, if required by the accepted technical memorandum requested by the Water and Waste Department:

Section I – Engineering Studies

1) The Developer shall, at no expense to the City, provide a land drainage technical memorandum, prepared by a qualified municipal engineer, outlining the provision of land drainage sewer for the planned area and adjacent lands.

Section II - Servicing Conditions

1) Land Drainage Sewers

   a) The Developer shall, at no expense to the City, extend the land drainage system as required to service the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

2) Construction Traffic

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

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

3) 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.

4) Litter and Refuse Control and Clean-Up

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

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.

5) 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/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

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

Section 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 agreements 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 Servicing Agreement.

THIS REPORT SUBMITTED BY:

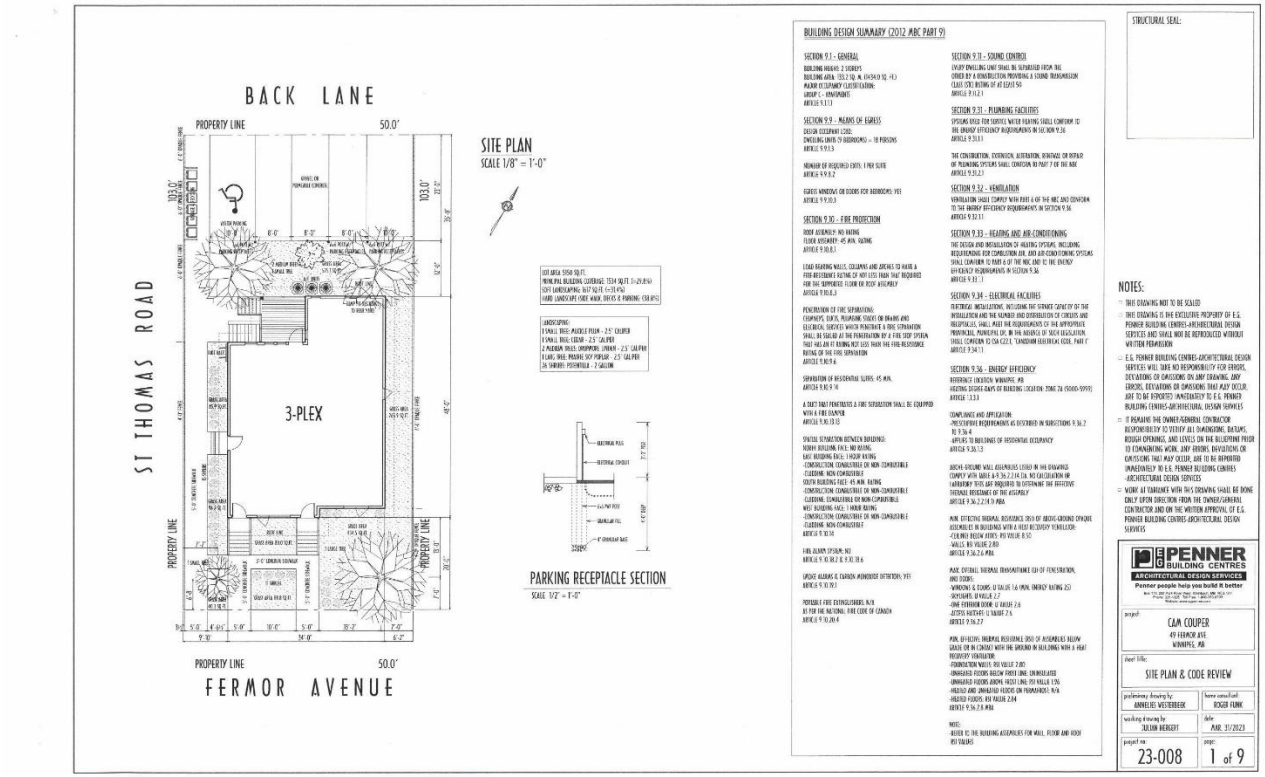
Administrative Co-ordinating Group
File No. DAZ 202/2023
May 30, 2023

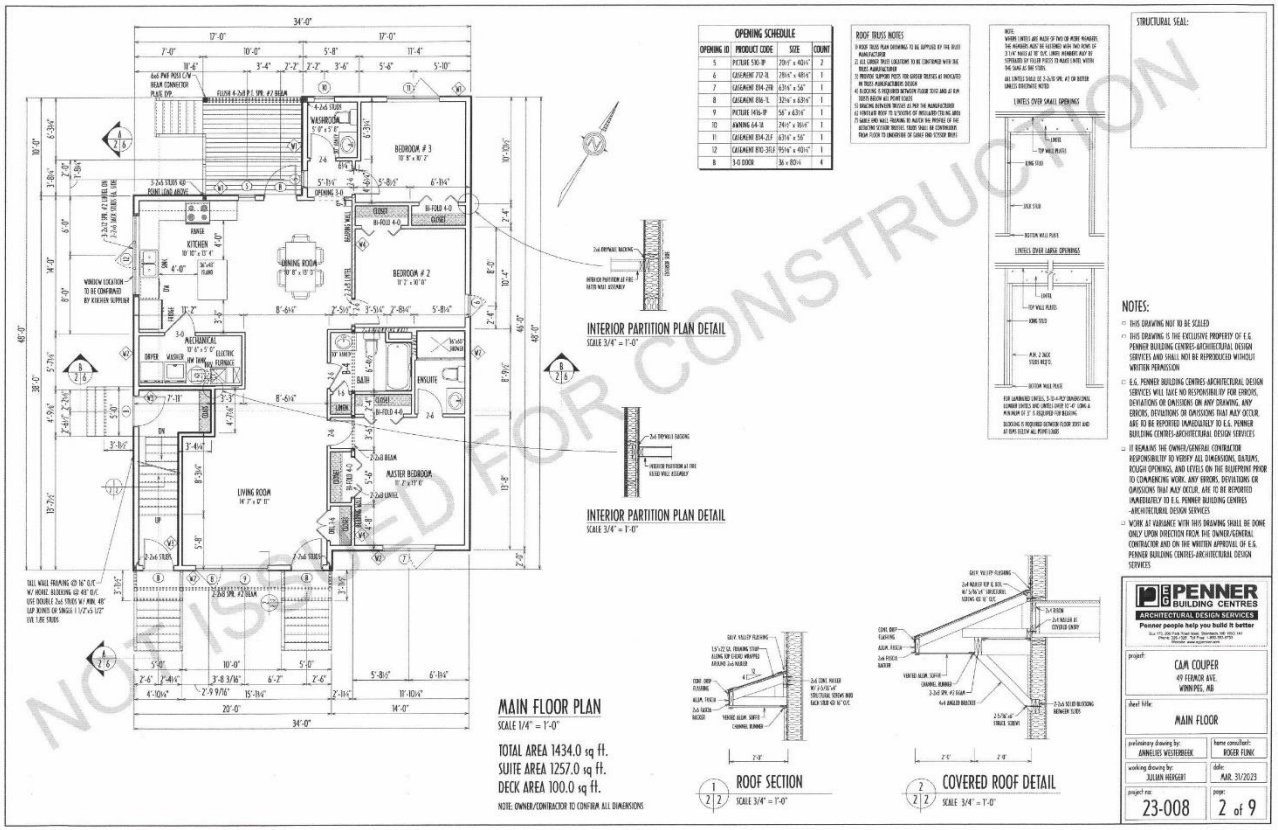
"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

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

Exhibit “4” referred to in File DAZ 202/2023





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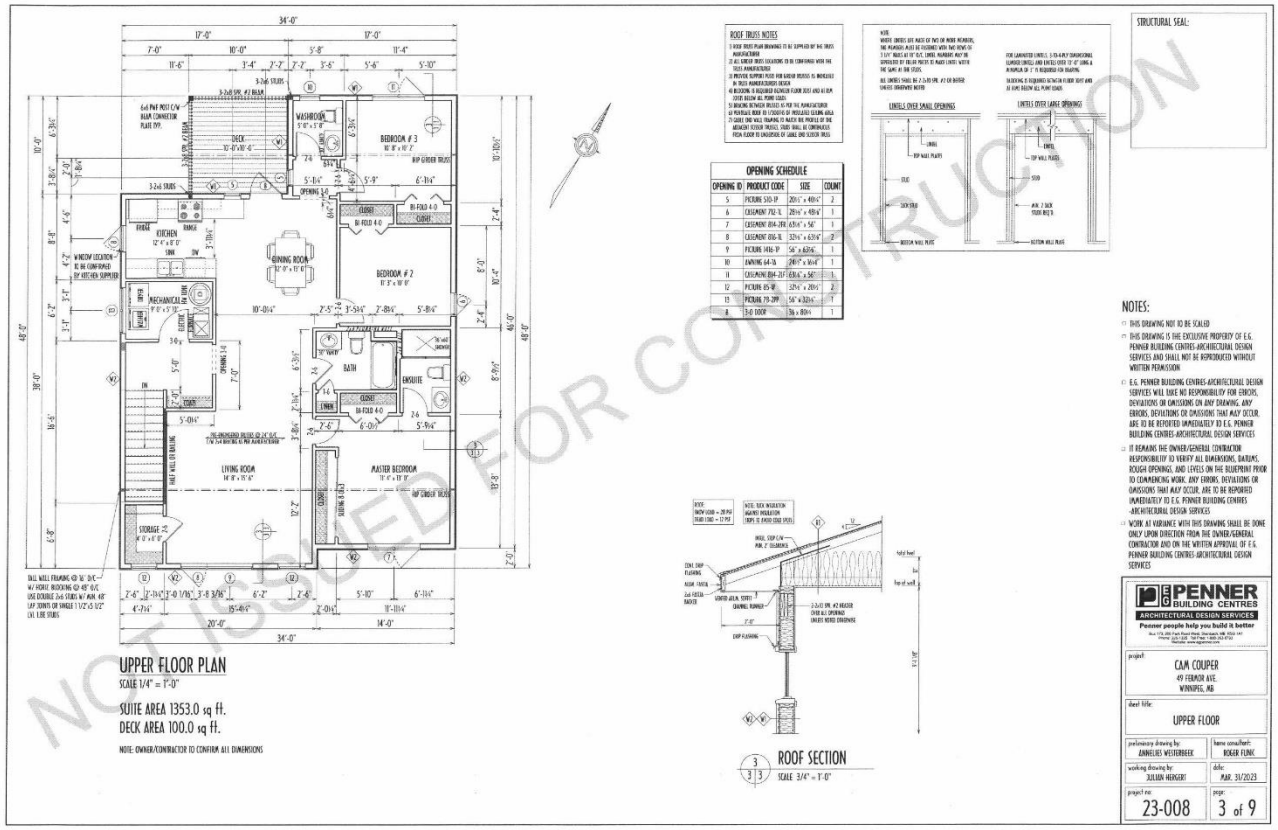
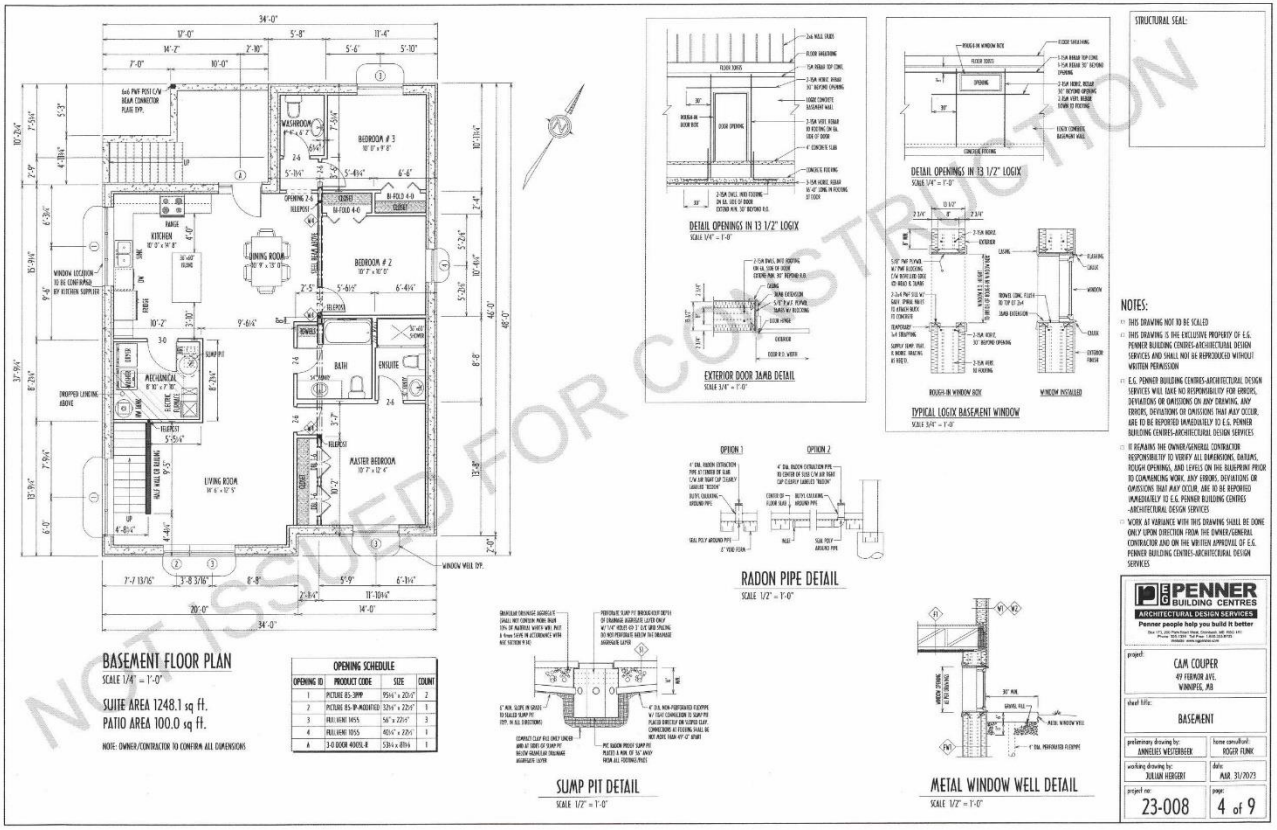
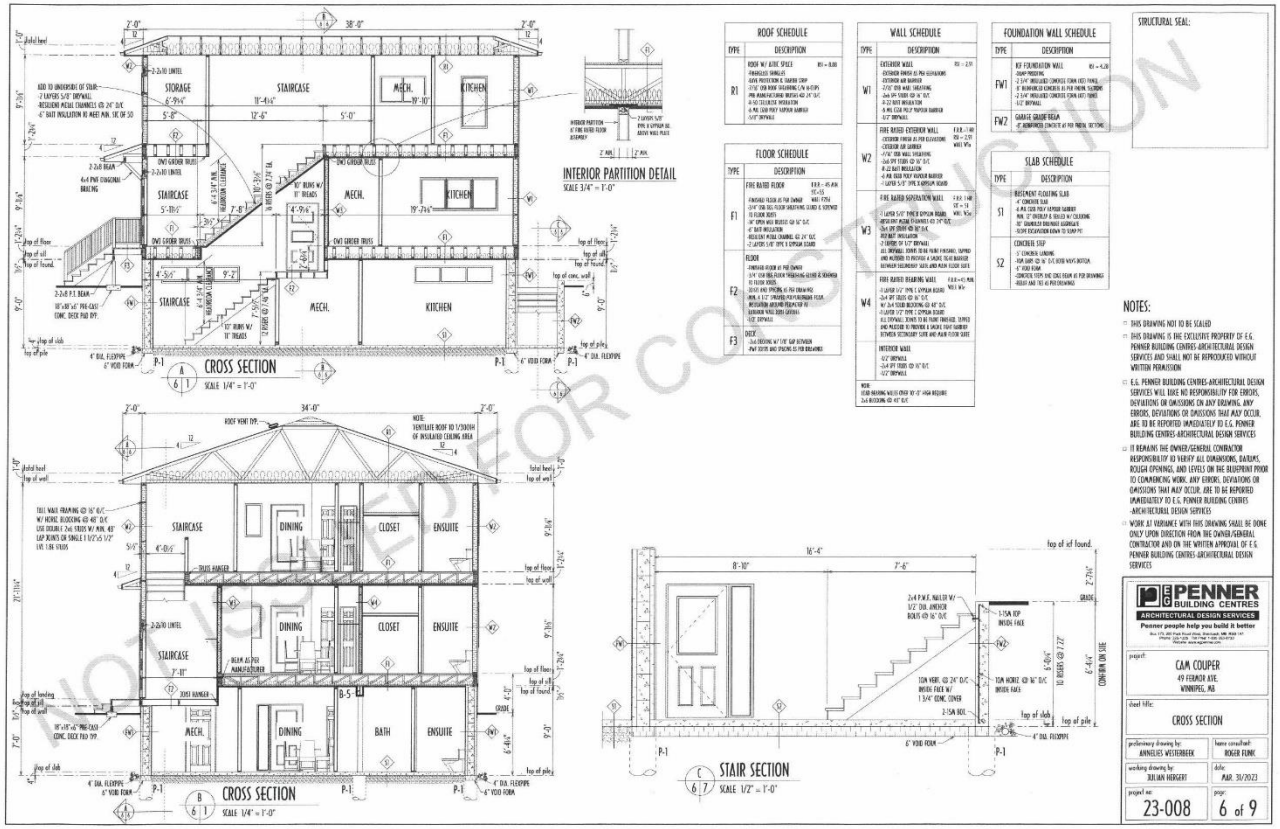

UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"
SUITE AREA 1353.0 sq ft.
DECK AREA 100.0 sq ft.
NOTE: OWNER/CONTRACTOR TO CONFIRM ALL DIMENSIONS
ROOF TRUSS NOTES
OPENING SCHEDULE
ROOF SECTION
SCALE 3/4" = 1'-0"
STRUCTURAL SEAL:
NOTES:
PENNER BUILDING CENTRES
ARCHITECTURAL DESIGN SERVICES
CAM COUPER
49 FERMOR AVE.
WINNIPEG, MB
UPPER FLOOR
23-008
3 of 9
NOT ISSUED FOR CONSTRUCTION


BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"
SUITE AREA 1248.1 sq ft.
PATIO AREA 100.0 sq ft.
NOTE: OWNER/CONTRACTOR TO CONFIRM ALL DIMENSIONS
OPENING SCHEDULE
OPENING ID | PRODUCT CODE | SIZE | COUNT
1 | PICTURE 85-3PP | 95½" x 20½" | 2
2 | PICTURE 85-P-MODIFIED | 32½" x 22½" | 1
3 | FIXED HOME 1055 | 56" x 22½" | 3
4 | FIXED HOME 1055 | 40½" x 22½" | 1
A | 3-0 DOOR 4068SL-R | 538 x 4086 | 1
DETAIL OPENINGS IN 13 1/2" LOGIX
SCALE 1/4" = 1'-0"
EXTERIOR DOOR JAMB DETAIL
SCALE 3/4" = 1'-0"
DETAIL OPENINGS IN 13 1/2" LOGIX
SCALE 1/4" = 1'-0"
TYPICAL LOGIX BASEMENT WINDOW
SCALE 3/4" = 1'-0"
OPTION 1
OPTION 2
RADON PIPE DETAIL
SCALE 1/2" = 1'-0"
SUMP PIT DETAIL
SCALE 1/2" = 1'-0"
METAL WINDOW WELL DETAIL
SCALE 1/2" = 1'-0"
STRUCTURAL SEAL:
NOTES:
1) THIS DRAWING NOT TO BE SCALED
2) THIS DRAWING IS THE EXCLUSIVE PROPERTY OF E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION
3) E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES WILL TAKE NO RESPONSIBILITY FOR ERRORS, DEVIATIONS OR OMISSIONS ON ANY DRAWING, ANY ERRORS, DEVIATIONS OR OMISSIONS THAT MAY OCCUR, ARE TO BE REPORTED IMMEDIATELY TO E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES
4) IT REMAINS THE OWNER/GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY ALL DIMENSIONS, DATUMS, ROUGH OPENINGS, AND LEVELS ON THE BLUEPRINT PRIOR TO COMMENCING WORK. ANY ERRORS, DEVIATIONS OR OMISSIONS THAT MAY OCCUR, ARE TO BE REPORTED IMMEDIATELY TO E.G. PENNER BUILDING CENTRES -ARCHITECTURAL DESIGN SERVICES
5) WORK AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM THE OWNER/GENERAL CONTRACTOR AND ON THE WRITTEN APPROVAL OF E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES
PENNER BUILDING CENTRES
ARCHITECTURAL DESIGN SERVICES
Penner people help you build it better
project: CAM. COUPER
49 FERNOR AVE.
WINNIPEG, MB
sheet title: BASEMENT
preliminary drawing by: ANNELIES WESTERBEEK
home consultant: ROGER FUNK
working drawing by: JULIAN HERGERT
date: AUG. 31/2023
project no: 23-008
page: 4 of 9
NOT ISSUED FOR CONSTRUCTION


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
WEST ELEVATION
SCALE: 1/4" = 1'-0"
NORTH ELEVATION
SCALE: 1/4" = 1'-0"
EAST ELEVATION
SCALE: 1/4" = 1'-0"
SOUTH FACADE AREA CALCULATIONS
FACADE AREA 796 SF
CEMENT STUCCO AREA 43 %
HARDIE BOARD LAP SIDING 57%
TOTAL WINDOW AREA 160 SF
WINDOW / FACADE 20%
NOTES:
PENNER BUILDING CENTRES
ARCHITECTURAL DESIGN SERVICES
Penner people help you build it better
project:
CAM COUPER
49 FERNOR AVE.
WINNIPEG, MB
sheet title:
ELEVATIONS
preliminary drawing by:
ANNELIES VESTERBEEK
home consultant:
ROGER PENNER
working drawing by:
JULIAN HEBGEN
date:
MAR. 31/2023
project no:
23-008
page:
5 of 9



ROOF SCHEDULE

TYPE	DESCRIPTION
R1	ROOF W/ ATTIC SPACE -ASPHALT SHINGLES -SOFFIT PROTECTION & FASCIA CAP -2"X6" OVER ROOF SHEATHING C/W H-CLIPS -PRE-MANUFACTURED TRUSSES @ 24" O.C. -R-50 CELLULOSE INSULATION -6 MIL CLEAR POLY VAPOUR BARRIER -1/2" DRYWALL

FLOOR SCHEDULE

TYPE	DESCRIPTION
F1	FIRE RATED FLOOR -FINISHED FLOOR AS PER OWNER -3/4" T&G OSB FLOOR SHEATHING GLUED & SCREWED TO FLOOR JOISTS -14" OPEN WEB TRUSSES @ 16" O.C. -6" BATT INSULATION -RESILIENT METAL CHANNELS @ 24" O.C. -2 LAYERS 5/8" TYPE X GYPSUM BOARD
F2	FLOOR -UNHEATED ROOM AT PRE OWNED -3/4" T&G OSB FLOOR SHEATHING GLUED & SCREWED TO FLOOR JOISTS -JOISTS AND SPACING AS PER DRAWING -R20, 6 1/2" SPRAYED POLYURETHANE FOAM INSULATION AROUND PERIMETER OF EXTERIOR WALL (SEE DETAILS) -1/2" DRYWALL
F3	DECK -3x6 DECKING w/ 1/8" GAP BETWEEN -PVC JOISTS AND SPACING AS PER DRAWINGS

WALL SCHEDULE

TYPE	DESCRIPTION
W1	EXTERIOR WALL -EXTERIOR FINISH AS PER ELEVATIONS -EXTERIOR AIR BARRIER -7/16" OSB WALL SHEATHING -2x6 @ 16" O.C. W/ 1" R-22 BATT INSULATION -6 MIL CLEAR POLY VAPOUR BARRIER -1/2" DRYWALL
W2	FIRE RATED EXTERIOR WALL -EXTERIOR FINISH AS PER ELEVATIONS -EXTERIOR AIR BARRIER -7/16" OSB WALL SHEATHING -2x6 @ 16" O.C. W/ 1" R-22 BATT INSULATION -6 MIL CLEAR POLY VAPOUR BARRIER -1 LAYER 5/8" TYPE X GYPSUM BOARD
W3	FIRE RATED SEPARATION WALL -2 LAYERS 5/8" TYPE X GYPSUM BOARD -DEFLECTION CHANNELS ON 24" O.C. -2x6 @ 16" O.C. W/ 1" R-22 BATT INSULATION -2 LAYERS OF 5/8" DRYWALL -ALL DRYWALL JOINTS TO BE TAPED AND MUDDED TO PROVIDE A SMOOTH, EQUIPED AND MUDDED TO PROVIDE A SMOOTH, TIGHT BARRIER BETWEEN SECONDARY SUITE AND MAIN FLOOR SUITE
W4	FIRE RATED BEARING WALL -1 LAYER 5/8" TYPE X GYPSUM BOARD -2x4 @ 16" O.C. -R-22 BATT INSULATION -1 LAYER 5/8" TYPE X GYPSUM BOARD -ALL DRYWALL JOINTS TO BE TAPED AND MUDDED TO PROVIDE A SMOOTH, TIGHT BARRIER BETWEEN SECONDARY SUITE AND MAIN FLOOR SUITE
	INTERIOR WALL -1/2" DRYWALL -2x4 @ 16" O.C. -1/2" DRYWALL

NOTE:
-STAIR BEARING WALLS OVER 10'-2" HIGH REQUIRE 2x6 BLOCKING @ 48" O.C.

FOUNDATION WALL SCHEDULE

TYPE	DESCRIPTION
FW1	NEW FOUNDATION WALL -SUMP PROVIDED -2 3/4" INSULATED CONCRETE FORM (ICF) WALL -8" REINFORCED CONCRETE AS PER ENGINEERS SPECIFICATIONS -2 3/4" INSULATED CONCRETE FORM (ICF) WALL -1/2" DRYWALL
FW2	GARAGE GRADE BEAM -AT GARAGE DOOR LOCATIONS AS PER ENGINEERS SPECIFICATIONS

SLAB SCHEDULE

TYPE	DESCRIPTION
S1	BASEMENT FLOATING SLAB -4" CONCRETE SLAB -6 MIL CLEAR POLY VAPOUR BARRIER MIN. 12" OVERLAP & SEALED W/ CAULKING AT GARAGE DRAINAGE GARAGE -SLOPE EXCAVATION DOWN TO SUMP PIT
S2	CONCRETE STEP -4" CONCRETE LANDING -REINFORCED W/ 10M BARS @ 12" O.C. BOTH WAYS BOTTOM -6" VOID FORM -CONCRETE STEPS AND CURB DESIGN AS PER DRAWINGS -KEYED AND TIED AS PER DRAWINGS

STRUCTURAL SEAL:

NOTES:

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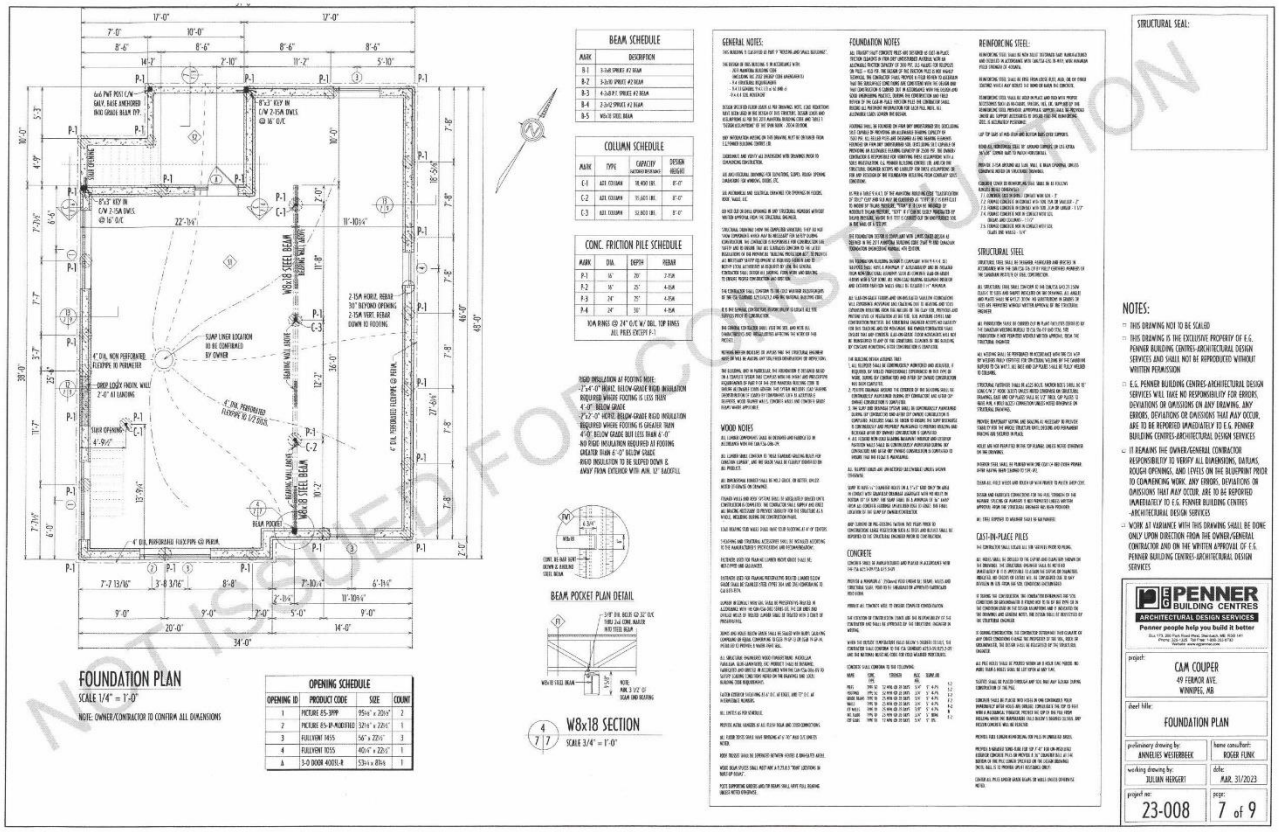
NOT ISSUED FOR CONSTRUCTION

PENNER BUILDING CENTRES
ARCHITECTURAL DESIGN SERVICES
Penner people help you build it better

project:
CAM COUPER
49 FERNOR AVE.
WINNIPEG, MB

sheet title:
CROSS SECTION

preliminary drawing by: ANNELIES VESTERBEEK	home consultant: ROGER PENNER
working drawing by: JULIAN HERBERT	date: MAR. 31/2023
project no: 23-008	page: 6 of 9



BEAM SCHEDULE	
MARK	DESCRIPTION
B-1	3-2x8 SPRUCE #2 BEAM
B-2	5-2x10 SPRUCE #2 BEAM
B-3	4-2x8 FC SPRUCE #2 BEAM
B-4	2-2x12 SPRUCE #2 BEAM
B-5	W8x18 STEEL BEAM

COLUMN SCHEDULE			
MARK	TYPE	CAPACITY FACTORED RESISTANCE	DESIGN HEIGHT
C-1	6X6 COLUMN	18 400 LBS	8'-6"
C-2	6X6 COLUMN	11 600 LBS	8'-6"
C-3	6X6 COLUMN	52 800 LBS	8'-6"

CONC. FRICTION PILE SCHEDULE			
MARK	DIA.	DEPTH	REBAR
P-1	16"	20'	7-15M
P-2	16"	25'	4-15M
P-3	24"	25'	4-15M
P-4	24"	30'	4-15M

TOP RINGS @ 24" O.C. W/ SBEL TOP RINGS
ALL PILES EXCEPT P-1

OPENING SCHEDULE			
OPENING ID	PRODUCT CODE	SIZE	COUNT
1	PICTURE ES-3099	95¼" x 220½"	2
2	PICTURE ES-IP-MODIFIED	32¼" x 220½"	1
3	FULLVENT 7435	56" x 220½"	3
4	FULLVENT 7035	40¼" x 220½"	1
A	3-0 DOOR 4035-R	53¼" x 85½"	1

RIGID INSULATION AT FOOTING NOTE:
- 2'-6" O" WIDE, BELOW-GRADE RIGID INSULATION REQUIRED WHERE FOOTING IS LESS THAN 4'-0" BELOW GRADE
- 2'-2" O" WIDE, BELOW-GRADE RIGID INSULATION REQUIRED WHERE FOOTING IS GREATER THAN 4'-0" BELOW GRADE BUT LESS THAN 6'-0"
- NO RIGID INSULATION REQUIRED AT FOOTING GREATER THAN 6'-0" BELOW GRADE
- RIGID INSULATION TO BE SLOPED DOWN & AWAY FROM EXTERIOR WITH MIN. 12" BACKFILL

GENERAL NOTES:

THIS BUILDING IS CLASSIFIED AS PART 9 "HOUSING AND SMALL BUILDINGS".

THE DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH:
- 2015 MANITOBA BUILDING CODE (INCLUDING ALL 2012 ONTARIO CODE AMENDMENTS)
- 9.4.1.3 GENERAL REQUIREMENTS
- 9.4.1.4 GENERAL 9.4.1.5 to 9.4.1.8
- 9.4.4.1 SOIL ASSESSMENT

DESIGN SPECIFIED FLOOR LOADS AS PER DRAWING NOTES. LOAD ADJUSTMENTS SHOWN ARE BY REFERENCE OF THESE STRUCTURAL DESIGN LOADS AND AS SUPPORTED BY THE 2015 MANITOBA BUILDING CODE AND "ABOUT 1 FLOOR ASSUMPTIONS" OF THIS WORK - SEISMIC DESIGN.

ANY INFORMATION ARISING ON SHOP DRAWING, NOT TO BE OBTAINED FROM ELSEWHERE BUILDING CONTRACT DR.

CLARIFICATIONS AND VERIFY ALL DIMENSIONS WITH DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.

ALL 2015 STRUCTURAL DRAWINGS FOR EXCAVATIONS, SLOPES, BRACED OPENINGS, CONSTRUCTION SEQUENCES, ETC.

ALL ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR OPENINGS IN FLOORS, WALLS, SLABS, ETC.

DO NOT USE DRAWING OPENINGS IN ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

STRUCTURAL DRAWINGS SHOW THE COMPLETED CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL TEMPORARY SHORING DURING CONSTRUCTION AND ENSURE ALL PORTIONS ARE CONSTRUCTED AND SAFELY LEFT IN CONDITION THAT ALL LOADINGS CONFORM TO THE LATEST REGULATIONS OR THE PROVINCIAL BUILDING CODE (LATEST REVISION). ANY NECESSARY SHORT EQUIPMENT OR ITEMS NOT SHOWN ON THE DRAWINGS BUT NECESSARY FOR THE SAFE ERECTION OF ANY PART OF THE STRUCTURE SHALL BE PROVIDED BY THE GENERAL CONTRACTOR THAT SHOULD NOT LOADING, STORE WITH ANY MATERIAL TO ENSURE PROPER CONSTRUCTION AND SAFETY.

THE CONTRACTOR SHALL CONFORM TO THE LATEST WORKERS REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY OTHER LOCAL CODES WHICH ARE APPLICABLE.

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL THE SUPPLIES PROVIDE CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL VISIT THE SITE, AND NOTE ALL CONDITIONS AND DIMENSIONS AFFECTING THE WORK BEFORE SUBMITTING ANY PRICES.

NOTHING SHOWN ON DRAWINGS OR ANYWHERE ELSE IN THE CONTRACT DOCUMENTS SHALL BE TAKEN AS AUTHORIZING OR REQUIRING ANY CONSTRUCTION IN A MANNER THAT WILL RESULT IN THE VIOLATION OF ANY APPLICABLE LAW, CODE, BY-LAW, ORDINANCE, REGULATION OR ORDER.

THE BUILDING, AND IN PARTICULAR, THE FOUNDATIONS IS DESIGNED BASED ON A SOILS INVESTIGATION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. IN THE EVENT THAT ANY SOIL CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION WHICH ARE DIFFERENT FROM THOSE DESCRIBED IN THE REPORT, THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT ADJUSTMENTS CAN BE MADE IN THE FOUNDATION DESIGN IF NECESSARY. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED GRANULAR FILL.

WOOD NOTES

ALL LUMBER DIMENSIONS SHALL BE NOMINAL SIZES AND MATERIALS TO BE IN ACCORDANCE WITH THE CANADIAN LUMBER STANDARDS.

ALL LUMBER SHALL CONFORM TO "WOOD FRAMING HOUSING RULES FOR CANADIAN LUMBER", AND ARE GRADED VALUES BY A QUALITY STAMPED ON EACH PIECE.

ALL ENGINEERED WOOD PRODUCTS SHALL BE USED AS PER MANUFACTURERS RECOMMENDATIONS.

ALL WOOD MEMBERS SHALL BE PROTECTED FROM THE WEATHER DURING CONSTRUCTION AND SHALL NOT BE ENCLOSED IN WALLS, FLOORS OR ROOFS UNTIL THEY ARE DRY.

ALL LUMBER USED OUTDOOR OR "WOOD FRAMING HOUSING RULES" AND ANY WOOD SHALL BE CLEARLY STAMPED AS SUCH.

ALL ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FASTENERS USED FOR PLANK AND LUMBER WOOD SHALL BE HOT-DIPPED GALVANIZED.

CONNECTORS USED FOR FRAMING PURPOSES FOR WOOD LUMBER DESIGN SHALL BE CONNECTED TO CSA-B111-M74.

LUMBER INTERNALLY FROM SOIL SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE CSA-O80 SERIES-08. ALL CUT ENDS AND DRILLED HOLES OF TREATED LUMBER SHALL BE TREATED WITH A COATS OF PRESERVATIVE.

BOARD AND HOLES BELOW GRADE SHALL BE SEALED WITH BURY, SEALING COMPOUND OR EQUAL CONFORMING TO CGSB 19-GP-5 OR CGSB 19-GP-19, PYCLOR OR EQUIVALENT APPROVED BY ENGINEER.

ALL SAWN LUMBER, ENGINEERED WOOD COMPONENTS, PLYWOOD, LAMINATED, GLUE-LAMINATED, ETC. PRODUCTS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CANADIAN STANDARDS AND TO SUITABLY CARRY LOADINGS CONSISTENT WITH THE DRAWINGS AND LOADS. BUILDING CODE REQUIREMENTS.

EACH EXTERIOR BUILDING ALL OF, ALL DETAILS, ABOUT 12" (30 CM) HORIZONTALLY ALONGSIDE.

ALL LENGTHS AS PER SCHEDULE.

PROVIDE ADEQUATE HANGERS AT ALL FLOOR BEAM AND CEILING CONNECTIONS.

ALL EXTERIOR TRUSSES SHALL HAVE HURRICANE CLIPS AT EACH END (CONNECTED).

ROOF TRUSSES SHALL BE SUPPORTED BETWEEN INTERIOR BEARING WALLS ABOVE.

WOOD BEAM SPLICES SHALL MEET OVER A SUPPORT. THEY LOCATIONS IN MIDDLE OF BEAMS.

POSTS SUPPORTING GIRDERS AND/OR BEAMS SHALL HAVE FULL BEARING UNLESS NOTED OTHERWISE.

FOUNDATION NOTES

ALL STRAIGHT SHAFT CONCRETE PILES ARE DESIGNED AS END BEARING FRICTION CAISSONS IN FIRM DRY UNDISTURBED NATURAL NON-ORGANIC ALLOWABLE FRICTION CAPACITY OF 2000 PSF. ALL HEAVIER FOR RECEIVED ON PILES = 40.0 KIPS. THE BOTTOM OF THE EXCAVATION PILES IS NOT HOLIDAY TECHNICAL. THE CONTRACTOR SHALL PROVIDE A FIELD REVIEW TO ASCERTAIN THAT THE DESIGN SOILS CONDITIONS AND CONDITIONS WERE THE DESIGN AND THAT CONSTRUCTION IS CARRIED OUT IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS. IF ANY SOIL CONDITIONS ENCOUNTERED ARE FOUND TO BE UNLIKE THE SOILS ASSUMED FOR THE DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT ADJUSTMENTS CAN BE MADE IN THE DESIGN OR CONSTRUCTION. ALL PILE FOUNDATIONS SHALL BE INSPECTED BY THE ENGINEER OR HIS REPRESENTATIVE.

FOOTINGS SHALL BE FOUNDED ON FIRM DRY UNDISTURBED SOIL EXCLUDING TOPSOIL CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 1500 PSF. ALL SOILS WITH LESS ALLOWABLE BEARING CAPACITY OR UNSUITABLE MATERIAL SHALL BE REMOVED OR OTHERWISE TREATED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS AND ALL SOILS INVESTIGATIONS. ALL FOOTINGS BEARING ON NATURAL UNDISTURBED SOILS SHALL BE PLACED ON UNDISTURBED SOILS AND EXCAVATED TO THE REQUIRED DEPTH AS SHOWN ON THE DRAWINGS. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOILS AND EXCAVATED TO THE REQUIRED DEPTH AS SHOWN ON THE DRAWINGS. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOILS AND EXCAVATED TO THE REQUIRED DEPTH AS SHOWN ON THE DRAWINGS. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOILS AND EXCAVATED TO THE REQUIRED DEPTH AS SHOWN ON THE DRAWINGS.

ALL FOUNDATION WALLS BE CONSTRUCTED IN PLACE CAST-IN-PLACE CONCRETE OR CONCRETE BLOCK MASONRY AS SHOWN ON THE DRAWINGS. ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CANADIAN CONCRETE OR CONCRETE BLOCK MASONRY. ALL WALLS AND PILASTERS SHALL BE BUILT TO THE HEIGHTS AND THICKNESSES AS SHOWN ON THE DRAWINGS. ALL WALLS AND PILASTERS SHALL BE BUILT TO THE HEIGHTS AND THICKNESSES AS SHOWN ON THE DRAWINGS. ALL WALLS AND PILASTERS SHALL BE BUILT TO THE HEIGHTS AND THICKNESSES AS SHOWN ON THE DRAWINGS.

CONCRETE

CONCRETE SHALL BE MANUFACTURED AND PLACED IN ACCORDANCE WITH THE CSA A23.1-09/A23.2-09 SERIES.

PROVIDE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 32 MPa FOR ALL CONCRETE EXPOSED TO FREEZING AND THAWING AND DE-ICING SALTS. ALL CONCRETE SHALL BE AIR ENTRAINED AS PER CSA A23.1-09/A23.2-09 SERIES.

PROVIDE AN ADMIXTURE TO ENSURE CONCRETE IS NOT PERMEABLE.

CONCRETE SHALL BE PROTECTED FROM FREEZING AND FROM THE WEATHER DURING PLACING AND CURING AS PER CSA A23.1-09/A23.2-09 SERIES.

CONCRETE SHALL CONFORM TO THE FOLLOWING:

USE	TYPE	STRENGTH	AGE	SLUMP
		MPa		
PILES	2015	32 MPa	28 DAYS	3-4"
FOOTINGS	2015	32 MPa	28 DAYS	3-4"
GRADE BEAMS	2015	32 MPa	28 DAYS	3-4"
GRADE SLABS	2015	32 MPa	28 DAYS	3-4"
PIER WALLS	2015	32 MPa	28 DAYS	3-4"
PIER CAPS	2015	32 MPa	28 DAYS	3-4"

REINFORCING STEEL:

REINFORCING STEEL SHALL BE NEW BILLET DEFORMED BARS MANUFACTURED AND FABRICATED IN ACCORDANCE WITH CSA G30.18-09 (R2014) WITH MINIMUM YIELD STRENGTH OF 400MPa.

REINFORCING STEEL SHALL BE FREE FROM LOOSE RUST, MILL SCALE OR OTHER COATINGS WHICH MAY REDUCE THE BOND BETWEEN BARS AND CONCRETE.

REINFORCING STEEL SHALL BE HELD IN PLACE AND HELD WITH PROPER SUPPORTS SHALL BE ADEQUATE, SPACED, TIED, ETC. SUFFICIENT FOR REINFORCING STEEL PREVENTS APPROVALS SUPPORTS SHALL BE PROVIDED UNDER ALL SUPPORT ASSEMBLIES OR OTHER EQUIPMENT REINFORCING STEEL AS NECESSARY POSITIONED.

LAP TOP BARS AT MID-SPAN AND BOTTOM BARS OVER SUPPORTS.

BOND ALL REINFORCING STEEL TO GROUND SURFACES OR STEEL WITHIN 24 HOURS" CEMENT MUST TO PROVE CONCRETE.

MINIMUM 25MM UNDERGROUND STEEL SHALL BE AS FOLLOWS:
- 7.1 FORMED CONCRETE IN CONTACT WITH SOIL - 3"
- 7.2 FORMED CONCRETE IN CONTACT WITH SOIL FOR 19 AND LESS - 2"
- 7.3 FORMED CONCRETE IN CONTACT WITH SOIL FOR 20 MM LARGER - 1 1/2"
- 7.4 SLABS CONCRETE NOT IN CONTACT WITH SOIL
- SLABS AND JOISTS - 3/4"
- 7.5 FORMED CONCRETE NOT IN CONTACT WITH SOIL
- CLEAR SIDE WALLS - 3/4"

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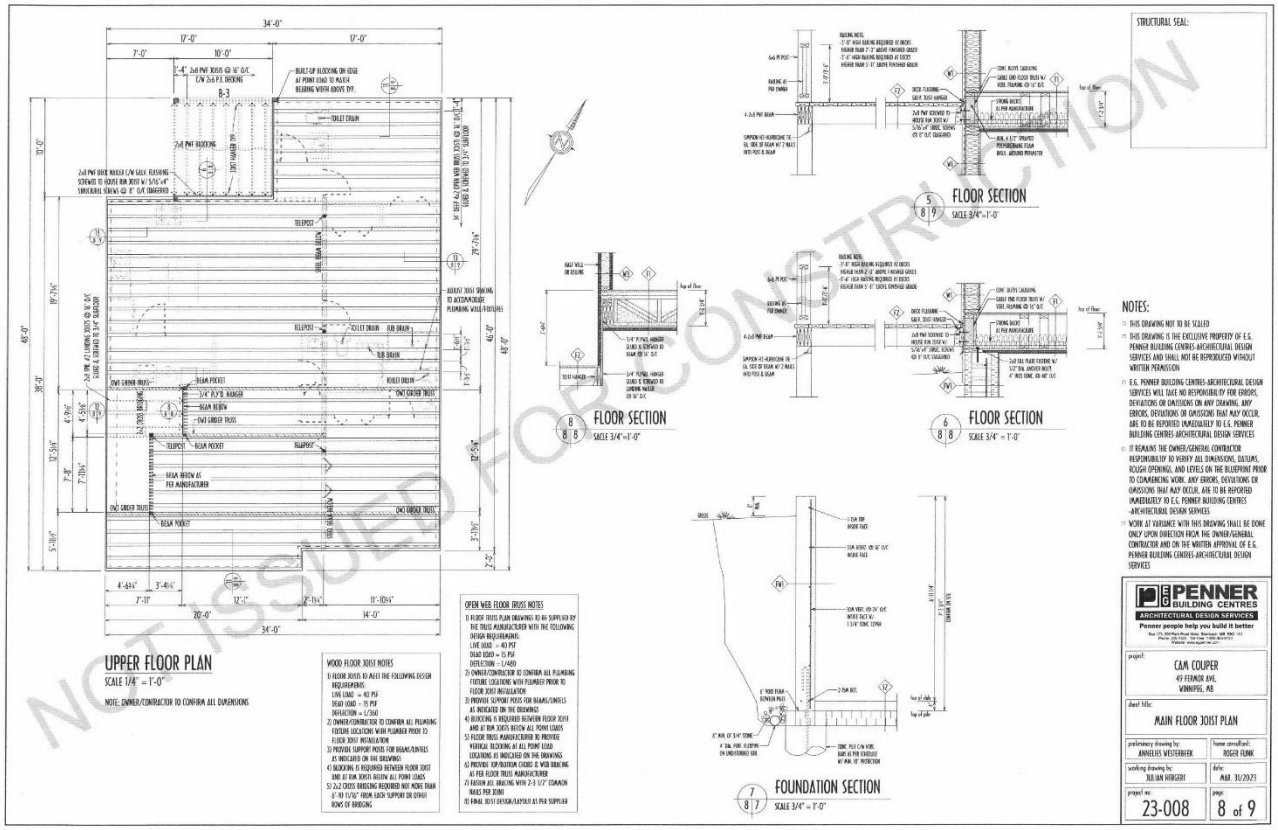
- SLABS AND JOISTS - 3/4"
- 7.5 FORMED CONCRETE NOT IN CONTACT WITH SOIL
- CLEAR SIDE WALLS - 3/4"

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CSA S16-09 (R2014) "LIMIT STATES DESIGN OF STEEL STRUCTURES" AND THE CANADIAN INSTITUTE OF STEEL CONSTRUCTION.

ALL STRUCTURAL STEEL SHALL CONFORM TO CSA G40.21-13 AS FOLLOWS: GRADE 350 W FOR ALL WIDE FLANGE SHAPES AND ALL HOLLOW STRUCTURAL SECTIONS; GRADE 300 W FOR ALL OTHER SHAPES AND PLATES. ALL ASSEMBLIES AND PLATES SHALL BE GRADE 350W


UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"
NOTE: OWNER/CONTRACTOR TO CONFIRM ALL DIMENSIONS
WOOD FLOOR JOIST NOTES
1) FLOOR JOISTS TO MEET THE FOLLOWING DESIGN REQUIREMENTS:
LIVE LOAD = 40 PSF
DEAD LOAD = 15 PSF
DEFLECTION = L/360
2) OWNER/CONTRACTOR TO CONFIRM ALL PLUMBING FIXTURE LOCATIONS WITH PLUMBER PRIOR TO FLOOR JOIST INSTALLATION
3) PROVIDE SUPPORT POSTS FOR BEAMS/LINTELS AS INDICATED ON THE DRAWINGS
4) BLOCKING IS REQUIRED BETWEEN FLOOR JOIST AND AT RIM JOISTS BELOW ALL POINT LOADS
5) 2x2 CROSS BRIDGING REQUIRED NOT MORE THAN 6'-10 1/2" FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING
OPEN WEB FLOOR TRUSS NOTES
1) FLOOR TRUSS PLAN DRAWING TO BE SUPPLIED BY THE TRUSS MANUFACTURER WITH THE FOLLOWING DESIGN REQUIREMENTS:
LIVE LOAD = 40 PSF
DEAD LOAD = 15 PSF
DEFLECTION = L/480
2) OWNER/CONTRACTOR TO CONFIRM ALL PLUMBING FIXTURE LOCATIONS WITH PLUMBER PRIOR TO FLOOR JOIST INSTALLATION
3) PROVIDE SUPPORT POSTS FOR BEAMS/LINTELS AS INDICATED ON THE DRAWINGS
4) BLOCKING IS REQUIRED BETWEEN FLOOR JOIST AND AT RIM JOISTS BELOW ALL POINT LOADS
5) FLOOR TRUSS MANUFACTURER TO PROVIDE VERTICAL BLOCKING AT ALL POINT LOAD LOCATIONS AS INDICATED ON THE DRAWINGS
6) PROVIDE TOP/BOTTOM CHORD & WEB BRACING AS PER FLOOR TRUSS MANUFACTURER
7) FASTEN ALL BRACING WITH 2-3 1/2" COMMON NAILS PER JOINT
8) RIMJOIST DESIGN/LAYOUT AS PER SUPPLIER
FLOOR SECTION
SCALE 3/4"=1'-0"
FLOOR SECTION
SCALE 3/4"=1'-0"
FLOOR SECTION
SCALE 3/4" = 1'-0"
FOUNDATION SECTION
SCALE 3/4" = 1'-0"
NOTES:
THIS DRAWING NOT TO BE SCALED
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION
E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES WILL TAKE NO RESPONSIBILITY FOR ERRORS, DEVIATIONS OR OMISSIONS ON ANY DRAWING, ANY ERRORS, DEVIATIONS OR OMISSIONS THAT MAY OCCUR, ARE TO BE REPORTED IMMEDIATELY TO E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES
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WORK AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM THE OWNER/GENERAL CONTRACTOR AND OR THE WRITTEN APPROVAL OF E.G. PENNER BUILDING CENTRES-ARCHITECTURAL DESIGN SERVICES
STRUCTURAL SEAL:
PENNER BUILDING CENTRES
ARCHITECTURAL DESIGN SERVICES
Penner people help you build it better
project:
CAM COUPER
49 FERNOR AVE,
WINNIPEG, MB
sheet title:
MAIN FLOOR JOIST PLAN
preliminary drawing by:
ANNELIES VESTERBEEK
home consultant:
ROGER PENN
working drawing by:
JULIAN HERGERT
date:
AUG. 31/2021
project no:
23-008
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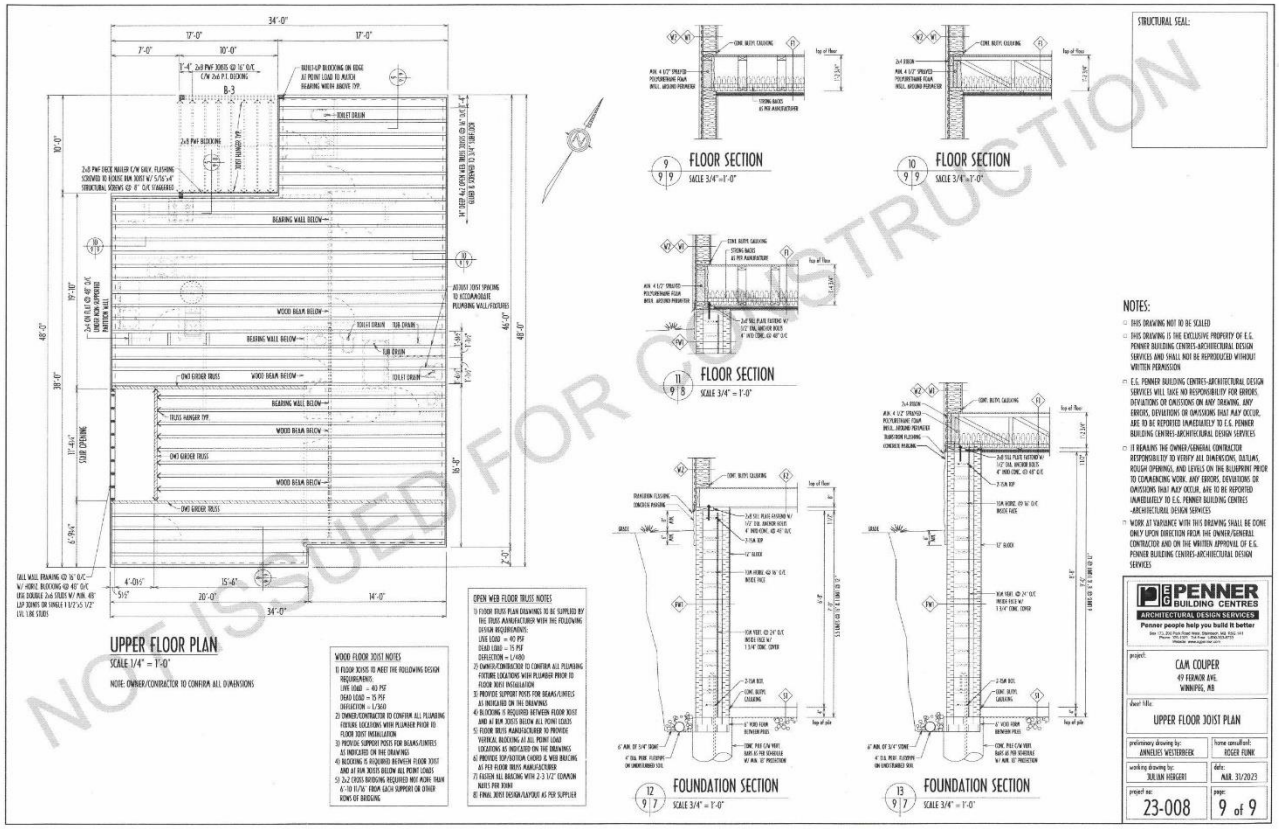
NOT ISSUED FOR CONSTRUCTION


UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"
NOTE- OWNER/CONTRACTOR TO CONFIRM ALL DIMENSIONS
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DEFLECTION = L/360
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3) PROVIDE SUPPORT POSTS FOR BEAMS/LINTELS AS INDICATED ON THE DRAWINGS
4) BLOCKING IS REQUIRED BETWEEN FLOOR JOIST AND BEARING WALL BELOW
5) 2x2 CROSS BRIDGING REQUIRED NOT MORE THAN 6'-10 11/16" FROM EACH SUPPORT OR OTHER FORM OF BRIDGING
OPEN WEB FLOOR TRUSS NOTES
1) FLOOR TRUSS PLAN DRAWINGS TO BE SUPPLIED BY THE TRUSS MANUFACTURER WITH THE FOLLOWING DESIGN REQUIREMENTS:
LIVE LOAD = 40 PSF
DEAD LOAD = 15 PSF
DEFLECTION = L/480
2) OWNER/CONTRACTOR TO CONFIRM ALL PLUMBING FIXTURE LOCATIONS WITH PLUMBER PRIOR TO FLOOR TRUSS INSTALLATION
3) PROVIDE SUPPORT POSTS FOR BEAMS/LINTELS AS INDICATED ON THE DRAWINGS
4) BLOCKING IS REQUIRED BETWEEN FLOOR JOIST AND AT BEARING WALL BELOW
5) FLOOR TRUSS MANUFACTURER TO PROVIDE VERTICAL BLOCKING AT ALL POINT LOAD LOCATIONS AS INDICATED ON THE DRAWINGS
6) PROVIDE TOP/BOTTOM CHORD & WEB BRACING AS PER FLOOR TRUSS MANUFACTURER
7) FASTEN ALL BRACING WITH 2-3 1/2" COMMON NAILS PER JOINT
8) FINAL JOIST DESIGN/LAYOUT AS PER SUPPLIER
FLOOR SECTION
SCALE 3/4" = 1'-0"
FOUNDATION SECTION
SCALE 3/4" = 1'-0"
STRUCTURAL SEAL:
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