Minutes – Executive Policy Committee – October 17, 2023

Report – Standing Policy Committee on Property and Development – October 6, 2023

Item No. 4 Subdivision and Rezoning – 1161 Grosvenor Avenue (River Heights-Fort Garry Ward) File DASZ 20/2023 [c/r DAV 232294/2022D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the application for subdivision and rezoning under File DASZ 20/2023 [c/r DAV 232294/2022D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted, namely:

    A. I was quite alarmed to say the least, and I was thinking about laying this over today, because as the 4 way stop, the issue is, its good to have people engaged and tell us what's going on and what their feelings are, and I was blown away by the fact that I didn't see anything coming through this even though I was on leave, kept my eyes on this file. There wasn't anything coming forward. I know the neighborhood very well and thought the idea of adding apartment blocks at this specific corner, lot splitting, those to me are pretty big items that pop up in a character defining area. So I was quite concerned but now I see why. The developer did not consult with the neighbourhood. He maybe consulted with people a year and a half ago, maybe consulted ion a theory kind of point with one neighbour, but he should have had a public open house. He may have seen me dropping some flyers and mentioned something, sure, but he never actually talked more about what's going on. The fact that the lack of consultation, maybe would have helped him, maybe not, but I view that there was no consultation in this regard and this is a very sensitive issue. For an area that's very historic, I know its maybe not the Enderton Peanut Park area, but it does have a lot of characteristics that are very important.

Report – Standing Policy Committee on Property and Development – October 6, 2023

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

B. The arborist report is very troubling. These trees are going to be dying eventually anyways so that's a good reason to why we should just chop them down now. To me, that's disgusting. They can be injected, there are other models to try and save these trees. An 8 foot tree is nice, but not nearly as nice as a 30 foot tree. And the fact of the matter is the gentleman now is intending to build quite a large footprint on this existing property, again just by its nature will result in all of the greenage and the shrubberies going bye bye, so that again is very concerning.
You can add a few shrubs on the corner to try and offset that but that should be done on top of, not just taking out the trees.

C. The idea that we can somehow prevent someone from building a secondary suite on a property that's a right, I don't believe that possible. We have a bylaw that allows that to happen, to put a caveat or a condition that you cannot do that. We've done that in the past, it doesn't work, because it lets you put it on the land title, even that's difficult, and as we've heard today the land titles are taken care of anyways.

D. So there are a number of reasons. Now what I did hear today, which I think Councillor Rollins and I both agree with, I'm not going to speak for her on this one. The idea that we are looking at, we can understand that these older homes, in this case it's a bungalow, but some people in the neighbourhood have some pretty beautiful majestic older homes, we want to densify, we densify, but we densify within those existing frameworks. We had another one recently where they wanted to do an R2, it wasn't a bad idea. He just wanted to have a building permit so that he could build a secondary suite. Many of us are getting a little bit older, houses are getting older, there is older housing stock so some people still need more single family homes but the idea that I heard today, you want to put a few more units in there or have a house kind of broken up that looks like the neighbourhood, that I think would go a long way and I believe that if the developer took the opportunity and the time proper, I think the developer is newer so he's learning. They maybe have come to that conclusion as well that we can build a house that looks, on a single lot that preserves the number of trees, that has that supporting side that you can actually get maybe get one or two families in there, but without having any consultation with the neighbourhood, I just can not support the application at this time.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – October 6, 2023

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

Councillors Lukes and Browaty asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

STANDING COMMITTEE RECOMMENDATION:

On October 6, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 25, 2023, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application for subdivision and rezoning under File DASZ 20/2023 [c/r DAV 232294/2022D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the proper officers of the City do all things necessary to implement the intent of the foregoing.

PUBLIC HEARING SUMMARY

File: DASZ 20/2023

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: September 25, 2023
Council Building, 510 Main Street

Applicant: Tajinder Pal Singh

Subject:



Premises Affected: 1161 Grosvenor Avenue

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

Prepared by: Karly Dolski, Committee Clerk
City Centre Community Committee

Report date: September 25, 2023

Community Committee Recommendation:

On September 25, 2023, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. ***That the application for subdivision and rezoning under File DASZ 20/2023 [c/r DAV 232294/2022D] be rejected.***

2. ***That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.***

3. ***That the proper officers of the City do all things necessary to implement the intent of the foregoing.***

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

1. I was quite alarmed to say the least, and I was thinking about laying this over today, because as the 4 way stop, the issue is, its good to have people engaged and tell us what's going on and what their feelings are, and I was blown away by the fact that I didn't see anything coming through this even though I was on leave, kept my eyes on this file. There wasn't anything coming forward. I know the neighborhood very well and thought the idea of adding apartment blocks at this specific corner, lot splitting, those to me are pretty big items that pop up in a character defining area. So I was quite concerned but now I see why. The developer did not consult with the neighbourhood. He maybe consulted with people a year and a half ago, maybe consulted ion a theory kind of point with one neighbour, but he should have had a public open house. He may have seen me dropping some flyers and mentioned something, sure, but he never actually talked more about what's going on. The fact that the lack of consultation, maybe would have helped him, maybe not, but I view that there was no consultation in this regard and this is a very sensitive issue. For an area that's very historic, I know its maybe not the Enderton Peanut Park area, but it does have a lot of characteristics that are very important.

2. The arborist report is very troubling. These trees are going to be dying eventually anyways so that's a good reason to why we should just chop them down now. To me, that's disgusting. They can be injected, there are other models to try and save these trees. An 8 foot tree is nice, but not nearly as nice as a 30 foot tree. And the fact of the matter is the gentleman now is intending to build quite a large footprint on this existing property, again just by its nature will result in all of the greenage and the shrubberies going bye bye, so that again is very concerning. You can add a few shrubs on the corner to try and offset that but that should be done on top of, not just taking out the trees.

3. The idea that we can somehow prevent someone from building a secondary suite on a property that's a right, I don't believe that possible. We have a bylaw that allows that to happen, to put a caveat or a condition that you cannot do that. We've done that in the past, it doesn't work, because it lets you put it on the land title, even that's difficult, and as we've heard today the land titles are taken care of anyways.

4. So there are a number of reasons. Now what I did hear today, which I think Councillor Rollins and I both agree with, I'm not going to speak for her on this one. The idea that we are looking at, we can understand that these older homes, in this case it's a bungalow, but some people in the neighbourhood have some pretty beautiful majestic older homes, we want to densify, we densify, but we densify within those existing frameworks. We had another one recently where they wanted to do an R2, it wasn't a bad idea. He just wanted to have a building permit so that he could build a secondary suite. Many of us are getting a little bit older, houses are getting older, there is older housing stock so some people still need more single family homes but the idea that I heard today, you want to put a few more units in there or have a house kind of broken up that looks like the neighbourhood, that I think would go a long way and I believe that if the developer took the opportunity and the time proper, I think the developer is newer so he's learning. They maybe have come to that conclusion as well that we can build a house that looks, on a single lot that preserves the number of trees, that has that supporting side that you can actually get maybe get one or two families in there, but without having any consultation with the neighbourhood, I just can not support the application at this time.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 5

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated July 12, 2023
2. Notification of Public Hearing dated August 14, 2023
3. Manitoba Status of Title 3212275/1
4. Letter of authorization dated October 28, 2022 from Akash Saxena to Tajinder Pal Singh
5. City of Winnipeg By-law No. 12043
6. Arborist Report
7. Plans (15 pages)
8. Report from the Urban Planning Division dated September 7, 2023
9. Communication dated September 11, 2023, from Rommel Dhillon in opposition to the application
10. Communication dated September 12, 2023, from Manjit Dhillon in opposition to the application
11. Inspection Report
12. Communication dated September 24, 203, from Jane Waterman in opposition to the application
13. Signatures of Support, submitted by Tajinder Pal Singh at the public hearing
14. Recording of Representations

REPRESENTATIONS:

In Support:

Tajinder Pal Singh

In Opposition:

Manjit Dhillon
Rommel Dhillon
Jane Waterman
Robert Bruce
Dennis Yaeger

For Information:

Nil

For the City:

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

Exhibit “8” referred to in File DASZ 20/2023

ADMINISTRATIVE REPORT

Title: DASZ 20/2023 – 1161 Grosvenor Avenue

Issue: An application for consideration at the public hearing to subdivide and rezone from “R1-L” Residential Single-Family Large District to “RMF-S” Residential Multi-Family Small District for the construction of a detached single-family dwelling and a triplex.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 20/2023 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated September 7, 2023 and attached as Schedule “B” to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the Developer shall meet all terms and conditions as outlined in Schedule “C”, the report of the Administrative Coordinating Group, dated September 11, 2023, to the satisfaction of the Director of Planning, Property and Development.
3. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning Proposed Lot 1 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 September 7, 2023 and attached as Schedule “B” to this report.
4. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 20/2023, as determined by the City’s Director of Planning, Property and Development.
5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report (the “By-law”) and bring same directly to Council by way of communication for first reading.
6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the

Dedication and all other associated ancillary fees (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 second and third reading.

7. That Development Application No. DASZ 20/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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.
8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
11. That Development Application No. DASZ 20/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 20/2023.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the land into two lots and to rezone the corner lot (Proposed Lot 1) from “R1-L” Residential Single-Family Large District to “RMF-S” Residential Multi-Family Small District. A single-family dwelling is proposed on Proposed Lot 2 (to remain “R1-L”) and a triplex is proposed for Proposed Lot 1 (to become “RMF-S”).
- Subdivisions and rezonings require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule “B” of this report.

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

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

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

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

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

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

Applicable Policies for Mature Communities

6.1 Sustainable Urban Growth

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

6.6 Intensification Target

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

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by:	Dan Iskierski, MCP
Date:	September 7, 2023
File No.	DASZ 20/2023

List of Schedules and Attachments

1. Schedule A — Planning Discussion
2. Schedule B — File No. DASZ 20/2023 City Centre Community Committee, dated September 7, 2023
3. Schedule C — Report of the Administrative Working Group – September 11, 2023
4. Appendix A — Proposed By-law
5. Appendix B — Arborist Report

SCHEDULE 'A'

DATE: September 7, 2023

FILE: **DASZ 20/2023**
RELATED FILES: DAV 22-232294\D

COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.601 – Crescentwood

SUBJECT: An application for consideration at the public hearing to subdivide and rezone from "R1-L" Residential Single-Family Large District to "RMF-S" Residential Multi-Family Small District for the construction of a detached single-family dwelling and a triplex.

LOCATION: 1161 Grosvenor Avenue (see map below)



APPLICANT: Tajinder Pal Singh (Anand Design Build Inc.)
1035 Kelsey Ave
Winnipeg, MB R3T 1R8

OWNER: Akash Saxena
1161 Grosvenor Ave
Winnipeg, MB R3M 0N1

RECOMMENDATION: Approval with Conditions

HISTORY

Properties within a small portion of the Crescentwood neighbourhood were subject to By-law No. 12043 (the “By-law”), enacted in 1926, which prohibited the construction of apartment, or tenement houses on or upon any lots fronting or abutting either side of Grosvenor Avenue between Rockwood Street and Cambridge Street. The By-law was registered against title to the affected properties by way of Instrument No. 544126.

The By-law did not align with the policies for Established Neighbourhoods - Mature Communities contained in the Complete Communities Direction Strategy 2.0 By-law No. 119/2020 or with the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities (Residential Infill Strategy), and therefore, the Public Service recommended that it be repealed.

On April 27, 2023 Council concurred with the recommendation of the Public Service to repeal By-law No. 12043 and discharge caveat No. 544126 restricting multi-family development on the subject properties on Grosvenor as detailed above.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Grosvenor Avenue in the Crescentwood neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 9086 square feet (844.1 square metres) in area. The site is currently occupied by a one and one-half storey building constructed in 1920.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods - Mature Communities policy area. The property is zoned “R1-L” Residential Single-Family Large district.
- The site is accessed via a concrete rear laneway.



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-L” Residential Single-Family Medium District.

South: Grosvenor Avenue then detached single-family dwelling zoned “R1-L” Residential Single-Family Large District.

East: Rockwood Street then detached single-family dwelling zoned “R1-L” Residential Single-Family Medium District.

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



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the lot into two lots and to construct a multi-family building that will encompass three (3) residential units on the newly created corner lot (Proposed Lot 1) and a detached single-family dwelling with secondary suite on the residual lot (Proposed Lot 2).
- The buildings being proposed are two storeys in height with entrances on the front façade facing Grosvenor Avenue and the proposed triplex has one entrance in the corner side yard facing Rockwood Street.
- The building footprint is for the detached single family dwelling is 27.5 feet (8.4 metres) wide by 45.5 feet (13.9 metres) in length which represents a lot area coverage of approximately 28% with soft landscaping covering 37% of the lot area.
- The building footprint is for the triplex is 28.5 feet (8.7 metres) wide by 45.5 feet (13.9 metres) in length which represents a lot area coverage of approximately 28% with soft landscaping covering 37% of the lot area.
- A total of three (3) parking stalls will be provided behind the building for the triplex.
    - Of the three (3) parking stalls, one (1) is designated as an accessible parking stall.
- Vehicular access to the property is proposed by way of the existing rear laneway accessed from Rockwood Street to the east.
- 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.
- The proposed development requires variances associated with the site width, lot area, front yard setbacks, roof overhang and accessory parking area (see associated Variance application and planner's report for DAV 22-232294).

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 included one signature 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

2 *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."

3 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.

4 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 Grosvenor Avenue is predominately detached single-family dwellings and the triplex is only a slight increase in density; 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 a subdivision to create two equal sized lots and to build a detach single-family dwelling as well as a triplex given its location on a corner. The design of both buildings also meet 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.
    - 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 Grosvenor 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 for Proposed Lot 1 to enable the development of a triplex.

LAND DEDICATION

As a condition of a rezoning or subdivision application, a developer is required to contribute a portion of the land to be developed to the City for parks purposes. The amount of land is not less than 10%. The developer is to provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department. The Public Service is requesting cash in lieu for this application.

RECOMMENDATION

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

- The subject rezoning will result in the establishment of a single- and 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 Single-Family and Triplexes found within the *Small-Scale and Low-Rise Residential development Guidelines for Mature Communities*.
- The proposed development will increase residential density in the Crescentwood 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.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared By: Dan Iskierski, MCP
PPD File # DASZ 20/2023

Schedule “B” for File No. DASZ 20/2023, City Centre Community Committee, dated September 7, 2023

By-Law No. _____

File No. **DASZ 20/2023**

Atlas Sheet No. **AC22**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1161 Grosvenor Avenue from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow the construction of a multi-family dwelling, on proposed Lot 1, and the construction of a single-family dwelling, on proposed Lot 2.



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 1161 GROSVENOR AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 20/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised there is adequate water servicing for the proposed development based on the provided development plans. Additional review will be required by the Department should the plans of development change during the design process.

2) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed Lot 1 cannot exceed the allowable discharge rate:

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.15, with a 5 year rainfall event applied.

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

3) Lot Line Connections

The applicant shall install sewer and water lot line services from the respective fronting mains to the property line to proposed lot 2, including retaining an engineer to provide inspection/as-builts for the new services.

4) Lot Grading Plan

The applicant shall provide a lot grading plan, prepared by a municipal engineer, granting any easements and construct, at no expense to the City, any catch

basins and leads, all as required by the engineer's accepted design.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 20/2023
September 11, 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

APPENDIX 'A' – Proposed Bylaw

Exhibit "7" referred to in File DASZ 20/2023

PLAN OF REZONING & SUBDIVISION

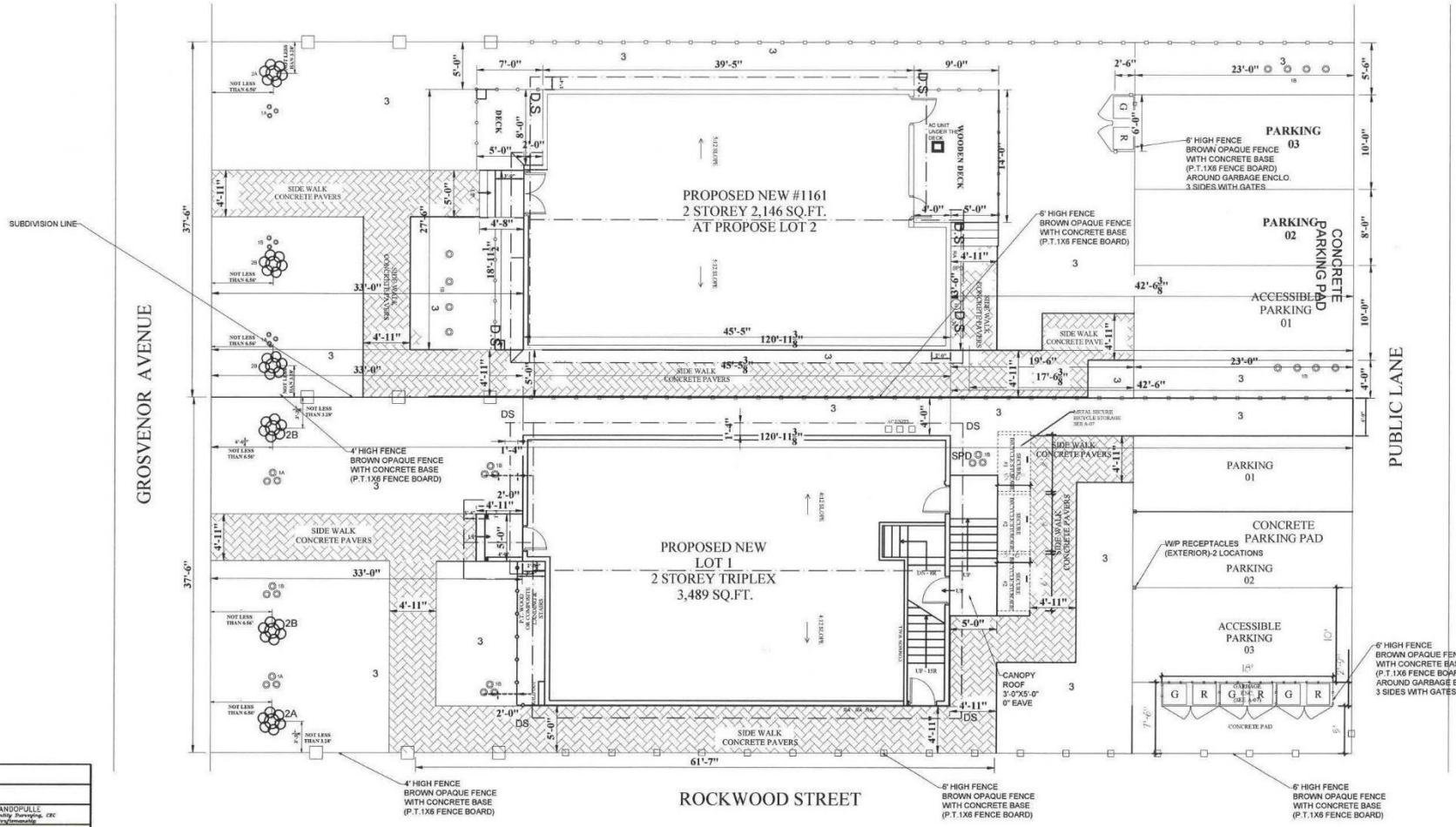


EXISTING ZONING R1-L



PROPOSED REZONING and SUBDIVISION

RMf-S



SITE PLAN

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

JOB NO	2022-11240
DRG NO	A-01
DESIGNED BY	DRIMAL FERNANDOPULLE *B.Sc. in Quantity Surveying, CEC Diploma in Environmental*
REG. NO	7820 32007 MC 0001
DRAWING	LOT 1 & LOT 2 AT 1161 GROSVENOR AVE.
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	*All Designs Are The Property Of Drimal Builders*
E-MAIL	fairly@drimalbuilders.ca

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CANADA R3Y 0C6
TEL : (+1)-204-8814691
FAX : (+1)-204-5045875
WEB : WWW.DRIMALBUILDERS.CA

NOTE:
WINDOWS OFF SET OR FROSTING ON SITE TO BE COORDINATED BY THE CONTRACTOR.

LOT 1

MEDIUM BLACK WALNUT MATURE HEIGHT 9-15 M (3 P" CALIPER) (MEDIUM TREE)-QTY 2

JUNIPERUS (L) BLUE STAR SHRUB (SIZE OF SHRUBS (450 MM DIA) AT TIME OF PLANTING-2 GAL EACH) QTY-6

SORBUS AUCUPARIAROSSICA RUSSIAN MOUNTINASH 9-15 M (3" CALIPER) (MEDIUM TREE)-QTY 2

RHUS AROMATICA 'GROW-LOW SUMAC (SIZE OF SHRUBS (600-800 MM TD AT TIME OF PLANTING-5 GAL EACH) QTY-12

NEW SOD (37.46 % OF LOT AREA)-1,605 SQ.FT.

LOT AREA: 4,535.6 SQ.FT.
BUILDING PLOT AREA:1,254 SQ.FT.
PRINCIPAL BUILDING COVERAGE: 27.65%

LOT 2

JUNIPERUS (L) BLUE STAR SHRUB (SIZE OF SHRUBS (450 MM DIA) AT TIME OF PLANTING-2 GAL EACH) QTY-6

MEDIUM BLACK WALNUT MATURE HEIGHT 9-15 M (3 P" CALIPER) (MEDIUM TREE)-QTY 1

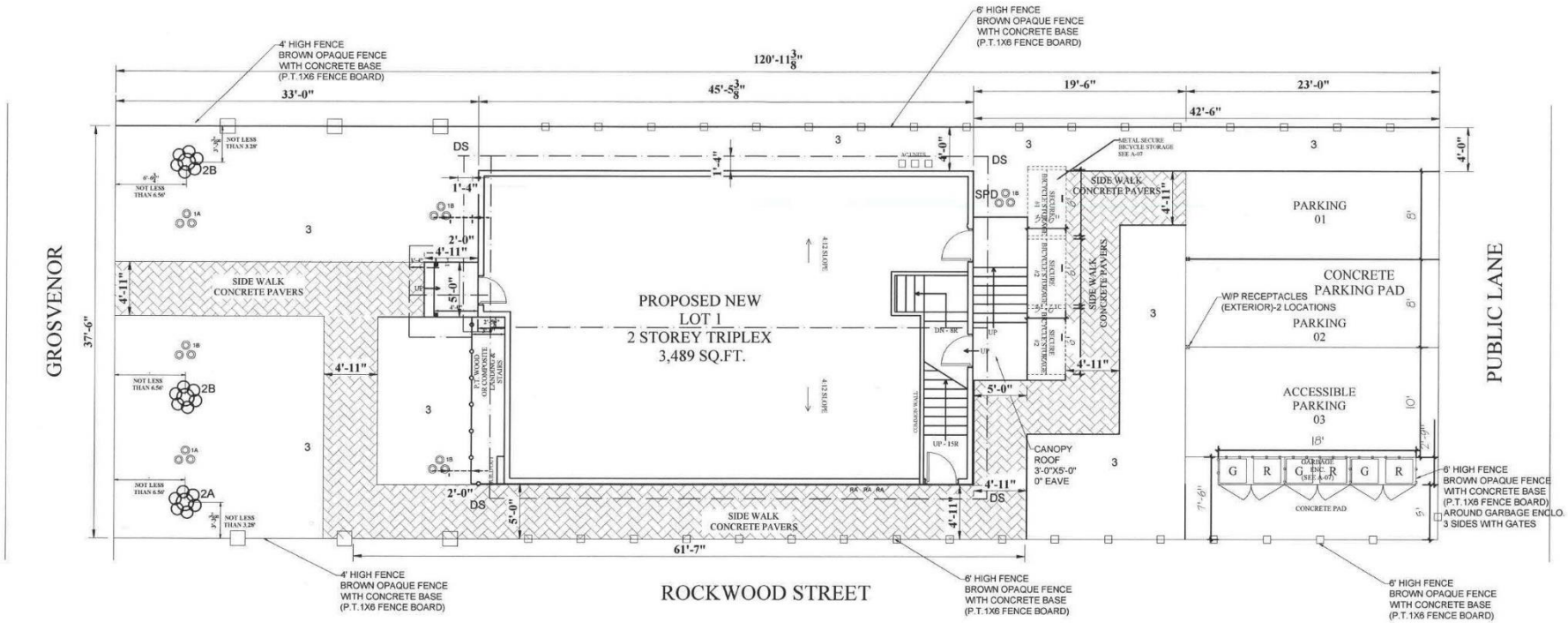
RHUS AROMATICA 'GROW-LOW SUMAC (SIZE OF SHRUBS (600-800 MM TD AT TIME OF PLANTING-5 GAL EACH) QTY-15

SORBUS AUCUPARIAROSSICA RUSSIAN MOUNTINASH 9-15 M (3" CALIPER) (MEDIUM TREE)-QTY 2

LOT AREA:4,535.6 SQ.FT.
BUILDING PLOT AREA:1,216 SQ.FT.
PRINCIPAL BUILDING COVERAGE: 28.42%

DS	DOWN SPOUT
SPD	SUMP PUMP DISCHARGE
AI	AIR INTAKE
RA	RETURN AIR
AC	AIR CONDITIONER
(H)	UTILITY METERS (TO BE COORDINATED WITH THE UTILITY PROVIDER)

LOT AREA:4,535.6 SQ.FT.
BUILDING PLOT AREA:1,163 SQ.FT.
PRINCIPAL BUILDING COVERAGE: 25.64%



JOB NO	2022-11240
DRG NO	A-01
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CEC Diploma in Draftsmanship
REG NO	7820 32007 MC 0001
DRAWING	NEW HOUSE-LOT 1 AT 1159 GROSVENOR
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	*All Designs Are The Property Of Drimal Builders*
E-MAIL	fairly@drimalbuilders.ca

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FAX : (+1)-204-5045875
WEB : WWW.DRIMALBUILDERS.CA

N

SITE PLAN

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

NOTE:
WINDOWS OFF SET OR FROSTING ON SITE TO BE COORDINATED BY THE CONTRACTOR.

1A **JUNIPERUS (J.) BLUE STAR SHRUB (SIZE OF SHRUBS (450 MM DIA) AT TIME OF PLANTING-2 GAL EACH) QTY-6**

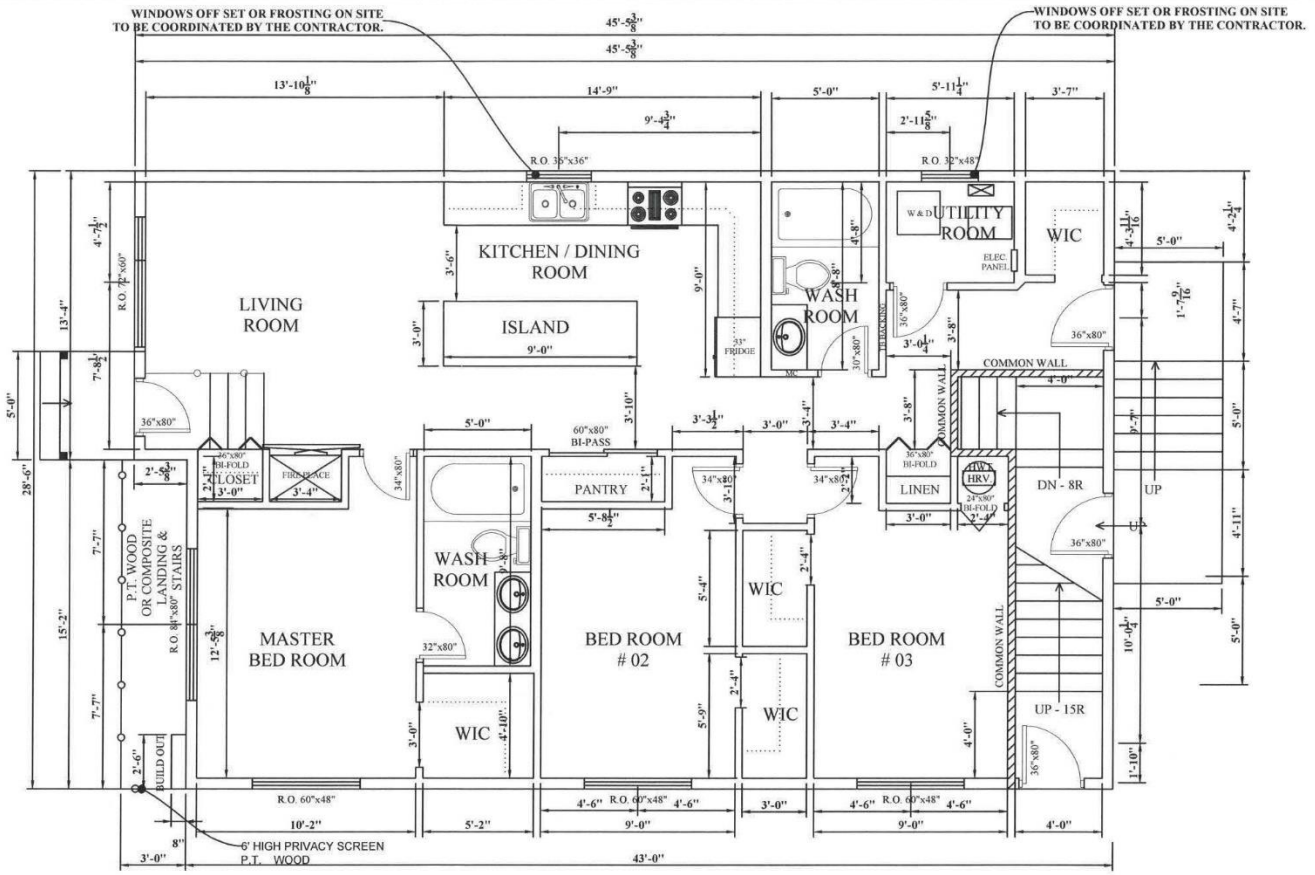
2A **MEDIUM BLACK WALNUT MATURE HEIGHT 9-15 M (2 1/2" CALIPER) (MEDIUM TREE)-QTY 1**

1B **RHUS AROMATICA 'GROW-LOW SUMAC (SIZE OF SHRUBS ((600-800 MM.TI) AT TIME OF PLANTING-5 GAL EACH) QTY-12**

2B **SORBUS AUCUPARIAROSSICA RUSSIAN MOUNTINASH 9-15 M (2 1/2" CALIPER) (MEDIUM TREE)-QTY 2**

3 **NEW SOD (37.40 % OF LOT AREA)-1,685 SQ.FT.**

DS	DOWN SPOUT
SPD	SUMP PUMP DISCHARGE
AI	AIR INTAKE
RA	RETURN AIR
AC	AIR CONDITIONER
(H)	UTILITY METERS (TO BE COORDINATED WITH THE UTILITY PROVIDER)



MAIN FLOOR PLAN

SCALE 0'-1/8" : 1'-0"

AREA: 1,163 SQ.FT.

JOB NO	2022-11240
DRG NO	A-02
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CEC Diploma in Draftsmanship
REG NO	7820 32007 MC 0001
DRAWING	NEW HOUSE-LOT 1 AT 1159 GROSVENOR
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	All Designs Are The Property Of Drimal Builders
E-MAIL	fairly@drimalbuilders.ca

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NOTE:
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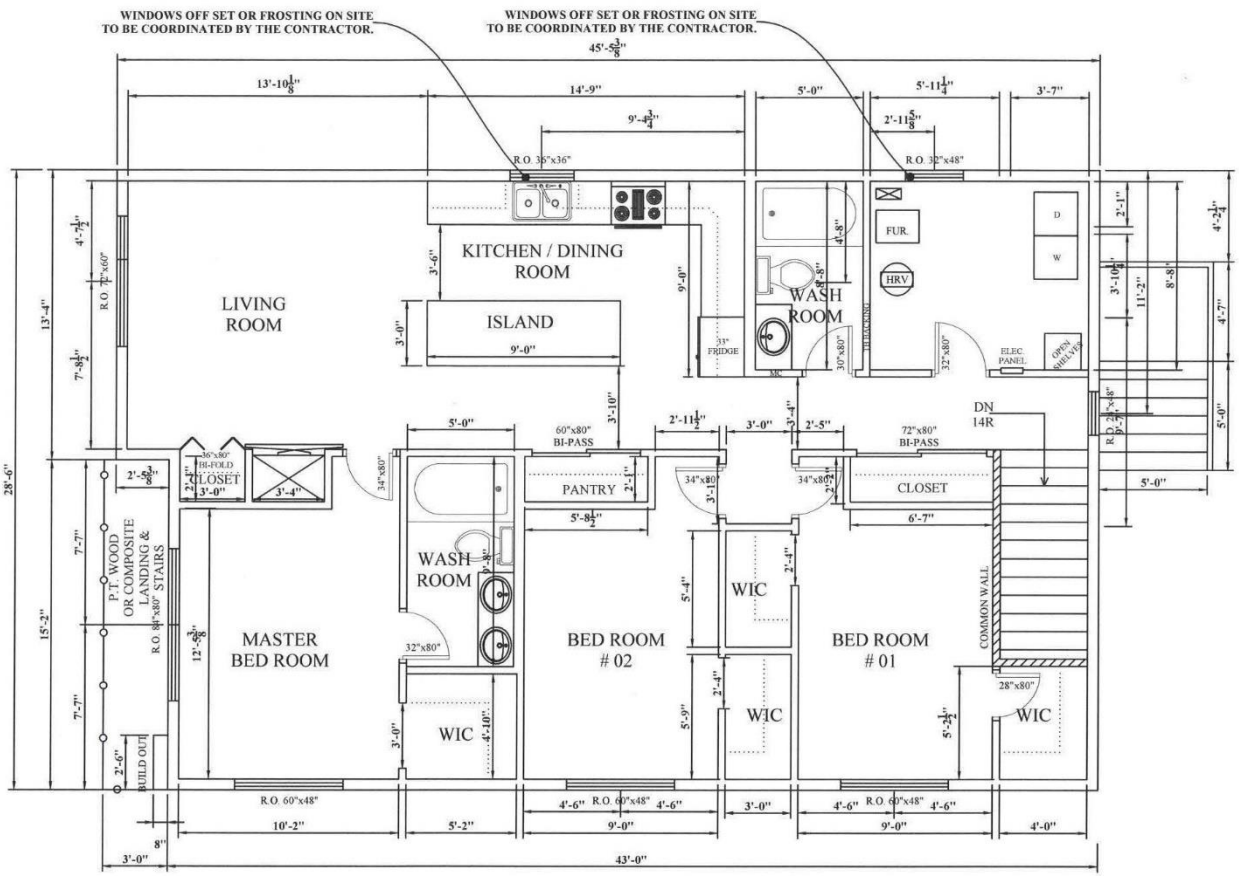

SECOND FLOOR PLAN

SCALE 0'-1/8" : 1'-0"

AREA: 1,163 SQ.FT.

JOB NO	2022-11240
DRG NO	A-03
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CEC Diploma in Architecture
REG. NO	7820 32007 MC 0001
DRAWING	NEW HOUSE-LOT 1 AT 1159 GROSVENOR
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	All Designs Are The Property Of Drimal Builders
E-MAIL	fairly@drimalbuilders.ca

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NOTE:
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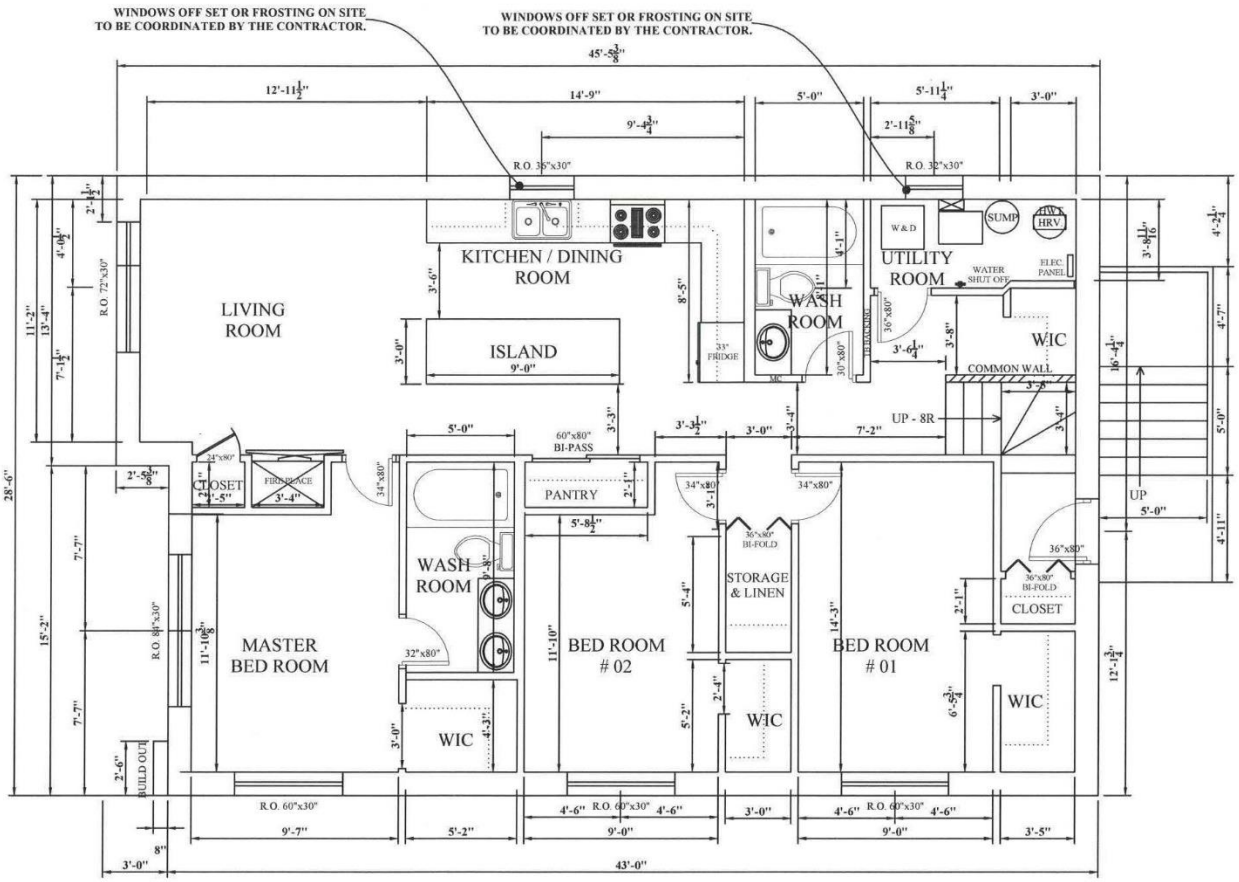

BASEMENT FLOOR PLAN

SCALE 0'-1/8" : 1'-0"

AREA: 1,163 SQ.FT.

JOB NO	2022-11240
DRG NO	A-04
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CEC Diploma in Architecture
REG. NO	7820 32007 MC 0001
DRAWING	NEW HOUSE-LOT 1 AT 1159 GROSVENOR
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
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NOTE:
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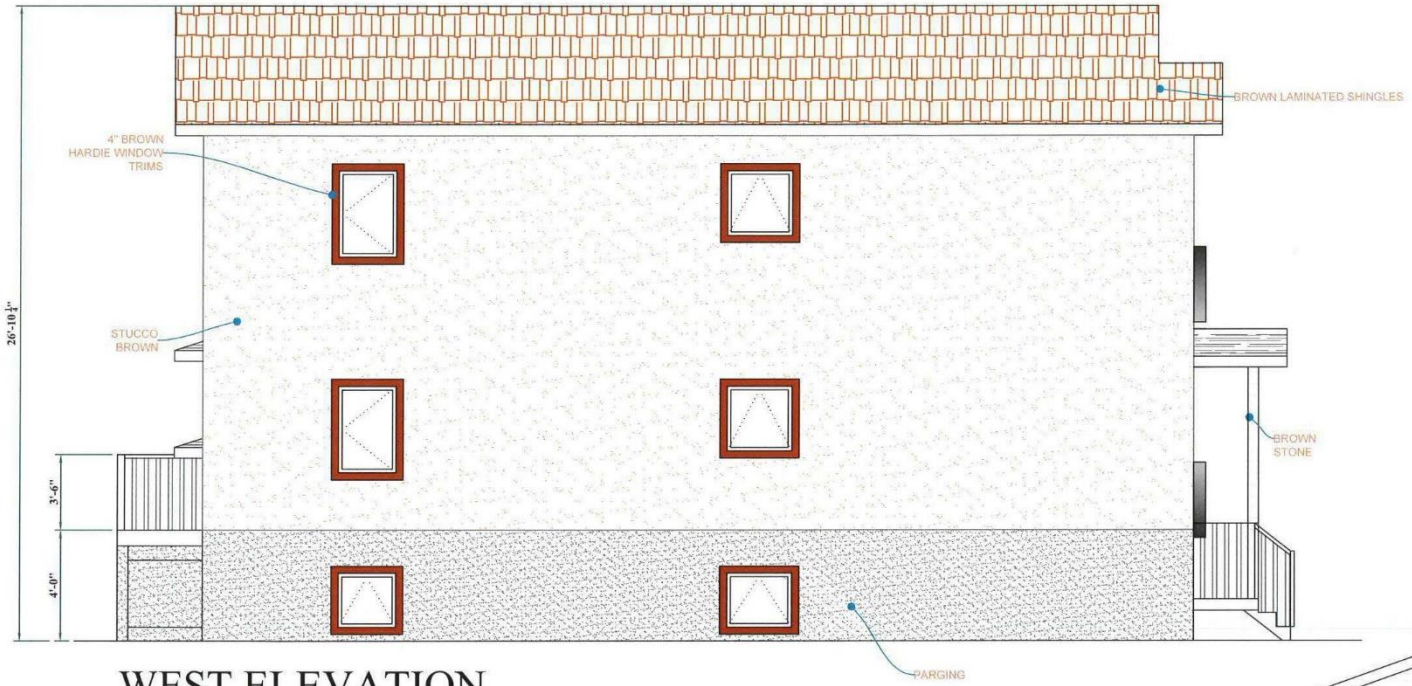
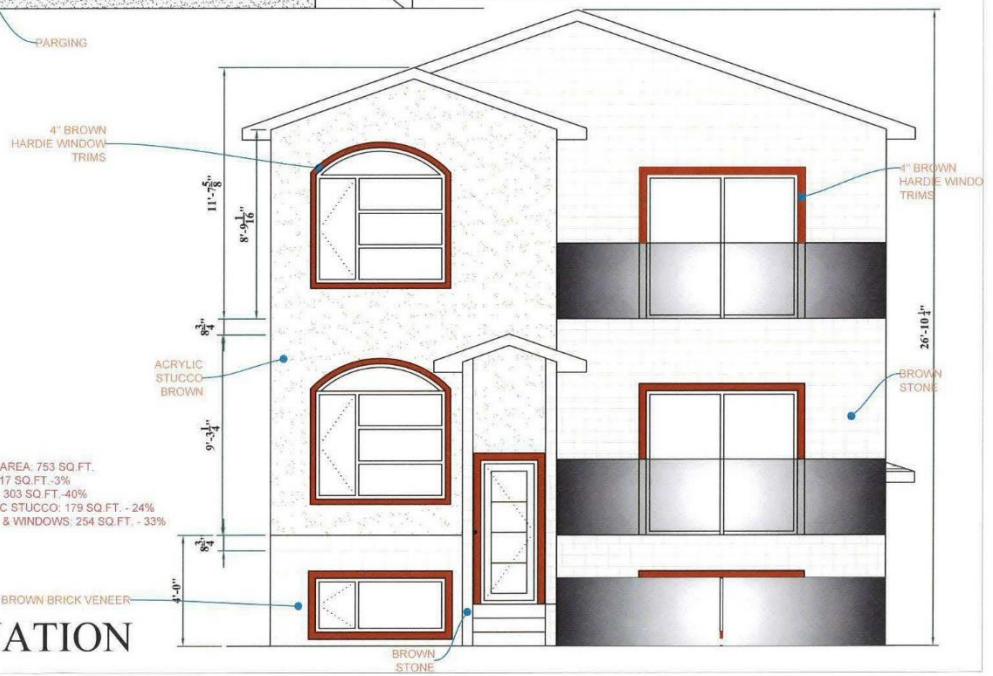


EAST SIDE AREA: 1073SQ.FT.
BRICK: 191 SQ.FT.-18%
STONE: 400 SQ.FT.-37%
ACRYLIC STUCCO: 320 SQ.FT. - 30%
DOORS & WINDOWS: 162 SQ.FT. - 15%

WEST ELEVATION



FRONT AREA: 753 SQ.FT.
BRICK: 17 SQ.FT.-3%
STONE: 303 SQ.FT.-40%
ACRYLIC STUCCO: 179 SQ.FT. - 24%
DOORS & WINDOWS: 254 SQ.FT. - 33%

SOUTH ELEVATION

JOB NO	2022-11240
DRG NO	A-05
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CDC Diploma in Professionalism
REG. NO	7820 32007 MC 0001
DRAWING	NEW HOUSE-LOT 1 AT 1159 GROSVENOR
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
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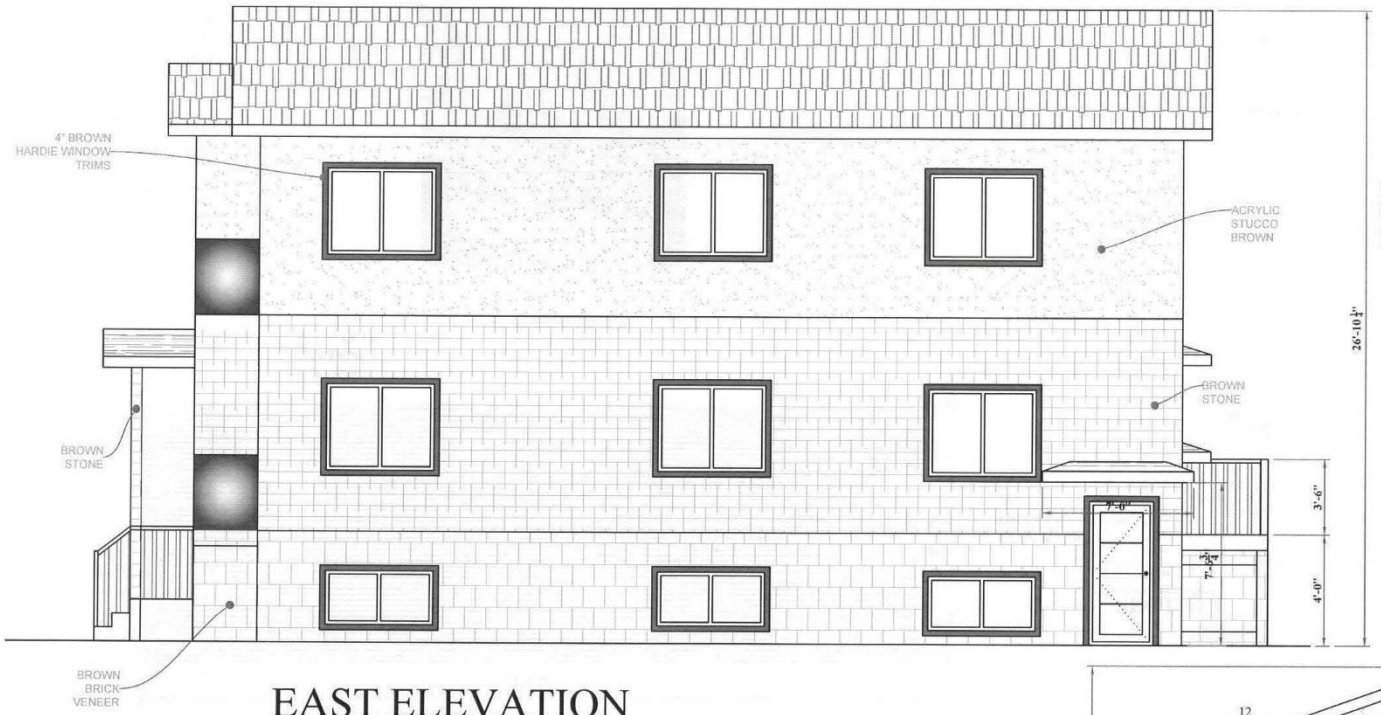
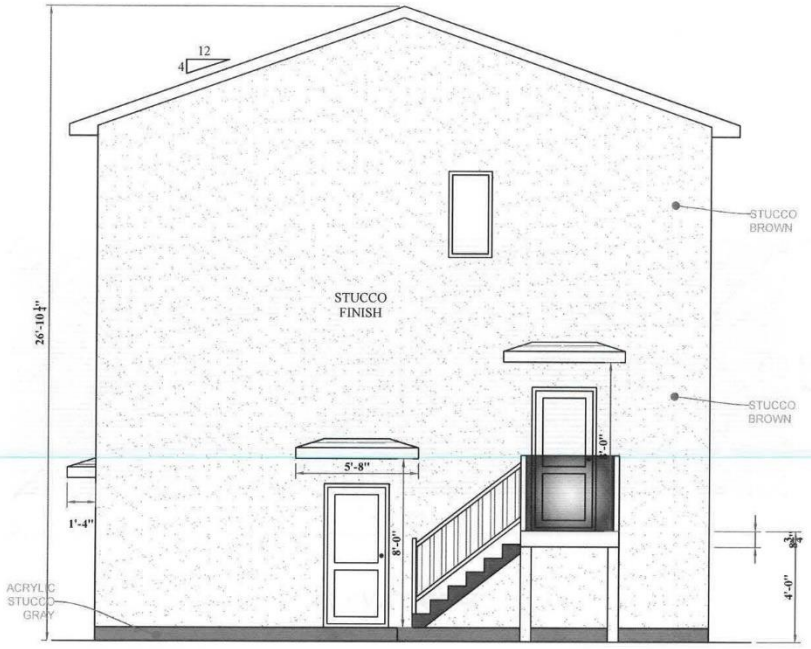


EAST SIDE AREA: 1073SQ.FT.
BRICK: 191 SQ.FT.-18%
STONE: 400 SQ.FT.-37%
ACRYLIC STUCCO: 320 SQ.FT. - 30%
DOORS & WINDOWS: 162 SQ.FT. - 15%

EAST ELEVATION



NORTH ELEVATION

JOB NO	2022-11240
DRG NO	A-06
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, csc Diploma in Draftsmanship
REG. NO	7820 32007 MC 0001
DRAWING	NEW HOUSE-LOT 1 AT 1159 GROSVENOR
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	*All Designs Are The Property Of Drimal Builders*
E-MAIL	fairly@drimalbuilders.ca

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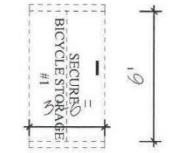
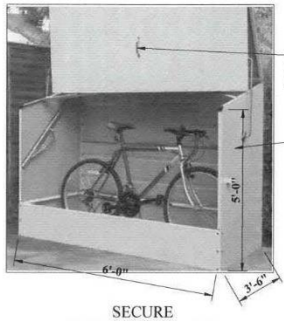
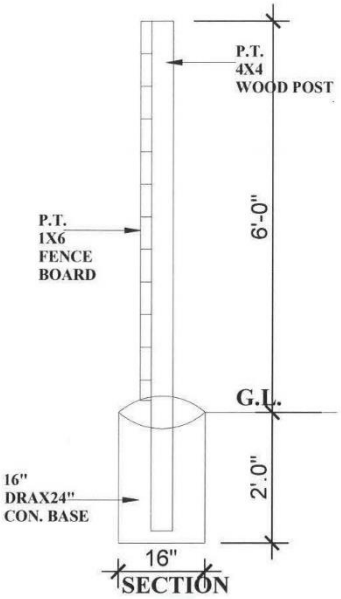


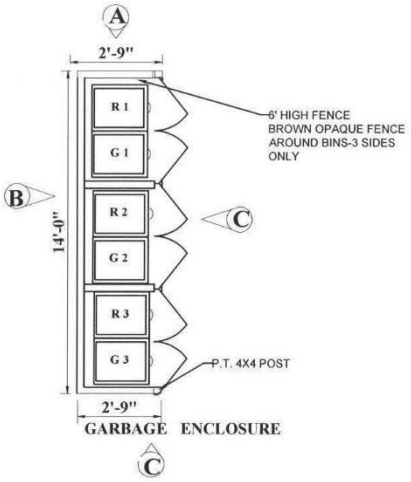
SECURE
BICYCLE STORAGE



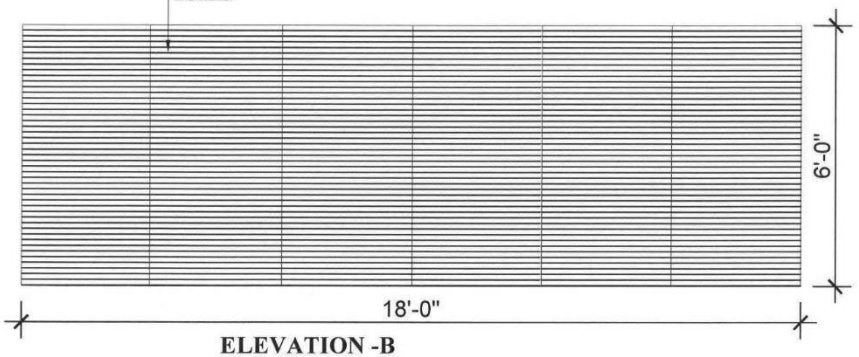
SECURE
BICYCLE STORAGE
ELEVATION



SECTION

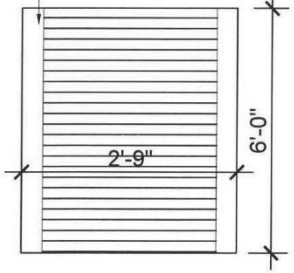


GARBAGE ENCLOSURE



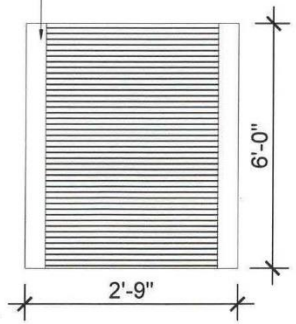
ELEVATION -B

P.T
WOOD
1X6

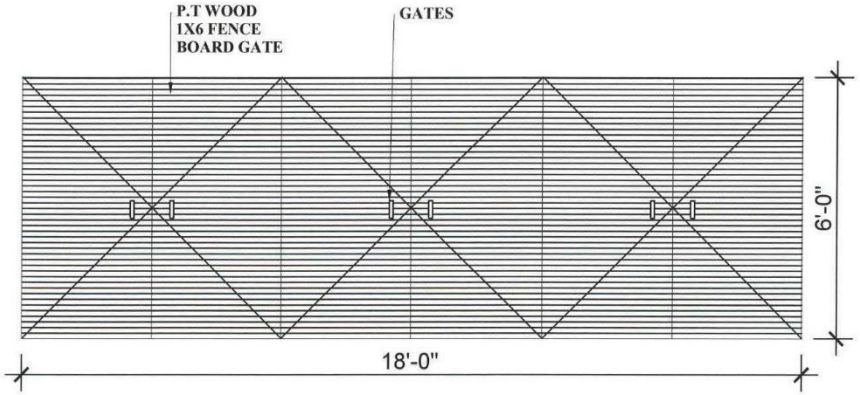


ELEVATION -A

P.T
WOOD
1X6



ELEVATION -D



ELEVATION -C

JOB NO	2022-1124D
DRG NO	A-07
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CEC Diploma in Professionalism
REG. NO	7820 32007 MC 0001
DRAWING	NEW HOUSE-LOT 1 AT 1159 GROSVENOR
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	05-OCT-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	*All Designs Are The Property Of Drimal Builders*
E-MAIL	fairiy@drimalbuilders.ca

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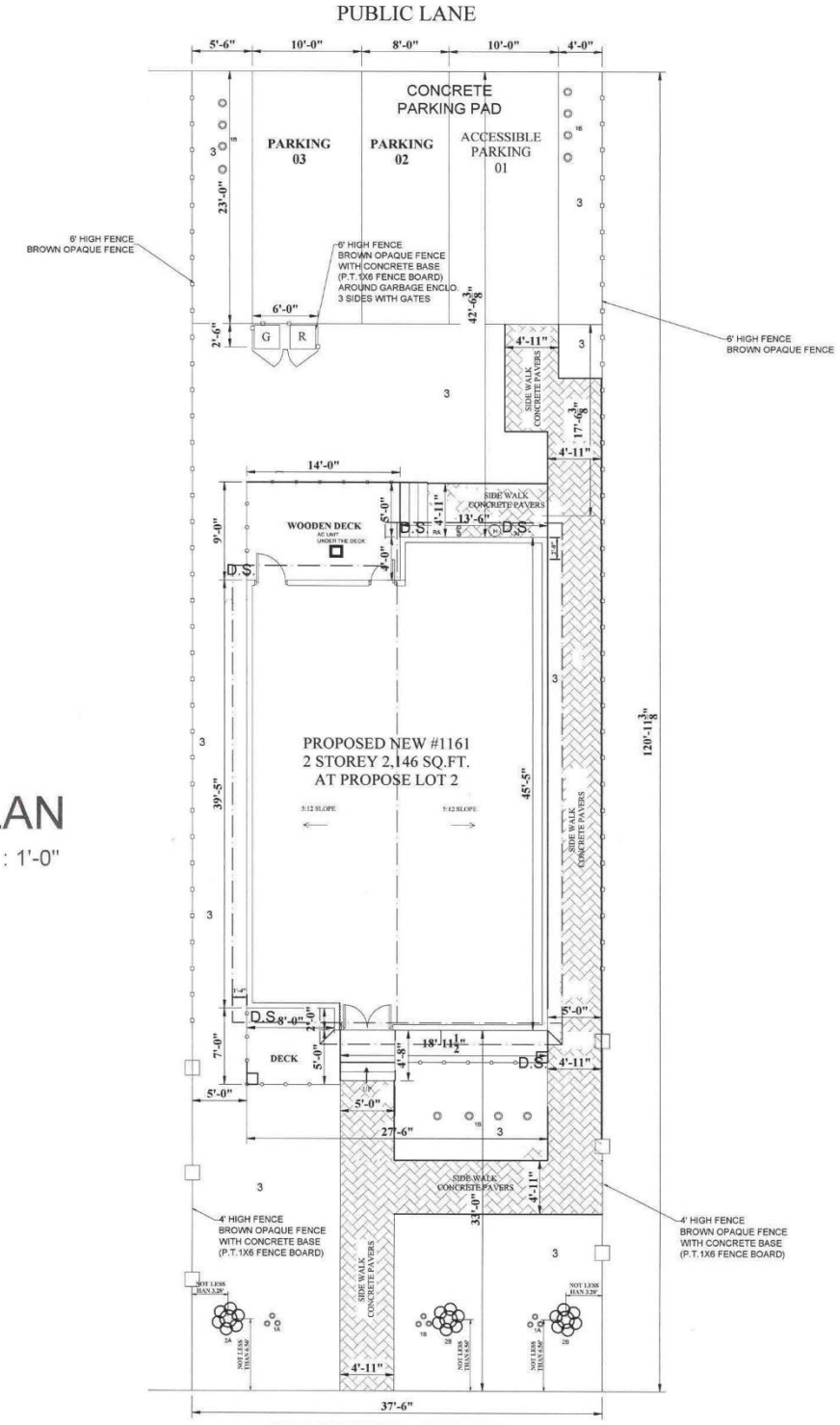
TEL : (+1)-204-8814691
FAX : (+1)-204-5045875
WEB : WWW.DRIMALBUILDERS.CA

LOT AREA:4,535.6 SQ.FT.
BUILDING PLOT AREA:1,216 SQ.FT.
PRINCIPAL BUILDING COVERAGE: 28.42%



JUNIPERUS (J.) BLUE STAR SHRUB (SIZE OF SHRUBS (450 MM DIA) AT TIME OF PLANTING-2 GAL EACH) QTY-6

RHUS AROMATICA 'GROW-LOW SUMAC (SIZE OF SHRUBS ((600-800 MM.TI) AT TIME OF PLANTING-5 GAL EACH) QTY-15

MEDIUM BLACK WALNUT MATURE HEIGHT 9-15 M (2 1/2" CALIPER) (MEDIUM TREE)-QTY 1

SORBUS AUCUPARIAROSSICA RUSSIAN MOUNTINASH 9-15 M (2 1/2" CALIPER) (MEDIUM TREE)-QTY 2

3 NEW SOD (37.40 % OF LOT AREA)-1,685 SQ.FT.

SITE PLAN

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

DS	DOWN SPOUT
SPD	SUMP PUMP DISCHARGE
AI	AIR INTAKE
RA	RETURN AIR
AC	AIR CONDITIONER
(H)	UTILITY METERS (TO BE COORDINATED WITH THE UTILITY PROVIDER)

JOB NO	2022-11240
DRG NO	A-01
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CEC Diploma in Engineering
REG. NO	7820 32007 MC 0001
DRAWING	NEW HOUSE LOT 2 AT 1161 GROSVENOR AVE
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	06-OCTOBER-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	*All Designs Are The Property Of Drimal Builders*
E-MAIL	feiriy@drimalbuilders.ca

USING AUTO CAD SOFTWARE

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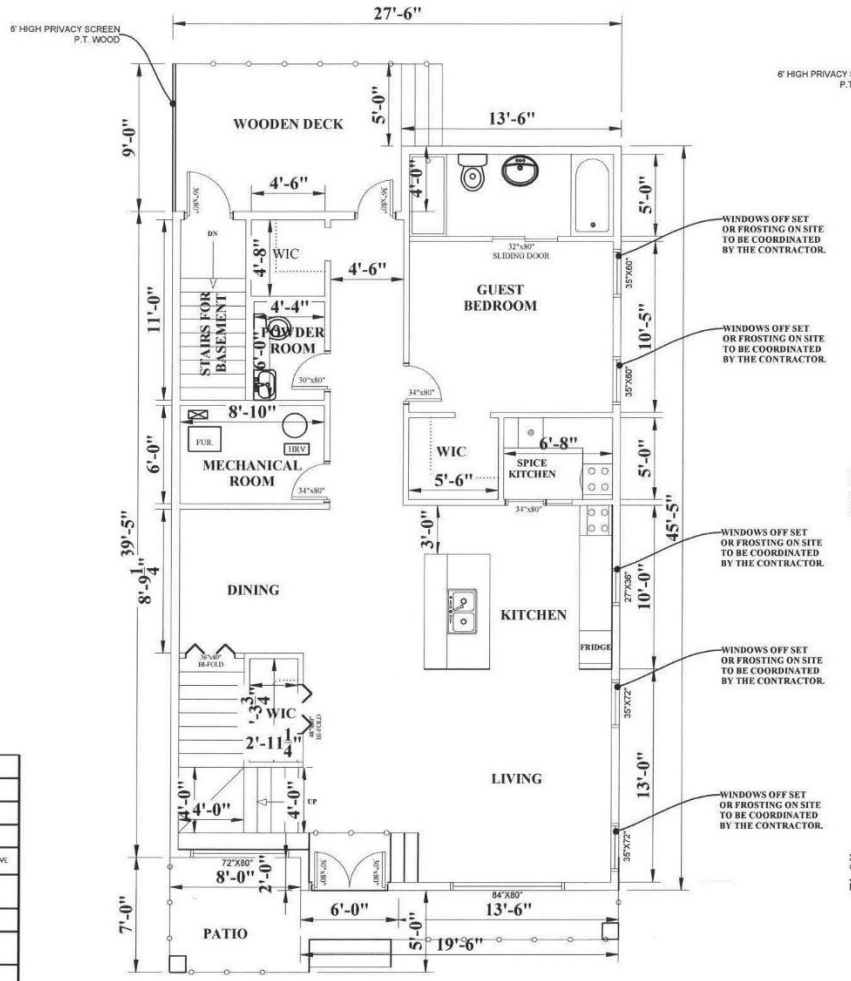
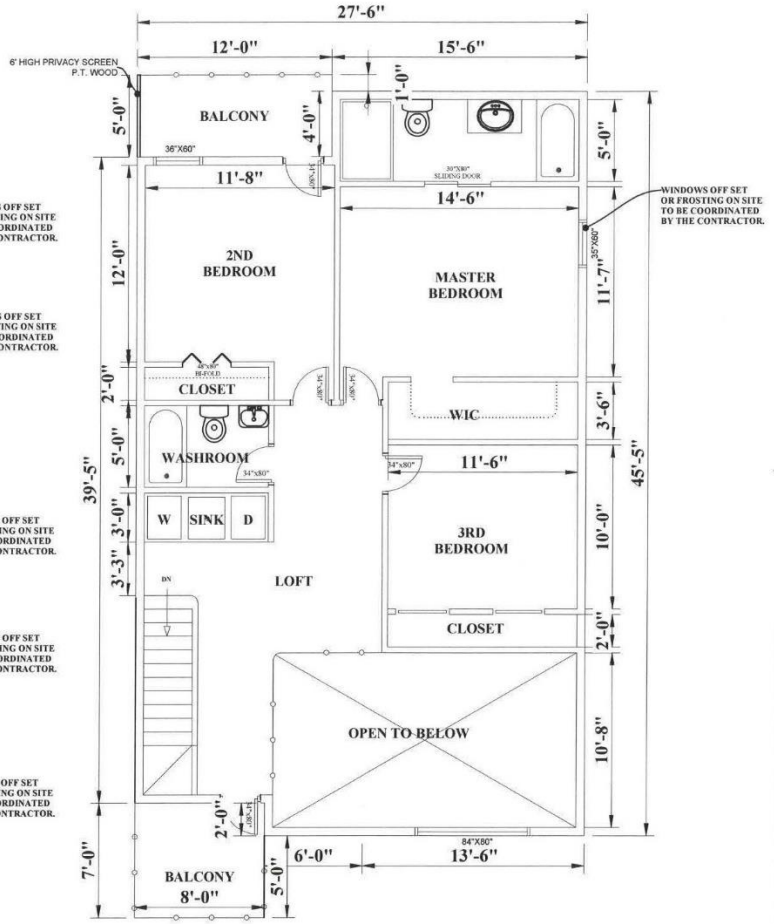
WINNIPEG MANITOBA
CANADA R3Y 0C6
TEL. : (+1)-204-8814691
FAX : (+1)-204-5045675
WEB : WWW.DRIMALBUILDERS.CA

NOTE:
WINDOWS OFF SET OR FROSTING ON SITE TO BE COORDINATED BY THE CONTRACTOR.





JOB NO	2022-11240
DRG NO	A-02
DESIGNED BY	DRIMAL FERNANDOPULLE Diploma in Draftsmanship B.Sc in Quantity Surveying, CEC
REG NO	7820 32007 MC 0001
DRAWING	NEW HOUSE LOT 2 AT 1161 GROSVENOR AVE
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	06-OCTOBER-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	*All Designs Are The Property Of Drimal Builders*
E-MAIL	fairly@drimalbuilders.ca

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FAX : (+1)-204-5045875
WEB : WWW.DRIMALBUILDERS.CA

NOTE:
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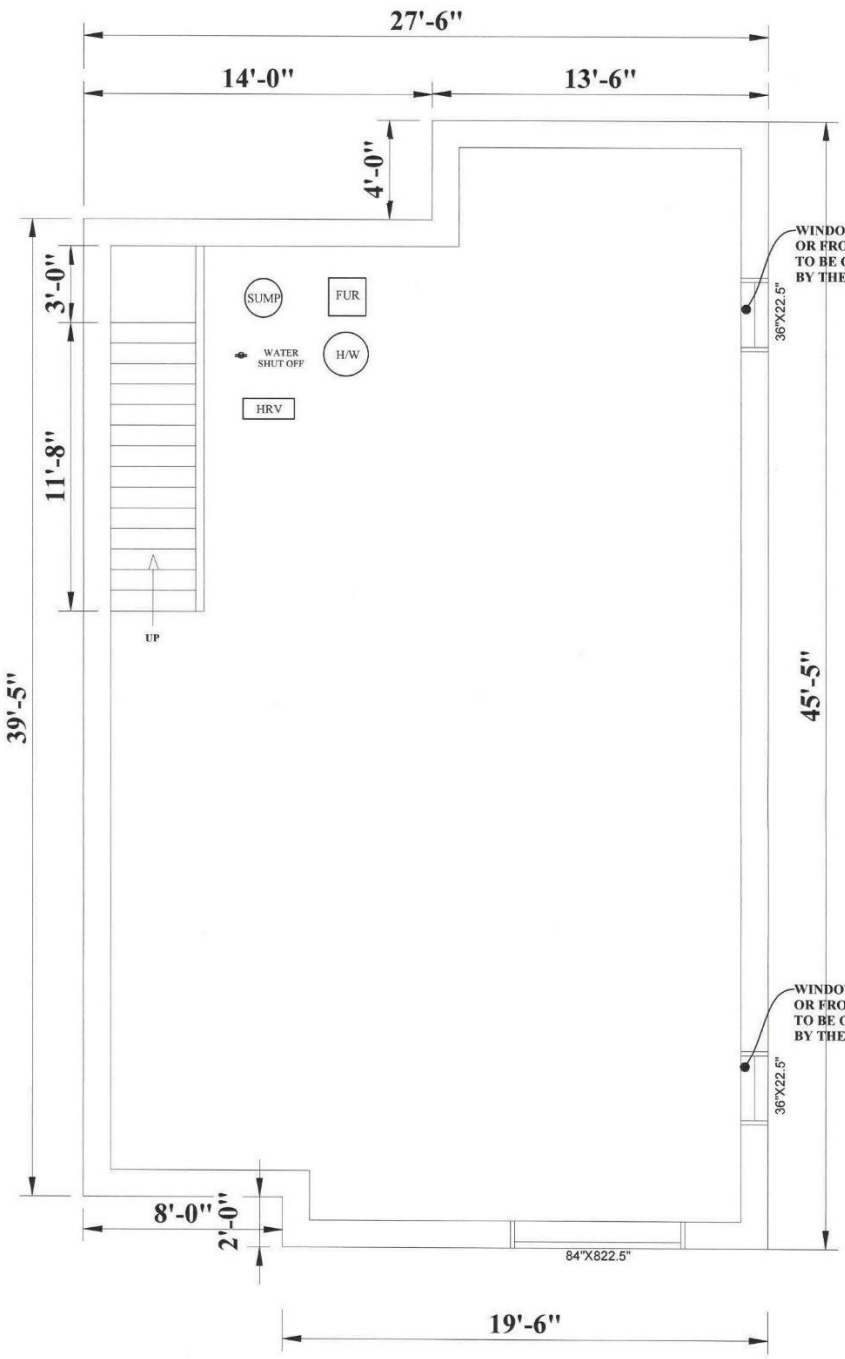
MAIN FLOOR PLAN
AREA: 1,176 SQ.FT.

SECOND FLOOR PLAN
AREA: 970 SQ.FT.



BASEMENT FLOOR PLAN

JOB NO	2022-1124D
DRG NO	A-03
DESIGNED BY	DRIMAL FERNANDOPULLE
REG. NO	7820 32007 MC 0001
DRAWING	NEW HOUSE LOT 2 AT 1161 GROSVENOR AVE
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	06-OCTOBER-2022
SCALES	0"-1/8" : 1'-0"
REMARKS	All Designs Are The Property Of Drimal Builders
E-MAIL	fairly@drimalbuilders.ca

USING AUTO CAD SOFTWARE

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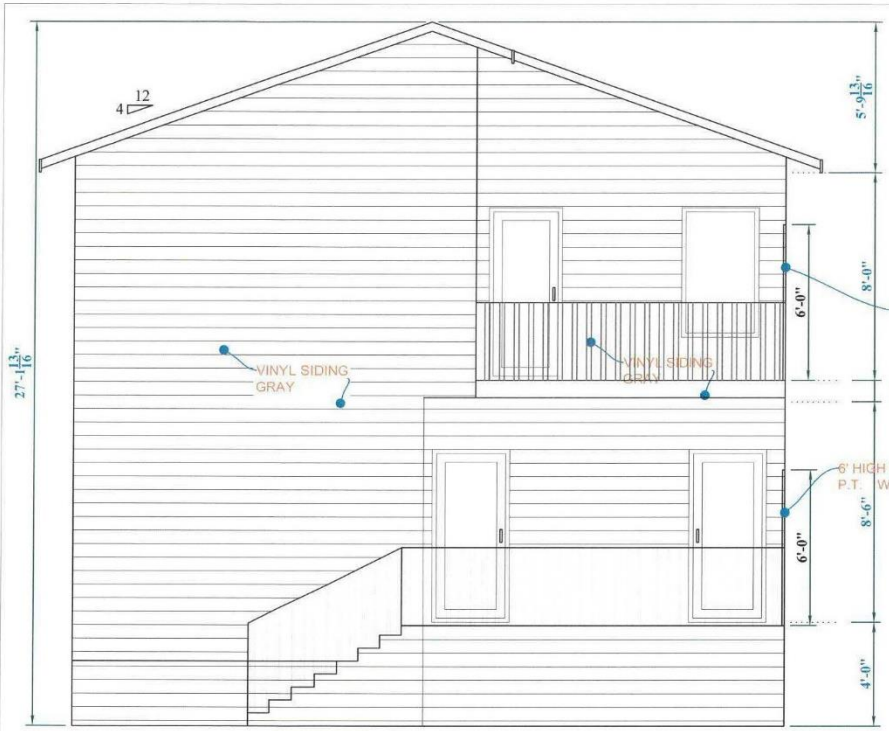

NORTH ELEVATION



SOUTH ELEVATION

JOB NO	2022-11240
DRG NO	A-04
DESIGNED BY	DRIMAL FERNANDOPULLE Adv. in Quantity Surveying, CET Diploma in Draftsmanship
REG NO	7820 32007 MC 0001
DRAWING	NEW HOUSE LOT 2 AT 1161 GROSVENOR AVE
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	06-OCTOBER-2022
SCALES	0'-1/8" = 1'-0"
REMARKS	All Designs Are The Property Of Drimal Builders
E-MAIL	fairly@drimalbuilders.ca

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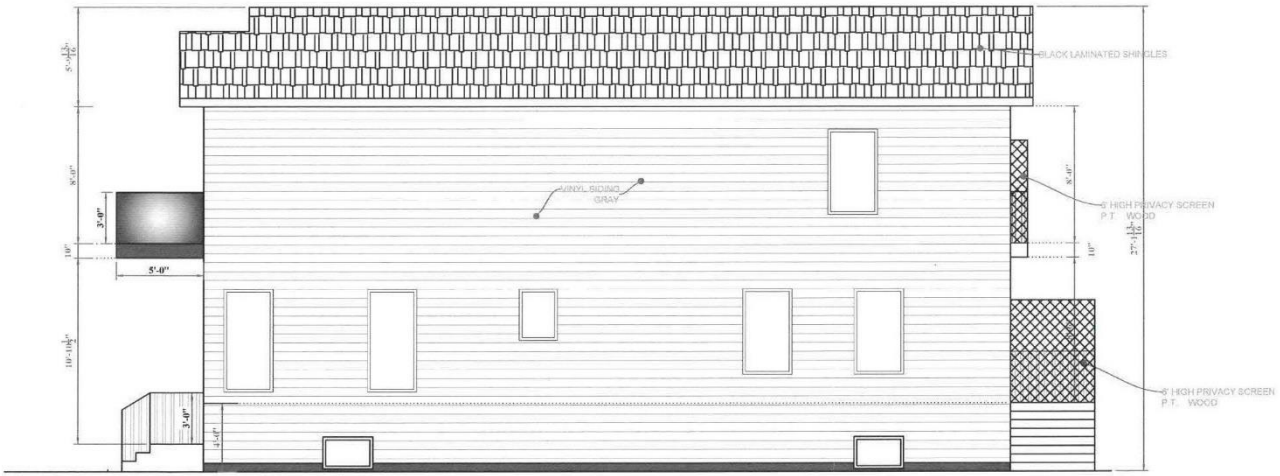
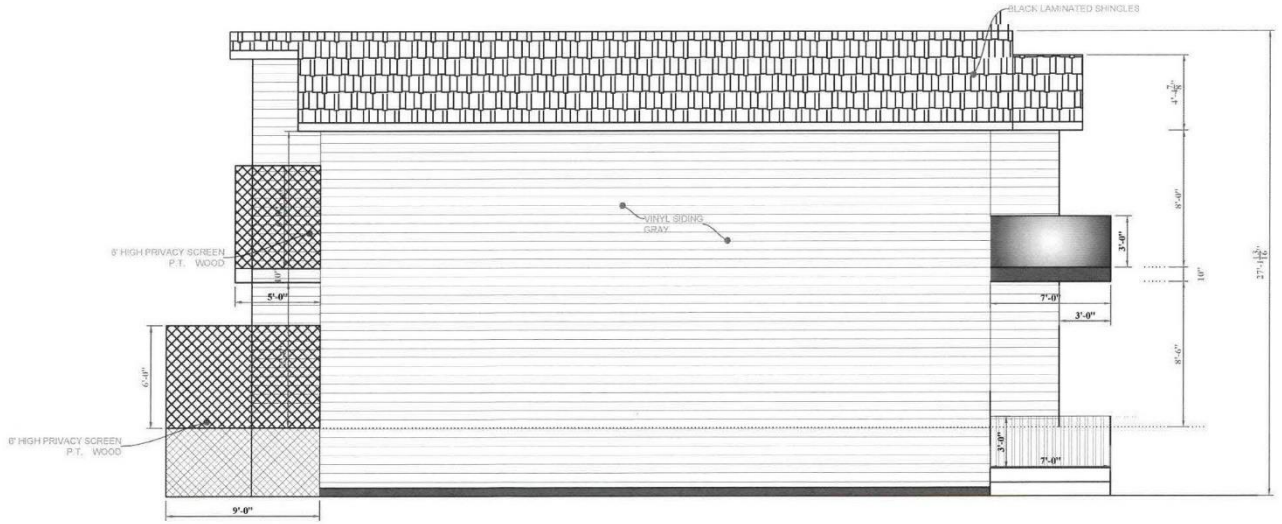
WEB : WWW.DRIMALBUILDERS.CA

FRONT AREA: 670 SQ.FT.
HARDIE SIDING: 284 SQ.FT.-44.30%
WOOD SIDING: 32 SQ.FT.-5%
ACRYLIC STUCCO: 141 SQ.FT. - 22.10%
DOORS & WINDOWS: 183 SQ.FT. - 28.6%

NOTE:
WINDOWS OFF SET OR FROSTING ON SITE TO BE COORDINATED BY THE CONTRACTOR.



EAST ELEVATION



WEST SIDE ELEVATION

JOB NO	2022-1124D
DRG NO	A-05
DESIGNED BY	DRIMAL FERNANDOPULLE Diploma in Draftsmanship B.Sc. in Quantity Surveying, CEC
REG NO	7820 32007 MC 0001
DRAWING	NEW HOUSE LOT 2 AT 1161 GROSVENOR AVE
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	06-OCTOBER-2022
SCALES	0'-1/8" : 1'-0"
REMARKS	*All Designs Are The Property Of Drimal Builders*
E-MAIL	fairly@drimalbuilders.ca

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NOTE:
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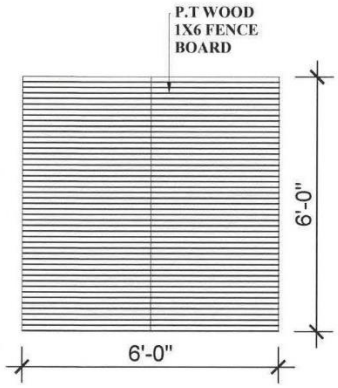
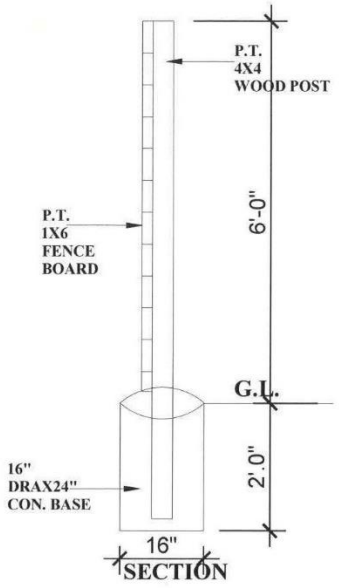
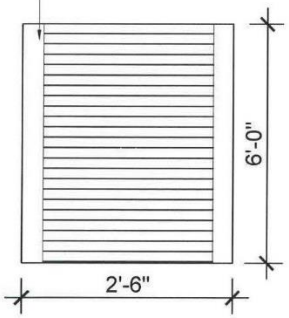


ELEVATION -B



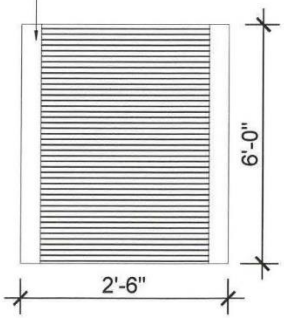
SECTION

P.T
WOOD
1X6

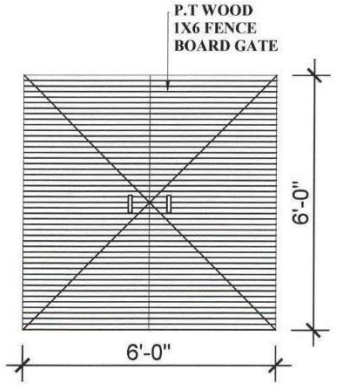


ELEVATION -A

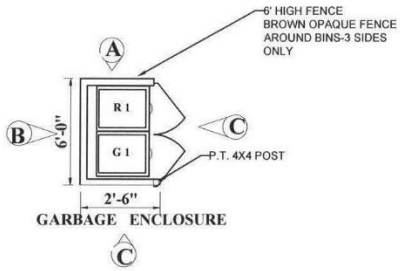
P.T
WOOD
1X6



ELEVATION -D



ELEVATION -C



GARBAGE ENCLOSURE

JOB NO	2022-11240
DRG NO	A-04
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, cec Diploma in Draftsmanship
REG NO	7820 32007 MC 0001
DRAWING	NEW HOUSE LOT 2 AT 1161 GROSVENOR AVE
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	06-OCTOBER-2022
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