Agenda – Executive Policy Committee – December 5, 2023

REPORTS

Item No. 16 Rezoning – 855 Jubilee Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 213/2023 [c/r DAV 203514/2023D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 15, 2023, the City Centre 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 213/2023 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 October 20, 2023 and attached as Schedule "B" to this report.

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.

5. That Development Application No. DAZ 213/2023 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 proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

7. 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 213/2023.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 15, 2023, the City Centre 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 213/2023

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

Public Hearing: November 15, 2023
Council Building, 510 Main Street

Applicant: Anand Design Build Inc. (Tajinder Pal Singh)

Subject:



Premises Affected: 855 Jubilee Avenue

For submission to: Executive Policy Committee

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

Report date: November 15, 2023

Community Committee Recommendation:

On November 15, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

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

7. 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 213/2023.

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

1. Winnipeg has a very old aging stock and Jubilee is no exception to this rule. There are many houses on Jubilee that require a bit of renewal. This is a zoning change I agree, but it is one that I support.

2. In particular, sensitivity around lot coverage which I appreciate the applicant mentioned here because I was going to. The amenity space, i.e. known as the rooftop amenity space which is an exciting part to this development in particular. The opportunity to have more housing along bus rapid transit, in a really walkable neighbourhood. You've got BDI across the street, you've got a manner to get across the street, you can go right to St Vital ward right across the street from Jubilee. Attention to detail like active transit, cycling and walking is here but also real liveable space in this.

3. I'm excited about this project. I know the density might not be met with pleasure by all neighbours but I do now know that more ability and more families to get into that gorgeous school, that is the Lord Roberts School, the community centre that are right behind, this is an exciting prospect. Building more housing for more people in a neighbourhood is a goal of mine and this does just that.

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 September 12, 2023 2. Notification of Public Hearing dated October 10, 2023 3. Manitoba Status of Title 3248959/1 4. Letter of authorization dated July 20, 2023 from Karla Homes Inc. and Myion Inc. to Anand Design Build Inc. (Tajinder Pal Singh) 5. Arborist Report 6. Plans (5 pages) 7. Report from the Urban Planning Division dated October 20, 2023 8. Signatures of Support of a Zoning Variance, submitted by Tajinder Singh on November 2, 2023 9. Communication dated November 7, 2023, from Pankaj Kalra in support of the application 10. Inspection Report 11. Presentation in support of the application, submitted by Tajinder Singh on November 9, 2023 12. Signatures of Support of a Zoning Variance, submitted by Tajinder Singh on November 13, 2023 13. Recording of Representations

REPRESENTATIONS:

In Support:

Pankaj Kalra
Tajinder Singh

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DAZ 213/2023

ADMINISTRATIVE REPORT

Title: DAZ 213/2023 – 855 Jubilee 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 five (5) residential units.

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

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D. Iskierski, MCP	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 213/2023 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 October 20, 2023 and attached as Schedule "B" to this report.
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6. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
7. 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 213/2023.

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 five (5) 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

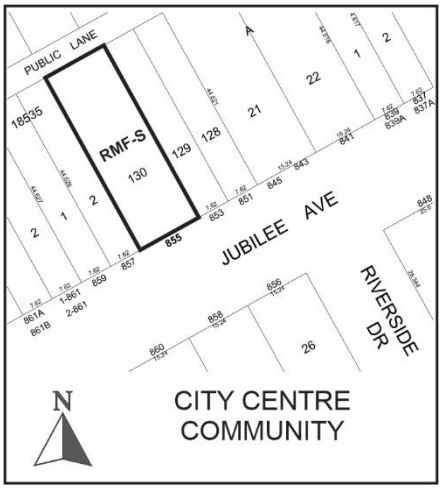
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dan Iskierski, MCP
Date:	October 20, 2023
File No.	DAZ 213/2022

1.	Schedule A	Planning Discussion
2.	Schedule B	Recommended File No. DAZ 213/2023 City Centre Community Committee, dated October 20, 2023
3.	Appendix A	Proposed By-law
4.	Appendix B	Arborist Report

Schedule 'A' – Planning Report

DATE:	October 20, 2023
FILE:	**DAZ 213/2023**
RELATED FILES:	DAV 23-203514\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.110 – - Lord Roberts
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 three storey five (5) unit multi-family residential building.
LOCATION:	855 Jubilee Avenue
LEGAL DESCRIPTION:	LOT 130 PLAN 22323 17/20 ST B



APPLICANT:	Tajinder Pal Singh (Anand Design Build Inc.) 1035 Kelsey Ave Winnipeg, MB R3T 1R8
OWNER:	KALRA HOMES INC. 340 John Angus Dr 79 Winnipeg, MB R3Y 0Y7
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Jubilee Avenue in the Lord Roberts neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site has a total area of 7321 square feet (680.14 square metres) and currently has a two-storey building built in 1920 used as a single-family residence.
- 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.
- The site is accessed via a paved 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 dwellings zoned “R1-M” Residential Single-Family Medium District.

South: Jubilee Avenue then detached single-family dwellings zoned “R2” Residential Two-Family District.

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

West: Side-by-side duplex 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 five (5) residential units.
- The building being proposed is three storeys in height with a main floor unit entrance on the front façade facing Jubilee Avenue.
    - The main entrance is located on the east façade in the side yard so as to provide direct and secure access from each unit to a rooftop amenity space.
- The building has a rectangular footprint which is 38 feet (11.58 metres) wide by just over 68 feet (20.73 metres) in length which represents a lot area coverage of 27%.
- The design includes a rooftop amenity space accessed from the second storey with an approximately 33 foot by 32 foot roof deck for use by the residents. The area includes privacy screens to obscure the view into adjacent rear yard spaces.
- All units also include individual private balconies with the second storey rear yard balconies also including privacy screens.
- A total of five (5) parking stalls will be provided behind the building.
- Of the five (5) parking stalls, one (1) stall is designated as an accessible parking stall and one (1) stall is designated as a visitor parking stall.
- Secure outdoor bicycle storage is provided in the rear yard.
- Vehicular access to the property is proposed by way of the existing rear laneway accessed from Lilac Street to the east or Argue Street to the west.
- A garbage enclosure will be located adjacent to the parking area.
- A site plan, landscaping plan, floor plans, elevations and renderings have been provided.
- The proposed development requires a variances associated with the minimum lot area requirement, front yard setback, building foundation landscaping, minimum parking

requirements and insufficient buffering (see associated Variance application and planner's report for DAV 23-203514D).

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 square feet (116.13 square metres) of site area.
- Given the proposed lot area of 7321 square feet (680.14 square metres), the proposed five-unit building would result in a density of 1464 square feet (136.01 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 included signatures of support from residents in the vicinity of the subject property.

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 Jubilee Avenue has other examples of multi-family buildings including five and six-plexes across the street; 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 Low-Rise Multi-Family Buildings and all of the applicable site design guidelines including front and rear 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, projections into setbacks, privacy and utilities servicing and mechanical.
- Please note that, one of the required design guidelines that the proposal did not meet is the location of the main entrance on the front facade. In the case of the proposed design, the applicant has included a main floor entrance to one of the main floor suites on the front façade, however has located the main entrance to the remainder of the suites on the east

façade which is in the side yard. The Urban Planning and Design Division supports this location because it permits the design to include a roof top amenity space accessed internally from each individual suite. The amenity itself is a positive aspect of the development as well as ensuring safe and secure access.

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 Jubilee 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.

LAND DEDICATION

As a condition of a rezoning 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%. In the case of this rezoning, the Public Service is recommending that the developer provide ‘cash in lieu’ of a dedication of land as determined by the Planning, Property and Development Department.

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 Low-Rise Multi-Unit Residential found within the *Small-Scale and Low-Rise Residential development Guidelines for Mature Communities*.
- The proposed development will increase residential density in the Lord Roberts 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 subject to conditions** 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 213/2023

Schedule "B" for File DAZ 213/2023, City Centre Community Committee, October 20, 2023

By-Law No. _____

File No. **DAZ 213/2023**

Atlas Sheet No. **AE24**

CITY CENTRE COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 855 Jubilee Avenue from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow the establishment of a Multi-Family Dwelling use.



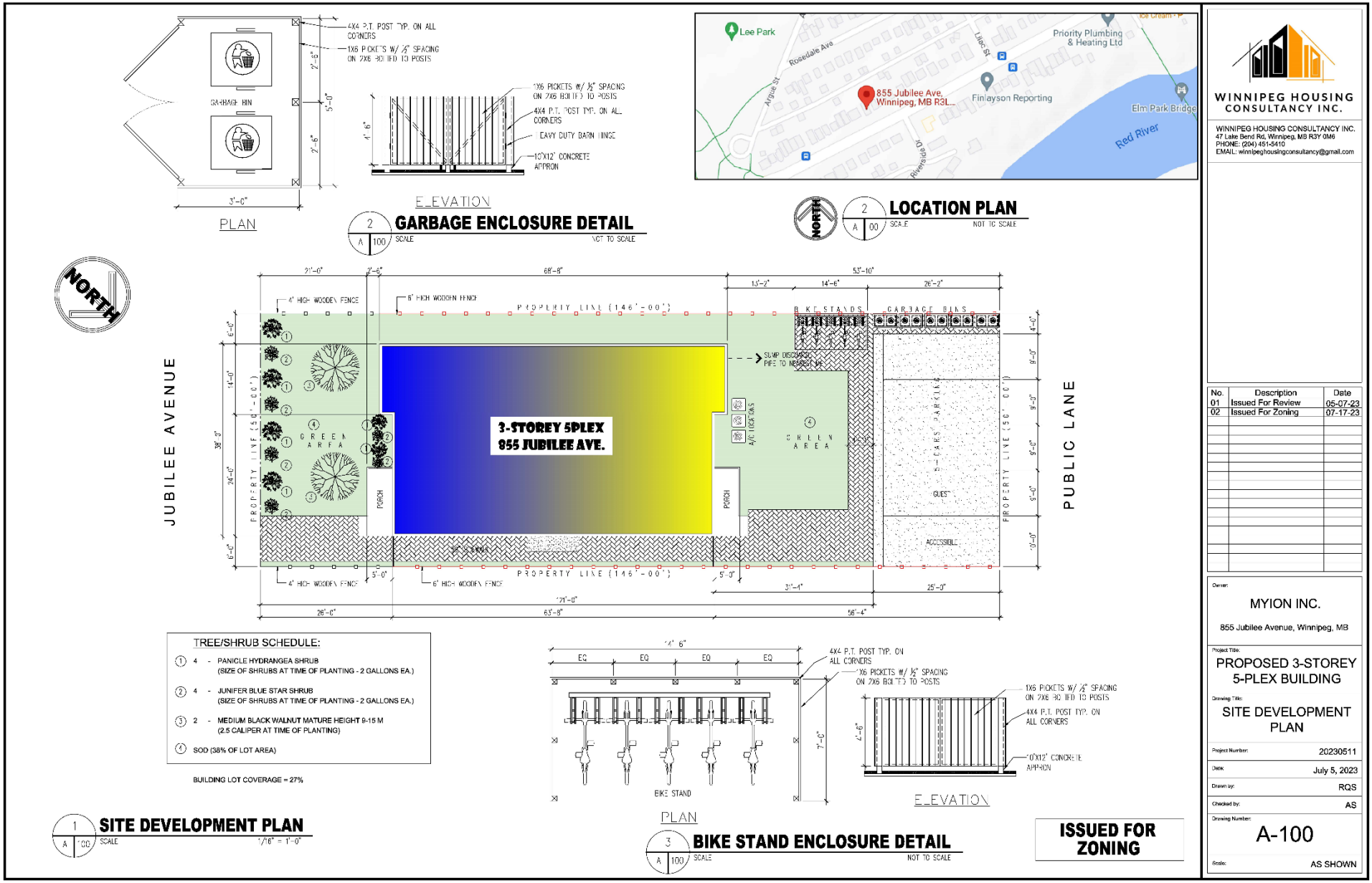
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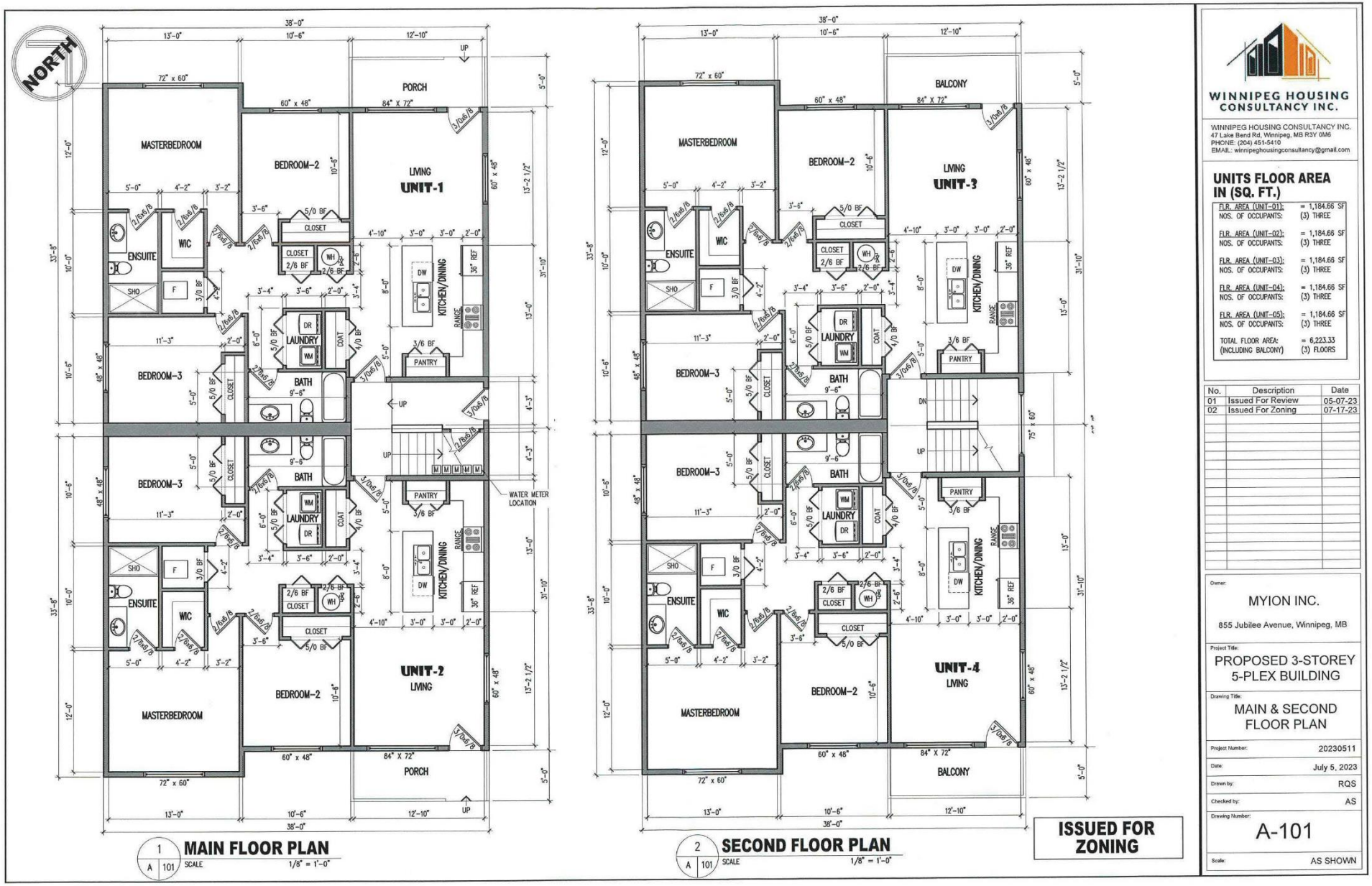
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX ‘A’ – Proposed Bylaw

APPENDIX 'B' – Arborist Report

Exhibit “6” referred to in File DAZ 213/2023





WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

UNITS FLOOR AREA IN (SQ. FT.)

FLR. AREA (UNIT-01):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-02):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-03):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-04):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-05):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
TOTAL FLOOR AREA: (INCLUDING BALCONY)	= 6,223.33 (3) FLOORS

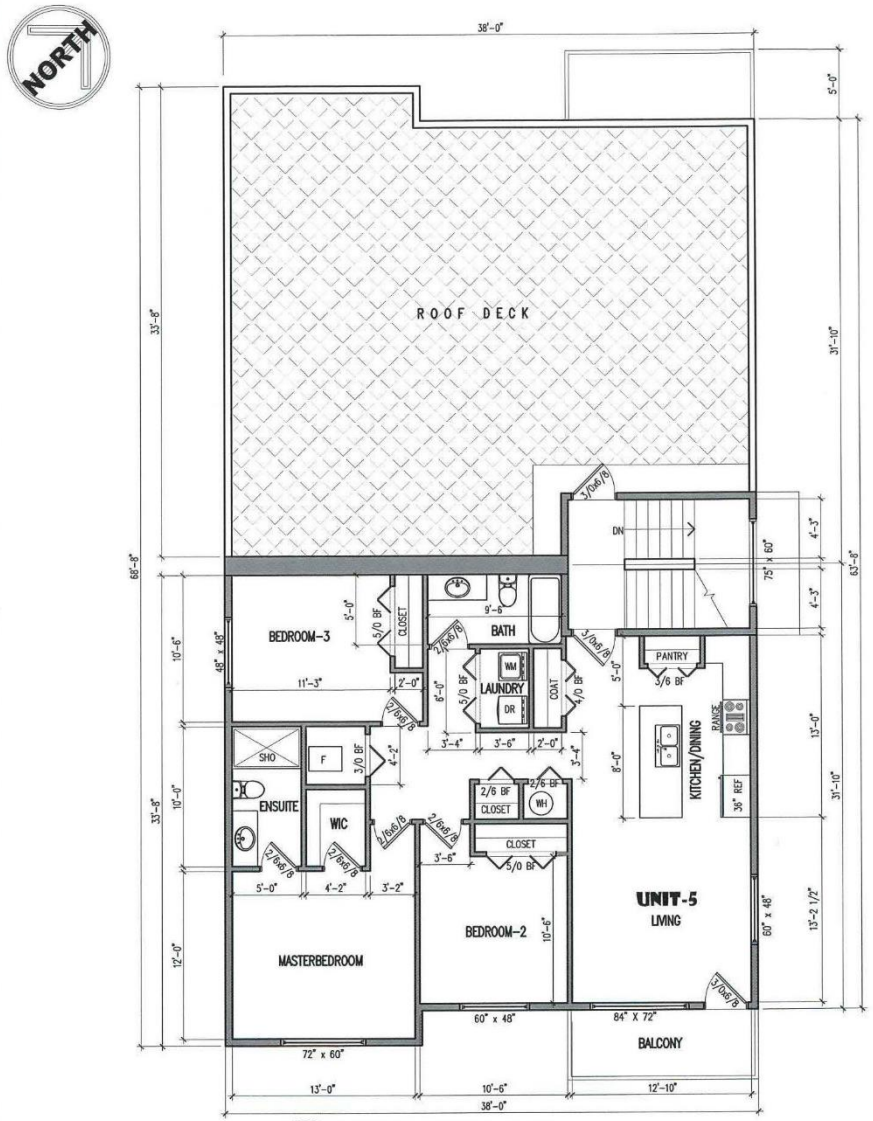
No.	Description	Date
01	Issued For Review	05-07-23
02	Issued For Zoning	07-17-23

Owner:
MYION INC.
855 Jubilee Avenue, Winnipeg, MB

Project Title:
PROPOSED 3-STOREY 5-PLEX BUILDING

Drawing Title:
MAIN & SECOND FLOOR PLAN

Project Number:	20230511
Date:	July 5, 2023
Drawn by:	RQS
Checked by:	AS
Drawing Number:	A-101
Scale:	AS SHOWN



1 / A 102 **THIRD FLOOR PLAN**

SCALE 1/8" = 1'-0"

UNITS FLOOR AREA IN (SQ. FT.)

FLR. AREA (UNIT-01):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-02):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-03):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-04):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
FLR. AREA (UNIT-05):	= 1,184.66 SF
NOS. OF OCCUPANTS:	(3) THREE
TOTAL FLOOR AREA: (INCLUDING BALCONY)	= 6,223.33 (5) FLOORS

ISSUED FOR ZONING

WINNIPEG HOUSING CONSULTANCY INC.

WINNIPEG HOUSING CONSULTANCY INC.
47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

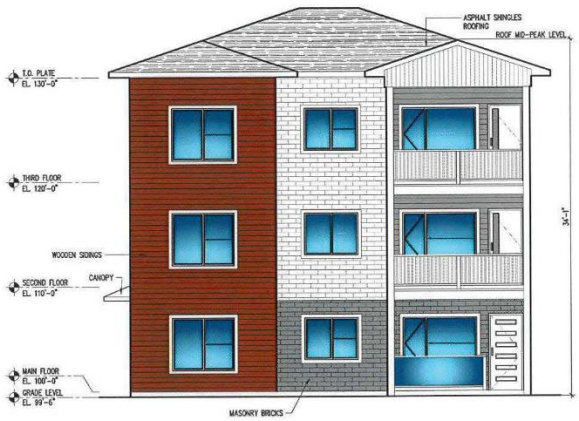
No.	Description	Date
01	Issued For Review	05-07-23
02	Issued For Zoning	07-17-23

Owner:
MYION INC.
855 Jubilee Avenue, Winnipeg, MB

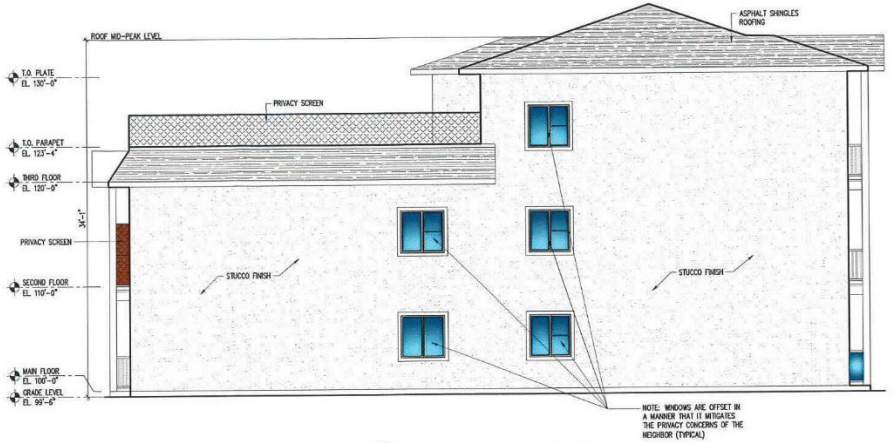
Project Title:
PROPOSED 3-STOREY 5-PLEX BUILDING

Drawing Title:
THIRD FLOOR PLAN

Project Number:	20230511
Date:	July 5, 2023
Drawn by:	RQS
Checked by:	AS
Drawing Number:	A-102
Scale:	AS SHOWN

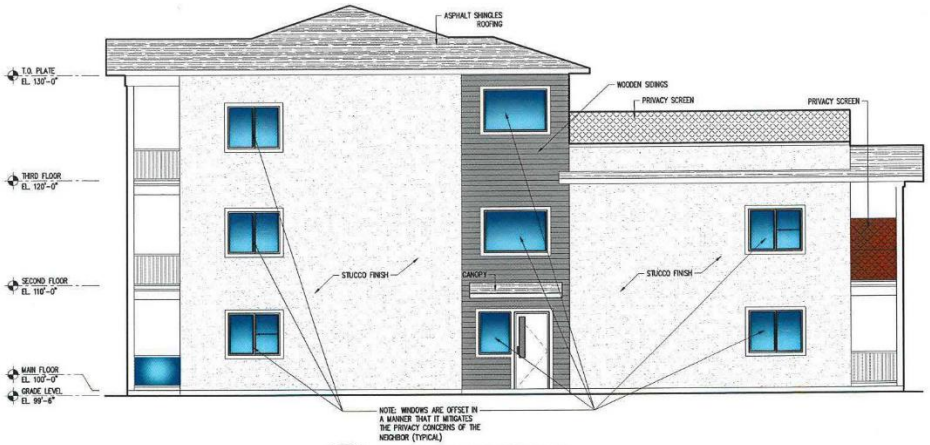


1 A 103 **SOUTH ELEVATION**
SCALE 3/32" = 1'-0"



2 A 103 **WEST ELEVATION**
SCALE 3/32" = 1'-0"

MATERIAL PERCENT COVERAGE	
WINDOWS	30 %
HARDIE SIDING	40 %
MASONRY BRICKS	25 %



3 A 103 **EAST ELEVATION**
SCALE 3/32" = 1'-0"



4 A 103 **NORTH ELEVATION**
SCALE 3/32" = 1'-0"

ISSUED FOR ZONING

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47 Lake Bend Rd, Winnipeg, MB R3Y 0M6
PHONE: (204) 451-5410
EMAIL: winnipeghousingconsultancy@gmail.com

No.	Description	Date
01	Issued For Review	05-07-23
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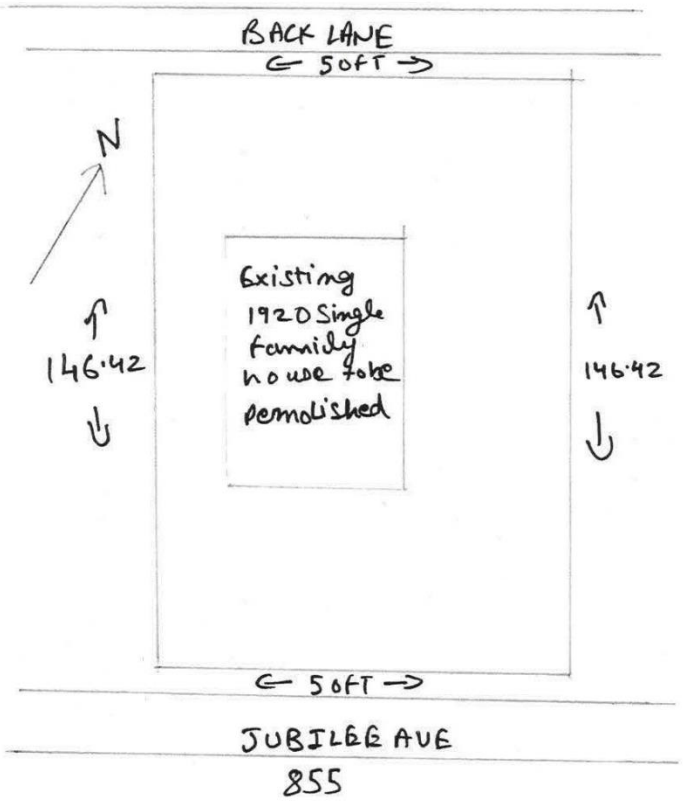
Owner:
MYION INC.
855 Jubilee Avenue, Winnipeg, MB

Project Title:
PROPOSED 3-STOREY 5-PLEX BUILDING

Drawing Title:
ELEVATIONS

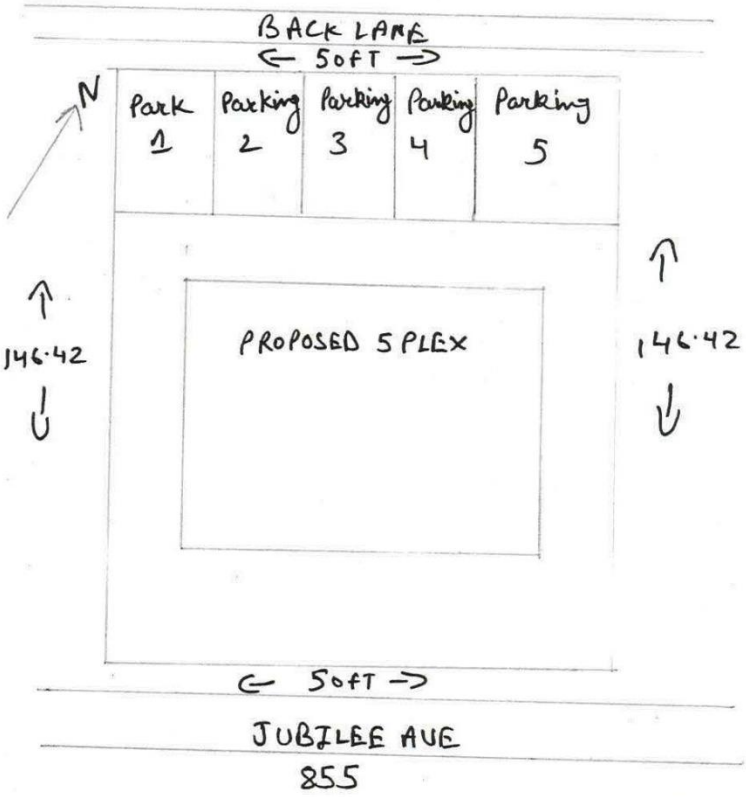
Project Number:	20230511
Date:	July 5, 2023
Drawn by:	RQS
Checked by:	AS
Drawing Number:	A-103
Scale:	AS SHOWN

PLAN OF REZONING



R1-M

EXISTING ZONING DISTRICT
R1-M



PROPOSED ZONING TO RMF-S