Agenda – Executive Policy Committee – September 17, 2024

REPORTS

Item No. 19 Subdivision and Rezoning – 1444 Ravelston Avenue (Transcona Ward) File DASZ 32/2024 [c/r DAV 147192/2024D]

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 32/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 4, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 12, 2024 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 4, 2024, and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

COMMUNITY COMMITTEE RECOMMENDATION (continued):

i. The Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

3. That the City enter into, execute and deliver with the Developer

A. A Servicing Agreement in accordance with Recommendation 1; and

B. A Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

6. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. 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 Fee 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.

8. That Development Application No. DASZ 32/2024 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 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 that 2 year period and Council approves the extension.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That Development Application No. DASZ 32/2024 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 following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

COMMUNITY COMMITTEE RECOMMENDATION (continued):

14. 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 No. DASZ 32/2024.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

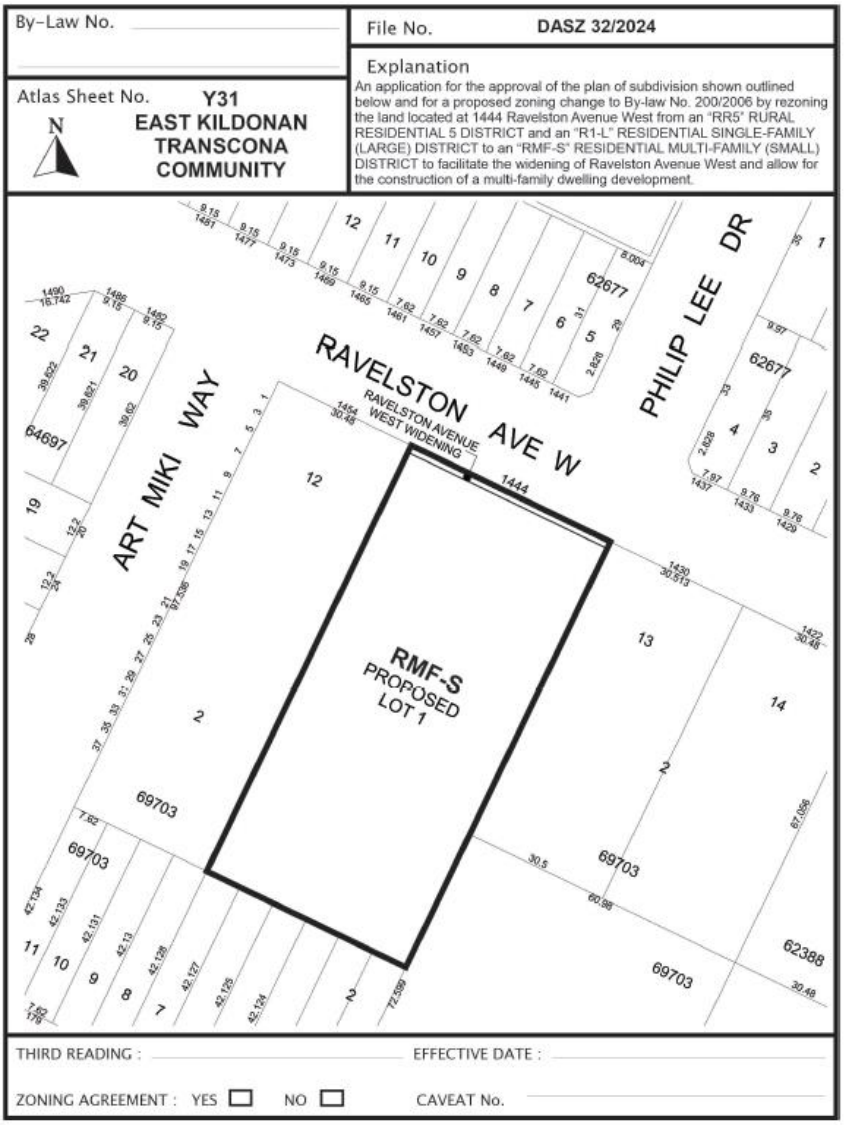
File: DASZ 32/2024

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

Public Hearing: September 4, 2024
Council Building, 510 Main Street

Applicant: Tulip Homes Inc (Burhanudeen Zakir Hussain)

Subject:



Premises Affected: 1444 Ravelston Avenue

For submission to: Executive Policy Committee

Prepared by: K. McMillan, Manager of the Decision-Making Process
East Kildonan-Transcona Community Committee

Report date: September 5, 2024

Community Committee Recommendation:

On September 4, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 32/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 4, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 12, 2024 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 4, 2024, and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona Community Committee prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

3. That the City enter into, execute and deliver with the Developer

   A. A Servicing Agreement in accordance with Recommendation 1; and

   B. A Zoning Agreement in accordance with Recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

6. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. 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 Fee 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.

8. That Development Application No. DASZ 32/2024 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 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 that 2 year period and Council approves the extension.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That Development Application No. DASZ 32/2024 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 following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

14. 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 No. DASZ 32/2024.

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

1. I grew up in this neighborhood, I know the area, and the neighborhood has transitioned a lot and continues to transition.

2. It's nice to see the density in support of the Mayor's call for 8,000 new housing units by November in the City. Our Community Committee is doing out bit for that work.

3. I want to thank the applicant because they've worked very cooperatively with the city. I was impressed with the applicant working with everyone; they increased their setbacks they increased their landscaping, and the design is very unique. A lot of buildings that are going up now could learn from this in terms of architectural renderings and style. I'm glad applicant has hired a professional architecture firm for the purpose.

4. I'm pleased that city is taking 1 meter on Ravelston. Ravelston will have to be widened in the future. We did not foresee the kind of densities mainly along the south side of Ravelston, east of Peguis.

5. Neighborhood is staying residential. This was part of Transcona West Structure Plan that was adopted by Council, the by-law in 2008.

6. One of the big issues in that area at the time was the through traffic. If you recall, Ravelston was connected through to Almey, which was connected to Lagimodiere. It was a shortcut by thousands of people on that street, and out of that came the Area Structure Plan, and we created a special working group that created the Almey – Ravelston Special Area, within the Area Structure Plan, to try to address these issues, which we successfully did. The compromise that was struck, was that upon the closure of Ravelston, as is the case now, where dead end is not far from here to the west, that would take place upon the connection of Reenders through to Peguis, because at one time Reenders stopped basically at the east property line of Kildonan Place, behind Canadian Tire there. When that occurred, we successfully moved that forward and it's allowed the neighbourhood to, in terms of traffic, there's some concerns on Ravelston because of the amount of density is on the south side. Parking issues, and stuff like that. But I can tell you right now, that a lot of people who live in the neighbourhood didn't live there before, but had they lived there before and they saw the traffic on Ravelston, it's a huge improvement to what it was before. They have a neighbourhood back. There are sidewalks on Ravelston, there weren't before. The quality of life has increased for the existing property owners there, who were, who some are still there, who were part of that Transcona West Area Structure Plan, and that Ravelston – Almey Special Area Group.

7. This land redevelopment has actually significantly raised the property values for those homeowners who have been there for some time. I'm not surprised there's nobody in opposition, but it speaks to applicant's work that they've done with public consultation in the neighborhood.

8. I'm supportive of this; there's existing bus service in the neighborhood, very close to many amenities, including employment lands. There's existing parks, community clubs, potential new school. It's a wonderful neighborhood and it's amazing how the neighborhood has transitioned and we've been able to do it in a really positive way to address issues in the neighborhood. I'm happy to approve this and move forward.

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 June 4, 2024
2. Notification of Public Hearing dated July 29, 2024
3. Manitoba Status of Title 3247615/1
4. Surveyor's Building Location Certificate and sketch dated June 7, 2022
5. Surveyor's sketch dated May 30, 2024
6. Concept of Re-Development
7. Revised Concept of Development
8. Transit Routing dated February 20, 2024
9. Aerial Image of Current Zoning dated February 20, 2024
10. Consolidated Community Engagement Report dated February 26, 2024
11. Plans (22 pages)
12. Report from the Urban Planning Division dated August 26, 2024
13. Inspection Report
14. Communication dated September 3, 2024 from Jennifer Lim in support of the application
15. Recording of Representations

REPRESENTATIONS:

In Support:

Burhanudeen Zakir Hussain
Jennifer Lim
Habiba Burhanudeen
Alden Neufeld
Melanie Yau

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “12” referred to in File DASZ 32/2024

ADMINISTRATIVE REPORT

Title: DASZ 32/2024 at 1444 Ravelston Avenue West

Issue: For consideration at the public hearing to subdivide and rezone an existing lot from “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District to “RMF-S” Residential Multi-Family – Small District for the construction of four (4) multi-family dwellings.

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

AUTHORIZATION

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

RECOMMENDATIONS

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(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

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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.

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

14. 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 No. DASZ 32/2024.

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone an existing lot from “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District to “RMF-S” Residential Multi-Family – Small District for the construction of four (4) multi-family dwellings.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning **can** proceed in accordance with Schedule “C” to this report.

CONSULTATION

In preparing this report there was consultation with:

Land Development Branch

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Chyz-Lund, MCP
Date:	August 26, 2024
File No.	DASZ 32/ 2024

List of Schedules and Attachments:

- Schedule A: Planning Discussion
- Schedule B: Report of the Administrative Co-ordinating group, RE: Proposed Subdivision and Rezoning of Land Located at 1444 Ravelston Avenue West, dated August 12, 2024
- Schedule “C” of File No. DASZ 32/2024, East Kildonan – Transcona Community Committee, dated September 4, 2024

- Appendix B: Draft by-law
- Appendix C: Public Engagement Report

SCHEDULE A

DATE: August 26, 2024

FILE: **DASZ 32/ 2024**

RELATED FILES: DAV 22-233473/D

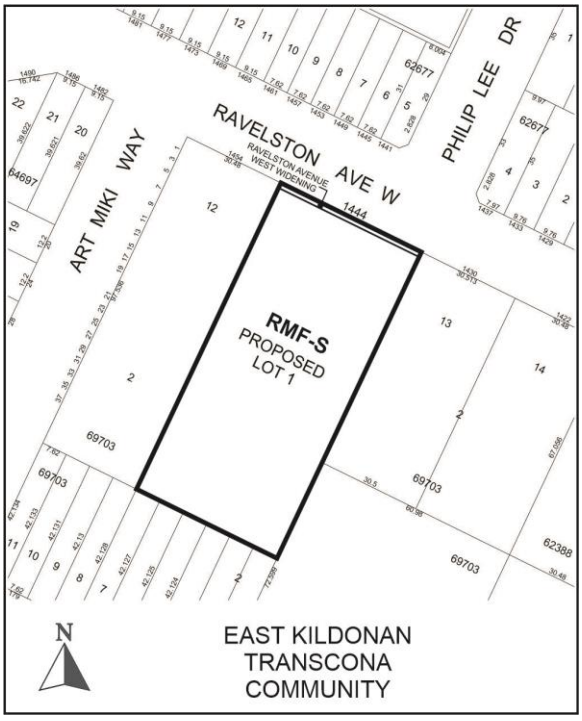
AEC 22-233698

COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 417 - Peguis

SUBJECT: DASZ-Plan of subdivision and rezoning to subdivide and rezone an existing lot from “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District to “RMF-S” Residential Multi-Family – Small District for the construction of four (4) multi-family dwellings.

LOCATION: 1444 Ravelston Avenue West



LEGAL DESCRIPTION: LOT 1 PLAN 15548 91 K OTM

APPLICANT: TULIP HOMES INC.
78 Ellesmere Ave
Winnipeg, MB R2M 0G6

OWNER: TULIP HOMES INC.
78 Ellesmere Ave
Winnipeg, MB R2M 0G6

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located on the south side of Ravelston Avenue West between Philip Lee Drive and Art Miki Way in the Peguis neighbourhood of the Transcona ward.
- The subject property is currently split-zoned “R1-L” Residential Single-Family – Large District, and “RR5” Rural Residential – 5 District.
- The subject property is located in an “Established Neighbourhood – Recent Community” policy area as designated in *Complete Communities 2.0*, and in a “Proposed Residential Mixed Use” policy area as designated in the *Transcona West Area Structure Plan*.
- The subject property has an assessed area of 47,993 square feet.
- Currently on the property is a single-family dwelling that was constructed in 1980.



Figure 1: Subject site and surrounding area (flown 2024).

SURROUNDING LAND USE AND ZONING (See Figure 2)

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

North: Ravelston Avenue West, then two-family dwellings zoned “R2” Residential – Two-Family District.

South: Two-family dwellings zoned “R2” Residential – Two-Family District.

East: A single-family dwelling that is split-zoned “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential – 5 District., as well as multi-family residential buildings zoned “RMF-S” Residential Multi-Family – Small district.

West: A single-family dwelling that has been rezoned “RMF-S” Residential Multi-Family – Small district for the future construction of multi-family dwellings.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to subdivide and rezone the existing lot to the “RMF-S” Residential Multi-Family Small district for the purpose of constructing four (4) multi-family buildings on the lot with a combined total of 23 dwelling units.
- All of the buildings would be three stories in height and clad with a mixture of vertical siding and stucco.
- Each dwelling unit would include an attached garage and a 20’ driveway.
- Building One, which is the northernmost building fronting Ravelston Avenue W, would include six dwelling units with entrances facing Ravelston Avenue West and balconies facing south.
- Buildings Two and Three would include five units each with balconies facing their respective drive aisles.
- Building Four, which is the southernmost building that abuts existing two-family dwellings, would include seven dwelling units with balconies facing north, away from the existing dwellings.
- There are 45 new trees and 162 new shrubs proposed for the subject site with the majority of these located along the property lines.
- A total of 58 parking stalls are proposed, including four accessible stalls.

REASON FOR APPLICATION

- The subject property is currently zoned “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District. These districts do not permit the establishment of a multi-family residential use.
- The applicant wishes to subdivide and rezone the existing properties for the purpose of constructing four multi-family residential buildings.
- In order to subdivide and rezone the lot to accommodate this higher density development, a subdivision and rezoning application is required.
- Additional variances for the front yard and side yard setbacks, as well as the building heights, are required. Please see the corresponding planners report for file DAV 24-147192\D.

Collaboration with the Public Service:

- The applicant worked with the Public Service in advance of their application and made changes to their site plan and overall application that responded to concerns raised by the Public Service. These items included:
    - Increasing the size of the rear yard.
    - Providing a more direct orientation towards Ravelston Avenue West by positioning the buildings in an east-west direction.
    - Incorporating landscaping and fencing along the east and west property lines.
    - Increasing the number of parking stalls available eon the site.

ANALYSIS AND ISSUES

OURWINNIPEG

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

6.1 Sustainable Urban Growth

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

6.6 Intensification Target

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

6.16 Established Neighbourhoods

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

The proposed development application **aligns** with *OurWinnipeg 2045* because the design of the site and proposed use are context-sensitive development to the neighbourhood they are proposed for the following reasons:

- There are multi-family dwellings directly abutting the subject site to the east.
- The proposed development maintains a maximum height of three stories, and uses substantial setbacks and landscaping to create buffers between the abutting properties to the north, east, south, west.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is located in an "Established Neighbourhood – Recent Communities" policy area of *CCDS 2.0*. Certain goals and policies of CCDS 2.0 apply to the proposal.
- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
    - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
        a. *Applicable City-endorsed policies or guidelines;*
        b. *Existing zoning of the property and adjacent properties;*
        c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
        d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
        e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
        f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
        g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
        h. *The supporting transit, pedestrian and active transportation network; and*

i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

- *1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.*

The proposed subdivision and rezoning will facilitate the construction of 23 dwellings units, increasing the population in the Peguis neighbourhood. These townhouse-style dwelling units will enable additional variety of housing options for residents.

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
  - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual 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 development should respect and complement the existing character of the built form of surrounding properties.*
  - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*

The proposed buildings include ground-oriented with at-grade entrances, balconies, and direct pedestrian connections to Ravelston Avenue W. Together, these features support pedestrian activity across the site and in relation to Ravelston Avenue W.

The proposed buildings would be three-stories in height. Building entrances are oriented towards Ravelston Avenue W, and privacy screening and landscaping are proposed along the property lines. Together, these features complement the existing built form surrounding the property, and mitigate land use conflicts by promoting privacy and consistency with surrounding uses.

- Goal 3 - *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

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

The proposal will introduce additional ground-oriented, multi-family buildings into the community, increasing the diversity of housing options available to residents.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site falls within the Almey-Ravelston Special Planning area of the *Transcona West Area Structure Plan*. The site is designated Residential Mixed Use. Certain policies from the *Transcona West Area Structure Plan* apply to the proposal:
- Section 5.4.2 states: “a significant use of land within Residential Mixed-Use Areas will incorporate low, medium and higher density residential uses.”
- The proposed “RMF-S” Residential Multi-Family (Small) district rezoning is consistent with the *Transcona West Area Structure Plan*.

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

ADDITIONAL CONSIDERATIONS

Variances

- Variances are required for increased building heights, and reduced front yards, and a reduced side yard.
- These variances are analyzed in greater detail in the accompanying report for DAV 24-147192/D.
- The Public Service is supportive of the variances.

Parking

- No parking variances are being sought by the applicant.

Site Servicing

- The proposed development will be required to meet the conditions outlined in the report by the Administrative Coordinating Group (ACG) as outlined in Schedule B of this report. The report identifies a servicing agreement is required.

CONDITIONS OF APPROVAL

- The Urban Planning & Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning & Design Division and the East Kildonan – Transcona Community Committee to review final plans and design details before any future development takes place on the site.

SUMMARY

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

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

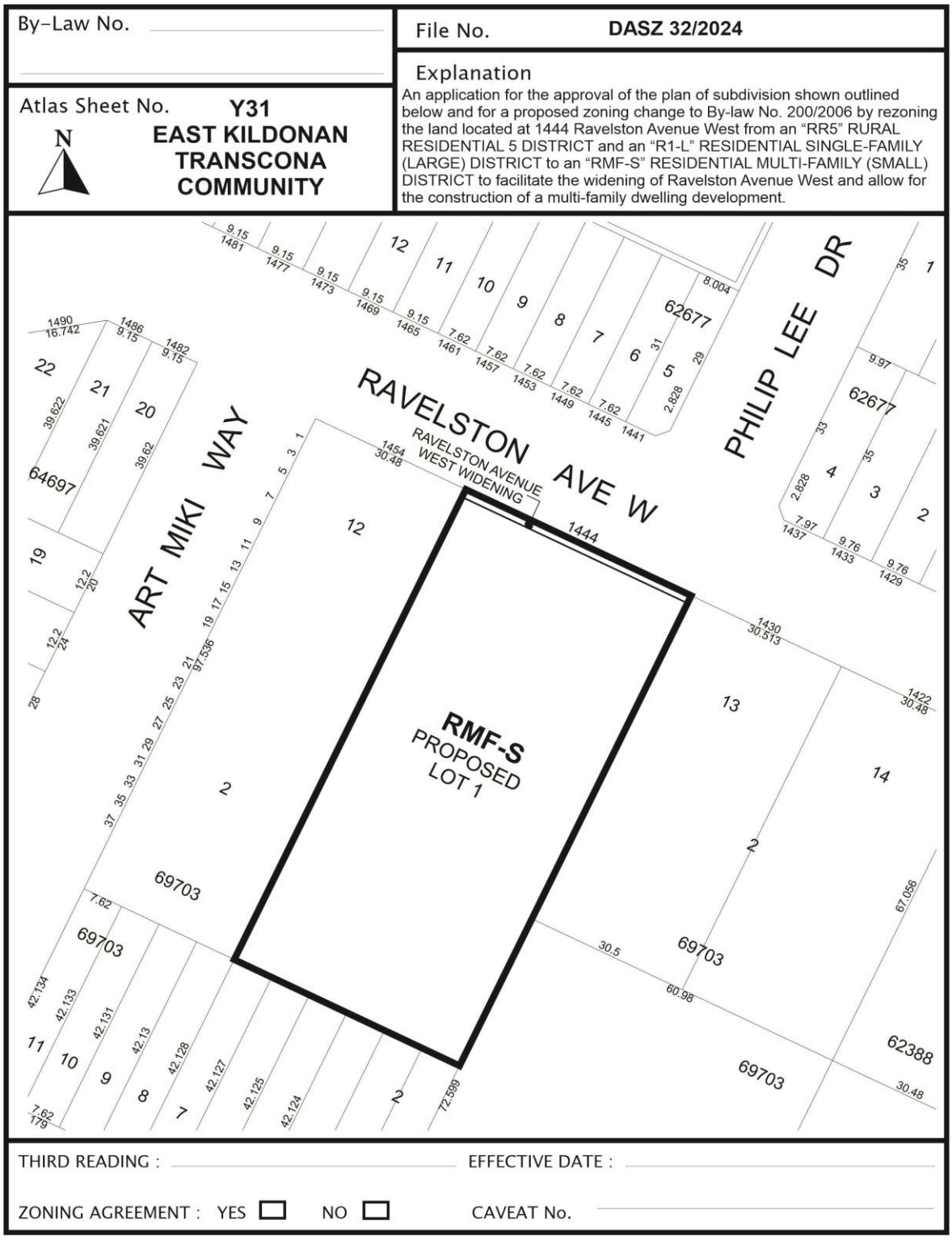
RECOMMENDATION

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

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 32/2024

SCHEDULE "C" OF FILE DASZ 32/2023, East Kildonan – Transcona Community Committee,
dated September 4, 2024



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 1444 RAVELSTON AVENUE WEST

It is recommended that approval of DASZ 32/2024, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

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

Section II – Plan Considerations

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

Section III - Servicing Conditions

1) Land Drainage

   a) The Developer shall pay to the City, prior to the release of the Mylars for registration in the Winnipeg Land Titles Office, their share of the land drainage laterals installed in Ravelston Avenue West, as determined by and to the satisfaction of the Director of Water and Waste.

   b) The Developer shall pay to the City, in cash, on demand, their share of the regional land drainage system servicing the plan area, as determined by and to the satisfaction of the Director of Water and Waste.

2) Ravelston Avenue West

   a) The Developer shall pay to the City, in cash, on demand their share of the costs of the following services previously installed or to be installed in Ravelston Avenue West, by others, along the full length of the Planned Area abutting Ravelston Avenue West:

i) A 10.0m in width by 200mm in thickness Portland cement concrete lane of pavement and all related works,

ii) Street lighting,

iii) Landscaping (trees and sod),

iv) A 1.5m wide by 100mm thick Portland cement concrete sidewalk and/or an asphalt pathway, and

v) Land drainage sewer

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

3) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in the Winnipeg Land Titles Office.

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

Section IV – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 32/2024
August 12th , 2024

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

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

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

"*Original Signed by S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

Exhibit “11” referred to in File DASZ 32/2024



1444 RAVELSTON AVENUE WEST

Winnipeg, Manitoba

05.10.24

Size Architecture

605-63 Albert Street
Winnipeg, Manitoba R3B 1G4
T 204-292-0878
www.sizearchitecture.com

NEW THREE-STOREY TOWNHOUSES

Project Address	1444 Ravelston Avenue W Winnipeg, Manitoba R3W 1P9
Client	Burhan Zakir **Tulip Homes** 78 Ellesmere Avenue Winnipeg, Manitoba R2M 0G6

LIST OF DRAWINGS

	COVER SHEET
SD0.0	SITE PLAN PROJECT INFO
SD0.1	LANDSCAPE PLAN
SD0.2	SITE DETAILS
SD1.0	PROPOSED FLOOR PLANS (OPTION A)
SD1.1	PROPOSED FLOOR PLANS (OPTION B)
SD1.2	PROPOSED FLOOR PLANS (OPTION C)
SD2.0	BUILDING ONE EXTERIOR ELEVATIONS
SD2.1	BUILDING ONE EXTERIOR ELEVATIONS
SD2.2	BUILDING TWO EXTERIOR ELEVATIONS
SD2.3	BUILDING TWO EXTERIOR ELEVATIONS
SD2.4	BUILDING THREE EXTERIOR ELEVATIONS
SD2.5	BUILDING THREE EXTERIOR ELEVATIONS
SD2.6	BUILDING FOUR EXTERIOR ELEVATIONS
SD2.7	BUILDING FOUR EXTERIOR ELEVATIONS
SD3.0	EXTERIOR RENDERING 1
SD3.1	EXTERIOR RENDERING 2
SD3.2	EXTERIOR RENDERING 3
SD3.3	EXTERIOR RENDERING 4
SD3.4	EXTERIOR RENDERING 5

GENERAL INFORMATION

PROJECT:	NEW THREE-STOREY TOWNHOUSE BUILDINGS (GROUP C)
CIVIC ADDRESS:	1444 RAVELSTON AVENUE WEST WINNIPEG, MANITOBA
NEIGHBORHOOD AREA:	PEGUIS
MARKET AREA:	TRANSCONA
LEGAL DESCRIPTION:	--
ARCHITECT OF RECORD:	ALDEN NEUFELD M.ARCH MAA ARCHITECT (AZ) LEED®AP
ARCHITECTURAL FIRM:	SIZE ARCHITECTURE
ROLL NUMBER:	04005636600
PROPERTY USE CODE:	RESSD - DETACHED SINGLE DWELLING
ASSESSED LAND AREA :	47,993 SQ. FT. [4,458.7 SQ. M.]
WATER FRONTAGE MEASUREMENT:	150.00 FT
SEWER FRONTAGE MEASUREMENT:	150.00 FT

PROJECT DESCRIPTION:

FOUR NEW THREE-STOREY RESIDENTIAL TOWNHOUSE BUILDINGS, WITH EACH TOWNHOUSE UNIT HAVING A MAIN FLOOR ATTACHED GARAGE AND LIVING/SLEEPING SPACES ON THE SECOND AND THIRD FLOORS (GROUP 'C').

BUILDING AREAS

TYPE 1 TOWNHOUSE (6 UNIT)
BUILDING FOOTPRINT:
- 32'-0" X 105'-0" =.....3,360 SQ. FT.
NUMBER OF TOWNHOUSE BUILDINGS.....x 1
TOTAL BUILDING FOOTPRINT.....3,360 SQ. FT.

TYPE 2 TOWNHOUSE (5 UNIT)
BUILDING FOOTPRINT:
- 32'-0" X 87'-6" =.....2,800 SQ. FT.
NUMBER OF TOWNHOUSE BUILDINGS.....x 2
TOTAL BUILDING FOOTPRINT.....5,600 SQ. FT.

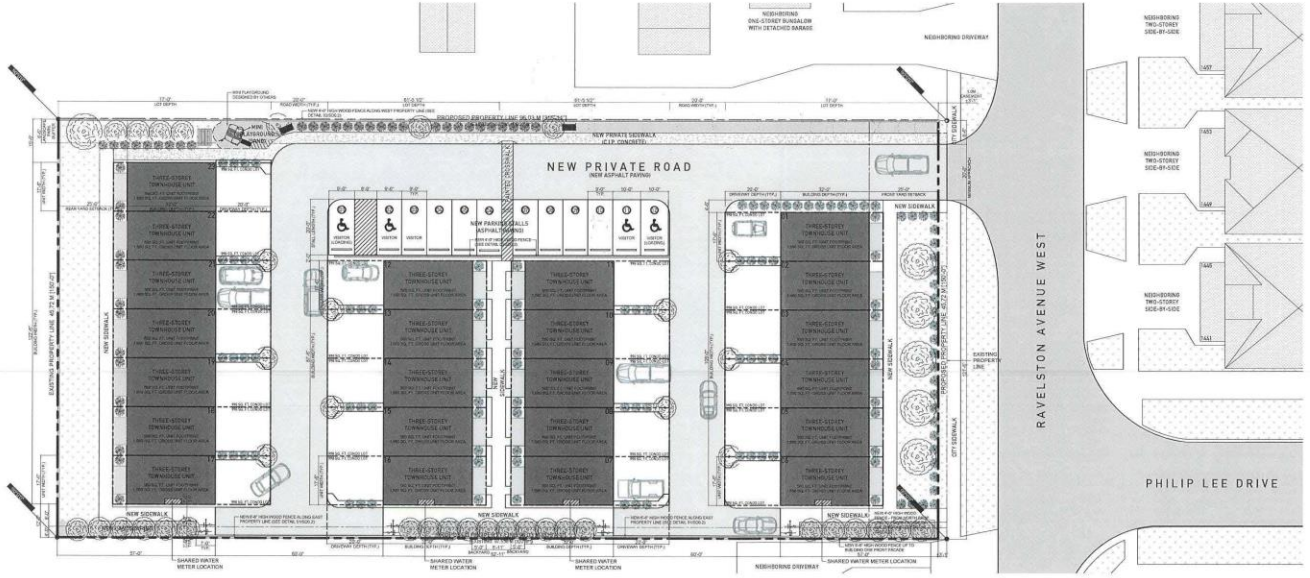
TYPE 3 TOWNHOUSE (7 UNIT)
BUILDING FOOTPRINT:
- 32'-0" X 122'-6"=.....3,920 SQ. FT.
NUMBER OF TOWNHOUSE BUILDINGS.....x 1
TOTAL BUILDING FOOTPRINT.....3,920 SQ. FT.

TOTAL TOWNHOUSE UNITS.....23 UNITS

TYPICAL TOWNHOUSE UNIT:
- FOOTPRINT AREA.....17'-6" X 32'-0 (544 SQ. FT.)
- NUMBER OF STOREYS.....x 3
- GROSS FLOOR AREA.....1,632 SQ. FT.

PARKING REQUIREMENTS

USE TYPE:	DWELLING, ROW, WITH COMMON PARKING AREA	
PARKING REQUIRED:	1.5 PER DWELLING UNIT. TEN PERCENT OF THE REQUIRED PARKING SPACES MUST BE UNASSIGNED GUEST PARKING, DESIGNATED AS SUCH, TO THE SATISFACTION OF THE DIRECTOR, AND READILY AVAILABLE TO THE ENTRANCE OF THE BUILDING SERVED. 1.5 X 22 = 35 PARKING STALLS REQUIRED 10% OF 33 = 3 VISITOR PARKING STALLS	PARKING PROVIDED 2 DRIVEWAY SPACES PER UNIT = 46 PARKING STALLS + 12 STALLS 58 STALLS TOTAL (INCL. 3 VISITOR)
ACCESSIBLE PARKING STALLS REQUIRED:	MINIMUM 2	2
ACCESSIBLE VAN PARKING STALLS REQUIRED:	MINIMUM 1	2
BICYCLE PARKING REQUIRED:	YES. 1 LOCKABLE BICYCLE SPACE PER 10 REQUIRED AUTOMOBILE PARKING SPACES. 33/10 = 3.3 X 1 = MIN. 3 BICYCLE PARKING	20



01 Proposed Plan (Option 3.0)
SD0.0 Scale: N.T.S.

LOT AREA SUMMARY

TYPICAL CONDO AREA:	998 SQ. FT.
# OF CONDOS:	x 23
	22,954 SQ. FT.
OVERALL LOT AREA:	48,000 SQ. FT.
	- 22,954 SQ. FT.
SHARED PUBLIC AREAS:	25,046 SQ. FT.

Size Architecture
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Client	Burhan Zakir **Tulip Homes** 78 Ellesmere Avenue Winnipeg, Manitoba R2M 0G6

Drawing
PROPOSED PLAN
OPTION 3.0

SD0.0

LANDSCAPING & BUFFERING REQUIREMENTS

STREET EDGE LANDSCAPING:
REQUIRED: 1 TREE / 30'-0" LINEAR STREET FRONTAGE (150'-0") = 5 TREES
3 SHRUBS / 20'-0" LINEAR STREE FRONTAGE (150'-0") = 23 SHRUBS
PROPOSED: 5 TREES
29 SHRUBS

BUILDING FOUNDATION LANDSCAPING:
REQUIRED: 1 SHRUB / 10'-0" OF EACH FACADE FACING A PUBLIC R.O.W. OR CONTAINING A PRINCIPAL BUILDING ENTRANCE
- BUILDING ONE: SOUTH FACE (105'-0") = 11 SHRUBS
- BUILDING TWO: NORTH FACE (87'-6) = 9 SHRUBS
- BUILDING THREE: SOUTH FACE (87-6") = 9 SHRUBS
- BUILDING FOUR: NORTH FACE (122'-6") = 13 SHRUBS

PROPOSED:
- BUILDING ONE: SOUTH FACE = 12 SHRUBS, WEST FACE = 13 SHRUBS, NORTH FACE = 12 SHRUBS
- BUILDING TWO: NORTH FACE = 9 SHRUBS, SOUTH FACE = 10 SHRUBS
- BUILDING THREE: SOUTH FACE = 9 SHRUBS, NORTH FACE = 10 SHRUBS
- BUILDING FOUR: NORTH FACE = 16 SHRUBS, SOUTH FACE = 14 SHRUBS

BUFFERING OF PARKING AND LOADING AREAS:
REQUIRED: LANDSCAPE BUFFER ALONG WEST SIDE LOT PROPERTY LINE WITH OPAQUE FENCE AND DENSE VEGETATIVE SCREEN PROPOSED; MINIMUM HEIGHT OF FENCE MUST BE 4'-0" RATHER THAN 6'-0"

PROPOSED: 19 TREES (11 EXISTING TREES + 8 NEW TREES)
29 SHRUBS

FENCES & SCREENING REQUIREMENTS

MAXIMUM FENCE HEIGHT:
REQUIRED: SIDE YARD = 6'-6" (RESIDENTIAL)
PROVIDED: SIDE YARD = 6'-6" WOOD FENCE (EAST PROPERTY LINE FROM NORTH ELEV. OF BLDG ONE TO REAR PROPERTY LINE ONLY) WITH 22 TREES

*** NOTE:** SITE EXCEEDS ALL ZONING BY-LAW REQUIREMENTS.

BICYCLE PARKING REQUIREMENTS

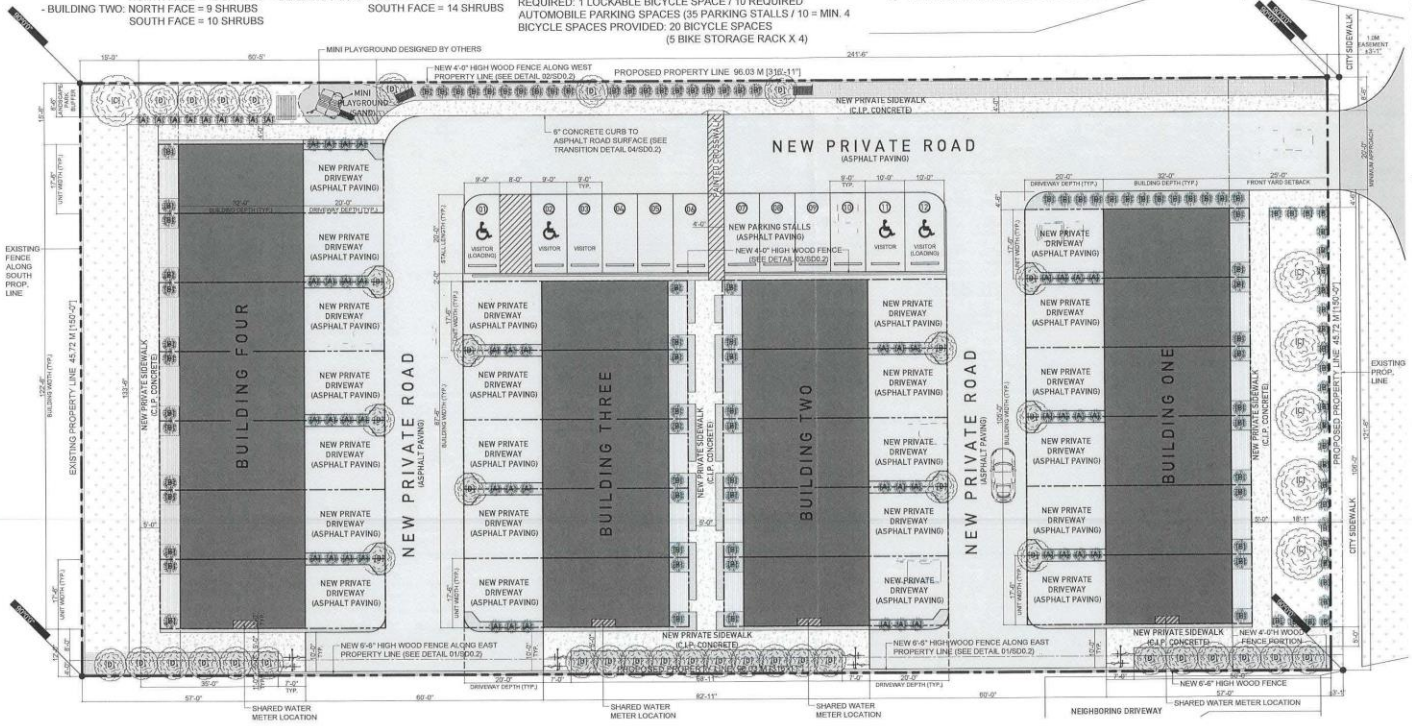
REQUIRED: 1 LOCKABLE BICYCLE SPACE / 10 REQUIRED AUTOMOBILE PARKING SPACES (35 PARKING STALLS / 10 = MIN. 4
BICYCLE SPACES PROVIDED: 20 BICYCLE SPACES (5 BIKE STORAGE RACK X 4)

PLANT MATERIAL NOTES

(a) PLANT MATERIAL MUST BE ABLE TO WITHSTAND LOCAL CLIMATIC CONDITIONS.
(b) PLANT MATERIAL MUST BE NO. 1 GRADE NURSERY STOCK, SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION "CANADIAN STANDARDS FOR NURSERY STOCK".
(c) PLANT MATERIALS LOCATED WITHIN 20 FEET OF A PUBLIC STREET MUST BE OF A SALT-TOLERANT SPECIES.
(d) DECIDUOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: MINIMUM 2½ INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE GRADE AT MATURITY.
(e) ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY.

VEGETATION PLAN PLANT LIST — **QUANTITY**

A] ROSE GLOW BARBERRY SHRUB - 3 FT MATURE HEIGHT / SPREAD OF 2-3 FT. 55
B] GREEN MOUNTAIN BOXWOOD SHRUB - 4-5 FT MATURE HEIGHT / SPREAD OF 2-3 FT. 78
C] DELTA HACKBERRY DECIDUOUS TREE - MATURE HEIGHT 9-15M (29'-7" to 49'-3"). 6
D] EMBERS AMUR MAPLE DECIDUOUS TREE - MATURE HEIGHT < 9M (29'-7"). 39



01 Proposed Landscape Plan (Option 3.0)
SD0.1 Scale: 1:300

LEGEND

- SOD & TOPSOIL
- C.I.P. CONCRETE
- SAND
- P.T. WOOD DECKS
- ASPHALT PAVING
- SHRUB BED WITH WOOD MULCH
- 1-1/2" RIVER WASH STONES
- 5-BICYCLE STORAGE RACK (4)
- EXISTING TREE (11)
- NEW TREE (45)
- NEW SHRUB (162)

Size Architecture
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NEW THREE-STOREY TOWNHOUSES

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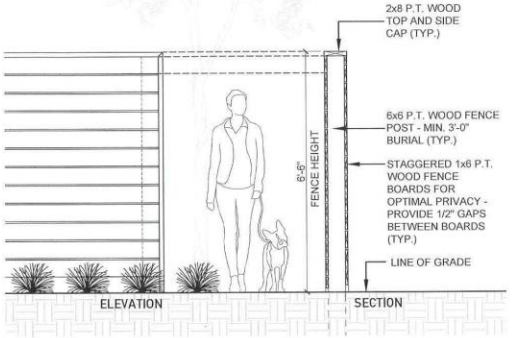
Winnipeg, Manitoba
R3W 1P9

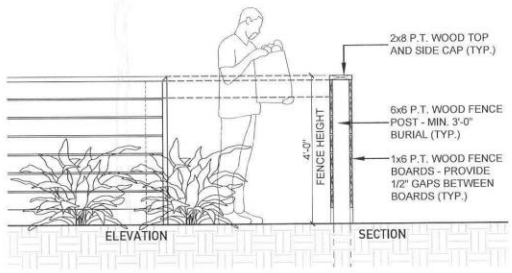
Client Burhan Zakir
Tulip Homes
78 Ellesmere Avenue
Winnipeg, Manitoba
R2M 0G6

Drawing
PROPOSED LANDSCAPE PLAN

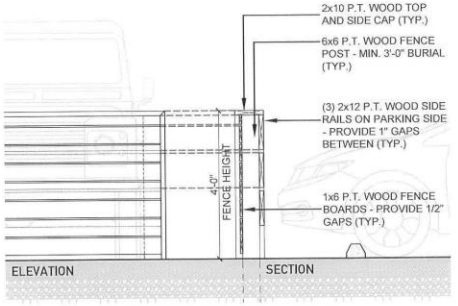
SD0.1



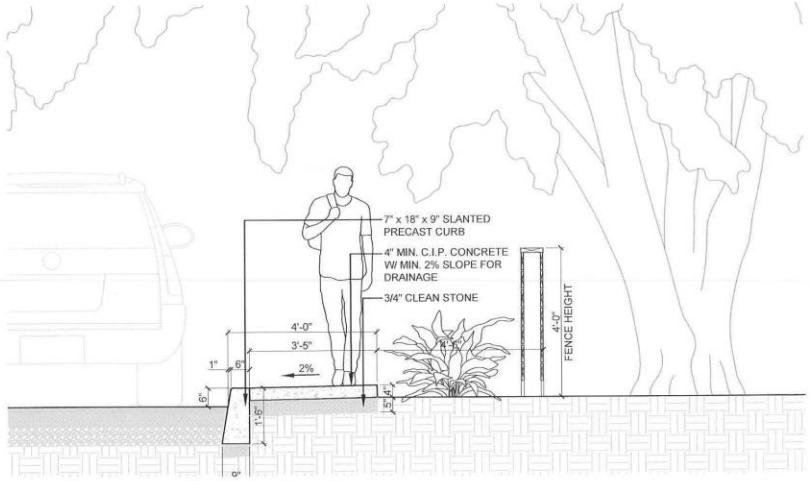
01 Proposed 6'-6" Fence Details
SD0.2 Scale: 3/8" = 1'-0"



02 Proposed 4'-0" Fence Details
SD0.2 Scale: 3/8" = 1'-0"



03 Proposed 4'-0" Parking Fence Details
SD0.2 Scale: 3/8" = 1'-0"



04 Conc. Sidewalk to Asphalt Section Detail
SD0.2 Scale: 3/8" = 1'-0"

Size Architecture
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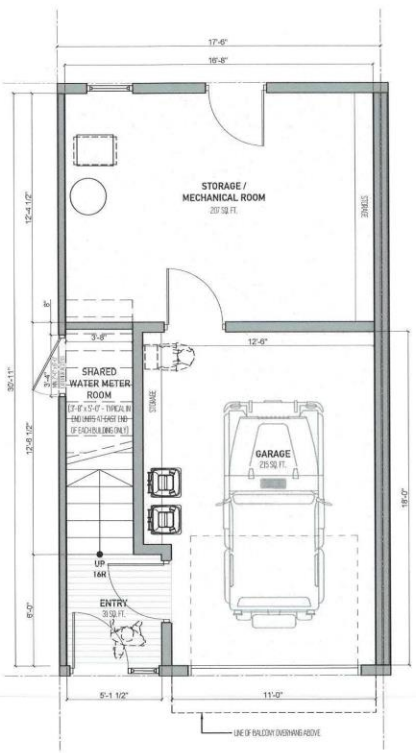
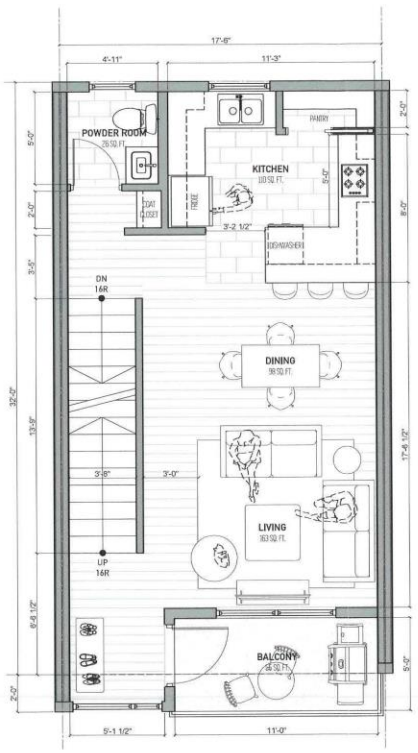
78 Ellesmere Avenue
Winnipeg, Manitoba
R2M 0G6

Drawing
PROPOSED SITE DETAILS

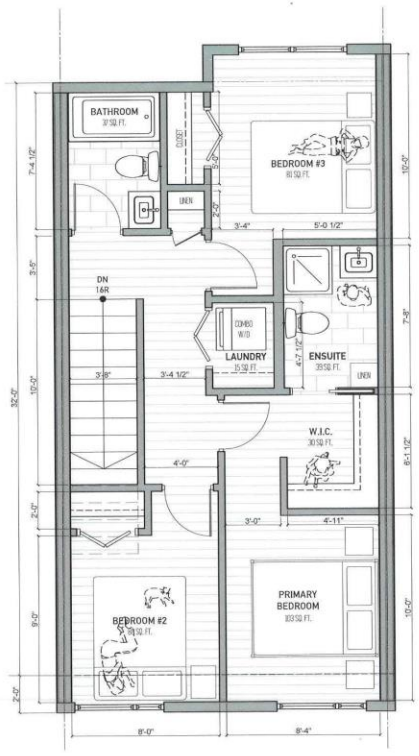
SD0.2



01 Main Floor Plan (Option A)
SD1.0 Scale: 3/16" = 1'-0"



02 Second Floor Plan (Option A)
SD1.1 Scale: 3/16" = 1'-0"



03 Third Floor Plan (Option A)
SD1.1 Scale: 3/16" = 1'-0"

Size Architecture
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NEW THREE-STOREY TOWNHOUSES

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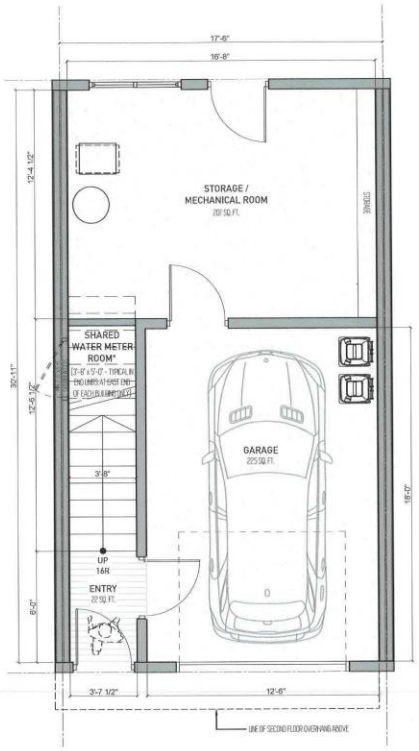
Client	Burhan Zakir **Tulip Homes** 78 Ellesmere Avenue Winnipeg, Manitoba R2M 0G6

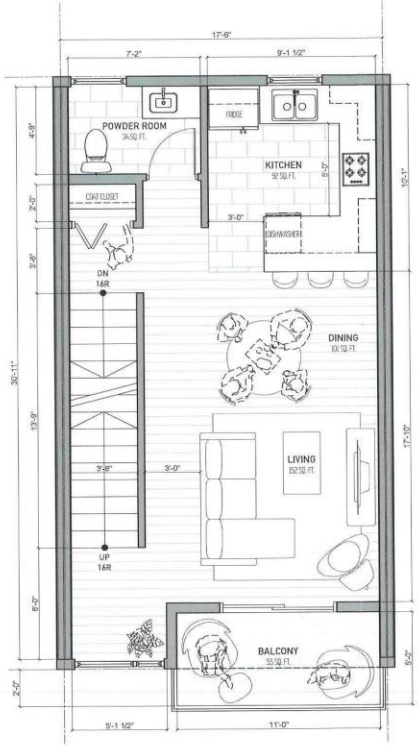
Drawing

PROPOSED UNIT FLOOR PLANS
OPTION A

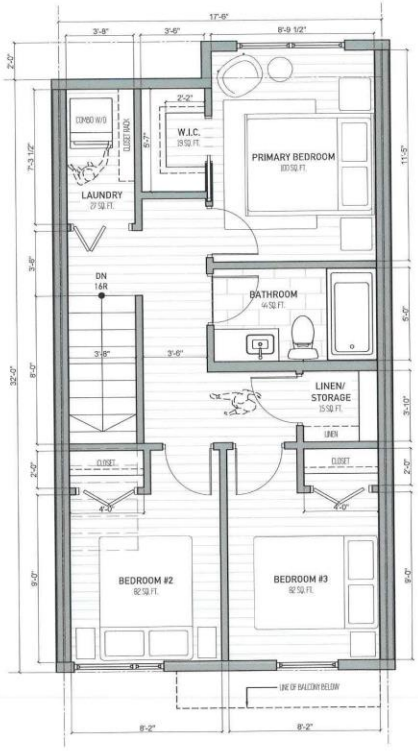
SD1.0



01 Main Floor Plan (Option B)
SD1.1 Scale: 3/16" = 1'-0"



02 Second Floor Plan (Option B)
SD1.0 Scale: 3/16" = 1'-0"



03 Third Floor Plan (Option A)
SD1.0 Scale: 3/16" = 1'-0"

Size Architecture
605-63 Albert Street
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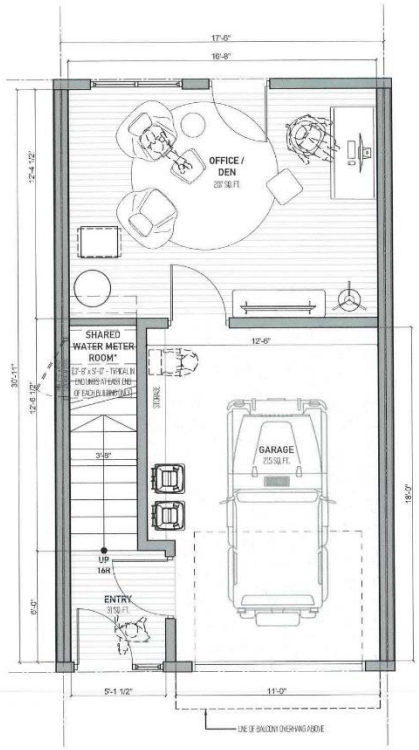
Drawing
PROPOSED UNIT FLOOR PLANS
OPTION B

SD1.1



01 Main Floor Plan (Option C)
SD1.2 Scale: 3/16" = 1'-0"

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NEW THREE-STOREY TOWNHOUSES

Project Address 1444 Ravelston Avenue W
Winnipeg, Manitoba
R3W 1P9

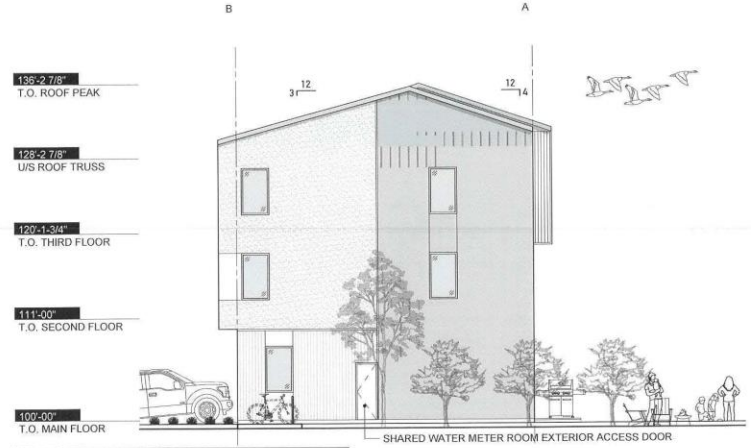
Client Burhan Zakir
Tulip Homes
78 Ellesmere Avenue
Winnipeg, Manitoba
R2M 0G6

Drawing
PROPOSED UNIT FLOOR PLANS
OPTION C

SD1.2



01 Building 1 - North Elevation
SD2.0 Scale: 3/32" = 1'-0"



02 Building 1 - East Elevation
SD2.0 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01 WHITE SMOOTH STUCCO

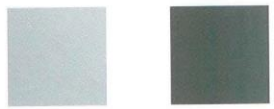
02 DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING

03 WOOD-LOOK METAL VERTICAL SIDING



04 WHITE SMOOTH FIBER CEMENT PANEL

05 IRON GRAY SMOOTH FIBER CEMENT PANEL



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NEW THREE-STOREY TOWNHOUSES

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Winnipeg, Manitoba
R3W 1P9

Client: Burhan Zakir
Tulip Homes
78 Ellesmere Avenue
Winnipeg, Manitoba
R2M 0G6

Drawing
PROPOSED EXTERIOR ELEVATIONS
BUILDING ONE

SD2.0



01 Building 1 - South Elevation
SD2.1 Scale: 3/32" = 1'-0"



02 Building 1 - West Elevation
SD2.1 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01	WHITE SMOOTH STUCCO	02	DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING	03	WOOD-LOOK METAL VERTICAL SIDING
04	WHITE SMOOTH FIBER CEMENT PANEL	05	IRON GRAY SMOOTH FIBER CEMENT PANEL		

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NEW THREE-STOREY TOWNHOUSES

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R3W 1P9

Client Burhan Zakir
Tulip Homes
78 Ellesmere Avenue
Winnipeg, Manitoba
R2M 0G6

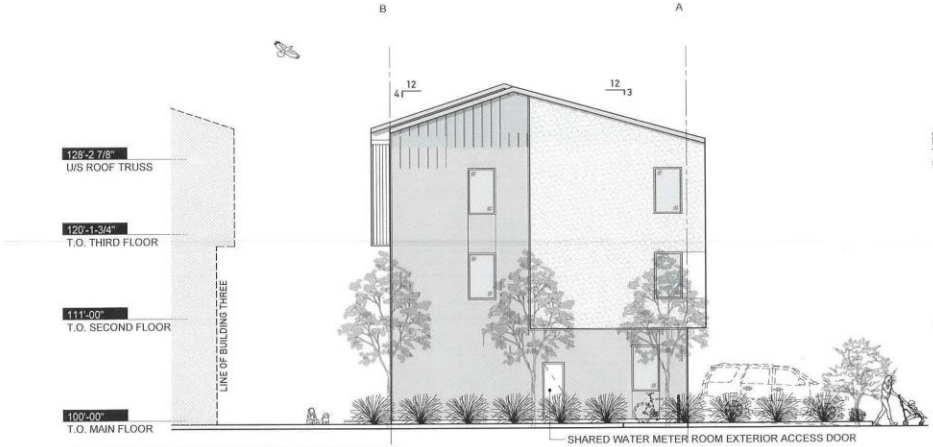
Drawing
PROPOSED EXTERIOR ELEVATIONS BUILDING ONE

SD2.1



01 Building 2 - North Elevation

SD2.2 Scale: 3/32" = 1'-0"



02 Building 2 - East Elevation

SD2.2 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01	WHITE SMOOTH STUCCO	02	DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING	03	WOOD-LOOK METAL VERTICAL SIDING
04	WHITE SMOOTH FIBER CEMENT PANEL	05	IRON GRAY SMOOTH FIBER CEMENT PANEL		

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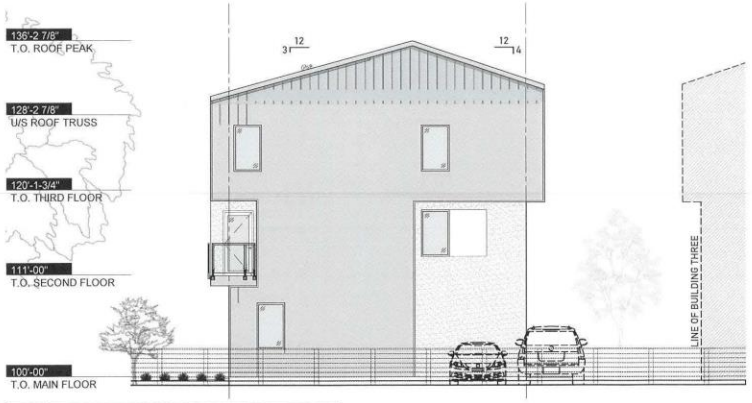
78 Ellesmere Avenue
Winnipeg, Manitoba
R2M 0G6

Drawing: PROPOSED EXTERIOR ELEVATIONS BUILDING TWO

SD2.2



01 Building 2 - South Elevation
SD2.3 Scale: 3/32" = 1'-0"



02 Building 2 - West Elevation
SD2.3 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01 WHITE SMOOTH STUCCO

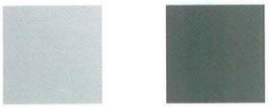
02 DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING

03 WOOD-LOOK METAL VERTICAL SIDING



04 WHITE SMOOTH FIBER CEMENT PANEL

05 IRON GRAY SMOOTH FIBER CEMENT PANEL



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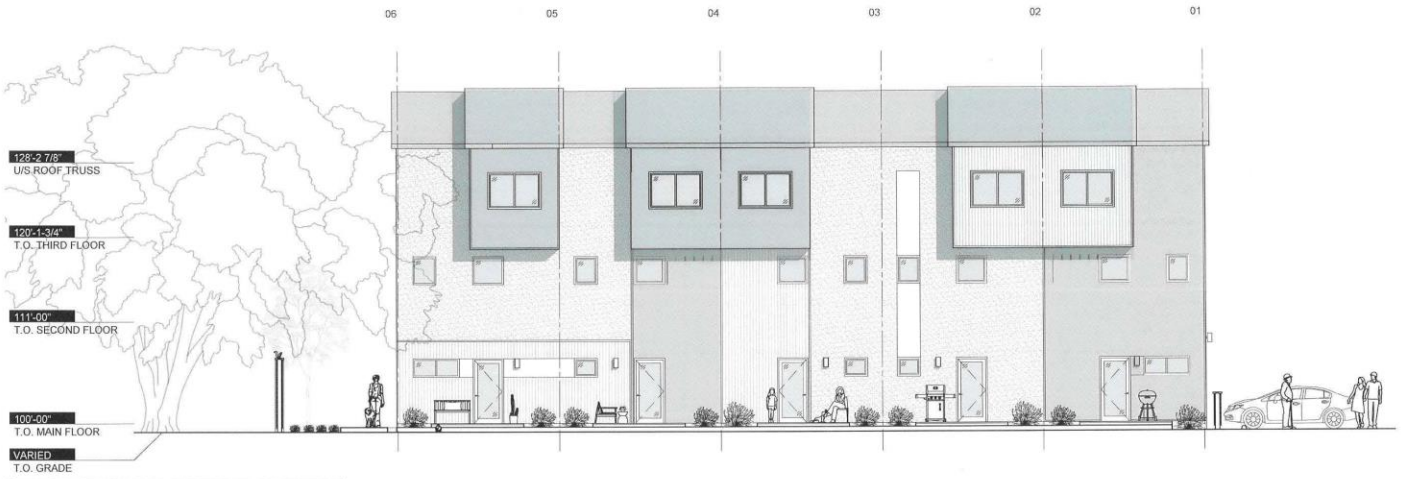
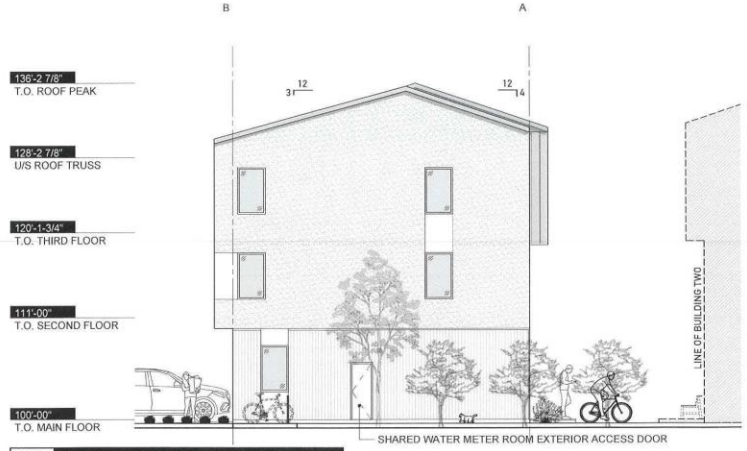
Drawing
PROPOSED EXTERIOR ELEVATIONS BUILDING TWO

SD2.3



01 Building 3 - North Elevation

SD2.4 Scale: 3/32" = 1'-0"



02 Building 3 - East Elevation

SD2.4 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01	WHITE SMOOTH STUCCO	02	DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING	03	WOOD-LOOK METAL VERTICAL SIDING
04	WHITE SMOOTH FIBER CEMENT PANEL	05	IRON GRAY SMOOTH FIBER CEMENT PANEL		

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NEW THREE-STOREY TOWNHOUSES

Project Address: 1444 Ravelston Avenue W
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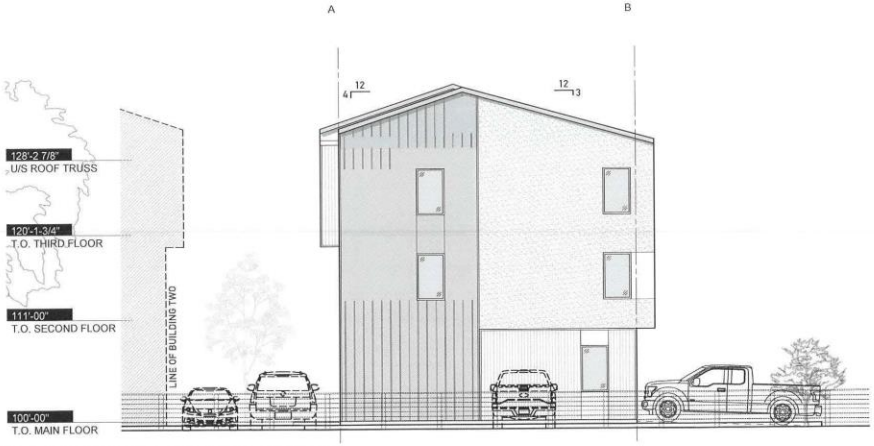
Client: Burhan Zakir
Tulip Homes
78 Ellesmere Avenue
Winnipeg, Manitoba
R2M 0G6

Drawing:
PROPOSED EXTERIOR ELEVATIONS
BUILDING THREE

SD2.4



01 Building 3 - South Elevation
SD2.5 Scale: 3/32" = 1'-0"



02 Building 3 - West Elevation
SD2.5 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01	WHITE SMOOTH STUCCO	02	DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING	03	WOOD-LOOK METAL VERTICAL SIDING
04	WHITE SMOOTH FIBER CEMENT PANEL	05	IRON GRAY SMOOTH FIBER CEMENT PANEL		

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NEW THREE-STOREY TOWNHOUSES

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Drawing
PROPOSED EXTERIOR ELEVATIONS BUILDING THREE

SD2.5



01 Building 4 - North Elevation
SD2.6 Scale: 3/32" = 1'-0"



02 Building 4 - East Elevation
SD2.6 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01 WHITE SMOOTH STUCCO

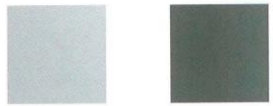
02 DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING

03 WOOD-LOOK METAL VERTICAL SIDING



04 WHITE SMOOTH FIBER CEMENT PANEL

05 IRON GRAY SMOOTH FIBER CEMENT PANEL



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Client: Burhan Zakir
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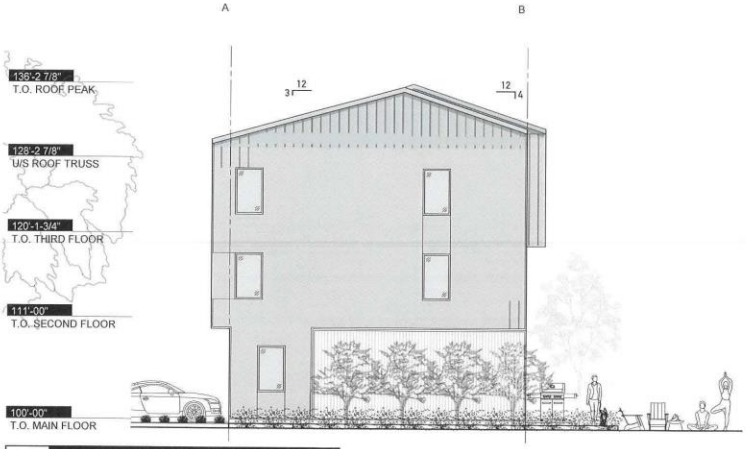
Drawing
PROPOSED EXTERIOR ELEVATIONS
BUILDING FOUR

SD2.6



01 Building 4 - South Elevation
SD2.7 Scale: 3/32" = 1'-0"



02 Building 4 - West Elevation
SD2.7 Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

01 WHITE SMOOTH STUCCO

02 DARK GRAY STANDING SEAM METAL WALL/ROOF SIDING

03 WOOD-LOOK METAL VERTICAL SIDING



04 WHITE SMOOTH FIBER CEMENT PANEL

05 IRON GRAY SMOOTH FIBER CEMENT PANEL



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NEW THREE-STOREY TOWNHOUSES

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Tulip Homes
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Drawing
PROPOSED EXTERIOR ELEVATIONS BUILDING TWO

SD2.7



01 Exterior Rendering (Northwest Elevation)
SD3.0 Scale: N.T.S.

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NEW THREE-STOREY
TOWNHOUSES

Project Address: 1444 Ravelston Avenue W
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R3W 1P9

Client: Burhan Zakir
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Drawing
EXTERIOR RENDERING 1

SD3.0



01 Exterior Rendering (North Elevation)
SD3.1 Scale: N.T.S.

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Drawing
EXTERIOR RENDERING 2

SD3.1



01 Exterior Rendering (Northeast Elevation)
SD3.2 Scale: N.T.S.

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Client: Burhan Zakir
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Drawing
EXTERIOR RENDERING 3

SD3.2



01 Exterior Rendering (Southwest Elevation)
SD3.3 Scale: N.T.S.

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Drawing
EXTERIOR RENDERING 4

SD3.3



01 Exterior Rendering (South Elevation)
SD3.4 Scale: N.T.S.

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Drawing
EXTERIOR RENDERING 5

SD3.4



01 Exterior Rendering (Southeast Elevation)
SD3.5 Scale: N.T.S.

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Drawing
EXTERIOR RENDERING 6

SD3.5



01 Exterior Rendering (South Elevation)
SD3.6 Scale: N.T.S.

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Drawing
EXTERIOR RENDERING 7

SD3.6