Agenda – Executive Policy Committee – September 17, 2024

REPORTS

Item No. 21 Rezoning – 821 Weatherdon Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 206/2024 [c/r DAV 145448/2024D]

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2024, 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 206/2024 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 August 8, 2024 and attached as Schedule "B" to this report.

2. 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.

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 recommendation 1 (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 all fees, charges or other amounts due in respect of DAZ 206/2024 (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 206/2024 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 that 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 No. DAZ 206/2024.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2024, 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 206/2024

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

Public Hearing: September 5, 2024
Council Building, 510 Main Street

Applicant: B2K Builders Ltd. (Brandon Bunkowsky)

Subject:



Premises Affected: 821 Weatherdon Avenue

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Manager of the Decision Making Process
City Centre Community Committee

Report date: September 5, 2024

Community Committee Recommendation:

On September 5, 2024, 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 206/2024 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 August 8, 2024 and attached as Schedule "B" to this report.

2. 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.

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5. That Development Application No. DAZ 206/2024 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 that 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.

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 No. DAZ 206/2024.

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

1. It is in context with the neighborhood. Beside is a three story so the roofline matches, the materials are nice, articulation to the front street is good.

2. It does provide some extra housing options in the neighborhood. This application does infill in a contextually sensitive way.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated April 30, 2024 2. Notification of Public Hearing dated June 19, 2024 3. Manitoba Status of Title 3288258/1 4. Letter of authorization dated March 30, 2024 from Matthew Vis, B2K Properties Inc. to Brandon Bunkowsky and Cleo Syverson 5. Surveyor's Building Location Certificate and sketch dated March 18, 2024 6. Plans (8 pages) 7. Report from the Urban Planning Division dated August 8, 2024 8. Inspection Report 9. Recording of Representations

REPRESENTATIONS:

In Support:

George Vis
Matthew Vis

In Opposition:

Nil

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DAZ 206/2024

ADMINISTRATIVE REPORT

Title: DAZ 206/2024 – 821 Weatherdon Avenue

Issue: An application for consideration at the public hearing to rezone the subject property from “R1-M” Residential Single-Family - Medium District to “RMF-S” Residential Multi-Family - Small District to allow for the construction of a 3-unit multi-family dwelling.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/2024 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 August 8, 2024 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 No. DAZ 206/2024.

REASON FOR THE REPORT

- The applicant is proposing to rezone the subject property from “R1-M” Residential Single-Family - Medium to “RMF-S” Residential Multi-Family – Small district for the construction of a new 3-unit multi-family dwelling.
- 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 subject property will be rezoned from “R1-M” Residential Single-Family - Medium to “RMF-S” Residential Multi-Family – Small district.

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

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

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

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- 4.1 *Increase Strategic Infill Development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	August 8, 2024
File No.	DAZ 206/2024

List of Schedules and Appendices

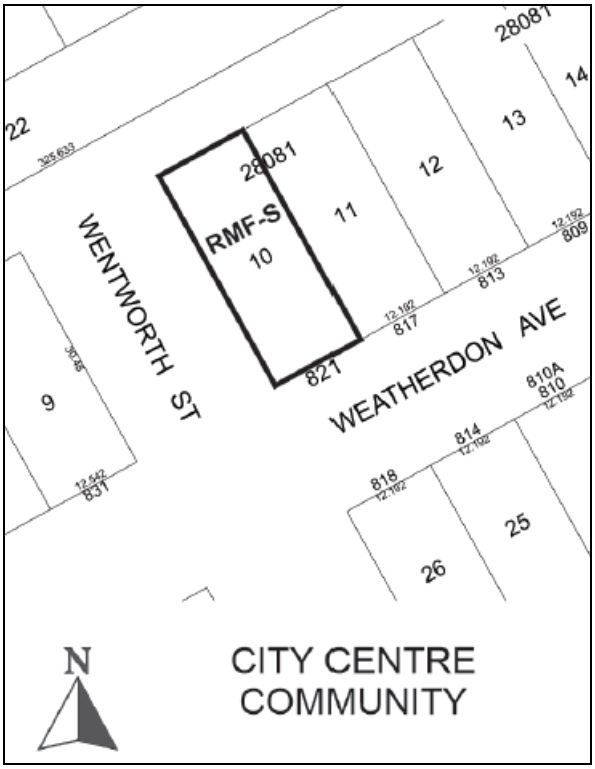
- Schedule A – Planning Discussion
- Schedule B – Recommended File No. DAZ 206/2024
- Appendix A – Proposed By-law

SCHEDULE A

DATE: **August 8, 2024**
FILE: **DAZ 206/2024**
RELATED FILES: DAV 24-145448\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.107 - (Ebby-Wentworth)

SUBJECT: To rezone the subject property from “R1-M” Residential Single-Family - Medium to “RMF-S” Residential Multi-Family - Small District.

LOCATION: 821 Weatherdon Avenue



APPLICANT: Brandon Bunkowsky (B2K Builders Ltd.)
232 Cherrywood Rd
Winnipeg, MB R3Y 0X1

OWNER: B2K PROPERTIES INC.
232 Cherrywood Rd
Winnipeg, MB R3Y 0X1

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on Weatherdon Avenue, in the Ebby-Wentworth neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 4000 square feet (371.6 square metres) in area.
- The site is currently occupied by a one-storey single-family dwelling built in 1947.
- The subject site is accessed by a concrete rear public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Mature Communities" policy area.
- Under the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities*, the subject site falls within Area 1 and is on a corner site.
- The property is in the "R1-M" (Residential Single-Family – Medium) zoning district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear Public Lane, then vacant parcels of land (Manitoba Hydro and City-Owned)

South: Weatherdon Avenue, then 818 Weatherdon Avenue - a single-family dwelling use zoned "R1-M" (Residential Single-Family – Medium)

East: 817 Weatherdon Avenue - a single-family dwelling use zoned "R1-M" (Residential Single-Family – Medium)

West: Wentworth Street, then 831 Weatherdon Avenue - a single-family dwelling use zoned "R1-M" (Residential Single-Family – Medium)

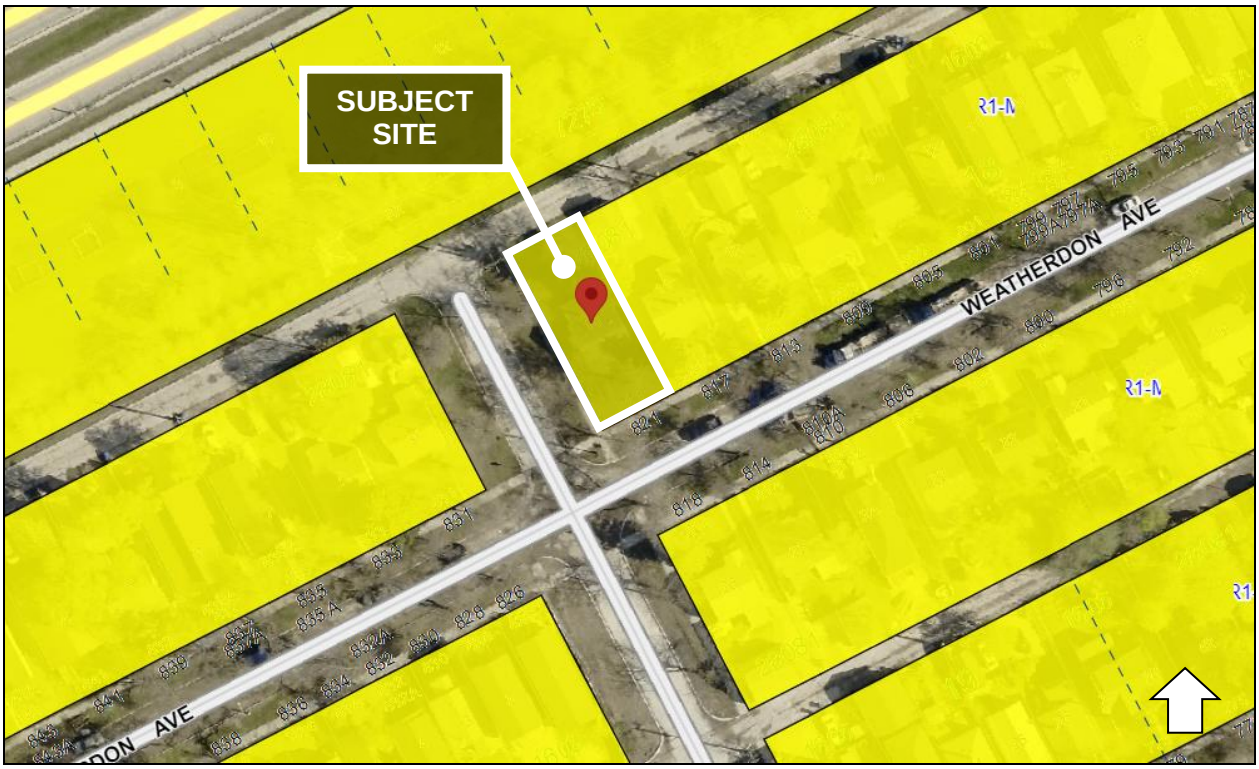


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to rezone the subject property from a “R1-M” Residential Single-Family - Medium District to a “RMF-S” Residential Multi-Family – Small District to construct a new three-unit multi-family dwelling.
- The existing one-storey single-family dwelling and detached garage on the subject site will be demolished.
- The submitted site plans show the proposed 3-unit multi-family will be approximately 29 feet (8.83 metres) wide and approximately 55 feet (16.76 metres) long.
- The three (3) units are designed in an up/down layout, with unit 1 (basement) and unit 3 (top storey) taking access from the rear entrance and unit 2 (main storey) taking access from the front entrance.
- Units 2 and 3 include a full-length covered porch and balcony, respectively, facing Weatherdon Avenue. Unit 1 (basement) includes a sunken patio facing Weatherdon Avenue.
- The submitted elevations indicate a building height of approximately 28 feet (8.53 metres).
- The elevations show three (3) high-quality/durable building materials: White pre-finished metal, vertical wood siding, and concrete.
- The proposed 3-unit multi-family will have a 4-foot (1.21 metres) east side yard setback and a 6-foot (1.82 metres) west side yard setback.

- The existing trees and shrubs will be removed. The overall development will include seven (7) new trees and 21 new shrubs (three (3) trees in excess of the *Winnipeg Zoning By-law*).
- Vehicle parking will take access from the rear public lane. A total of four (4) parking spaces will be provided for the proposal.
- The proposed rezoning also requires Variances for lot area and front yard setbacks (see associated Variance application and Planner's Report DAV 24/145448D).

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant 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 *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Infill Guidelines).

With the Public

The applicant did not submit any signatures or letters of support with their application.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.

- In *CCDS 2.0*, the subject site meets the City's aim for a minimum of 50% of all new dwellings to be accommodated in the residential intensification target area outlined in Section B1. General Growth Goal 2: 2.0 Encourage strategic intensification.
- The subject site is located in the "Established Neighbourhoods - Mature Communities" policy area in *CCDS 2.0.* The proposal aligns with the following goals and policies for Established Neighbourhoods:

    - *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.*

        - *1.2 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;*
        - *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.*
    - *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.*
        - *2.3 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.*

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) helps determine what are appropriate designs for smaller scale residential buildings in their local context.
- The *Infill Guidelines* also helps create a standard of development within mature communities that respects the character of the neighbourhood it is in.
- The proposed development meets the Preferred Location Criteria for a Triplex multi-unit use in Area 1.
- The proposed development meets all the applicable site design guidelines including front, rear and side yard setbacks, lot coverage and landscaping.
- The proposed development meets all the applicable building design guidelines including building height, roof pitches, façade materials and architectural features, main floor height, entrances, projections into setbacks, privacy, and utilities servicing and mechanical.

City of Winnipeg Zoning By-Law 200/2006

- The applicant is proposing to rezone from “R1-M” to “RMF-S” for the purposes of constructing a 3-unit multi-family dwelling.

- The “RMF-S” zoning district is the most suitable zoning district to accommodate the proposed development for the following reasons:

    - The “R1-M” zoning district is intended to accommodate primarily single-family residential development in lower-density neighbourhoods.

    - The subject site is located on a block of Weatherdon Avenue characterized by low to moderate density residential uses similar in scale and built form to what is being proposed.

    - The proposed density is aligned with the minimum 1250 square feet (116.12 square metres) lot area per dwelling unit permitted in the “RMF-S” zoning district.

    - The “RMF-S” zoning district is intended to accommodate the development of multi-family dwellings in neighbourhoods with medium to high residential densities.

SERVICING CONSIDERATIONS

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

REASONS FOR RECOMMENDATIONS

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

- The development meets several of the intents and policies outlined in *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0*, and the *Infill Guidelines*.
- The proposal provides increased residential density with a total of three (3) new dwellings replacing the existing one (1) dwelling which will help minimize the spatial use of land as well as help the city achieve its residential intensification targets.
- The development provides the Ebby-Wentworth neighbourhood a range of housing types and housing options in a pedestrian-oriented, bikeable, transit-connected, services and amenity rich mature neighbourhood.
- The proposal is well-designed to a high-standard of urban design in collaboration with the Urban Planning and Design Division and supports pedestrian activity and reinforces the public realm at the corner of Weatherdon Avenue and Wentworth Street.

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

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DAZ 206/2024

SCHEDULE B

File DAZ 206/2024, City Centre Community Committee, August 8, 2024

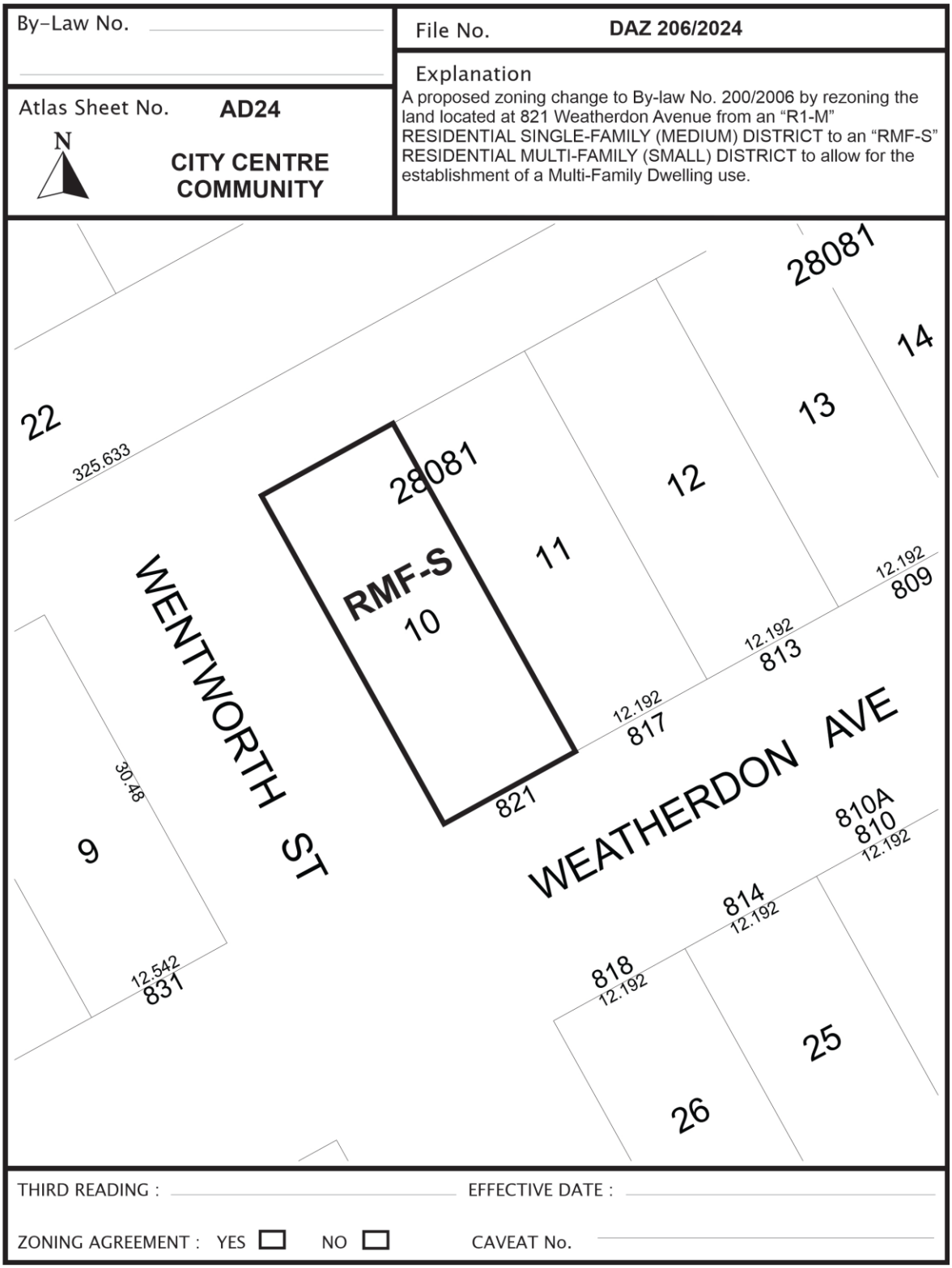


Exhibit “6” referred to in File DAZ 206/2024



WEATHERDON TRIPLEX

DRAWING LIST

A0.1	SITE PLAN/LANDSCAPING PLAN
A1.0	MAIN FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	BASEMENT FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

PLOT DATE: 2024.03.22

DRAFT

REZONING

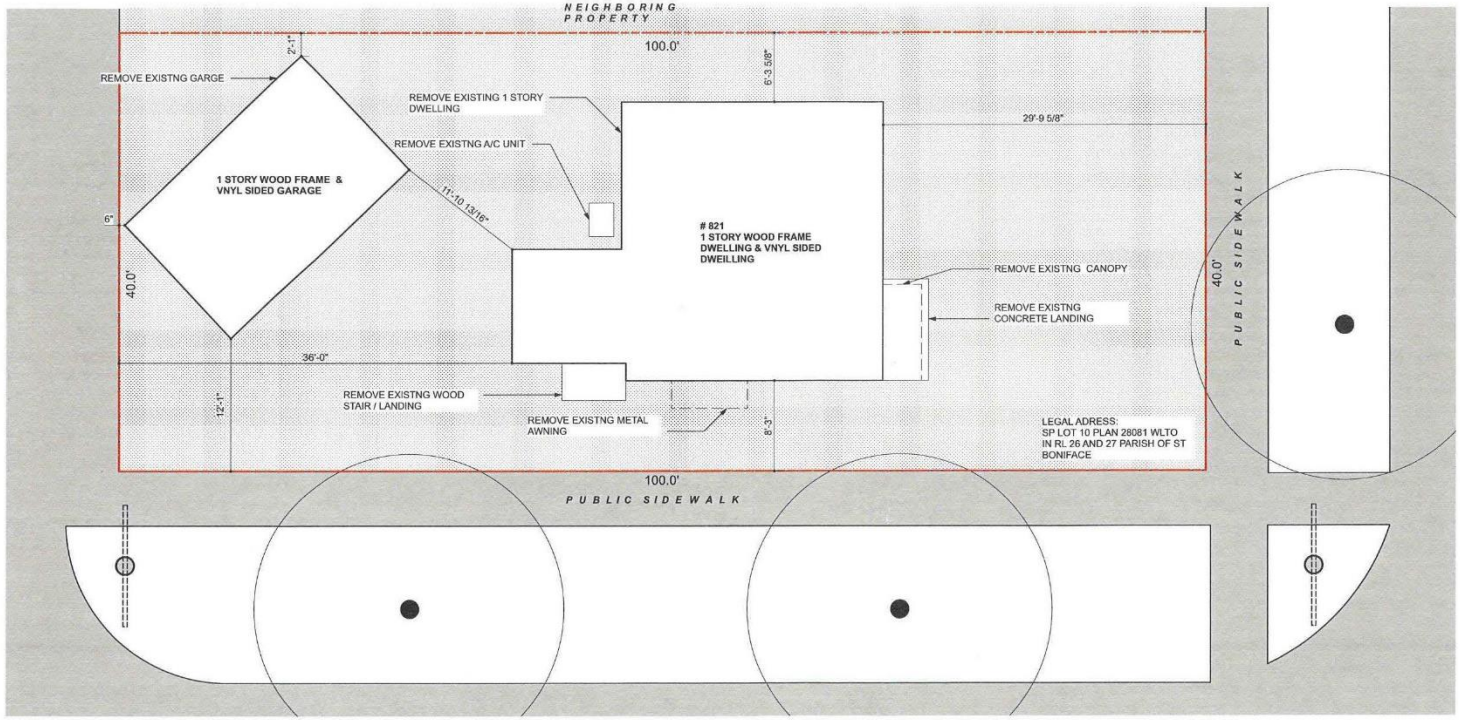
1. EXISTING 100'-0" x 40'-0" PROPERTY TO BE REZONED FROM
   R1-M, Residential Single-Family to RMF-S, Residential Multi-Family Small.

LEGEND

- Building
- Sidewalk/Patio
- Parking
- Soft Landscape

GENERAL NOTES:

1. REMOVE ALL STRUCTURES IN THEIR ENTIRETY, INCLUDING ALL FOUNDATIONS.
2. TERMINATE EXISTING SERVICES IN COMPLIANCE WITH LOCAL CODES.
3. ALL EXISTING TREES AND SHRUBS TO BE REMOVED
4. DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH LOCAL BYLAWS AND REGULATIONS.
5. PROVIDE 6'H NON CLIMBABLE FENCE AT PERMITIER OF PROPERTY ALL STAGES OF DEMOLITION



PUBLIC LANE

WEATHERDON AVE

1 DEMOLITION/REZONING PLAN
A0.0 3/32" = 1'-0"

WENTWORTH ST

B2K BUILDERS LTD.

This drawing must not be scaled. This drawing is the property of the B2K Builders inc.; the copyright in same being reserved to B2K. It is not to be reproduced without B2K'S permission. Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by B2K.

PLOT DATE: 2024.03.30

DRAFT

DEMO/REZONING PLAN

Weatherdon Triplex

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

A0.0

PROPERTY INFORMATION

Address: 821 Weatherdon Ave.

Lot size: 40'-0" x 100'-0" / 12.192m x 30.48m

Zoning: R1-M / Residential - Single-Family

Roll Number: 12013518000

Legal Description: SP LOT 10 PLAN 28081 WLTO IN RL 26 AND 27 PARISH OF ST BONIFACE

LOT COVERAGE

Total area	4000 sq. ft.	
Building:	1200 sq. ft. (30%)	
Sidewalk/Patio:	743 sq. ft. (19%)	
Parking:	849 sq. ft. (21%)	
Soft Landscape:	1,207 sq. ft. (30%)	

LANDSCAPING

Tree:

Type: Purple Spire Ornamental Crabapple

Code: T-PS

Scientific name: Malux x 'Jefspire'

Size: 2.5" caliper

Quantity: 1

Shrubs:

Type: Dwarf Alberta Spruce

Code: S-DAS

Scientific name: Picea glauca

Size: 2 gallon

Quantity: 21

Tree:

Type: Prairie Sky Poplar

Code: T-PP

Scientific name: P. x canadensis

Size: 2.5" caliper

Quantity: 2

Tree:

Type: Japanese Maple

Code: T-JM

Scientific name: Acer Palmatum

Size: 2.5" caliper

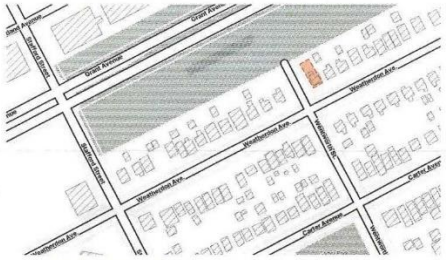
Quantity: 4

FRONT YARD ALIGNMENT:

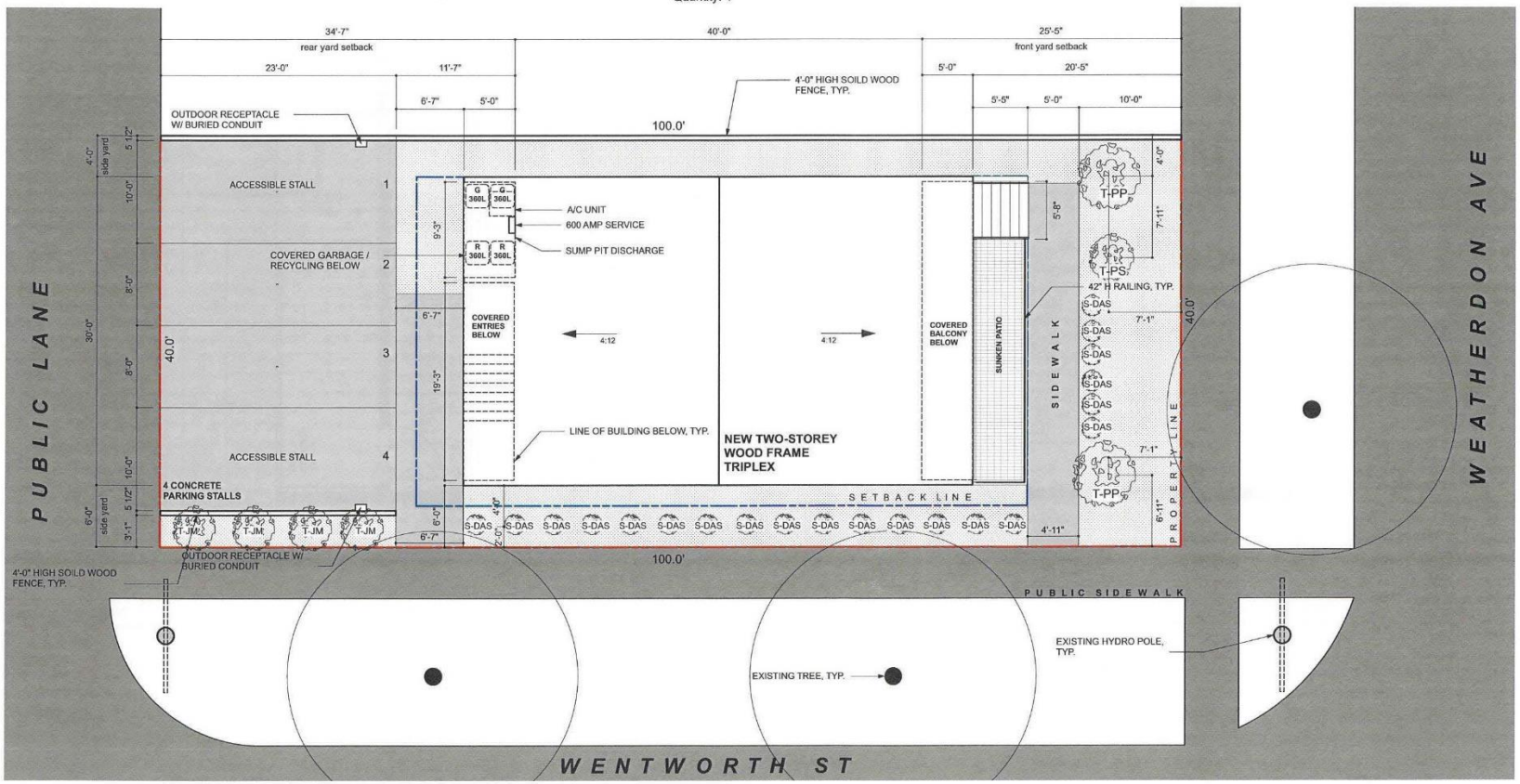
As per the City of Winnipeg, the Front Yard Alignment has been set to 25'-0".

DEMOLITION NOTES:

1. All structures to be removed in their entirety.
2. All existing trees on the property to be removed.



1 KEY PLAN
A0.1 NTS



1 SITE PLAN/LANDSCAPING PLAN
A0.1 3/32" = 1'-0"

B2K BUILDERS LTD.

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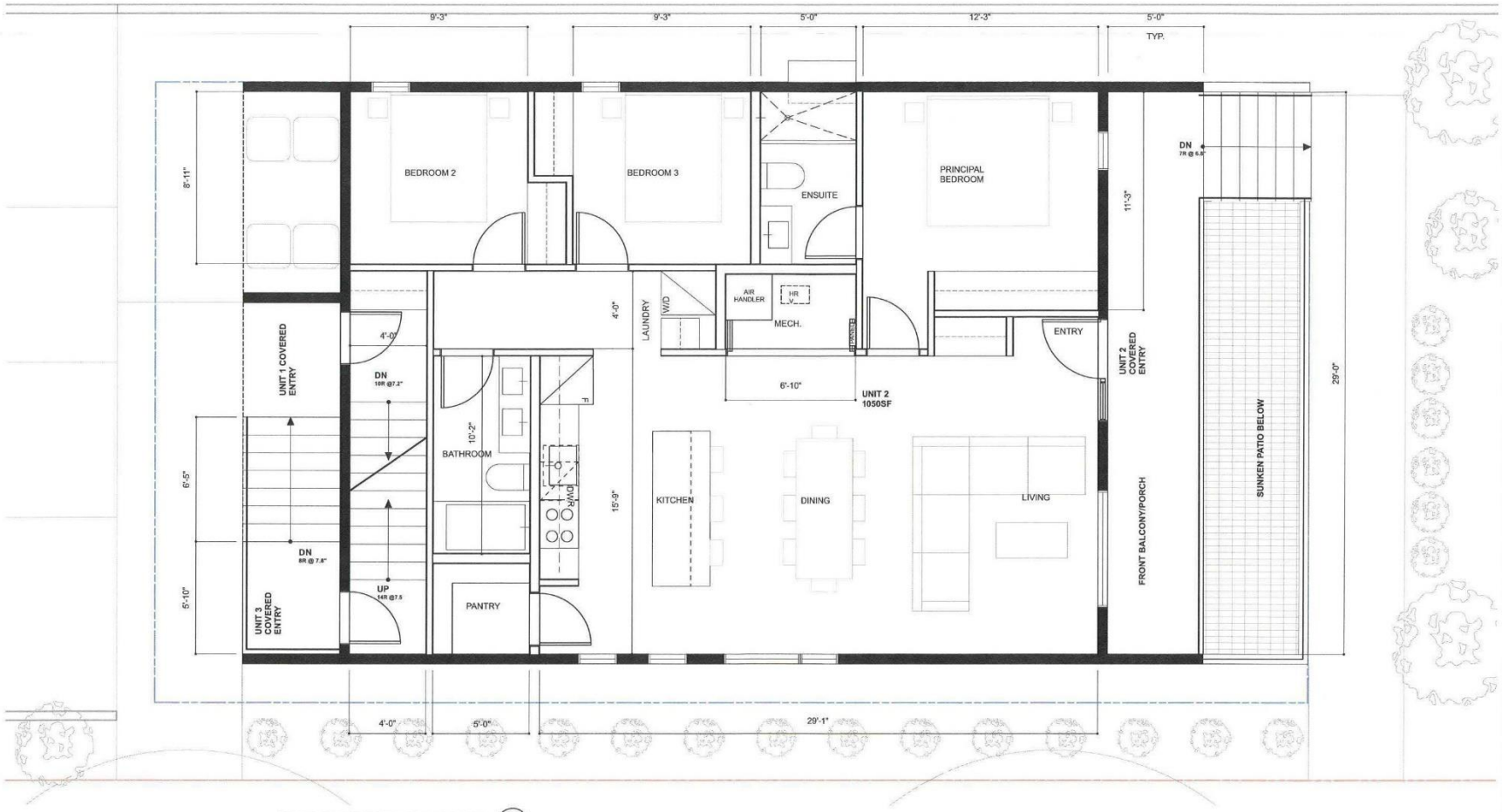
PLOT DATE: 2024.03.30

DRAFT

SITE PLAN/LANDSCAPING PLAN
Weatherdon Triplex

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

A0.1



1 MAIN FLOOR PLAN
A1.0 3/16" = 1'-0"

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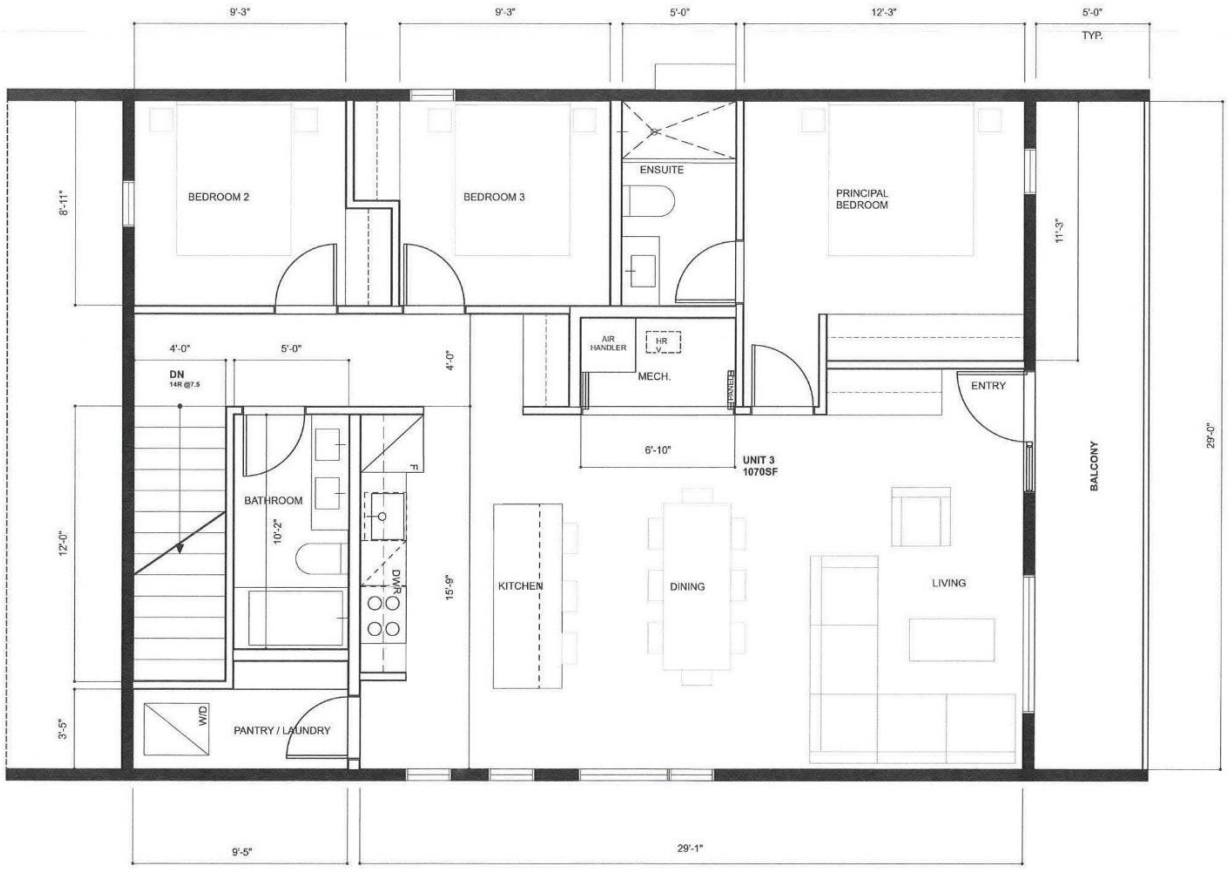
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MAIN FLOOR PLAN

Weatherdon Triplex

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

A1.0



1 SECOND FLOOR PLAN
A1.1 3/16" = 1'-0"

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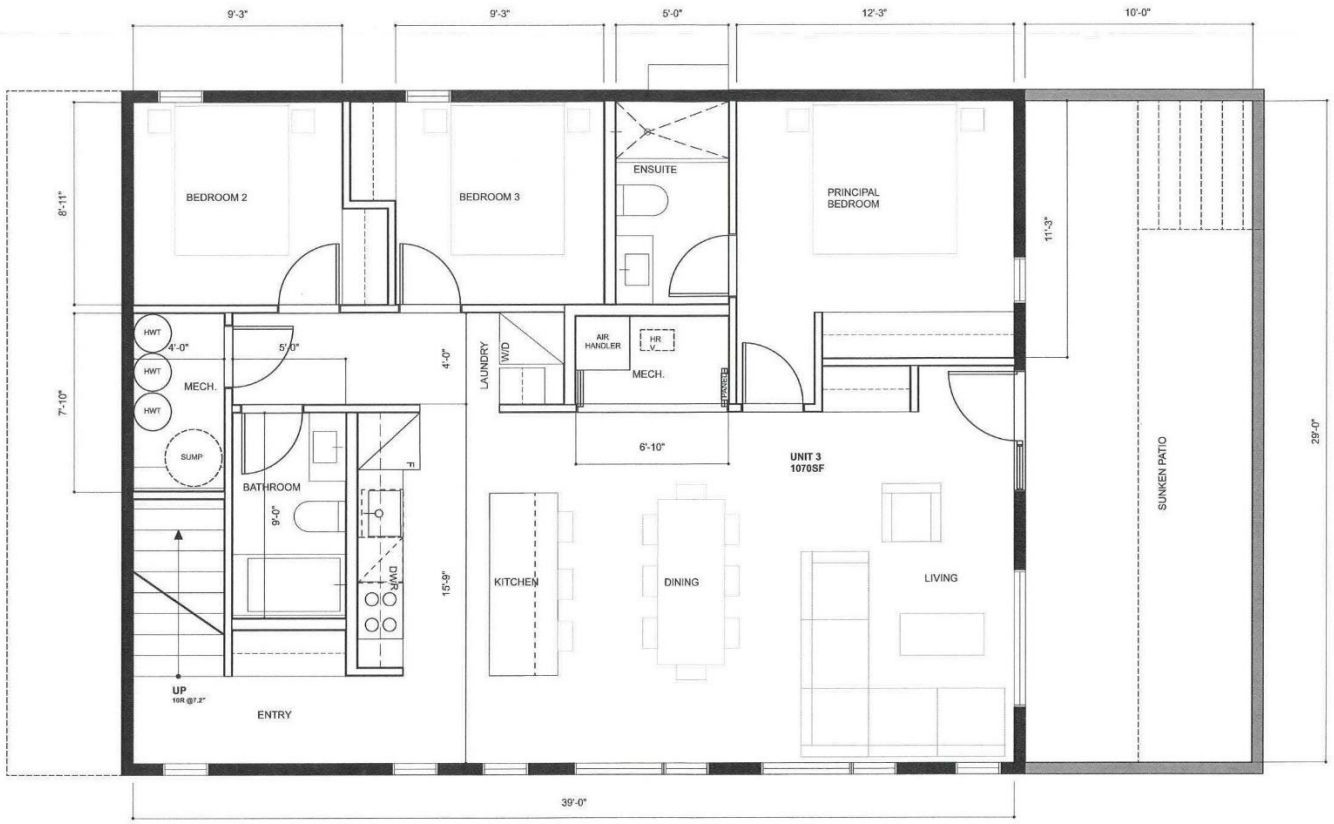
DRAFT

SECOND FLOOR PLAN

Weatherdon Triplex

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

A1.1



1 BSMT FLOOR PLAN
A1.2 3/16" = 1'-0"

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PLOT DATE: 2024.03.30

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BSMT FLOOR PLAN

Weatherdon Triplex

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

A1.2

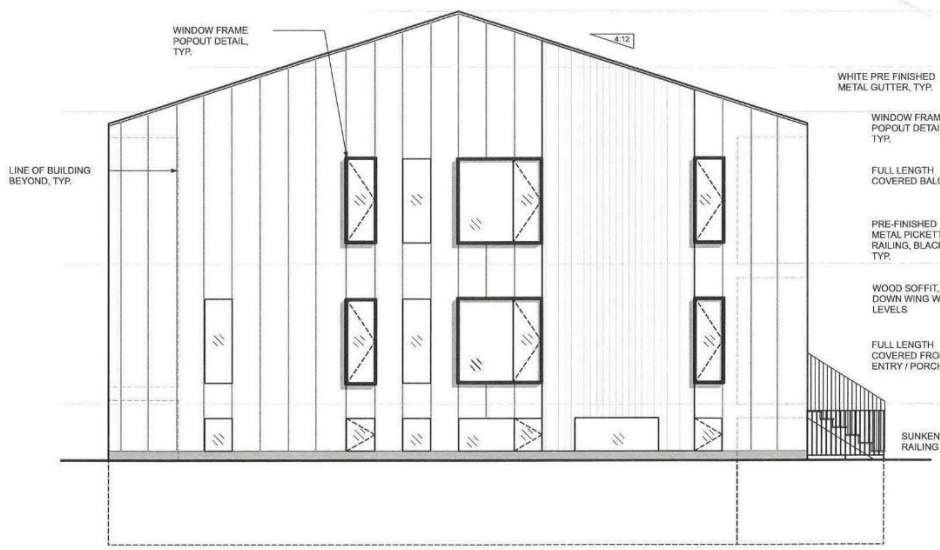
MATERIALS

	Material 1:	White Pre-Finished Metal
	Material 2:	Vertical Wood Siding
	Material 3:	Concrete
	Material 4:	Pre-finished black metal railing

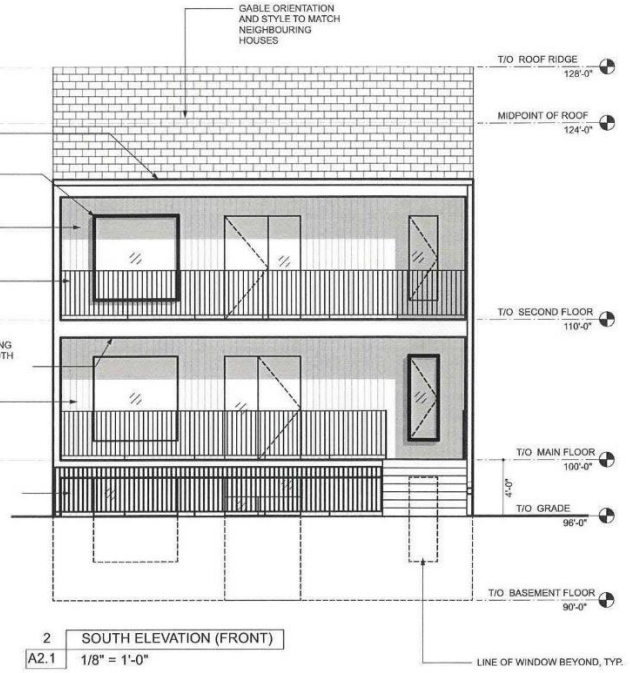
REQUIRED:

Front Facade: Window 20%, Material 20%

Side Facade: Window 15%, Wrap Material from Front Facade



1 WEST ELEVATION
A2.1 1/8" = 1'-0"



2 SOUTH ELEVATION (FRONT)
A2.1 1/8" = 1'-0"

MATERIAL COVERAGE

	Total area	1152 sq. ft.
	Windows:	170 sq. ft. (15%)
	Material 1:	669 sq. ft. (58%)
	Material 2:	286 sq. ft. (25%)
	Material 3:	27 sq. ft. (2%)

	Total area	720 sq. ft.
	Windows:	213 sq. ft. (30%)
	Material 1:	144 sq. ft. (20%)
	Material 2:	363 sq. ft. (50%)

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ELEVATIONS

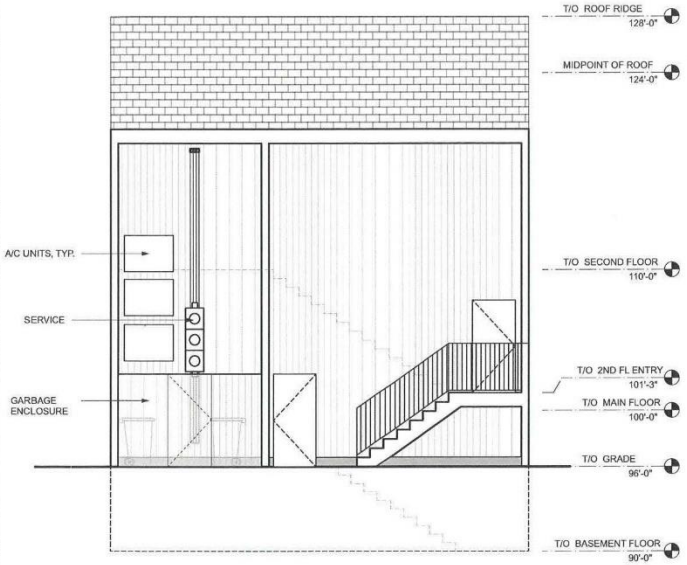
Weatherdon Triplex

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

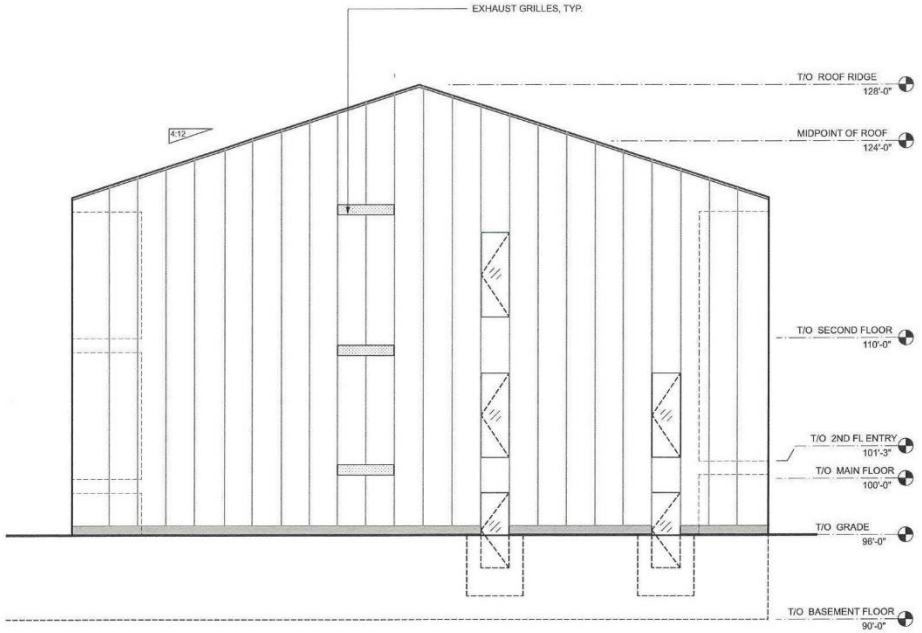
A2.1

MATERIALS

	Material 1:	White Pre-Finished Metal
	Material 2:	Vertical Wood Siding
	Material 3:	Concrete
	Material 4:	Pre-finished black metal railing



1 NORTH ELEVATION
A2.2 1/8" = 1'-0"



2 EAST ELEVATION
A2.2 1/8" = 1'-0"

UNPROTECTED OPENINGS

Total area	1,152 sq. ft.
Allowable:	7% / 80.64 sq. ft.
Proposed:	5% / 57.5 sq. ft.

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ELEVATIONS

Weatherdon Triplex

821 WEATHERDON AVE.
WINNIPEG, MANITOBA

A2.2