Minutes – Council – January 30, 2025

Minute No. 125
Report – Standing Policy Committee on Property and Development – January 13, 2025

Item No. 4 Rezoning – 838 McMillan Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 215/2024 [c/r DAV 220458/2024D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 215/2024 by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" 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 January 6, 2025 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 215/2024 (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 215/2024 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.

Report – Standing Policy Committee on Property and Development – January 13, 2025

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

Councillor Orlikow was absent for the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 13, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 6, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DAZ 215/2024

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

Public Hearing: January 6, 2025
Council Building, 510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



Premises Affected: 838 McMillan Avenue

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

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

Report date: January 6, 2025

Community Committee Recommendation:

On January 6, 2025, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 215/2024 by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" 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 January 6, 2025 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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6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

1. This creates more density, it looks like the applicants are trying to preserve the trees, the Public Service was in support pf the application and it meets the Corydon-Osborne Neighborhood Plan, along with OurWinnipeg.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 1

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

Exhibits Filed:

1. Application dated October 29, 2024
2. Notification of Public Hearing dated November 20, 2024
3. Manitoba Status of Title 3298647/1
4. Letter of authorization dated June 25, 2024 from Kuljit Ghuman, Treasurer, Quadvest Group Inc. to John S. Wintrup
5. Arborist Report dated September 12, 2024
6. Legal Descriptions and Title Plot
7. Current Zoning / Lot Configuration
8. Rezoning / Lot Configuration
9. Plans (5 pages)
10. Report from the Urban Planning Division dated December 12, 2024
11. Inspection Report
12. Communication dated January 2, 2025, from Kuljit Singh Ghuman in support of the application
13. Communication dated January 2, 2025, from Prabhjot Ghuman in support of the application
14. Communication dated January 2, 2025, from Pabreet Brar in support of the application
15. Communication dated January 2, 2025, from Jagmohan Singh Brar in support of the application
16. Communication dated January 2, 2025, from Rupinder Kaur Brar in support of the application
17. Communication dated January 2, 2025, from Mukhtiar Kaur Brar in support of the application
18. Communication dated January 2, 2025, from Varinder Ghuman in support of the application
19. Communication dated January 2, 2025, from Jaskaran Singh Brar in support of the application
20. Communication dated January 2, 2025, from Gurjivan Dhaliwal in support of the application
21. Communication dated January 2, 2025, from Arshdeep Brar in support of the application
22. Communication dated January 2, 2025, from Inderpal Grewal in support of the application
23. Communication dated January 2, 2025, from Inderveer Deol in support of the application
24. Presentation in support of the application, submitted by John Scott Wintrup on January 3, 2025
25. Letter of Authorization dated January 3, 2025 from John Scott Wintrup, J. Wintrup Consulting Ltd. to Corrine DiMaria

26. Communication dated January 3, 2025, from Narinder K Sharma in support of the application
27. Communication dated January 3, 2025, from Kevin Sharma in support of the application
28. Communication dated January 3, 2025, from Manjot Deol in support of the application
29. Communication dated January 3, 2025, from Jas Kalar in support of the application
30. Communication dated January 3, 2025, from Riley Pollard in support of the application
31. Communication dated January 3, 2025, from Rami Sharma in support of the application
32. Communication dated January 3, 2025, from Jarrett Mazur in support of the application
33. Communication dated January 3, 2025, from Ishpal Gill in support of the application
34. Communication dated January 5, 2025, from Kelley Beaverford in opposition to the application
35. Communication dated January 4, 2025, from Sandeep Rehill in support of the application
36. Communication dated January 3, 2025, from Sukhpal Bhandal in support of the application
37. Recording of Representations

REPRESENTATIONS:

In Support:

Sukhpal Bhandal
Arshdeep Brar
Jagmohan Singh Brar
Jaskaran Singh Brar
Mukhtiar Kaur Brar
Pabreet Brar
Rupinder Kaur Brar
Inderveer Deol
Manjot Deol
Gurjivan Dhaliwal
Corrine Dimaria
Kuljit Singh Ghuman
Prabhjot Ghuman
Varinder Ghuman
Ishpal Gill
Inderpal Grewal
Jas Kalar
Jarrett Mazur
Riley Pollard
Sandeep Rehill
Kevin Sharma
Narinder K Sharma
Rami Sharma
John Scott Wintrup

In Opposition:

Kelley Beaverford

For Information:

Brent Babisky
Charlotte Garlicki

For the City:

I. Stonehouse, Planner, Planning, Property and Development Department
A. Ross, Senior Planner, Planning, Property and Development Department

Exhibit “10” referred to in File DAZ 215/2024

ADMINISTRATIVE REPORT

Title: DAZ 215/2024 – 838 McMillan Avenue

Issue: For consideration of an application to rezone the subject property from “R1-S PDO-1 Corydon Osborne” Residential Single-Family - Small District to “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family - Small District to allow for the construction of a 4-unit multiple-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
I. Stonehouse, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 215/2024 by rezoning the subject land to an “RMF-S PDO-1 Corydon Osborne” 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 January 6, 2025 and attached as Schedule “B” to this report.
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5. That Development Application No. DAZ 215/2024 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.

REASON FOR THE REPORT

- The applicant is proposing to rezone the property from “R1-S PDO-1 Corydon Osborne” Residential Single-Family - Small District to “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family - Small District to allow for the construction of a 4-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-S PDO-1 Corydon Osborne” Residential Single-Family - Small District to “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family - Small District.

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DAZ 215/2024 City Centre Community Committee, dated January 6, 2025
Appendix A	Proposed By-law
Appendix B	Corydon-Osborne Area Design Guidelines
Appendix C	Arborist Report

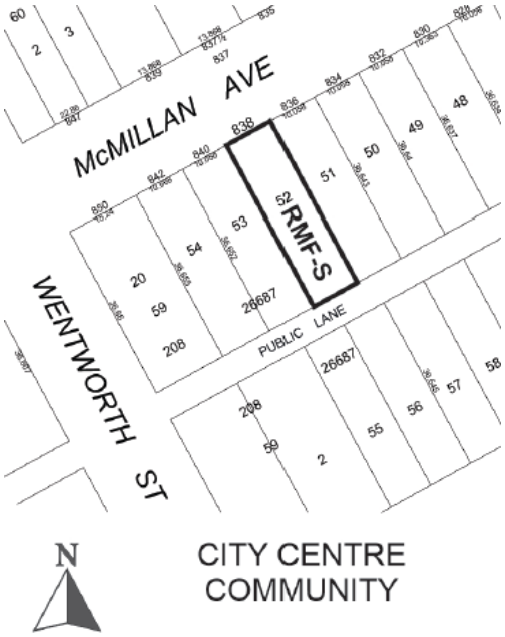
SCHEDULE 'A' - Planning Discussion

FILE/APPLICANT DETAILS

FILE: **DAZ 215/2024**
RELATED FILES: DAV 24-220458\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.11 – McMillan

SUBJECT: To rezone the subject property from "R1-S PDO-1 Corydon Osborne" Residential Single-Family - Small District to "RMF-S PDO-1 Corydon Osborne" Residential Multi-Family - Small District.

LOCATION: 838 McMillan Avenue



APPLICANT: John Wintrup (J. Wintrup Consulting Ltd)
Unit 301 – 139 Roslyn Road
Winnipeg, MB R3L 0G7

OWNER: Quadvest Group Inc.
10 Donald Street
Winnipeg, MB R3C 1L5

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site is located on the south side of McMillan Ave, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 3,965 square feet (368.36 square meters) in area and is currently occupied by a two-and one-half storey single-family dwelling built in 1911.
- The subject site is accessed by a paved back lane (concrete).
- The subject site is located within an "Established Neighbourhood – Mature Community" under the *Complete Communities Direction Strategy 2.0*. The property is currently zoned "R1-S PDO-1 Corydon Osborne" Single-Family Residential - Small District.
- The subject site is also located within an area covered by the *Corydon-Osborne Area Plan*. The property is designated under the Local Area Plan as "Medium Density Residential."



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: McMillan Avenue, then primarily single- and two-family residential dwellings zoned "R1-S" Residential Single-Family - Small and "R2" Residential Two-Family.

South: Rear lane, then a mix of commercial buildings zoned "C1" Community Commercial and "C2" Neighbourhood Commercial, as well as multi-family residential dwellings zoned "RMF-M" Residential Multi-Family - Medium.

East: Primarily single- and two-family residential dwellings zoned "R1-S" Residential Single-Family - Small and "R2" Residential Two-Family.

West: Primarily single- and two-family residential dwellings zoned "R1-S" Residential Single-Family - Small and "R2" Residential Two-Family.

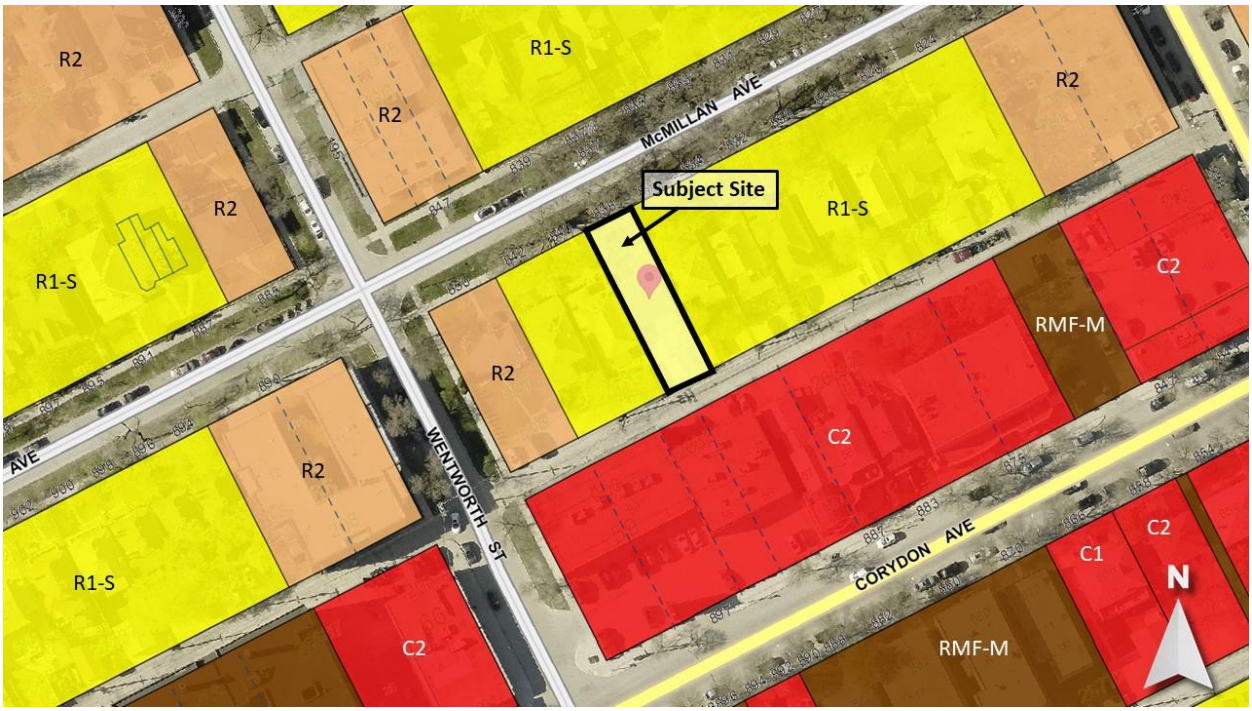


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone from “R1-S PDO-1 Corydon Osborne” Residential Single-Family - Small District to “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family - Small District.
- The existing onsite building will be demolished.
- The proposed building is three storeys in height with a main entrance to the residential units on the front façade.
- The building footprint is approximately 24 feet (7.32 metres) wide by 54 feet (16.46 metres) long at its greatest points.
- The design of the building includes four different cladding materials with composite or wood siding, grey acrylic stucco, and aluminum clad on the front façade, and a white stucco finish on the side and back façades.
- The main floor, second floor, and third floor residential units include balconies at the rear of the building.
- The applicant is proposing four (4) parking stalls located at the rear of the site fronting the public lane.
- Of the four (4) parking stalls, one (1) is accessible and one (1) is designated guest parking.
- Vehicular access to the property is proposed via the public lane accessed from Wentworth Street and Lilac Street.
- A bicycle rack is provided on the east side of the site near the rear parking area.
- The landscaping plan shows landscaping on the north side of the site near McMillan Avenue, including two (2) trees and nine (9) shrubs.

- The applicant has informed the Urban Planning and Design Division of their intention to keep the existing mature trees on the site per recommendations of the Arborist Report (Appendix C), and invert the existing site plan so that the main entrance of the building is on the east side of the property so as to maintain the white spruce tree.
- The proposed development also requires variances for lot area, side yard setbacks, lot area per dwelling, a main entrance facing a street not on a portion of the façade closest to the street, and parking requirements (see associated variance application and planner's report for DAV 24-220458\D).

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application.

With the Public

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

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 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 property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *CCDS 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

  1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.

- *CCDS 2.0* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Goal 2 states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  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.

  2.8 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.

  2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

- Goal 3 states *"ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs".*
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

- Goal 8 states "facilitate the redevelopment of Established Neighbourhoods that contributes to the further development of walkable, bikeable and transit-oriented communities in accordance with city pedestrian and cycling strategies".
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  8.4 For properties with public lane access, vehicular access should be taken from the public lane in order to reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property.

8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.

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

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context and meets the intention of the "Medium Density Residential" designation in the *Corydon-Osborne Area Plan*, which permits building heights of up to three storeys.
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies, and takes vehicular access from the rear laneway.

Corydon-Osborne Area Plan

- The *Corydon-Osborne Area Plan* provides guidelines for development in the Corydon and Osborne neighbourhoods, and has statutory authority as a secondary plan. The *Area Plan* is made up of specified designations that respect the existing development patterns in place, and provide opportunities for future growth.

- The proposed development is compatible with the surrounding context and meets the intention of the "Medium Density Residential" designation in the *Area Plan*, which is described as:

    - *3.5.21. Medium Density Residential Areas: Up to two unit development will be permitted, subject to design guidelines / controls. Small multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas should be 3 storeys. On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height on corners should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.*

City of Winnipeg Zoning By-Law 200/2006

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

    - The "R1-S" zone is intended to accommodate primarily single-family residential development in lower-density neighbourhoods. This district is not intended to accommodate multi-family development.

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

- The proposed density, with a density variance per Section 31(3) of the *Development Procedures By-Law*, is aligned with the minimum 1250 square feet (116.12 square metres) lot area per dwelling unit permitted in the "RMF-S" zoning district.

CONSISTENCY WITH SURROUNDING NEIGHBOURHOOD

As noted above, the subject site is located within an "Established Neighbourhood – Mature Community" policy area under the *Complete Communities Direction Strategy 2.0* where medium-density, pedestrian-oriented residential development is generally supported, where there is the presence of a public lane, and where there is access to quality transit. In the case of the subject site, it is a mid-block lot located on a street where there are existing multi-family buildings (including a 15-unit apartment building at the corner of McMillan and Wentworth), and many single-family homes on the block are 2 ½ storeys and nearing thirty feet in height. Additionally, the property abuts a public lane, and is near a major arterial and commercial street, Corydon Avenue, which, under the proposed 2025 Transit System, will feature a Direct Route as part of the City's Primary Transit Network.

The applicant has submitted a design that supports a high quality, pedestrian-oriented urban environment and aligns with design policies in *CCDS 2.0* and the *Corydon-Osborne Area Plan*. More specifically, the building and site design encompass the following considerations:

- A strong pedestrian-oriented design that incorporates a prominent front entrance with wide walkway access to the public sidewalk and McMillan Avenue;
- The massing and scale of the development is consistent with existing residential buildings along McMillan Avenue;
- The parking area is concealed from street view by the building; and
- The building incorporates a quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along McMillan Avenue.

The development will help achieve the residential intensification targets as noted under *CCDS 2.0* and the City's Climate Action Plan of a minimum of 50% of all new development located in the existing built up area of the city, resulting in a more efficient and environmentally sustainable use of land, existing infrastructure and existing services. The development will also positively contribute to the surrounding neighbourhood by providing additional housing options.

RECOMMENDATION

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

- The development meets several of the intents and policies outlined in *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0*, and the *Corydon-Osborne Area Plan*.
- The proposal provides increased residential density with a total of four (4) 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 Corydon-Osborne neighbourhood a range of housing types and housing options in a pedestrian-oriented, bikeable, transit-connected, services and amenity rich mature neighbourhood.
- The proposal supports pedestrian activity, while reinforcing the public realm and existing characteristics of McMillan Avenue.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Isaiah Stonehouse, MCP
Date:	December 12, 2024
File No.	DAZ 215/2024

SCHEDULE B

File DAZ 215/2024, City Centre Community Committee, January 6, 2025

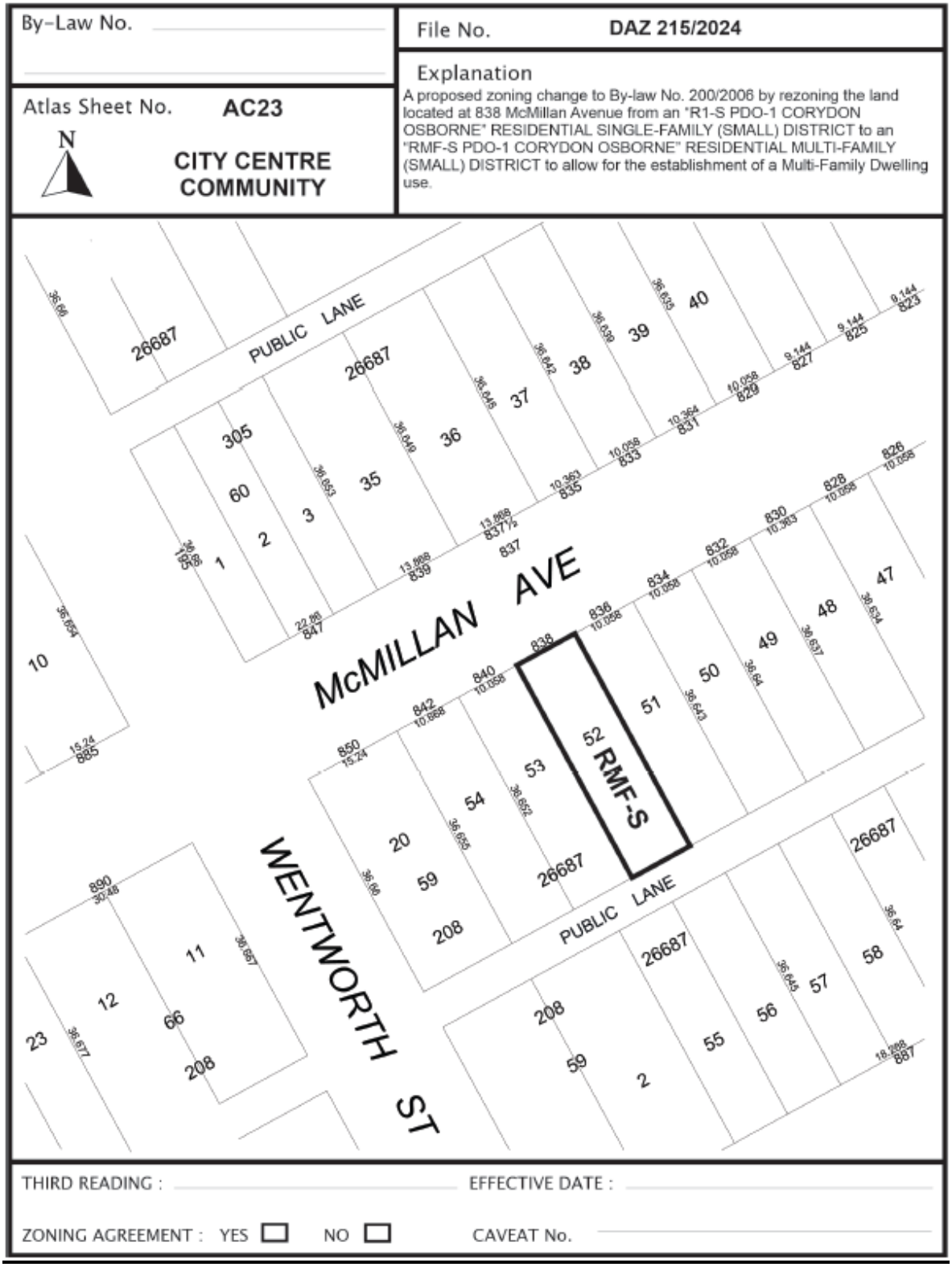
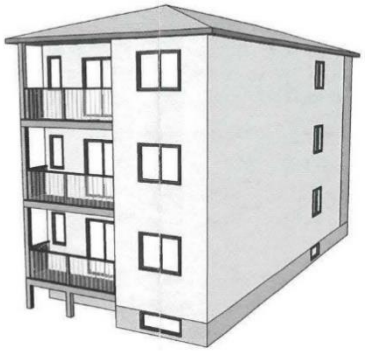


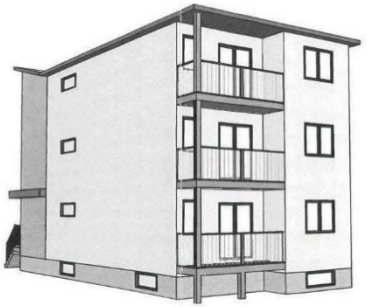
Exhibit “9” referred to in File DAZ 215/2024











3D VISUAL DISPLAY

838 McMILLAN AVE.

THIS IS AN ARTIST RENDERING ONLY, HOME OWNER TO CHOOSE COLOUR SCHEMES, WINDOW AND DOOR STYLES, SIDING, SHINGLE COLOURS, ETC.

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF SIMPLY DIVINE HOMES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SIMPLY DIVINE HOMES. IS FORBIDDEN.

ISSUED FOR APPROVAL

SIMPLY DIVINE HOMES
PHONE (204) 803-5833
PO Box 37005 ST. VITAL CENTRE, WINNIPEG, MANITOBA R2M 5R3
Phone: (204) 803-5833 Email:gibbsglen6@gmail.com
Website: SDHdesignbuilthomes.com

CUSTOM DRAFTING & DESIGNS BY

DATE JUNE 19, 2024

CLIENT /BUILDER GALAXY CUSTOM HOMES LTD.

DRAWN BY G. GIBBS

DESCRIPTION 3D DISPLAY

A

JOB ADDRESS: 838 McMILLAN AVE.
WINNIPEG, MB.



FRONT ELEVATION
SCALE 3/16" = 1'

REAR ELEVATION
SCALE 1/8" = 1'

NOTE:

- STEP FLASHING AS REQUIRED.
- FLASHING REQ'D OVER ALL EXTERIOR OPENINGS.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO SIMPLY DIVINE HOMES. WITHOUT DELAY, THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF SIMPLY DIVINE HOMES. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SIMPLY DIVINE HOMES. IS FORBIDDEN.

ELEVATIONS

ISSUED FOR APPROVAL

SIMPLY DIVINE HOMES
PHONE (204) 803-5833
PO Box 37005 ST. VITAL CENTRE, WINNIPEG, MANITOBA R2M 5R3
Phone: (204) 803-5833 Email: gibbsglen6@gmail.com
Website: SDHdesignbuilthomes.com
CUSTOM DRAFTING & DESIGNS BY

ISSUE DATE JUNE 24, 2024

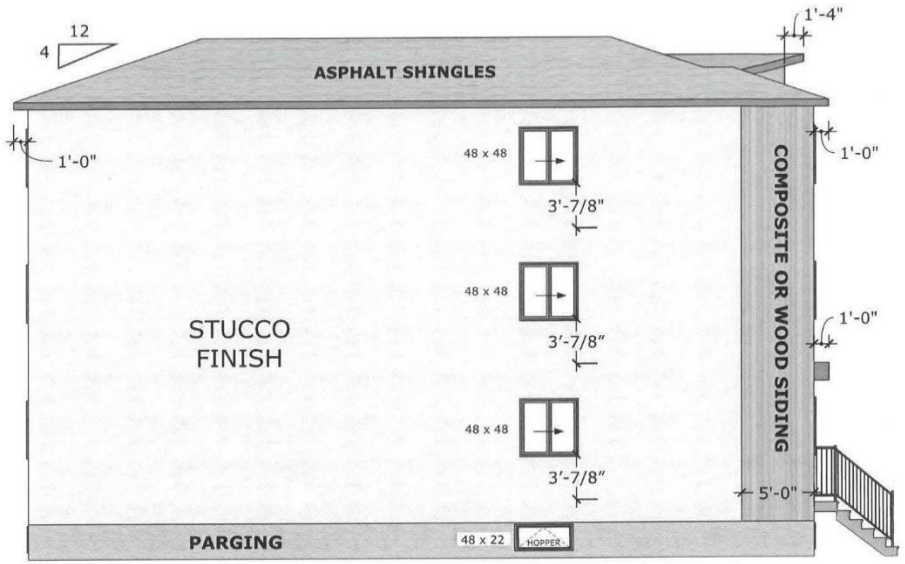
CLIENT /BUILDER GALAXY CUSTOM HOMES LTD.

DRAWN BY G. GIBBS

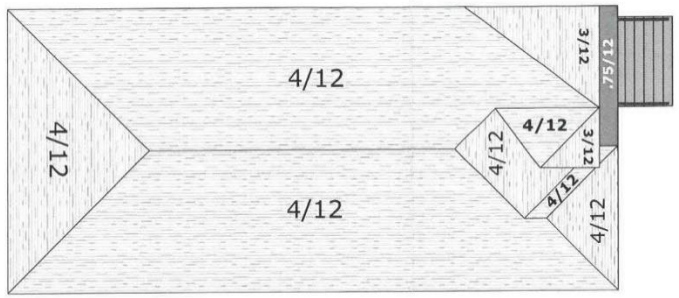
DESCRIPTION ELEVATIONS

1a

JOB ADDRESS: 838 McMILLAN AVE.
WINNIPEG, MB.

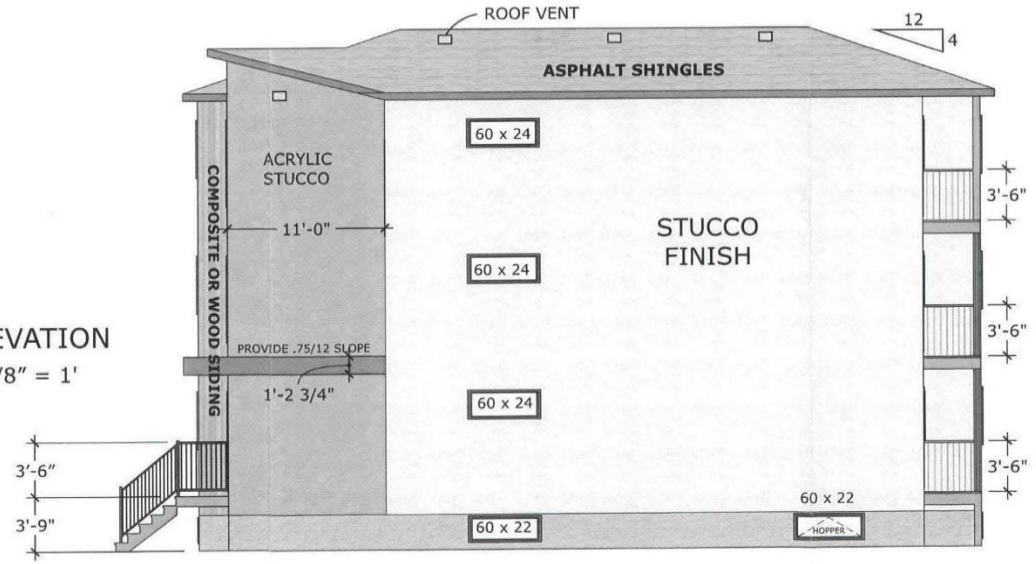


LEFT ELEVATION
SCALE 1/8" = 1'



TOP VIEW

NOTE:
- STEP FLASHING AS REQUIRED.
- FLASHING REQ'D OVER ALL EXTERIOR OPENINGS.



RIGHT ELEVATION
SCALE 1/8" = 1'

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ELEVATIONS

ISSUED FOR APPROVAL

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DESCRIPTION ELEVATIONS

1b

LANDSCAPE LEGEND

SHRUBS x 9

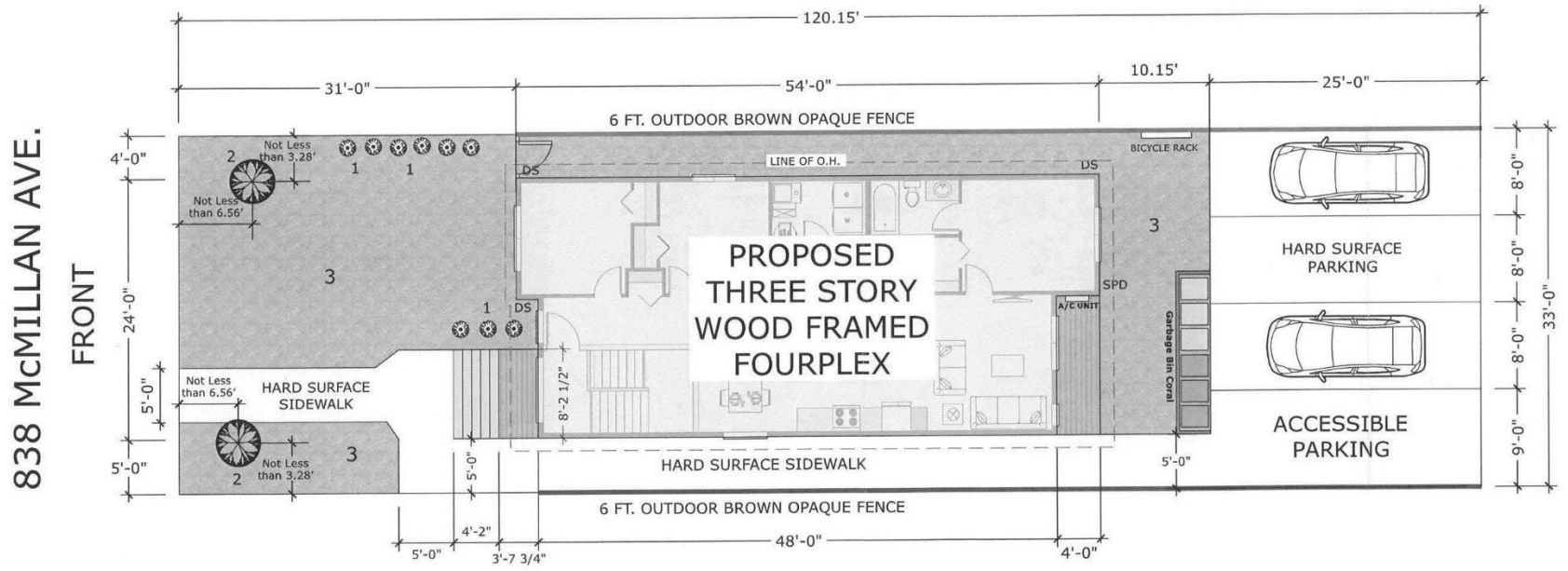
MEDIUM TREE x 2

TREE/ SHRUB SCHEDULE

1 PANICLE HYDRANGEA SHRUB &/or DANICA GLOBE CEDAR SHRUB
(Size of shrubs at time of planting - 2 gallons ea.)
2 DELTA HACKBERRY MATURE HEIGHT 9-15 metres
(2.5" caliper at time of planting)
3 NEW SOD (33% OF LOT AREA)

30% NEW HOME COVERAGE

DS = DOWNSPOUT
SPD = SUMP PIT DISCHARGE



Site & Landscaping Plan

SCALE 1" = 10'

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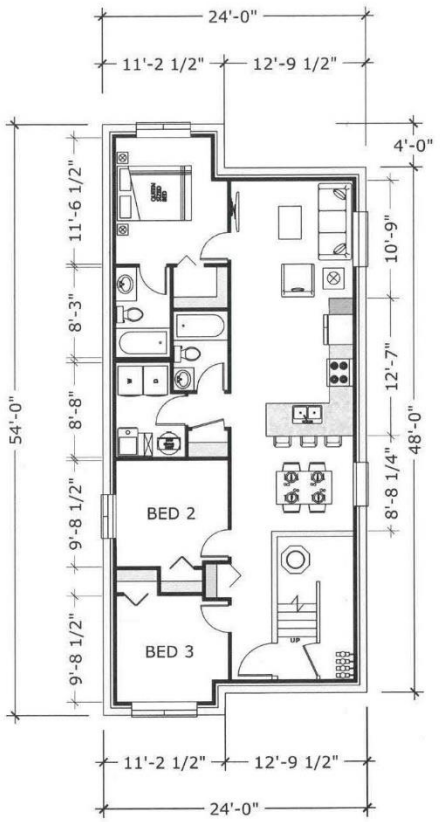
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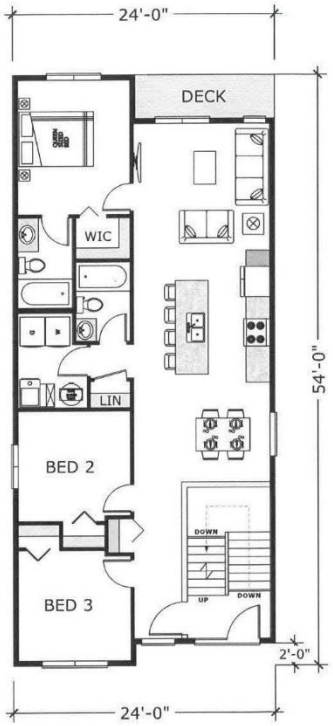
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DESCRIPTION
SITE PLAN

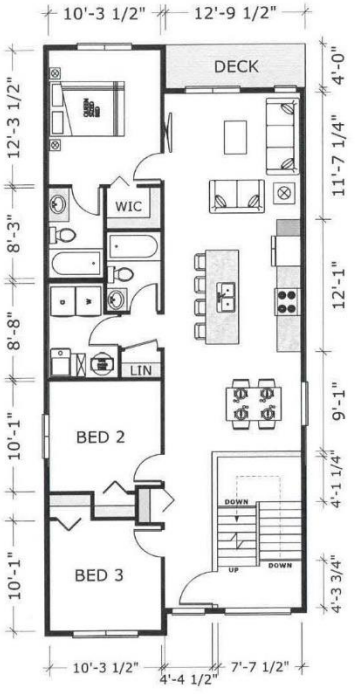
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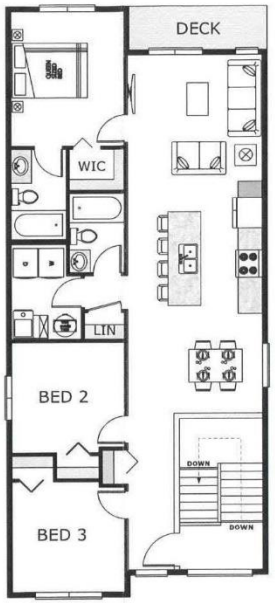
BASEMENT SUITE
1219 SQ.FT.



MAIN FLOOR
1219 SQ.FT.



2ND FLOOR
1219 SQ.FT.



3RD FLOOR
1219 SQ.FT.

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DESCRIPTION
FLOOR PLANS

3