Agenda – Executive Policy Committee – July 8, 2025

Report – Standing Policy Committee on Property and Development – July 4, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 11 Subdivision and Rezoning – 750 Bonner Avenue (North Kildonan Ward) File DASZ 11/2025

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 11/2025 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 "A" to this report and as shown on the map dated June 23, 2025 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 June 3, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., 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"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

Report – Standing Policy Committee on Property and Development – July 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 23, 2025 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. That the maximum number of permitted dwelling units on each of the lots created under DASZ 11/2025 be restricted to one unit.

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, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 11/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development 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.

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.

Report – Standing Policy Committee on Property and Development – July 4, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

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 11/2025 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 Plan is registered in the Winnipeg Land Titles Office.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, 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 11/2025 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.

Agenda – Executive Policy Committee – July 8, 2025

Report – Standing Policy Committee on Property and Development – July 4, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 23, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2, delete the period after the words "Schedule "C" to this report" and replace with the following:

  ", 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. That the maximum number of permitted dwelling units on each of the lots created under DASZ 11/2025 be restricted to one unit."

- Add the following new Recommendation 3 and renumber the remaining Recommendations accordingly.

  "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")."

Report – Standing Policy Committee on Property and Development – July 4, 2025

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- Add the following new Recommendation 5 and renumber the remaining accordingly:

    "5. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development 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."

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

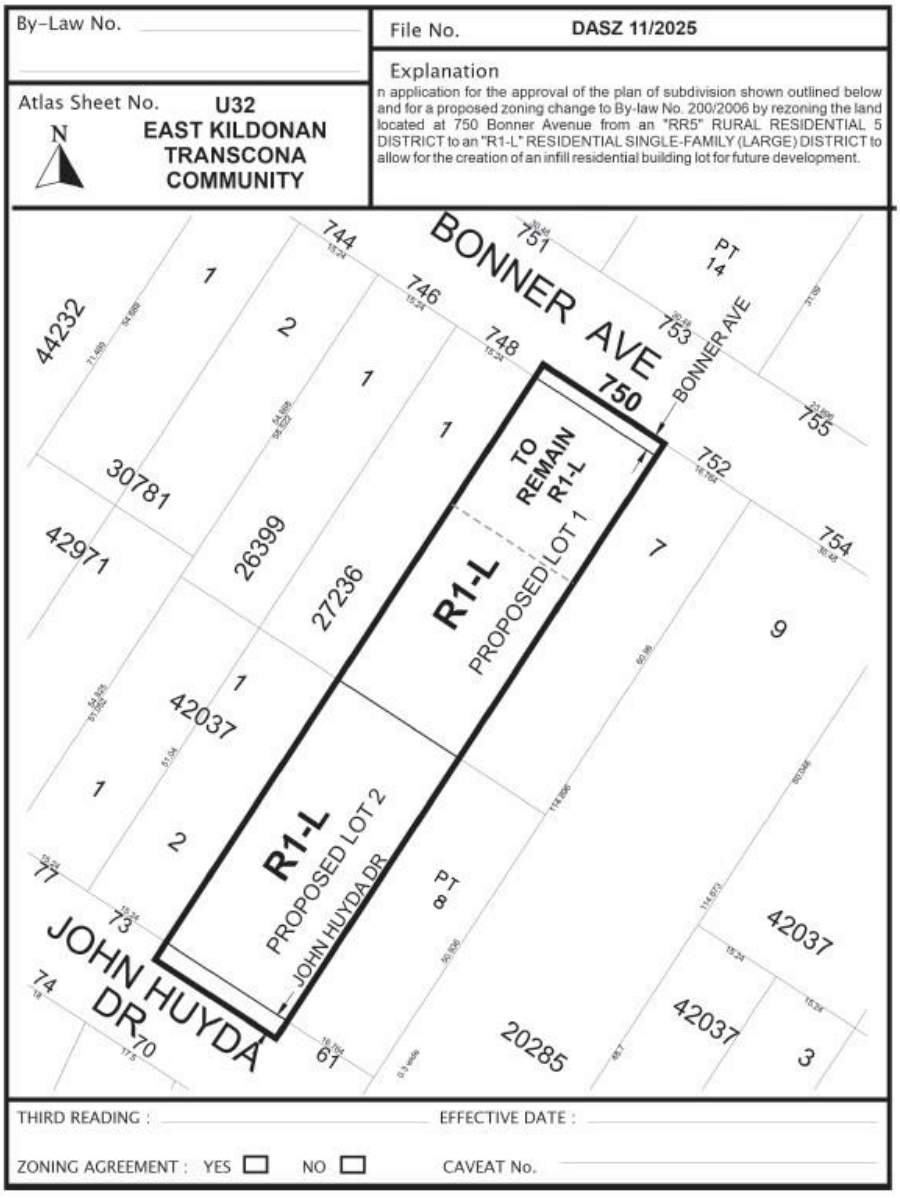
File: DASZ 11/2025

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

Public Hearing: June 23, 2025
Council Building, 510 Main Street

Applicant: Waterside Development Corp. (Robert Doolan)

Subject:



Premises Affected: 750 Bonner Avenue

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

Prepared by: B. Harris, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: June 25, 2025

Community Committee Recommendation:

On June 23, 2025, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 11/2025 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 "A" to this report and as shown on the map dated June 23, 2025 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 June 3, 2025 and attached as Schedule "B" to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., 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"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 23, 2025 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. That the maximum number of permitted dwelling units on each of the lots created under DASZ 11/2025 be restricted to one unit.

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, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 11/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development 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.

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 11/2025 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 Plan is registered in the Winnipeg Land Titles Office.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, 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 11/2025 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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. As one of the delegations, I believe it was Ronald, mentioned that development on this property should proceed. This development has been done, the Algonquin Estates neighbourhood has been done piecemeal. Parts of it started in 1983, I think was the very first lots on Ragsdill. Different parts have been added at different times. I live on Strongberg Drive, our house was the last house built in 1993. The next house over was built in 2003. That's just when different people sold their rear lots. You can tell even driving down the street, there's a difference between where the original lots were built and the rest of the street. There was a part of John Huyda that was built I think fairly early on in the development, and the piece that this is on is actually probably the newest part of the development.

2. At this point, in the entire Algonquin Estates Neighbourhood, there are three lots remaining. Again, if it were a whole new subdivision, a whole new bay, I think it would be more challenging to put this type of restriction on there. But because, again, we're talking three developments in a new community, I think it is supportable to put this extra qualification, extra restriction on this one property.

3. Again, the applicant has been only planning to build single-family. This puts it in writing, legally, that they are only allowed single family homes on these two lots that are being created today.

4. I appreciate the neighbourhood appearing in delegation on this one, I also believe, that because it's a recent community, the likelihood of other multi-family properties that could do so by right is very low. Most of the homes are $500,000 or $600,000 homes no one is going to tear one of those down to build a $800,000 duplex. It just doesn't make much sense in a recent community like this. Perhaps, different on the Bonner side but definitely not on the Algonquin Estates/John Huyda side.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 86

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

Exhibits Filed:

1. Application dated March 13, 2025
2. Notification of Public Hearing dated April 16, 2025
3. Manitoba Status of Titles 2129424/1, 2110146/1
4. Letter of authorization dated September 20, 2024 from P.L.J. Saltel Enterprises (Paul Saltel) to Waterside Development Corp. (Robert Doolan)
5. Surveyor's sketch dated July 22, 2011
6. Plans (22 pages)
7. Report from the Urban Planning Division dated June 10, 2025
8. Petition in in opposition to the application purporting to contain 82 signatures, submitted by Luis Castro
9. Communication dated June 13, 2025, from Kelly Rempel in opposition to the application
10. Communication dated June 16, 2025, from Harvey Yeo in opposition to the application
11. Communication dated June 16, 2025, from Isaac Castro in opposition to the application
12. Communication dated June 16, 2025, from James Bartsch in opposition to the application
13. Communication dated June 16, 2025, from James Kalimina in opposition to the application
14. Communication dated June 16, 2025, from Linda Bartsch in opposition to the application
15. Communication dated June 16, 2025, from Shelley Kalimina in opposition to the application
16. Communication dated June 16, 2025, from Sofia Castro in opposition to the application
17. Communication dated June 16, 2025, from Robin Sunita Penwarden in opposition to the application
18. Communication dated June 17, 2025, from Roger Downey in opposition to the application
19. Communication dated June 17, 2025, from Marc Luneau in opposition to the application
20. Communication dated June 17, 2025, from Kerri Warnock in opposition to the application
21, Communication dated June 17, 2025, from Kirstyn Snyder in opposition to the application
22. Communication dated June 17, 2025, from Kristen Bilenky in opposition to the application

Exhibits Filed (continued)

23. Communication dated June 17, 2025, from Luis A. Catro in opposition to the application
24. Communication dated June 17, 2025, from Karen Downey in opposition to the application
25. Communication dated June 17, 2025, from Karen Kasprick in opposition to the application
26. Communication dated June 17, 2025, from Jose Luis Castro Inzunza in opposition to the application
27. Communication dated June 17, 2025, from Carole Gingera in opposition to the application
28. Communication dated June 18, 2025, from Angela Maria Both in opposition to the application
29. Communication dated June 18, 2025, from Angie Carriere in opposition to the application
30. Communication dated June 18, 2025, from Clark Philipson in opposition to the application
31. Communication dated June 18, 2025, from Jane E. Coyne in opposition to the application
32. Communication dated June 18, 2025, from Kade Potosky in opposition to the application
33. Communication dated June 18, 2025, from Karen Potosky in opposition to the application
34. Communication dated June 18, 2025, from Lynda Gunter in opposition to the application
35. Communication dated June 18, 2025, from Mervyn Gunter in opposition to the application
36. Communication dated June 18, 2025, from Michael Coyne in opposition to the application
37. Communication dated June 18, 2025, from Rhonda Honke in opposition to the application
38. Communication dated June 19, 2025 from Jacqueline Rademaker in support of the application.
39. Communication dated June 23, 2025, from Luis Castro in opposition to the application
40. Communication received June 19, 2025, from Kristy Blaine in opposition to the application
41. Communication dated June 19, 2025, from Bradley Bewick in opposition to the application
42. Communication dated June 19, 2025, from Regan Backeland Bewick in opposition to the application
43. Communication dated June 19, 2025, from Derrick Sacco in opposition to the application
44. Communication dated June 19, 2025, from Lynda Nowak in opposition to the application
45. Communication dated June 19, 2025, from Kendra Friesen in opposition to the application

Exhibits Filed (continued)

46. Communication dated June 19, 2025, from Derek Nuessler in opposition to the application
47. Communication dated June 20, 2025, from Deborah Lyn Macdonald in opposition to the application
48. Communication dated June 20, 2025, from Darlene Clark in opposition to the application
49. Communication dated June 20, 2025, from Kevin Honke in opposition to the application
50. Communication dated June 20, 2025, from Reid Carruthers in opposition to the application
51. Communication dated June 19, 2025, from Jordan Houde in opposition to the application
52. Communication dated June 20, 2025, from Jarett Metcalfe in opposition to the application
53. Communication dated June 20, 2025, from Gerard McDougal in opposition to the application
54. Inspection Report
55. Communication dated June 21, 2025 from Kurt Roesl in opposition to the application
56. Communication dated June 21, 2025 from Heidi Roesler in opposition to the application
57. Presentation received June 22, 2025 from Luis Castro in opposition to the application
55. Recording of representations

REPRESENTATIONS:

In Support:

Bob Doolan
Jacqueline Rademaker

In Opposition:

Regan Backeland Bewick
Bozena Baram
Martin Baram
Mac Baram
James Bartsch
Linda Bartsch
Bradley Bewick
Kristen Bilenky
Kristy Blain
Kaity Blair
Chris Blair
Ethan Blair
Angela Maria Both
Juergen Both
Angie Carriere
Heather Carriere
Reid Carruthers
Isaac Castro
Sofia Castro
Luis A. Castro
Jose Luis Castro Inzunza
Darlene Clark
Grant Clark
Cathy Cox
Herb Cox
Jane E. Coyne
Michael Coyne
Karen Downey
Roger Downey
Kendra Friesen
Brent Gibson
Carole Gingera
Lynda Gunter
Mervyn Gunter
Carolin Haggart
Rhonda Honke
Kevin Honke
Jordan Houde
Jefferson Jacobucci
Gayle Jacobucci
James Kalimina
Shelley Kalimina
Karen Kasprick
Grantley King
Art Koop
Lawrence Kowalchuk
Brian Lacey
Jordan Lumeau
Daria Lumeau
Marc Luneau
Deborah Lynn Macdonald
Gerard McDougal
Jarett Metcalfe
Susan Miller
Bruce Miller
Kirk Miller
Susan Moenas
G Moroz
Lynda Nowak
Bogdan Nowak
Natalia Nowak
Derek Nuessler
Willi Penner
Wilma Penner
Robin Sunita Penwarden
Clark Philipson
Kade Potosky
Karen Potosky
Kelly Rempel
Neil Rempel
Heidi Roesler
Kurt Roesler
Rod Sabourin
Emilia Sabourin
Derrick Sacco
Kirstyn Snyder
Jordan Snyder
Melissa Socco
Hee Song
Carlene Trembath
Kerri Warnock
A West
D West
Roland Wickstrom
Doris Wickstrom
Kevin Winfield
Hope Winfield
Harvey Yeo
Mary Zink
A Zioneli

For Information:

Nil

For the City:

E. Allen, Planner, Planning, Property and Development Department
D. Chyz-Lund, Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department
S. Nuttall, Planner, Planning Property and Development Department.

Exhibit “7” referred to in File DASZ 11/2025

ADMINISTRATIVE REPORT

Title: DASZ 11/2025 – 750 Bonner Avenue

Issue: An application for consideration at the Public Hearing to subdivide and rezone the existing lot to “R1-L” Residential Single-Family (Large) district to create two lots for future development.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Nuttall, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 11/2025 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 “A” to this report and as shown on the map dated June 23, 2025 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 June 3, 2025 and attached as Schedule “B” to this report;

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.A., 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"); and

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “R1-L” Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated June 23, 2025 and attached as Schedule “C” to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 11/2025 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

4. 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.

5. 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.

6. That Development Application No. DASZ 11/2025 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.

7. 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.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That Development Application No. DASZ 11/2025 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.

11. 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 subject site is currently zoned both “R1-L” Residential Single-Family (Large) district and “RR5” Rural Residential 5 district. The applicant is proposing to rezone the entire lot to “R1-L” Residential Single-Family (Large) district and subdivide the subject site into two lots.
- Subdivision and 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 Division are concurred in, the subject property will be subdivided into two lots and rezoned to the “R1-L” Residential Single-Family (Large) district.

HISTORY

DASZ 48/2013

- This application proposed a subdivision and rezoning of the subject lands in a configuration identical to DASZ 11/2025. The Public Service recommended approval.
- On March 18, 2014, 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.
- On April 9, 2014, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.
- On April 30, 2014, Council concurred in the recommendation of the Executive Policy Committee and the matter was adopted by consent.
- The application ultimately expired before the mylars were received and the subdivision & rezoning did not proceed.

DASZ 20/2021

- This application proposed a subdivision and rezoning of the subject lands in a configuration similar to DASZ 11/2025. The Public Service recommended approval.
- On September 7, 2021, 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.
- On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.
- On September 29, 2021, Council concurred in the recommendation of the Executive Policy Committee and the matter was adopted by consent.

- The cross-referenced Variances under file DAV 21-143183/D were ultimately rejected and as such, the subdivision & rezoning could not proceed.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between 'growing out' and 'growing up', offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system (p.17).

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction* (p.17).

City Building Objectives

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 (p.31).

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

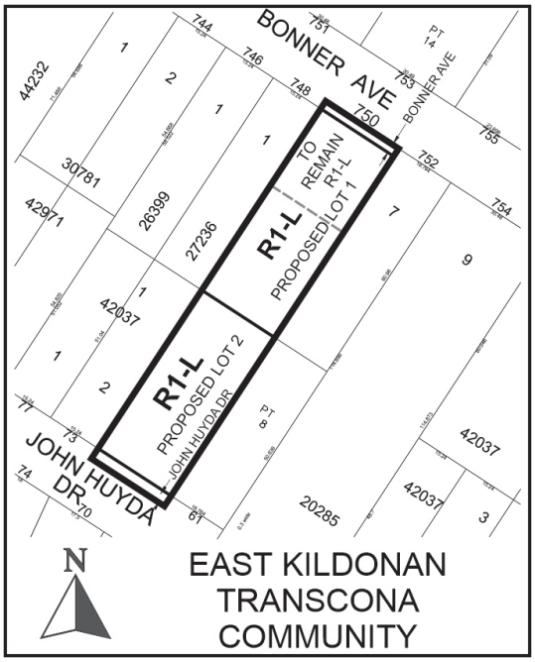
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Steve Nuttall, MCP
Date:	June 10, 2025
File No.	DASZ 11/2025

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – June 3, 2025
Schedule C	File No. DASZ 11/2025 East Kildonan – Transcona Community Committee, dated June 23, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

DATE:	June 23, 2025
FILE:	DASZ 11/2025
RELATED FILES:	N/A
COMMUNITY:	East Kildonan – Transcona Committee
NEIGHBOURHOOD #:	4.419 Springfield North
SUBJECT:	To subdivide the existing lot into two (2) residential zoning lots and rezone the lots from the "RR5" / "R1-L" districts to the "R1-L" district for the future construction of a single-family dwelling on Proposed Lot 2. Existing single-family dwelling to remain on Proposed Lot 1.
LOCATION:	750 Bonner Avenue
LEGAL DESCRIPTION:	SP LOT 6 PLAN 20285 WLTO IN RL 43 TO 46 PARISH OF KILDONAN



APPLICANT:	Waterside Development Corp (Robert Doolan) Unit A – 236 Osborne Street Winnipeg, Manitoba R3L 2W2
OWNER:	P.L.J. Saltel Enterprises LTD. 255 Tache Avenue Winnipeg, Manitoba R2H 1Z8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the south side of Bonner Avenue, with the rear lot line fronting John Huyda Drive. The property is located within the Springfield North neighbourhood of the North Kildonan ward.
- The site is currently zoned both “RR5” Rural Residential and “R1-L” Residential Single-Family (large) district.
- The subject site is approximately 29,045 square feet (2,698.37 metres) in area and is currently occupied by a single-family dwelling constructed in 1962.
- The subject property is located within the Established Neighbourhoods, Recent Community policy area under the *Complete Communities Direction Strategy 2.0*.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Bonner Avenue, then single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.

South: John Huyda Drive, then single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.

East: Single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.

West: Single-family residential uses zoned “R1-L” Residential Single-Family (Large) district.

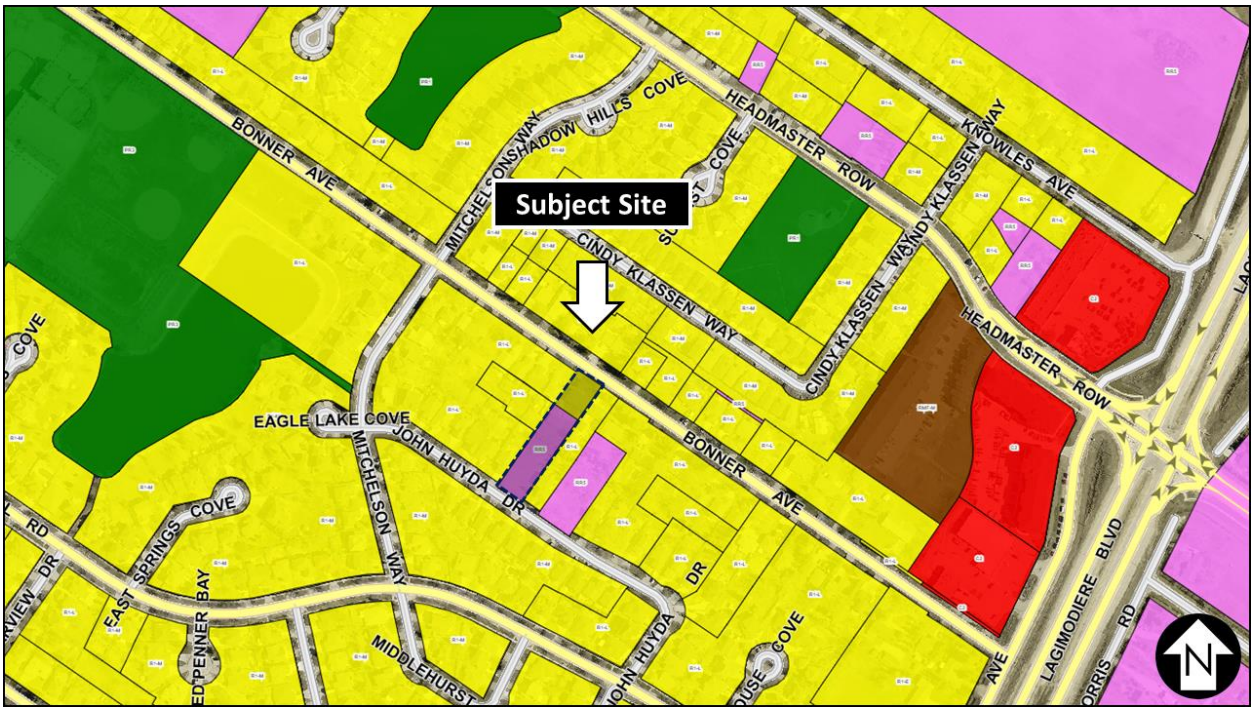


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to rezone and subdivide the property into two (2) lots.
- On Proposed Lot 1:
    - The lot will be approximately 77 feet (23.47 metres) in width, 192 feet (58.52 metres) in depth, and 14,784 square feet (1,373.48 square metres) in area;
    - The land will be rezoned from “RR5” Rural Residential 5 and “R1-L” Residential Single-Family (Large) districts to “R1-L” Residential Single-Family (Large) district;
    - The existing dwelling and detached garage on site will be maintained;
    - The lot will continue to take access from Bonner Avenue via a front approach; and
    - The first 8 feet (2.44 metres) of lot depth will be opened as part of the right-of-way (Bonner Avenue).
- On Proposed Lot 2:
    - The lot will be approximately 77 feet (23.47 metres) in width, 167 feet (50.90 metres) in depth, and 12,859 square feet (1,194.64 square metres) in area;
    - The land will be rezoned from “RR5” Rural Residential district to “R1-L” Residential Single-Family (Large) district;
    - A new two-storey single-family dwelling with attached garage will be constructed on site:
        - The front yard will be 22 feet (6.71 metres);
        - The rear yard will be 88.81 feet (27.06 metres);

        - The south side yard will be 7.29 feet (2.22 metres) wide;
        - The north side yard will be 18 feet (5.49 metres) wide;
        - The height of the dwelling will be 25.5 feet (7.78 metres) to the midpoint of the roof; and
        - No landscaping plan has been included with the submitted plans.
    - Access will be taken from a new approach on John Huyda Drive; and
    - The first 9.85 feet (3.00 metres) of lot depth will be opened as part of the right-of-way (John Huyda Drive).

COLLABORATIVE PLANNING and CONSULTATION

- *With the Urban Planning and Design Division*

  The applicant did not consult with the Urban Planning and Design Division prior to making an application.

- *With the Public*

  The applicant has not included any signatures of support with their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a "Recent Community" as outlined in *Complete Communities Direction Strategy 2.0*.
- The vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

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

  1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  a. Applicable City-endorsed policies or guidelines;

b. Existing zoning of the property and adjacent properties;

c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks and layout;

d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

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

1.17 Single-family residential uses will generally be directed to locate on collector streets and local streets.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Subdivision and Rezoning

- The intent is to subdivide the subject property into two properties and rezone proposed Lot 1 from "RR5" / "R1-L" to "R1-L" for the maintenance of an existing single-family dwelling, and to rezone proposed Lot 2 from "RR5" to "R1-L" for the construction of a single-family dwelling. Proposed Lot 1 is to be approximately 14,784 square feet and Proposed Lot 2 is to be approximately 12,859 square feet.

Current and Proposed Zones

- Currently, the lands are split-zoned "RR5" Rural Residential 5 and "R1-L" Residential Single-Family (Large) district. The "RR5" district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses. The "R1" district is intended to accommodate primarily single-family residential development in lower-density areas.
- The applicant is proposing to rezone the entire subject site to the "R1-L" district.
- The dimensional standards for single-family residential uses in the "R1-L" zoning district are:
    - Minimum lot area of 5,500 square feet;
    - Minimum lot width of 25 feet;
    - Minimum front yard of 20 feet;
    - Minimum rear yard of 25 feet;
    - Minimum side yard of 4 feet;
    - Minimum reverse corner street side yard of 10 feet;
    - Maximum height of 35 feet; and
    - Maximum lot coverage of 40%.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD AND EXISTING LAND USES

- As noted above, the subject site is located in the Established Neighbourhoods – Recent Communities policy area under *Complete Communities Direction Strategy 2.0*. This proposal is aligned with *Complete Communities* policies for Recent Communities in that it contributes to the intensification targets and creates a new single-family lot on a local street.
- This proposal ends the split-zoning on the subject site by removing the residual "RR5" Rural Residential 5 zoning, with proposed Lots 1 and 2 rezoned to "R1-L" district. The most prevalent zoning district for the properties in the area south of Bonner Avenue and north of John Huyda Drive is the "R1-L" Residential Single-Family (Large) district. For these reasons, the "R1-L" district is an appropriate district for this property.
- The existing dwelling on proposed Lot 1 will remain, while the proposed development plans show a two-storey single-family dwelling will be built on proposed Lot 2. Both lots are comparable in width and depth to other lots on this block of Bonner and John Huyda. As such, the proposal keeps in character with the rest of the block.

RECOMMENDED SERVICING AGREEMENT

Details found in Schedule B, attached to this report.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- The developer is required to either provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The Public Service is requesting cash-in-lieu as part of this application.

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Established Neighbourhoods – Recent Communities* policy area in the *Complete Communities Direction Strategy 2.0,* in that the proposal supports objectives of establishing 50% of development within the intensification target area and increases residential population in established neighbourhoods.
- The proposal is in character with the surrounding area consisting of mostly single-family dwellings located on "R1-L" zoned land.

This Report Submitted by: Steve Nuttall, MCP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 11/2025

SCHEDULE B

Schedule "C" for File No. DASZ 11/25, East Kildonan – Transcona Community Committee, dated June 23, 2025.

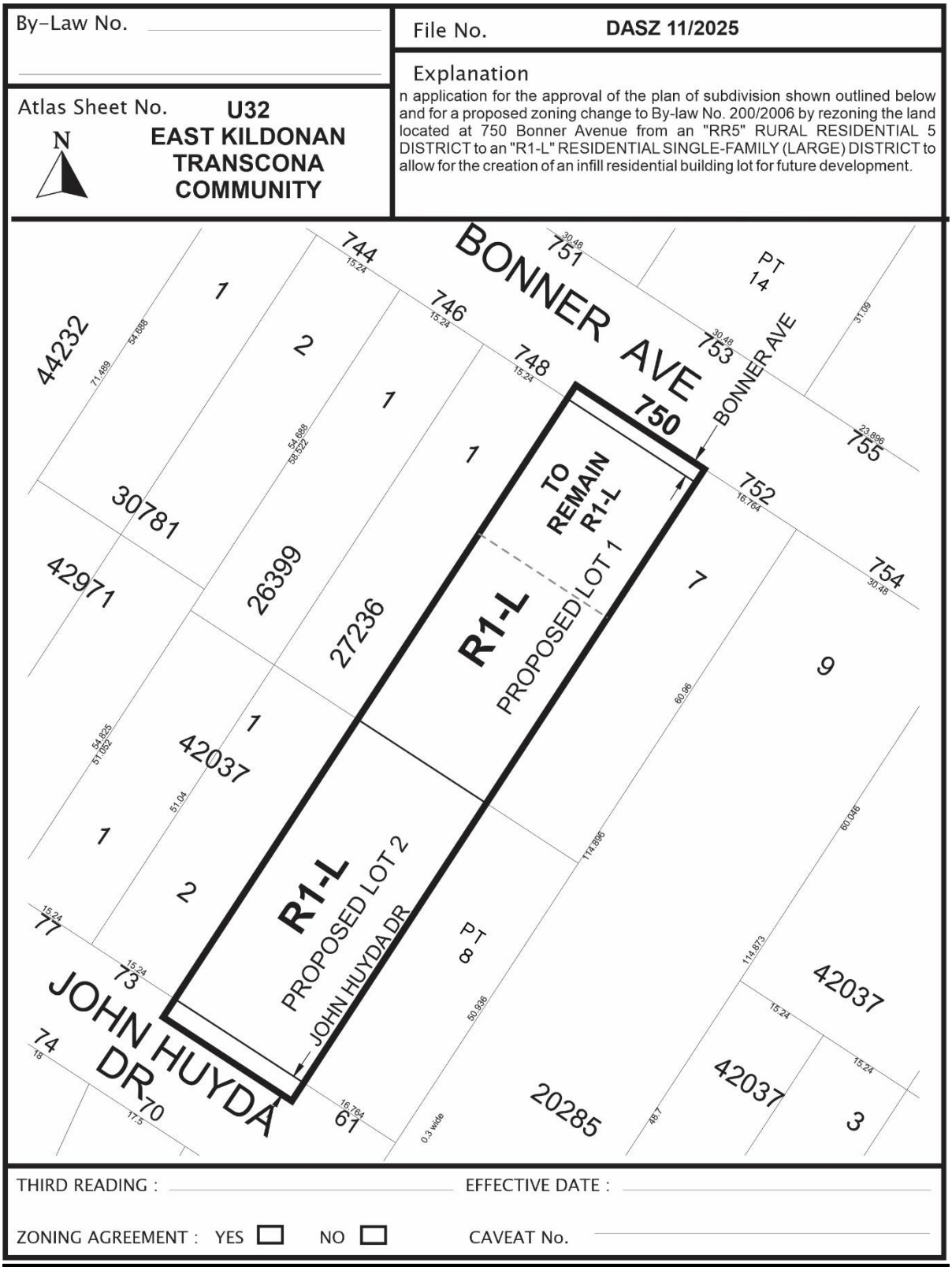
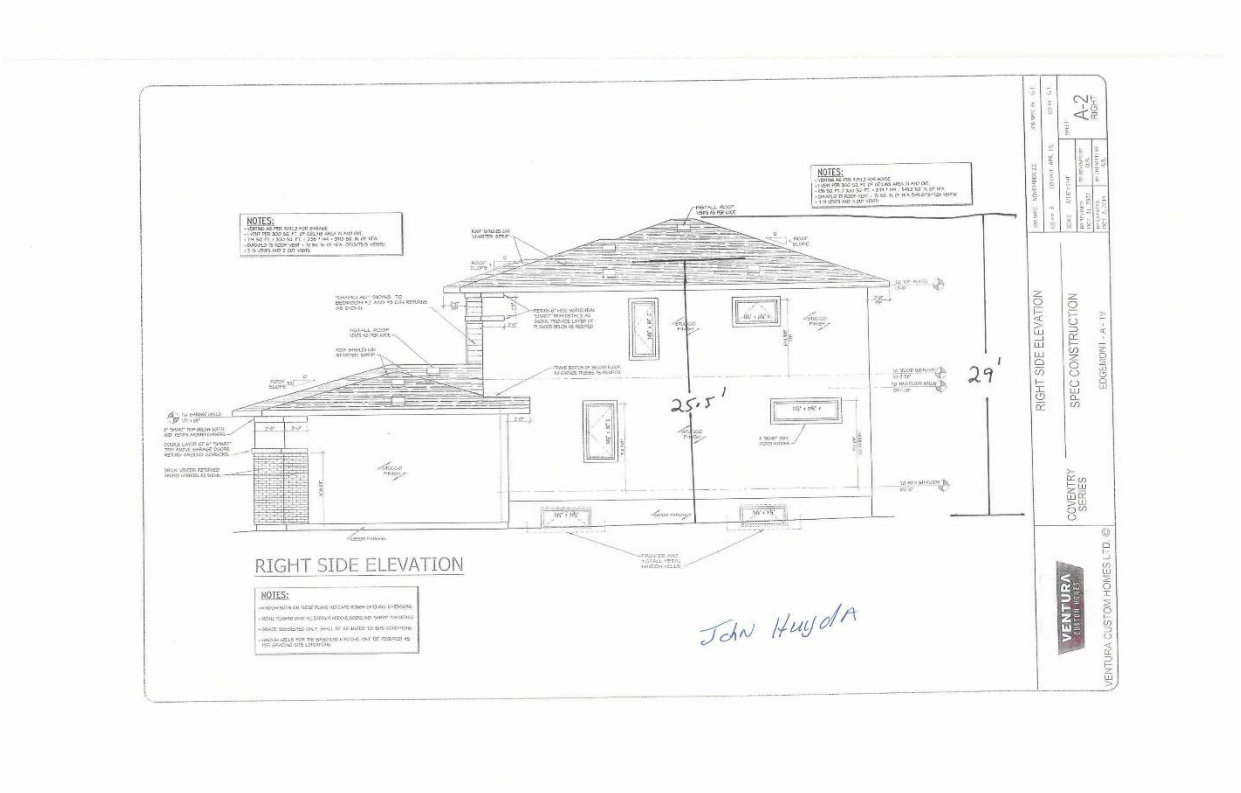


Exhibit “6” referred to in File DASZ 11/2025




FRONT ELEVATION
NOTES:
PARAPET WALL DETAIL
SECTION A-A
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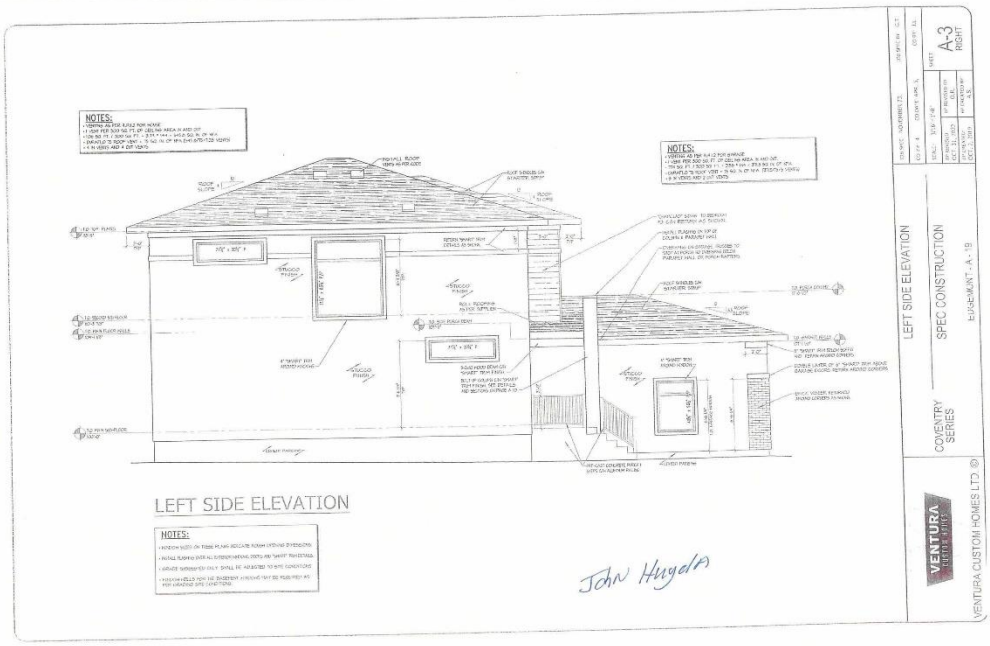
VENTURA
VENTURA CUSTOM HOMES LTD. ©
A-1
PART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LEFT SIDE ELEVATION
NOTES:
John Huyda
LEFT SIDE ELEVATION
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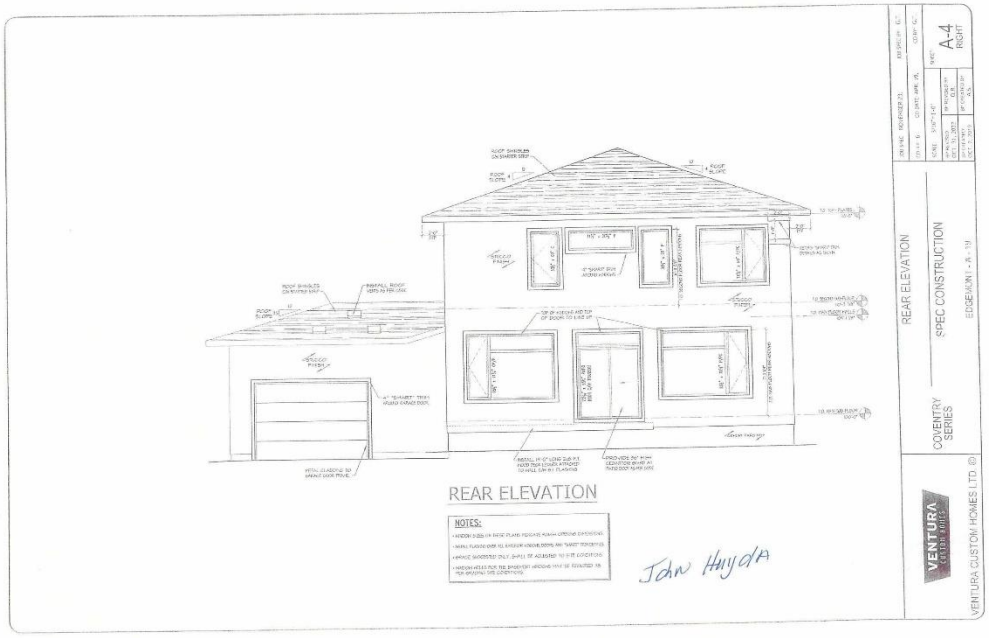
REAR ELEVATION
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REAR ELEVATION
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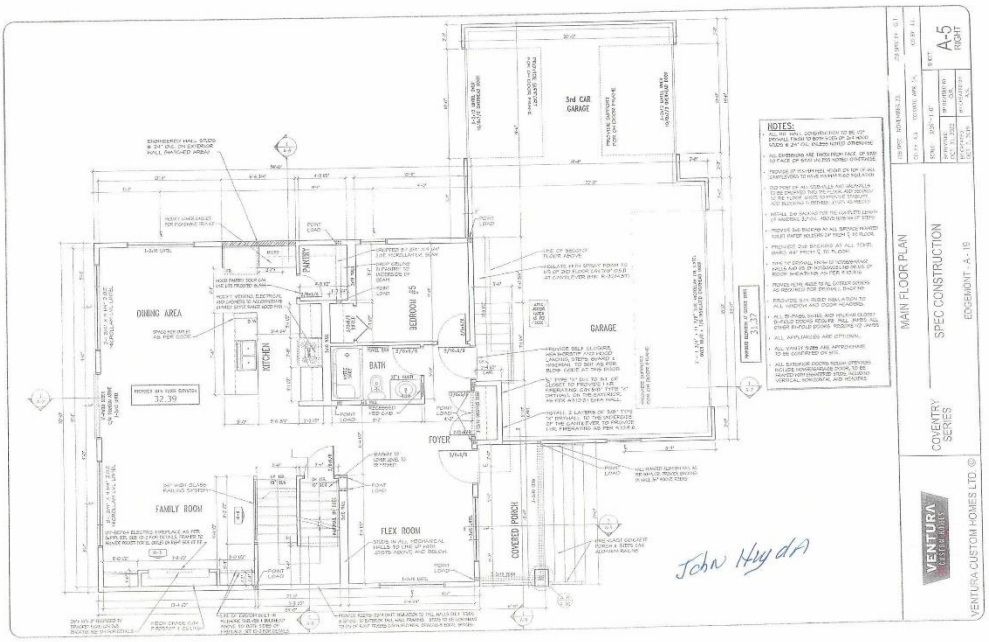
A-4
RIGHT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DINING AREA
KITCHEN
PANTRY
BEDROOM #5
BATH
GARAGE
FOYER
FAMILY ROOM
FLEX ROOM
COVERED PORCH
NOTES:
MAIN FLOOR PLAN
SPEC CONSTRUCTION
COVENTRY SERIES
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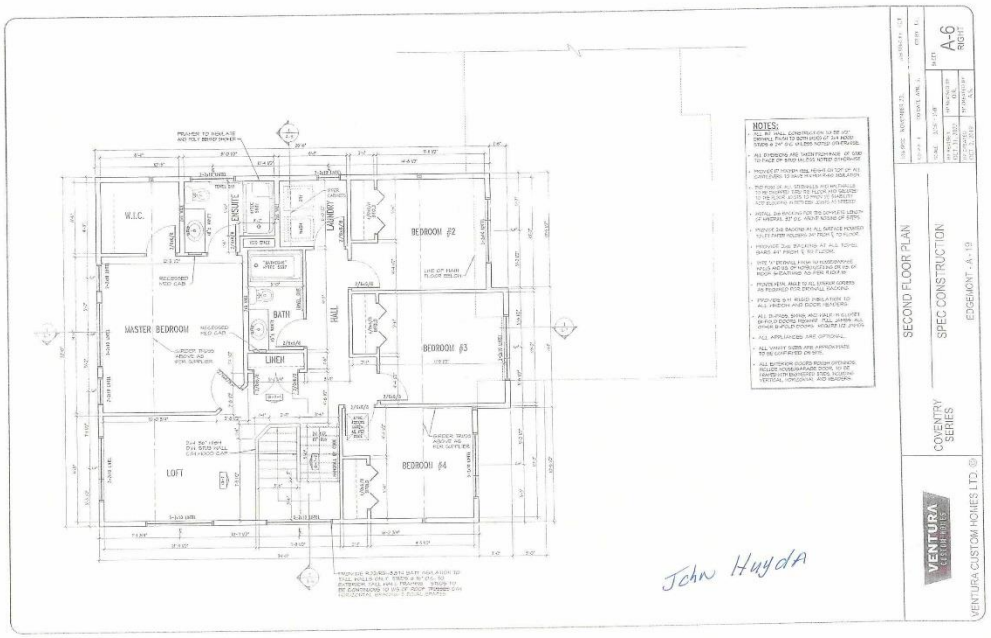
A-5
VENTURA CUSTOM HOMES LTD. ©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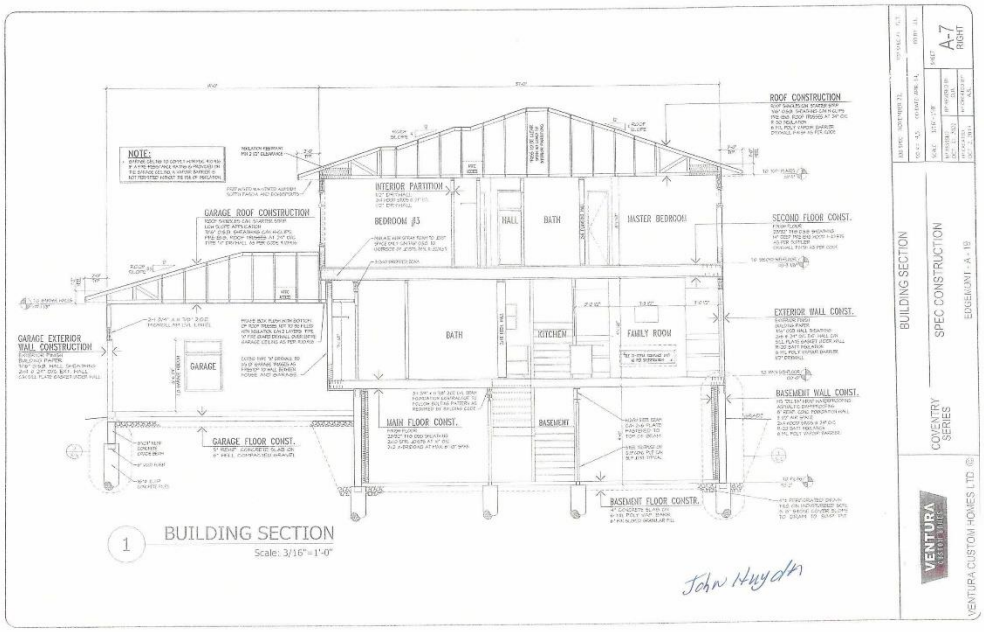
ENSUITE
LAUNDRY
BEDROOM #2
MASTER BEDROOM
BATH
HALL
LINEN
BEDROOM #3
LOFT
BEDROOM #4
John Huyda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INTERIOR PARTITION
BEDROOM #3
HALL
BATH
MASTER BEDROOM
SECOND FLOOR CONST.
GARAGE ROOF CONSTRUCTION
BATH
KITCHEN
FAMILY ROOM
EXTERIOR WALL CONST.
GARAGE EXTERIOR WALL CONSTRUCTION
GARAGE
BASEMENT WALL CONST.
MAIN FLOOR CONST.
BASEMENT
GARAGE FLOOR CONST.
BASEMENT FLOOR CONSTR.
1 BUILDING SECTION
Scale: 3/16" = 1'-0"
BUILDING SECTION
SPEC CONSTRUCTION
COVENTRY SERIES
EDGEMONT - A - 19
A-7
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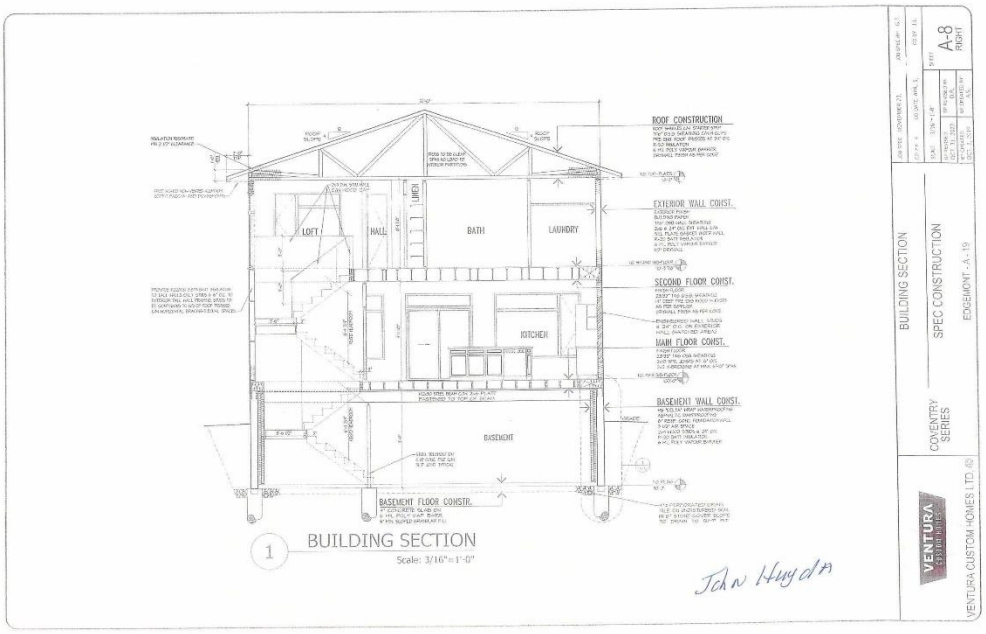
VENTURA
VENTURA CUSTOM HOMES LTD. ©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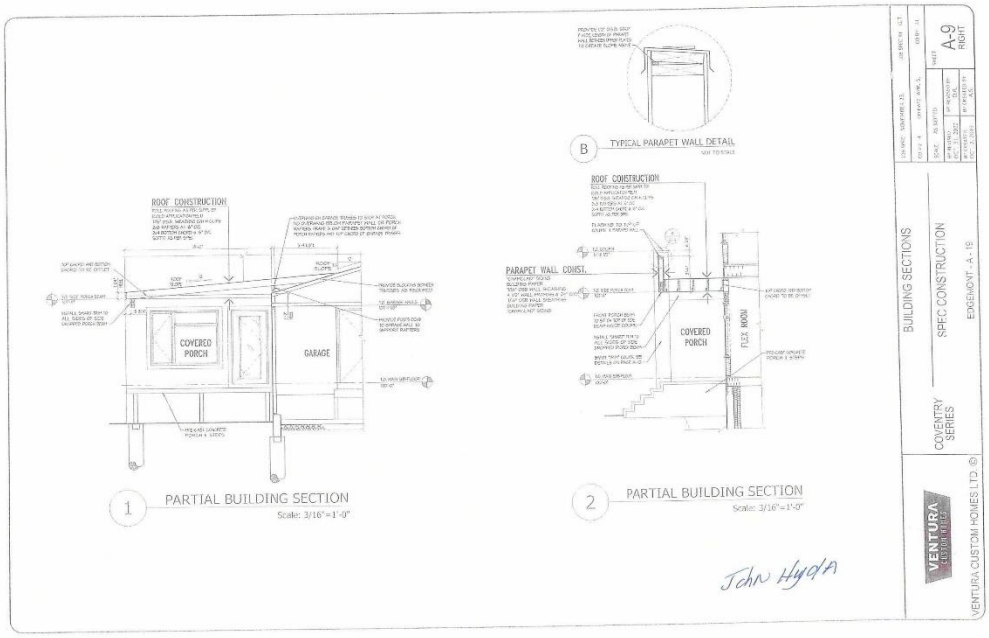
MAIN FLOOR CONST.
BASEMENT WALL CONST.
BASEMENT FLOOR CONSTR.
LOFT
HALL
BATH
LAUNDRY
KITCHEN
BASEMENT
1 BUILDING SECTION
Scale: 3/16"=1'-0"
John Huyda
BUILDING SECTION
COVENTRY SERIES
SPEC CONSTRUCTION
EDGEMONT - A-19
VENTURA
VENTURA CUSTOM HOMES LTD.
A-8
RIGHT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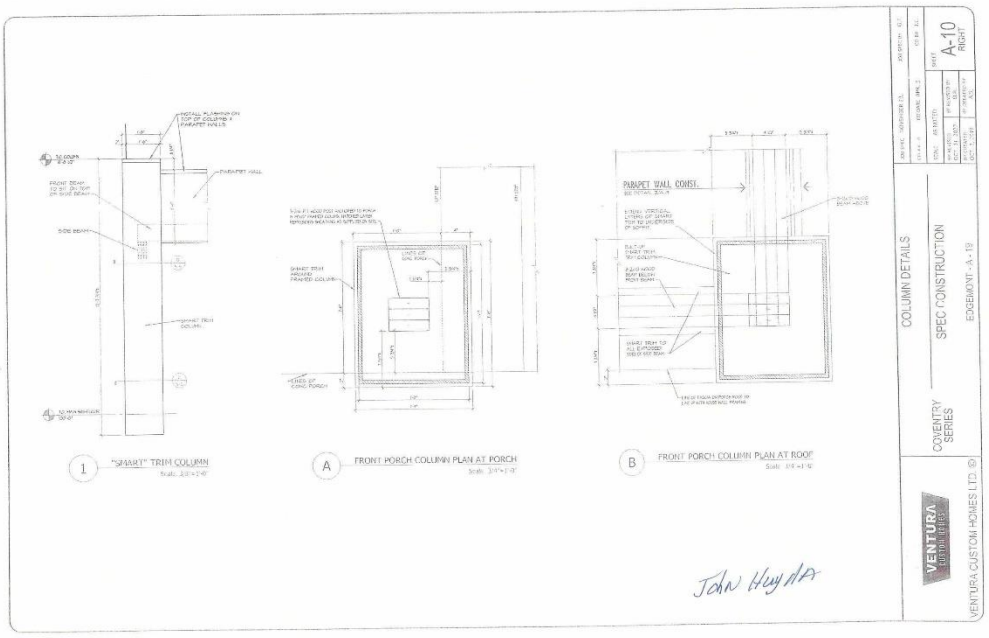
ROOF CONSTRUCTION
COVERED PORCH
GARAGE
2
PARTIAL BUILDING SECTION
Scale: 3/16"=1'-0"
John Hyde
BUILDING SECTIONS
COVENTRY SERIES
SPEC CONSTRUCTION
EDGEMONT - A - 19
A-9
RIGHT
VENTURA
VENTURA CUSTOM HOMES LTD. ©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A FRONT PORCH COLUMN PLAN AT PORCH
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EDGEMONT - A - 19
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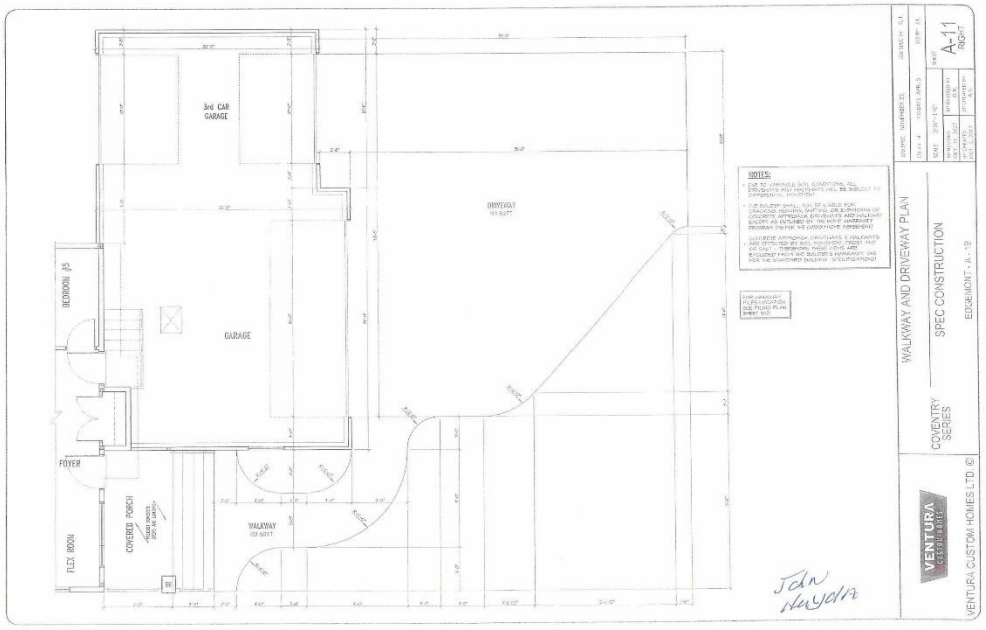
A-10
RIGHT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DRIVEWAY
GARAGE
BEDROOM #5
FOYER
FLEX ROOM
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WALKWAY
NOTES:
WALKWAY AND DRIVEWAY PLAN
SPEC CONSTRUCTION
COVENTRY SERIES
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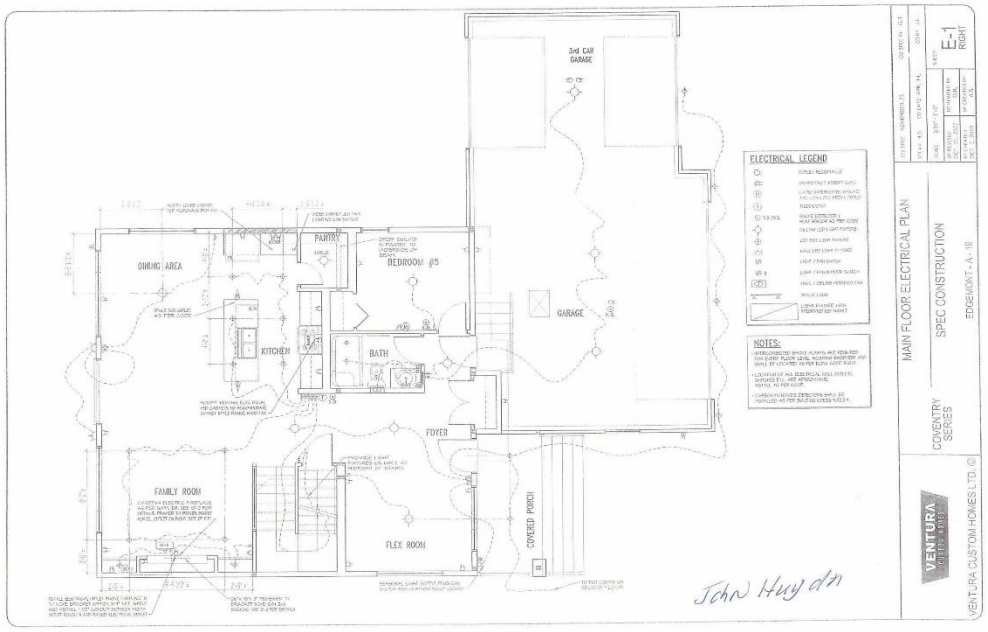
A-11
RIGHT
VENTURA
VENTURA CUSTOM HOMES LTD ©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DINING AREA
PANTRY
BEDROOM #5
KITCHEN
BATH
GARAGE
FOYER
FAMILY ROOM
FLEX ROOM
COVERED PORCH
ELECTRICAL LEGEND
NOTES:
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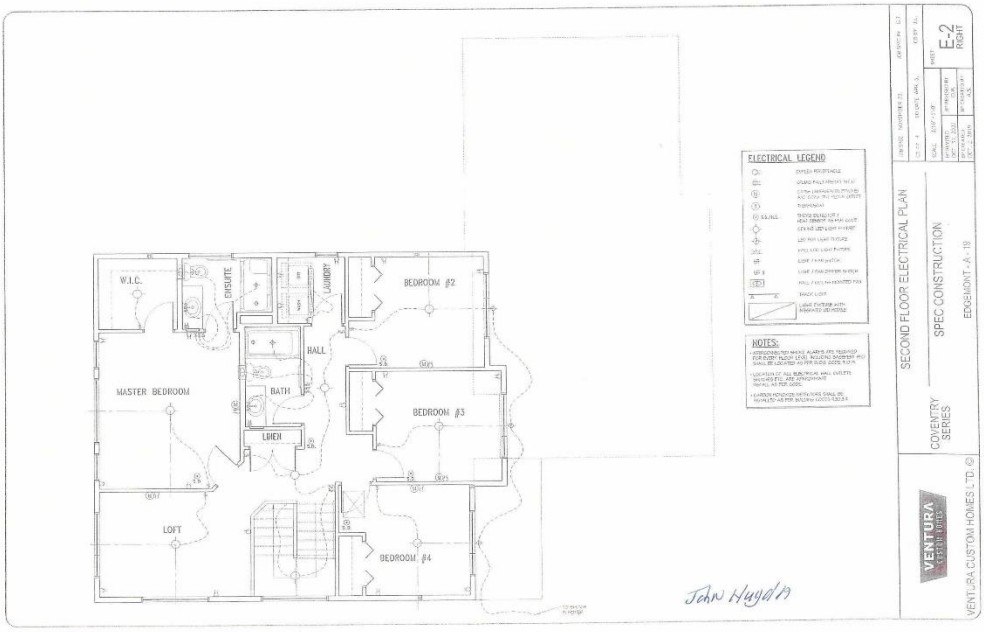
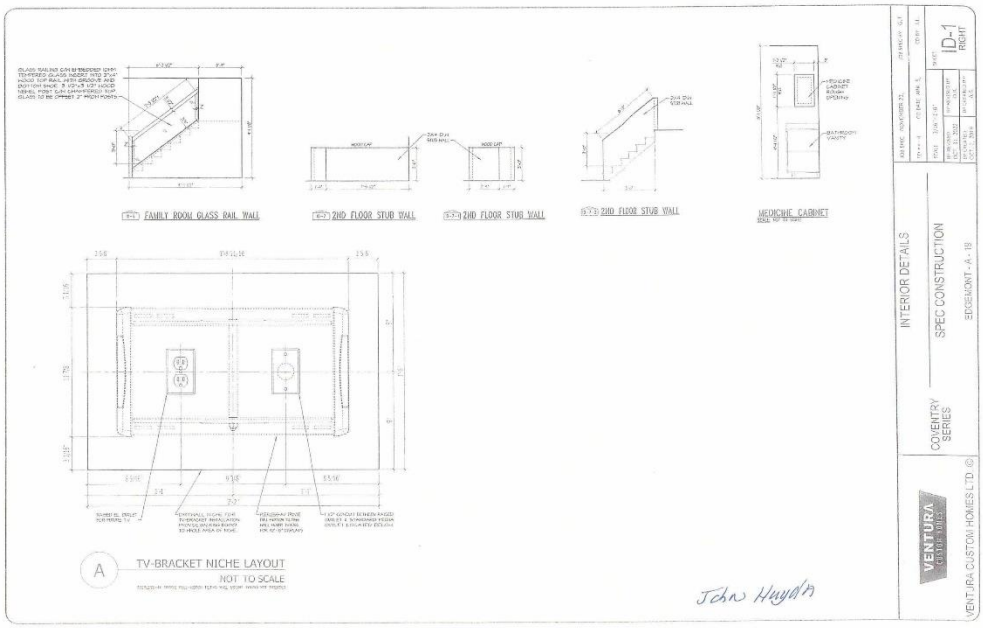
SPEC CONSTRUCTION
COVENTRY SERIES
EDGEMONT - A - 10
E-1
RIGHT
VENTURA
VENTURA CUSTOM HOMES LTD. ©


W.I.C.
ENSUITE
LAUNDRY
BEDROOM #2
HALL
MASTER BEDROOM
BATH
LINEN
BEDROOM #3
LOFT
BEDROOM #4
ELECTRICAL LEGEND
NOTES:
SECOND FLOOR ELECTRICAL PLAN
SPEC CONSTRUCTION
EDGEMONT-A-19
COVENTRY SERIES
E-2
VENTURA
VENTURA CUSTOM HOMES LTD. ©


FAMILY ROOM GLASS RAIL WALL
2ND FLOOR STUB WALL
2ND FLOOR STUB WALL
2ND FLOOR STUB WALL
MEDICINE CABINET
A
TV-BRACKET NICHE LAYOUT
NOT TO SCALE
INTERIOR DETAILS
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EDGEMONT - A - 18
ID-1
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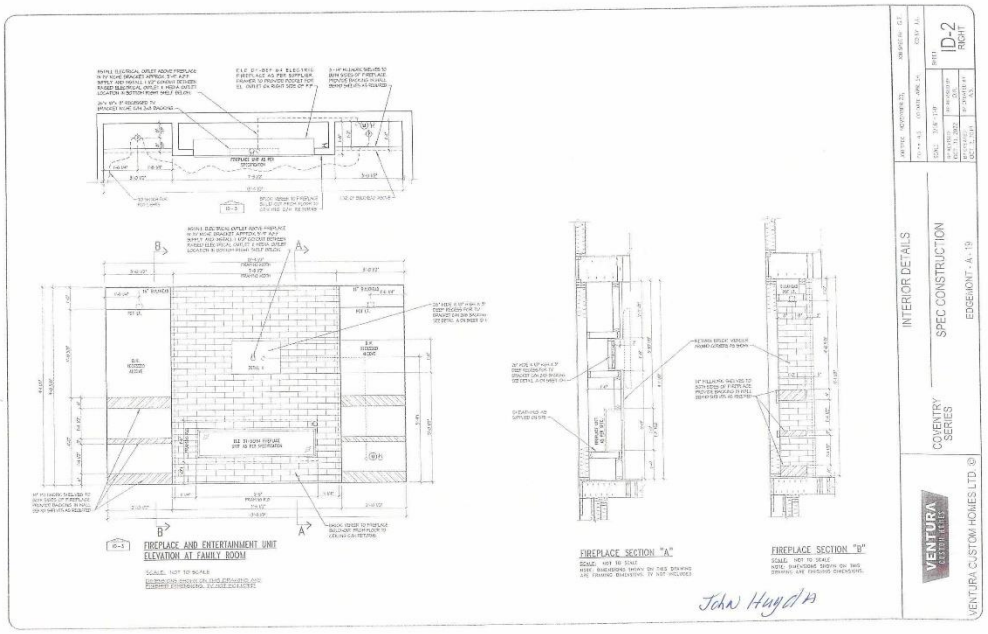
VENTURA CUSTOM HOMES LTD. ©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COVENTRY SERIES
VENTURA
ID-2
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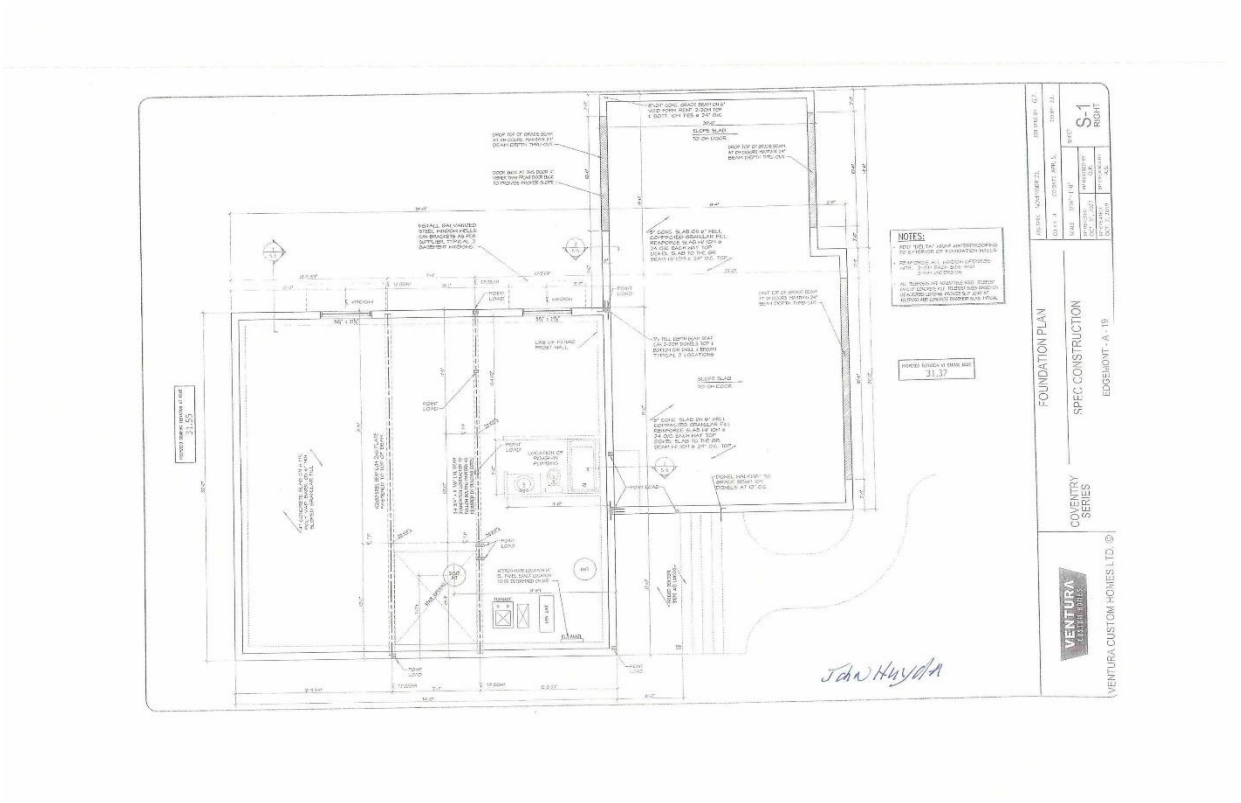
FIREPLACE AND ENTERTAINMENT UNIT ELEVATION AT FAMILY ROOM
FIREPLACE SECTION "A"
FIREPLACE SECTION "B"
VENTURA CUSTOM HOMES LTD. ©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S-1
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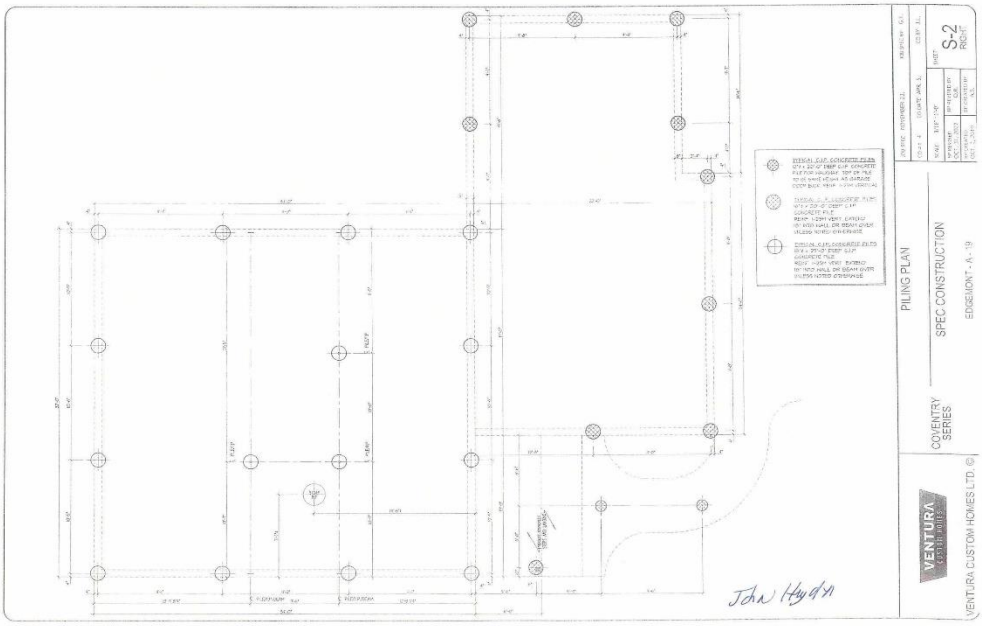
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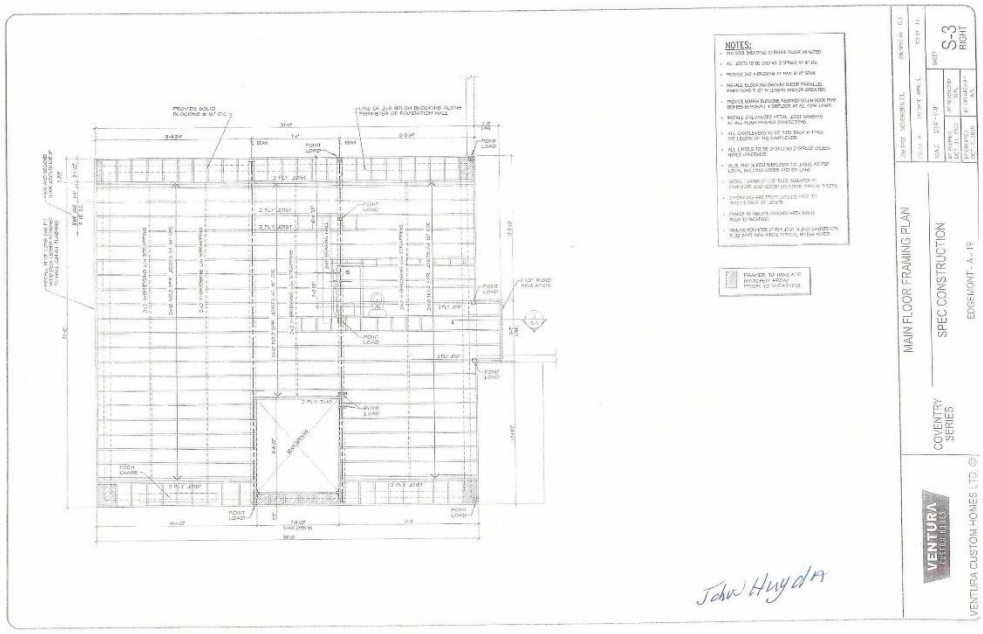
S-2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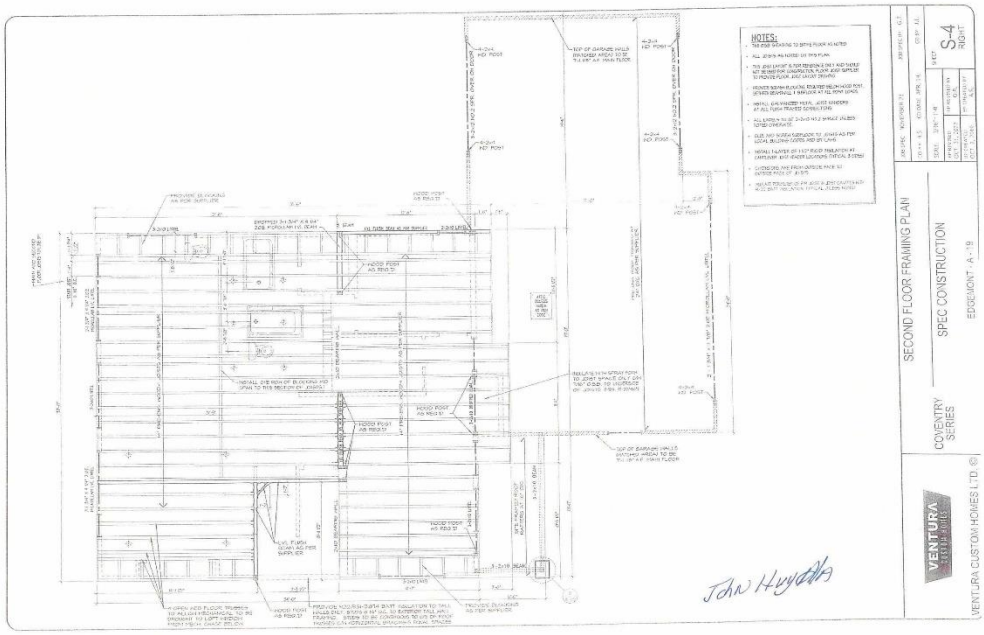
S-3
RIGHT
John Huyda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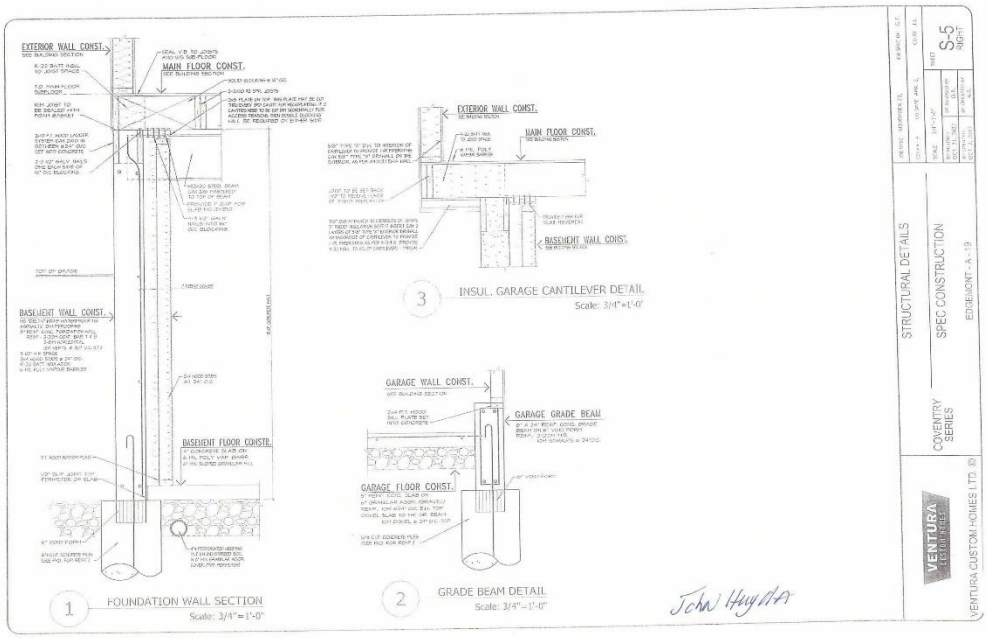
S-4
RIGHT
VENTURA
VENTURA CUSTOM HOMES LTD.


EXTERIOR WALL CONST.
MAIN FLOOR CONST.
BASEMENT WALL CONST.
BASEMENT FLOOR CONSTR.
1
FOUNDATION WALL SECTION
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EXTERIOR WALL CONST.
MAIN FLOOR CONST.
BASEMENT WALL CONST.
3
INSUL. GARAGE CANTILEVER DETAIL
Scale: 3/4"=1'-0"
GARAGE WALL CONST.
GARAGE GRADE BEAM
GARAGE FLOOR CONST.
2
GRADE BEAM DETAIL
Scale: 3/4"=1'-0"
S-5
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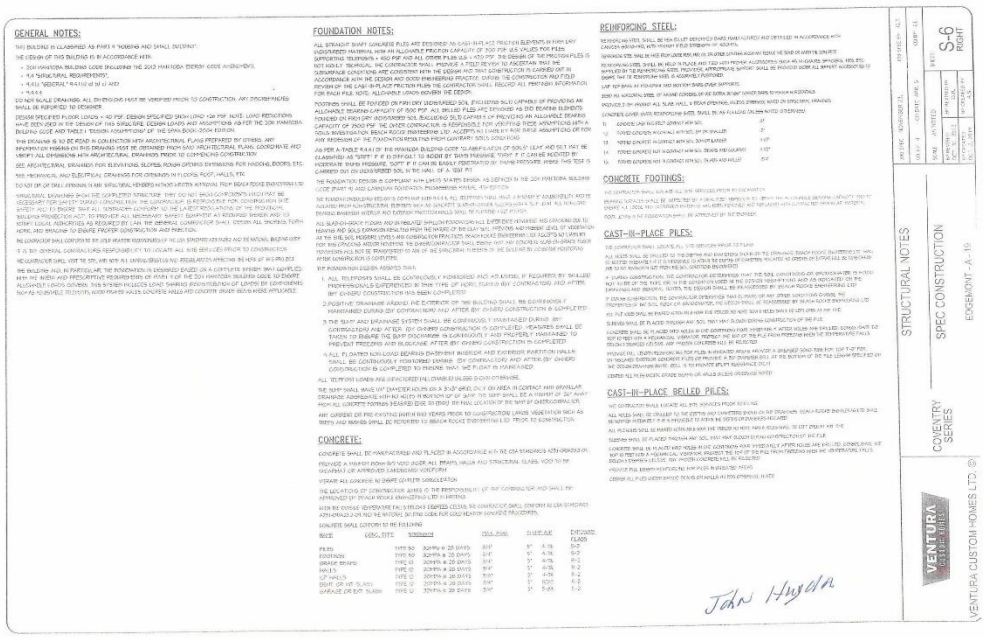
EDGEMONT - A - 19
VENTURA
VENTURA CUSTOM HOMES LTD.



GENERAL NOTES:

THIS BUILDING IS CLASSIFIED AS PART 9 HOUSING AND SMALL BUILDINGS.

THE DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH:

- 2024 MANITOBA BUILDING CODE (INCLUDING THE 2023 MANITOBA ENERGY CODE AMENDMENTS)
- "9.4 "STRUCTURAL REQUIREMENTS".
- "9.4.1.1 "GENERAL" 9.4.1.1(1) (a) (i) AND
- "9.4.4.4

DO NOT SCALE DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGNER.

DESIGN SPECIFIED FLOOR LOADS = 40 PSF. DESIGN SPECIFIED SNOW LOAD =24 PSF. NOTE: LOAD REDUCTIONS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE. DESIGN LOADS AND ASSUMPTIONS AS PER THE 2024 MANITOBA BUILDING CODE AND TABLE 1 "DESIGN ASSUMPTIONS" OF THE SPAN BOOK 2024 EDITION.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS PREPARED BY OTHERS. ANY DIMENSION SHOWN ON THIS DRAWING MUST BE OBTAINED FROM SAID ARCHITECTURAL PLANS. COORDINATE AND VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING CONSTRUCTION

SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, SLOPES, ROOM OPENING DIMENSIONS FOR HOUSING, DOORS, ETC.

SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS IN FLOORS, ROOF, WALLS, ETC.

DO NOT CUT OR DRILL OPENINGS IN ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM BEACH ROCKS ENGINEERING LTD.

STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE. THEY DO NOT SHOW COMPONENTS WHICH MAY BE NECESSARY FOR SAFETY DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION IN SAFETY AND TO ENSURE THAT ALL SUBTRADES CONFORM TO THE LATEST REGULATIONS OF THE PROVINCIAL BUILDING PROTECTION ACT, TO PROVIDE ALL NECESSARY SHORT DURATION AS REQUIRED BRACING AND TO CONSULT LOCAL AUTHORITIES AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL DESIGN ALL BRACING, FORMWORK, AND SHORING TO ENSURE PROPER CONSTRUCTION AND ERECTION.

THE CONTRACTOR SHALL CONFORM TO ALL LOCAL HEALTH REGULATIONS AT THE JOB SITE AND TO THE NATIONAL BUILDING CODE.

IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SITE SERVICES PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL VISIT THE SITE AND NOTE ALL CONDITIONS AND REGULATIONS AFFECTING THE WORK OF HIS PROJECT.

THE BUILDING HAS, IN PARTICULAR, THE FOUNDATIONS IS DESIGNED BASED ON A COMPLETE SYSTEM THAT COMPLIES WITH THE MINIMUM AND PRESCRIPTIVE REQUIREMENTS OF PART 9 OF THE 2024 MANITOBA BUILDING CODE TO ENSURE ADEQUATE LOADS CARRIED. THIS SYSTEM INCLUDES LOAD SHARING DISTRIBUTION OF LOADS BY CONTINUOUS SUCH AS HORIZONTAL FLOOR, ROOF FRAMED WALLS, CONCRETE WALLS AND CONCRETE GRADE BEAMS WHERE APPLICABLE.

FOUNDATION NOTES:

ALL STRAIGHT SHAFT CONCRETE PILES ARE DESIGNED AS END BEARING FRICTION ELEMENTS IN FIRM DRY UNDISTURBED MATERIAL WITH AN ALLOWABLE FRICTION CAPACITY OF 3000 PSF (US VALUES) FOR PILES SUPPORTING TELEPHONES + 4500 PSF AND ALL OTHER PILES (US) + 4500 PSF. THE DESIGN OF THE FRICTION PILES IS NOT HIGHLY TECHNICAL, THE CONTRACTOR SHALL PROVIDE A FIELD REVIEW TO ASCERTAIN THAT THE SUBSURFACE CONDITIONS ARE CONSISTENT WITH THE DESIGN AND THAT CONSTRUCTION IS CARRIED OUT IN ACCORDANCE WITH THE DESIGN AND GOOD ENGINEERING PRACTICE DURING THE CONSTRUCTION AND FIELD REVIEW OF THE CAST-IN-PLACE FRICTION PILES THE CONTRACTOR SHALL RECORD ALL PERTINENT INFORMATION FOR EACH PILE NOTE: ALLOWABLE LOADS ASSUMED IN DESIGN.

FOOTINGS SHALL BE POURED ON FIRM DRY UNDISTURBED SOIL (FREE FROM SOLID CONTENT) OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 1500 PSF. ALL DRILLED PILES ARE DESIGNED AS END BEARING ELEMENTS FOUNDED ON FIRM DRY UNDISTURBED SOIL EXCLUDING OLD CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 3000 PSF. THE OWNER CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS WITH A SOILS INVESTIGATION. BEACH ROCKS ENGINEERING LTD. ACCEPTS NO LIABILITY FOR THESE ASSUMPTIONS OR FOR ANY REVISIONS OF THE FOUNDATION RESULTING FROM CONTRARY SOILS CONDITIONS.

AS PER A TABLE 9.4.4.2 OF THE MANITOBA BUILDING CODE "CLASSIFICATION OF SOILS" CLAY AND SILT MAY BE CLASSIFIED AS "GOOD" IF IT IS DIFFICULT TO MOULD BY HAND THROUGH "FAIR" IF IT CAN BE MOULDED BY MODERATE HAND PRESSURE, "SOFT" IF IT CAN BE EASILY PENETRATED BY THUMB PRESSURE. WHERE THIS TEST IS CARRIED OUT ON DISTURBED SOIL TO THE HALL OF A TEST PIT.

THE FOUNDATION DESIGN IS COMPLIANT WITH LIMIT STATES DESIGN, AS DEFINED IN THE 2024 MANITOBA BUILDING CODE (PART 9) AND CANADIAN FOUNDATION ENGINEERING MANUAL 4TH EDITION.

THE FOUNDATION AND FOOTING DESIGN IS COMPLIANT WITH PART 9. ALL FOOTINGS SHALL HAVE A MINIMUM 1' EMBEDMENT AND TO BE POURED FROM NON-DISTURBED, UNDISTURBED SOIL EXCLUDING OLD CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 1500 PSF. ALL FOOTINGS SHALL BE CENTERED UNDER LOAD BEARING WALLS AND COLUMNS. ALL LOAD BEARING INTERIOR AND EXTERIOR PARTITION WALLS SHALL BE PLATFORM FRAMED.

ALL SLAB-ON-GRADE FLOORS AND ANY INSULATED BASEMENT FOUNDATION WALLS EXTERIOR BASEMENT AND GARAGE DUE TO FROST HEAVING AND SOILS EXPANSION RESULTING FROM THE PRESENCE OF EXCESS SOIL MOISTURE. IN ADDITION TO ALLOWS AS PER THE SOILS INVESTIGATION REPORT. THE OWNER/CONTRACTOR SHALL ENSURE THAT ANY EXCAVATED SUB-GRADE FLOOR FOR THE EXISTING AREAS INCLUDING THE OWNER/CONTRACTOR SHALL ENSURE THAT ANY EXCAVATED SUB-GRADE FLOOR MOISTURE WILL NOT BE TRANSFERRED TO ANY OF THE STRUCTURAL ELEMENTS OF THE BUILDING BY CONSTANT MONITORING AFTER CONSTRUCTION IS COMPLETED.

THE FOUNDATION DESIGN ASSUMES THAT:

1. ALL TOPSOILS SHALL BE CONTINUOUSLY MONITORED AND AS EXTRA, IF REQUIRED BY SKILLED PROFESSIONALS EXPERIENCED IN THIS TYPE OF WORK DURING BOTH CONTRACTORS AND AFTER BY OWNER) CONSTRUCTION HAS BEEN COMPLETED.
2. POSITIVE DRAINAGE AWAY FROM THE EXTERIOR OF THE BUILDING SHALL BE CONTINUOUSLY MAINTAINED DURING BOTH CONTRACTORS AND AFTER BY OWNER) CONSTRUCTION IS COMPLETED.
3. THE SUMP AND DRAINAGE SYSTEM SHALL BE CONTINUOUSLY MAINTAINED DURING BOTH CONTRACTORS AND AFTER BY OWNER) CONSTRUCTION IS COMPLETED. MEASURES SHALL BE TAKEN TO ENSURE THE SUMP DISCHARGE IS CONTINUOUSLY AND PROPERLY MAINTAINED TO PREVENT FREEZING AND BLOCKAGE AFTER BY OWNER) CONSTRUCTION IS COMPLETED.
4. ALL FLOATED NON-LOAD BEARING BASEMENT INTERIOR AND EXTERIOR PARTITION WALLS SHALL BE CONTINUOUSLY MONITORED DURING BOTH CONTRACTORS AND AFTER BY OWNER) CONSTRUCTION IS COMPLETED TO ENSURE THAT THE FLOAT IS MAINTAINED.

ALL TOPSOILS LOOSE AND DISTURBED FILL OVER IS UNLESS SHOWN OTHERWISE.

THE SUMP SHALL HAVE NOT DRAINER HOLES OR A 3/4" GRAVEL ONLY ON AREA IN CONTACT AND GRANULAR DRAINAGE AGGREGATE WITH NO HOLES IN BOTTOM OF OF SUMP. THE SUMP SHALL BE A MINIMUM OF 24" AWAY FROM ALL CONCRETE FOOTINGS (NEAREST EDGE TO EDGE) TO MAX LOCATION OF THE WAY BY CONTRACTOR.

ANY GARDENS OR PRE-EXISTING WATER END YEARS PRIOR TO CONSTRUCTION LARGE VEGETATION SUCH AS TREES AND SHRUBS SHALL BE REMOVED TO BEACH ROCK ENGINEERING LTD. PRIOR TO CONSTRUCTION.

CONCRETE:

CONCRETE SHALL BE MANUFACTURED AND PLACED IN ACCORDANCE WITH THE CSA STANDARD A23.1/A23.2-04.

PROVIDE A MINIMUM 6MIL BIT VOID UNDER ALL BEAMS, WALLS AND STRUCTURAL SLABS. VOID TO BE REMOVED OR APPROVED UNDERMINED VOID FILL.

VIBRATE ALL CONCRETE TO ENSURE COMPLETE CONSOLIDATION.

THE LOCATIONS OF CONSTRUCTION JOINTS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE APPROVED BY BEACH ROCKS ENGINEERING LTD. IN WRITING.

WHEN RE-EXPOSE HEADSTRIKE FALSEWORK EXPOSED CEILING, THE CONTRACTOR SHALL CONFORM TO CSA STANDARD A23.1/A23.2-04 AND THE NATIONAL BUILDING CODE FOR SOLID HEATHER SURFACE PROTECTION.

CONCRETE SHALL CONFORM TO THE FOLLOWING

BASE	CONC. TYPE	STRENGTH	COLD WEAR	SLUMP RANGE	EXPOSURE CLASS
PILES	TYPE 50	30MPa @ 28 DAYS	3/4"	5" - 6"	C-2
FOOTINGS	TYPE 50	30MPa @ 28 DAYS	3/4"	5" - 6"	C-2
GRADE BEAMS	TYPE 10	20MPa @ 28 DAYS	3/4"	3" - 4"	N-A
WALLS	TYPE 10	20MPa @ 28 DAYS	3/4"	3" - 4"	N-A
SLP WALLS	TYPE 10	20MPa @ 28 DAYS	3/4"	3" - 4"	N-A
SLAB ON GR SLABS	TYPE 10	20MPa @ 28 DAYS	3/4"	3" - 4"	N-A
GARAGE ON GR SLABS	TYPE 10	32MPa @ 28 DAYS	3/4"	3" - 4"	C-2

REINFORCING STEEL:

REINFORCING STEEL SHALL BE NEW BILLET DEFORMED BARS MANUFACTURED AND DETAILED IN ACCORDANCE WITH CANADA REINFORCING STEEL INSTITUTE STEEL REINFORCING MANUAL.

REINFORCING STEEL SHALL BE NEW BILLET DEFORMED BARS MANUFACTURED AND DETAILED IN ACCORDANCE WITH CANADA REINFORCING STEEL INSTITUTE STEEL REINFORCING MANUAL.

REINFORCING STEEL SHALL BE HELD IN PLACE AND TIED WITH PROPER ACCESSORIES SUCH AS SQUARED SPACERS, CHAIRS, ETC. SUPPLIED BY THE REINFORCING STEEL PROVIDER. APPROPRIATE SUPPORT SHALL BE PROVIDED WORK AS IMPORT ALLOWED TO ENSURE THAT THE REINFORCING STEEL IS ADEQUATELY SUPPORTED.

LAP TOP BARS AT FOUNDATION AND BOTTOM BARS OVER SUPPORTS.

DOWEL ALL VERTICAL STEEL OF WALL CONTINUITY AT EXTRA BOTTOM CORNER BARS TO MATCH HORIZONTALS.

PROVIDE 2-#4 DOWELS ALL SLAB WALL + BEAM OPENINGS, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS.

CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

11	CONCRETE CAST AGAINST AND EXPOSED TO EARTH OR WEATHER	2"
12	FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	1 1/2"
13	FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER	1 1/2"
14	FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER	1 1/2"
15	FORMED CONCRETE NOT EXPOSED TO EARTH OR WEATHER	3/4"

CONCRETE FOOTINGS:

NO CONSTRUCTION SHALL OCCUR ON ANY DISTURBED SOILS OR EXCAVATION.

FOOTINGS INDICATED SHALL BE DEPICTED BY A GEOTECHNICAL ENGINEER TO ATTAIN THE ALLOWABLE BEARING CAPACITY AND TO ENSURE +/- 2" DEPTH BELOW FROST LINE. ANY SOILS DISTURBED OR REMOVED ARE TO BE REPLACED WITH COMPACTED GRANULAR MATERIAL.

SOIL BEARING AND FOUNDATION SHALL BE APPROVED BY THE ENGINEER.

CONCRETE FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR ENGINEERED FILL.

ALL SOILS SHALL BE TESTED BY THE GEOTECHNICAL ENGINEER PRIOR TO FOOTING PLACEMENT.

IF DURING CONSTRUCTION, THE CONTRACTOR DETERMINES THAT SOILS MORE OF ANY OTHER CONDITION DURING THE PREPARATION OF THE SOIL SUCH OF UNSUITABLE, THE AREA SHALL BE EXCAVATED BY BEACH ROCKS ENGINEERING LTD.

ALL FILL USED SHALL BE PLACED WITH IN LIFTS NOT TO EXCEED 8" AND SHALL BE TESTED AS PER THE SPECIFICATIONS.

SLABS SHALL BE PLACED THROUGH ANY SOIL THAT MAY SLOUGH DURING CONSTRUCTION OF THE PILE.

CONCRETE SHALL BE PLACED AND HELD IN THE EXCAVATION FOR A MINIMUM OF 4 HOURS AFTER THE DRILLED SHAFT HAS BEEN COMPLETED WITH A VIBRATOR. VIBRATOR, PERFORM THE TOP OF THE PILE FROM POURING WHEN THE TEMPERATURE FALLS BELOW 5 DEGREES CELSIUS. ANY FROZEN CONCRETE WILL BE REJECTED.

PROVIDE FILL - ENGINEERED FILL FOR FILLS IN REQUIRED AREAS. PROVIDE A DRAINED SAND TRAY TOP 12" OF FILL OR TRENCHED EXTERIOR CONCRETE PILES OR PROVIDE A 3/4" DIAMETER HOLE AT THE BOTTOM OF THE FILL LEVEL DRILLED IN THE DESIGN DRAWING WHERE WELL IS TO PREVENT UPLIFT PRESSURE BUILT.

CENTRE ALL PLUMBERS, GRADE BEAMS OR WALLS UNLESS OTHERWISE NOTED.

CAST-IN-PLACE BELLED PILES:

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO DIGGING.

ALL NEED SHALL BE DRILLED TO THE DEPTHS AND DIAMETERS SHOWN ON THE DRAWINGS. BEACH ROCKS ENGINEERING TO SHALL BE NOTIFIED IMMEDIATELY IF IT IS IMPOSSIBLE TO REACH THE DEPTHS OR DIAMETERS INDICATED.

ALL PILINGS SHALL BE INSPECTED AND APPROVED BEFORE ANY CONCRETE IS PLACED.

SLABS SHALL BE PLACED THROUGH ANY SOIL THAT MAY SLOUGH DURING CONSTRUCTION OF THE PILE.

CONCRETE SHALL BE PLACED AND HELD IN THE EXCAVATION FOR A MINIMUM OF 4 HOURS AFTER THE DRILLED SHAFT HAS BEEN COMPLETED WITH A VIBRATOR. VIBRATOR, PERFORM THE TOP OF THE PILE FROM POURING WHEN THE TEMPERATURE FALLS BELOW 5 DEGREES CELSIUS. ANY FROZEN CONCRETE WILL BE REJECTED.

PROVIDE FILL - ENGINEERED FILL FOR FILLS IN REQUIRED AREAS. PROVIDE A DRAINED SAND TRAY TOP 12" OF FILL OR TRENCHED EXTERIOR CONCRETE PILES OR PROVIDE A 3/4" DIAMETER HOLE AT THE BOTTOM OF THE FILL LEVEL DRILLED IN THE DESIGN DRAWING WHERE WELL IS TO PREVENT UPLIFT PRESSURE BUILT.

CENTRE ALL PLUMBERS, GRADE BEAMS OR WALLS UNLESS OTHERWISE NOTED.

John Hayda

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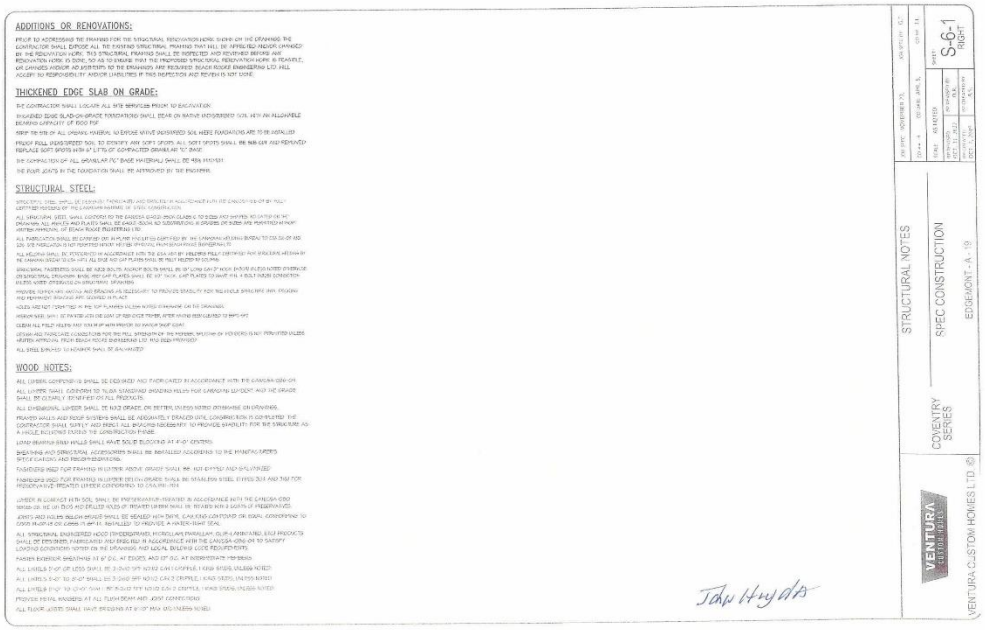

ADDITIONS OR RENOVATIONS:

PRIOR TO ADDRESSING THE FRAMING FOR THE STRUCTURAL RENOVATION WORK SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL EXPOSE ALL THE EXISTING STRUCTURAL FRAMING THAT WILL BE AFFECTED AND/OR CHANGED BY THE RENOVATION WORK. THIS STRUCTURAL FRAMING SHALL BE INSPECTED AND REVIEWED BEFORE ANY RENOVATION WORK IS DONE, SO AS TO ENSURE THAT THE PROPOSED STRUCTURAL RENOVATION WORK IS FEASIBLE, OR CHANGES AND/OR ADDITIONS TO THE DRAWINGS ARE REQUIRED. BEACH RIDGE ENGINEERING LTD. WILL ACCEPT NO RESPONSIBILITY AND/OR LIABILITIES IF THIS INSPECTION AND REVIEW IS NOT DONE.

THICKENED EDGE SLAB ON GRADE:

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO EXCAVATION.

ENGAGED EDGE SLAB-ON-GRADE FOUNDATIONS SHALL BEAR ON NATIVE UNDISTURBED SOIL WITH AN ALLOWABLE BEARING CAPACITY OF 1500 PSF.

KEEP TO SITE OF ALL ORGANIC MATERIAL TO ENSURE NATIVE UNDISTURBED SOIL WHERE FOUNDATIONS ARE TO BE INSTALLED.

PROOF ROLL UNDISTURBED SOIL TO IDENTIFY ANY SOFT SPOTS. ALL SOFT SPOTS SHALL BE SUB-CUT AND REPAIRED. REPLACE SOFT SPOTS WITH 6" LIFTS OF COMPACTED GRANULAR "D" BASE.

SITE COMPACTION OF ALL GRANULAR "D" BASE MATERIALS SHALL BE 100% PROCTOR.

THE FOUR JOINTS IN THE FOUNDATION SHALL BE APPROVED BY THE ENGINEER.

STRUCTURAL STEEL:

STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CANADIAN CODE OF PRACTICE CERTIFIED BY THE CANADIAN INSTITUTE OF STEEL CONSTRUCTION.

ALL STRUCTURAL STEEL SHALL CONFORM TO THE CANADA GRADE (NON-CLASS C) TO CSA G40.21 AND SHALL BE GRADE 350W UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL ANGLES AND PLATES SHALL BE CLASS 300W AS CLASSIFIED IN GRADES OF SIZES AND PROPERTIES OF HOT-ROLLED STRUCTURAL SECTIONS" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL FABRICATED STEEL SHALL BE CERTIFIED BY A PLANT CERTIFIED BY THE CANADIAN WELDING BUREAU TO CSA S16.1-94 AND CSA W47.1 FOR DIVISION 1 OR 2 STRUCTURES. SEE SPECIFICATIONS FOR MORE SPECIFIC PERFORMANCE REQUIREMENTS.

ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CSA W59 (IF WELDING FULLY CERTIFIED) OR STRUCTURAL WELDING IN THE CANADIAN STEEL CODE CSA S16.1-94. ALL BASE AND CAP PLATES SHALL BE FULLY WELDED TO COLUMNS.

STRUCTURAL FASTENERS SHALL BE HIGH STRENGTH BOLTS AS PER ASTM A325. BOLTS SHALL BE 3/4" LONG EACH SIDE OF MEMBER UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. BASE AND CAP PLATES SHALL BE 1/2" THICK. CAP PLATES TO HAVE FOR 4 BOLT HOLE CONNECTION UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

PROVIDE TEMPORARY BRACING AND BRACING AS NECESSARY TO PROVIDE STABILITY FOR THE WHOLE STRUCTURE UNTIL PERMANENT BRACING ARE SECURED IN PLACE.

HOLES ARE NOT TO BE FLAME CUT IN THE TOP FLANGES OF BEAMS UNLESS OTHERWISE ON THE DRAWINGS.

WELDING SHALL NOT BE PERFORMED WHEN THE AMBIENT TEMPERATURE IS LESS THAN -18°C WITHOUT THE PROPER PREHEATING OF THE BASE METAL.

SURFACES, EDGES AND ENDS OF STEEL MEMBERS SHALL BE PREPARED IN ACCORDANCE WITH THE CANADIAN STANDARD FOR STEEL CONSTRUCTION.

SURFACES TO BE IN CONTACT WITH CONCRETE SHALL NOT BE PAINTED.

ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

WOOD NOTES:

ALL LUMBER CONFIRMING TO SPF #2 OR BETTER, UNLESS NOTED OTHERWISE ON DRAWINGS.

ALL LUMBER SHALL CONFORM TO NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER, AND THE GRADE SHALL BE CLEARLY IDENTIFIED ON ALL PRODUCTS.

ALL DIMENSIONAL LUMBER SHALL BE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE ON DRAWINGS.

FRAMED WALLS AND ROOF SYSTEMS SHALL BE ADEQUATELY BRACED UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL SUPPLY AND ERECT ALL BRACING NECESSARY TO PROVIDE STABILITY FOR THE STRUCTURE AS A WHOLE, INCLUDING DURING THE CONSTRUCTION PERIOD.

JOINT BEARING STUD WALLS SHALL HAVE SOLID BLOCKING AT 4'-0" CENTERS.

SHEATHING AND STRUCTURAL ACCESSORIES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

FASTENERS USED FOR FRAMED IN LUMBER ABOVE GRADE SHALL BE HOT DIPPED AND GALVANIZED.

FASTENERS USED FOR FRAMED IN LUMBER BELOW GRADE SHALL BE STAINLESS STEEL OR HOT DIPPED AND TAG FOR PRESERVATIVE TREATED LUMBER CONFORMING TO CSA-080-1974.

LUMBER IN CONTACT WITH SOIL SHALL BE PRESERVATION TREATED IN ACCORDANCE WITH THE CANADA CSA STANDARD. SEE CUT ENDS AND DRILLED HOLES OF TREATED LUMBER SHALL BE TREATED WITH 2 COATS OF PRESERVATIVES.

JOINTS AND HOLES BELOW GRADE SHALL BE SEALED WITH TAPE, CAULKING COMPOUND OR EQUAL CONFORMING TO CGSB 19-GP-5 OR CGSB 19-GP-14, INSTALLED TO PROVIDE A WATER-TIGHT SEAL.

ALL STRUCTURAL ENGINEERED WOOD (ENGINEERED, MICRO-LAM, PARALLAM, GLB-LAMINATED, ETC.) PRODUCTS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CANADA CSA-086 OR TO SATISFY LOCALLY ENFORCED CODES NOTED ON THE DRAWINGS AND LOCAL BUILDING CODE REQUIREMENTS.

PROVIDE EXTERIOR SHEATHING AT 8" O.C. AT EDGES, AND 12" O.C. AT INTERMEDIATE FIELD BRACE.

ALL LINTELS 5'-0" OR LESS SHALL BE 2-2x10 SPF NO.1/2 GIRT (SUPPLE) 1 KING STUD, UNLESS NOTED.

ALL LINTELS 5'-01" TO 8'-0" SHALL BE 2-2x12 SPF NO.1/2 GIRT (SUPPLE) 1 KING STUD, UNLESS NOTED.

ALL LINTELS 8'-01" TO 12'-0" SHALL BE 2-3x12 SPF NO.1/2 GIRT 2 SUPPLE 1 KING STUD, UNLESS NOTED.

PROVIDE METAL WASHERS AT ALL FLUSH BEAM AND JOIST CONNECTIONS.

ALL FLOOR JOISTS SHALL HAVE BRIDGING AT 8'-0" MAX. O.C. UNLESS NOTED.

John Huydts

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