Agenda – Standing Policy Committee on Property and Development – March 5, 2026

REPORTS

Item No. 13 Rezoning – 158 Oxford Street
(River Heights - Fort Garry Ward)
File DAZ 227/2025 [c/r DAV 260504/2025D]

COMMUNITY COMMITTEE RECOMMENDATION:

On February 23, 2026, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for rezoning under File DAZ 227/2025 [c/r DAV 260504/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

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PUBLIC HEARING SUMMARY

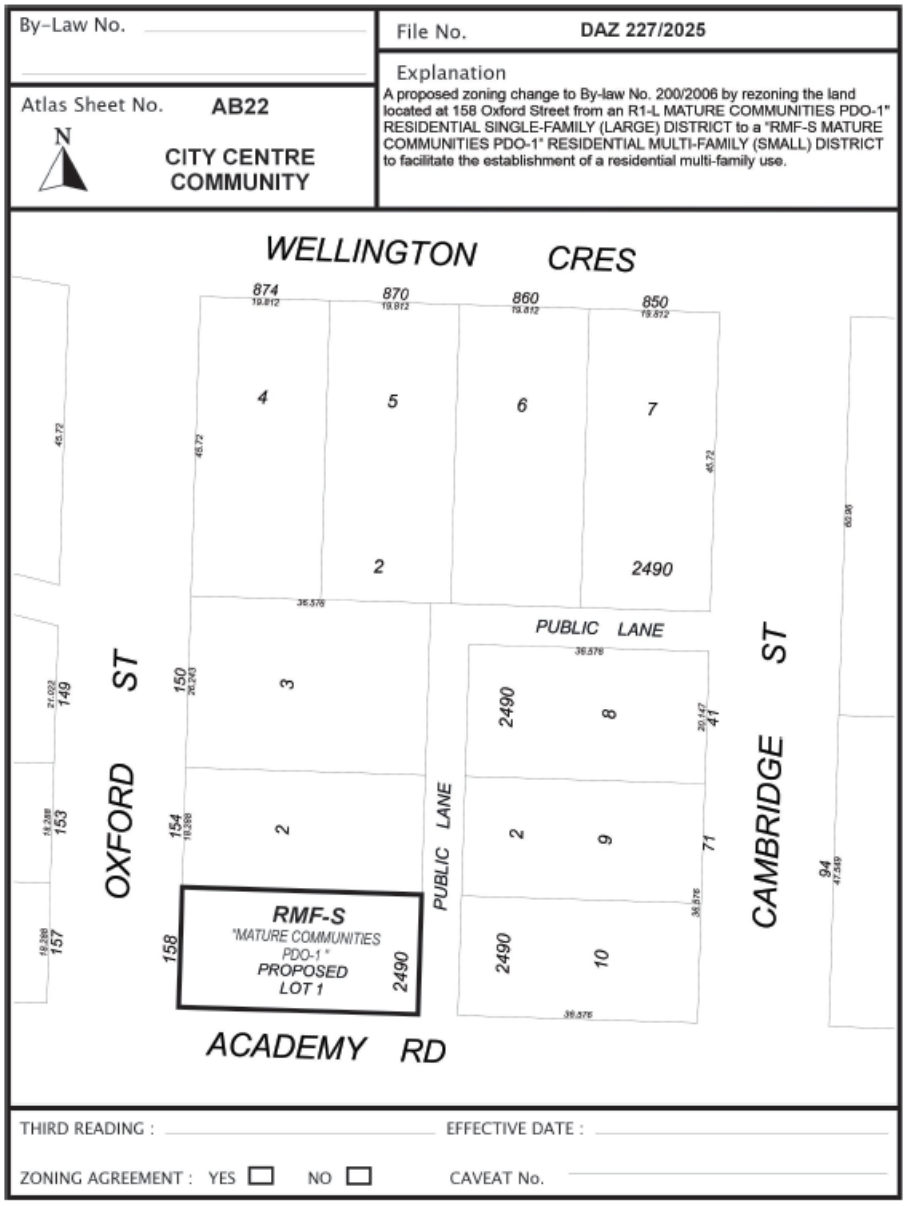
File: DAZ 227/2025

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

Public Hearing: February 23, 2026
Council Building, 510 Main Street

Applicant: Paris Developments Ltd. (Evan Roskosz)

Subject:



Premises Affected: 158 Oxford Street

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

Prepared by: K. Dolski, Senior Committee Clerk
City Centre Community Committee

Report date: February 25, 2026

Community Committee Recommendation:

On February 23, 2026, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the application and proposed by-law for rezoning under File DAZ 227/2025 [c/r DAV 260504/2025D] be rejected.

2. That in accordance with Subsection 281(2) of The City of Winnipeg Charter, the supporting reasons of the hearing body, be adopted.

3. That the Proper Officers of the City 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. My fellow colleagues know how concerned I was about the 4 plex and how that's going to work and right off the hop we have an applicant going in for a 6-plex, whose indicating that even though every other house in the area, 'there's nothing this large anywhere near the area, it's a modest increase', it's not. It's going from 1 to 6. That's not modest. I don't know how he continues to talk about that being modest. I think 4 would be a little bit difficult as well but definitely 6 is.

2. You're looking at the built form, he says it wouldn't change that much, well, the massing and the actual addition of the 2 units does change quite a bit. That's why you have to look at both context, not just the built form, but the impact on the neighbourhood and having 6 plus no visitor spots you're going to really impact that neighbourhood. Regardless of the sun, the neighbourhood totally getting blocked out of their sun.

3. The fact that the applicant also never talked to me about it. He may say that's his standard proforma. Well that's not proforma that I appreciate in the River Heights Fort Garry ward. I appreciate that he mentioned he should talk to me, but he chose to take his own path and not even hold a public hearing. All developers, not just this developer, should be doing public consultations with the neighbourhood, and I do request that we have time to talk about it, to make sure that developments can go through sooner, better. You're right though, it was mentioned before that The City of Winnipeg does not have an obligation for developers to meet with the Councillor or do public hearings. We have had many motions in the past that have failed, to change that.

4. I don't see any residents in the area that are supportive of this at all. I see residents in a very short block, the majority of them that are out today say that they do not support it, but we did hear some residents say they could support a 4-plex. I do concur with the back lanes. It's going to be quite difficult to put 6 cars back there, getting in and out will be difficult, especially with Wellington Crescent. It's hard to get onto Wellington Crescent in the summertime, so they're going to have to come out on Academy. This is a problem we are facing as Academy Road continues to build in use already.

5. Regarding the housing requirements in the City of Winnipeg, as we note through our housing HAF repots, multi-units, we have achieved our goals and surpassed them greatly. So I don't think that should be a characterization why we have to support this development, because we want to add 2 more. They already have the right for the 4, which again, I wasn't that keen on that as well, but Councils' will is supreme and they voted on 4.

6. Then we have precedent setting. Once you do a 6-plex already, again, it opens up that door for other developers who's going to come by and make a development and say well you have a 6-plex over there so why can't I do a 6-plex over here. That's precedent setting. For those reasons I do not support that application.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 15

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

Exhibits Filed:

1. Application dated November 18, 2025
2. Notification of Public Hearing dated January 7, 2026
3. Manitoba Status of Title 3381019/1
4. Letter of authorization dated November 17, 2025 from Paris Developments Ltd. to Evan Roskosz
5. Surveyor's Building Location Certificate and sketch dated July 9, 2025
6. Caveat 157100/1
7. Plans (9 pages)
8. Report from the Urban Planning Division dated January 23, 2026
9. Inspection Report
10. Communication dated February 12, 2026, from Carmen Cacea in opposition to the application
11. Communication dated February 13, 2026, from Ivan Barac in opposition to the application
12. Communication dated February 19, 2026, from Kimberley Bamburak with respect to the application
13. Communication dated February 19, 2026, from Shirley and Derek Barnes in opposition the application
14. Communication dated February 23, 2026, from Ian Dyck in opposition the application
15. Communication dated February 23, 2026, from Benjamin Yue in opposition the application
16. Communication dated February 23, 2026, from Matthew Banville in opposition the application
17. Petition in opposition to the application submitted at the public hearing by Benjamin Yue
18. Recording of Representations

REPRESENTATIONS:

In Support:

Evan Roskosz

In Opposition:

Benjamin Yue
Carmen Cacea
Ian Dyck
Michelle Richard

In Opposition (continued):

David Johnston
William Eamer
Scott Fielding
Jamie Freeman
Ivan Barac
Matthew Banville
Shirley Barnes
Derek Barnes
Tom Ethans
Mark Newman
Barry Silversides

For Information:

Kimberly Bamburak

For the City:

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

Exhibit “8” referred to in File DAZ 227/2025

ADMINISTRATIVE REPORT

Title: DAZ 227/2025 – 158 Oxford St

Issue: For consideration of an application to rezone the subject property from “R1-L Mature Communities PDO-1” Residential Single-Family (Large) District to “RMF-S Mature Communities PDO-1” Residential Multi-Family (Small) District to allow for the development of a 6-unit residential building.

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 by rezoning the subject land to an “RMF-S Mature Communities PDO-1” 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 February 23, 2026 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 227/2025 (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 227/2025 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 build a 6-unit residential building and requires a Rezoning from “R1-L” Residential Single-Family (Large) to “RMF-S” Residential Multi-Family (Small) in order to support the proposal.
- 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-L” Residential Single-Family (Large) District to “RMF-S” Residential Multi-Family (Small) District.

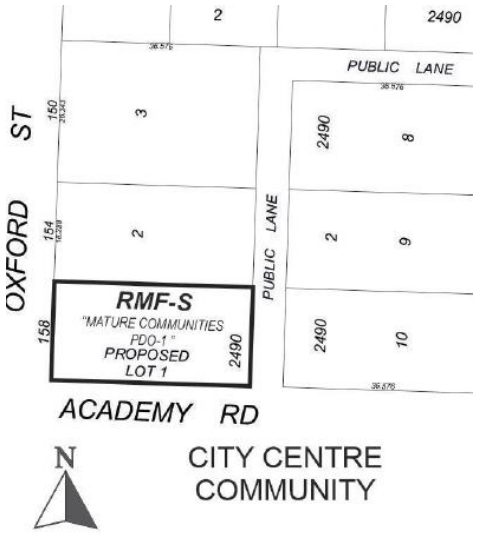
List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DAZ 227/2025 City Centre Community Committee, dated February 23, 2026
Appendix A	Proposed By-Law
Appendix B	Report of the Administrative Coordinating Group

SCHEDULE 'A' - Planning Discussion

FILE/APPLICANT DETAILS

FILE:	**DAZ 227/2025**
RELATED FILES:	DAV 25-260504\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.631 – (WELLINGTON CRESCENT)
SUBJECT:	To rezone the subject property from "R1-L" Residential Single-Family (Large) District to "RMF-S" Residential Multi-Family (Small) District.
LOCATION:	158 Oxford Street



APPLICANT:	Evan Roskosz (Paris Developments LTD.) (PO Box 49060) Winnipeg, MB R2V 4G8
OWNER:	PARIS DEVELOPMENTS LTD. 74 Chase Dr East St Paul, MB R2E 0H6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on Oxford St, in the Wellington Crescent neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 7,200 square feet in area. The site is currently occupied by a single-family dwelling built in 1951.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Established Neighbourhoods – Mature Community" policy area.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family dwellings zoned "R1-L" Residential Single-Family (Large).

South: Academy Rd, then single-family dwellings zoned "R1-L" Residential Single-Family (Large).

East: Rear lane, then single-family dwellings zoned "R1-L" Residential Single-Family (Large).

West: Oxford St, then single-family dwellings zoned "R1-L" Residential Single-Family (Large).

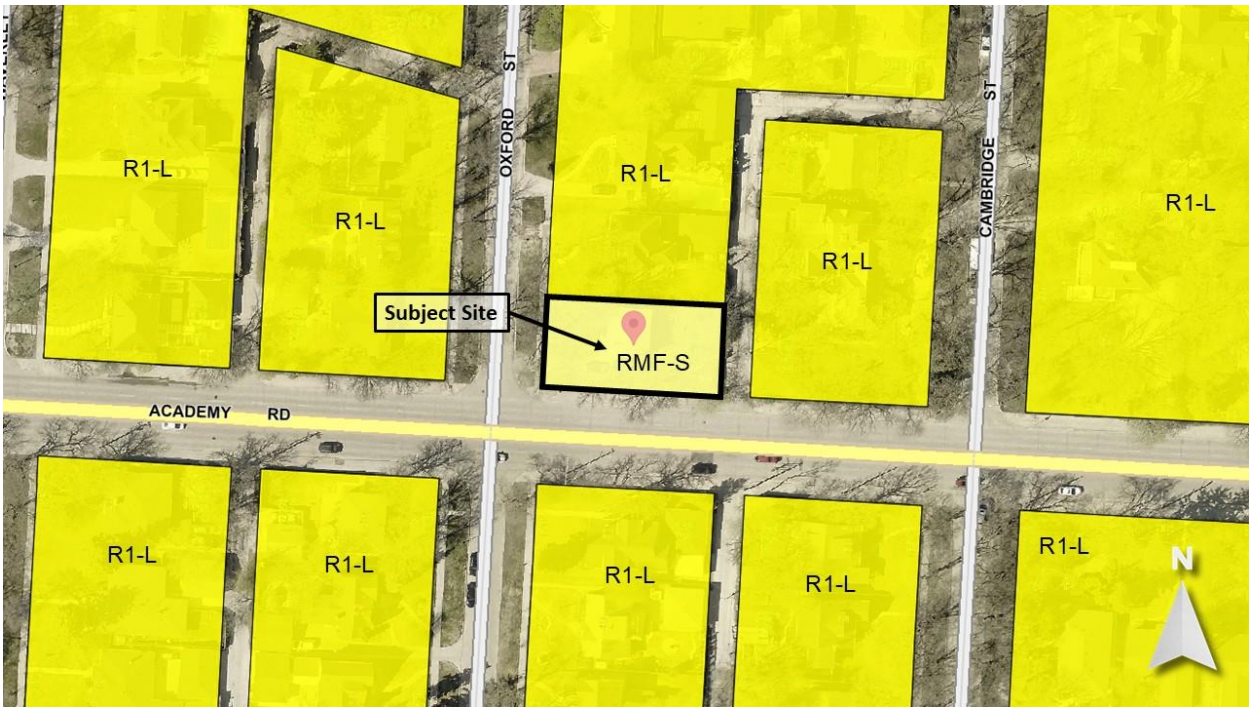


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks a Rezoning in order to construct a 6-unit residential building.
- The existing single-family dwelling on site will be demolished.
- The proposed building is three storeys in height (~34 feet) with a main entrance to the residential units on the front façade.
- The building footprint is approximately 42 feet wide by 55 feet long.
- The façade of the building includes several different cladding materials, including fibre cement and vertical steel siding.
- All six units include front balconies that overlook Oxford St.
- The proposal includes 6 parking stalls located at the rear of the site accessed from the rear lane.
- The site plan shows landscaping across the site, including 9 trees and 27 shrubs.
- The proposed development also requires Variances for lot area, density, buffering of parking, and parking stall length requirements (see associated variance application and planner's report for DAV 25-260504\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. The Division expressed support for 6 units on the property, with adjustments to the front yard setback and additional landscaping. The applicant complied with these requests.

With the Public

No information was received regarding neighbourhood consultation.

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.

  1.6 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 on the property and adjacent properties;*
  c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
  f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
  g. *The supporting street network (ex. Local, collector, or arterial streets) and the street network's ability to support proposed development;*
  h. *The supporting transit, pedestrian and active transportation network; and*

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

1.8 Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of 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:

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the aesthetics of the street and neighbourhood.

2.8 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, including that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City;
- 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 several intensification factors outlined in *CCDS 2.0*, including being on a corner lot, abutting an arterial street, and located on a Primary Transit Network bus route.
- 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.

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 current "R1-L" zone cannot accommodate multi-family development greater than 4 units 'by right.'
  - The property is located in Area 1 of the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities. Per the Preferred Location Criteria of this document, a property in Area 1 can be considered for low-rise multi-family development when the rear yard abuts a lane, when it is located within 400 metres of the Primary Transit Network, and when it abuts an arterial street. The property meets the three criteria above.
  - The "RMF-S" district provides for a reasonable amount of density and is compatible with the area. Denser zoning districts such as "RMF-M" require site

areas of at least 9,000 square feet, which this property does not meet. Therefore, "RMF-S" is most suitable.

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 corner lot abutting an arterial street which includes a bus route which is part of the City's Primary Transit Network (D16). The site is also located in close proximity to commercial amenities on Academy Road.

Given this observed compatibility, as well as the site's proximity to the new Primary Transit Network and commercial amenities on Academy Road, the Urban Planning and Design Division believes that this Rezoning is consistent with the surrounding neighbourhood.

RECOMMENDATION

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

- The development meets several of the intents and policies outlined in *OurWinnipeg 2045* and *CCDS 2.0*.
- The proposal provides increased residential density which will help minimize the spatial use of land as well as help the City achieve its residential intensification target.
- The proposed development is well-designed and is compatible with the neighbourhood context.
- The development provides the Wellington Crescent neighbourhood with additional housing options.

CONSULTATION

In preparing this report there was internal consultation with: Parks

OURWINNIPEG 2045 POLICY ALIGNMENT

- City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- City Building Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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 and Design Division
Prepared by	Isaiah Stonehouse, MCP
Date:	January 23, 2026
File No.	DAZ 227/2025

SCHEDULE B

File DAZ 227/2025, City Centre Community Committee, February 23, 2026

By-Law No. _____

File No. **DAZ 227/2025**

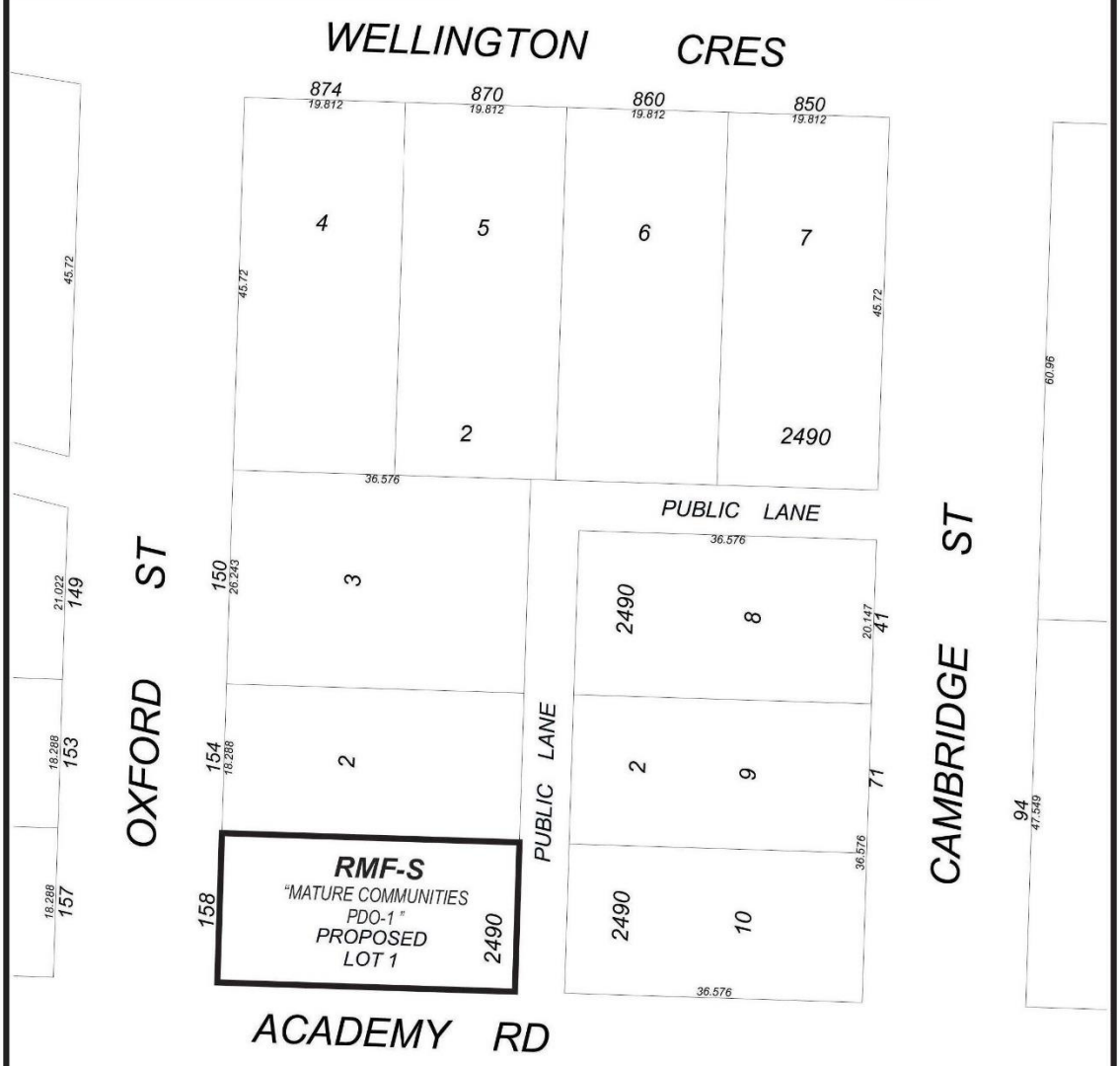
Atlas Sheet No. **AB22**

N

CITY CENTRE COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 158 Oxford Street from an R1-L MATURE COMMUNITIES PDO-1" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to a "RMF-S MATURE COMMUNITIES PDO-1" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the establishment of a residential multi-family use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DAZ 227/2025



818 ARCHITECTURE INC

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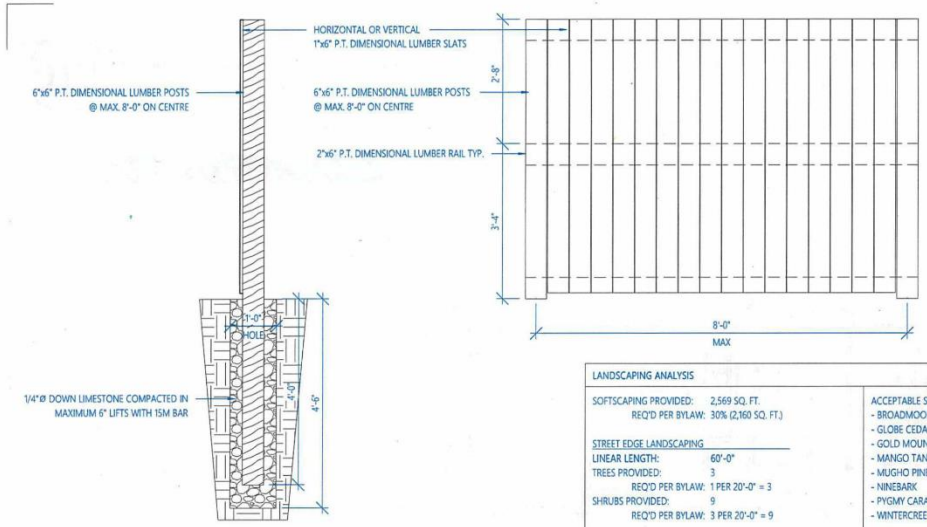
It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all statums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.

Drawn by: KM
Approved by: AW

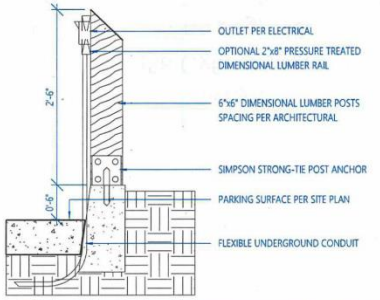
Sixplex
158 Oxford Street
Winnipeg, MB

2025-11-10

P001



1 FENCE DETAIL 1/2" = 1'-0"



2 PARKING FENCE DETAIL 3/4" = 1'-0"

ZONING / INFILL GUIDELINE ANALYSIS

CURRENT ZONING	PROPOSED ZONING		
R1-L	RMF-5		
CATEGORY	MINIMUM	MAXIMUM	PROVIDED
LOT AREA	5,000 SQ. FT.		7,200 SQ. FT.
LOT AREA PER UNIT	800 SQ. FT. PER UNIT		1,200 SQ. FT. PER UNIT
LOT WIDTH	25'-0"		60'-0"
FRONT YARD	45'-0" PER COW ALIGNMENT		39'-0"
REAR YARD	25'-0"		26'-0"
SIDE YARD	4'-0"		8'-0"
SIDE YARD (STREET)	10'-0"		10'-0"
BUILDING HEIGHT		35'-0"	33'-8 11/16"
LOT COVERAGE		N/A	2,221 SQ. FT. = 31%
MAIN ENTRANCE HEIGHT		4'-0"	0'-0"

LANDSCAPING ANALYSIS

SOFTSCAPING PROVIDED: 2,569 SQ. FT.
REQ'D PER BYLAW: 30% (2,160 SQ. FT.)

STREET EDGE LANDSCAPING
LINEAR LENGTH: 60'-0"
TREES PROVIDED: 3
REQ'D PER BYLAW: 1 PER 20'-0" = 3
SHRUBS PROVIDED: 9
REQ'D PER BYLAW: 3 PER 20'-0" = 9

LINEAR LENGTH: 120'-0"
TREES PROVIDED: 6
REQ'D PER BYLAW: 1 PER 20'-0" = 6
SHRUBS PROVIDED: 18
REQ'D PER BYLAW: 3 PER 20'-0" = 18

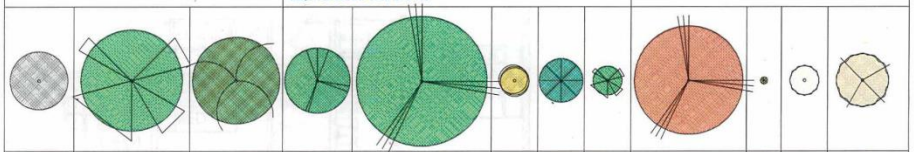
ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

BUILDING FOUNDATION LANDSCAPING
LINEAR WIDTH: 42'-0"
SHRUBS PROVIDED: 8
REQ'D PER BYLAW: 1 PER 10'-0" = 4
LINEAR WIDTH: 55'-0"
SHRUBS PROVIDED: 6
REQ'D PER BYLAW: 1 PER 10'-0" = 5

ACCEPTABLE TREE SPECIES INCLUDE:

- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



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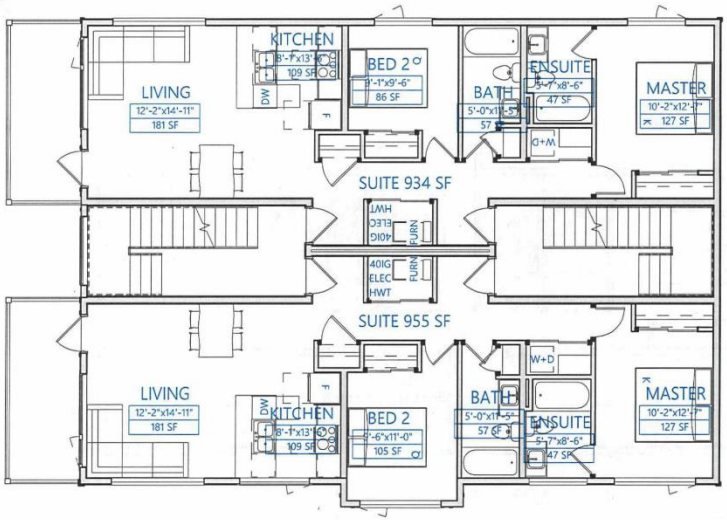
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2025-11-10

P102



1 LEVEL 200 PLAN 1/8" = 1'-0"

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P202



ASPHALT SHINGLES
IKO - CAMBRIDGE COLLECTION
DUAL BLACK

FASCIA, GUTTER, SOFFIT
ALUMINUM
BLACK

FENESTRATION
FRAMES AS SHOWN
CLEAR GLAZING

ALUMINUM FLAT STOCK
BLACK

VERTICAL STEEL SIDING
MAC - NORWOOD MINI
SMOKED BIRCH

FIBRE CEMENT SIDING
JAMES HARDIE - BOARD & BATTEN
NIGHT GREY

FIBRE CEMENT TRIM
JAMES HARDIE - HARDIE TRIM
MIDNIGHT BLACK

1 WEST 1/8" = 1'-0"

2'-1 3/4" from grade to window sill

FACADE CALCULATION

TOTAL AREA	1,364 SQ. FT.	
ITEM	REQUIRED	PROVIDED
FENESTRATION	25%	447 SQ. FT. (33%)
MAC SIDING	25%	389 SQ. FT. (29%)
B&B SIDING	25%	441 SQ. FT. (32%)



2 EAST 1/8" = 1'-0"

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P401



1 NORTH 1/8" = 1'-0"

SPATIAL SEPARATION CALCULATIONS - NORTH FACE

LIMITING DISTANCE	= 8'-0" (2.44M)
EXPOSING BUILDING FACE	= 558.5 SQ. FT. (51.8 SQ. M.)
ALLOWED UNPROTECTED OPENINGS:	= 14% @ 2.5M = 78.19 SQ. FT.
ACTUAL UNPROTECTED OPENINGS:	60"x48" (2) = 40 SQ. .FT
	96"x42" (1) = 28 SQ. FT.
	= 68 SQ. FT. TOTAL

MECHANICAL OPENINGS TO BE LESS THAN 10.19 SQ. FT.

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P403