ADMINISTRATIVE REPORT

Title: DAV 22-177990\C – 470 William Avenue

Issue: For Variances to permit the construction of a residential multi-family dwelling development containing 4 units and an accessory parking area with 3 parking spaces.

Critical Path: Director of Planning, Property and Development.

AUTHORIZATION

Author	Department Head	CFO	CAO
Rakvinder Hayer	n/a	n/a	

DECISIONS AND CONDITIONS

The Urban Planning Division **approves** of the application to vary the "CMU PDO-1 West Alexander Centennial" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1) for the construction of a multi-family dwelling building to permit the following:
    a. a south side yard of 4 feet (1.22 metre) instead of 10 feet (3.05 metre);
    b. 3 parking spaces instead of 5 parking spaces;
2) for the establishment of an accessory parking area to permit the following:
    a. no access to a right-of-way or public lane (access will be by cross-access over neighbouring land);
    b. no drive aisle instead of 20 feet (6.10 metres).

Subject to the following condition(s):

1) That the Variance Order shall not come into force and effect unless and until the property owner and all successors in title to the lots legally described as Lot 23 Plan 32423 and Lot 40 Plan 32423 enter into, and register and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads. The instrument must contain the substance of the following terms:

    “User” means and includes any Owner and the tenants of any Owner and, with the permission or consent (expressed or implied) of any Owner, each and all of their respective agents, employees, customers, licensees, invitees, suppliers, contractors, servants or workmen, and any other occupier for the time being on the land of any

Owner; and the term “Users” shall have the same meaning as the context permits or requires, mutatis mutandis.

Declarant for itself and its successors and assigns, hereby irrevocably agrees and declares that from and after the date of registration of this Declaration in the Winnipeg Land Titles Office an easement and right of way is hereby created over the Lands for the purposes of ingress and egress that shall permit common usage of driveways, vehicular passageways, entrances and exits leading to one or more private approaches on and from William Ave as they may exist from time to time to ensure access (but for no other purpose whatsoever) to every such lot on the Lands at all times by Users and vehicles.

The rights, liberties and easements herein granted shall be construed as running with the Lands and shall attach to and run with each and every part to which the Lands or any part thereof as may hereafter be subdivided, but no part of the Lands shall pass to or be vested in any other Owner simply by virtue of these presents.

As it is the intent that the burden of all rights, liberties and easements declared herein shall run with the Lands, it is declared that the rights, liberties and easements hereby declared shall ensure to the benefit of every Owner and, without limiting the generality of the foregoing, shall ensure to the benefit of the successors and/or assigns of any part or parts of the Lands and shall bind the successors in title of Declarant, and each of their respective successors in title, and the owners or occupiers for the time being of the Lands or any part or parts thereof.

2) That prior to the issuance of any permits, the applicant shall, at no expense to the City, remove the existing private approach to William Avenue on LOT 40 PLAN 32423, and restore the curb, boulevard, and sidewalk all as determined by and to the satisfaction of the Director of Public Works. The applicant shall make application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/2008.

3) That the development shall be constructed in substantial conformance with the plans submitted under File No. 22-177990\C and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

   OR

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

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

   on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (the “Director”) for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial

conformance with the approved plans and maintain the Works to the satisfaction of the Director

REASON FOR THE REPORT

- The applicant is proposing to construct a residential multi-family dwelling use and variances are required to accommodate aspects of the proposal.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 22-177990\C**
RELATED FILES:	
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.105 (West Alexander)
SUBJECT:	To vary the "CMU PDO-1 West Alexander Centennial" dimensional standards of Zoning By-Law No. 200/2006 as follows: 1) for the construction of a multi-family dwelling building to permit the following: a) a south side yard of 4 feet (1.22 metre) instead of 10 feet (3.05 metre); b) 3 parking spaces instead of 5 parking spaces; 2) for the establishment of an accessory parking area to permit the following: a) no access to a right-of-way or public lane (access will be by cross-access over neighbouring land); b) no drive aisle instead of 20 feet (6.10 metres).
LOCATION:	470 William AVE
LEGAL DESCRIPTION:	LOT 40 PLAN 32423 6/7 ST J
APPLICANT:	5733457 MANITOBA LTD. 3 Shipley Court Winnipeg, MB R3Y 0B9
OWNER:	5733457 MANITOBA LTD. 3 Shipley Court Winnipeg, MB R3Y 0B9

HISTORY

DAV 17-171510\C: On November 29, 2017, the Board of Adjustment approved the following variances to permit the construction of a mixed-use building containing two (2) commercial units and two (2) dwelling units.

- A south side yard of 4 feet instead of 10 feet.
- Accessory parking area to permit no driving aisle and no access to a public right-of-way or public lane
- No accessible parking spaces instead of 1 space;
- Parking stall width of 8 feet instead of 10 feet for stall adjacent to wall or fence.

The approved development was not proceeded with.

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a variance with respect to a property may be approved if the variance:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located at the southwest corner of William Ave and Harriet St, in the West Alexander neighbourhood of the Point Douglas ward.
- The site is designated as a “Mature Community” policy area under the *Complete Communities Direction Strategy 2.0*.
- The site is designated a “Commercial Mixed-Use” policy area under the *West Alexander and Centennial Neighbourhood Plan.*
- The property is zoned “CMU PDO-1 West Alexander Centennial” Commercial Mixed-Use District and mapped under the “Commercial Mixed-Use Area” of the West Alexander & Centennial PDO-1
- The site is +/- 33 feet wide by 99 feet deep and has a total lot area of approximately 3,289 square feet.

Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: William Avenue, then a mix of residential and commercial uses zoned “CMU” Commercial Mixed-Use District.

South: A single-family dwelling zoned “R2” Residential Two-Family District.

East: Harriet Street, then a 4-unit multi-family building zoned “CMU” Commercial Mixed-Use District.

West: A multi-tenant commercial building (including restaurant) zoned “CMU” Commercial Mixed-Use District.

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposed development involves the construction of a two-storey residential multi-family dwelling containing four (4) units and an accessory parking area with three (3) parking spaces.
- The proposed level of density is approximately one (1) unit per 822 square feet of lot area.
- The overall building height would be approximately 26 feet. The main floor would have two (2) units with a basement level. The upper floor would have an additional two (2) units.
- Doors on the William Avenue façade would provide access to the main floor units. A door would be located on the east and west facades, providing access to the upper floor units.
- Vehicular access would be taken from the abutting property to the west at 129 Isabel Street, which has an existing approach on William Avenue and is owned by the same owner as the subject property.
- Parking areas would be screened with a 4 ft. tall wood fence.
- Bike parking would be located within the north side yard, with space to park four (4) bicycles.

Collaborative Planning:

- The applicant's initial plan was similar to the initial plan that was submitted and approved in 2017 under file no. DAV 17-171510\C, with the primary change being to switch the main floor commercial units into residential units.
- That initial plan had a door facing Harriet Street that was roughly 10 feet above grade. In addition, the initial plan was approved with variances to permit substandard parking stall widths and to permit no accessible parking.
- The Division advised the applicant to lower the height of entrances to be more contextually suitable, as well to increase the widths of stalls and provide accessible parking.
- The applicant agreed to these changes and submitted plans following consultation with the Urban Planning and Design Division.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The subject property is located in along an arterial street in the Established Neighbourhoods – Mature Communities policy area of *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0* (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.

In addition, CCDS 2.0 establishes an intensification target under Section B1, Goal 2, which states:

- *Aim for a minimum of 50% of all new dwelling units to be located in the intensification target area.*

Key goals and General Policies for Established Neighbourhoods that are relevant to the subject proposal include:

- *Goal 1: Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
- *Policy 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*.
- *Goal 3: Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
- *Goal 7: Strategically encourage and guide growth within Established Neighbourhoods through the use of secondary plans.*

The proposed variances would generally align with the goals and policies for Established Neighbourhoods under CCDS 2.0:

- The proposed development would generally be compatible with the surrounding neighbourhood, which has an urban character with a mix of land uses including residential, commercial, and institutional buildings with minimal setbacks.

- The development would replace a surface parking area with new housing that contributes to achieving the intensification target, per CCDS 2.0 policies.

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN:

The property is within an area covered by the *West Alexander & Centennial Neighbourhood Secondary Plan,* which designates the subject property under the "Commercial Mixed-Use" policy area. Key policies include:

- *Encourage active uses such as retail at street level;*
- *Require buildings to be oriented to the street to restore the traditional mature neighbourhood character;*
- *Require new buildings to be located to the front and corner side property lines;*
- *Require pedestrian access at the street level, and locate parking, loading and other service entrances at the rear of buildings;*
- *Encourage development to reinforce and contribute to a strong streetscape and pedestrian-oriented environment;*
- *Encourage new buildings to have design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings.*

The proposed development would be generally consistent with the above-noted policies for the following reasons:

- With respect to the West Alexander & Centennial Neighbourhood Secondary Plan, although the Secondary Plan policy area encourages retail at street level, it does not prohibit residential uses altogether. The subject site is likely better suited for residential, as the subject site is perpendicular to Harriet Street, which is a predominantly commercial streetscape.
- The proposed building would be located close to the front and corner side property lines, with pedestrian access at the street level. Doors would be located 4 feet above grade, with weather protection/canopy protections above.
- The south façade (facing Elgin) would contain ample fenestration and a mix of cladding materials including stone and horizontal siding.
- Parking and garbage storage areas would be located at the rear of the building, screened with a 4 ft. tall fence.
- The small size of the subject site and the fact it is not served by a public lane poses some challenges for development. To overcome access issues, and to avoid additional private approaches, the applicant is proposing to use the existing approach on William Avenue that serves the zoning lot abutting the site to the west, which is under the same ownership.
- Using the existing approach eliminates impacts on existing sidewalks which would be interrupted by additional approaches to the site.
- Through a cross-access agreement, this joint use of the approach will allow the applicant to supply 3 parking stalls on the subject site near the west wall of the building.

- Using the existing approach contributes to a better pedestrian environment by minimizing the pavement needed for parking. As a condition of approval, an existing private approach would be closed and the sidewalk along Harriett Street restored.

VARIANCES:

South Side Yard:

- Per the Winnipeg Zoning By-law, the development is required to provide a minimum interior side yard of 10 feet to the building, because the property abuts an adjacent property that is zoned “R2” Residential Two-Family District.
- The applicant is proposing a side yard of 4 feet, which is similar to the permitted yard under “R1” and “R2” zoning districts.
- The required side yard is prescribed in contemplation of taller buildings with higher densities.
- However, in this case, applying dimensional standards that are similar to the “R1” and “R2” zones is appropriate, given the abutting context along Harriet and that the proposed development is smaller in scale (and on a smaller lot) than is typically expected under “CMU” zoning.
- A 6 ft. tall fence along the south lot line is proposed to buffer the proposed development and mitigate against any potential adverse effect on the abutting property.
- In addition, adhering to the 10 ft. side yard requirement would not be practical, as the property is only 33 feet wide.
- It is worth noting that the existing use of the property as a surface parking area, with zero setbacks and a private approach on Harriet, is likely to be considered more incompatible with the abutting context when compared to the proposed development.
- After review, the proposed Variance is supportable.

Parking Supply:

- Per the Winnipeg Zoning By-law, four (4) units are required to provide five (5) parking spaces.
- The applicant is proposing three (3) parking spaces.
- An earlier draft of the plan, as well as the previously approved plans from 2017, showed four (4) parking spaces, however, the layout for the four (4) stall option triggered variances including substandard stall width and no accessible parking.
- At the direction of the Urban Planning & Design Division, the applicant agreed to modify the plan to include compliant stall dimensions and provide accessible parking. Additionally, bike parking (with space for four bicycles) is proposed.
- Under the approved Winnipeg Transit Master Plan, Isabel Street and William Avenue (100 metres from the subject site) will be a Transit Junction, with service on each street being part of the Primary Transit Network.
- Three Primary Transit Lines in total will serve the two streets. These will be implemented within 5 years as two Class 3 Direct Lines and one Class 2 Frequent Line.

- Current transit service is also good in this location, with several routes offering a variety of services with frequencies ranging from every 5 to every 20 minutes throughout the day.
- After review, the proposed parking supply is appropriate and the Variance is supportable.

Parking Access:

- Per the Winnipeg Zoning By-law, parking areas require access to a right-of-way and are required to provide 20 ft. wide drive-aisles.
- In this case, shared access (via cross-access agreement over neighbouring land) is proposed and there is no drive-aisle servicing the proposed parking area.
- Utilizing the existing approach and drive aisle is a more efficient use of land and contributes to a more pedestrian-friendly development. Also, given the size of the subject site, the land area required for a separate approach and drive aisle would render the site almost impossible to develop.
- It is also noted that the applicant could consolidate the two properties and eliminate the need for variances 2) a) and b), however, the property owner wishes to keep each development on separate titles.
- It is also worth noting that variances to permit cross access and not require a drive-aisle were previously approved by the Board of Adjustment in 2017, but that approved development was not proceeded with.
- After review, the proposed Variances are supportable.

REASONS FOR THE DECISION

In the context of Section 247(3), the Urban Planning Division **approves** for the following reasons:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

In that, *the development meets the intent of the West Alexander and Centennial Neighbourhood Plan.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the scale of the development is minimized so as to fit the neighbouring context.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the variances are minor in nature and allow for the subject site to accommodate its own parking stalls.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *neighbouring development on Harriet Street Ave can be characterized as a mix of residential uses and the proposed development would be compatible in both form and use.*

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: 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.

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.

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.

6.1 Sustainable Urban Growth: The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

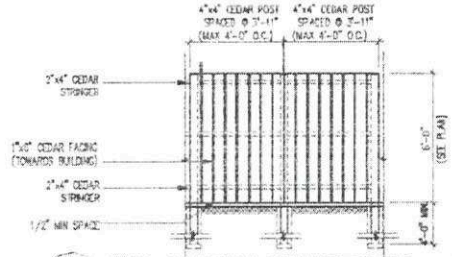
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

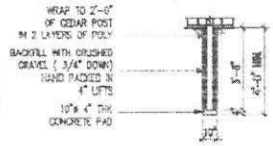
Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS does not apply to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	R. Hayer, RPP, MCIP
Date:	Monday, August 15, 2022
File No.	DAV 22-177990\C



3 A 00 **TYP. PARTIAL FENCE ELEV.** SCALE 1/4" = 1'-0"



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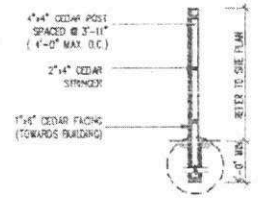
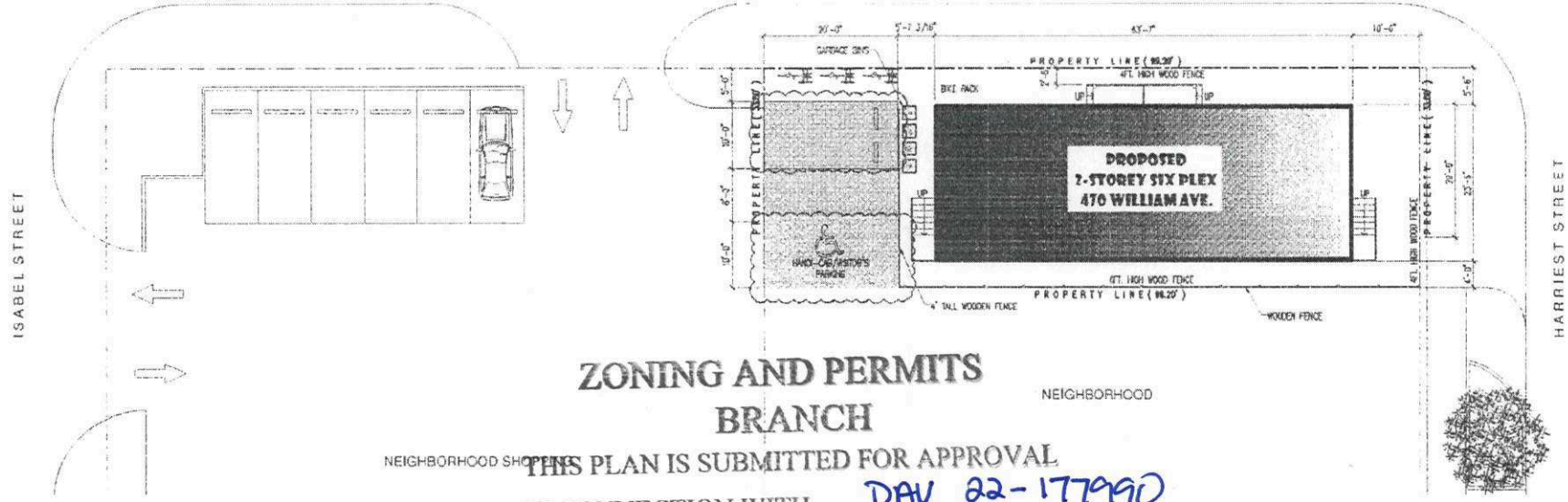


5 A 00 **FENCE FOOTING DTL.** SCALE 1/4" = 1'-0"

2 A 00 **LOCATION PLAN** SCALE NOT TO SCALE

WILLIAM AVENUE



1 A 00 **SITE DEVELOPMENT PLAN** SCALE 3/32" = 1'-0"

ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAV 22-177990

SHEET# 1 OF 5

APPLICATION (SGD.)

DEV EXAM

DATE July 21, 2022

REVISED AS PER COMMENTS (ON MAR. 21, 2022)

ISSUED FOR VARIANCE

DESIGNER: MICHAEL ANUFLO'S DESIGN & DRAFTING LTD

PROJECT: 2-STOREY FOUR PLEX HOUSE
470 WILLIAM AVE, WINNIPEG, MANITOBA

CLIENT: 5736467 MANITOBA LTD.
03 SHIPLEY COURT, WINNIPEG, MANITOBA

NO.	DATE	BY	DESCRIPTION

REVISION RECORD

DRAWING: SITE DEVELOPMENT PLAN

NO.	DATE	BY	DESCRIPTION
3	03/08/2022	RS	RE-ISSUED FOR VARIANCE
2	02/28/2022	RS	ISSUED FOR VARIANCE
1	01/13/2022	RS	ISSUED FOR REVIEW

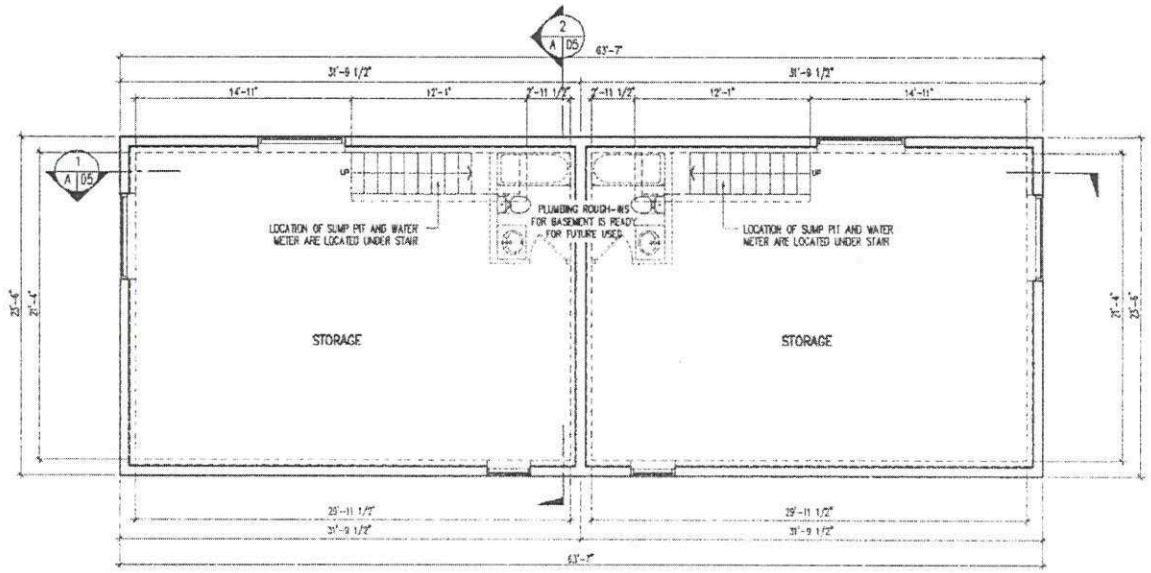
ISSUE RECORD

SCALE: AS NOTED | DATE: 03/08/2022

DRAWN/DESIGNED: RS | CHECKED: RS / HM

PROJ#: 2022-01013R

SHEET: A-00



1 / A 01 **PROPOSED BASEMENT FLOOR PLAN**

SCALE 1/8" = 1'-0"

ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAV 22-177990

SHEET# 2 OF 5

APPLICATION (SGD.)

DEV EXAM. ay

DATE 7/21/2022

ISSUED FOR VARIANCE

DESIGNER: MICHAEL ANGELO'S DESIGN & DRAFTING LTD.

PROJECT: 2-STOREY FOUR PLEX HOUSE

470 WILLIAM AVE, WINNIPEG, MANITOBA

CLIENT: 5733457 MANITOBA LTD.

03 SHIPLEY COURT, WINNIPEG, MANITOBA

NO.	DATE	BY	DESCRIPTION
REVISION RECORD			
3	03/08/2022	RS	RE-ISSUED FOR VARIANCE
2	02/28/2022	RS	ISSUED FOR VARIANCE
1	01/13/2022	RS	ISSUED FOR REVIEW
NO.	DATE	BY	DESCRIPTION
ISSUE RECORD			

DRAWING: PROPOSED BASEMENT FLOOR PLAN

SCALE: AS NOTED

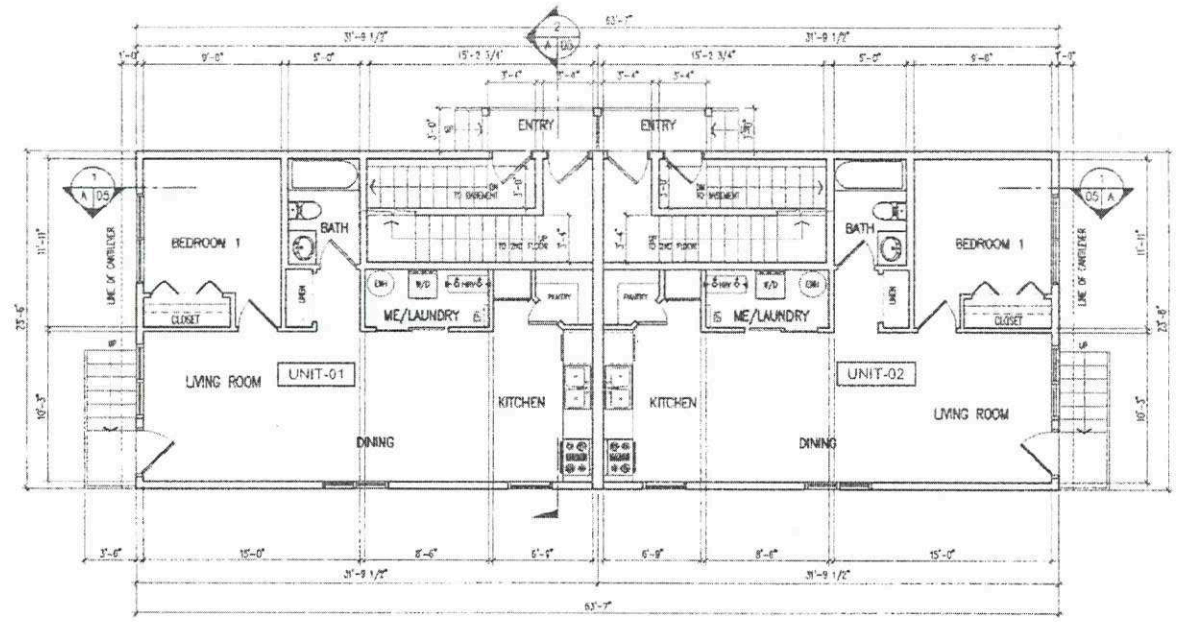
DATE: 03/08/2022

DRAWN/DESIGNED: RS

CHECKED: RS / HM

PROJ#: 2022-01013R

SHEET# A-01



1 / A / 02 **PROPOSED MAIN FLOOR PLAN**
SCALE 1/8" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 22 -177990
SHEET# 3 OF 5
APPLICATION (SGD.)
DEV EXAM. ay
DATE 7/21/2022
ISSUED FOR VARIANCE

DESIGNER: MICHAEL ANGELOS DESIGN & DRAFTING LTD.

PROJECT: 2-STOREY FOUR PLEX HOUSE
470 WILLIAM AVE, WINNIPEG, MANITOBA

CLIENT: 5733457 MANITOBA LTD.
03 SHIPLEY COURT, WINNIPEG, MANITOBA

NO.	DATE	BY	DESCRIPTION

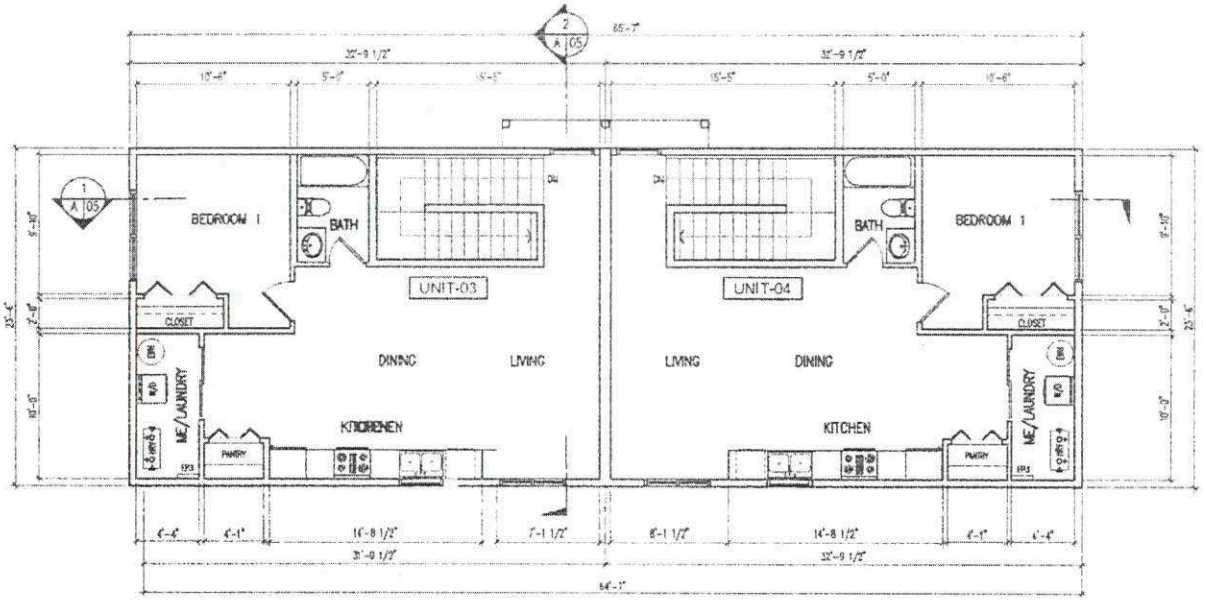
REVISION RECORD

DRAWING: PROPOSED MAIN FLOOR PLAN

NO.	DATE	BY	DESCRIPTION
3	03/08/2022	RS	RE-ISSUED FOR VARIANCE
2	02/28/2022	RS	ISSUED FOR VARIANCE
1	01/13/2022	RS	ISSUED FOR REVIEW

ISSUE RECORD

SCALE: AS NOTED
DRAWN/DESIGNED: RS
CHECKED: RS / MM
PROJ# 2022-01013R
DATE: 03/08/2022
SHEET# A-02



1 / A 03 **PROPOSED SECOND FLOOR PLAN**

SCALE 1/8" = 1'-0"

ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAV 22-177990

SHEET# 4 OF 5

APPLICATION (SGD.)

DEV EXAM.

DATE 7/21/2022

ISSUED FOR VARIANCE

DESIGNER:	PROJECT:	CLIENT:	
MICHAEL ANGELOS DESIGN & DRAFTING LTD.	2-STOREY FOUR PLEX HOUSE	5733457 MANITOBA LTD.	
	470 WILLIAM AVE, WINNIPEG, MANITOBA	03 SHIPLEY COURT, WINNIPEG, MANITOBA	

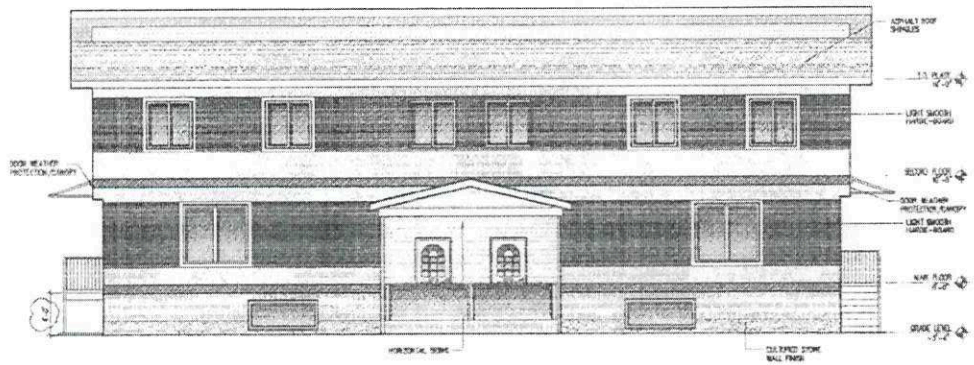
REVISION RECORD

NO.	DATE	BY	DESCRIPTION

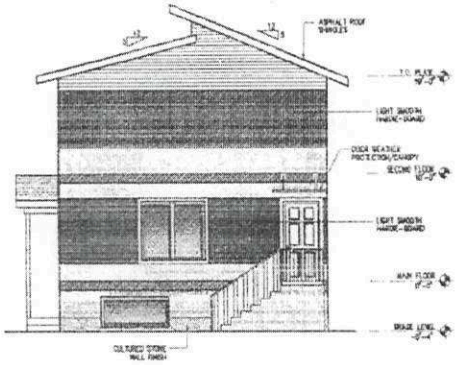
ISSUE RECORD

NO.	DATE	BY	DESCRIPTION
3	03/08/2022	RS	RE-ISSUED FOR VARIANCE
2	02/28/2022	RS	ISSUED FOR VARIANCE
1	01/13/2022	RS	ISSUED FOR REVIEW

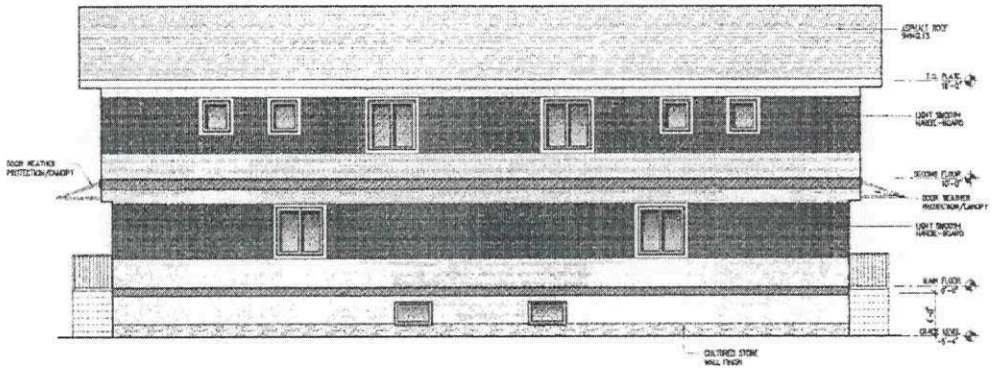
DRAWING: PROPOSED SECOND FLOOR PLAN	SCALE: AS NOTED		DATE: 03/08/2022
	DRAWN/DESIGNED: RS	CHECKED: RS / HM	SHEET: A-03
	PROJ: 2022-01013R		



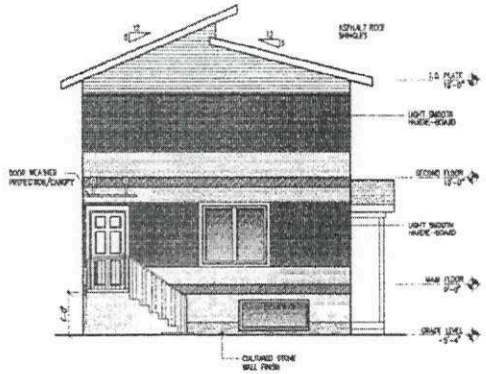
1 / A 04 **FRONT ELEVATION** SCALE 1/8" = 1'-0"



2 / A 04 **RIGHT ELEVATION** SCALE 1/8" = 1'-0"



3 / A 04 **REAR ELEVATION** SCALE 1/8" = 1'-0"



4 / A 04 **LEFT ELEVATION** SCALE 1/8" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL

ISSUED FOR VARIANCE

DESIGNER: MICHAEL ANGELOS DESIGN & DRAFTING LTD.

PROJECT: 2-STOREY FOUR PLEX HOUSE

470 WILLIAM AVE, WINNIPEG, MANITOBA

CLIENT: 5733457 MANITOBA LTD.

03 SHIPLEY COURT, WINNIPEG, MANITOBA

IN CONNECTION WITH DAV 22 - 109990

SHEET# 5 OF 5

APPLICATION (SUB.)

NO.	DATE	BY	DESCRIPTION
3	03/08/2022	RS	RE-ISSUED FOR VARIANCE
2	02/28/2022	RS	ISSUED FOR VARIANCE
1	01/13/2022	RS	ISSUED FOR REVIEW

REVISION RECORD / ISSUE RECORD

DRAWING: PROPOSED ELEVATIONS

SCALE: AS NOTED

DATE: 03/08/2022

DRAWN/DESIGNED: RS

CHECKED: RS / HM

PROJ.# 2022-01013R

SHEET# A-04

DEV EXAM. ay

DATE 7/21/2022