

## ADMINISTRATIVE REPORT

**Title:** DAV 24-132525\C – 1329 Edderton Avenue

**Issue:** For variances to allow two (2) residential zoning lots and construction of two (2) single-family residential dwellings.

**Critical Path:** Director of Planning, Property, and Development

### AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, MCP	n/a	n/a	

### DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "R1-M PDO-1 Airport Vicinity Protection Area" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of two (2) residential zoning lots to permit lot areas of 2575 square feet (239.23 square metres) instead of 3500 square feet (325.16 square metres).

Subject to the following conditions:

1. That the height of the living space of the principal buildings shall be limited to a maximum of 28 feet.
2. That the rear yard to the living space of the principal buildings shall be a minimum of 31 feet.
3. That the west side yard for the living space of the principal building shall be a minimum of:
  - a. 4 feet for Lot 25; and
  - b. 3 feet for Lot 26.
4. That the east side yard for the living space of the principal building shall be a minimum of:
  - a. 3 feet for Lot 25; and
  - b. 4 feet for Lot 26.
5. That the maximum lot coverage for the principal buildings shall be 30% and the maximum lot coverage for all new accessory structures constructed shall be 440 square feet.
6. That prior to the issuance of development permits, the applicant provide the City with an arborist report prepared by a certified arborist that confirm the locations of the trees, including on or near to property lines, and which ones could be maintained with options for preserving them through the construction phase, and, if required, written confirmation of a certified arborist hired to provide tree protection oversight through demolition and

construction in accordance with the submitted arborist report, to the satisfaction of the Director of Planning, Property, and Development.

7. That required landscaping should be planted within 12 months of occupancy.
8. That no front approaches shall be permitted.
9. That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 24-132525C, dated April 10, 2024 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

That the Owner must submit plans showing how the design of any and all proposed development conforms with conditions for maximum height and lot coverage, minimum setbacks for side and rear yards, and the Site Plan and Building Design sections within the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to 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.

10. That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

#### REASON FOR THE REPORT

- The applicant is proposing to build two new single-family detached dwellings on a parcel with two underlying lots and requires variances for reducing the minimum lot area requirements of the Winnipeg Zoning By-Law.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

#### FILE/APPLICANT DETAILS

**FILE:** DAV 24-132525\C

**RELATED FILES:**

**COMMUNITY:** City Centre Committee

**NEIGHBOURHOOD #:** 1.602 - Beaumont

**SUBJECT:** To vary the "R1-M PDO-1 Airport Vicinity Protection Area" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of two (2) residential zoning lots to permit lot areas of 2575 square feet (239.23 square metres) instead of 3500 square feet (325.16 square metres).

**LOCATION:** 1329 Edderton Avenue

**LEGAL DESCRIPTION:** LOT 25/26 BLOCK 15 PLAN 1854 13 ST B

**APPLICANT:** Tajinder Pal Singh (Anand Infrastructure and Consulting Ltd.)  
1035 Kelsey Ave  
Winnipeg, MB

**OWNER:** Tara Lytwyn  
1329 Edderton Ave  
Winnipeg, MB R3T 0X9

## 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 on the north side of Edderton Avenue in the Beaumont neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 5150 square feet (478.46 square metres) in area. The site is currently occupied by a one storey building built in 1951 used as a single-family detached dwelling.
- The rear laneway is paved (concrete).
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood - Mature Communities policy area. The property is zoned "R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family Medium District.



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

**SURROUNDING LAND USE AND ZONING (See Figure 2)**

**North:** Laneway then detached single-family dwellings zoned "R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family Medium District.

**South:** Edderton Avenue then detached single-family dwellings zoned "R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family Medium District.

**East:** Detached single-family dwellings zoned "R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family Medium District.

**West:** Detached single-family dwellings zoned "R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family Medium District.

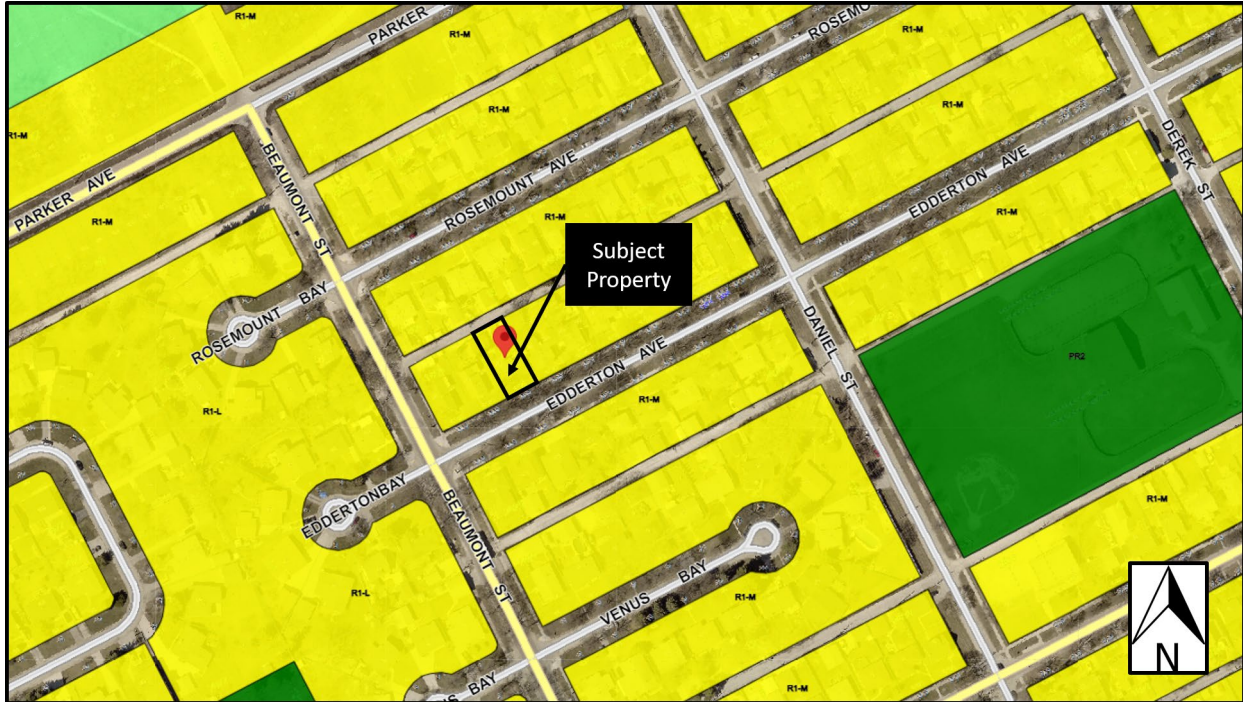


Figure 2: Zoning of the site and surrounding area.

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to formalize the underlying lot lines to create two properties. The two proposed lots will be 25 feet (7.62 metres) wide and 2575 square feet (239.23 square metres) in lot area. The existing detached single-family dwelling on site will be demolished.
- The applicant is proposing a two storey, detached single-family dwelling with secondary suite on each of the newly created lots.
- The submitted site plan shows that the proposed detached single-family dwellings will be 42 feet (12.80 metres) long and 18 feet (5.49 metres) wide.

## 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 and revised the site plan and elevation drawings as per the recommendations of the Urban Planning and Design Division to align the proposed development with the newly adopted *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities*.

### *With the Public*

The applicant included signatures of support in their application.

## ANALYSIS AND ISSUES

### COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* is one of four direction strategies supporting *OurWinnipeg 2045*, the City's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- 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 “Mature 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.*
- *Complete Communities Direction Strategy 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.” More specifically, policies that relate to the subject proposal are as follows:

*2.1 Single-family buildings should have setbacks that respect existing building alignment on a street. Setbacks should provide adequate space for tree growth and open space.*

*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.*

*2.7 Single-family buildings should relate to the street on which they are located through the use of design elements, which may include, but are not limited to the following:*

- a. Front doors facing the public street;*
- b. Thoughtful window placement;*
- c. Architectural features such as porches, awnings and dormers; and*
- d. A variety of exterior building façade materials.*

*2.12 New developments should respect and complement the existing character of the built form of surrounding properties.*

*2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*

- a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
- b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
- c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

*2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies 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.*

*3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*

*3.6 Encourage new developments that incorporates housing types that enable “aging in place” in Established Neighbourhoods.*

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

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context where this section of Edderton Avenue is characterized by single-family detached dwellings; and
- The proposed design meets the design policies mentioned above. Namely the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, incorporates architectural cues from existing character of the area, includes features such as porches and balconies that increase activity along the street edge, and takes vehicular access from the rear laneway.

#### SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINESS FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.
- The subject application was submitted to the Urban Planning Division after the adoption of the *Infill Guidelines* therefore the *Infill Guidelines* apply.
- The proposed development meets the Preferred Location Criteria for Single-Family Detached Dwellings and all of the applicable site design guidelines including front, rear and side yard setbacks, lot coverage and landscaping.
- The proposed development meets all of the applicable building design guidelines including building height, roof pitches, façade materials and architectural features, main floor height, entrances, projections into setbacks, privacy and utilities servicing and mechanical.
- The only *Design Guidelines* that the proposed development does not meet from the *Infill Guidelines* is the provision of an at-grade entrance for accessibility reasons.
  - Please note that the language in the *Infill Guidelines* used is 'encouraged' therefore this is not a requirement.

#### CITY OF WINNIPEG ZONING BY-LAW 200/2006

##### ***Reasons for the Variance***

##### ***Reduced Lot Area***

The minimum lot area in the "R1-M PDO-1 Airport Vicinity Protection Area" Residential Single-Family Medium zoning district is 3500 square feet (325.16 square metres). The applicant is proposing lot areas of 2575 square feet (239.23 square metres). For this reason, variances are required.



## ***Analysis of Variances***

The Urban Planning and Design Division is broadly supportive of compatible infill development as it minimizes the spatial use of land and provides a wide range of housing options in the neighbourhood.

### ***Reduced Lot Area***

Part of the support for the proposed lot area variances to the dimensional standards of the *Winnipeg Zoning Bylaw* is based on the proposal meeting the Preferred Location Criteria and all of the required Site and Design Guidelines outlined in the *Infill Guidelines*. The *Infill Guidelines* ensure that a proposal is consistent and compatible with the surrounding context by guiding where certain types of development can occur and by providing design considerations to fit into the existing urban fabric. More specifically, the subject proposal is compatible with, and will not create a substantive effect, on the area in the following ways:

- The proposed lots are consistent with the context, in that, Edderton Avenue has a mixture of lot sizes with four other lots nearly identical and other lots that are 50 feet wide with underlying lots of record. The block is also characterized by detached single-family houses.
- The *Infill Guidelines* provide Design Guidelines for single-family detached houses that include provisions for privacy and amenity of adjoining properties including an increased side yard setback, offsetting window placement or using other screening measures and aligning the building footprint to that of the surrounding context.
- There is nothing to suggest that the establishment of two buildable lots and the construction of two single-family dwellings on the newly created lots will cause any adverse effect on the existing surrounding properties.

### ***Summary of Variances***

The proposed variances are the minimum modification of the *Winnipeg Zoning Bylaw* required to remove the injurious effect on the applicant's property which would allow the applicant to introduce additional density on the site in a manner that helps the City meet its residential intensification target and is consistent with the policies guiding development under the Established Neighbourhoods - Mature Communities policy area within the *Complete Communities Direction Strategy 2.0*.

In conclusion, the subject proposal meets the applicable intents and policies outlined by *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0*, and the *Infill Guidelines* with regard to providing infill housing in a context sensitive manner that is compatible with the area. The subject variance does not have a substantial adverse impact on the surrounding area and is the minimum modification of the Bylaw required to relieve the injurious effect of the zoning bylaw on the applicant's property. For these reasons, the Urban Planning and Design Division approves the subject variance application.

## **CONDITIONS OF APPROVAL**

A set of standard conditions applied to *Infill Guidelines* proposals are included on this variance approval (conditions 1-10). This includes a condition of approval requiring substantial conformance with the submitted plans, to ensure future development will be compatible with the area. Should development change, then a Plan Approval application (with approval via the Director of Planning, Property and Development) will be required and those plans would also be reviewed against the relevant conditions under the *Infill Guidelines*.

## REASONS FOR DECISION

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;  
*In that the application is consistent with the Complete Communities Direction Strategy's 2.0 policies for Established Neighbourhoods - Mature Communities.*
- (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 design elements of the proposed project align with the surrounding context and help reduce any potential adverse effects on adjoining properties.*
- (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 proposed variances would allow the applicant to introduce additional density on the site in a manner that is consistent with the policies guiding development under the Established Neighbourhoods - Mature Communities policy area within the Complete Communities Direction Strategy 2.0.*
- (d) is compatible with the area in which the property to be affected is situated.  
*In that, existing development on the block includes infill development consisting of predominately detached single-family dwellings.*

## OURWINNIPEG 2045 POLICY ALIGNMENT

### OurWinnipeg 2045 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 health food, daily needs, employment, education, recreation, and green infrastructure.

## Applicable Policies for Mature Communities

### 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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **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 as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

## SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Daniel Iskierski, RPP, MCIP  
Date: April 12, 2024  
File No. DAV 24-132525\C



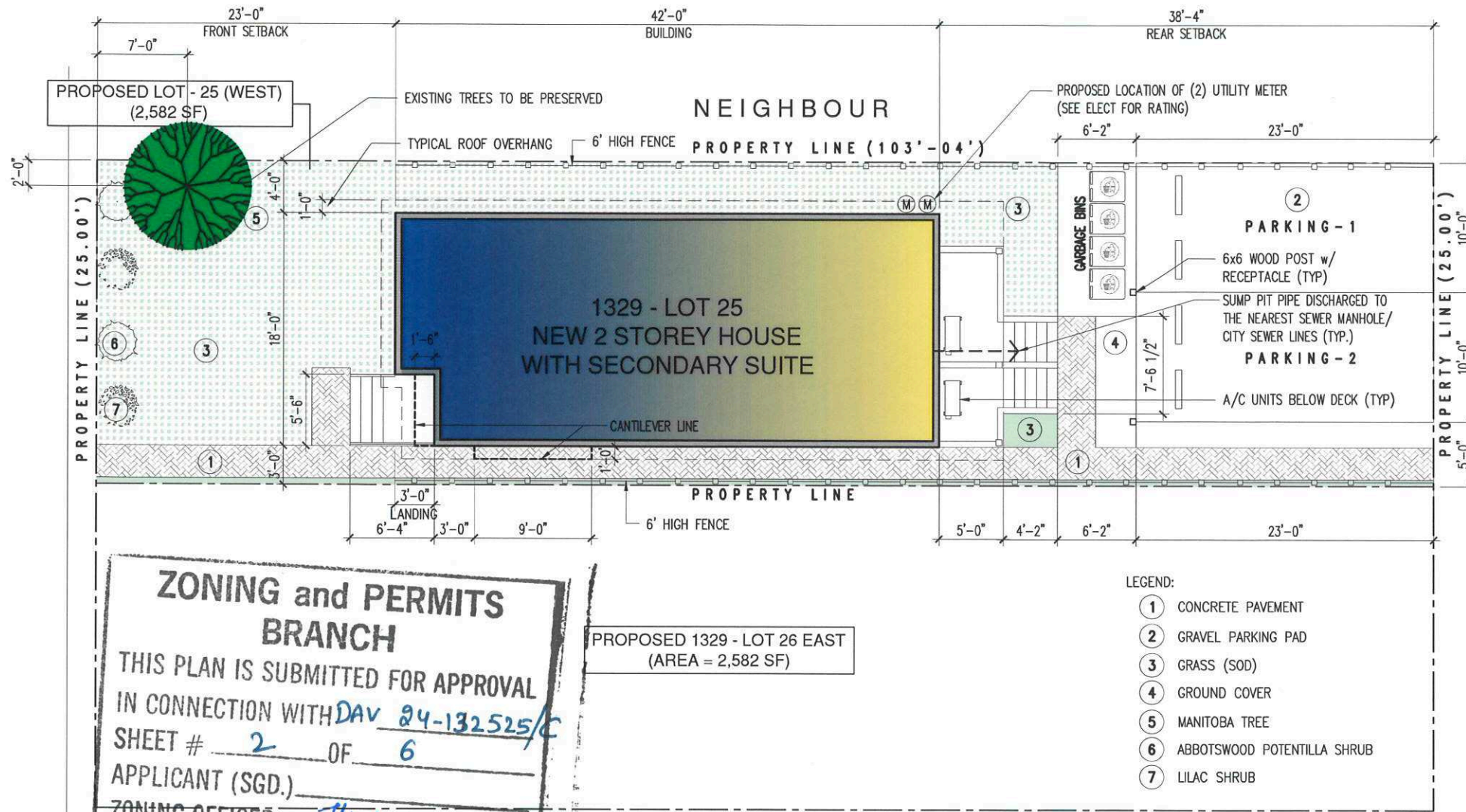
**ZONING and PERMITS  
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 24-132525/C  
SHEET # 1 OF 6  
APPLICANT (SGD.) \_\_\_\_\_  
ZONING OFFICER High  
DATE April 10, 2024

**PROPOSED 2-STOREY LOT - 25**

**1329 EDDERTON AVE, WINNIPEG, MANITOBA**

PROJECT:	CLIENT:	DRAWING:	SCALE:	DATE:
<b>PROPOSED 2 STOREY HOUSE LOT - 25</b>	<b>OWNERS NAME</b>	<b>PERSPECTIVE</b>	AS NOTED	02/18/2024
1329 EDDERTON AVE, WINNIPEG, MANITOBA			DRAWN/DESIGNED	CHECKED
			RS	RS / NS
THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DRAWING ARE NOT TO BE USED WITHOUT THE EXPRESS CONSENT OF MICHAEL ANGELO'S DESIGN & DRAFTING LTD.	1329 EDDERTON AVE, WINNIPEG, MANITOBA		PROJ#	<b>000</b>
DO NOT SCALE DRAWINGS.			<b>2022-1123R</b>	
		NO. DATE BY DESCRIPTION	NO. DATE BY DESCRIPTION	
		REVISION RECORD	ISSUE RECORD	



**ZONING and PERMITS BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH DAV 24-132525/C  
 SHEET # 2 OF 6  
 APPLICANT (SGD.) \_\_\_\_\_  
 ZONING OFFICER *Thijs*  
 DATE *April 10, 2024*

PROPOSED 1329 - LOT 26 EAST  
 (AREA = 2,582 SF)

**1 SITE DEVELOPMENT PLAN**  
 A 00 SCALE 1/16 = 1'-0"



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

**ZONING INFORMATION:** (NEW BUILDING)  
 BUILDING TYPE: 2 STOREY  
 LOT ZONING: R3-T (PER CITY OF WINNIPEG)  
 LOT FRONTAGE: 25.00 FT  
 PARKING: 2 OFF-STREET PARKING SPACES WILL BE PROVIDED VIA OPEN PARKING STALLS

**AREA CALCULATIONS:**  
 BASEMENT FLOOR (INTERIOR DIMENSIONS) = 15.58x39.58 - (5.5x3.0) = 600.16 SQFT  
 MAIN FLOOR (EXTERIOR DIMENSIONS) = 18x42 - (5.5x3.0) = 739.5 SQFT  
 SECOND FLOOR (EXTERIOR DIMENSIONS) = 18x42 + (9.0x1) - (1.5x5.5) = 756.75 SQFT  
 FLOOR AREA = 2096.41 SQFT  
 MECH ROOM AREA: BSMNT= 22.92 SQFT, MAIN= 0, SECOND= 25.82 SQFT  
 TOTAL FLOOR AREA = 2096.41 - 22.92 - 25.82 = 2047.67  
 MAX ALLOWABLE = 33% = 675.73 SQFT OF SECONDARY SUITE

**SECONDARY SUITE FLOOR AREA (NOT INCLUDING STAIRS/STAIRWELLS):**  
 ON SECOND FLOOR = 756.75 - 58.16 (13.1x4.44 STAIR OPENING) - 25.82 (MECH AREA) = 672.77 SQFT < 675.73 SQFT, SO OK.  
 MAIN FLOOR = NOT CONSIDERED FOR SECONDARY SUITE FLOOR AREA DUE TO BEING STAIRS RELATED.

**FLOOR PLATE (each building):**  
 BASEMENT FLOOR = 739.5 SQ FT  
 MAIN FLOOR = 739.5 SQ FT  
 SECOND FLOOR = 756.75 SQ FT  
 DECK AREA = 171.5 SQ FT (total including 2nd floor)

LOT COVERAGE: 739.5 / 2582 = 28.6%

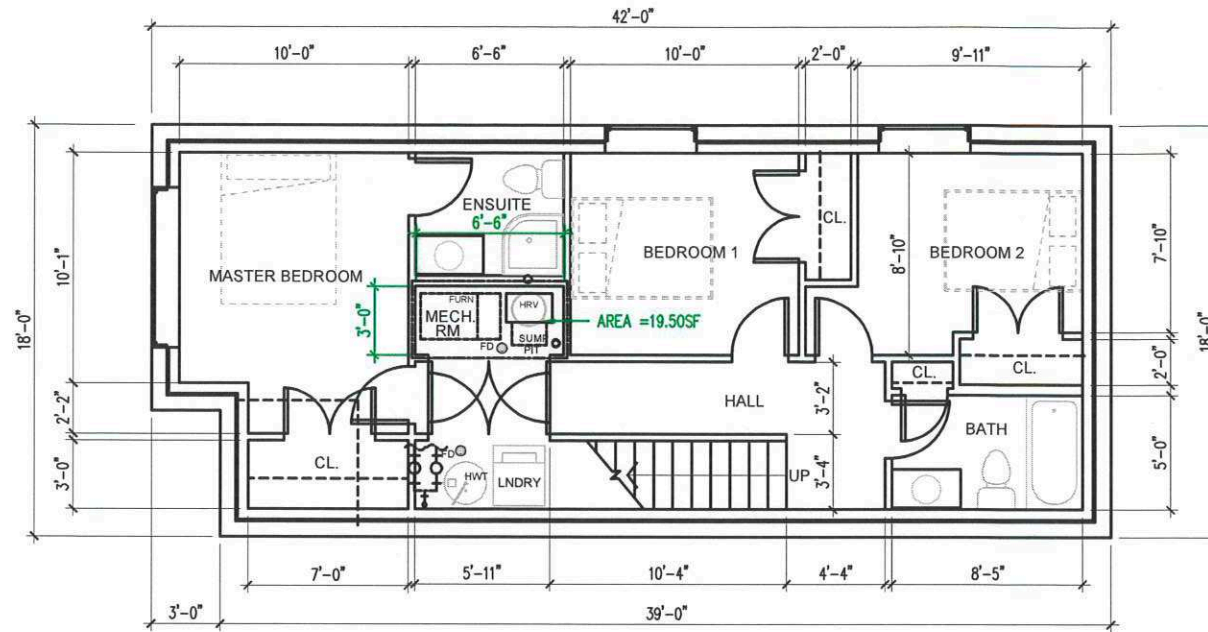
SOFT LANDSCAPE: 783 SF / 2582 = 30.3%

**TREE/SHRUB SCHEDULE:**  
 ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.

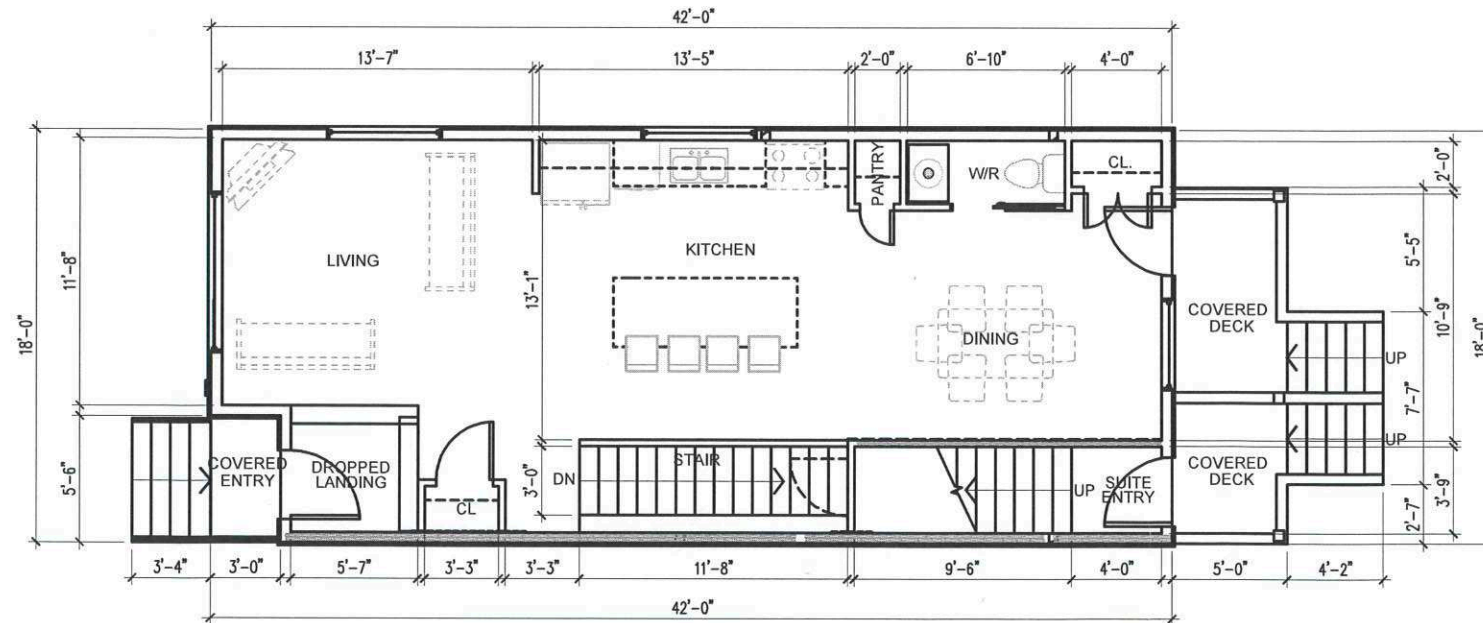
ITEM	QTY	SPECIES	SIZE:
TREE	1	MANITOBA MAPLE	2.5" CALIPER (MIN 5'-0 HIGH)
SHRUB	2	ABBOTSWOOD POTENTILLA	2 GALLON
SHRUB	2	LILAC	2 GALLON

**ISSUED FOR REVIEW**

PROJECT: <b>PROPOSED 2 STOREY HOUSE LOT - 25</b> 1329 EDDERTON AVE, WINNIPEG, MANITOBA	CLIENT: <b>OWNERS NAME</b> 1329 EDDERTON AVE, WINNIPEG, MANITOBA	DRAWING: <b>SITE DEVELOPMENT &amp; LOCATION PLAN</b>	SCALE: AS NOTED	DATE: 02/18/2024
THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DRAWING ARE NOT TO BE USED WITHOUT THE EXPRESS CONSENT OF MICHAEL ANGELO'S DESIGN & DRAFTING LTD. DO NOT SCALE DRAWINGS.		NO. DATE BY DESCRIPTION	DRAWN/DESIGNED RS	CHECKED RS / NS
		NO. DATE BY DESCRIPTION	PROJ# <b>2022-1123R</b>	SHEET# <b>A-00</b>
		REVISION RECORD	ISSUE RECORD	



**1 BASEMENT FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



**2 MAIN FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

**ISSUED FOR REVIEW**

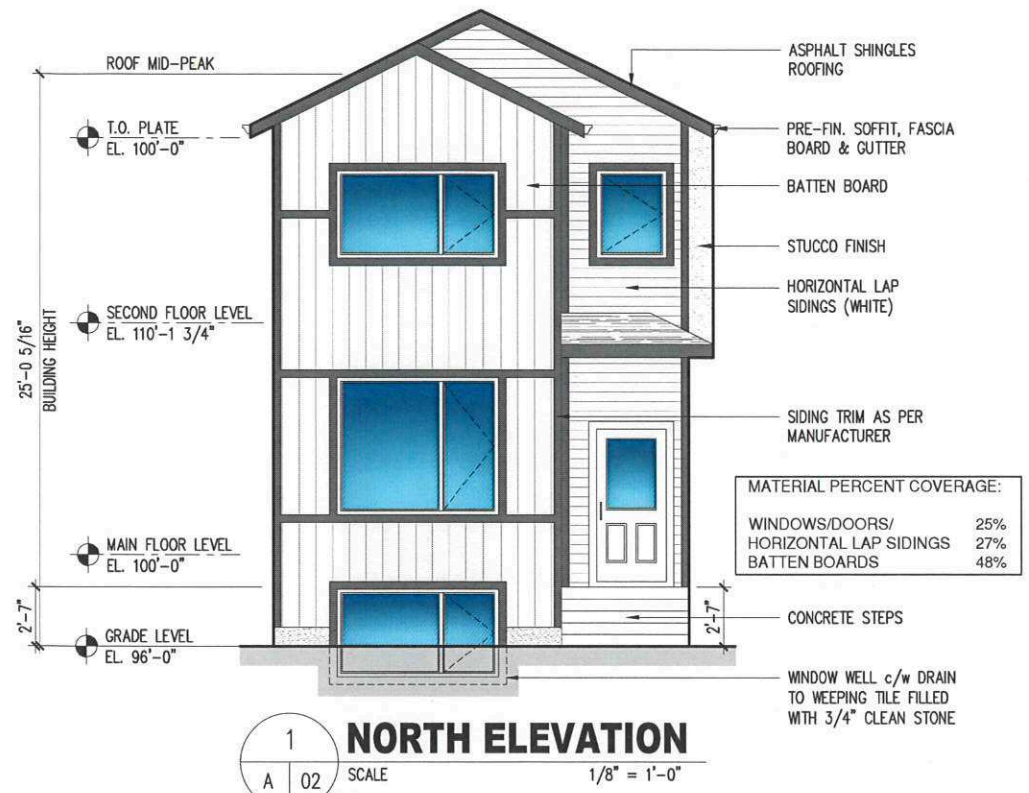
PROJECT:  
**PROPOSED 2 STOREY HOUSE LOT - 25**  
 1329 EDDERTON AVE, WINNIPEG, MANITOBA  
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CLIENT:  
**OWNERS NAME**  
 1329 EDDERTON AVE, WINNIPEG, MANITOBA

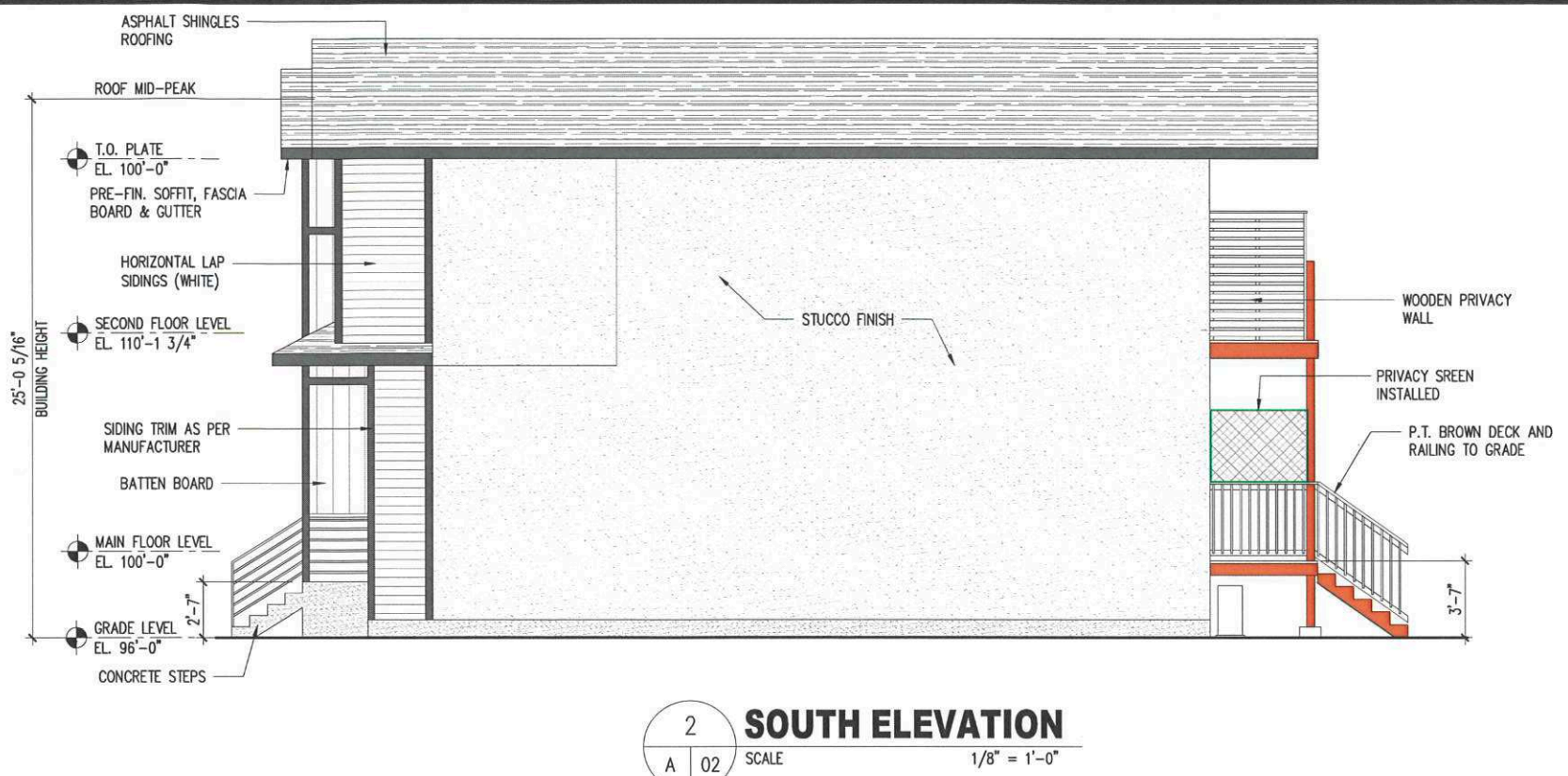
DRAWING: <b>BASEMENT &amp; MAIN FLOOR PLAN</b>			
NO.		DATE	
BY		DESCRIPTION	
REVISION RECORD			

SCALE: AS NOTED		DATE: 02/18/2024	
DRAWN/DESIGNED RS	CHECKED RS / NS	SHEET#	
PROJ# <b>2022-1123R</b>		<b>A-01</b>	
NO.		DATE	
BY		DESCRIPTION	
ISSUE RECORD			

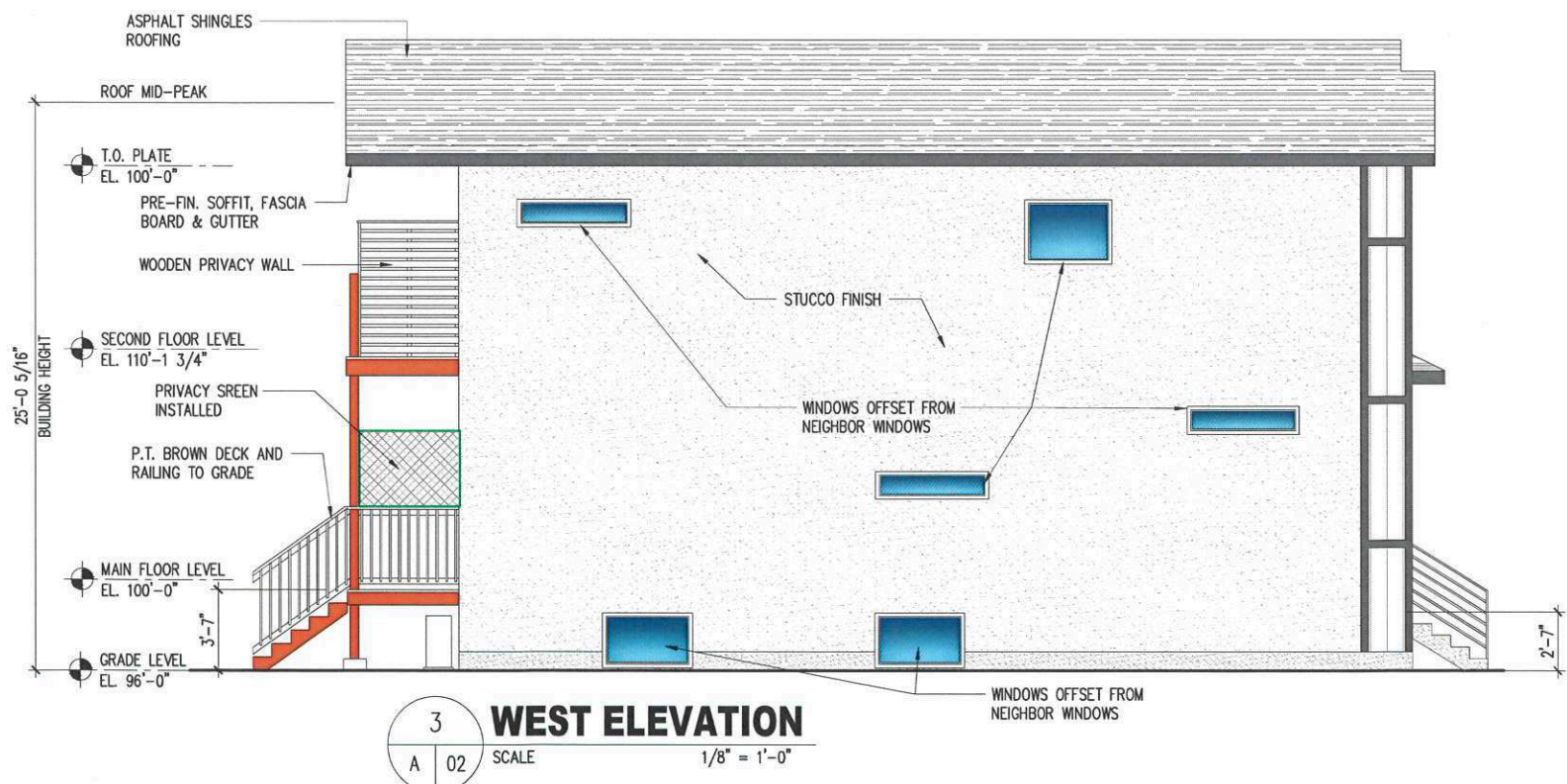




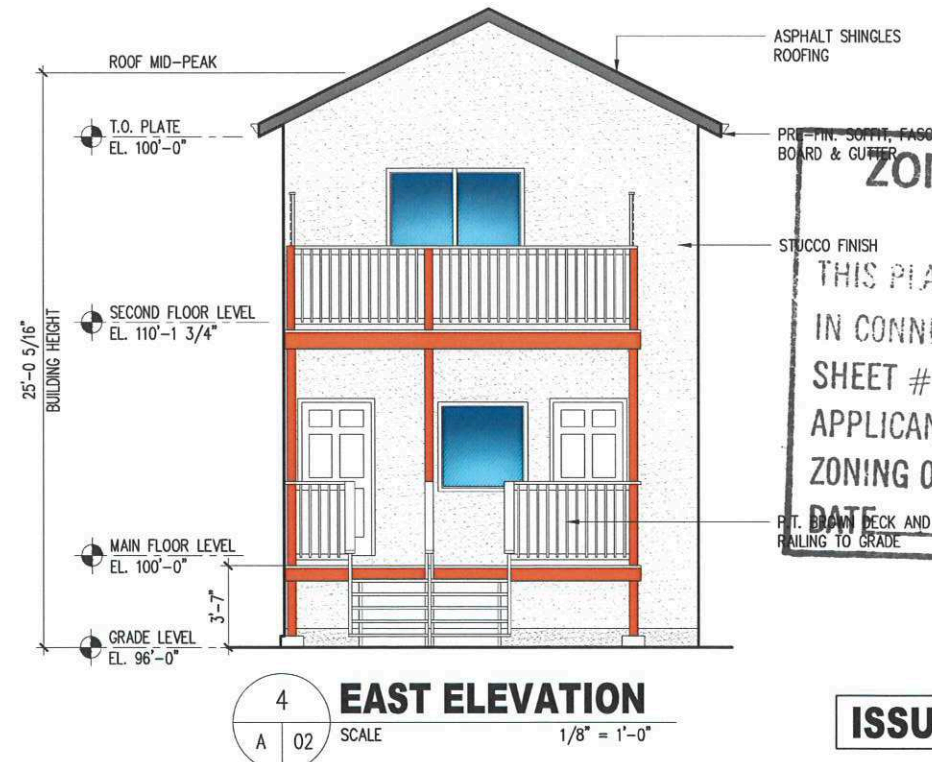
**1 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**3 WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**4 EAST ELEVATION**  
SCALE 1/8" = 1'-0"

**ZONING and PERMITS BRANCH**  
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 24-132525/c  
SHEET # 3 OF 6  
APPLICANT (SGD.) \_\_\_\_\_  
ZONING OFFICER Thiye  
DATE April 10, 2024

**ISSUED FOR REVIEW**

PROJECT: **PROPOSED 2 STOREY HOUSE LOT - 25**  
1329 EDDERTON AVE, WINNIPEG, MANITOBA  
THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DRAWING ARE NOT TO BE USED WITHOUT THE EXPRESS CONSENT OF MICHAEL ANGELO'S DESIGN & DRAFTING LTD.  
DO NOT SCALE DRAWINGS.

CLIENT: **OWNERS NAME**  
1329 EDDERTON AVE, WINNIPEG, MANITOBA

NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION
1	02/18/2024	RS	ISSUED FOR REVIEW

SCALE: AS NOTED  
DRAWN/DESIGNED: RS  
CHECKED: RS / NS  
PROJ# **2022-1123R**

DATE: 02/18/2024  
SHEET# **A-03**





**PROPOSED 2-STOREY LOT - 26**

**1329 EDDERTON AVE, WINNIPEG, MANITOBA**

**ZONING and PERMITS  
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 24-132525/0

SHEET # 4 OF 6

APPLICANT (SGD.) \_\_\_\_\_

ZONING OFFICER Thynks

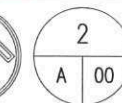
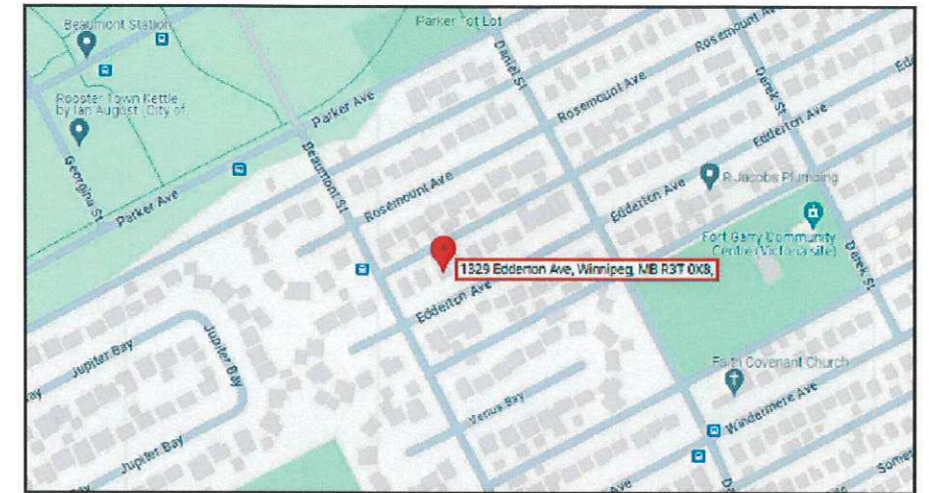
DATE April 10, 2024

PROJECT: <b>PROPOSED 2 STOREY HOUSE LOT - 26</b> 1329 EDDERTON AVE, WINNIPEG, MANITOBA		CLIENT: <b>OWNERS NAME</b>  1329 EDDERTON AVE, WINNIPEG, MANITOBA		DRAWING: <b>PERSPECTIVE</b>		SCALE: AS NOTED		DATE: 02/18/2024															
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## ZONING and PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 24-132525/C  
SHEET # 5 OF 6  
APPLICANT (SGD.) \_\_\_\_\_  
ZONING OFFICER Thijs  
DATE April 19, 2024



### LOCATION PLAN

SCALE NOT TO SCALE

EDDERTON AVENUE

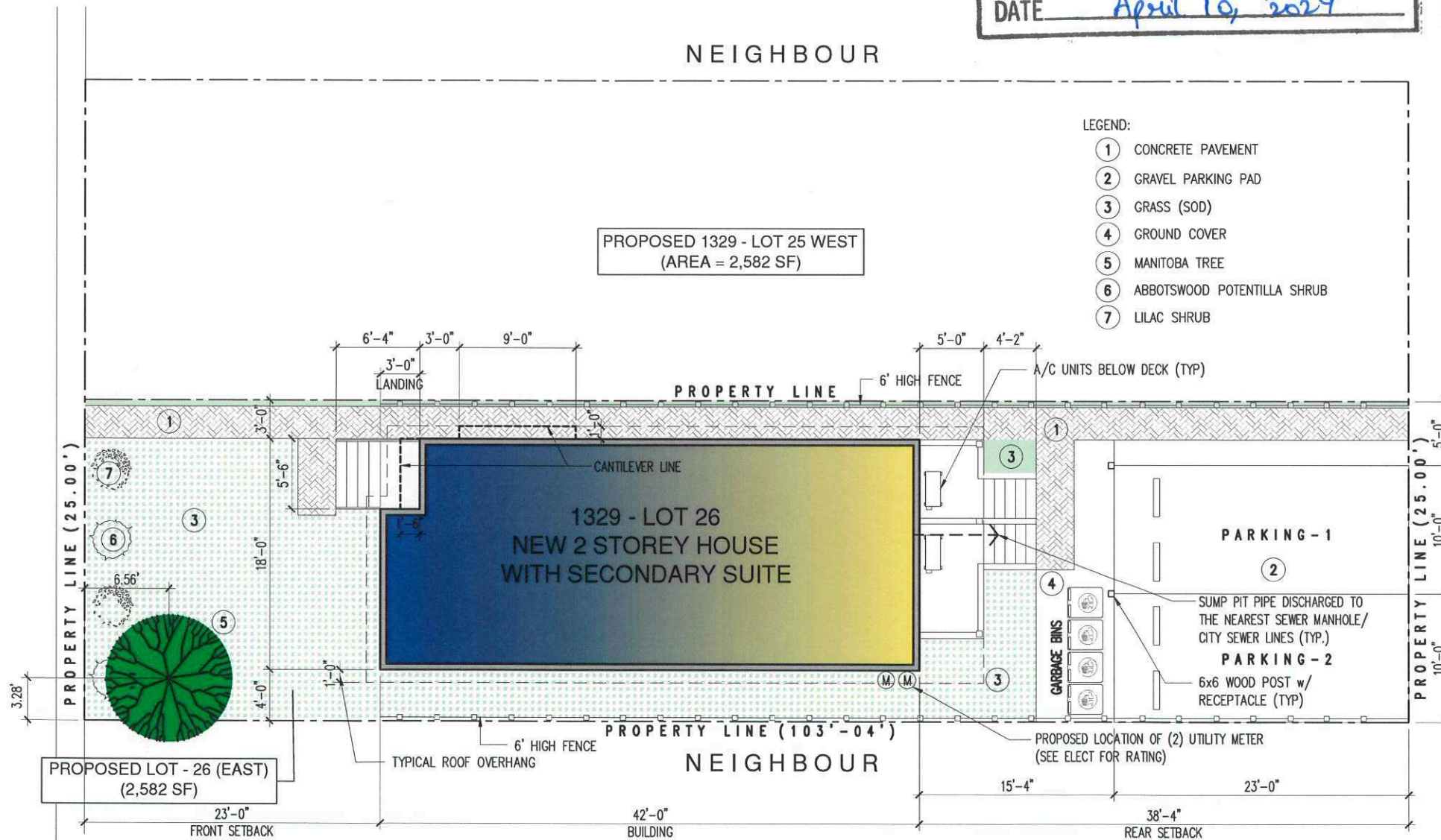
PUBLIC LANE

NEIGHBOUR

PROPOSED 1329 - LOT 25 WEST  
(AREA = 2,582 SF)

**LEGEND:**

- ① CONCRETE PAVEMENT
- ② GRAVEL PARKING PAD
- ③ GRASS (SOD)
- ④ GROUND COVER
- ⑤ MANITOBA TREE
- ⑥ ABBOTSWOOD POTENTILLA SHRUB
- ⑦ LILAC SHRUB



**ZONING INFORMATION: (NEW BUILDING)**  
 BUILDING TYPE: 2 STOREY  
 LOT ZONING: R3-T (PER CITY OF WINNIPEG)  
 LOT FRONTAGE: 25.00 FT  
 PARKING: 2 OFF-STREET PARKING SPACES WILL BE PROVIDED VIA OPEN PARKING STALLS

**AREA CALCULATIONS:**  
 BASEMENT FLOOR (INTERIOR DIMENSIONS) = 15.58x39.58 - (5.5x3.0) = 600.16 SQFT  
 MAIN FLOOR (EXTERIOR DIMENSIONS) = 18x42 - (5.5x3.0) = 739.5 SQFT  
 SECOND FLOOR (EXTERIOR DIMENSIONS) = 18x42 + (9.0x1) - (1.5x5.5) = 756.75 SQFT  
 FLOOR AREA = 2096.41 SQFT  
 MECH ROOM AREA: BSMNT= 22.92 SQFT, MAIN= 0, SECOND= 25.82 SQFT  
 TOTAL FLOOR AREA = 2096.41 - 22.92 - 25.82 = 2047.67  
 MAX ALLOWABLE = 33% = 675.73 SQFT OF SECONDARY SUITE

**SECONDARY SUITE FLOOR AREA (NOT INCLUDING STAIRS/STAIRWELLS):**  
 ON SECOND FLOOR = 756.75 - 58.16 (13.1x4.44 STAIR OPENING) - 25.82 (MECH AREA) = 672.77 SQFT < 675.73 SQFT, SO OK.  
 MAIN FLOOR = NOT CONSIDERED FOR SECONDARY SUITE FLOOR AREA DUE TO BEING STAIRS RELATED.

**FLOOR PLATE (each building):**  
 BASEMENT FLOOR = 739.5 SQ FT  
 MAIN FLOOR = 739.5 SQ FT  
 SECOND FLOOR = 756.75 SQ FT  
 DECK AREA = 171.5 SQ FT (total including 2nd floor)

LOT COVERAGE: 739.5 / 2582 = 28.6%

SOFT LANDSCAPE: 783 SF / 2582 = 30.3%

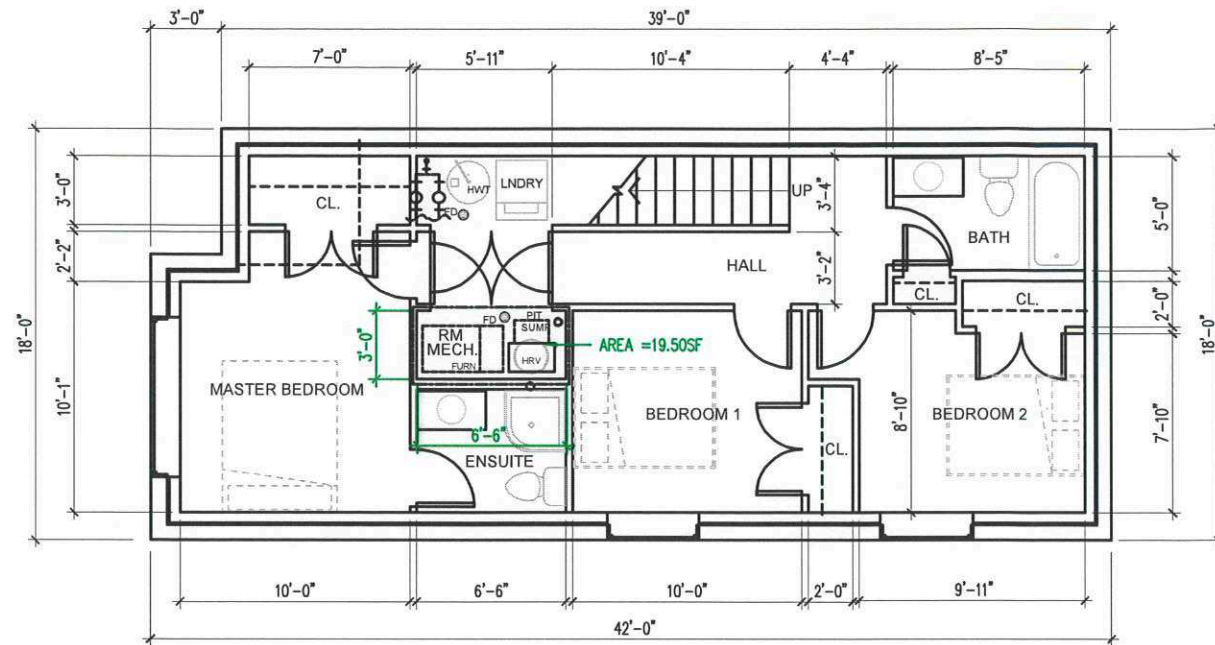
**TREE/SHRUB SCHEDULE:**  
 ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.

ITEM	QTY	SPECIES	SIZE:
TREE	1	MANITOBA MAPLE	2.5" CALIPER (MIN 5'-0 HIGH)
SHRUB	2	ABBOTSWOOD POTENTILLA	2 GALLON
SHRUB	2	LILAC	2 GALLON

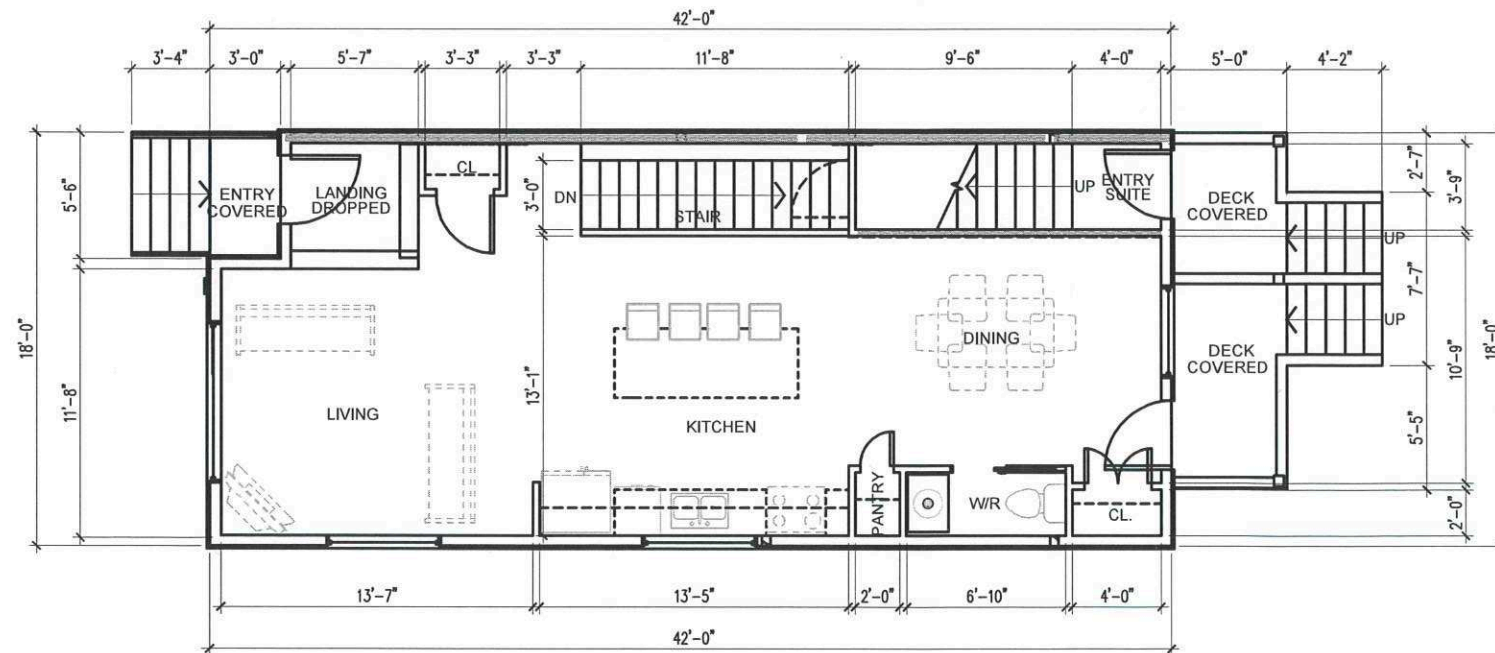
**ISSUED FOR REVIEW**

**1 SITE DEVELOPMENT PLAN**  
 SCALE 1/16" = 1'-0"

PROJECT: <p style="text-align: center;"><b>PROPOSED 2 STOREY HOUSE LOT - 26</b></p> <p style="text-align: center;">1329 EDDERTON AVE, WINNIPEG, MANITOBA</p> <p style="font-size: small;">THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DRAWING ARE NOT TO BE USED WITHOUT THE EXPRESS CONSENT OF MICHAEL ANGELO'S DESIGN &amp; DRAFTING LTD. DO NOT SCALE DRAWINGS.</p>	CLIENT: <p style="text-align: center;"><b>OWNERS NAME</b></p> <p style="text-align: center;">1329 EDDERTON AVE, WINNIPEG, MANITOBA</p>	DRAWING: <p style="text-align: center;"><b>SITE DEVELOPMENT &amp; LOCATION PLAN</b></p>	SCALE: AS NOTED DRAWN/DESIGNED: RS CHECKED: RS / NS PROJ#: <b>2022-1123R</b> SHEET#: <b>A-00</b>
NO.      DATE      BY      DESCRIPTION		NO.      DATE      BY      DESCRIPTION	
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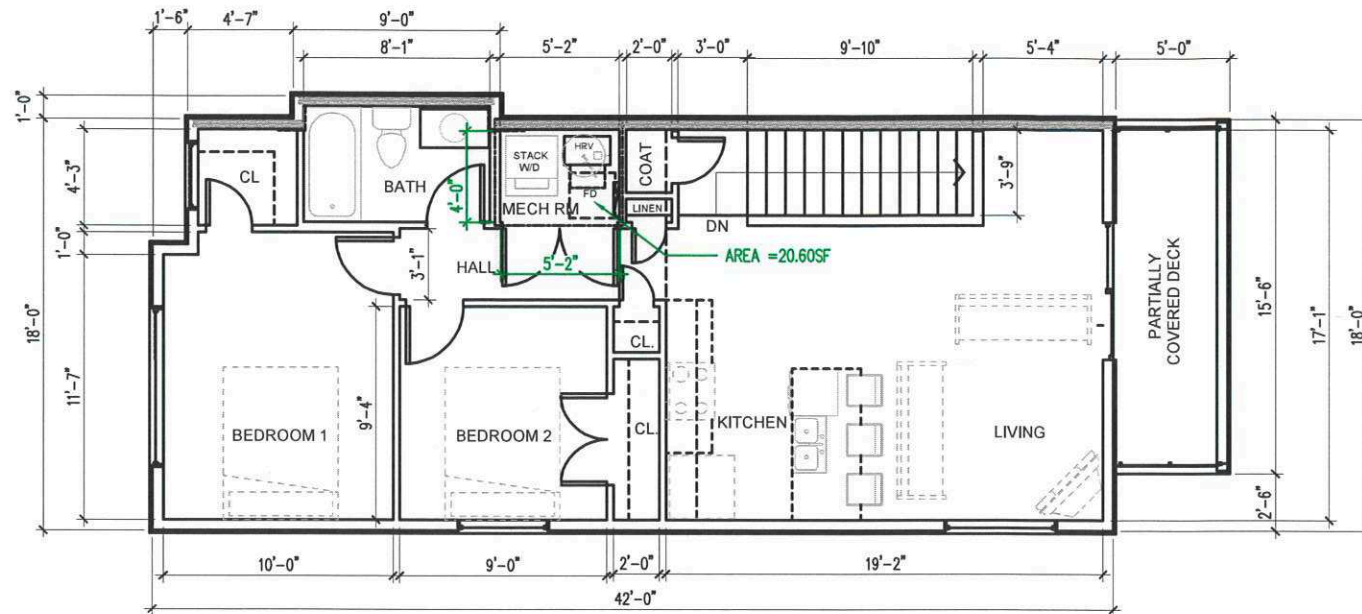
**1 BASEMENT FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



**2 MAIN FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

**ISSUED FOR REVIEW**

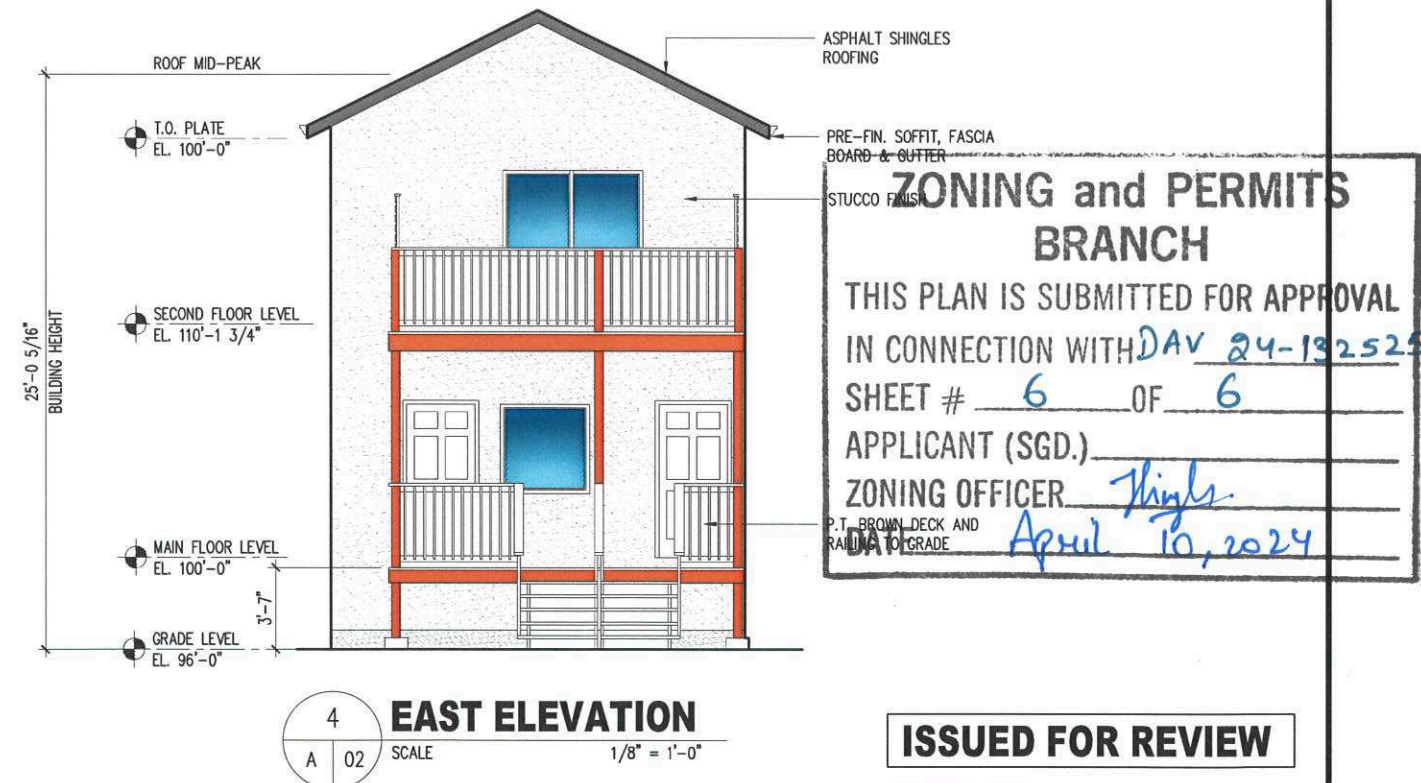
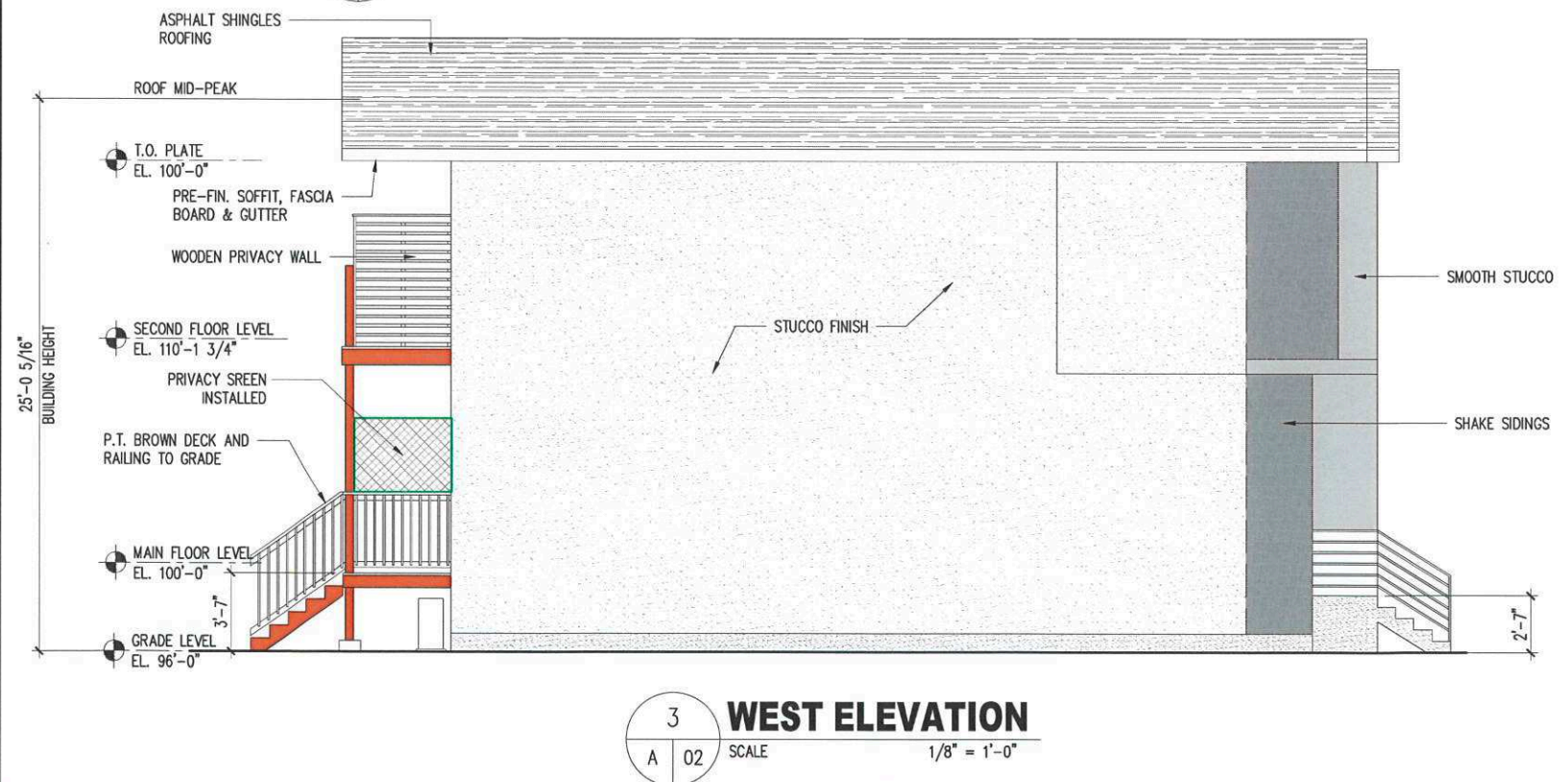
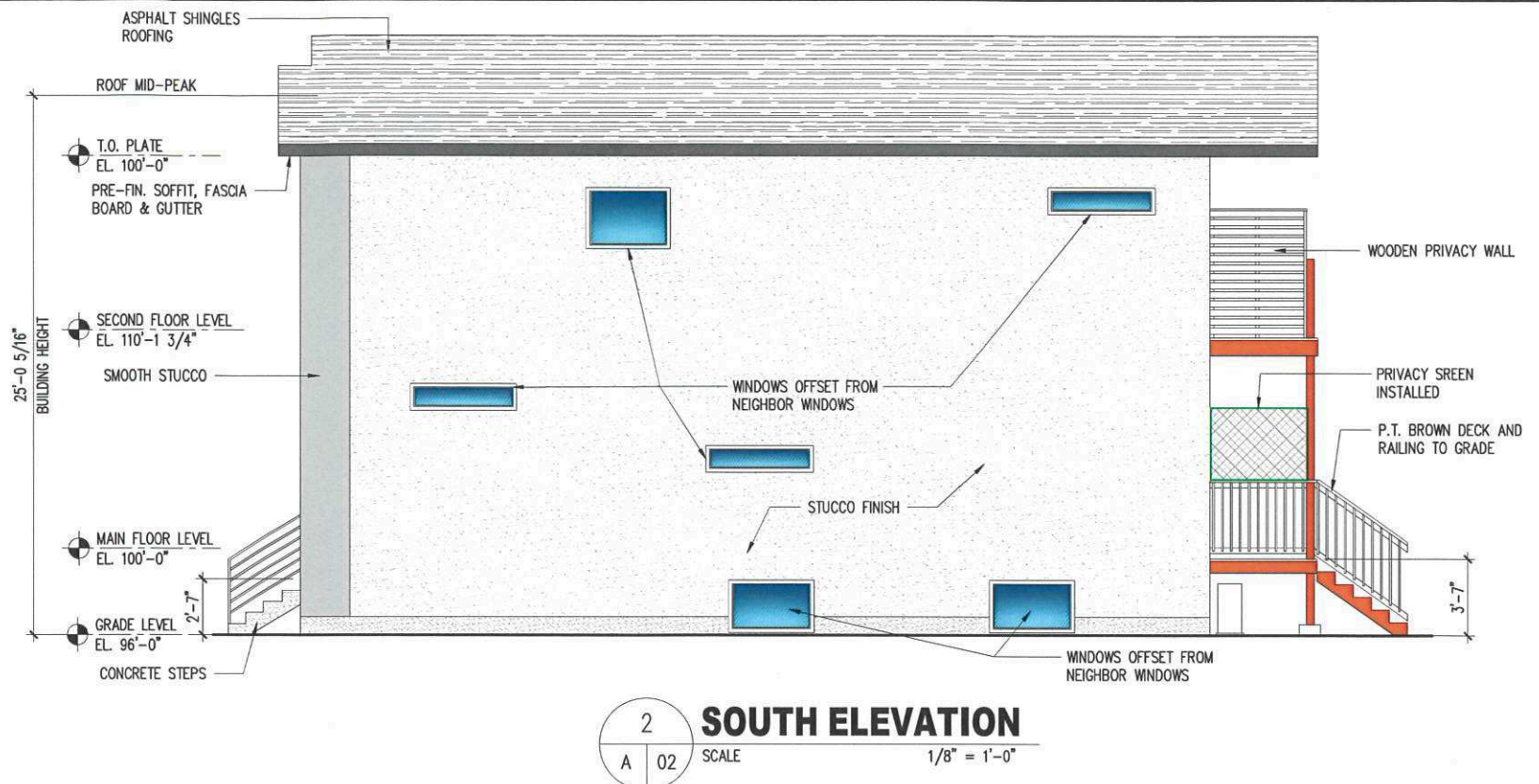
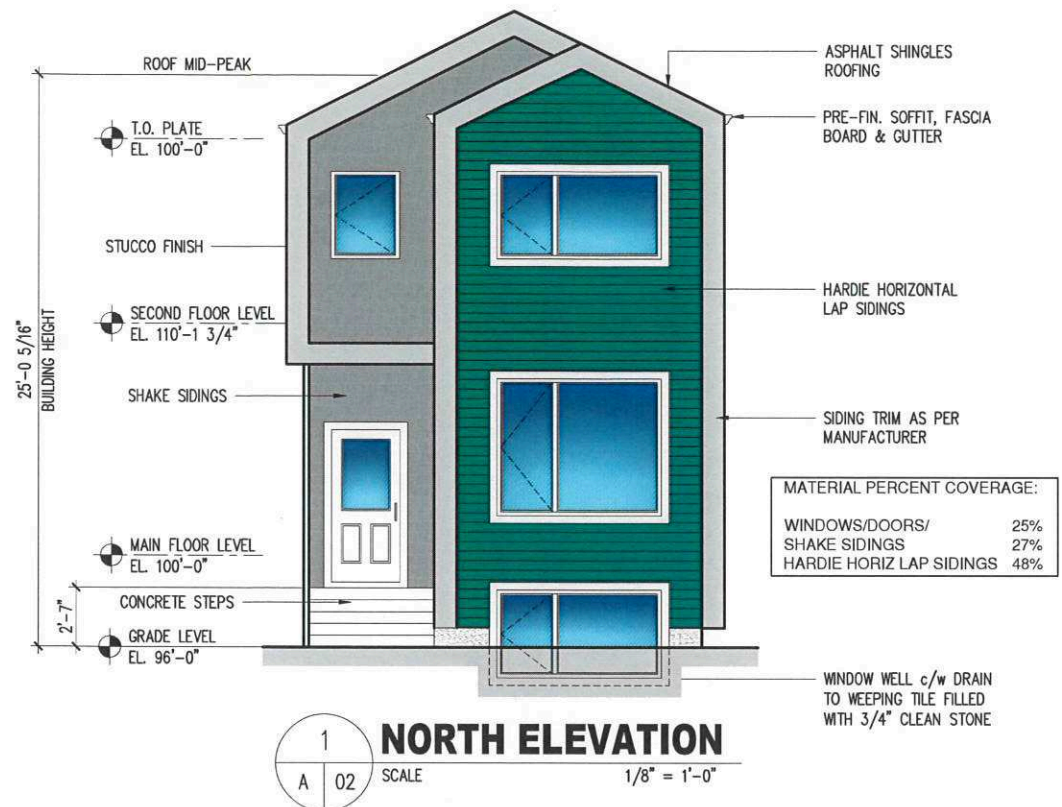
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1
**SECOND FLOOR PLAN**  
A 02 SCALE  $1/8" = 1'-0"$

**ISSUED FOR REVIEW**

PROJECT: <p style="text-align: center;"><b>PROPOSED 2 STOREY HOUSE LOT - 26</b></p> <p style="text-align: center;">1329 EDDERTON AVE, WINNIPEG, MANITOBA</p> <p style="font-size: small;">THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THESE DRAWINGS WITH SITE CONDITIONS. ANY DISCREPANCIES, ERRORS OR OMISSIONS MUST BE REPORTED TO THE DESIGNER/AUTHOR PRIOR TO COMMENCING ANY RELATED WORK. DRAWING ARE NOT TO BE USED WITHOUT THE EXPRESS CONSENT OF MICHAEL ANGELO'S DESIGN &amp; DRAFTING LTD.</p> <p style="font-size: x-small;">DO NOT SCALE DRAWINGS.</p>	CLIENT: <p style="text-align: center;"><b>OWNERS NAME</b></p> <p style="text-align: center;">1329 EDDERTON AVE, WINNIPEG, MANITOBA</p>	DRAWING: <p style="text-align: center;"><b>SECOND FLOOR PLAN</b></p>	SCALE: AS NOTED DRAWN/DESIGNED RS CHECKED RS / NS PROJ# <p style="text-align: center;"><b>2022-1123R</b></p>	DATE: 02/18/2024 SHEET# <p style="text-align: center;"><b>A-02</b></p>																
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**ZONING and PERMITS BRANCH**  
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 SHEET # 6 OF 6  
 APPLICANT (SGD.) \_\_\_\_\_  
 ZONING OFFICER Thyls  
 DATE April 10, 2024

**ISSUED FOR REVIEW**

PROJECT: <b>PROPOSED 2 STOREY HOUSE LOT - 26</b> 1329 EDDERTON AVE, WINNIPEG, MANITOBA		CLIENT: <b>OWNERS NAME</b> 1329 EDDERTON AVE, WINNIPEG, MANITOBA		DRAWING: <b>ELEVATIONS</b>		SCALE: AS NOTED		DATE: 02/18/2024	
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