Minute No. 64
Report - Standing Policy Committee on Property and Development - November 25, 2008

Item No. 8 **Subdivision - 60/70 Whellams Lane**
(North Kildonan Ward)
File DAS 30/2008

On December 10, 2008, the applicant withdrew the application and, as such, the item was filed.

Minutes - Executive Policy Committee - December 10, 2008

Report - Standing Policy Committee on Property and Development - November 25, 2008

DECISION MAKING HISTORY:

On December 10, 2008, the Executive Policy Committee received a communication from the applicant (W. Keith Rankin, Cooper Rankin Architects) withdrawing the development applications, and as such, the matter was filed.

STANDING COMMITTEE RECOMMENDATION:

On November 25, 2008, the Standing Policy Committee on Property and Development did not concur in the recommendation of the East Kildonan-Transcona Community Committee, concurred in the recommendation of the Winnipeg Public Service, and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 17, 2008, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development that the application for subdivision under File DAS 30/2008 not be proceeded with.

RE: Subdivision – 60/70 Whellams Lane
File DAS 30/2008
[c/r ZAA 20/2008, DAV 142644/2008D & DAOC 3/2008]

For submission to: Standing Policy Committee on Property and Development

Prepared by: Monique Wright, Clerk
East Kildonan-Transcona Community Committee

Report date: November 18, 2008

COMMUNITY COMMITTEE RECOMMENDATION:

On November 17, 2008, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development the application for subdivision under File DAS 30/2008 not be proceeded with.

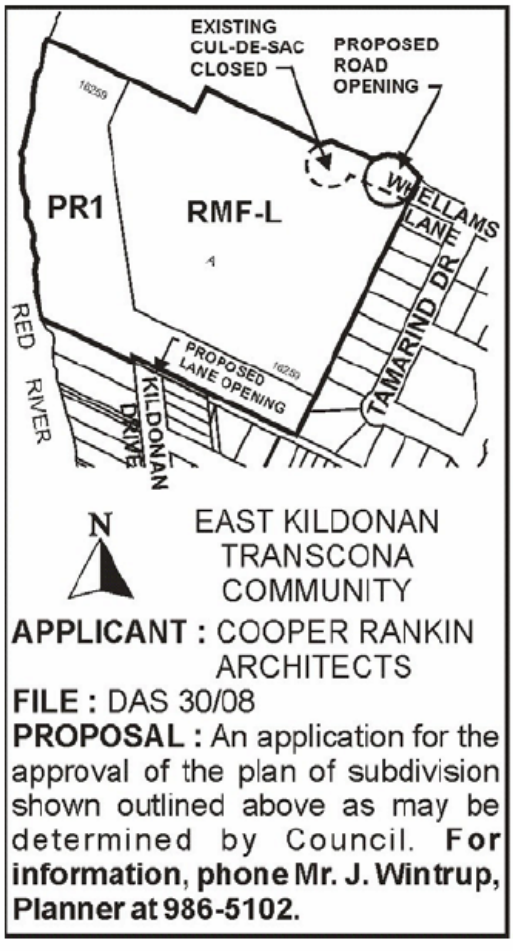
The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. The East Kildonan-Transcona Community Committee did not agree with the administrative comments contained in the report of the Planning and Land Use Division dated November 12, 2008 and the report from the Administrative Coordinating Group dated October 20, 2008.

2. The proposed development is not a proper fit for the community.

PUBLIC HEARING SUMMARY

File:	DAS 30/2008 [c/r ZAA 20/2008, DAV 142644/2008D & DAOC 3/2008]
Before:	East Kildonan-Transcona Community Committee Councillor Wyatt, Chairperson Councillor Browaty Councillor Thomas
Public Hearing:	November 17, 2008 Theatre, River East Collegiate 295 Sutton Avenue
Applicant:	Cooper Rankin Architects (Keith Rankin/David Treleaven)



Subject:

Premises Affected: 60/70 Whellams Lane

Exhibits Filed:

1. Application dated September 11, 2008
2. Notification of Public Hearing dated October 1, 2008
3. Manitoba Status of Title 2048451
4. Letter of authorization dated June 9, 2008, from Devonshire Properties Inc. (Edgewood Estates) to Cooper Rankin Architects
5. Zoning Agreement DAZ 210/74
6. Zoning Agreement Amendment DAZ 210/74 (ZAA 23/90)
7. Plans (12 pages)
8. Report from the Planning and Land Use Division dated November 12, 2008
9. Report from the Administrative Coordinating Group dated October 20, 2008
10. Inspection Report
11. Communication dated November 5, 2008, from Gladys Bellamy in opposition to the application
12. Communication dated November 8, 2008, from Wendell Penner in opposition to the application
13. Communication dated November 6, 2008, from John and Kathy Ilg, in support of the application
14. Communication dated November 6, 2008, from Edward Muzyczka, in opposition to the application
15. Communication dated November 6, 2008, from Barry and Adele Korolyk, in opposition to the application
16. Communication dated November 7, 2008, from Gord and Marion Jones, in opposition to the application
17. Communication dated November 7, 2008, from Muriel Rudy in opposition to the application
18. Communication dated November 7, 2008, from Ed and Shirley Ruchkall, in opposition to the application
19. Communication dated November 7, 2008, from Joel Pajak, in opposition to the application
20. Communication dated November 8, 2008, from Bert and Paula Rogers, in opposition to the application
21. Communication dated November 8, 2008, from Frank Fazio, in opposition to the application
22. Communication dated November 8, 2008, from Allan and Veronica Pronishen, in opposition to the application
23. Communication dated November 10, 2008, from Randie Kushnier, in opposition to the application and requesting an adjournment for a few weeks in order that he may make representation thereon

Exhibits Filed: (continued)

24. Communication dated November 10, 2008, from F.J. Burczynski, on behalf of Darka, Frank, Katharyn and Steven Burczynski, in opposition to the application
25. Communication dated November 10, 2008, from Kyle Kushnier, Arthur Day Middle School, in opposition to the application
26. Communication dated November 10, 2008, from Bill Kubik, in opposition to the application
27. Communication dated November 7, 2008, from Tom and Pat Rubel, in opposition to the application
28. Communication dated November 10, 2008, from Vic Thielmann, in opposition to the application
29. Communication dated November 10, 2008, from Jeannette Golletz, in opposition to the application
30. Communication dated November 12, 2008, from Jake and Gerda DeJong, in opposition to the application
31. Communication (undated), from Frank Shalapata, in opposition to the application
32. Communication dated November 12, 2008, from Randy Hawkins, in opposition to the application
33. Communication dated November 8, 2008, from Rafaelle and Rhonda Paoletti, in opposition to the application
34. Communication dated November 12, 2008, from Randy, Alwine and Nathan Willoughby, in opposition to the application
35. Communication dated November 12, 2008, from Helmut T. Huebert, in opposition to the application
36. Communication dated November 13, 2008, from Dorothy Huebert, in opposition to the application
37. Communication dated November 13, 2008, from Jarrett Hall and Ruth Peddle, in opposition to the application
38. Communication dated November 13, 2008, from Catherine A. Pleskach, in opposition to the application
39. Communication dated November 13, 2008, from Edward and Phyllis Ermet, in opposition to the application
40. Communication dated November 14, 2008, from Nancy Johnston and Shirley Geldart, in opposition to the application
41. Communication dated November 14, 2008, from Jennifer Peters, in opposition to the application
42. Communication dated November 14, 2008, from Eleanor Nickel, in opposition to the application
43. Communication dated November 14, 2008, from Paul and Natal Rodrigues, in opposition to the application

Exhibits Filed: (continued)

44. Communication dated November 15, 2008, from Wm. and Carole Zuk, in opposition to the application
45. Communication dated November 15, 2008, from Don Bellamy, in opposition to the application
46. Communication dated November 15, 2008, from Brian and Mandy Vanderhooft, in opposition to the application
47. Communication dated November 15, 2008, from Edward and Phyllis Ermet, in opposition to the application
48. Communication dated November 16, 2008, from Todd Ermet, in opposition to the application
49. Petition in opposition to the application purporting to contain the signatures of 147 area residents, submitted by Gladys Bellamy and Muriel Rudy
50. Communication dated November 17, 2008, from Terri-Lynn Strand, in opposition to the application
51. Communication dated November 17, 2008, from Janice Lukes, Coordinator, Winnipeg Trails Association, in opposition to approval of the application without inclusion of a trail on the bank of the Red River
52. Communication dated November 17, 2008, from Rudy and Rosanna Enns in opposition to the application
53. Communication dated November 17, 2008, from David Watson, Board Member, Save Our Seine (SOS), in opposition to the application
54. Artists Rendering, Landscape Plan, and Site Plan submitted at the Public Hearing by Keith Rankin, Cooper Rankin Architects
55. Brief in opposition to the application submitted at the Public Hearing by Gladys Bellamy
56. Petition purporting to contain the signatures of 371 residents of Edgewood Estates in opposition to the application, submitted at the Public Hearing by Graham Eagleton
57. Brief in opposition to the application submitted at the Public Hearing by Harold Granke
58. Drawings of Future Shadow Impacts (2) submitted at the Public Hearing by Keith Rankin, Cooper Rankin Architects
59. Audio Recording of representations of Public Hearing

REPRESENTATIONS:

In Support:

Walter Bartosh
John and Kathy Ilg
David Krahn
Jerry Minarz
Terry Petrishen
Keith Rankin, Cooper Rankin Architects
George Reenders
Sophie Turko

In Opposition:

Karen Alberto
Carolyn Bailey
Sigrun Bailey
Louise Balaban
Drual and Louise Beaudry
Don and Gladys Bellamy
Siegfried Bendlin
Lorilyn B. Bergen
Alma Bonas
Joan Bridgeford
Robert Bruce
Frank Burczynski
Arthur and Helen Chapman
Darlene Cherniak
Sam Chochinov and Janet Latimer
Edgar J. Clancy
Rhonda Clarke
Reimer Clausen
William James Cole
Fred Cressack
John J. Danko
John M. S. Danko
Jake and Gerda De Jong
Joyce Dietrich
Robert Duncan
Jennifer Dutchyshen
Graham Eagleton
Valerie Earl
Caroline Elder
Rudy and Rosanna Enns
Ed, Lori and Phyllis Ermet
Todd Ermet
Frank Fazio
K. Fazio
Karl and Audrey Felsen
Anne Friend
John Fuge
Vern Gaddows
Tim Garton
Mr. and Mrs. W. Gauthier
L. and H. Germershausen
Mary Ginter
Jeannette Golletz
P. Gorete
Stacie Gottfried
Jim Graf
Harold E. Granke
Marie Hales
Jarrett Hall and Ruth Peddle
Frank Hanzmann
David Harris
Randy and Kim Hawkins
Ursula Hartfiel
Ole and June Hellsten
Gerald Hildebrand
Helmut and Dorothy Huebert
Abe and Anne Hyde
Betty Jenkins
Gord & Marion Jones
Nancy Johnston and Shirley Geldart
Thomas and Janet Johnstone
Elsbeth Judt
James Karray
Blanche Keith
Kate M. Kehler
Lydia Kehler
Shannon Kipling
Barry and Adele Korolyk

Marie Kostiuk
Jake and Rita Krahn
Bill Kubik
Kyle Kushnier
Randie Kushnier
Leonard Lage
Valerie Larsen
Rose Lawrence
Ismael and Lucila Lontajo
Peter and Tina Loewen
Janice Lukes, Coordinator,
Winnipeg Trails Association
Lisa S. Mandziak
Eva Mann
Judy McCaugherty
Maria McMurray
Beverley Meunier
Keith Micklash
Gordon Minogue
Edward Muzyczka
Debra K. Naumann
Eleanor Nickel
Lori Olien
Joel Pajak
Rafaelle and Rhonda Paoletti
Wendell and Michelle Penner
Jennifer Peters
Edna Pinniger
Catherine Pleskach
Allan and Veronica Pronishen
John H. Reimer
Adolf Reinfort
Derrelyn Reinfort
P. Ring
Paul and Natal Rodrigues
Bert and Paula Rogers
Zenon and Julie Rosolowich
Tom and Pat Rubel
Ed and Shirley Ruchkall
Muriel Rudy
Natalie Ruppenstein
Verna C. Scanes
Harry Schroeder
M. and G. R. Segstro
M. Sersun
Frank Shalapata
Corrie Smeets
Margaret Sotas
Judy Stanko
Jocelyne Stockwell
Terri-Lynn Strand
James Sutherland
Jim Sutherland and Mrs. D. Earl
Rita Syposh
Annette and Egbert Terwissche
Harmina Themmen
Vic Thielmann
Jo-Anne Thomson
Lorraine Tokaruk
Brian and Mandy Vanderhooft
Mary Vermette
Clarence and Irene Wagner
Alistair Wark
David Watson, Board Member,
Save Our Seine (SOS)
Wes and Shirley Watson
Victoria Werner
Randy, Alwine and Nathan Willowghby
John and Katherine Winter
Michael and Noreen Wito
Charles Wm.Yule
Joan Zielke
Wm. and Carole Zuk

For Information:

Norm Dietrich
Karl and Audrey Felson
John Fuge
Audrey Gessner
Lillian Mae Jones
David M. Katcher
Moe and Betty Lesyk
Louis McCloskey
C. G. Meunier
Kathy Monaster
Brian Newton
Joan Schaefer
Manfred Schuster
F. Smith
Joan Stefanik

For the City:

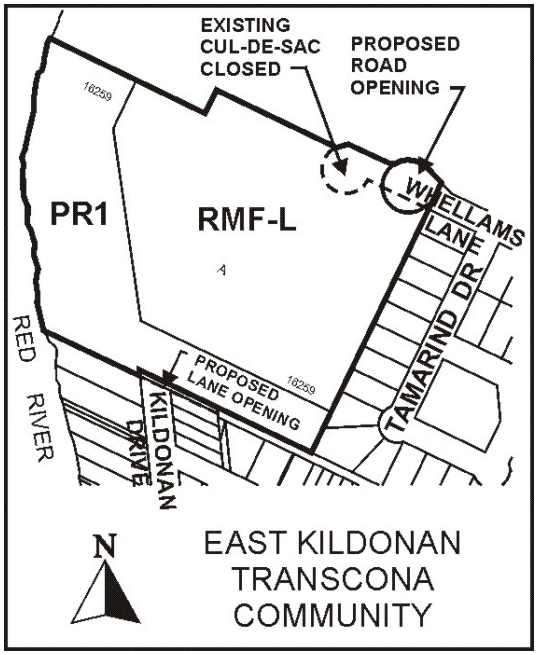
Kevin Nixon, Active Transportation Coordinator, Public Works Department
John Wintrup, Senior Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DAS 30/2008 [c/r ZAA 20/2008, DAV 142644/2008D & DAOC 3/2008]

Planning, Property and Development Department Report

To the East Kildonan - Transcona Community Committee

Date: November 12, 2008
File: DAS 30/08
Related Files: DAZ 210/74 (B/L 806/74); ZAA 6/07 c/r DAV 07-139164/D; ZAA 23/90 c/r DCU 248A/90 & DAV 736A/90; ZAA 20/08 c/r DAV 08-142644/D, DAOC 3/2008
Subject: Relocate cul-de-sac to the east, open public lane on the south side of the property
Location: 60 / 70 Whellams Lane
Legal Description: PCL A PLAN 16259 55/56 K



Applicant: Devonshire Properties Inc - David Treleven and Keith Rankin
(c/o Cooper Rankin Architects)
7 EVERGREEN PL SUITE 103
WINNIPEG MB R2G 2G7

Owner: DEVONSHIRE PROPERTIES INC
C/O EDGEWOOD ESTATES
60 WHELLAMS LANE WINNIPEG MB R2G 2G7

Recommendation: **Approve with Conditions**

Report Summary:

- The developer has applied to construct 331 dwelling units and 602 parking stalls.
- The applicant intends to move the existing cul-de-sac at the end of Whellams Lane further to the east.
- Relocating the cul-de-sac will accommodate the proposed multiple family dwelling buildings as they will be constructed on the land of the existing Whellams Lane cul-de-sac.
- Public Works is also requesting that land be provided on the south side of the property to extend the Essar Avenue rear public lane to Kildonan Drive.

Site Description

The subject property is 12 acres zoned RMF-L (7.9 acres) and PR-1 (4.1 acres) located south of Chief Peguis Trail, east of the Red River and at the western terminus of Whellams Lane in the Kildonan Drive neighbourhood of the North Kildonan Ward.

Adjacent properties include dwellings to the east and south zoned "R1" Residential Districts. Surrounding properties include: to the west across the Red River, Kildonan Park / Golf Course; to the north/north-east across Chief Peguis Trail, the Red River; to the south/south-east, single family dwellings, Essar Park and the Bergen Cut-off open space.

Background

DAOC 3/2008

An application has been made for the:

- proposed opening and closing of the terminus of Whellams Lane,
- proposed opening of Chief Peguis Trail;
- proposed opening of the north side of Whellams lane west of Appleton Street; and
- proposed opening of the public lane north of Essar Avenue at Kildonan drive

All street and lane closings require the consideration of the Community Committee, as do all street and lane openings which have not previously received approval by Council or a Standing Committee of Council.

Description of the Proposed Development

The applicant intends to move the existing cul-de-sac at the end of Whellams Lane further to the east (to accommodate a proposed multiple family dwelling).

Public Works is also requesting that land be provided on the south side of the property to extend the Essar Avenue rear public lane to Kildonan Drive.

Analysis

TRANSPORTATION AND SITE ACCESS

- Devonshire Properties Inc. will create a new street terminus east of the proposed closing location.

- Devonshire Properties Inc. will provide a portion of their property for the opening of a public lane north of Essar Avenue at Kildonan Drive.
- City property west of the opening of the terminus will also be dedicated as "Chief Peguis Trail" and the north side of Whellams Lane will be widened to a uniform width of 16.764m.
- The new cul-de-sac width has been designed to accommodate the turning radius required by Winnipeg Transit as they intend to provide new bus service with a new bus stop on the north side of the terminus.

INFRASTRUCTURE

- Public Works is requesting that 4334 square feet of land be provided on the south side of the property to extend the Essar Avenue rear public lane to Kildonan Drive (Misc. Plan No. LSWK 8798/1).
- At this time, Kildonan Drive lacks a proper cul-de-sac terminus to facilitate vehicles turning around (Kildonan Drive was planned to connect to Whellams Lane via Ebony Drive until the apartment complex was constructed).
- Previous agreements tried to address this issue by requiring the developer to provide land for a cul-de-sac with little success.
- Water and Waste has requested an easement along the Primary Dike - this dike forms part of the City's Primary line of defense against flooding - in the lands zoned "PR-1" that are parallel to the Red River.
- The easement will allow the City of Winnipeg to maintain and improve the dike to ensure flood protection is adequate for the Kildonan Drive Neighbourhood.
- Planning, Property and Development is requesting an easement across the lands zoned "PR1" for a pathway (Misc. Plan No. LSWK 8798/1).
- This pathway connection is a critical portion that will enhance the connection between the Chief Peguis Trail Bridge to access Kildonan Park and Golf Course on the west side of the Red River and the Kildonan Drive Neighbourhood.

Recommendation

The Planning and Land Use Division recommends approval for the following reasons:

- The new cul-de-sac will be wider then the existing cul-de-sac, thus able to accommodate transit buses and fire trucks, improving municipal services to the neighbourhood.
- Opening of the public lane will legally recognise the existing back lane that crosses the developer's private lands as a legally opened, public right-of-way, extending to Kildonan Drive.

The Developer will be required to enter into a Development Agreement that outlines the construction requirements for the new cul-de-sac, and for the public lane; and the easement agreement required by Water and Waste. The Developer will be required to enter into agreement for the pathway easement.

Recommended Conditions of Approval

4116

1. That the plan of subdivision under File DAS 30/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated November 12, 2008 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:
    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated October 20, 2008

2. That the applicant be required to enter into a Subdivision Agreement on the subject lands subject to the following:
    A. No building or development permits shall be issued on the subject lands zoned RMF-L until:
        i. That the Developer, at no expense to the City, grant to the City an easement to maintain a pathway on the lands zoned "PR1" as illustrated on Misc. Plan No. LSWK 8798/1 as determined by and to the satisfaction of the Director of Public Works.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

6. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

7. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: John S. Wintrup
PPD File # DAS 30/2008

Schedule "A"

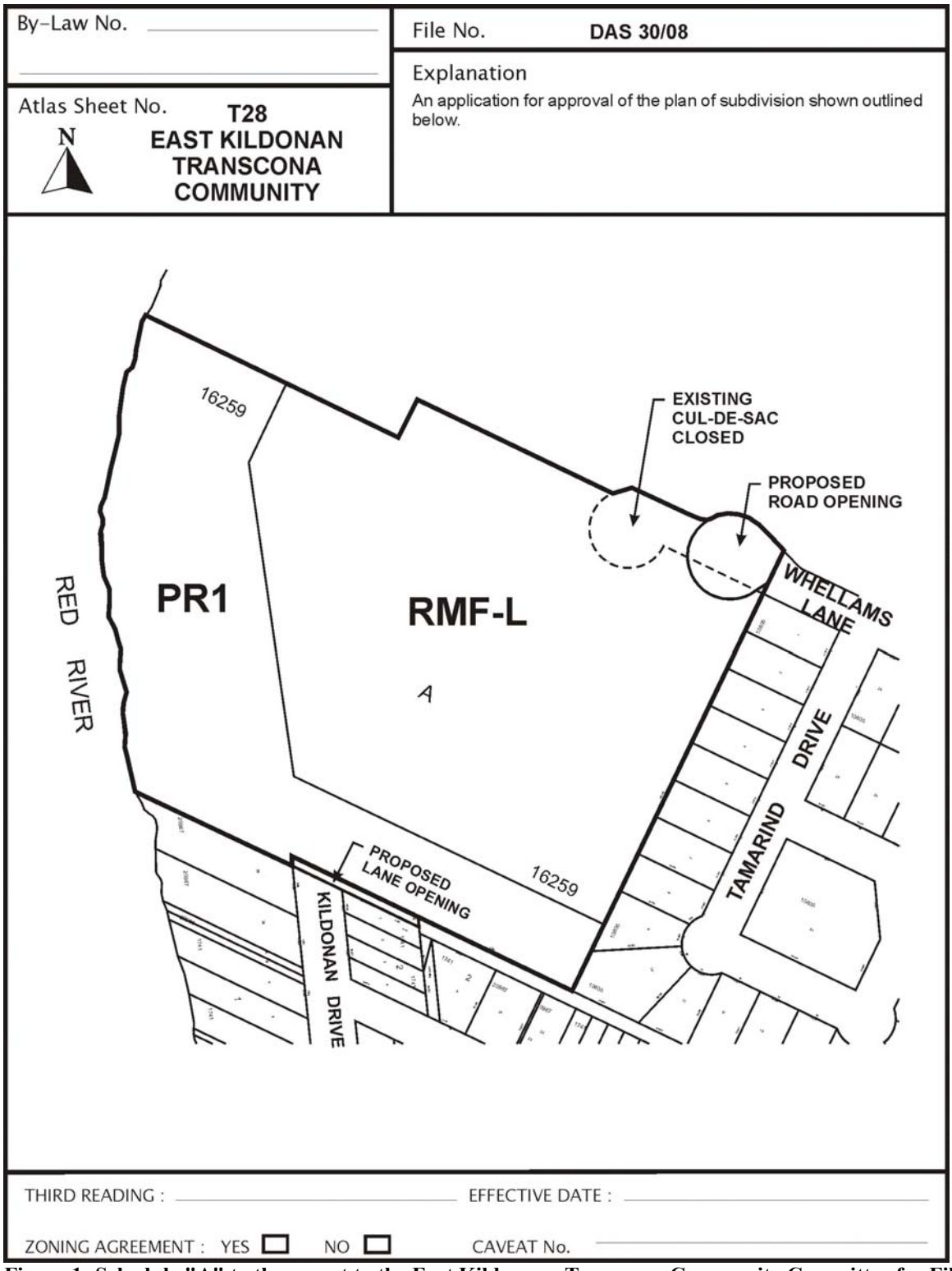


Figure 1: Schedule "A" to the report to the East Kildonan - Transcona Community Committee for File DAS 30/2008, dated November 12, 2008.

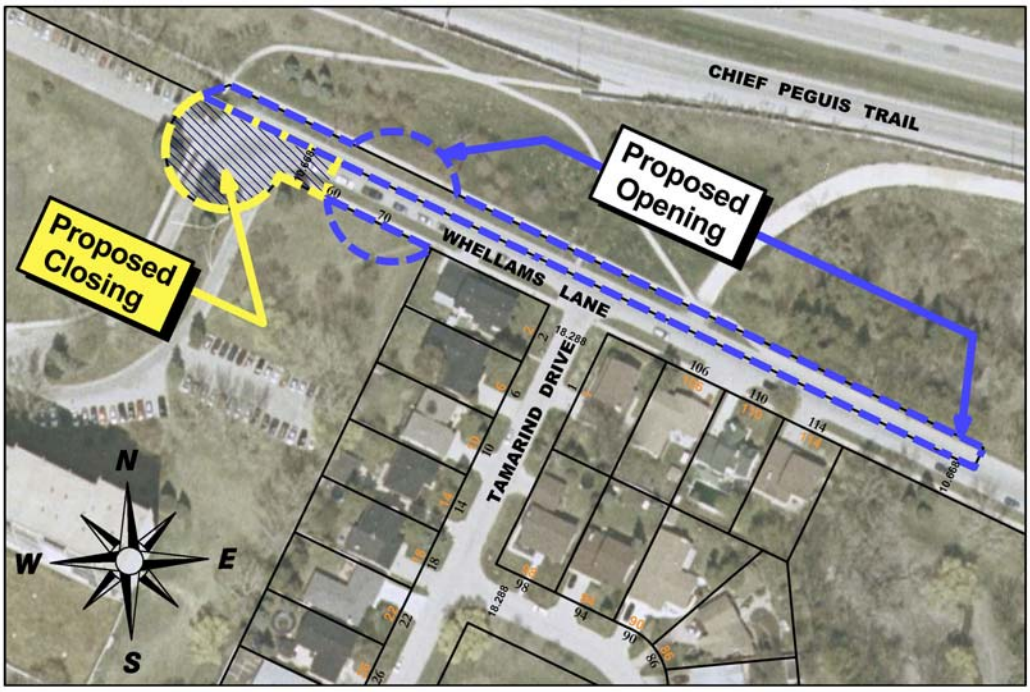


Figure 2: Whellams Lane cul-de-sac re-locating.

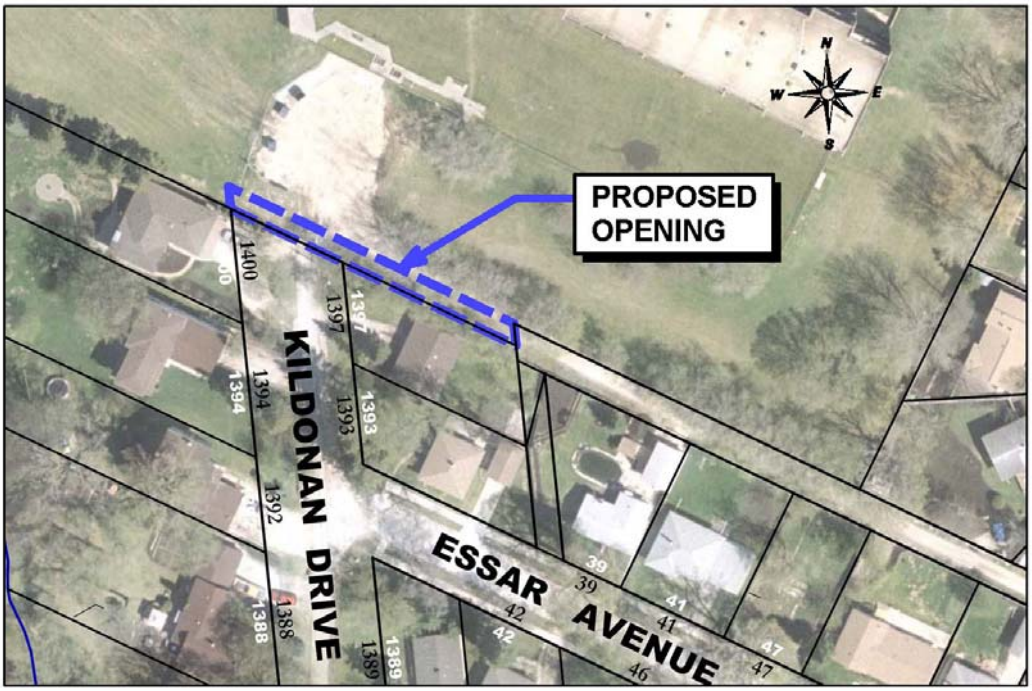


Figure 3: Essar Avenue - Public Lane opening

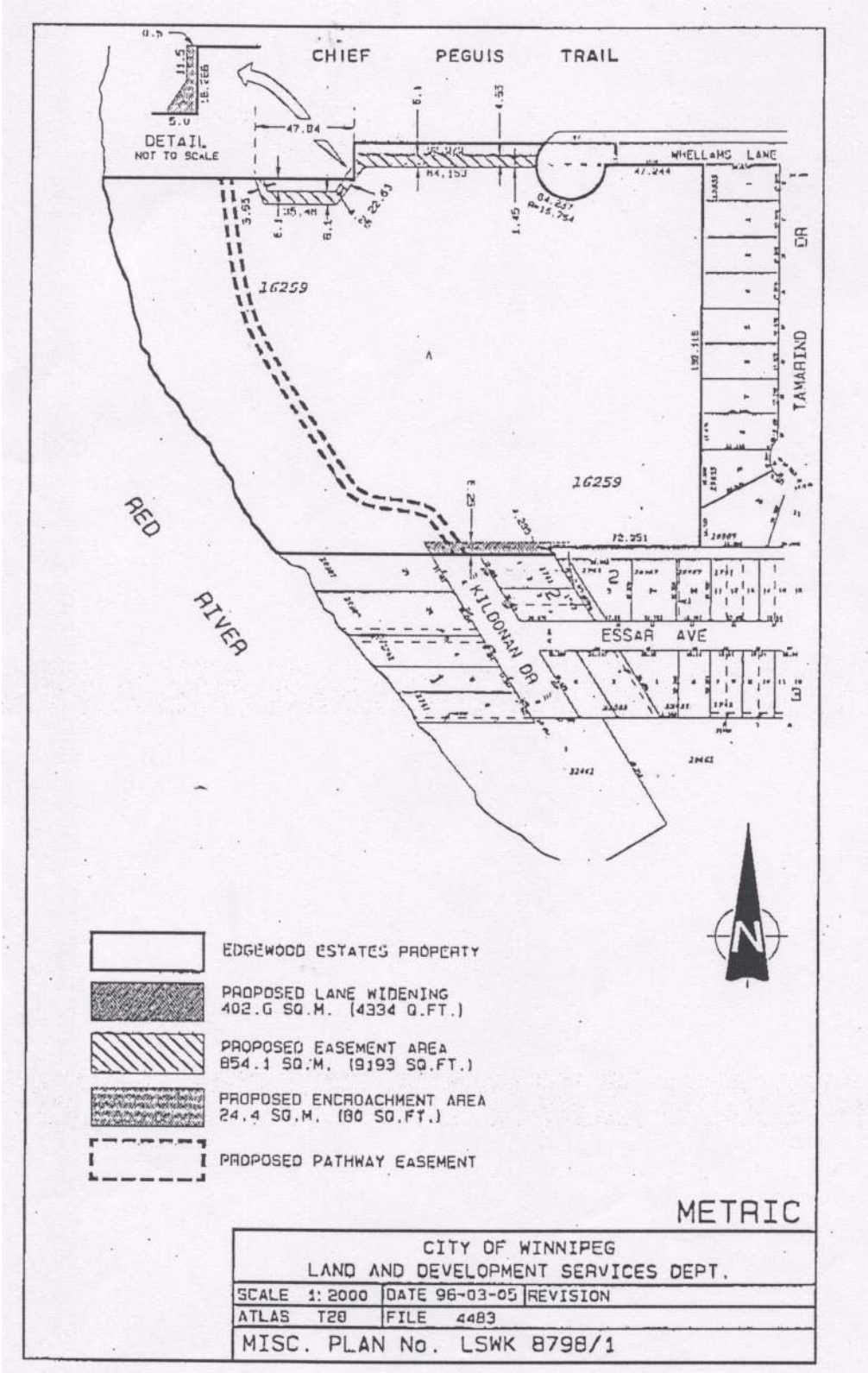


Figure 4: Misc. Plan No. LSWK 8798/1 to the report to the East Kildonan - Transcona Community Committee for File No. DAS 30/2008, dated November 12, 2008.

Exhibit "9" referred to in File DAS 30/2008 [c/r ZAA 20/2008, DAV 142644/2008D & DAOC 3/2008]

RE: PROPOSED SUBDIVISION AND REZONING OF LAND AT 60/70 WHELLAM'S LANE - DAS 30/08

FOR SUBMISSION TO THE EAST KILDONAN-TRANSCONA COMMUNITY COMMITTEE

"original signed by S.M. Matile"
S.M. Matile, P. Eng.
Chair, Administrative Co-ordinating Group

October 20, 2008

RE: PROPOSED SUBDIVISION AND REZONING OF LAND AT 60/70 WHELLAM'S LANE - DAS 30/08

An application has been submitted, by Cooper Rankin Architects, to

a) relocate and reconfigure the Whellam's Lane cul-de-sac bulb and
b) open the public lane immediately south of the property occupied by 60 and 70 Whellam's Lane and extend it eastward from its existing terminus to Kildonan Drive,

to accommodate the construction of two additional multi-family buildings on the site of 60 and 70 Whellam's Lane.

It is recommended that the approval of DAS 30/08 be subject to the applicant's entering into a Development Agreement with the City, containing the following:

1. That the Developer be required to install, at no expense to the City, a new manhole on each of the existing 250 mm wastewater sewer and 600 mm land drainage sewer at the west end of the realigned Whellam's Lane right-of-way, and that ownership of the existing sewer lines west of these new manholes transfer to the applicant.
2. That the Developer grant a dike easement and pay for all survey costs, etc. for the Primary Line of Defence, to the satisfaction of the Director of Water & Waste.
3. That the Developer be required to install a fire hydrant in the proposed realigned cul-de-sac at the west end of Whellams Lane.
4. That the Developer be required to construct the proposed east-west Public Lane to a similar width and standard as the existing east-west Public Lane to the east.
5. That the Developer relocate, and construct a 200 mm portland cement concrete pavement and all related works within, the cul-de-sac bulb shown conceptually on Cooper Rankin Architects' drawing titled "Edgewood Estates: 60 & 70 Whellams Lane, Winnipeg, Manitoba" dated August 6, 2008
6. That the Developer be required to construct a 100 mm portland cement concrete sidewalk around the north side of the relocated cul-de-sac,
7. That the Developer be required to construct, and enter into an easement agreement with the City for, a 3.5-m public multi-use granular pathway within a 5.0-m easement along the riverbank, above the top of the bank, along the full length of the Planned Area, at a location satisfactory to the City.
8. That the Developer be required to initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction. The cleanup of litter and refuse shall be at a frequency determined by the Director of Public Works.
9. That the Developer be required to pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary

as a result of, or required to accommodate, works to be constructed by the Developer to service the proposed subdivision, as determined by, and to the satisfaction of, the Director of Public Works.

10. That the Developer be required to ensure that construction traffic uses access routes as determined by the Director of Public Works.
11. That the Developer be required to maintain, at no expense to the City, the access routes in a clean, dust-free, safe condition, free of dropped and tracked-on mud, and shall undertake the regular scraping and sweeping of streets until building construction, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.
12. That the Developer be required to provide cash in lieu of open-space-dedication.
13. That the Developer pay the full cost of engineering services provided on behalf of the City in connection with the installation of services required to serve the Planned Area.
14. That the Developer pay $1,650.00 plus GST to defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

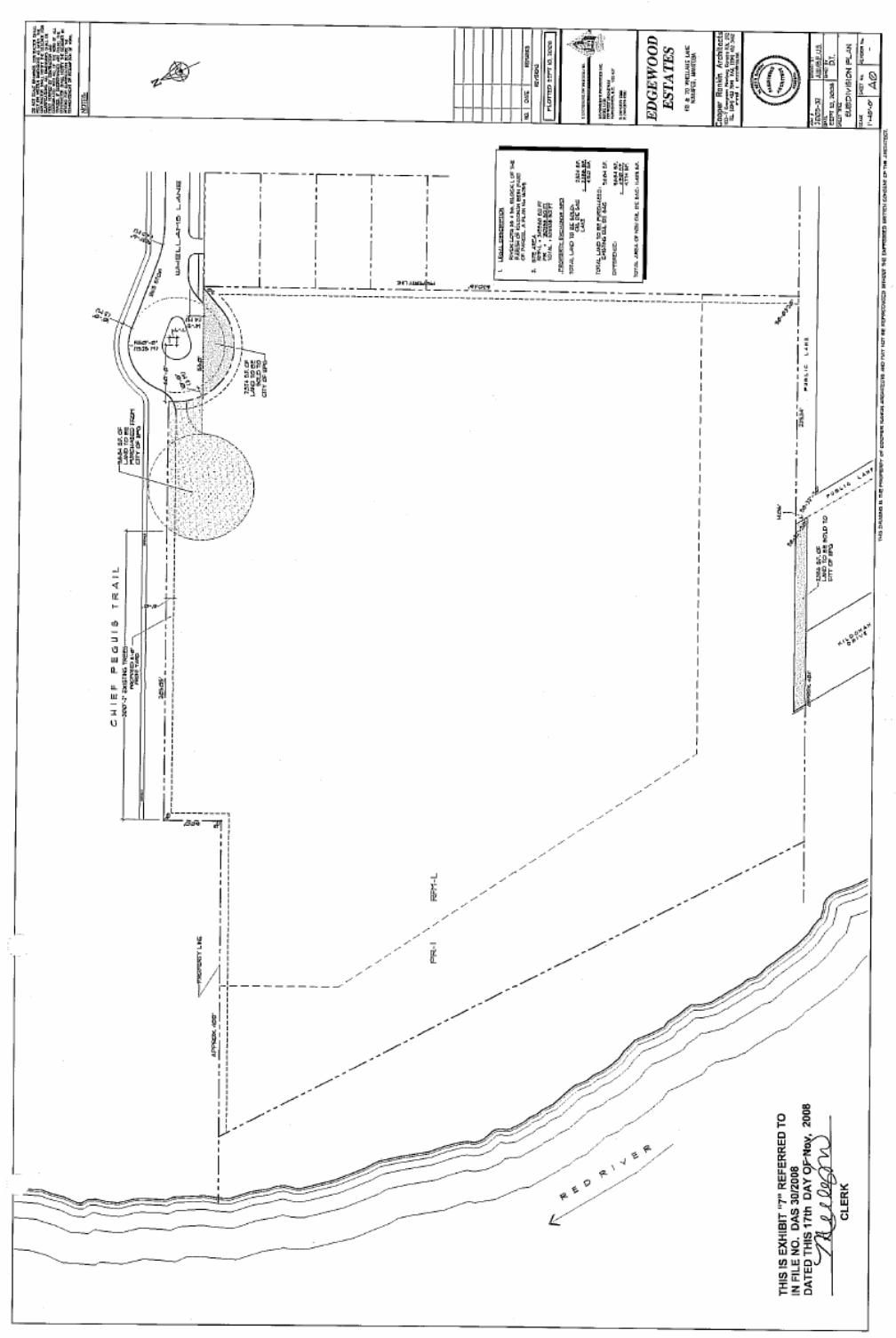
Administrative Co-ordinating Group
File No. DAS 30/08
October 20, 2008

"original signed by S.M. Matile"
S. M. Matile, P. Eng., Chair
Land Development Branch

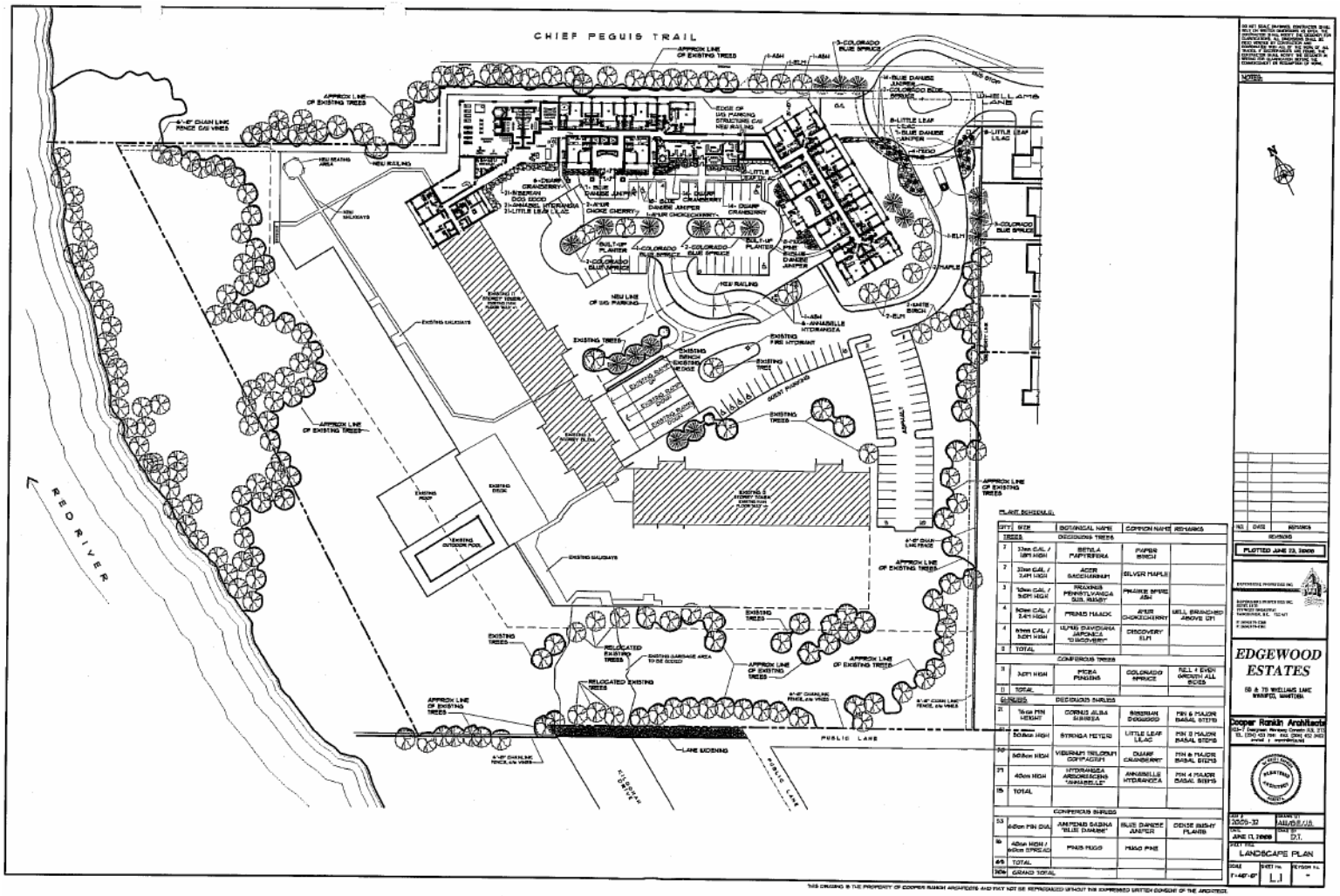
"original signed by D. Emerson"
D. Emerson, P. Eng.
Public Works Department, Transportation Division

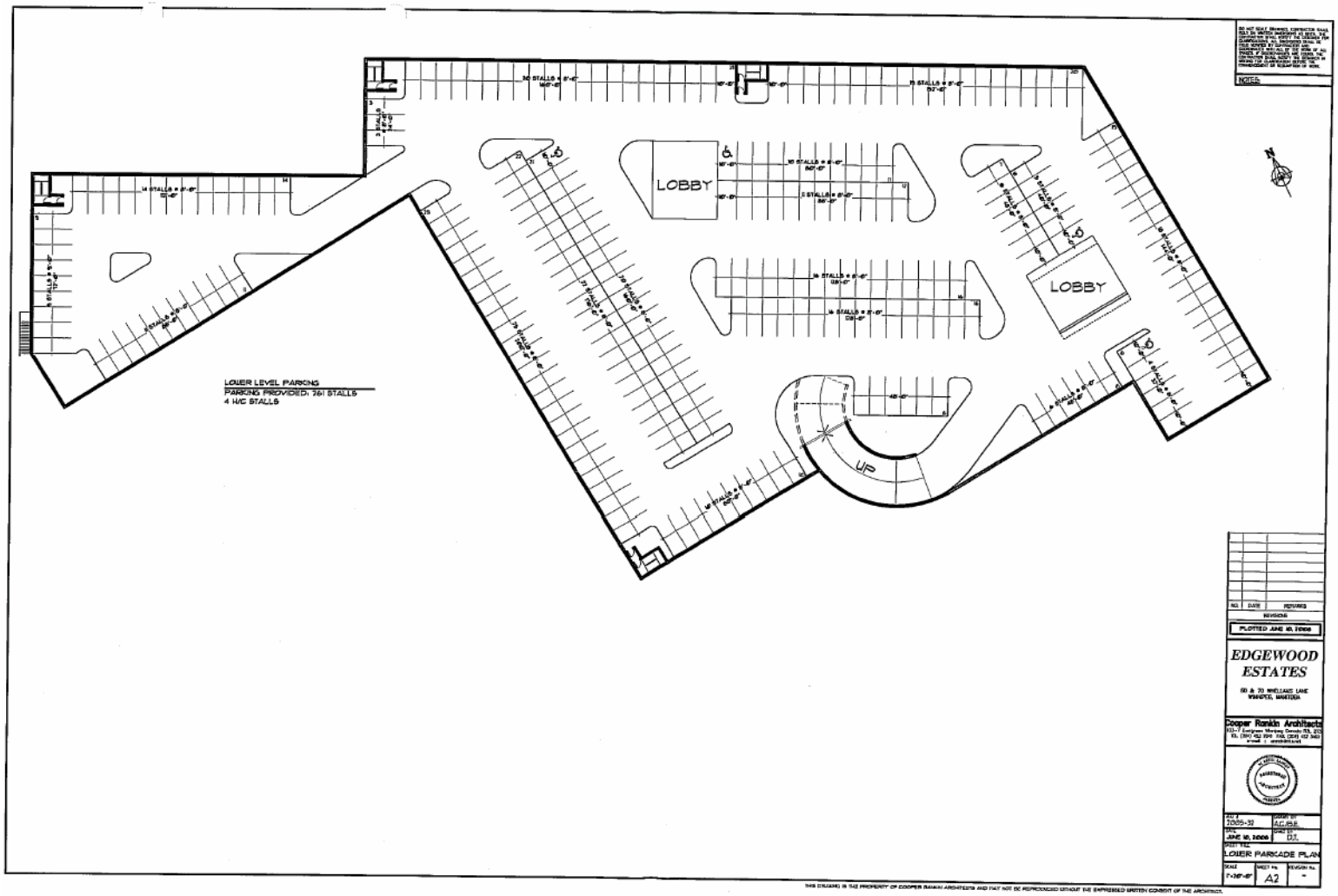
"original signed by F. Mazur"
F. Mazur, P. Eng.
Water & Waste Department

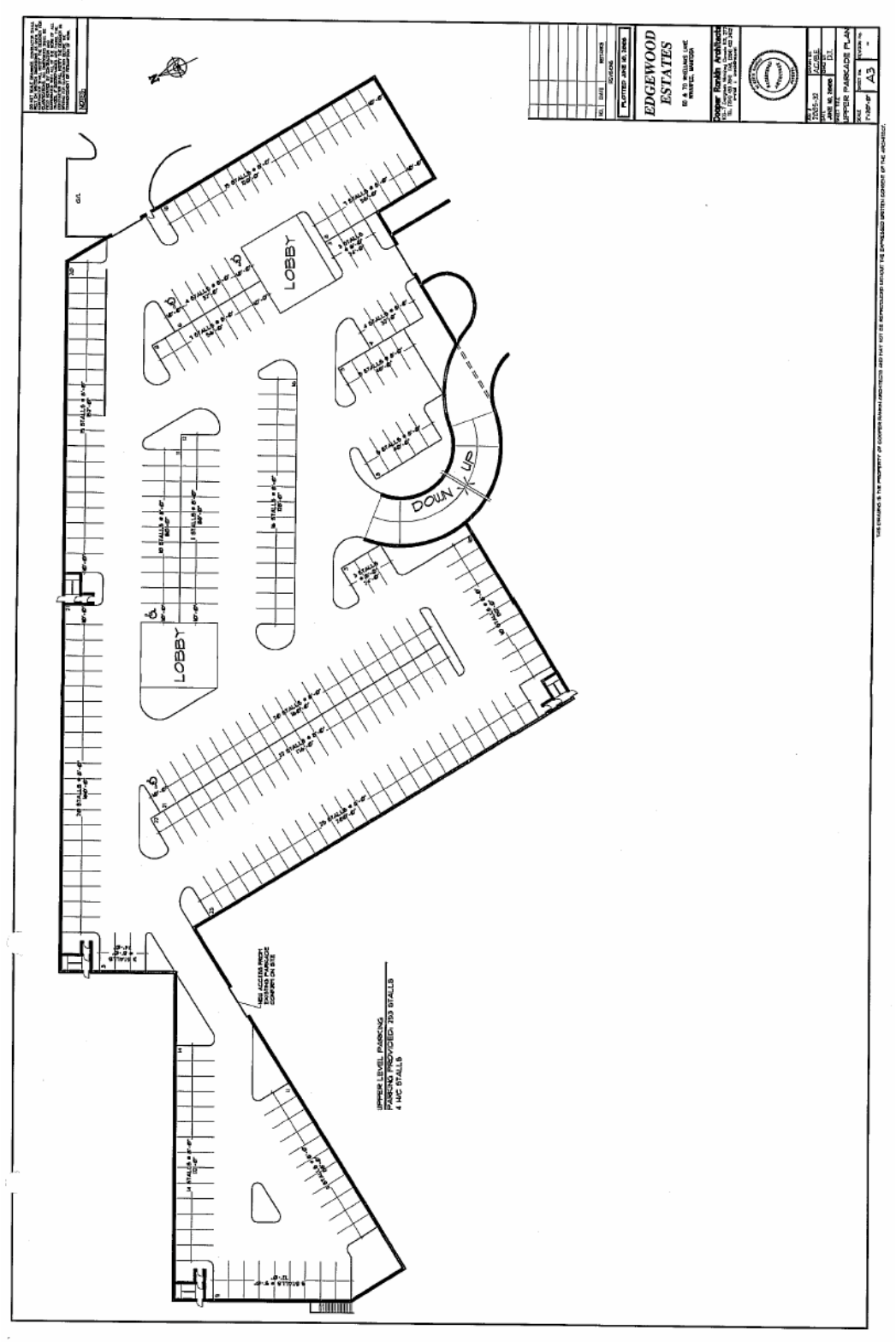
Exhibit "7" referred to in File DAS 30/2008 [c/r ZAA 20/2008, DAV 142644/2008D & DAOC 3/2008]

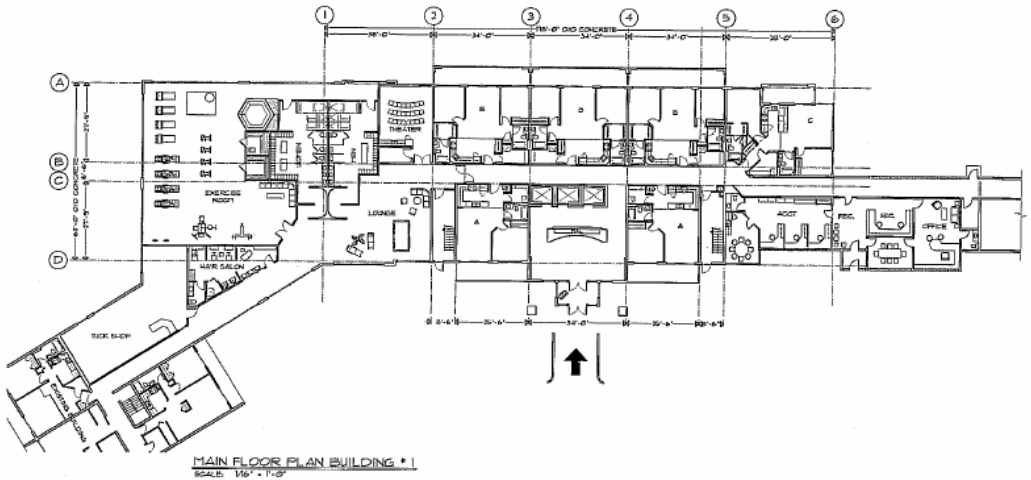


EDGEWOOD ESTATES
CHIEF PEGUIS TRAIL
RED RIVER
PUBLIC LANE
PROPERTY LINE
SITE PLAN

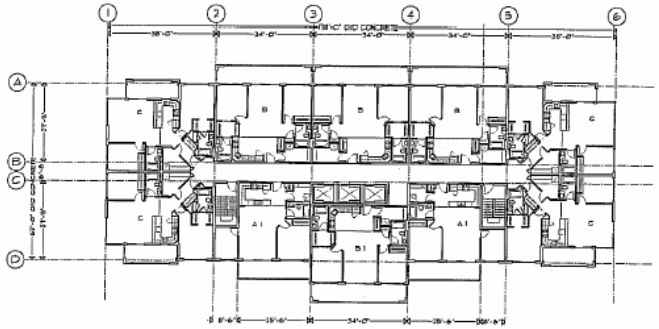

CHIEF PEGUIS TRAIL
RED RIVER
PUBLIC LANE
LANE WIDENING
EXISTING TREES
EXISTING BUILDING
EXISTING DECK
EXISTING OUTDOOR POOL
EXISTING GAZEBO
EXISTING FIRE HYDRANT
EXISTING PARKING AREA
EXISTING GARAGE AREA TO BE DEMOLISHED
RELOCATED EXISTING TREES
NEW BUILDING
NEW RAILINGS
NEW LINE OF BIG PARKING
APPROX LINE OF EXISTING TREES
EDGE OF BIG PARKING STRUCTURE CAR HEIGHT BUILDING
6'-0" CHAIN LINK FENCE ON VINES
ASPHALT
GRAVEL PARKING
EXISTING BENCH
EXISTING ROCK
EXISTING ROCK BED
EXISTING BRIDGE
EXISTING PARKING PLAN
EXISTING BUILDING
EXISTING OUTDOOR POOL
EXISTING GAZEBO
EXISTING TREE
EXISTING TREES
EXISTING FIRE HYDRANT
EXISTING BUILDING
EXISTING 2 STOREY TOWN HOUSE CONDOMINIUM BUILDING


LOBBY
LOBBY
UP
LOWER LEVEL PARKING
PARKING PROVIDED: 761 STALLS
4 H/C STALLS
NOTES:
PLOTTED JUNE 16, 2006
EDGEWOOD ESTATES
60 & 70 WILLIAMS LANE
WINNIPEG, MANITOBA
Cooper Ronkin Architects
LOWER PARKADE PLAN
JUNE 16, 2006
A2


EDGEWOOD ESTATES
LOBBY
LOBBY
DOWN
UP
UPPER LEVEL PARKING
PARKING PROVIDED: 703 STALLS
4 HC STALLS



MAIN FLOOR PLAN BUILDING # 1
SCALE: 1/16" = 1'-0"



2ND TO 15TH FLOOR PLANS BUILDING #1
SCALE: 1/16" = 1'-0"

A	SUITES	= 2
A1	SUITES	= 40
B	SUITES	= 63
B1	SUITES	= 20
C	SUITES	= 65
		190 SUITES

NOTES:

NO.	DATE	REMARKS
		REVISIONS

PLOTTED: APR 10, 2008

EDGEWOOD ESTATES

53 & 70 WILLIAMS LANE
WINNIPEG, MANITOBA

Cooper Ronkin Architects

JOB # 2005-22	DRAWN BY AR/ME/JS
DATE JAN 10, 2008	CHKD BY DJ
SHEET TITLE	MAIN TO 15TH FLOOR PLANS BLDG#1
SCALE AS NOTED	SHEET No. A4

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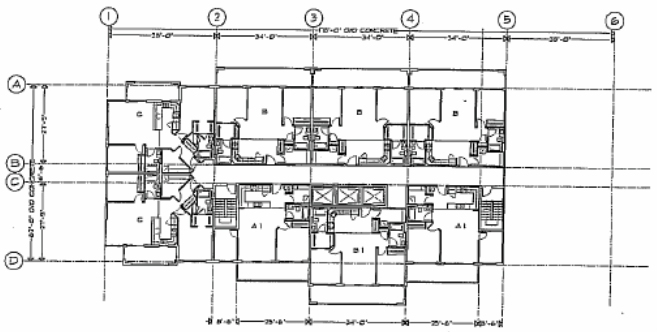
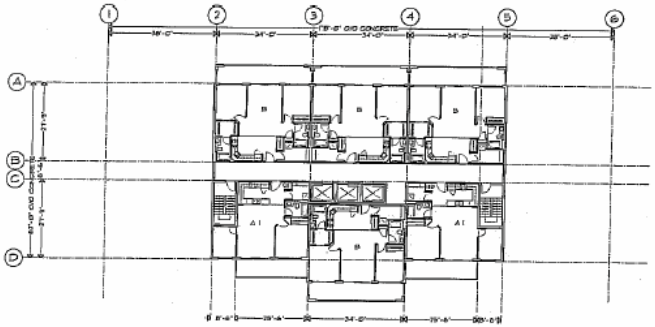


16TH TO 18TH FLOOR PLANS BUILDING #1
SCALE: 1/16" = 1'-0"



20TH AND 21ST FLOOR PLANS BUILDING #1
SCALE: 1/16" = 1'-0"

NOTES:

NO.	DATE	REMARKS

REVISIONS

PLOTTED JUNE 10, 2003

EDGEWOOD ESTATES

88 & 78 WHELLANS LANE
WINNIPEG, MANITOBA

Cooper Rankin Architects

JOB # 2005-32	DRAWN BY AC/BE
DATE JUNE 10, 2003	CHKD BY D.T.
SHEET TITLE 16TH TO 21ST FLOOR PLANS BLDG#1	
SCALE AS NOTED	SHEET No. A.5
REVISION No. -	

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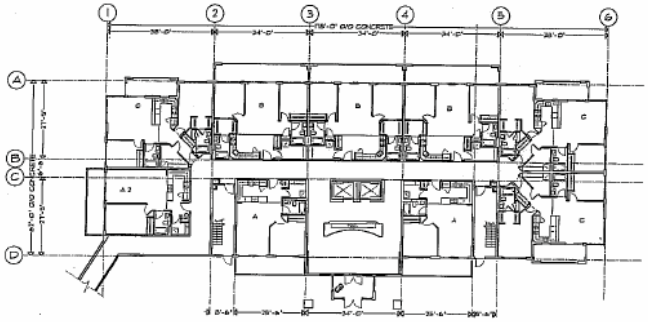
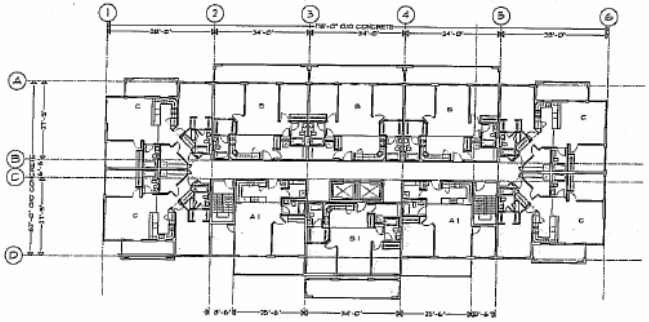


MAIN FLOOR PLAN BUILDING # 2
SCALE: 1/16" = 1'-0"



2ND TO 13TH FLOOR PLANS BUILDING #2
SCALE: 1/16" = 1'-0"

A	SUITES	=	2
A1	SUITES	=	28
A2	SUITES	=	1
B	SUITES	=	45
B1	SUITES	=	14
C	SUITES	=	51
			141 SUITES

NOTES:

NO.	DATE	REMARKS

REVISIONS

PLOTTED JUNE 10, 2003

EDGEWOOD ESTATES

60 & 70 WILLIAMS LANE
WINNIPEG, MANITOBA

Cooper Rankin Architects

JOB # 2009-32	DRAWN BY A.C./B.E.
DATE JUNE 10, 2003	CHKD BY D.T.
SHEET TITLE PLAN TO 13TH FLOOR PLANS BUILDING #2	
SCALE AS NOTED	SHEET No. A6

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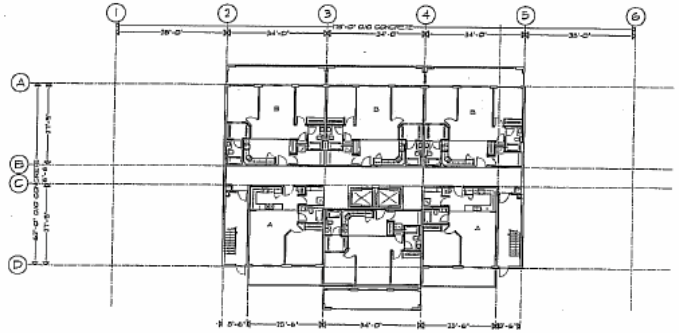

14TH AND 15TH FLOOR PLANS BUILDING #2
SCALE: 1/16" = 1'-0"

NOTES:

NO.	DATE	REMARKS
		REVISIONS

PLOTTED JUNE 10, 2008

EDGEWOOD ESTATES

20 & 70 WILLIAMS LANE
WINNIPEG, MANITOBA

Cooper Ronkin Architects

JOB # 2005-32	DRAWN BY A.C./S.E.
DATE JUNE 10, 2008	CHKD BY D.T.
DRAWING 14TH AND 15TH FLOOR PLANS BUILDING #2	
SCALE AS NOTED	DRAWING No. A1
	REVISION No. -

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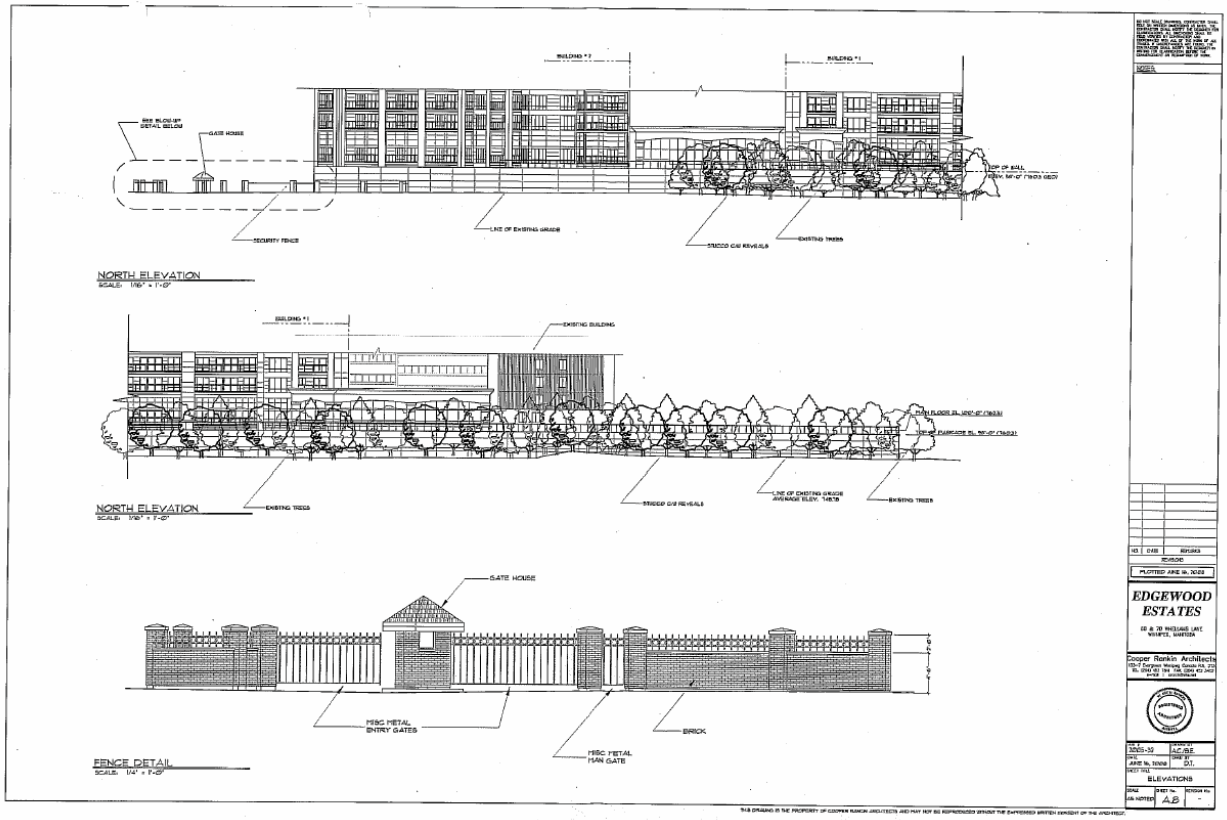
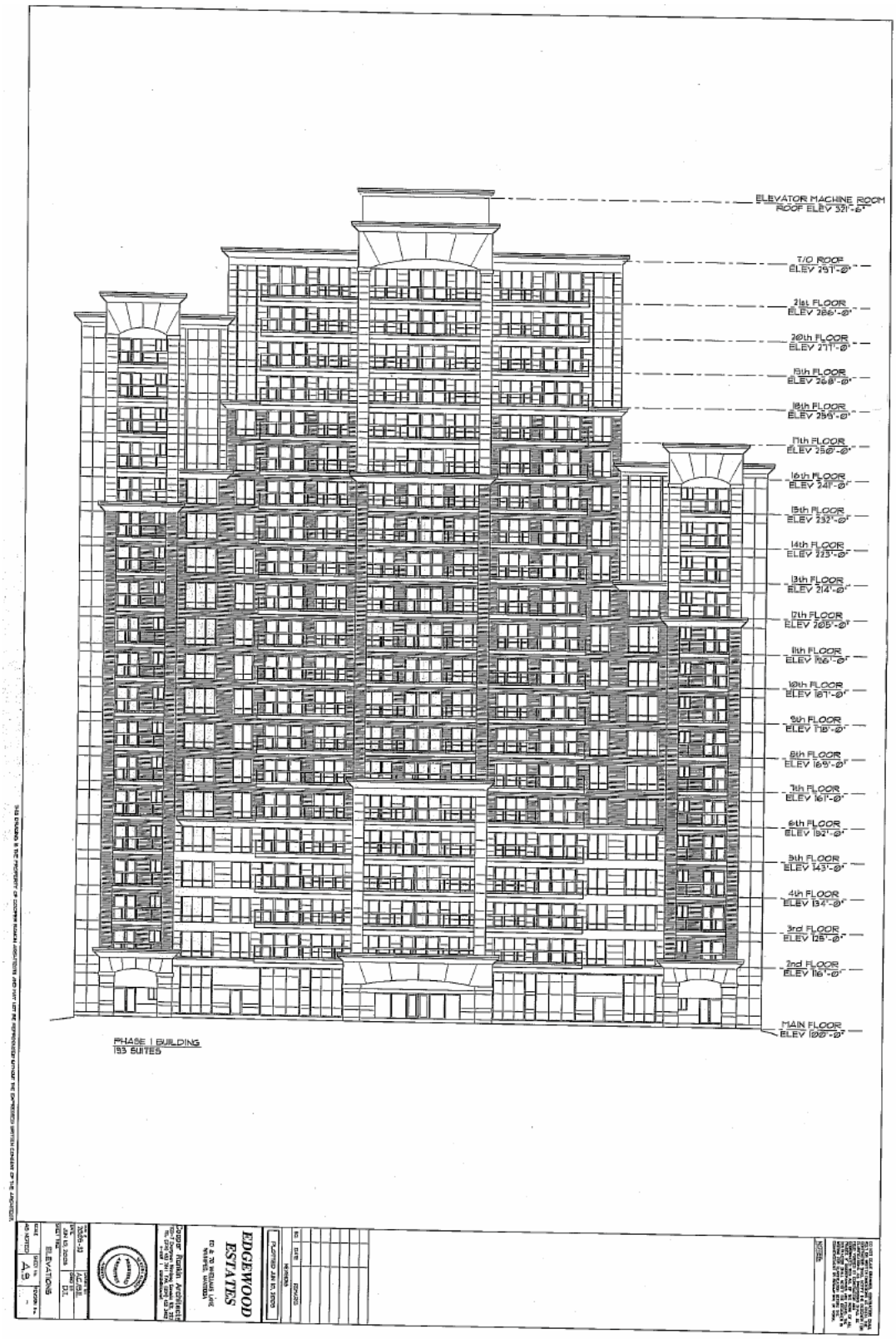
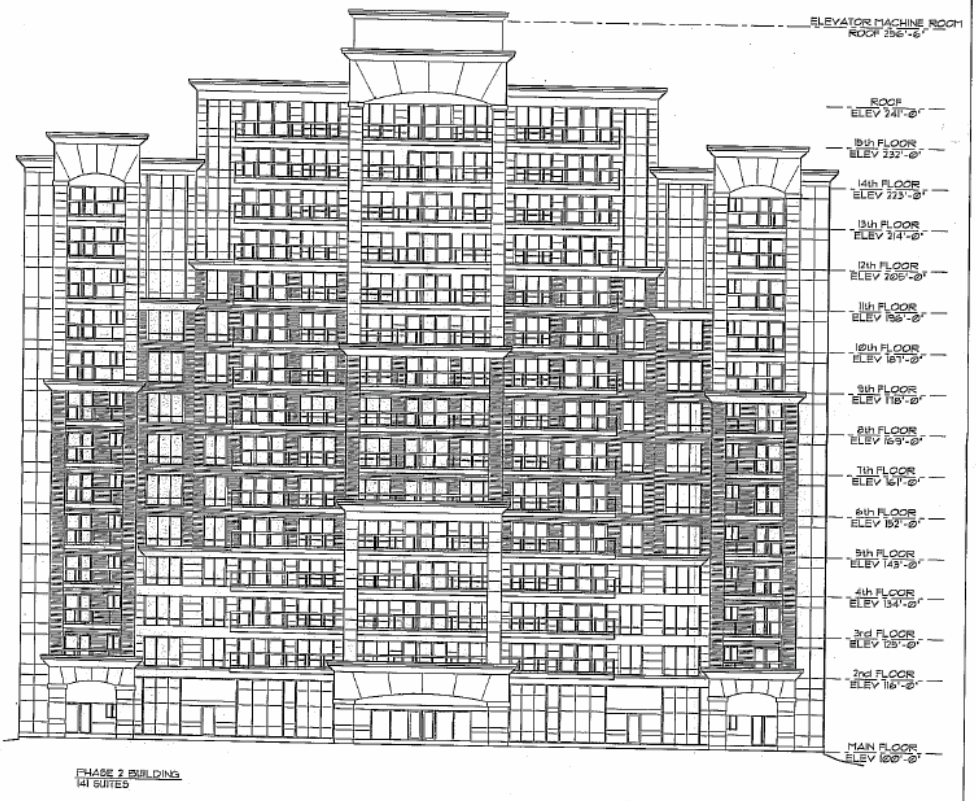

BUILDING #1
BUILDING #1
SEE BLOW-UP DETAIL BELOW
GATE HOUSE
SECURITY FENCE
LINE OF EXISTING GRADE
STUCCO CAP REVEALS
EXISTING TREES
NORTH ELEVATION
SCALE: 1/16" = 1'-0"
BUILDING #1
EXISTING BUILDING
EXISTING TREES
STUCCO CAP REVEALS
EXISTING TREES
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
GATE HOUSE
MISC METAL ENTRY GATES
BRICK
MISC METAL MAN GATE
FENCE DETAIL
SCALE: 1/4" = 1'-0"
NOTES
PLOTTED JUNE 16, 2022
EDGEWOOD ESTATES
Cooper Renkin Architects
3005-10
AC/BE
JUNE 16, 2022
DT.
ELEVATIONS
AB


ELEVATOR MACHINE ROOM
ROOF ELEV 321'-6"
T/O ROOF
ELEV 297'-0"
21st FLOOR
ELEV 286'-0"
20th FLOOR
ELEV 277'-0"
19th FLOOR
ELEV 268'-0"
18th FLOOR
ELEV 259'-0"
17th FLOOR
ELEV 250'-0"
16th FLOOR
ELEV 241'-0"
15th FLOOR
ELEV 232'-0"
14th FLOOR
ELEV 223'-0"
13th FLOOR
ELEV 214'-0"
12th FLOOR
ELEV 205'-0"
11th FLOOR
ELEV 196'-0"
10th FLOOR
ELEV 187'-0"
9th FLOOR
ELEV 178'-0"
8th FLOOR
ELEV 169'-0"
7th FLOOR
ELEV 161'-0"
6th FLOOR
ELEV 152'-0"
5th FLOOR
ELEV 143'-0"
4th FLOOR
ELEV 134'-0"
3rd FLOOR
ELEV 125'-0"
2nd FLOOR
ELEV 116'-0"
MAIN FLOOR
ELEV 100'-0"
PHASE I BUILDING
193 SUITES
EDGEWOOD
ESTATES
ELEVATIONS
A.9



PHASE 2 BUILDING
141 SUITES

EDGEWOOD ESTATES

ELEVATIONS

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