Agenda – Executive Policy Committee – February 13, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

Item No. 5 Rezoning – 380 Osborne Street
(Fort Rouge – East Fort Garry Ward)
File DAZ 217/2017 [c/r DAV 166040/2017D]

STANDING COMMITTEE RECOMMENDATION:

On February 2, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 217/2017 dated January 9, 2018 to an "RMU" Residential Mixed Use District, subject to the following:

    A. That the Developer be required to address all the conditions outlined in Schedule "B" - the report of the Administrative Coordinating Group dated November 22, 2017.

    B. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. 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. lighting;
            g. landscaping; and
            h. signage

            on the Owner's Land ("Works") to the City Centre Community Committee and the Director of Planning, Property and Development ("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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

STANDING COMMITTEE RECOMMENDATION (continued):

2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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 two (2) years 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 the two (2)-year period and Council approves the extension.

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

6. That the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and 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 the one year period and Council approves the extension.

7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

Agenda – Executive Policy Committee – February 13, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 2, 2018

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 2, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 9, 2018, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Rezoning – 380 Osborne Street**
File DAZ 217/2017

For submission to: **The Standing Policy Committee on Property and Development, Heritage and Downtown Development**

Prepared by: **Kate McMillan, Senior Committee Clerk**
City Centre Community Committee

Report date: **January 10, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On January 9, 2018, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 217/2017 dated January 9, 2018 to an "RMU" Residential Mixed Use District, subject to the following:

    A. That the Developer be required to address all the conditions outlined in Schedule "B" - the report of the Administrative Coordinating Group dated November 22, 2017.

    B. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. 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. lighting;
            g. landscaping; and
            h. signage

on the Owner's Land ("Works") to the City Centre Community Committee and the Director of Planning, Property and Development ("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.

2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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 two (2) years 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 the two (2)-year period and Council approves the extension.

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

6. That the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and 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 the one year period and Council approves the extension.

7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. This is new infill development changing from an industrial use to a residential use, which is compatible with the neighbourhood; there's even a little bit of mixed-use in there with a small commercial CMU.

2. It's been well planned, they've worked for many months with the planning department, consulted with the community, modified the project to address concerns of scale and so on.

3. Pleased to see the 1:1 parking as well as car share and indoor bike parking. All those things will minimize any impact on the community and it is fitting with the seven stories.

4. One of the concerns that's existed for many years is that there's been a lot of pressure on that park from the businesses there before and others wanting parking spaces to take over the park and that basically ensures that this is consistent with protecting the green space in the area as well.

PUBLIC HEARING SUMMARY

File: DAZ 217/2017

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

Public Hearing: January 9, 2018
Council Building, 510 Main Street

Applicant: DIN Projects (Neil Minuk)

Subject:



Premises Affected: 380 Osborne Street

Exhibits Filed:
1. Application dated October 19, 2017
2. Notification of Public Hearing dated December 7, 2017
3. Manitoba Status of Title 2417752/1

4. Letter of authorization dated July 1, 2016, from M. Messervey, Berntt Holdings Ltd. to 6924370 Manitoba Ltd. and PITBLADO LLP
5. Letter of authorization dated October 19, 2017, from Drew Courage, 6924370 Manitoba Ltd. to DIN Projects
6. Surveyor's Building Location Certificate and sketch dated December 7, 2007
7. Plans (10 pages)
8. Report from the Urban Planning Division dated January 2, 2018
9. Communication dated January 3, 2018, from Donna Marion in opposition to the application
10. Inspection Report
11. Communication dated January 4, 2018 from Tom Pearson in support of the application
12. Recording of Representations

REPRESENTATIONS:

In Support:

Tony Bagnulo
Drew Courage
Neil Minuk
Tom Pearson

In Opposition

Donna Marion

For Information:

C. Medland
George Mitchell
K. Shore

For the City:

M. Robinson, Senior Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit " 8 " referred to in File DAZ 217/2017

ADMINISTRATIVE REPORT

Title: DAZ 217/17 – 380 Osborne ST

Issue: For consideration at the public hearing for a rezoning for DAZ 217/17 – 380 Osborne Street for a multi-family dwelling with one commercial unit.

Critical Path: City Centre Committee as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Andrew Ross, RPP	B. Smith, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 217/2017 dated January 9, 2018 to an "RMU" Residential Mixed Use District, subject to the following:

   A. That the Developer be required to address all the conditions outlined in Schedule "B" - the report of the Administrative Coordinating Group dated November 22, 2017.

   B. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions:

      i. The Owner must submit plans showing the location and design of any and all proposed:
         i) buildings;
         ii) accessory parking areas;
         iii) private approaches;
         iv) garbage enclosures;
         v) fencing;
         vi) lighting;
         vii) landscaping; and
         viii) signage

      on the Owner's Land ("Works") to the City Centre Community Committee and the Director of Planning, Property and Development ("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.

2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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 two (2) years 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 the two (2)-year period and Council approves the extension.

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6. That the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and 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 the one year period and Council approves the extension.

7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

REASON FOR THE REPORT

- The applicant is proposing to rezone the land from a "C2" – Commercial Community District to a “RMU” Residential Mixed Use District in order to develop a seven storey residential building with 71 dwelling units, and one commercial unit on the ground floor.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the property may be rezoned.

HISTORY

N/A

CONSULTATION

In preparing this Report there was consultation with:

Relevant City departments as part of the City's Administrative Coordinating Group.

SUBMITTED BY

Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Andrew Ross, RPP, MCIP
Date:	January 2, 2018
File No.	DAZ 217/2017

APPENDIX 'A'

DATE:	January 2, 2018
FILE:	**DAZ 217/2017**
RELATED FILES:	DAV 17-166040D
COMMUNITY:	City Centre Community
NEIGHBOURHOOD #:	1.666 - Riverview
SUBJECT:	To rezone the land from a "C2" – Commercial Community District to an "RMU" Residential Mixed Use District.
LOCATION:	380 Osborne St
LEGAL DESCRIPTION:	PCL D PLAN 20010 30/1 ST B



OWNER: BERNTT HOLDINGS LTD.
380 Osborne St
R3L 1Z8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

The subject property is located on the northeast corner of Osborne Street and Don Avenue, in the Riverview neighbourhood of the Fort Rouge - East Fort Garry ward.

The site is designated as Mature Community and a Community Mixed Use Corridor under the *Complete Communities Direction Strategy*. The property is currently zoned “C2" – Commercial Community and is 17,408 sq. ft. in size.

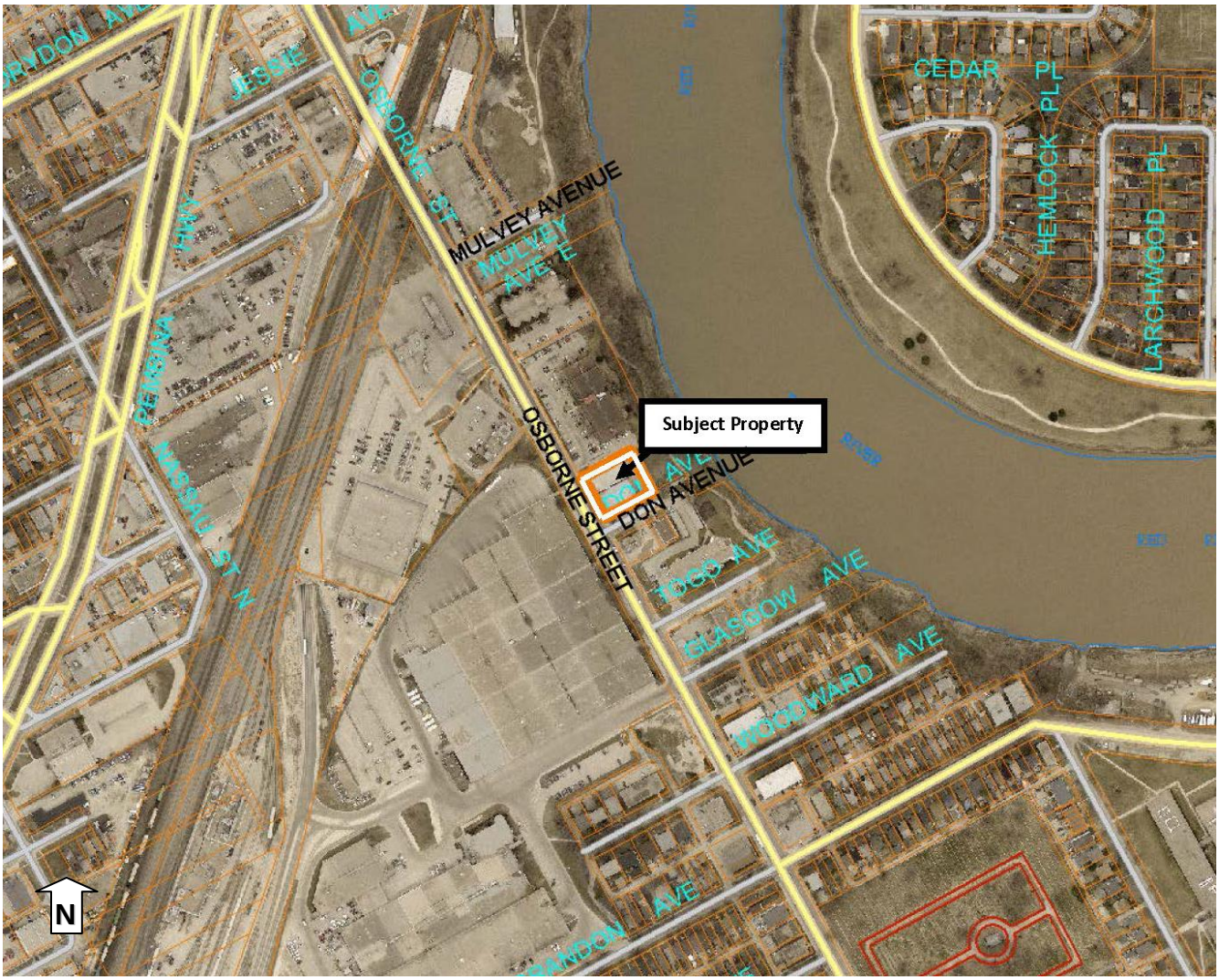


Figure 1: Air photo of the location of subject property and surrounding area (2016).

North: Multi-family development (Zoned “C2" – Commercial Community)

South: Don Avenue, then commercial development (Zoned “C2" – Commercial Community)

East: Don Togo Public Park (Zoned “C2" – Commercial Community)

West: Osborne Street, then industrial uses – Winnipeg Transit garage (Zoned “C2" – Commercial Community)

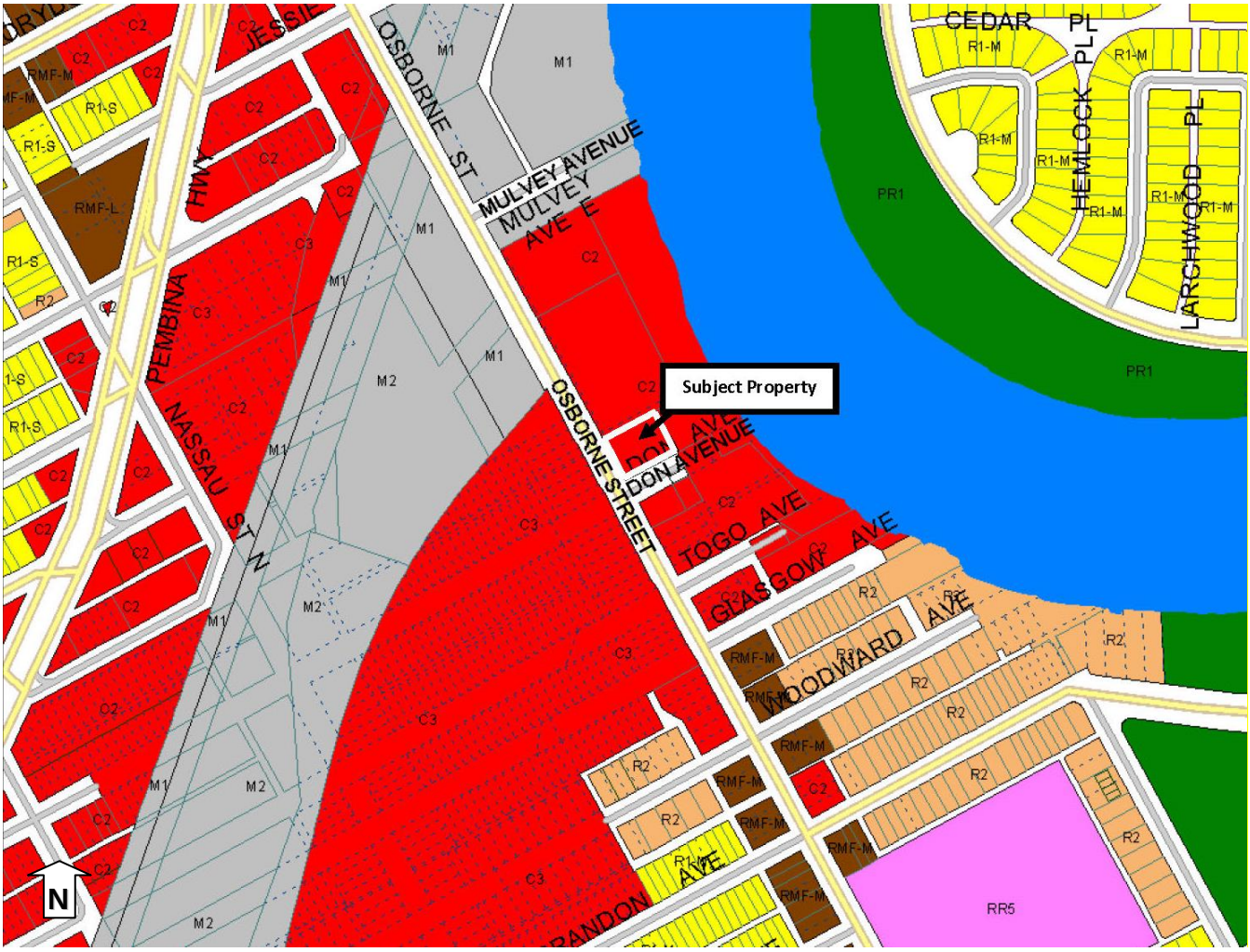


Figure 2: Zoning context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks to rezone the subject property to an “RMU” Residential Mixed Use District in order to build a 7-storey residential mixed use building with 71 dwelling units and one commercial space. The commercial space will be located on the ground floor facing Osborne Street.

The development includes two levels of indoor parking; one underground and one at-grade.

The development includes a residents’ fitness centre facing Osborne on the second floor.

REASON FOR APPLICATION

The density of the development exceeds the allowable density in the existing zoning district ("C2").

In conjunction with the Urban Planning Division, it was determined that the most appropriate district for the proposal is "RMU" - Residential Mixed Use. "RMU" supports high density as well as the proposed mix of uses (residential and commercial).

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

As per the *Complete Communities Direction Strategy,* the proposed development falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*

  The Urban Planning Division assessed the height and finds that seven (7) storeys is complementary to the context. Heights of multifamily buildings in closest proximity to the subject property include:

  376 Osborne - 8 storeys

  400 Osborne - 7 storeys

  360 Osborne - 7 storeys

- *Support Complete Communities by ensuring diverse and high quality housing stock.*

  The immediate area provides a strong complement of 55+ housing, and has opportunity for increases to the provision of other multifamily housing options. The development helps to broaden the mix of housing options in the area.

- *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

  The proposal brings an additional multi-family housing option to the area.

The development is also located on a Community Mixed Use Corridor. Section 03–2f of *Complete Communities* states:

- *Because Community Mixed Use Corridors evolved mainly to serve local needs, development tends to be small-scale and fine-grained. This is conducive to creating vibrant, pedestrian-friendly environments and should be promoted.*

  The subject development is much more pedestrian-friendly than some earlier developments on this stretch of Osborne Street. The development is built close the street with the parking mostly hidden. These site planning considerations, which were arrived at through discussion with the Urban Planning Division, support a more pedestrian friendly street environment, in alignment with *Complete Communities*.

Zoning

As shown on Figure 2, the area is comprised of a diverse mix of zoning. Many of the commercial zoning lots in the area contain multi-family development. There is a large complement of “RMF-L” – Residential Multi-family - Large zoning on Osborne south of Glasgow Street.

The subject property is an ideal location for “RMU” - Residential Mixed Use zoning, because:

- “RMU” provides for high residential density, which is required in this case and which is appropriate in this location given the higher-density multi-family context.
- “RMU” allows for a mix of uses in the same building.
- The property is situated approximately 400 metres, or a 5- minute walk, from Osborne Rapid Transit Station. The City of Winnipeg’s Transit-Oriented Development (TOD) Handbook supports “RMU” type development - higher densities and mixed use - within walking distances of Rapid Transit stations.
- The property is not eligible for “TOD” – Transit-Oriented Development zoning because it is not in an area guided by a local area plan.

OTHER CONSIDERATIONS

Pre-application

At the suggestion of the Urban Planning Division, the applicant submitted a pre-application for this development in June, 2016. As a response to City departmental pre-application feedback, the applicant made the following adjustments to their development:

- Reduced the height and density (was originally 11 storeys and 95 units).
- Moved ground floor parking away from the Osborne Street frontage, and replaced the frontage with ‘active’ uses (vestibules, bike room, and commercial space), in order to create a more pedestrian friendly development.
- Removed vehicular access from Osborne Street and instead took exclusive access from Don Avenue. Vehicular access points cause sidewalk fragmentation. Osborne Street is a Community Mixed Use Corridor, and as such is targeted for pedestrian-oriented design where possible.
- Provided a 1:1 ratio of car parking per dwelling unit.
- Provided indoor secure bike parking.
- Increased the setback from Don Togo Park to lessen the building’s impact on the park.
- Provided landscaping on the north and south sides of the building.

Site Servicing

There are no servicing conditions attached to the application however the City requires some items affecting City land to be met, as itemized in the City’s Administrative Coordinating Group (attached as Appendix “B”). Highlights of this are:

- The developer must open the City-owned parcel at the west limit of the subject property as public right-of-way.
- The land drainage runoff peak flows must be restricted to a 0.15 c-value, including any existing connections and overland flows. This is due to capacity issues resulting from the City's combined sewer system in this catchment area.

Public Consultation

The applicant provided the following information regarding public engagement for this project:

- A public open house was held on October 20, 2016 at the Fort Rouge Leisure Centre.
- The event was advertised in the CanStar newspaper, and printed informational brochures were delivered to the two adjacent multifamily properties - 360 376 Osborne Street.
- Twenty-four (24) people attended the open house and 19 surveys were completed.
- The applicant included a summary of event feedback along with their application. The majority of the key issues identified (height, parking, underground parking, impact on Don Togo Park) have been addressed through adjustments subsequent to the open house concept.

376 Osborne Street ("Osborne on the Red" condominiums) raised an issue to the area Councillor regarding on-street parking blocking sight lines for vehicles turning to/from 376 Osborne Street. There was concern that the subject development would exacerbate this. The City has subsequently addressed this safety/visibility issue by facilitating the removal of 5 parking on-street stalls.

Plan approval

To provide assurance on details of future development on the site, the Urban Planning Division recommends plan approval by City Centre Community Committee and the Director, as part of a Zoning Agreement.

SUMMARY

The Urban Planning Division supports the rezoning for the following key reasons:

- The height and density of the development are complementary to the multifamily context.
- The proposal expands housing options in the immediate area.
- The development includes one parking stall per dwelling unit and indoor bike parking.
- The development is built close the street with the parking mostly hidden behind active building facades, supporting a pedestrian friendly street environment in alignment with *Complete Communities*.
- The development takes vehicular access exclusively from Don Avenue, thereby allowing for a continuous sidewalk along Osborne Street.
- The building is set back from Don Togo Park.

RECOMMENDATIONS

The Urban Planning Division recommends that the application be approved with conditions and that the subject property be rezoned to an “RMU” - Residential Mixed Use District.

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

Report Prepared by:
Andrew Ross, RPP, MCIP
PPD File # DAZ 217/2017 – 380 Osborne Street

Schedule “A” for File DAZ 217/2017, City Centre Community Committee, January 9, 2018

By-Law No. _____

File No. **DAZ 217/17**

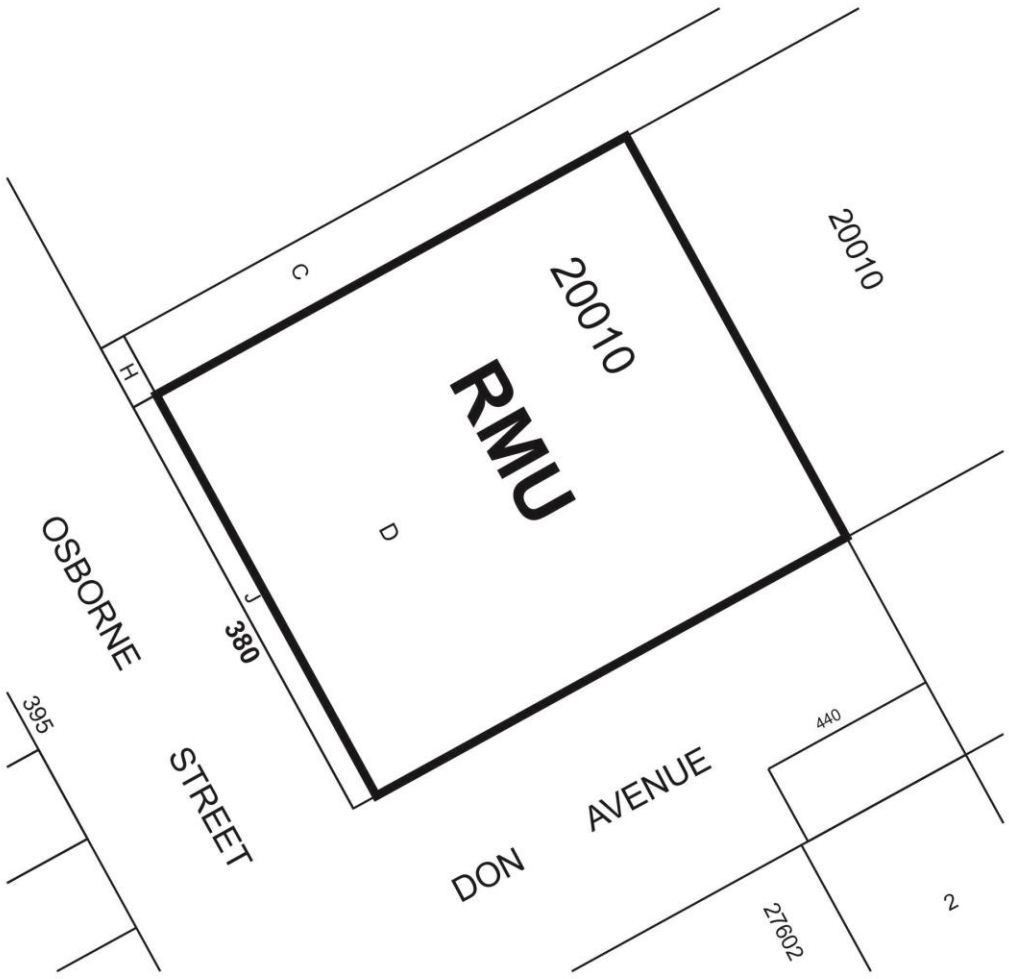
Atlas Sheet No.

N

AC25
CITY CENTRE
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 380 Osborne Street from a “C2” COMMERCIAL COMMUNITY DISTRICT to an “RMU” RESIDENTIAL MIXED USE DISTRICT to allow for the establishment of a multi-family dwelling use with one commercial space as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – November 22, 2017

RE: PROPOSED REZONING OF LAND LOCATED AT 380 OSBORNE STREET – DAZ 217/2017

It is recommended that the approval of DAZ 217/2017, if granted, be subject to the applicant addressing the following items:

Plan Considerations

The Developer shall submit application to open, at no expense to the City, the City of Winnipeg owned parcel at the west limit of the subject property as public right-of-way;

Non-Conforming Approaches

The Public Works Department advises that the proposed private approaches appear to be non-conforming and therefore will require a separate application to the Public Works Department. It is suggested that the applicant review the Private Access By-Law 49/2008 when developing the site plan. Please note that the Public Works Department does not have authority to approve non-conforming private approaches and that approval is required by the Standing Policy Committee on Infrastructure Renewal and Public Works.

Wastewater and Land Drainage Runoff Design Criteria

The Water and Waste Department advises that the combined domestic wastewater and land drainage runoff peak flows cannot exceed combined domestic wastewater and land drainage runoff peak flows of the existing site.

The land drainage runoff peak flows must be further restricted due to previously identified capacity issues within this sewer catchment area. The existing lot will be assigned a 0.15 c-value. Any existing connections and overland flows need to be accounted for in the allowable discharge rate and provide on-site storage for the 25 year event. If the site is currently in excess of this rate, no new connections will be approved until the Developer demonstrates that the site can store the additional run off volume.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 217/2017
December 27, 2017

"Original Signed By G.V. Jasper P.Eng."

G.V. Jasper, P. Eng.,
Land Development Branch

"*Original Signed by M. Gajda P.Eng"*

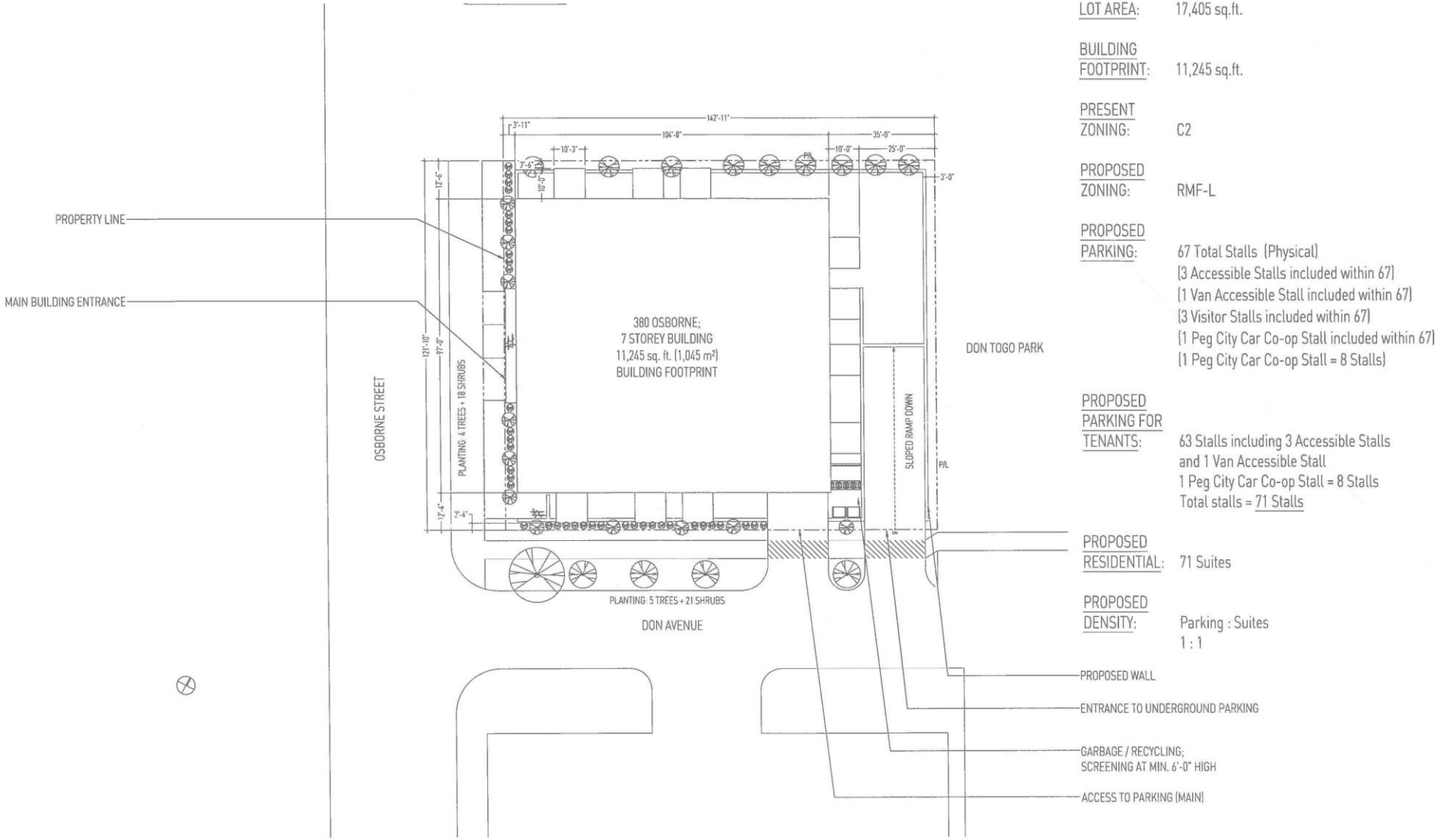
M. Gajda, P. Eng.
Water & Waste Department

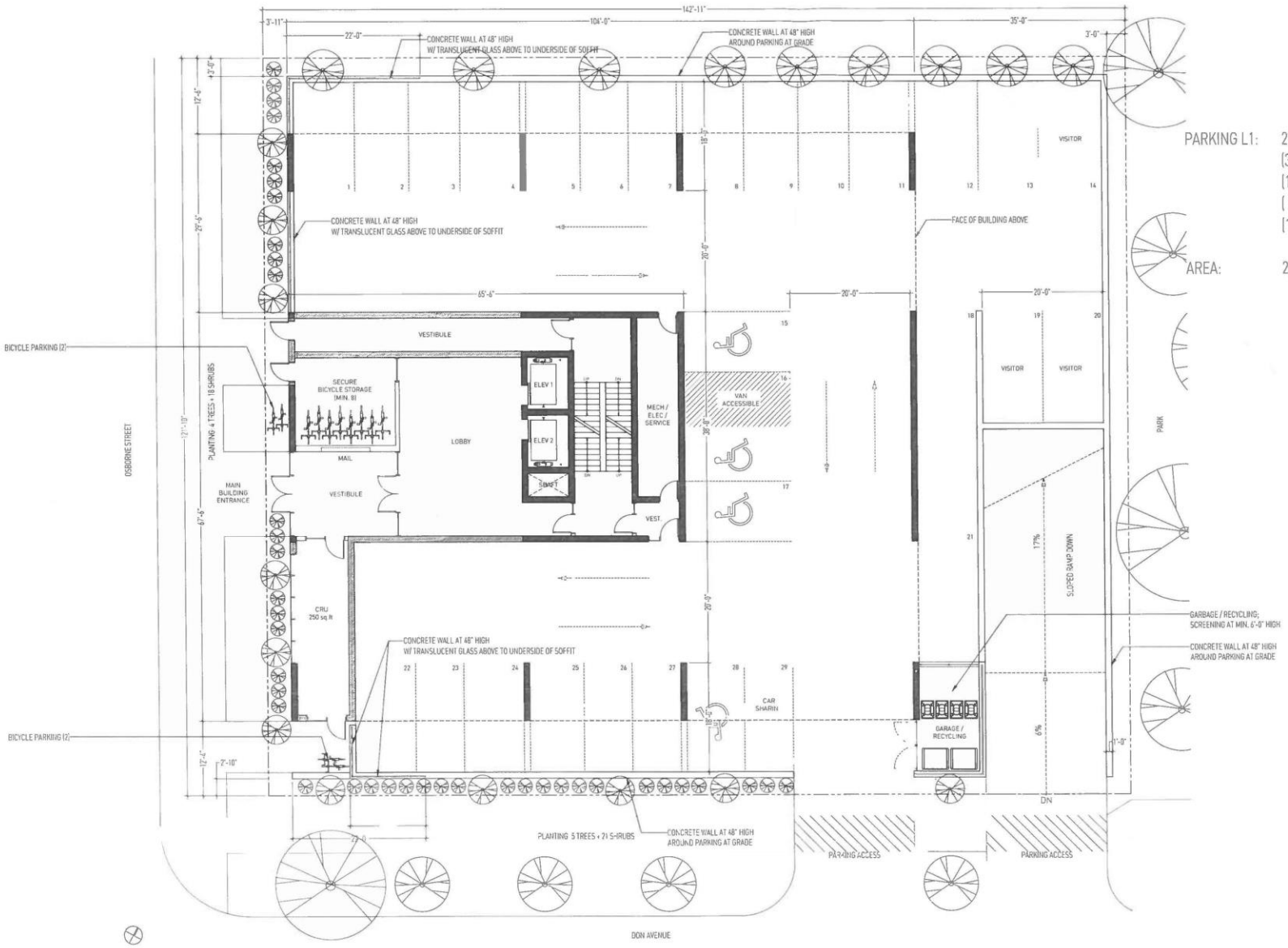
"Original Signed By C.J. Desjardine, M.Sc., P.Eng."

C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

GVJ/gj

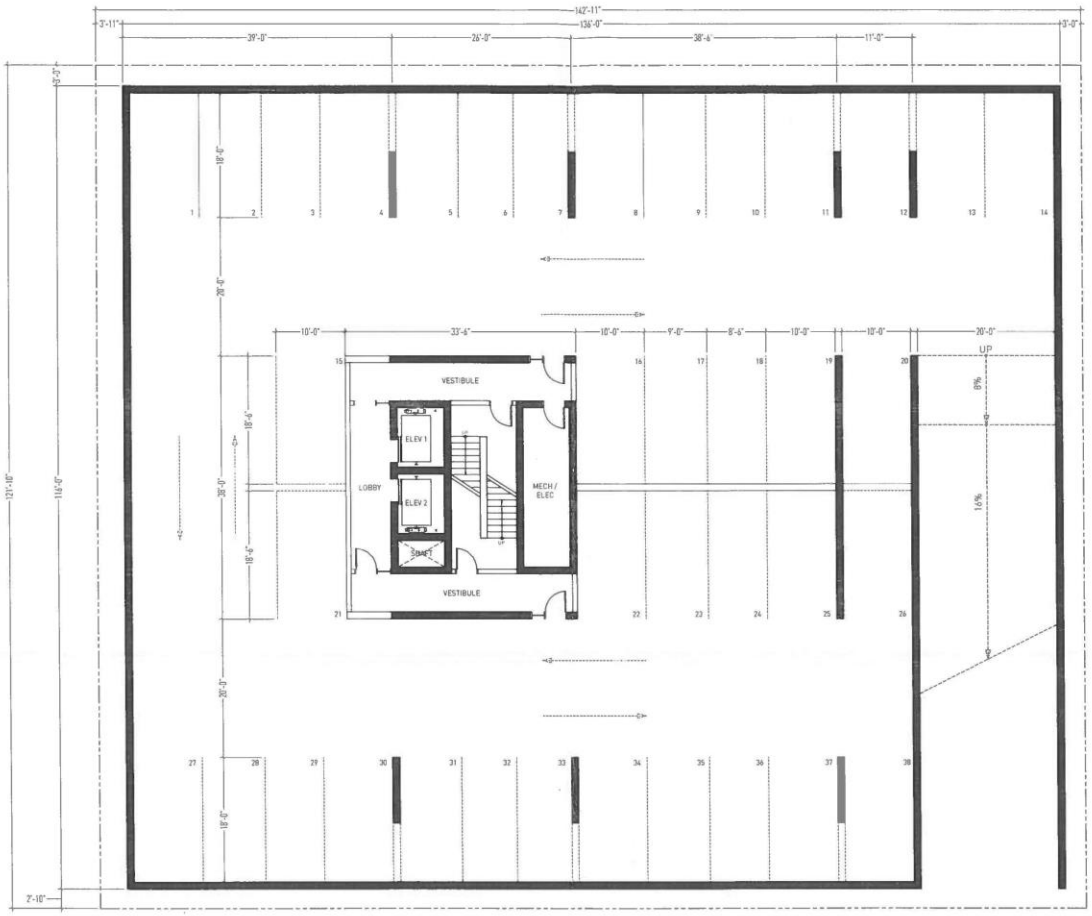
Exhibit " 7 " referred to in File DAZ 217/2017





PARKING L1: 29 Total Stalls (Physical)
(3 Accessible Stalls included within 29)
(1 Van Accessible Stall included within 29)
(3 Visitor Stalls included within 29)
(1 Peg City Car Co-op Stall included with 29)

AREA: 2,800 sq.ft.



PARKING P1: 38 Stalls

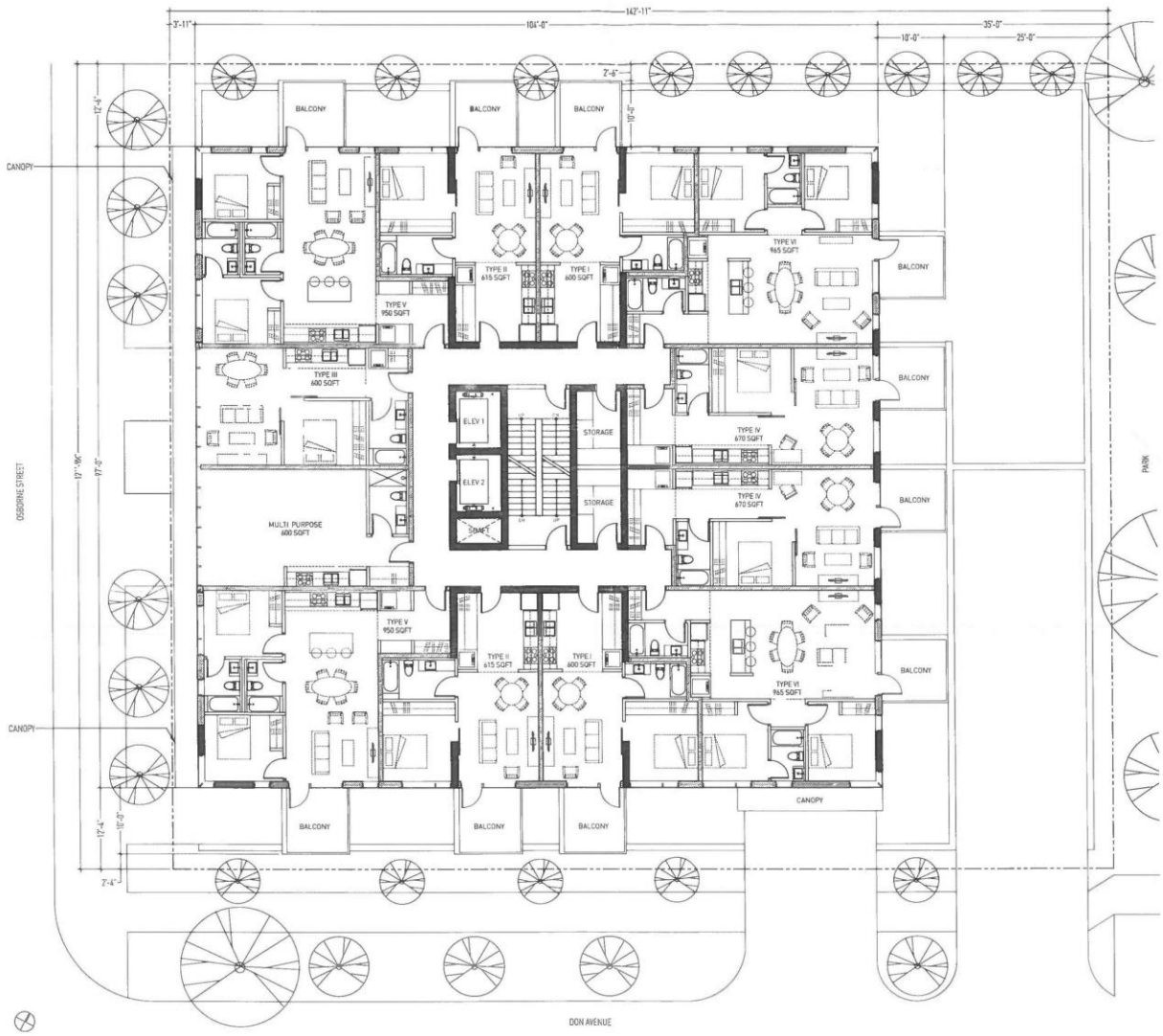
AREA: 15,750 sq.ft. +/-

PARKING P1
90'-2"

DIN

380 OSBORNE

2017.09.22



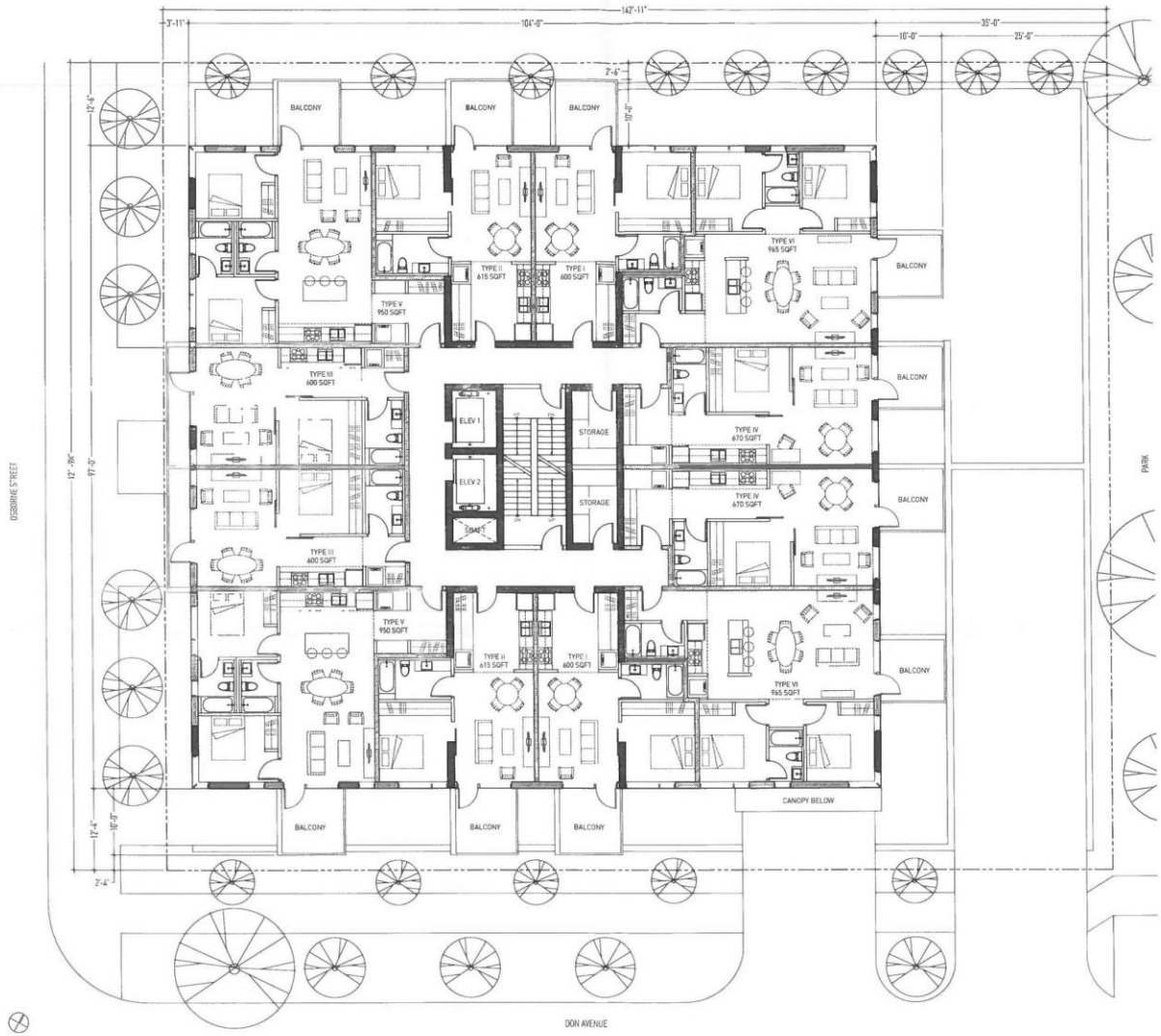
AREA:	10,090 sq.ft.
STAIRS / SHAFTS:	480 sq.ft.
FLOOR AREA:	10,090 - 480 = 9,610 sq.ft.
LEASABLE:	8,210 sq.ft. (85%)
COMMON:	1,400 sq.ft. (15%)
SUITES:	TYPE I: 2 x 600 sq.ft. (1 BR 1 BTH) TYPE II: 2 x 615 sq.ft. (1 BR 1 BTH) TYPE III: 1 x 600 sq.ft. (1 BR 1 BTH) TYPE IV: 2 x 670 sq.ft. (1 BR 1 BTH) TYPE V: 2 x 950 sq.ft. (2 BR 2 BTH) TYPE VI: 2 x 965 sq.ft. (2 BR 2 BTH)
STORAGE:	2 x 85 sq.ft.

LEVEL 2
109'-10"

DIN

380 OSBORNE

2017.09.22

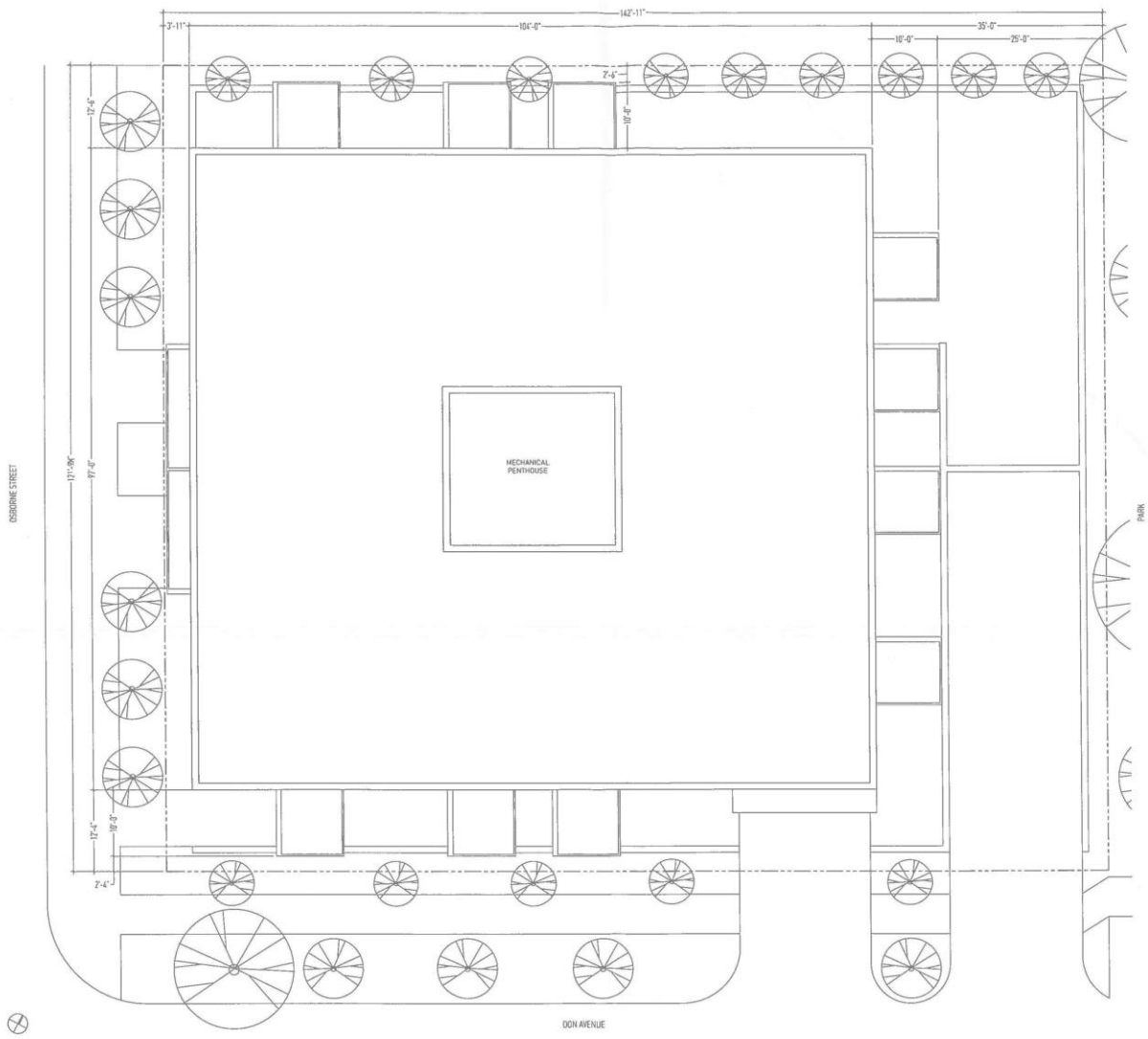


AREA:	10,090 sq.ft.
STAIRS / SHAFTS:	480 sq.ft.
FLOOR AREA:	10,090 - 480 = 9,610 sq.ft.
LEASABLE:	8,810 sq.ft. (91.5%)
COMMON:	800 sq.ft. (8.5%)
SUITES:	TYPE I: 2 x 600 sq.ft. (1 BR 1 BTH) TYPE II: 2 x 615 sq.ft. (1 BR 1 BTH) TYPE III: 2 x 600 sq.ft. (1BR 1 BTH) TYPE IV: 2 x 670 sq.ft. (1 BR 1 BTH) TYPE V: 2 x 950 sq.ft. (2 BR 2 BTH) TYPE VI: 2 x 965 sq.ft. (2 BR 2 BTH)
STORAGE:	2 x 85 sq.ft.

LEVEL 3 - LEVEL 7

DIN

380 OSBORNE



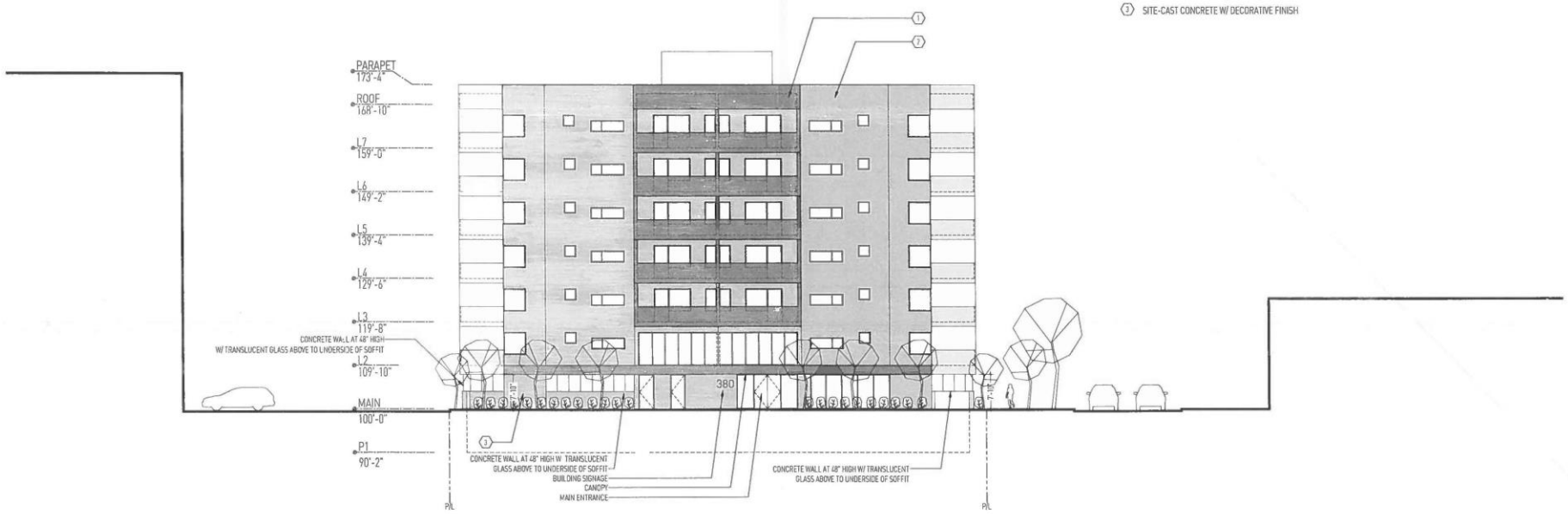
ROOF

DIN

380 OSBORNE

MATERIALS

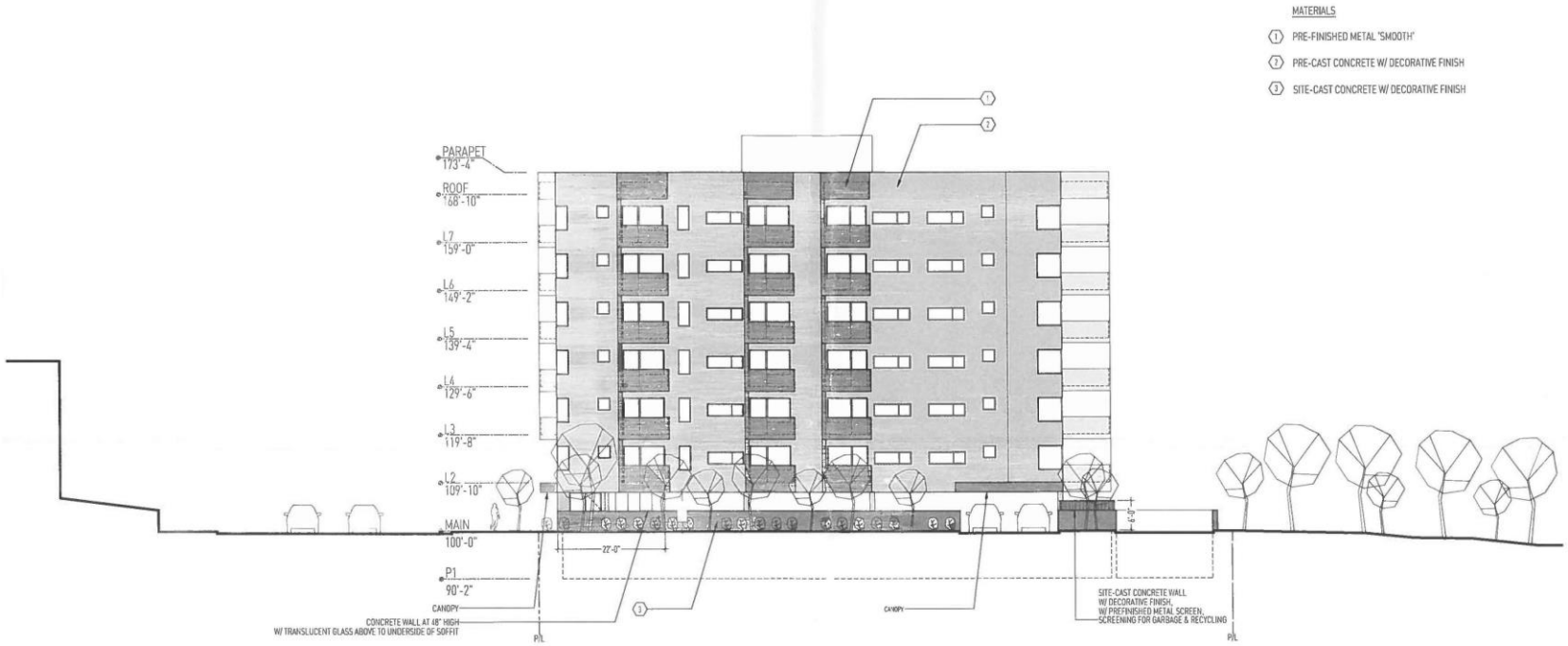
1. PRE-FINISHED METAL 'SMOOTH'
2. PRE-CAST CONCRETE W/ DECORATIVE FINISH
3. SITE-CAST CONCRETE W/ DECORATIVE FINISH



WEST ELEVATION

DIN

380 OSBORNE

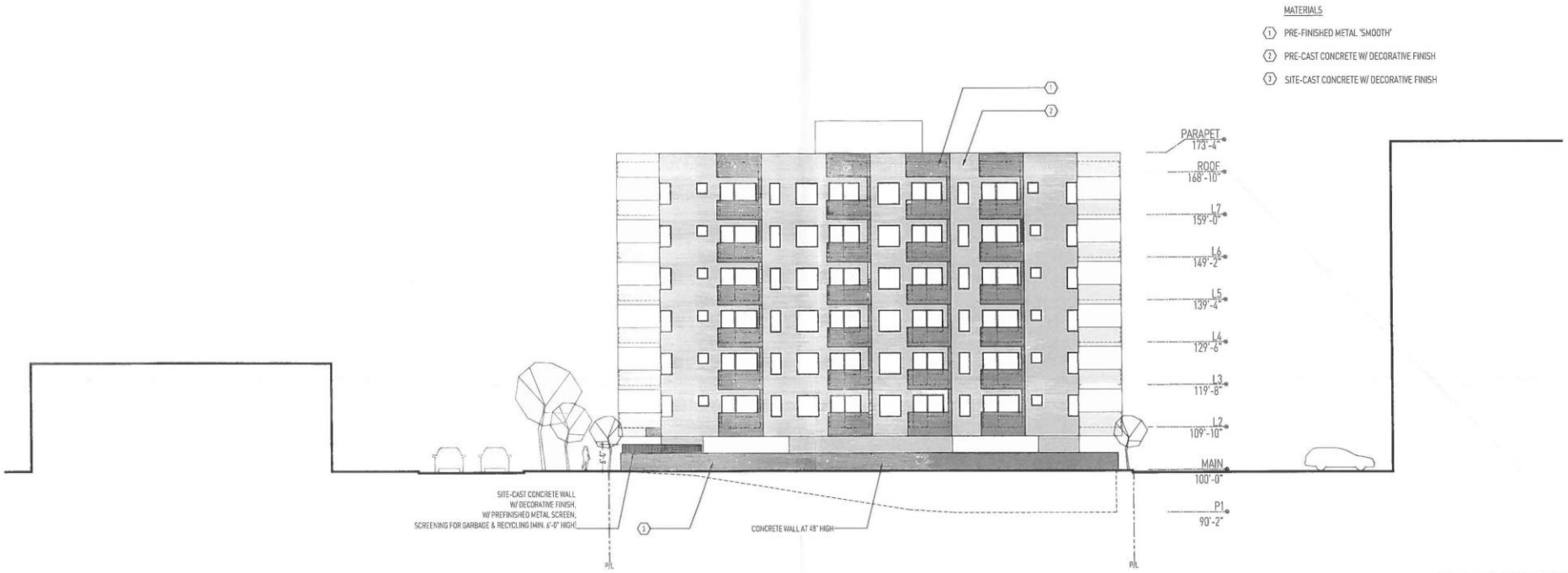


SOUTH ELEVATION

DIN

380 OSBORNE

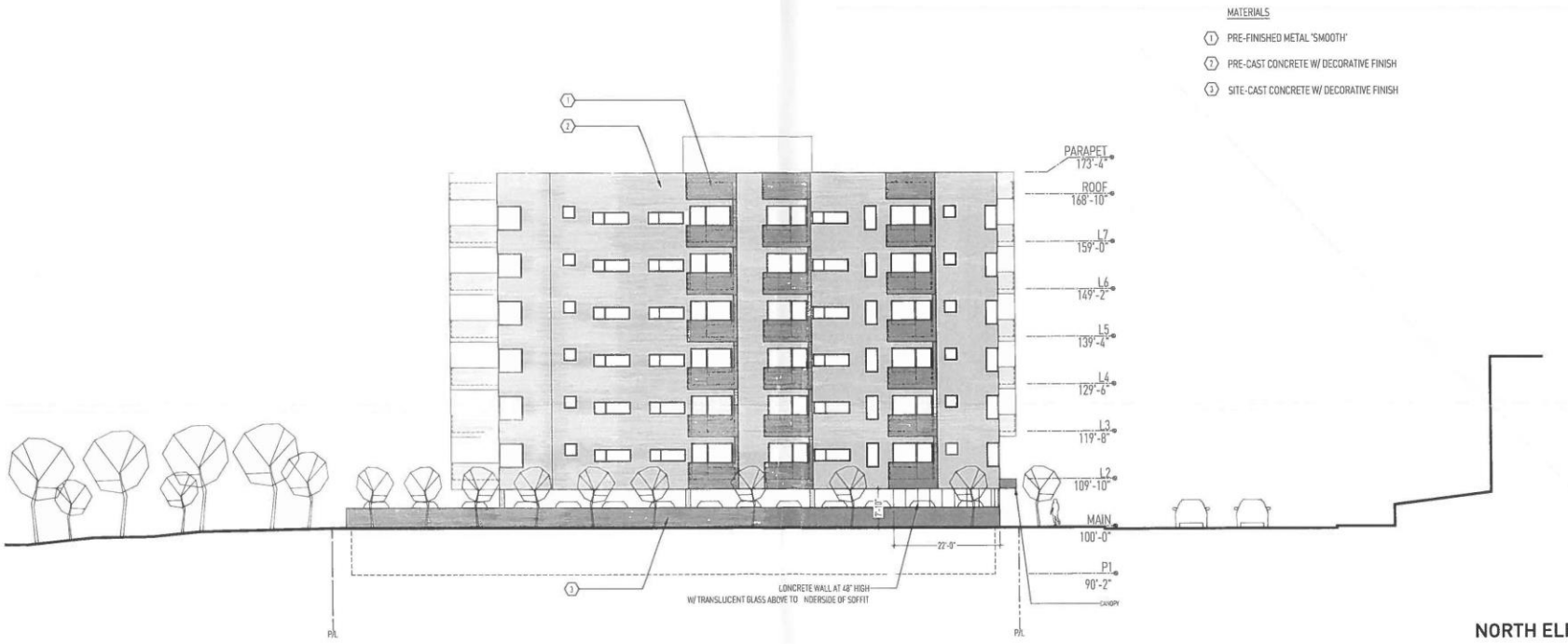
2017.09.22



EAST ELEVATION

DIN

380 OSBORNE



NORTH ELEVATION

DIN

380 OSBORNE