Agenda – Council – July 19, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

Item No. 1 Subdivision and Rezoning – 30, 32, 34 University Crescent (South Winnipeg - St. Norbert Ward) File DASZ 3/2018 [c/r DAV 106414/2018D]

STANDING COMMITTEE RECOMMENDATION:

On July 11, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under File DASZ 3/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 3/2018 dated May 28, 2018 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated April 25, 2018.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 45/2016 dated May 28, 2018 to a "RMF-L" Residential Multi-Family (Large) District, subject to the following:

    A. 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 provide for the following:

        i. That the minimum setback from any principal buildings to the east property lines shall not be less than 66 feet

        ii. That the maximum height of any principal buildings must not exceed 72 feet.

        iii. That any principal buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade extending over the subject site at the eastern lot line.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

STANDING COMMITTEE RECOMMENDATION (continued):

iv. That any garbage and recycling enclosures be located a minimum of 20 feet from the east and south property lines.

v. That a minimum 8 foot landscaped buffer be provided along the length of the east and south property lines.

vi. 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. screening and landscaping; and
g. free-standing signage

on the Owner's Land ("Works") to the Riel Community Committee and the City's 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.

3. 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.

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

5. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

STANDING COMMITTEE RECOMMENDATION (continued):

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office and execution of the City of the Servicing Agreement.

8. That the zoning section of the by-law shall come into force when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and 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.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

11. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 11, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 25, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- Delete the following after "dated April 25, 2018" in Recommendation 1.A.:

  ", with the following amendment:

  i. Under Servicing conditions, delete recommendation 1) Multi-use Pathway in its entirety."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 5, 2018, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following after "dated April 25, 2018" to Recommendation 1. A.:

  ", with the following amendment:

  ii. Under Servicing conditions, delete recommendation 1) Multi-use Pathway in its entirety."

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- Replace "5" with "8" in Recommendation 2.A.v.

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Subdivision and Rezoning – 30, 32, 34 University Crescent**
File DASZ 3/2018

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

Prepared by: **Rochelle Viray, Committee Clerk**
Riel Community Committee

Report date: **June 5, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 5, 2018, the Riel 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 plan of subdivision under File DASZ 3/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 3/2018 dated May 28, 2018 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated April 25, 2018***, with the following amendment:***

        i. Under Servicing conditions, delete recommendation 1) Multi-use Pathway in its entirety.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 45/2016 dated May 28, 2018 to a "RMF-L" Residential Multi-Family (Large) District, subject to the following:

    A. 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 provide for the following:

        i. That the minimum setback from any principal buildings to the east property lines shall not be less than 66 feet

        ii. That the maximum height of any principal buildings must not exceed 72 feet.

iii. That any principal buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade extending over the subject site at the eastern lot line.

iv. That any garbage and recycling enclosures be located a minimum of 20 feet from the east and south property lines.

v. That a minimum ***8*** ~~***5***~~ foot landscaped buffer be provided along the length of the east and south property lines.

vi. 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. screening and landscaping; and
g. free-standing signage

on the Owner's Land ("Works") to the Riel Community Committee and the City's 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.

3. 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.

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

5. 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.

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

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office and execution of the City of the Servicing Agreement.

8. That the zoning section of the by-law shall come into force when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and 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.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

11. 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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. There is a plan for Complete Communications Direction Strategy of OurWinnipeg that talks specifically about the corridors, in these areas.
2. The city has done significant investment to alleviate traffic; we have a plan to rehabilitate University Crescent, to accommodate if there are more vehicles after rapid transit is built.
3. I put forth a motion to do community planning on the neighbourhood.
4. The reason we look to put development along corridors is because we don't want to put it in residential neighbourhoods; we want to put it along corridors where the vehicles are, where the bus routes are, where the mobility is, and that is what this is designed for.
5. I feel I have a very good handle and understanding of the neighbourhood – it is moving in a positive direction.
6. It's inevitable with the way that U of M is expanding the way it is, there is a lot of pressure on the community; I truly believe it will alleviate pressure on the single family homes in the neighbourhood far greater than if we weren't going to add density to the neighbourhood.

7. This is part of the vision of these corridors – I'm more than willing to, and have in the past, work with the community who wants to come out and be part of change.

PUBLIC HEARING SUMMARY

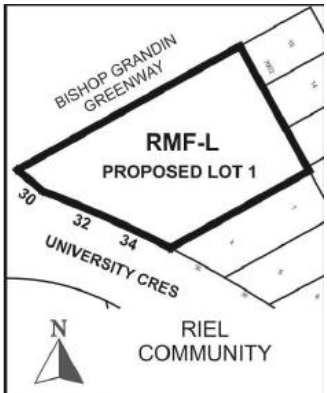
File: DASZ 3/2018

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Lukes
Councillor Allard

Public Hearing: June 5, 2018
Council Building, 510 Main Street

Applicant: 7591561 Manitoba Ltd. (Nigel Furgus)

Subject:



APPLICANT : 7591561 Manitoba Ltd.
FILE : DASZ 3/2018
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling use. **For information, phone Ms. Simi Jerez, Planner at 204-986-7175.**
DEMANDEUR : 7591561 Manitoba Ltd.
N° DE DOSSIER : DALZ 3/2018
PROJET : Demande d'approbation par le Conseil du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R1-L (secteur de grandes habitations unifamiliales) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) en vue de faciliter le remembrement des terres et de permettre la construction d'une habitation multifamiliale. **Pour plus de renseignements, communiquez avec Mme. Simi Jerez, urbaniste, au 204-986-7175.**

Premises Affected: 30, 32, 34 University Crescent

Exhibits Filed:

1. Application dated March 29, 2018
2. Notification of Public Hearing dated May 3, 2018
3. Manitoba Status of Titles 2917828/1, 2917829/1, 2917827/1
4. Surveyor's Building Location Certificate and sketch dated February 8, 2018
5. Caveat 1337356
6. Plans (25 pages)
7. Parking Management Plan
8. Report from the Urban Planning Division dated May 28, 2018
9. Inspection Report
10. Communication dated May 31, 2018, from Kamala Shah in opposition to the application
11. Communication dated June 1, 2018, from Karen Rice in opposition to the application
12. Communication dated June 1, 2018, from Heather Riddle in opposition to the application
13. Communication dated June 2, 2018, from Ashley Linden in opposition to the application
14. Communication dated June 3, 2018, from Richard L. Parsons in opposition to the application
15. Communication dated June 3, 2018, from Elsie Fehr in opposition to the application
16. Communication dated June 1, 2018, from Michael Grimes in opposition to the application
17. Communication dated June 4, 2018, from Rita VandeVyvere in opposition to the application
18. Communication dated June 1, 2018, from Jason Driedger in opposition to the application
19. Communication dated June 4, 2018, from Jack and Rhonda Driedger in opposition to the application
20. Communication dated June 4, 2018, from Haitao Wang in opposition to the application
21. Communication dated June 5, 2018, from Simi Jerez on behalf of Sharon Kirwan in opposition to the application
22. Communication dated June 5, 2018, from Li Li and family in opposition to the application
23. Communication dated June 5, 2018, from Bob Thompson in opposition to the application
24. Communication dated June 5, 2018, from Lauren Aseltine in opposition to the application
25. Presentation in support of the application submitted by Wayne Bollman at the public hearing

REPRESENTATIONS:

In Support:

Wayne Bollman
Nigel Furgus
Joel Rodrigues

In Opposition

Lauren Aseltine
Dallas Ballance
Murray Ballance
Jack and Rhonda Driedger
Jason Driedger
Elsie Fehr
Michael Grimes
Weiqiang Guo
Sharon Kirwan
Li Li
Ashley Linden
Robert Loudfoot
Trevor Ogwal
Richard L. Parsons
Karen Rice
Heather Riddle
Ron Rogge
Kamala Shah
Bob Thompson
Genevieve Thompson
Rita VandeVyvere
Haitao Wang
Zhang Weiyu

For Information:

Nil

For the City:

R. Mahé, Planner, Planning, Property and Development Department
E. Finnigan, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 3/2018

ADMINISTRATIVE REPORT

Title: DASZ 3/2018 – 30, 32, 34 University CRES

Issue: For consideration at the public hearing for a subdivision and rezoning for the establishment of a multi-family building at 30, 32, 34 University Crescent.

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

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Simi Jerez	B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision under File DASZ 3/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 3/2018 dated May 28, 2018 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated April 25, 2018.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 45/2016 dated May 28, 2018 to a "RMF-L" Residential Multi-Family (Large) District, subject to the following:

    A. 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 provide for the following:

        1. That the minimum setback from any principal buildings to the east property lines shall not be less than 66 feet

        2. That the maximum height of any principal buildings must not exceed 72 feet.

        3. That any principal buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade extending over the subject site at the eastern lot line.

        4. That any garbage and recycling enclosures be located a minimum of 20 feet from the east and south property lines.

        5. That a minimum 5 foot landscaped buffer be provided along the length of the east and south property lines.

6. 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) screening and landscaping; and

    vii) free-standing signage

    on the Owner's Land ("Works") to the Riel Community Committee and the City's 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.

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11. 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

- 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 and consolidated, subject to conditions.

CONSULTATION

In preparing this Report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez
Date:	May 28, 2018
File No.	DASZ 3/2018

List of Schedules and Attachments

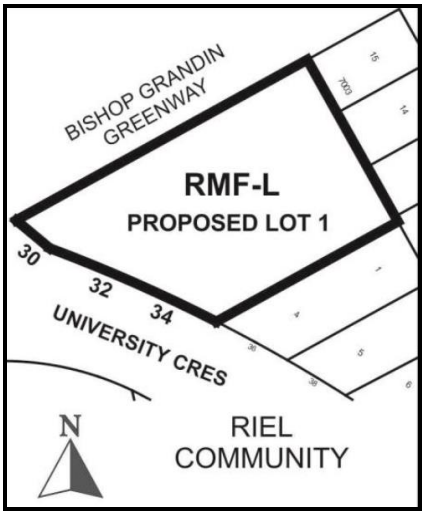
1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 3/2018 Riel Community Committee, dated May 28, 2018
3. Schedule "B" — Report of the Administrative Working Group – April 25, 2018

APPENDIX 'A'

DATE: May 28, 2018
FILE: **DASZ 3/2018**
RELATED FILES: DAV 18-106414\D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.610 (Montcalm)

SUBJECT: To consolidate and rezone two lots from a "R1-L" Residential Single-Family Large District to an "RMF-L" Residential Multi-Family Large.

LOCATION: 30, 32, 34 University CRES
LEGAL DESCRIPTION: EXC RD PL 25269 LOT 1 BLOCK 1 PLAN 7003 8/12 ST V



APPLICANT: Nigel Furgus
327 Wardlaw AVE
Winnipeg , Manitoba R3L 0L5

OWNER: 7591561 MANITOBA LTD.
327 WARDLAW AVE
Winnipeg , Manitoba R3L 0L5

RECOMMENDATION: Approval with conditions

HISTORY

- The applicant held an Open House from 4:00 to 7:00 pm on Tuesday January 12, 2018 at Richmond Kings Community Centre. The Open House was advertised in both the local area newspaper and the University of Manitoba newspaper, and the applicant states that flyers were delivered to approximately 175 residences in the Agassiz neighbourhood. Over 40 area residents attended.
- An Open house Summary Report was submitted. The applicant together with the Urban Planning Division has worked to address the majority of the concerns cited in the report.

SITE DESCRIPTION

- The subject lands are located on the east side of University Crescent, north of Wedgewood Drive, near the intersection where University Crescent meets Pembina Highway and Bishop Grandin Blvd in the Agassiz Neighborhood of the South Winnipeg – St. Norbert ward. It is approximately 950 meters northwest of the University of Manitoba Fort Garry Campus and Investors Group Field, or roughly a 15-20 minute walk.
- The site is currently comprised of three (3) single-family residential dwellings with a total area of 55,872 sq. ft. (1.28 acres) and 235 ft. of frontage on University Crescent:
    - 30 University Crescent is a one and one-half storey dwelling built in 1947 and has a floor area of 1,571 sq. ft.
    - 32 University Crescent is a one and one-half storey dwelling built in 1947 and has a floor area of 1,540 sq. ft.
    - 34 University Crescent is a one-storey dwelling built in 1952 and has a floor area of 1094 sq. ft.
- The properties are zoned "R1-L" Residential Single-family Large and are within the Areas of Stability – Recent Communities Policy Area under the *Complete Communities Direction Strategy*. It is noted the properties are also located in close proximity to the Pembina Highway Regional Mixed-Use Corridor.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2016)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A multi-use active transportation path; then Bishop Grandin Boulevard.

South: Single family residential uses zoned “R1-L” Residential Multi-family Large.

East: Single family residential uses zoned “R1-L” Residential Multi-family Large.

West: University Crescent, Pembina Highway and Bishop Grandin junction; then commercial and multi-family residential uses zoned “C3” Commercial Corridor.

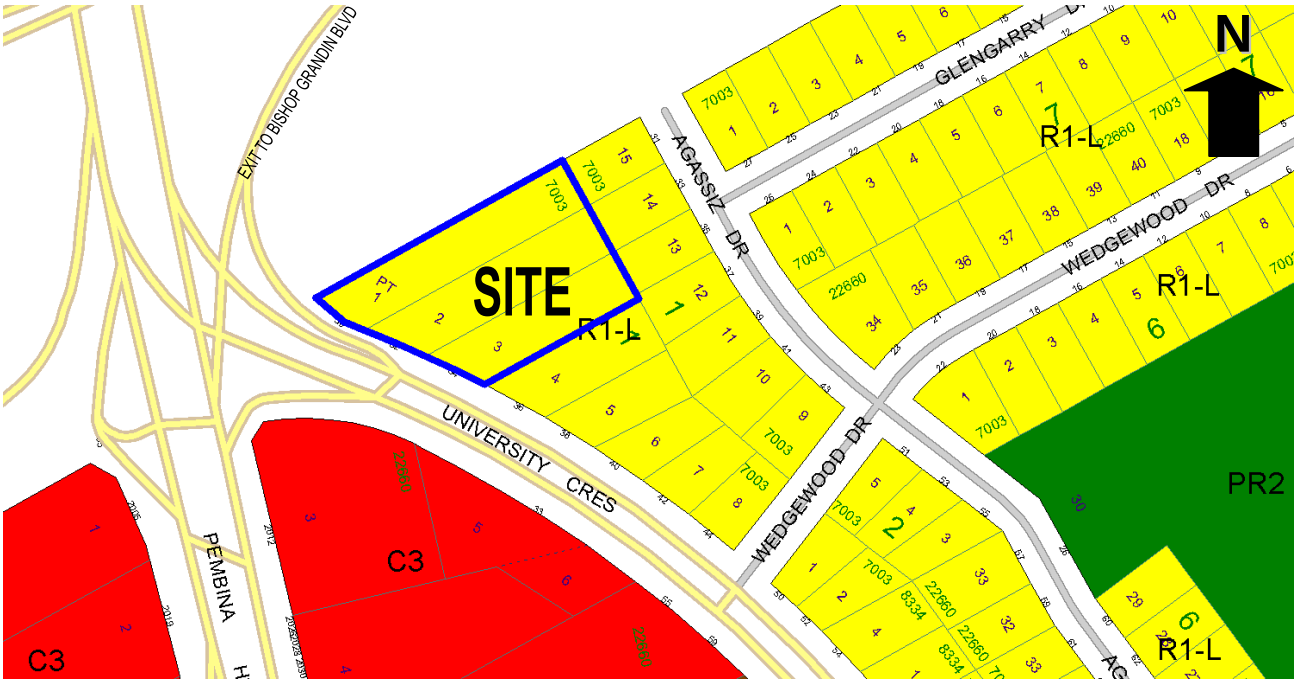


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to demolish the existing dwellings and construct a seven storey multi-family building with 104 units.
- The applicant has provided plans, elevations, colour renderings, shadow studies and a section drawing showing the separation of the building from the rear property line.
- The applicant has a concurrent proposal for variances associated with the establishment of the proposed Multi-family building on the subject lots (DAV 18-106414\D). The variances are for a front yard reduction, a north corner side yard reduction, a parking reduction, and for insufficient street edge tree landscaping.

Site Plan & Building Design:

- Plans submitted show that the proposed multi-family building is 72 feet high to the top of the parapet, and 250 feet long.
- The proposed multi-family building will be oriented along the north property line, next to the expansive Bishop Grandin right of way, in an east-west alignment to sensitively fit with the adjacent single family dwellings to the east south of the site (see Figure 5).

- The proposed building would be set back 22 feet 10 inches from the front property line, and the accessory surface parking area will have a front yard setback of 23 feet 6 inches and landscaping to provide suitable screening.
- The interior side yard setback from the south building wall to the south property line would be 119 feet, with 8 feet between the surface parking area and south side property line.
- The proposed building would be set back 14 feet from the north property line.
- The proposed rear yard setback to the east property line is 66 feet. The setback from the surface parking lot and garbage enclosure to the rear property line is 4 feet.
- The applicant has provided drawings illustrating that they have maintained a 45 degree angular plane from 6 feet high at the rear (east) property line.
- The building and parking are oriented to permit space required by the Water and Waste Department for 15.0m (49.2 feet) wide easement for the existing wastewater sewer between 32 & 24 University Crescent, located as shown in Figure 3.

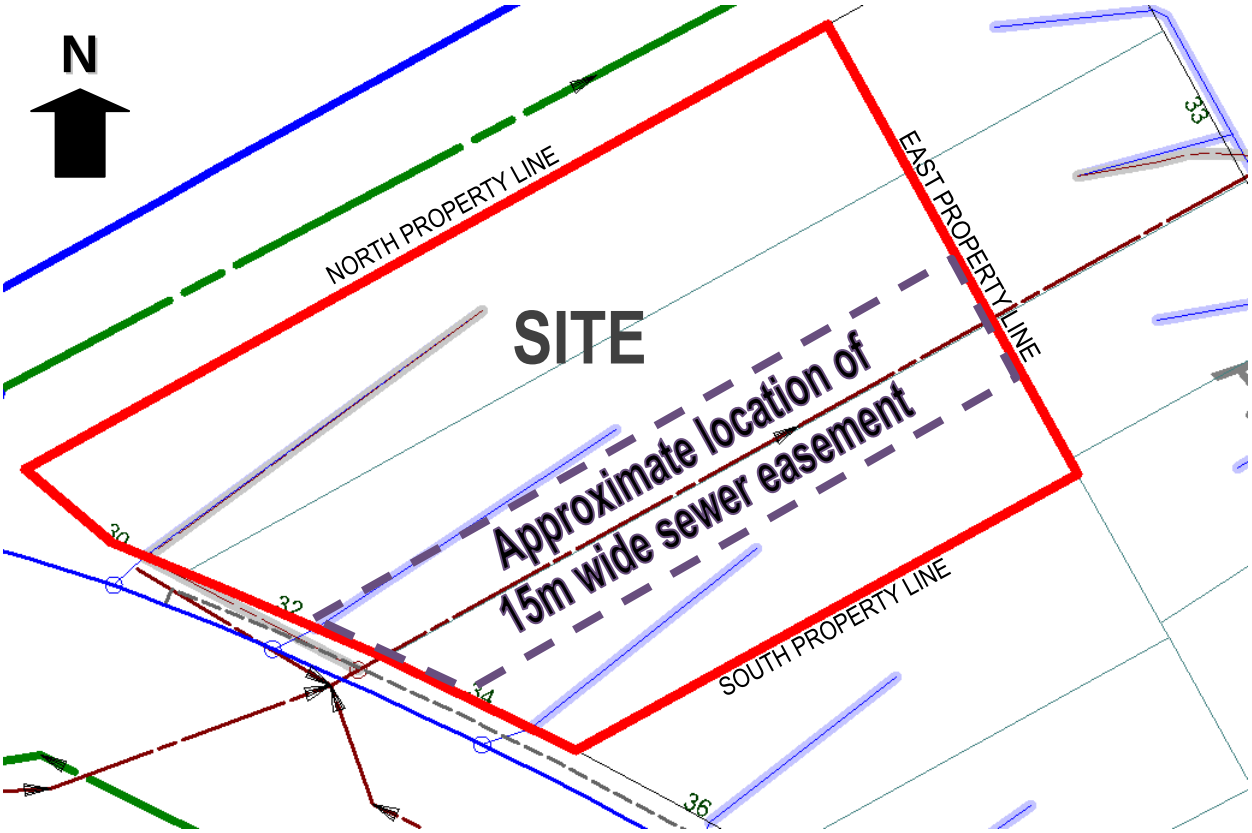


Figure 3: Location of Sewer Main and Easement

- The proposed building will have balconies oriented north toward the Bishop Grandin Greenway, and south toward the surface parking lot. Each balcony will be 7 feet deep and 10 feet wide with a total area of 70 square feet. The balconies are inset and will project 2 feet from the building elevations.
- Submitted plans indicate that the proposed development would consist of 104 rental units, 70 one-bedroom and 34 two-bedroom units. The one-bedroom units are 590 square feet in

area. The two bedroom units are planned in three different configurations of 880, 915, or 970 square feet.

- The applicant has provided several common spaces:
  - A main floor lobby;
  - A second floor lounge approximately 400 square feet in area; and,
  - A 375 square foot amenity area on each floor with the exception of the sixth floor amenity room, 590 square feet in area with an adjoining 375 square foot deck facing University Crescent.
- The site plan provided shows included an 11 foot 6 inches (3.5m) wide active transportation pathway abutting the west property line, and a pedestrian pathway running north of the north property line to connect Agassiz Drive to University Crescent.
- The site will be accessed from University Crescent. Traffic coming southeast from Pembina Highway will be required to make a U-turn to access the site. The driveway will enter into an accessory surface parking area, with a two way drive aisle and access to the indoor parking garage below grade taken from the rear of the building, near the northeast corner of the lot.

Vehicular and Bicycle Parking:

- The proposed development would have a parking ratio of 1.0 parking stalls per dwelling unit, for a total of 104 parking stalls, including 66 surface parking spaces and 38 indoor parking spaces located below grade in a heated parking garage.
- Submitted plans show that the surface accessory parking lot includes 11 visitor spaces, 25 small car stalls and 1 car co-op stall. There is no indication whether an agreement is in place to ensure that a car share vehicle would be included in the development.
- Accessible stalls are available outdoors (3 stalls) and indoors (3 stalls), and 2 van accessible stalls are located in the parking garage.
- The applicant is providing 40 secure indoor bicycle spaces located in the parking garage. In addition, a bicycle rack is shown on the site plan to provide 6 additional outdoor bike parking stalls.

Landscaping & Fencing:

- The applicant has provided site plans that show landscaping and fencing details.
- Trees, shrubs and berms will be provided along the street frontage, except where the pedestrian access and vehicle access entrance breaks occur.
- Submitted plans indicate that landscaping would be provided along the portion of the rear (east) property line directly behind the building and access to the indoor parking area.
- Plans submitted with the application indicate that the applicant will provide a 6 foot high wood fence along the north, east and south property lines.
- Plans show a fenced dog park located in the northeast corner of the subject site.

Garbage & Recycling:

- A 7 foot high four-sided garbage enclosure would be located at the rear yard, with a separation of four feet from the rear property line. The enclosure would be constructed from wood matching the fencing around the site.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg* is the City's long-range development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states:
    - Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.
- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities'* Urban Structure map. Key policies guiding development within Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - 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.
    - Support Complete Communities by ensuring diverse and high quality housing stock.
    - Within recent communities, intense and diverse development will be encouraged in centres and corridors.
    - Improve the sustainability of recent residential neighbourhoods by promoting better walking, cycling and transit access to retail, employment
- Infill development is discussed within the Recent Communities introduction under the *Complete Communities Direction Strategy*, that states:
    - Recent Communities can also accommodate some infill development to increase housing choice, increase options for aging in place, and to maximize the use of existing infrastructure.
- The subject property is located on University Crescent, which has the characteristics of a Community Mixed Use Corridor in the *Complete Communities Direction Strategy*. Key policies guiding development on Corridors include:
    - Focus a broad mix of residential, employment and retail development within strategic locations along corridors.
    - Where appropriate, develop corridors in accordance with transit oriented development principles.
    - Promote the enhancement of existing Community Mixed Use Corridors through moderate intensification.

Transit-Oriented Development Handbook

- The *Complete Communities Direction Strategy* advises that corridors should be developed in accordance with transit-oriented development principles. The City of Winnipeg has a

Transit Oriented Development Handbook to guide such development. It was endorsed in principle by Council on February 22, 2012.

- The TOD Handbook is a high-level framework document that guides and facilitates mixed-use, pedestrian-oriented infill development along rapid transit corridors and high frequency transit corridors.
- While the bulk of the *Handbook* deals with higher-level issues, there are a number of Principles that can be applied at a site-specific level such as the proposed development. Specifically, it highlights six (6):
    1. Medium to high density development that is greater than the community average.
    2. A mix of uses.
    3. Compact, high quality pedestrian-oriented environment.
    4. An active, defined centre.
    5. Innovative parking strategies.
    6. Public leadership.
- As the *Handbook* relates to the proposed development, its direction relating to site design is important to consider. Characteristics of Principle No. 3 include:
    - Centrally located, secure, and convenient bicycle parking.
    - Entrances oriented to be easily accessible from the public sidewalk.
    - Street trees to soften the urban environment by blending natural features with built features.
    - High-quality architectural design and detail conveying a sense of place and relating to the street and the pedestrian environment, including active first floor storefront with windows, awnings, architectural features, lighting, and landscaping.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Currently, the lands are zoned “R1-L” – Residential Single-family Large. The intent of the “R1-L” zoning district is to accommodate primarily single-family residential development in lower-density areas.
- The applicant is proposing to rezone the property to “RMF-L” – Residential Multi-family Large for their intended multi-family residential project. The intent of the Residential Multi-family Large (RMF-L) district is to accommodate the development of multi-family units in areas with medium to high residential densities.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The subject site is located directly on University Crescent which has the characteristics of a Community Mixed Use Corridor and is characterized by mix of local business, single family homes, and multi-family dwellings.
- The proposed development is located where University Crescent intersects with Pembina Highway and Bishop Grandin Boulevard (both arterial routes), and in close proximity to the University of Manitoba. The site is well served by Winnipeg Transit and is directly adjacent to active transportation routes.

- In addition to its location directly adjacent to Pembina Highway, a Regional Mixed Use Corridor the subject site is located on University Crescent which has evolved as an arterial route, having previously been an area of low density growth. University Crescent is an area in transition from having a single family orientation to a heavy traffic route more suitable for multi-family development.
- In 2015, traffic counts were 18,700, approaching traffic counts for Mixed Use Corridors such as Academy Road (22,300) and Grant Avenue between Stafford and Kenaston Boulevard (22,500).



Figure 4: View of Site and Surrounding Area (flown 2016)

- The Agassiz neighbourhood has a number of mature trees. In order to maintain the existing park like setting and respect the views of the single family homes directly adjacent east and south of the subject a robust landscape plan incorporating trees along the south and east property lines will be important to address compatibility with the neighbourhood.

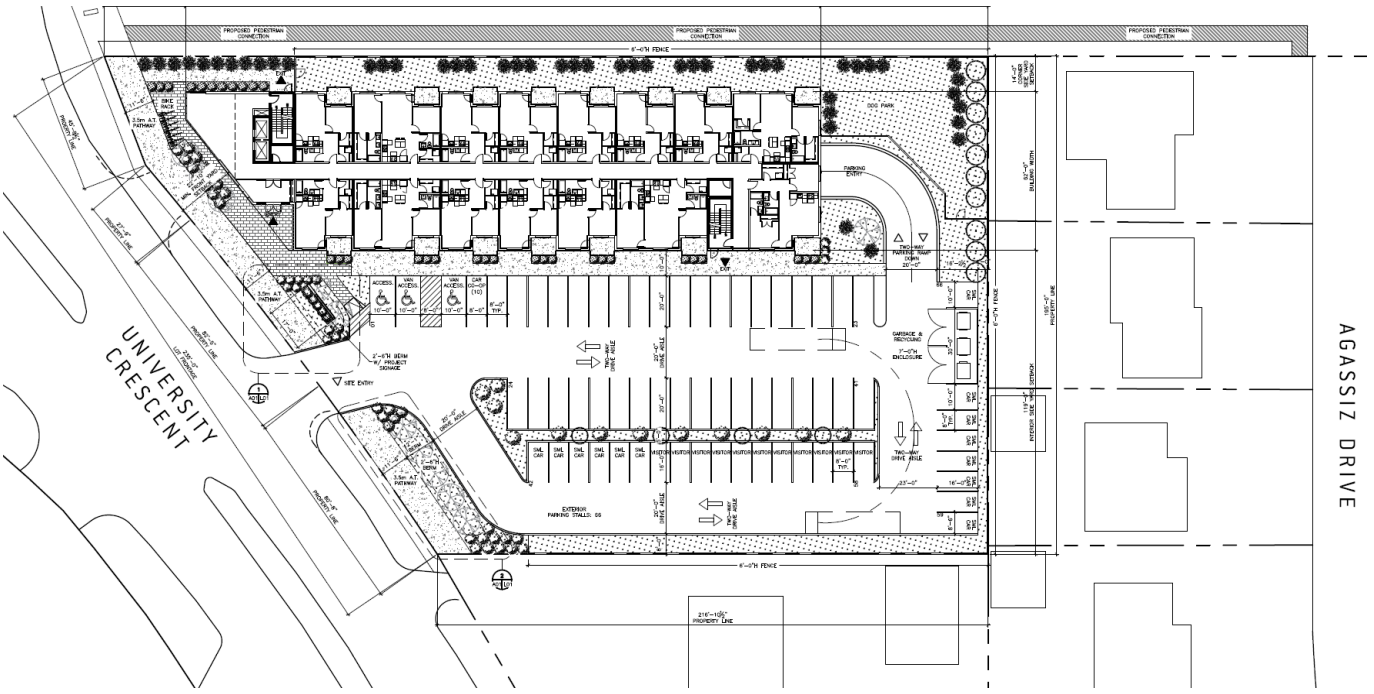


Figure 5: Site Plan Showing Landscaping

- Plans show a fenced dog park located in the northeast corner of the subject site. The Urban Planning Division is not supportive of a dog park located as shown, given the potential nuisance to adjacent residential properties.
- The proposed development supports objectives in the *Complete Communities Direction Strategy* as it maximizes the use of existing infrastructure, encourages intensification to occur along University Crescent adjacent to corridors, and supports a variety of housing needs in close proximity to the Pembina regional mixed use corridor, to transit routes, and to the University of Manitoba. It fits within the Complete Communities vision of providing a range of housing options, supporting the viability of existing commercial strip, and contributing to a vibrant and complete community.
- The Urban Planning Division supports the proposed rezoning and development as is context sensitive and complementary to the existing scale, character and built form of the neighbourhood.

RECOMMENDED ZONING AGREEMENT

- Given that the development is the conversion of three large residential lots, the subject site has considerable development potential. However, it should be done in a manner that is sensitive to neighbouring land uses. As a result, the Urban Planning Division recommends as a condition of approval that a Zoning Agreement be implemented and that any future plans for development require development plans to be approved by the Director, Planning, Property and Development as well as the Riel Community Committee prior to the issuance of a development permit on the site.
- In order to enhance compatibility with the existing neighbourhood, the Urban Planning Division recommends the following:
    - That the proposed multi-family building will maintain a setback of 66 feet to the east property line by limiting height and providing minimums for setback and angular plan, the

maximum height of any principal buildings must not exceed 72 feet, and any principal buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade extending over the subject site at the eastern lot line;

- That a minimum 5 foot landscaped buffer be provided along the length of the east and south property lines to maintain the park like setting of the Agassiz neighbourhood; and,
- That any garbage and recycling enclosures be located a minimum of 20 feet from the east and south property lines abutting single family residences to reduce odor nuisance for abutting single-family residential dwellings.

COMMENTS FROM OTHER DEPARTMENTS

PUBLIC WORKS COMMENTS

- Public Works notes that there is no ability to store left turns into the site on University Crescent and the left turn is very close to Pembina Highway.
- It is Public Works intention to prohibit left turns into and out of the subject site via signage, and in the long term to close the existing median opening as it is located too close to Pembina Highway.
- Public Works requires the applicant, at no expense to the City, to legally open property required for a 3.5m widening of University Crescent, along the full length of the Planned Area to accommodate a future multi-use pathway along University Crescent to connection to the Bishop Grandin Greenway pathway.

  In addition, the applicant is required to construct a 3.5m wide asphalt multi-use pathway within the Bishop Grandin Boulevard right-of-way, north of the subject site from the existing Bishop Grandin Greenway pathway to Agassiz Drive.

WATER AND WASTE

- Water and Waste requires that the Developer, at no expense to the City, grant a 15.0m wide easement for the existing wastewater sewer between 32 & 24 University Crescent. This has been provided for in the site design which sites the surface parking area on the south side of the subject site with the proposed building situated along the north side of the property.
- Site design plans will be reviewed by Water and Waste prior to Plan Approval.

RECOMMENDATIONS

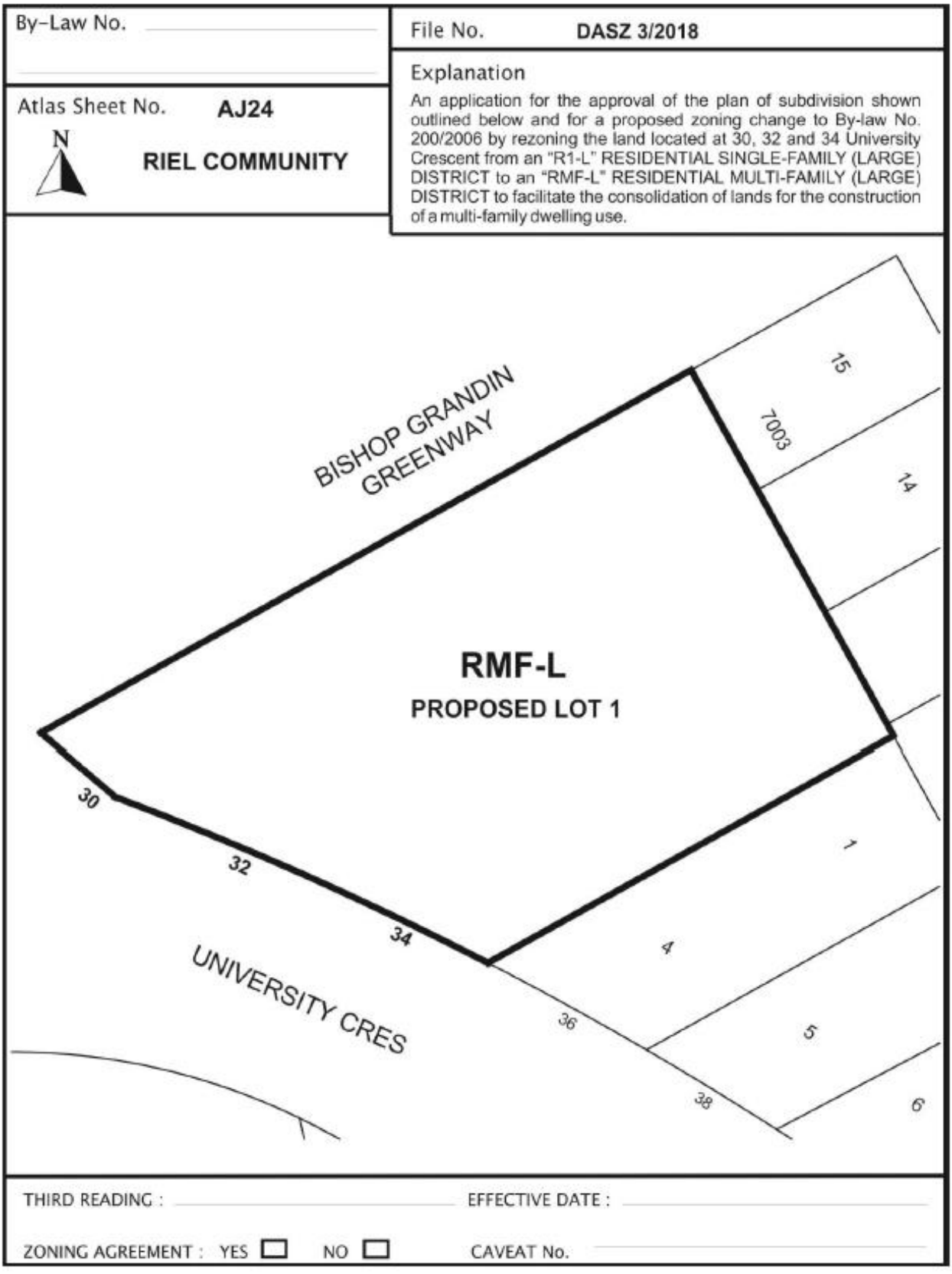
The Urban Planning Division recommends approval with conditions for the following reasons:

- The proposed development is consistent with the policies of the *Complete Communities Direction Strategy* vision of providing a range of housing options and contributing to a vibrant and complete community in a context sensitive way complementary to the existing scale, character and built form of the neighbourhood.

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

Report Prepared by: Simi Jerez
PPD File #: DASZ 3/2018

Schedule "A" for File No. DASZ 3/2018, Riel Committee, dated May 28, 2018



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – April 25, 2018

RE: PROPOSED SUBDIVISION OF LAND LOCATED AT 30-34 UNIVERSITY CRESCENT – DASZ 3/2018

It is recommended that the approval of DASZ 3/2018, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items:

General Comments

It should be noted that there is no ability to store left turns into the site on University Crescent and the left turn is very close to Pembina Highway. It is also undesirable for left turns to exit the site. Public Works intends to prohibit left turns into and out of the subject site via signage. Public Works long term intent is to close the existing median opening as it is located too close to Pembina Highway.

Plan Considerations

- The Developer shall, at no expense to the City, legally open, property required for a 3.5m widening of University Crescent, along the full length of the Planned Area, abutting the Planned Area, to the satisfaction of the Director of Public Works. This is to accommodate a future multi-use pathway along University Crescent to connection to the Bishop Grandin Greenway pathway.
- The Developer shall, at no expense to the City, grant a 15.0m easement for the existing wastewater sewer between 32 & 24 University Cres., including a plan of easement outlining the subject area to the satisfaction and approval of the Director of Water and Waste.

Servicing Conditions

1) Multi-Use Pathway

   The Developer shall, at no expense to the City, construct a 3.5m wide asphalt multi-use pathway and all associated works, within the Bishop Grandin Boulevard right-of-way, north of the Planned Area, from the existing Bishop Grandin Greenway pathway to Agassiz Drive, as determined by and to the satisfaction of the Director of Public Works.

2) Construction Traffic

   The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake 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.

3) Utilities

   a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

4) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, 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, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

5) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

COSTS AND FEES

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the

installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, $2138.00 plus applicable GST, to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 3/2018
May 25, 2018

"*Original Signed by G. Jasper"*
G.V. Jasper P. Eng.,
Land Development Branch

"*Original Signed by M. Gadja"*
M. Gadja, P. Eng.
Water & Waste Department

"Original Signed By C.J. Desjardine"

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

GJ/gj

Exhibit “6” referred to in File DASZ 3/2018

LEGAL DESCRIPTION: 30-34 UNIVERSITY CRESCENT				
MULTI-FAMILY BUILDING INFORMATION				
7 STOREYS WITH INDOOR PARKING BELOW GRADE				
BUILDING DIMENSIONS	250'-0" x 82'-0"			
BUILDING HEIGHT	TOP OF 7TH FLOOR = 17.68 m [58'-0" FT]			
	AT TOP OF ROOF= 21.8 m [72'-0" FT]			
BUILDING AREA	1348.39 m² [14,513.87 SF]			
TOTAL DWELLING UNITS	104			
SUITE DATA	SUITE AREA [SF]	BALCONY AREA [SF]	QTY / FLOOR	QTY [TOTAL]
A - 2 BEDROOM / 2 BATH	915 SF	65 SF	2	14
A2 - 2 BEDROOM / 2 BATH	970 SF	65 SF	1	7
B - 1 BEDROOM / 1 BATH	590 SF	65 SF	9	69
C - 2 BEDROOM / 2 BATH	880 SF	65 SF	1	7
D - 2 BEDROOM / 2 BATH	915 SF	65 SF	1	7
TOTAL 1 BEDROOM UNITS = 69				
TOTAL 2 BEDROOM UNITS = 35				

SITE INFORMATION	
ZONING DISTRICT	CURRENT: R1-L PROPOSED: RMF-L
PROPERTY AREA	5 203.4 m² [55 989 SF] (1.28 ACRES)
FRONTAGE	71.0 m [235'-0"]
LOT DEPTH	NORTH: 106 m [348.0 FT] SOUTH: 65.6 m [216.88 FT]
SITE COVERAGE (INCL. BALCONIES, EXCL. ROOF OVERHANG)	BUILDING = 1 343.8 m² [14 460 SF]
	SITE COVERAGE =25.8%

DENSITY (LOT AREA / DWELLING UNITS)	RMF-L: SITE AREA/DWELLING = 400 SF / UNIT RMF-L: MAX DENSITY = 136 UNIT / ACRE		
	MAX DENSITY	PROVIDED	ZONING VARIANCE REQUIRED
	139 PER BYLAW	104	NO

ZONING SETBACKS (RMF-L)	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REQ'D:	MIN. CORNER SIDE YARDS REQ'D:	MAX. BUILDING HEIGHT	MAX. BUILDING STOREY
	30'-0"	25'-0"	20'-0"	18'-0"	150'-0" RMF-L	+/- 15 STORIES
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:	CORNER SIDE YARD PROVIDED:	BUILDING HEIGHT:	STOREYS IN PROJECT:
	22'-10" VARIANCE REQ.	66'-0"	119'-0"	14'-0" VARIANCE REQ.	21.8 m /72'-0"	7

PARKING INFORMATION			
PARKING CATEGORY (TABLE 5-8)	3		
REQUIRED SPACES PER DWELLING UNIT	1.5x PER DWELLING UNIT [= 1.0X PROPOSED]		
REQUIRED BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES - PROVIDED		
REQUIRED GUEST PARKING	10% OF REQUIRED PARKING SPACES - 11 SPACES PROVIDED		
SURFACING	ASPHALT		
PARKING SPACE DIMENSIONS	INDOOR TYPICAL = 2.9 X 6.10 m [9'-6" X 20 FT]		
	OUTDOOR TYPICAL = 2.44 X 6.10 m [8'-0" X 20 FT]		
	SMALL CAR = 2.44 X 4.88 m [8 X 16 FT]		
	ACCESSIBLE = 3.05 X 6.10 m [10 x 20 FT]		
	OUTDOOR VAN ACCESSIBLE= 3.05 X 6.10 m [10 x 20 FT]		
TOTAL PARKING SPACES	REQUIRED	PROVIDED	ZONING VARIANCE REQUIRED
	155 PER BYLAW [1.5x / UNIT]	104 [1.0x / UNIT]	YES [1.1]
INDOOR PARKING SPACES		38	
OUTDOOR PARKING SPACES		66 [65 + 1 CAR CO-OP] 25 SMALL CAR	10 SPOTS FOR CAR CO-OP, TOTAL PARKING COUNT AT 114 [1.1 PER DWELLING UNIT]
ACCESSIBLE SPACES	5	2 INDOOR 3 OUTDOOR	
VAN ACCESSIBLE SPACES	2	0 INDOOR 2 OUTDOOR	
PARKING AISLE WIDTH	6.10M [20 FT]	6.10M [20 FT]	

LANDSCAPING		
• STREET EDGE LANDSCAPING REQUIRES 1 TREE FOR EACH 30 FT OF FRONTAGE, 3 SHRUBS FOR EACH 20 FT OF FRONTAGE FRONTAGE: UNIVERSITY CRESCENT = 235 FT		
	REQUIRED	PROVIDED
STREET EDGE TREES	8	10
STREET EDGE SHRUBS	36	46
•BUILDING FOUNDATION LANDSCAPING REQUIRES 1 SHRUB FOR EACH 10 LINEAL FT OF FACADE FACING STREET		
FOUNDATION SHRUBS	REQUIRED	PROVIDED
	8	8
PARKING LOT INTERIOR LANDSCAPING	950.15 SF	1844.72 SF
PARKING LOT INTERIOR TREES	4	4
PARKING LOT INTERIOR SHRUBS	10	10
• ADDITIONAL LANDSCAPING	N/A	TREES: 11 SHRUBS: 78

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PROJECT
30 UNIVERSITY CRESCENT
PROJECT INFORMATION
30 UNIVERSITY CRESCENT, WINNIPEG, MB
DRAWN TC REVD KS PROJECT NO. 2017.24
DATE 13 FEB 2018 DRAWING NO. G00
SCALE AS NOTED



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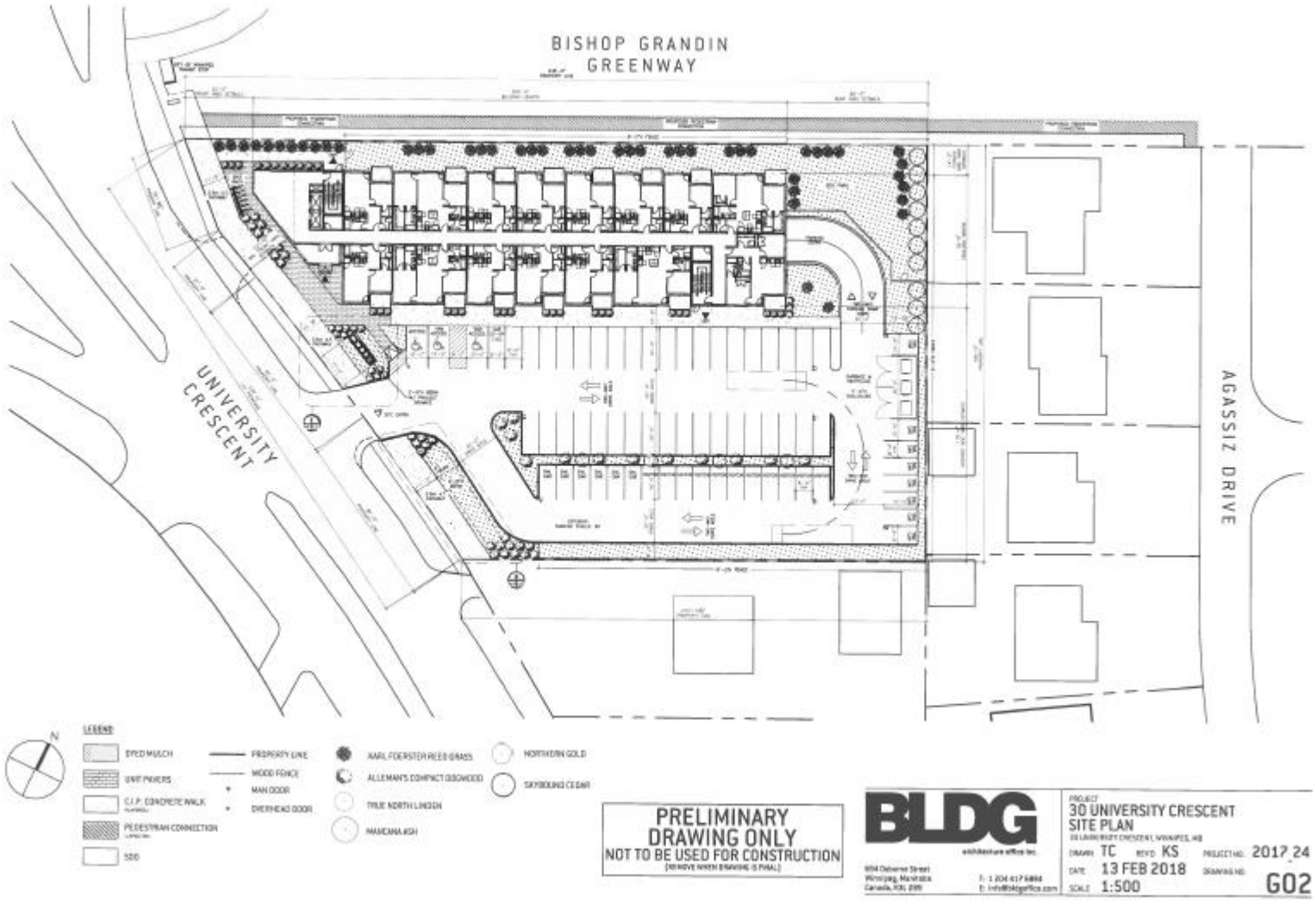
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GREENWAY
UNIVERSITY
CRESCENT
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LEGEND
DYED MULCH
UNIT PAVERS
C.I.P. CONCRETE WALK
PEDESTRIAN CONNECTION
SOD
PROPERTY LINE
WOOD FENCE
MAN DOOR
OVERHEAD DOOR
KARL FOERSTER REED GRASS
ALLEMAN'S COMPACT OSOWOOD
TRUE NORTH LINDEN
MAIDENHAIR ASH
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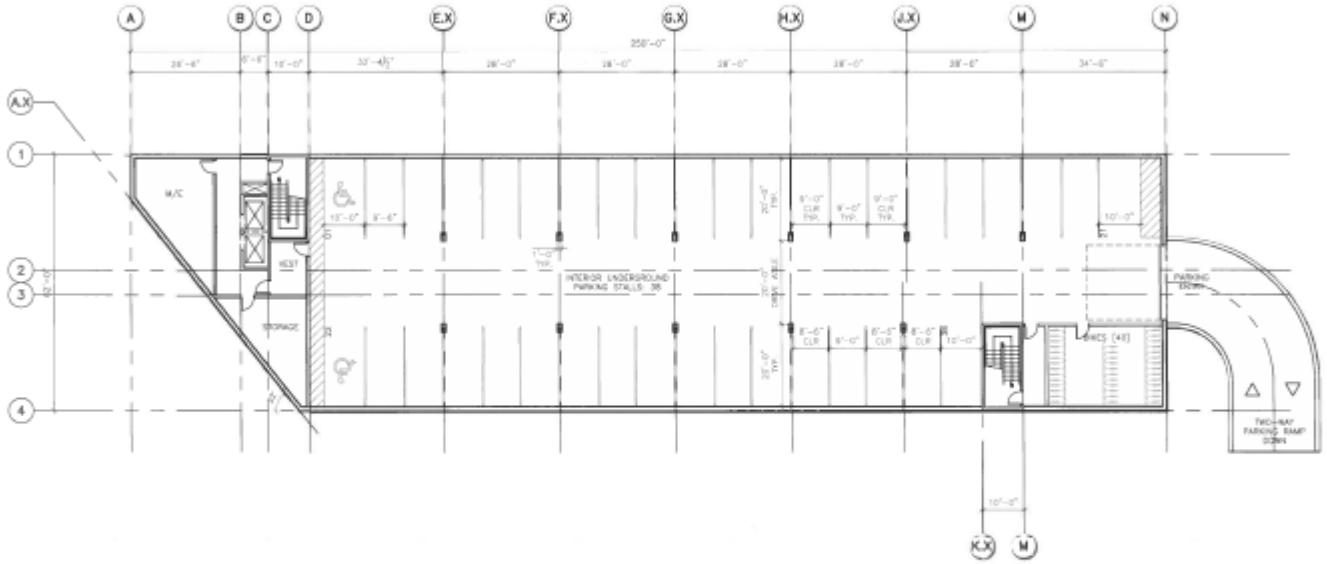

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LEVEL 00 FLOOR PLAN
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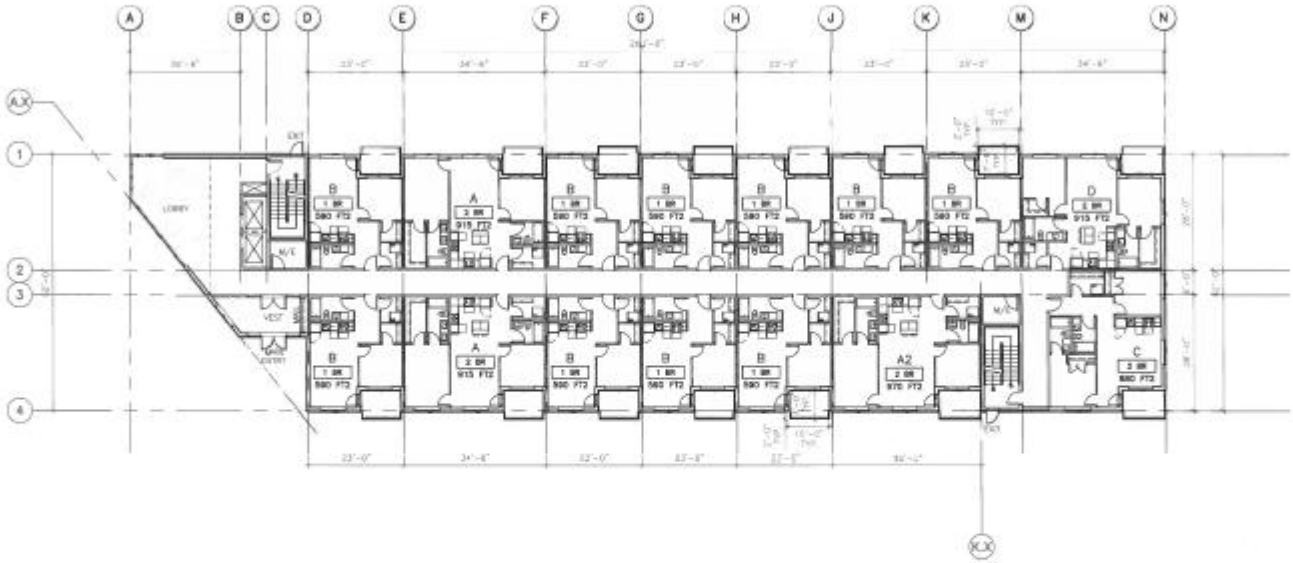

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LEVEL 01 FLOOR PLAN
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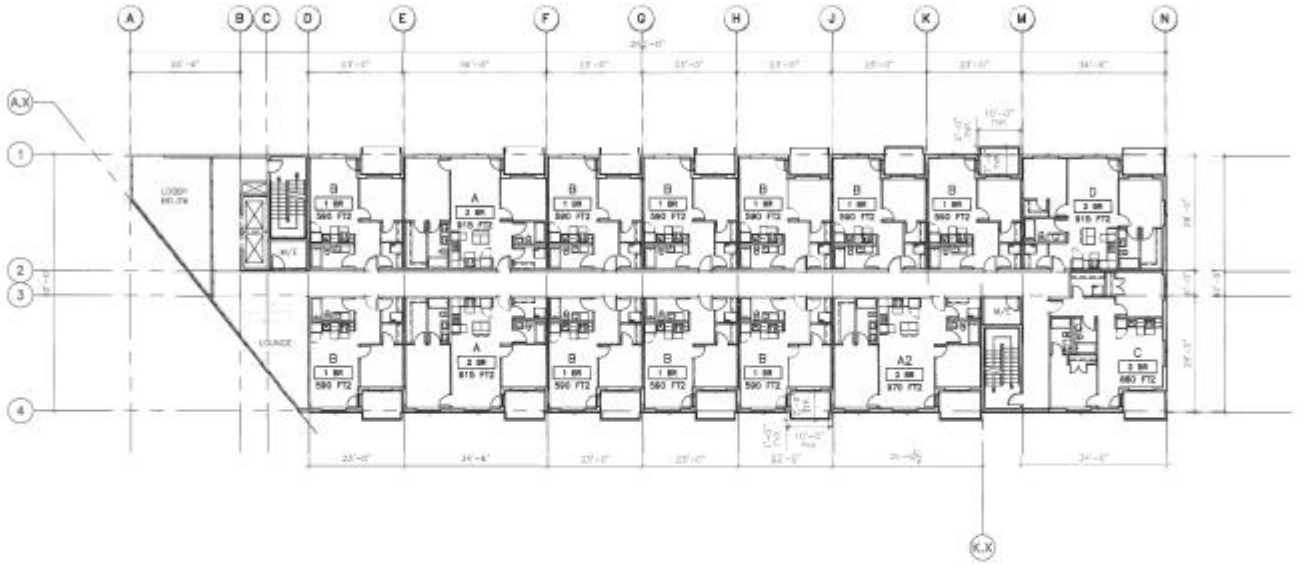

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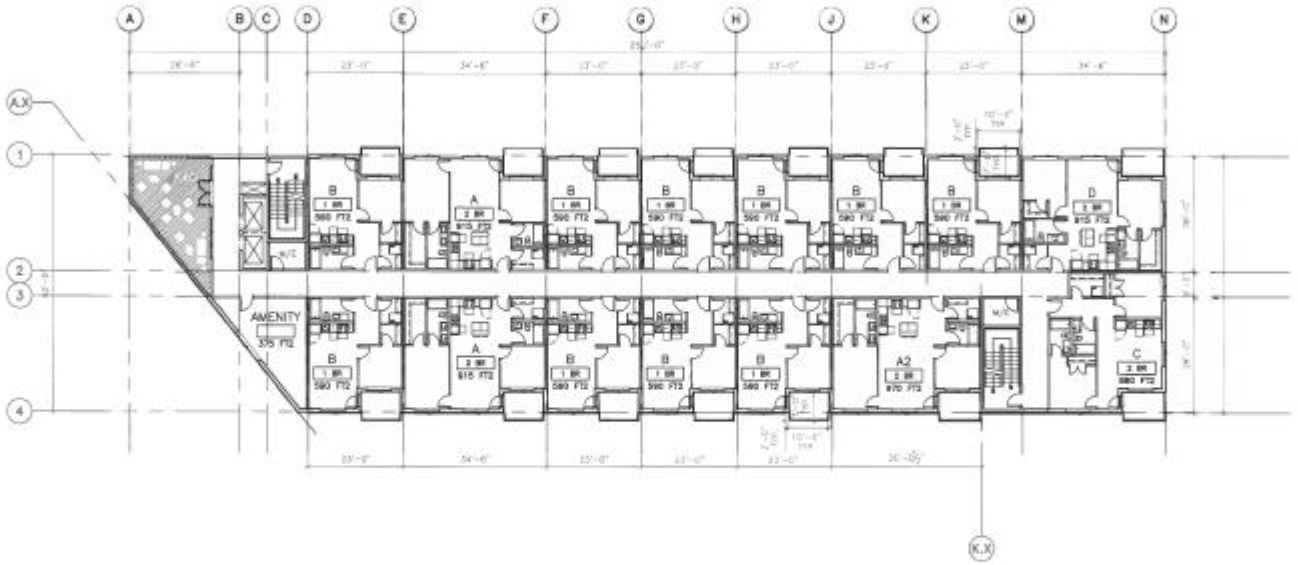

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LEVEL 03 FLOOR PLAN

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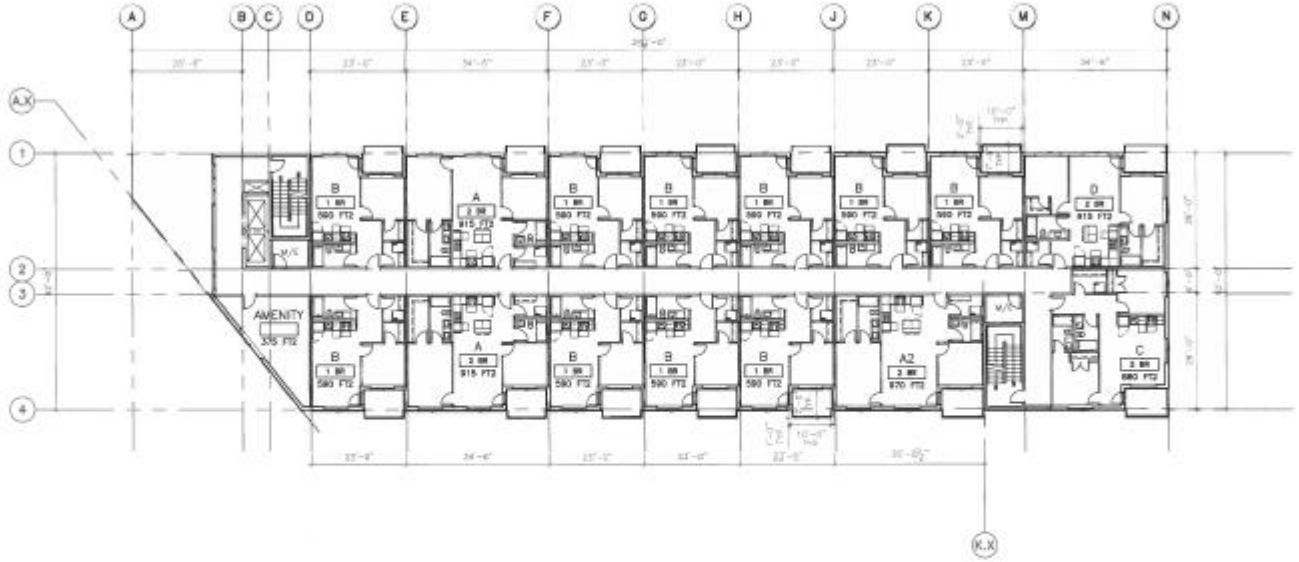

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LEVEL 04 FLOOR PLAN

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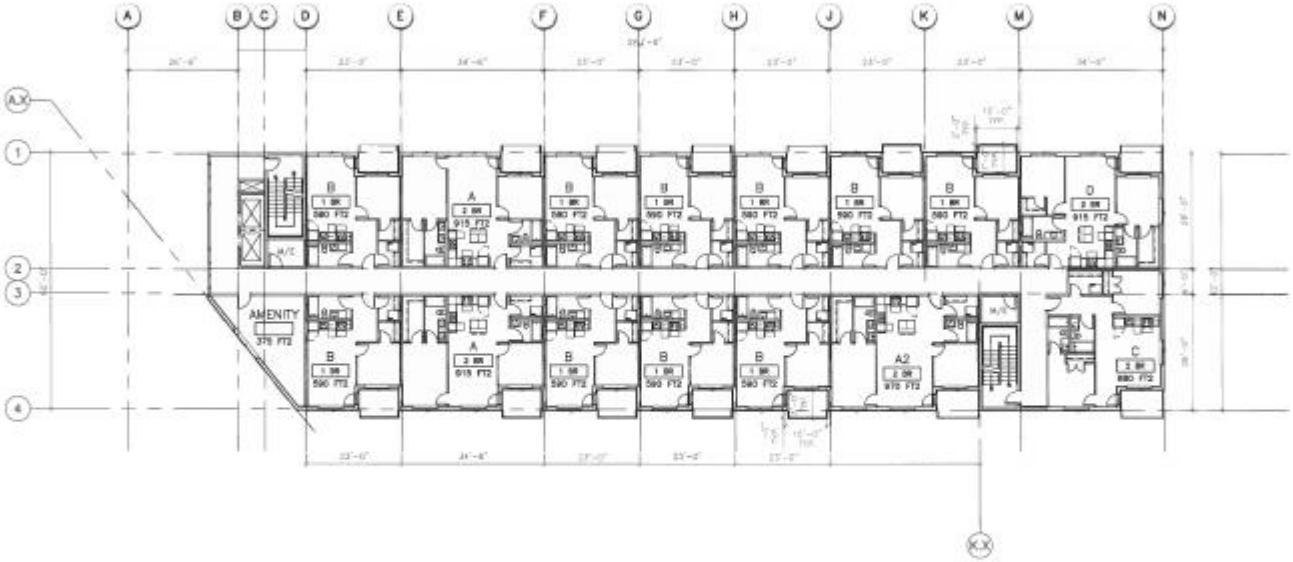

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LEVEL 05 FLOOR PLAN
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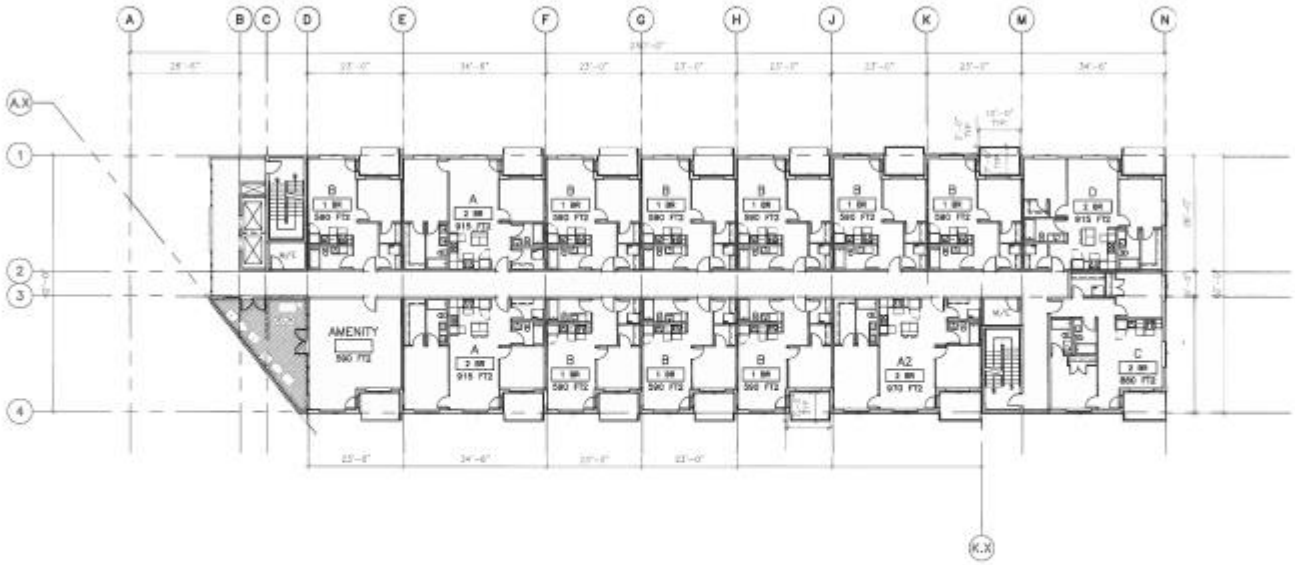

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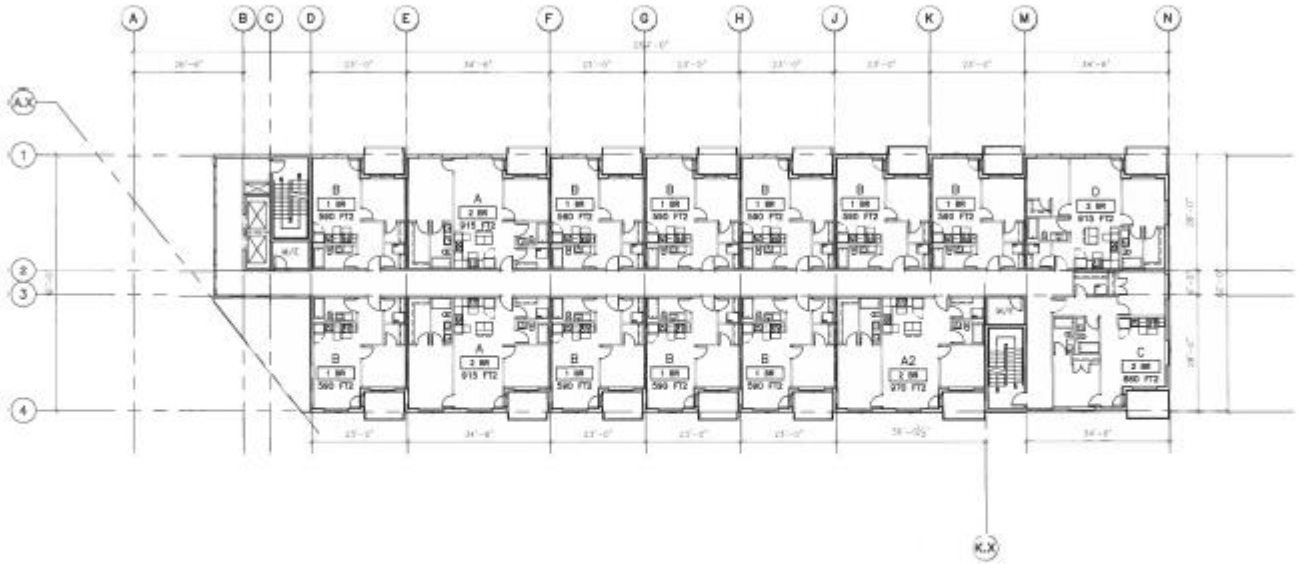
LEVEL 06 FLOOR PLAN

DRAWN TC REVD KS PROJECT NO. 2017.24
DATE 13 FEB 2018 DRAWING NO. A07
SCALE 1:300



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PROJECT
30 UNIVERSITY CRESCENT
LEVEL 07 FLOOR PLAN

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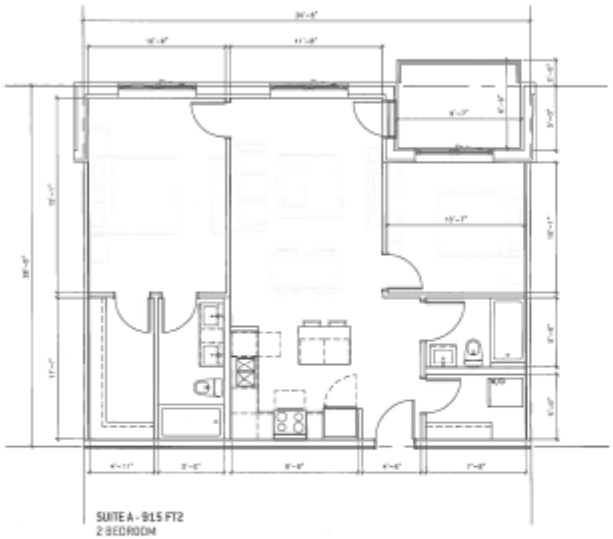
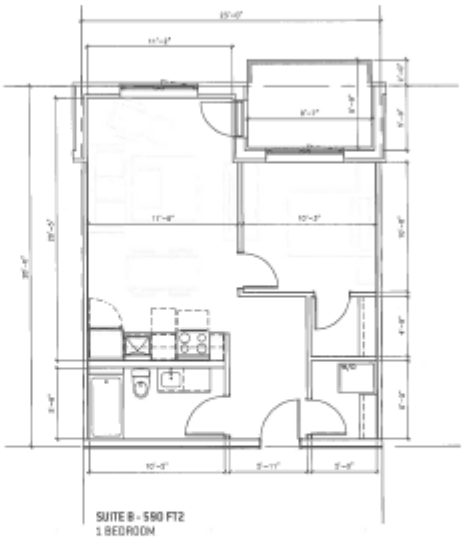
DATE 16 JAN 2018 DRAWING NO. A08
SCALE 1:300



SUITE A - 915 FT2
2 BEDROOM



SUITE B - 590 FT2
1 BEDROOM

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PROJECT
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SUITE PLANS
30 UNIVERSITY CRESCENT, WINNIPEG, MB

DRAWN TC CHK'D KS PROJECT NO. 2017_24
DATE 16 JAN 2018 DRAWING NO. A09
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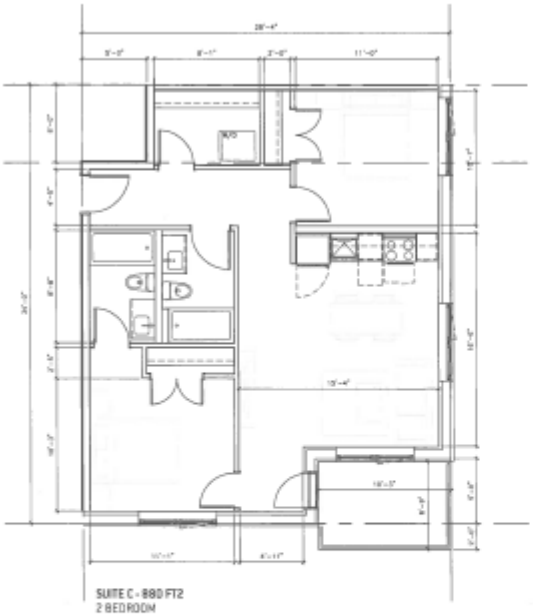
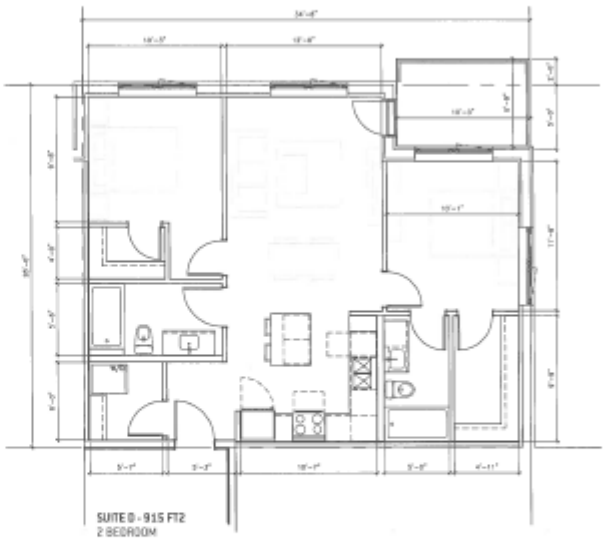


SUITE C - 880 FT2
2 BEDROOM



SUITE D - 915 FT2
2 BEDROOM

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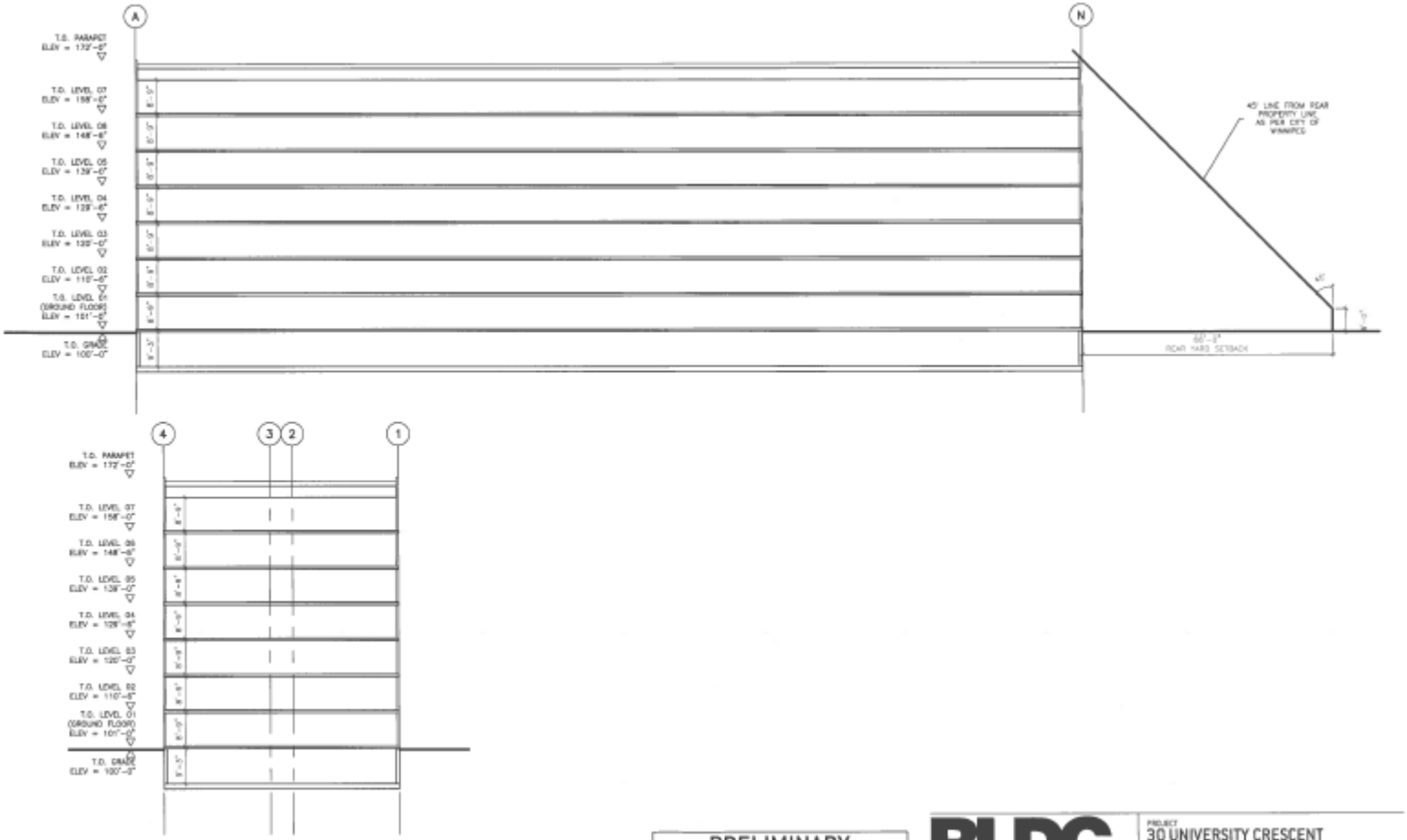
SUITE PLANS
30 UNIVERSITY CRESCENT, WINNIPEG, MB

DRAWN TC REVD KS PROJECT NO. 2017_24
DATE 16 JAN 2018 DRAWING NO. A10
SCALE 1/8" = 1'-0"



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PROJECT
30 UNIVERSITY CRESCENT
BUILDING SECTIONS
30 UNIVERSITY CRESCENT, WINNIPEG, MB

DRAWN TC REVD KS PROJECT NO. 2017.24
DATE 13 FEB 2018 DRAWING NO. A11
SCALE 1:300



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PROJECT
30 UNIVERSITY CRESCENT
BUILDING ELEVATIONS
30 UNIVERSITY CRESCENT, WINNIPEG, MB

DRAWN TC REVD KS PROJECT NO. 2017_24
DATE 16 JAN 2018 DRAWING NO. A12
SCALE 1:300



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PROJECT
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BUILDING ELEVATIONS
30 UNIVERSITY CRESCENT, WINNIPEG, MB

DRAWN TC	REVD KS	PROJECT NO.	2017_24
DATE 16 JAN 2018		DRAWING NO.	A13
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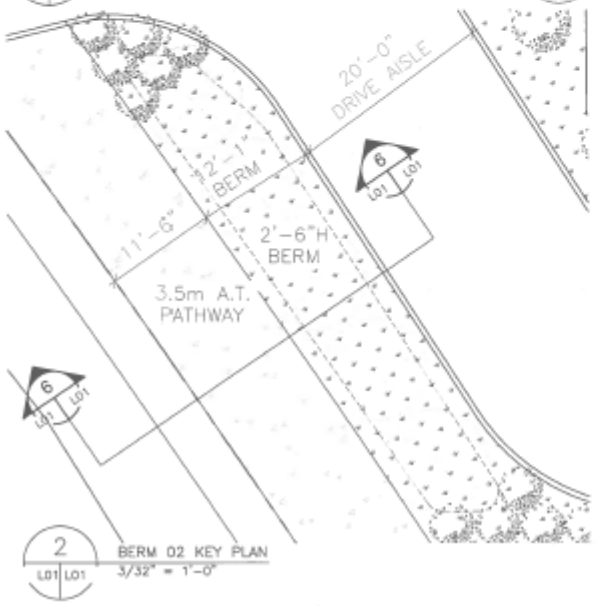

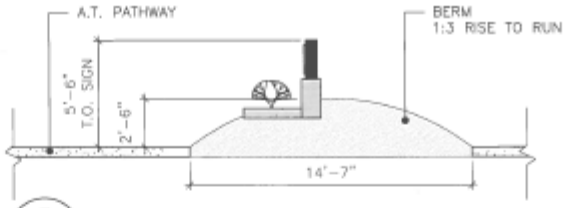

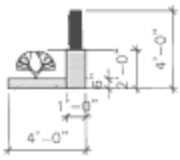

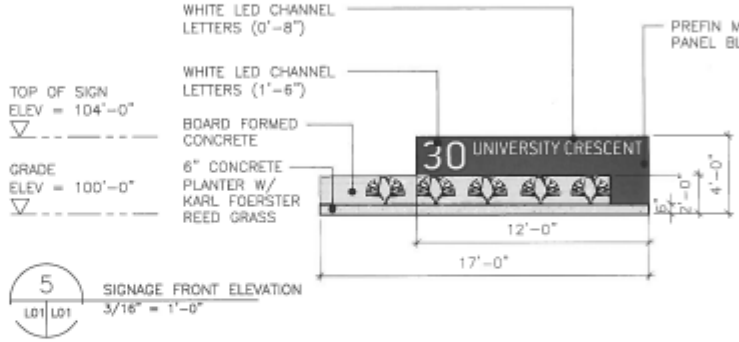

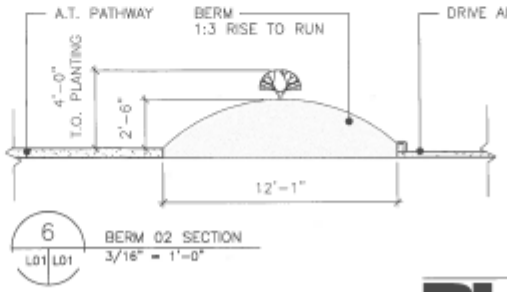

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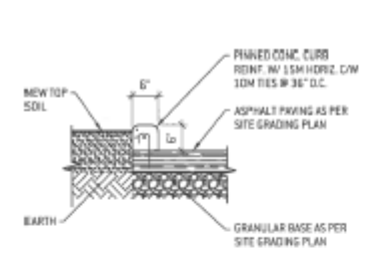
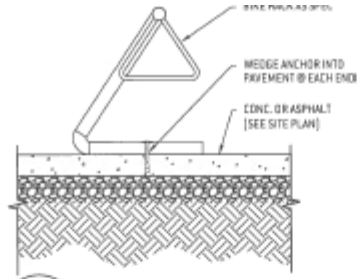
PROJECT
30 UNIVERSITY CRESCENT
LANDSCAPE DETAILS
30 UNIVERSITY CRESCENT, WINNIPEG, MB

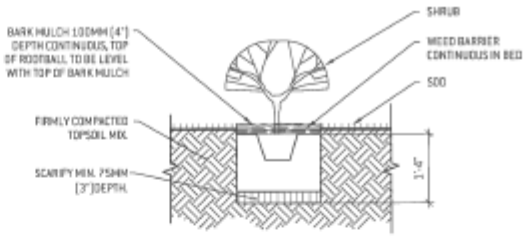
DRAWN ML REVD KS PROJECT NO. 2017.24
DATE 13 FEB 2018 DRAWING NO. L01
SCALE AS NOTED



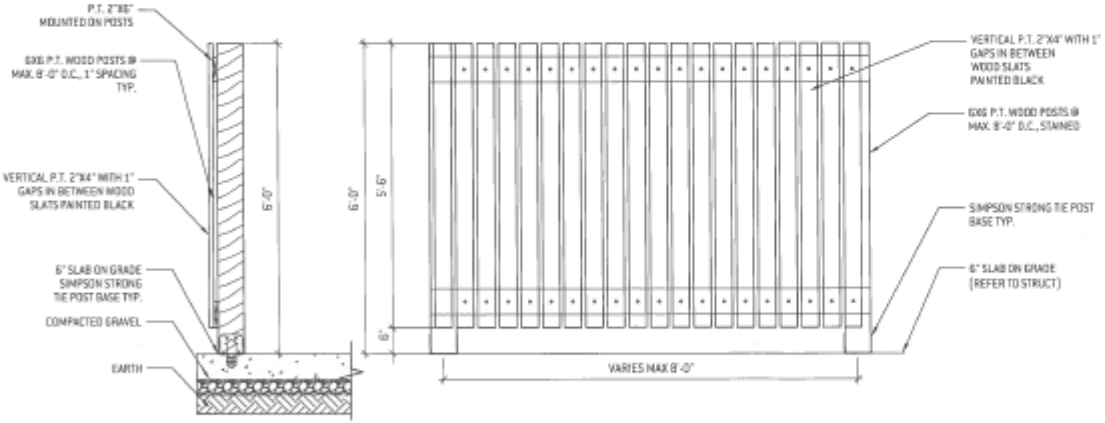
1 L02 | L02 TYP. PIN CURB DETAIL
1/2" = 1'-0"



2 L02 | L02 BIKE RACK DETAIL
1/2" = 1'-0"



3 L02 | L02 TYP. SHRUB DETAIL
1/2" = 1'-0"



4 L02 | L02 6'-0"H WOOD FENCE
1/2" = 1'-0"

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PROJECT
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LANDSCAPE DETAILS
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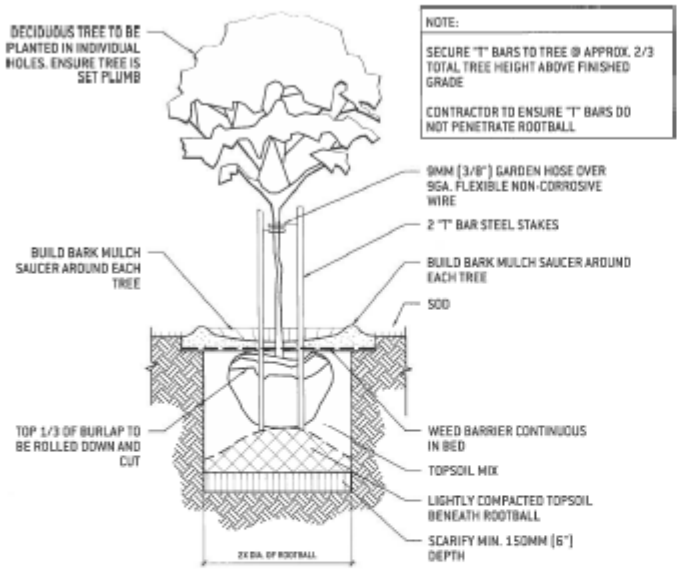
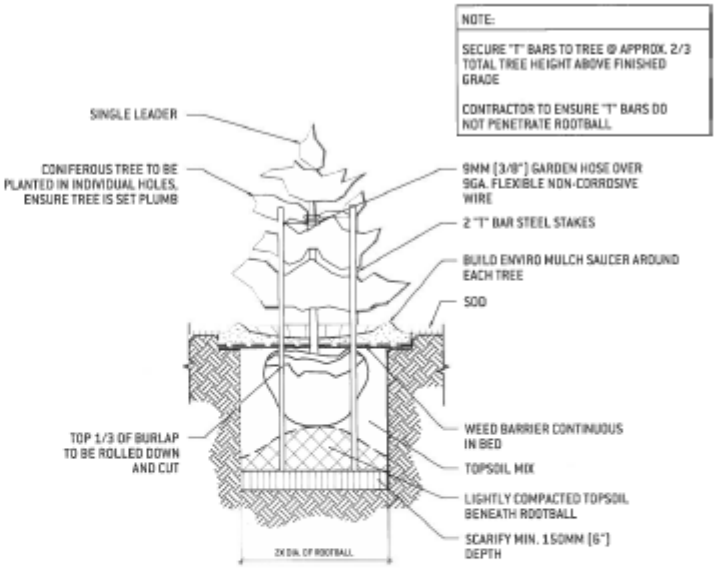
DRAWN: ML CHKD: KS PROJECT NO. 2017_24
DATE 07 FEB 2018 DRAWING NO. L02
SCALE AS NOTED



1 L03 L03 DECIDUOUS TREE
3/8" = 1'-0"



2 L03 L03 CONIFEROUS TREE
3/8" = 1'-0"

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DRAWN ML CHKD KS PROJECT NO. 2017_24
DATE 13 FEB 2017 DRAWING NO. L03
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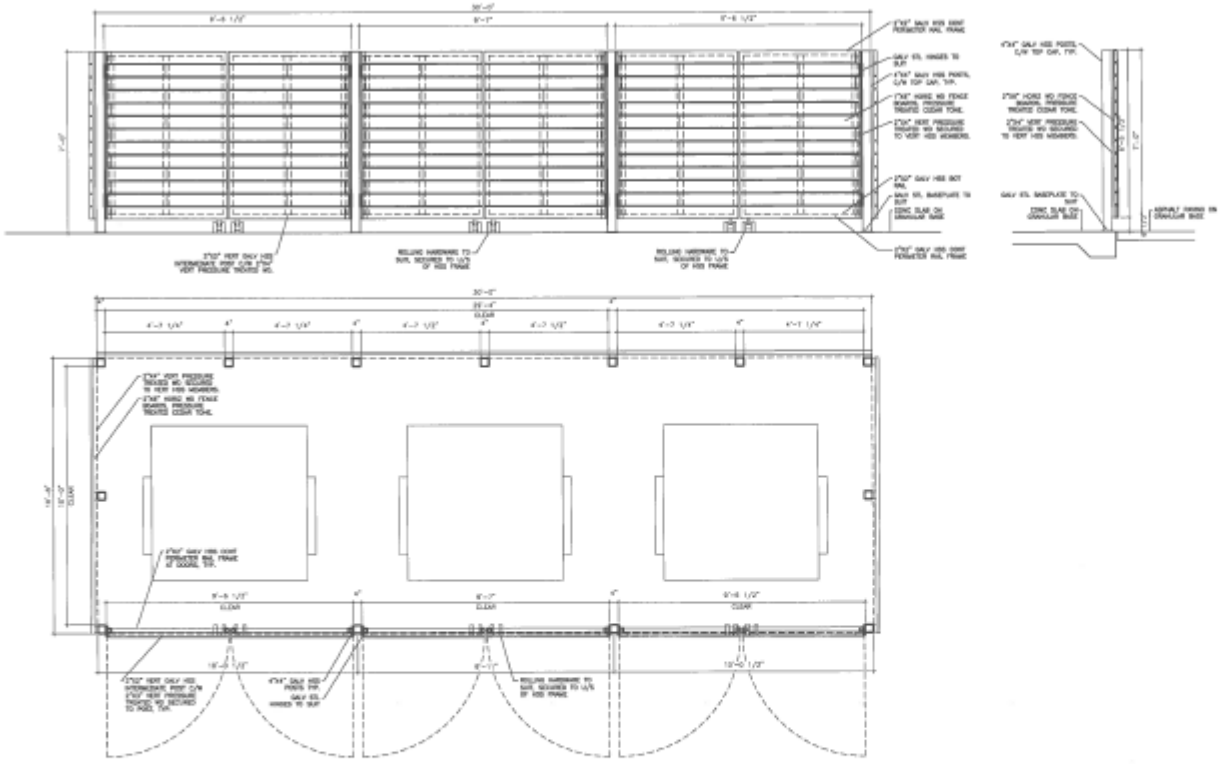

1 L04 | L04 DECIDUOUS TREE
1/4" = 1'-0"

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DATE 13 FEB 2018 DRAWING NO. L04
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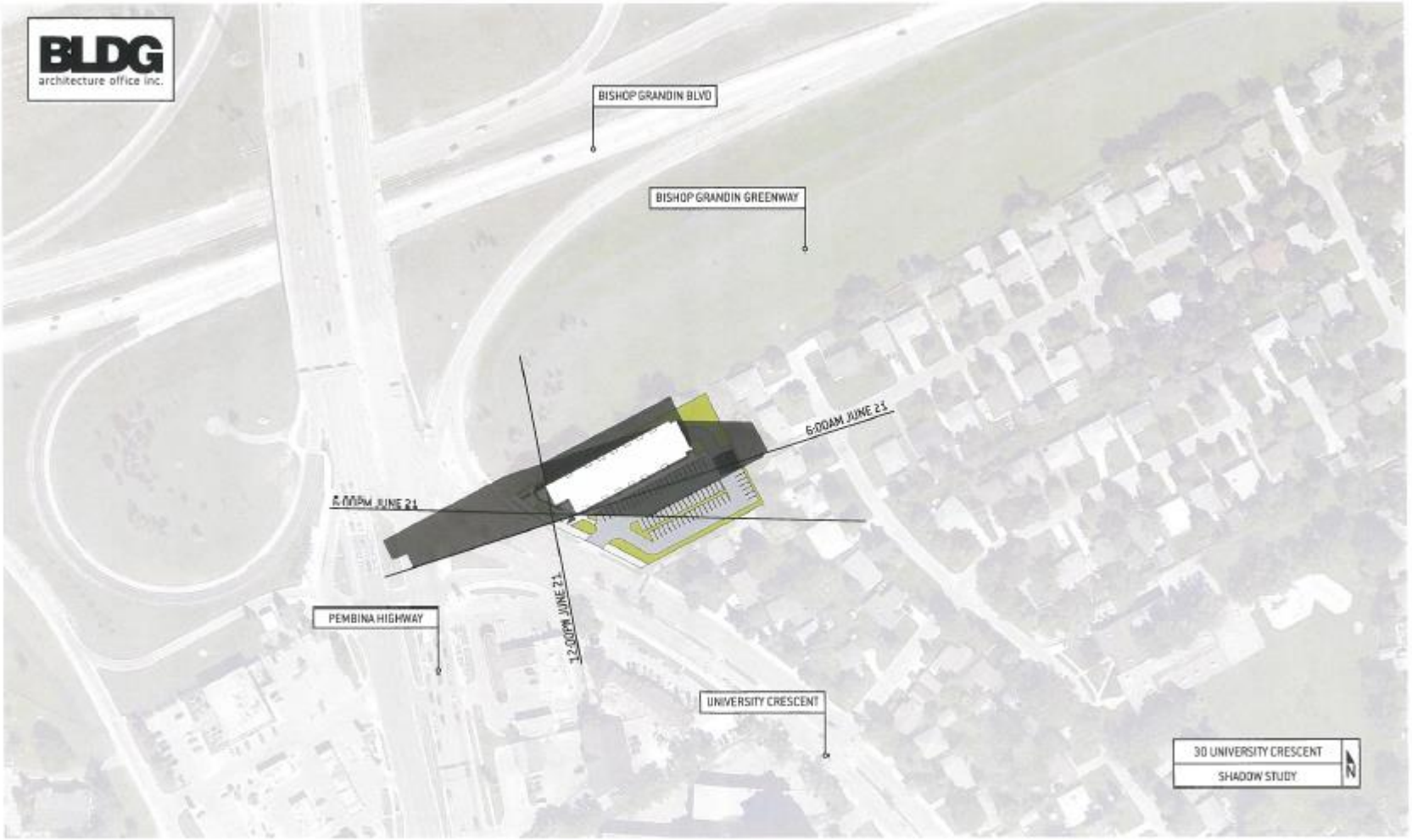
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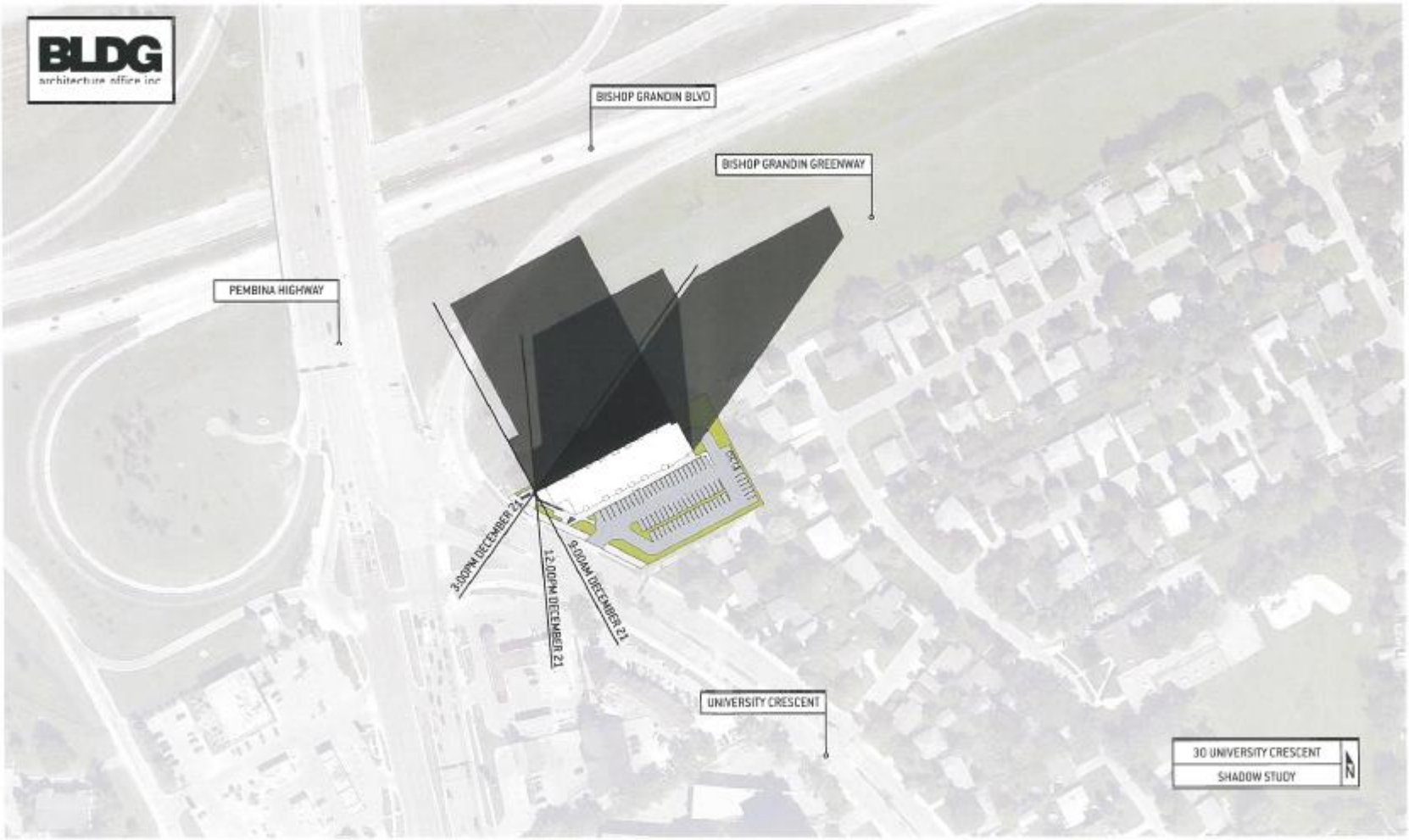
BISHOP GRANDIN BLVD
BISHOP GRANDIN GREENWAY
6:00AM JUNE 21
6:00PM JUNE 21
12:00PM JUNE 21
PEMBINA HIGHWAY
UNIVERSITY CRESCENT
30 UNIVERSITY CRESCENT
SHADOW STUDY
N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PEMBINA HIGHWAY
3:00PM DECEMBER 21
12:00PM DECEMBER 21
9:00AM DECEMBER 21
UNIVERSITY CRESCENT
30 UNIVERSITY CRESCENT
SHADOW STUDY
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30
AERIAL PERSPECTIVE SOUTH WEST


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