Minute No. 129
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

Item No. 9 **Subdivision and Rezoning – Northwest Corner of Kimberly Avenue and London Street**
(Elmwood-East Kildonan Ward)
File DASZ 4/2018 [c/r DAV 115824/2018D]

On January 16, 2019, the applicant withdrew the application, accordingly the matter was filed.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

DECISION MAKING HISTORY:

On January 16, 2019, the applicant withdrew the application, accordingly the matter was filed.

STANDING COMMITTEE RECOMMENDATION:

On January 7, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 11, 2018, the East Kildonan-Transcona Community Committee did not concur 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.

On November 13, 2018, the East Kildonan-Transcona Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on December 11, 2018, at 6:30 p.m. in the Council Building, 510 Main Street.

RE: **Subdivision and Rezoning – Northwest Corner of Kimberly Avenue and London Street**
File DASZ 4/2018

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

Prepared by: **Rochelle Viray, Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **December 12, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 11, 2018, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the application for subdivision and rezoning under File DASZ 4/2018 [c/r DAV 1115824/2018] be rejected.

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

1. It's rare that I go against a development application, but in this case, it's too big of a disparity between what I feel the community is coming from, and what the development proposal is.

2. In the past, at these meetings, achieve a compromise, but the disparity is too big right now - we can't create a solution satisfactory to all those involved, and on that basis, I have to go against the application.

3. I don't see it as being consistent with that part of the neighbourhood; I can't feel comfortable letting the application go through. All in all, it's just too big.

PUBLIC HEARING SUMMARY

File: DASZ 4/2018

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Nason
Councillor Schreyer

Public Hearing: December 11, 2018
November 13, 2018
Council Building, 510 Main Street

Applicant: John Wintrup, J. Wintrup Consulting Ltd.

Subject:



Premises Affected: Northwest Corner of Kimberly Avenue and London Street

Exhibits Filed:

1. Application dated July 9, 2018
2. Notification of Public Hearing dated August 21, 2018
3. Manitoba Status of Title 2918663/1
4. Letter of authorization dated June 29, 2018 from 7576901 Manitoba Ltd. to J. Wintrup Consulting Ltd.

5. Drawings of subject property
6. Conceptual Site Plans (7 pages)
7. Report from the Urban Planning Division dated October 24, 2018
8. Inspection Report
9. Recording of Representations of public hearing held on November 13, 2018
10. Notice of Adjournment dated November 19, 2018
11. Communication dated December 10, 2018, from Brian Lindgren and Nancy Arruda in opposition to the application
12. Communication dated December 10, 2018, from Susan Arruda in opposition to the application
13. Recording of Representations of public hearing held on December 11, 2018
14. Presentation and Petition in support of the application purporting to contain the signatures of 150 area residents, submitted by Kelly Glowasky
15. Petition in opposition to the application purporting to contain the signatures of 572 area residents, submitted by Jackie Joss

REPRESENTATIONS:

In Support:

Kelly Glowasky
Jeff Hanson
Henry Kasdorf
Wesley Kasdorf
KC McCormick
Verne Reimer
John Wintrup

In Opposition:

Nancy Arruda
Susan Arruda
Jennifer Asher
Terry & Rosella Atkinson
Brenda Boss
Gerald Boss
Jagdev Buttar
Kathy Cox
Cameron Froese
Daphne Froese
Stephane Gray
Bryan Heslop
Juetta Heslop
Micheal Roy Jones
Rebecca Jones
Jackie Joss
Jill Joss
Linda Joss
Brian Lindgren
Robb Massey
Deb Murphy-MacDonald
Larry MacDonald
Dilbar Pandher
Bonnie Papadopoulos
Joannis Papadopoulos
Tasia Papadopoulos
Claude Pratte
Kitty Reider
C. Solomon
Enrique Soto

For Information:

Linda Dixon
Roy James Dixon
Ralph W. Kuny
Lucille MacMaster
Giselle Majersky
Vivian Pratte

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department
F. Ojo, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 4/2018

ADMINISTRATIVE REPORT

Title: DASZ 4/2018 – Northwest Corner of Kimberly and London

Issue: Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Multi-Family Dwelling

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council *as per the Development Procedures By-law* and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 4/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 4/2018 dated October 24, 2018, with such minor changes as may be required, and for 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 of the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group dated September 19, 2018.

   B. That the City enter into, execute and deliver with the Developer a Servicing Agreement, in accordance with recommendation 1, and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

   C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule “A” of File DASZ 4/2018 dated October 24, 2018, to a “RMF-M” Residential Multi-Family (Medium) District subject to the following:

   A. That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 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:
         - buildings;
         - accessory parking areas;
         - driveways;
         - garbage enclosures;
         - fencing;
         - landscaping; and
         - free-standing signage

      on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (“Director”) and the East Kildonan – Transcona Community Committee 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.

   B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

   C. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

      and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

   C. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement and the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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

6. 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.

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

8. 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 by the City of the Servicing Agreement.

9. That the zoning section of the by-law shall come into force and effect 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 (1) year from the date the by-law is passed.

10. 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 this one (1)-year period and Council approves the extension.

11. 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.

12. 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*.

REASONS FOR REPORT

This report describes the proposed plan of subdivision and rezoning, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

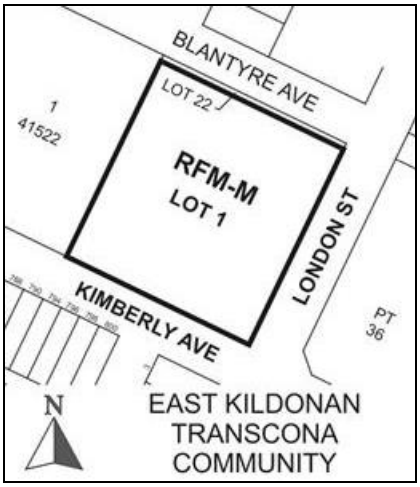
Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Glen Doney
Date: October 24, 2018
File No. DASZ 4/2018

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 4/2018, East Kildonan – Transcona Community Committee, dated October 24, 2018**
- **Schedule "B,"** Report of the Administrative Coordinating Group dated September 19, 2018.

APPENDIX "A," PLANNING DISCUSSION

DATE:	October 24, 2018
FILE:	**DASZ 4/2018**
RELATED FILES:	DAV 18-115824/D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	4.422 (Valley Gardens)
SUBJECT:	Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Multi-Family Dwelling
LOCATION:	northwest of Kimberly and London
LEGAL DESCRIPTION:	SP Lots 20 and 21, Plan 21135



APPLICANT:	J. Wintrup Consulting (John Wintrup) 301-139 Roslyn Road Winnipeg R3L 0G7
OWNERS:	5756901 Manitoba Ltd.
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1, 2 and 3:

- is at the northwest corner of Kimberly and London Street;

- is in the Valley Gardens Neighbourhood and the Elmwood East-Kildonan Ward;
- is comprised of Special Plot Lots 20 and 21 of Plan 21155;
- is 1.9 acres;
- is undeveloped;
- is partly in the Kimberly Avenue Landfill Site Control Zone, as shown on Figure 2;
- is in a "R1-E" Residential Single-Family (Estate) District of Zoning By-law 200/2006; and
- is in an Areas of Stability Policy Area of *OurWinnipeg* and *Complete Communities* and a Recent Communities Policy Area of *Complete Communities.*



Figure 1: Looking West, image derived from 2018 Aerial Photography

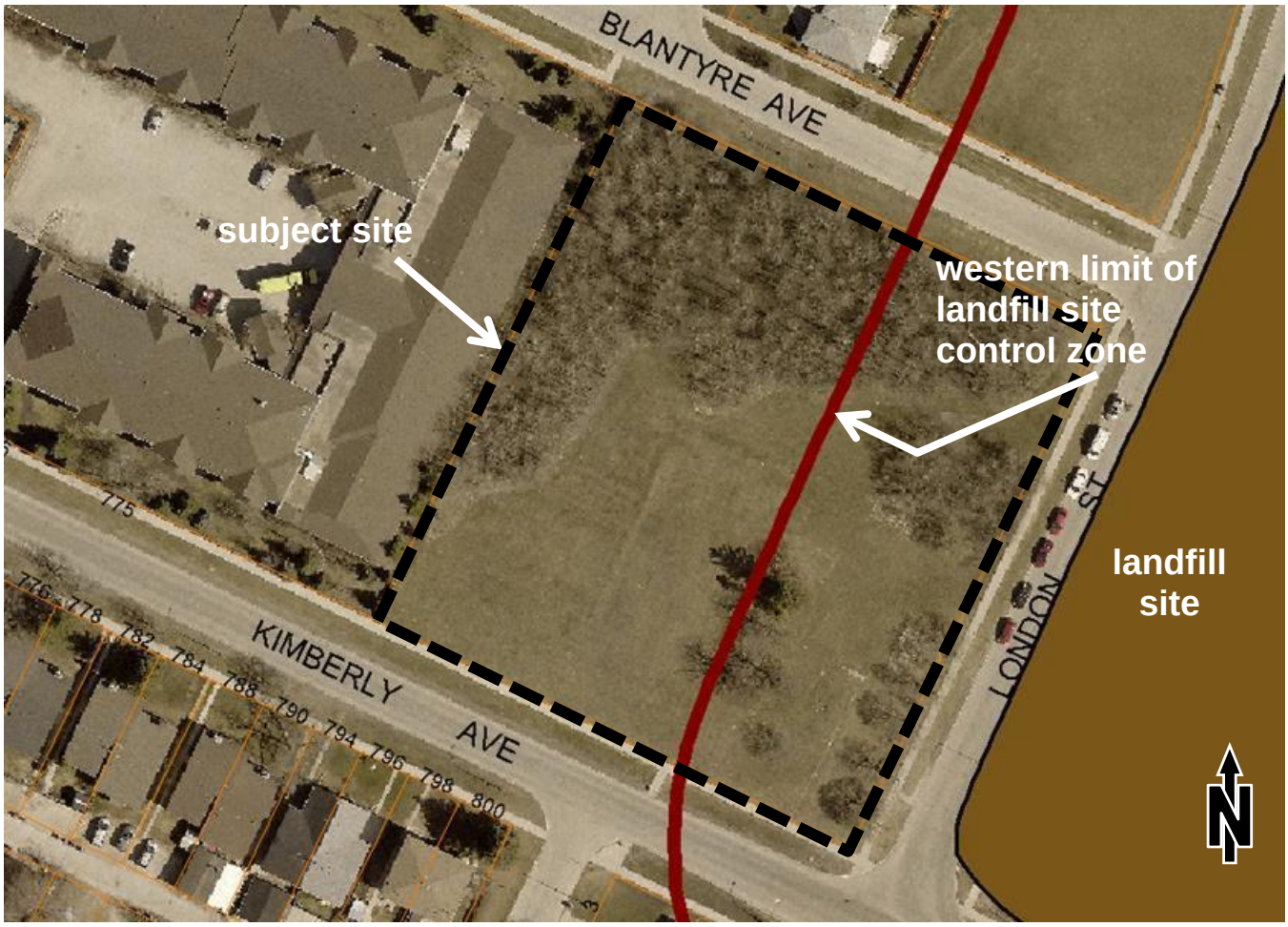


Figure 2: Landfill Site Control Zone and Landfill Site, over 2018 aerial photography

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1, 2 and 3.

North: a City-owned grassy area in a “R1-E” District, which is three feet deep, measured perpendicular to Blantyre Avenue, then Blantyre Avenue, then single-family dwellings in a “R1-M” Residential Single-Family District and a City-owned grassy area in a “R1-E” District.

East: London Street, then a public park, much of which is over a closed landfill, in a “PR-3” Parks and Recreation 3 (Regional) District.

South: Kimberly Avenue then single-family dwellings in a “R1-M” District and a one storey office building in a “C2” Commercial Community District.

West: An accessory parking structure then three-storey, multi-family dwellings, in a “RMF-S” Residential Multi-Family (Small) District.

Also of note are:

- that public transit stops are at the corner of London and Kimberly;
- that the Kimberley Avenue Public Right-of-Way contains
  - a collector road with curbs and gutters,
  - two sidewalks and
  - piped water, wastewater and land drainage works;
- that the London Street Public Right-of-Way contains
  - a collector road with curbs and gutters,
  - two sidewalks and
  - piped land drainage works.

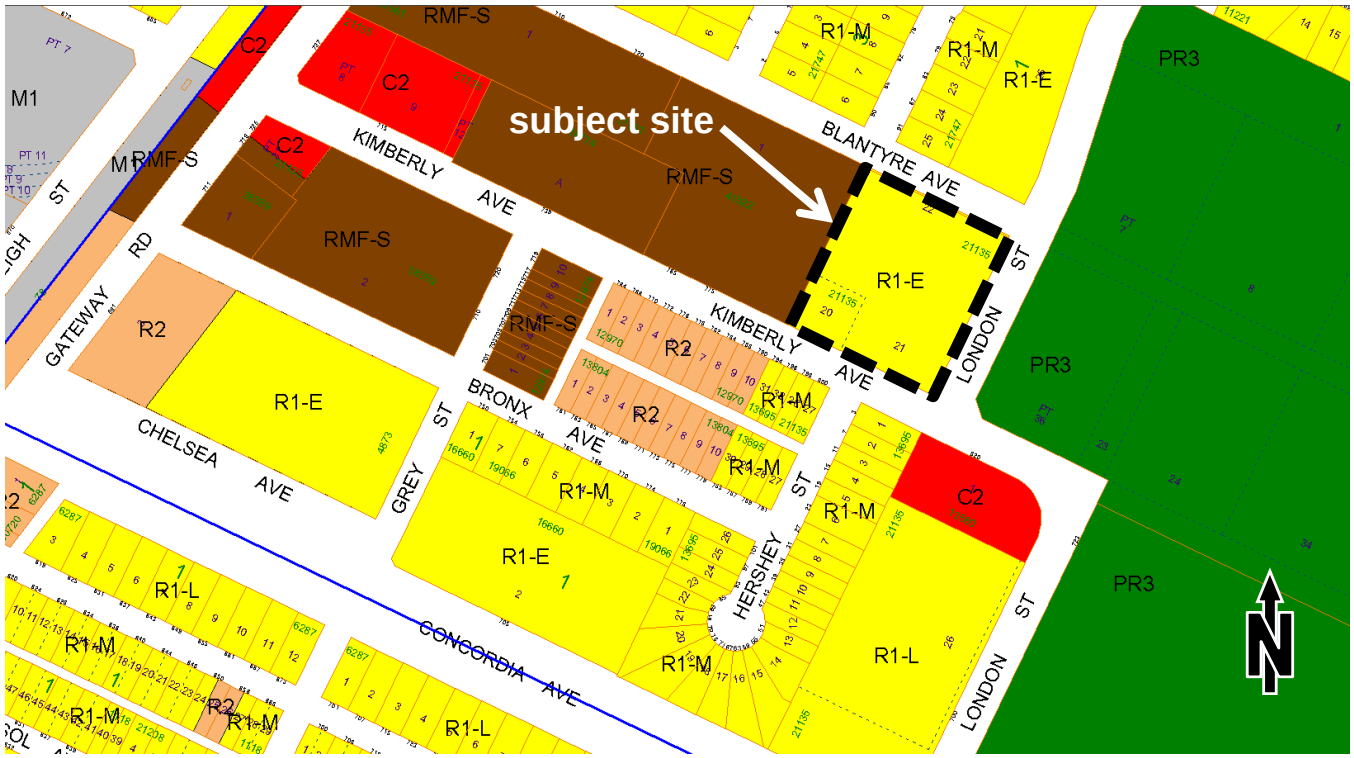


Figure 3: Existing Zoning and Assessment Parcels

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development would consist of:

- one, six storey, principal building containing
  - 110 dwelling units, each having a patio or a balcony,
  - 70 parking spaces below the ground floor and
  - an indoor bike storage facility that can hold 20 bicycles;

- an outdoor patio on the roof above the fifth floor of the proposed principal building;
- 74 outdoor surface parking spaces, fencing, a garbage enclosure and other accessory uses and structures; and
- landscaping.

A shadow study of the proposed development was also provided. It approximates shadows that would be cast during the Spring and Fall equinox, the winter solstice and the summer solstice, at 9 AM, 12 PM and 3 PM, and at 6 PM during the summer solstice. Figure 4 shows the shadows cast during the Spring and Fall equinox at 9 AM, 12 PM and 3 PM, and during the Summer solstice at 6 PM.

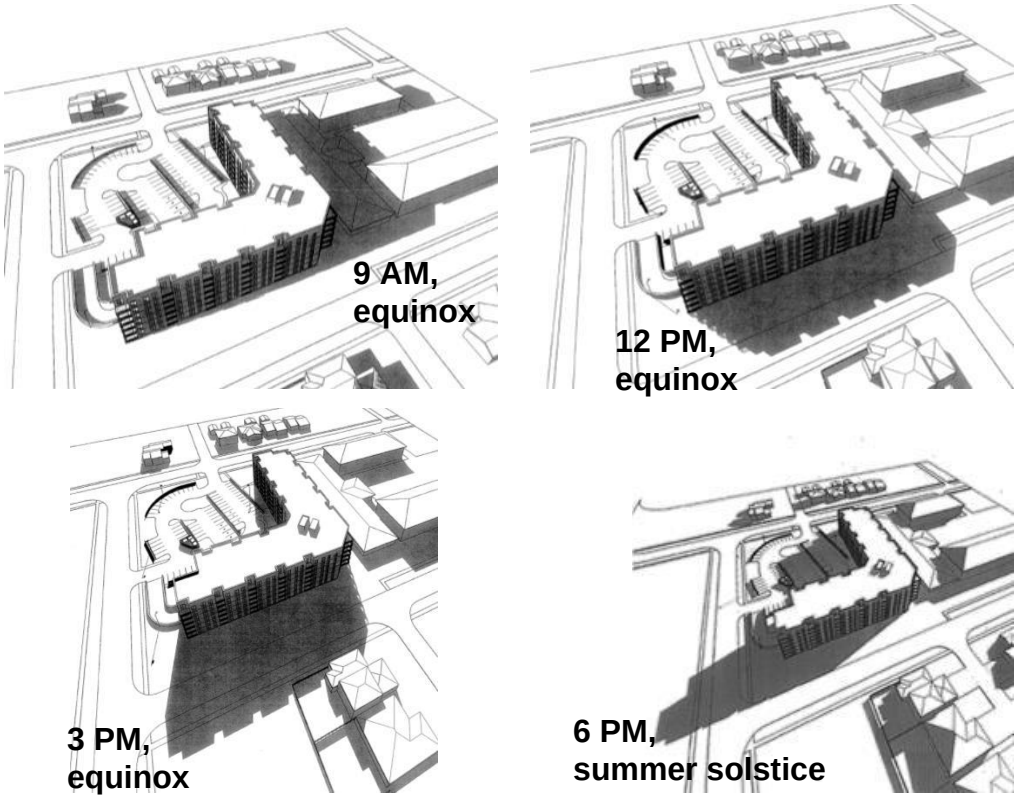


Figure 4: Looking Southwest, Spring and Fall Equinox, 9 AM, 12 PM and 3 PM. and Summer Solstice. 6 PM

The proposed plan of subdivision would create one lot from the two lots comprising the site.

The proposed rezoning from "R1-E" Residential Single-Family (Estate) to "RMF-M" Residential Multi-Family (Medium) District, and the proposed variances applied for under File DAV 18-115824D, are needed to accommodate the proposed development. (The report on DAV 18-115824D has been submitted to City Clerks for consideration by the East Kildonan – Transcona Community Committee.)

In the "RMF-M" District:

- the uses that are permitted principal uses are the same ones as in the "R1" Residential Single-Family Districts except that the following five uses are also permitted principal uses in the "RMF-M" District, and these uses are
  - dwelling, multi-family,
  - dwelling, two-family,
  - assisted living facility,
  - single room occupancy and
  - protection and emergency services;
- the maximum height limit of principal buildings is 60 feet and the minimum interior side-yard requirement of principal buildings is eight feet plus two feet per storey above the ground floor, but no more than 20 feet; and

  the maximum density is 54.45 dwelling units per acre (at least 800 square feet of site area per dwelling unit).

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a Direction Strategy that contains additional policies on land use and development.

As previously stated, the subject site is in an Areas of Stability Policy Area. The Key Direction of *OurWinnipeg* and *Complete Communities* that pertains to the Areas of Stability Policy Area states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

The proposed development and the proposed plan of subdivision and rezoning comply with this Key Direction because:

- the proposed development would add to the supply of new dwelling units, each with a patio or balcony and one or more parking spaces, in an apartment type of multi-family dwelling;

- the proposed development would convert an undeveloped site in a landfill site control zone, and also in an area with the full range of municipal infrastructure and public transit service, into a fairly dense multi-family use;
- the shadow study shows that parcels of land abutting or near the site, including the park to the east, would not be in a shadow cast by the proposed principal building for a long period of time most of the year; and
- a zoning agreement, requiring approval of plans of the proposed development by the East Kildonan – Transcona Community Committee and the Director of Planning Property and Development, can be a condition of approval and subsequently used to ensure the proposed development would enhance the quality of the neighbourhood.

The broad scope of this Key Direction indicates that the proposal complies with *OurWinnipeg* and *Complete* in general.

The policies of *Complete Communities* that pertain to the Areas of Stability Policy Area and to the subject site in particular, state:

> *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.*
>
> *Encourage intensification to occur at centres and along corridors.*
>
> *Support Complete Communities by ensuring diverse and high quality housing stock.*
>
> *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 proposed development complies with these policies because:

- it would be separated from existing residential uses by an accessory parking structure to the west, a strip of land and Blantyre Avenue to the north and Kimberly Avenue to the south;
- the site is next to two collector roads and public transit service;
- it would add to the supply of new apartment type dwelling units in the area; and
- as previously stated, a zoning agreement, requiring approval of plans of the proposed development by the East Kildonan – Transcona Community Committee and the Director of Planning Property and Development, can be a condition of approval and subsequently used to ensure the proposed development would enhance the quality of the neighbourhood.

REASONS FOR THE RECOMMENDATIONS

As described above, the proposed plan of subdivision and the proposed rezoning would comply with *OurWinnipeg* and *Complete Communities* if the proposed rezoning is approved subject to a zoning agreement being entered into that requires:

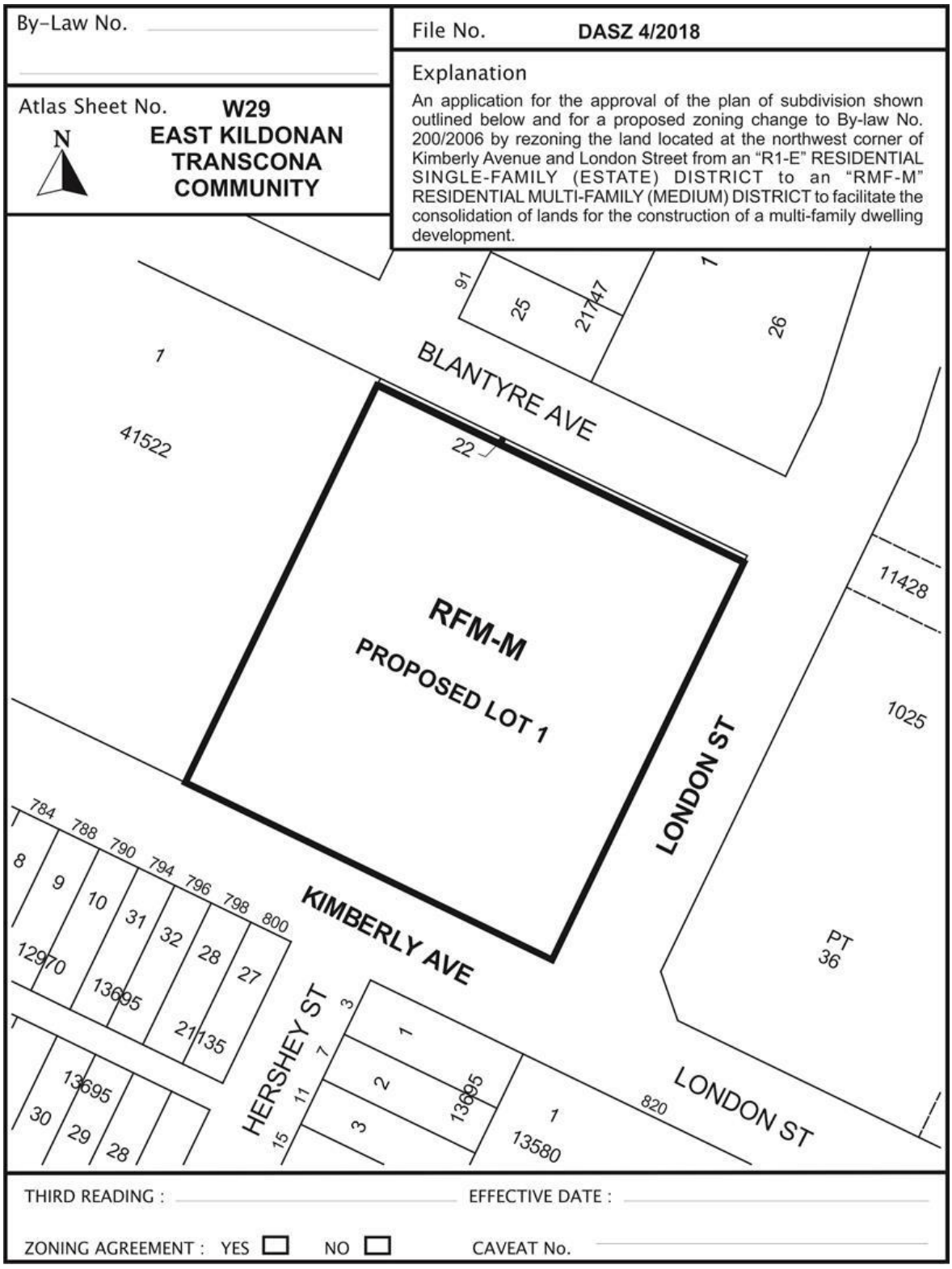
- plans of the proposed development to be submitted to the East Kildonan – Transcona Community Committee and the Director of Planning Property and Development for their approval; and
- the proposed development to be built, and maintained, in substantial conformance with the approved plans.

Therefore, the Urban Planning and Design Division recommends approval of DASZ 4/2018 provided the aforementioned zoning agreement is entered into and registered as a caveat on the title to the subject site.

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

Report Prepared by:
Glen Doney
PPD File #:
DASZ 4/2018

SCHEDULE "A" OF FILE DASZ 4/2018, East Kildonan – Transcona Community Committee, dated October 24, 2018



SCHEDULE "B"
REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – September 19, 2018

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE NORTH WEST CORNER OF KIMBERLEY AVENUE AND LONDON STREET – DASZ 4/2018

It is recommended that the approval of DASZ 4/2018, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items:

1) Underground Services

The applicant shall, prior to the release of mylars:

a) Pay their share of the watermain installed by others in Kimberley Avenue
b) Pay their share of the wastewater sewer installed by others in Kimberley Avenue
c) Pay their share of the land drainage sewer (trunks and laterals) installed by others in Kimberley Avenue and London Street

As determined by the Director of Water and Waste

2) Sidewalk

The Developer shall, at no expense to the City, construct 1.5m wide by 100mm thick Portland cement concrete sidewalks and all related works, on the standard alignment, 0.3m off of the property line, on the south side of Blantyre Avenue from the existing sidewalk approximately 90m west of London Street to London Street, as determined by and to the satisfaction of the Director of Public Works.

3) Boulevards

a) The Developer shall, at no expense to the City, sod (if required), and plant trees on all boulevards abutting the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.
b) The Developer shall, at no expense to the City, maintain the sod for a period

of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

4) 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.

5) 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 and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground 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.

6) 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.

7) 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.

8) 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.

9) 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.

10) Administration Fees

The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, the administration fee (2018 rate = $2138.00 per acre) 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 4/2018
September 6, 2018

"*Original Signed by G. Jasper"*

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

"*Original Signed by M. Gadja"*

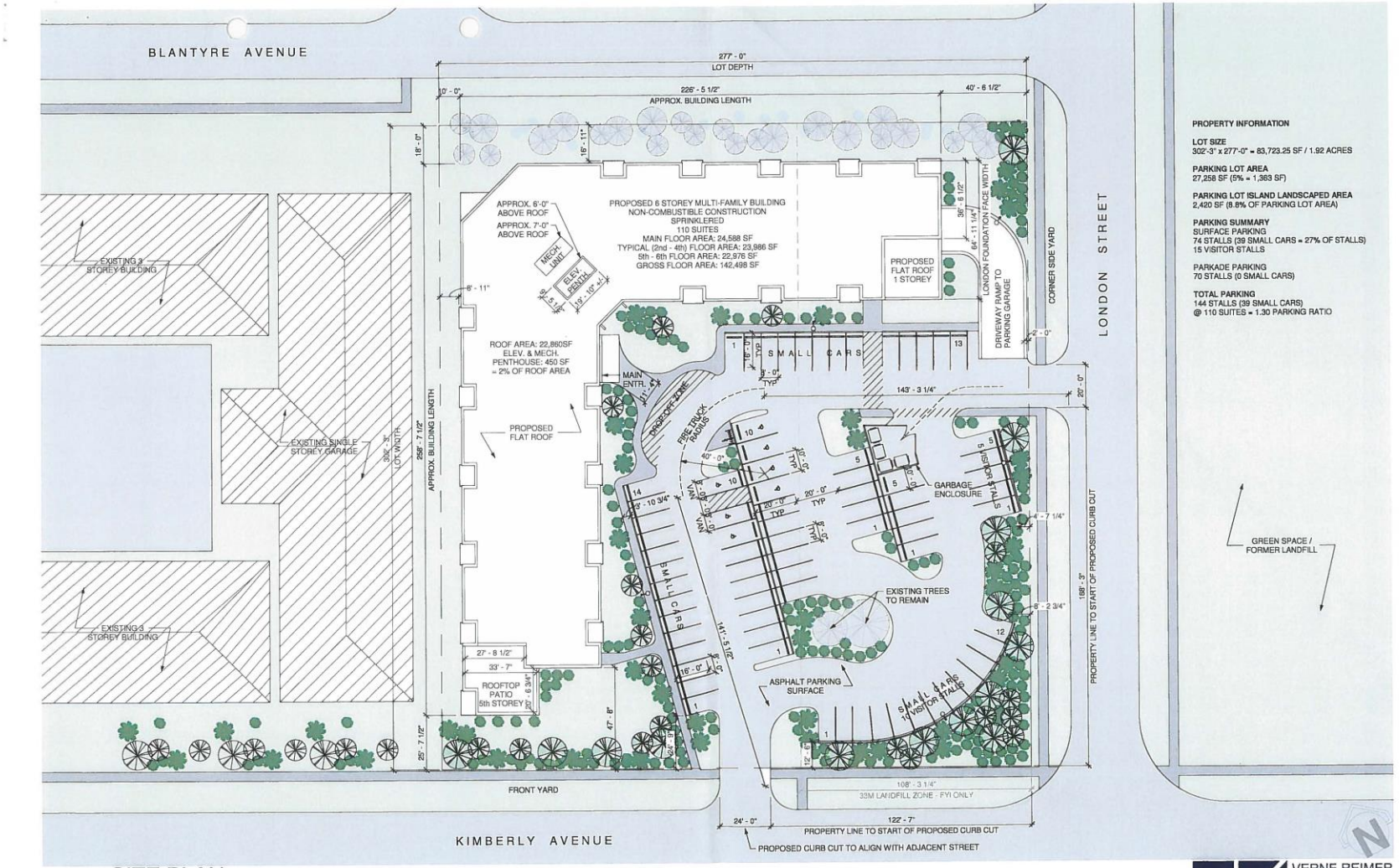
M. Gadja, P. Eng.
Water & Waste Department

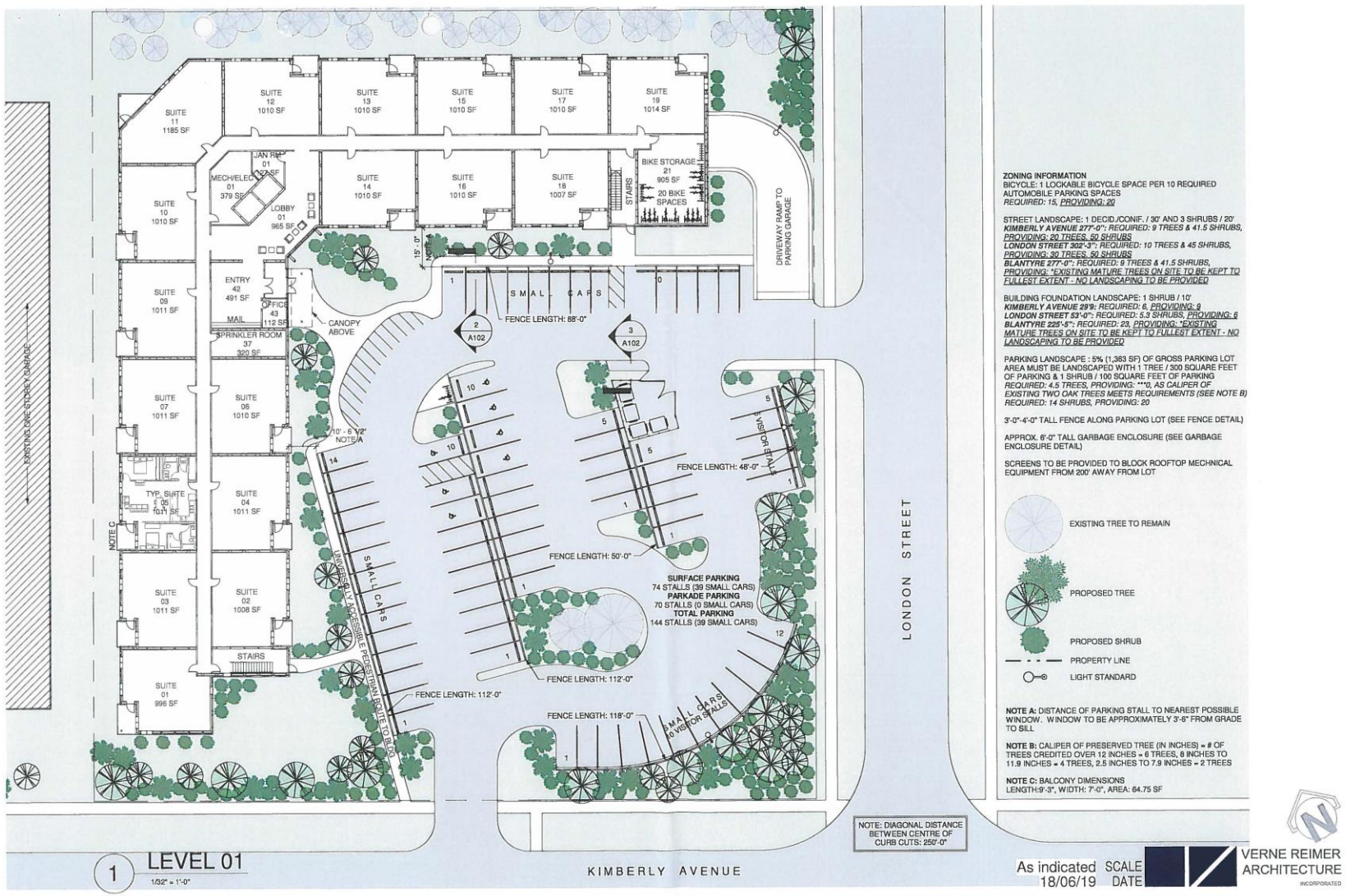
"Original Signed By C.J. Desjardine"

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

GJ/gj

Exhibit "6" referred to in File DASZ 4/2018




SUITE 11 1185 SF
SUITE 12 1010 SF
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SUITE 14 1010 SF
SUITE 16 1010 SF
SUITE 18 1007 SF
JAN REP 01 22 SF
MECH/ELEC 01 379 SF
LOBBY 01 965 SF
BIKE STORAGE 21 905 SF
20 BIKE SPACES
STAIRS
DRIVEWAY RAMP TO PARKING GARAGE
EXISTING ONE STOREY GARAGE
SUITE 09 1011 SF
ENTRY 42 491 SF
OFFICE 43 112 SF
MAIL
CANOPY ABOVE
SPRINKLER ROOM 37 320 SF
SUITE 07 1011 SF
SUITE 06 1010 SF
TYP. SUITE 05 1011 SF
SUITE 04 1011 SF
NOTE C
SUITE 03 1011 SF
SUITE 02 1008 SF
STAIRS
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SMALL CARS
FENCE LENGTH: 88'-0"
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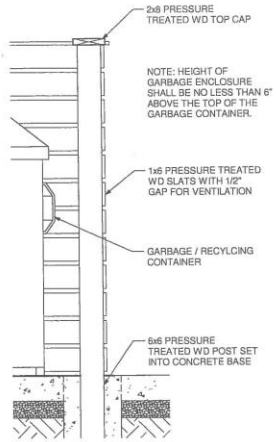
10' - 6 1/2" NOTE A
FENCE LENGTH: 48'-0"
VISITOR STALLS
FENCE LENGTH: 50'-0"
SURFACE PARKING
74 STALLS (39 SMALL CARS)
PARKADE PARKING
70 STALLS (0 SMALL CARS)
TOTAL PARKING
144 STALLS (39 SMALL CARS)
UNIVERSALLY ACCESSIBLE PEDESTRIAN ROUTE TO BLDG
FENCE LENGTH: 112'-0"
FENCE LENGTH: 112'-0"
FENCE LENGTH: 118'-0"
SMALL CARS
10 VISITOR STALLS
LONDON STREET
NOTE: DIAGONAL DISTANCE BETWEEN CENTRE OF CURB CUTS: 250'-0"
KIMBERLY AVENUE
1 LEVEL 01
1/32" = 1'-0"
ZONING INFORMATION
BICYCLE: 1 LOCKABLE BICYCLE SPACE PER 10 REQUIRED AUTOMOBILE PARKING SPACES
REQUIRED: 15, PROVIDING: 20
STREET LANDSCAPE: 1 DECID./CONIF. / 30' AND 3 SHRUBS / 20'
KIMBERLY AVENUE 277'-0": REQUIRED: 9 TREES & 41.5 SHRUBS, PROVIDING: 20 TREES, 50 SHRUBS
LONDON STREET 302'-3": REQUIRED: 10 TREES & 45 SHRUBS, PROVIDING: 30 TREES, 50 SHRUBS
BLANTYRE 277'-0": REQUIRED: 9 TREES & 41.5 SHRUBS, PROVIDING: *EXISTING MATURE TREES ON SITE TO BE KEPT TO FULLEST EXTENT - NO LANDSCAPING TO BE PROVIDED
BUILDING FOUNDATION LANDSCAPE: 1 SHRUB / 10'
KIMBERLY AVENUE 29'9": REQUIRED: 6, PROVIDING: 9
LONDON STREET 53'-0": REQUIRED: 5.3 SHRUBS, PROVIDING: 6
BLANTYRE 225'-5": REQUIRED: 23, PROVIDING: *EXISTING MATURE TREES ON SITE TO BE KEPT TO FULLEST EXTENT - NO LANDSCAPING TO BE PROVIDED
PARKING LANDSCAPE : 5% (1,383 SF) OF GROSS PARKING LOT AREA MUST BE LANDSCAPED WITH 1 TREE / 300 SQUARE FEET OF PARKING & 1 SHRUB / 100 SQUARE FEET OF PARKING
REQUIRED: 4.5 TREES, PROVIDING: ***0, AS CALIPER OF EXISTING TWO OAK TREES MEETS REQUIREMENTS (SEE NOTE B)
REQUIRED: 14 SHRUBS, PROVIDING: 20
3'-0"-4'-0" TALL FENCE ALONG PARKING LOT (SEE FENCE DETAIL)
APPROX. 6'-0" TALL GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE DETAIL)
SCREENS TO BE PROVIDED TO BLOCK ROOFTOP MECHNICAL EQUIPMENT FROM 200' AWAY FROM LOT
EXISTING TREE TO REMAIN
PROPOSED TREE
PROPOSED SHRUB
PROPERTY LINE
LIGHT STANDARD
NOTE A: DISTANCE OF PARKING STALL TO NEAREST POSSIBLE WINDOW. WINDOW TO BE APPROXIMATELY 3'-6" FROM GRADE TO SILL
NOTE B: CALIPER OF PRESERVED TREE (IN INCHES) = # OF TREES CREDITED OVER 12 INCHES = 6 TREES, 8 INCHES TO 11.9 INCHES = 4 TREES, 2.5 INCHES TO 7.9 INCHES = 2 TREES
NOTE C: BALCONY DIMENSIONS LENGTH:9'-3", WIDTH: 7'-0", AREA: 64.75 SF
As indicated SCALE
18/06/19 DATE
VERNE REIMER ARCHITECTURE INCORPORATED

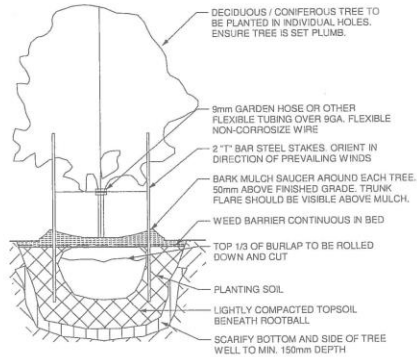


1 LEVEL 02-04
1/32" = 1'-0"

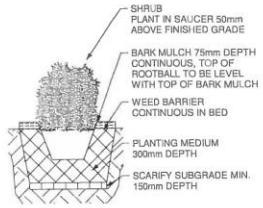
2 FENCE DETAIL
1/2" = 1'-0"



3 GARBAGE ENCLOSURE
1/2" = 1'-0"



4 CONIF./DECID. TREE DETAIL
3/32" = 1'-0"



5 SHRUB DETAIL
1/8" = 1'-0"

As indicated SCALE
18/05/10 DATE

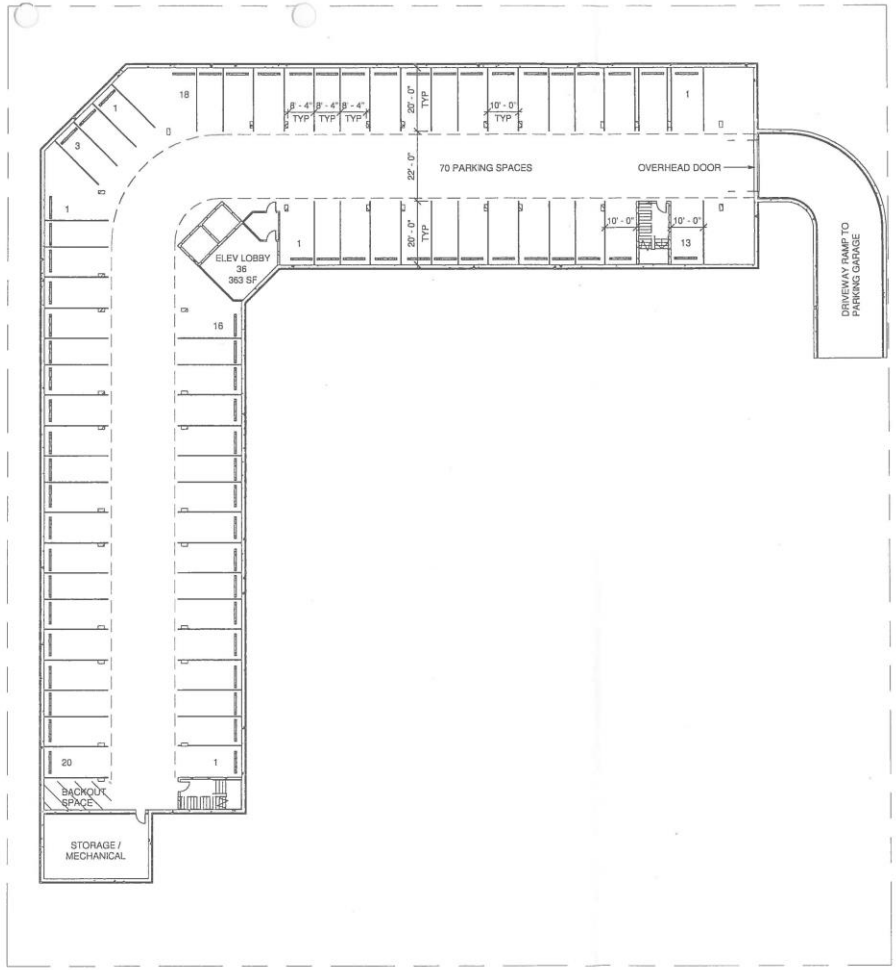
VERNE REIMER ARCHITECTURE



1 LEVEL 05-06
1/32" = 1'-0"

1/32" = 1'-0" SCALE
18/05/10 DATE

VERNE REIMER ARCHITECTURE INCORPORATED



1 PARKADE
1/32" = 1'-0"

1/32" = 1'-0" SCALE
18/05/10 DATE

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NORTH & SOUTH ELEVATIONS

3/64" = 1'-0" SCALE
18/06/19 DATE

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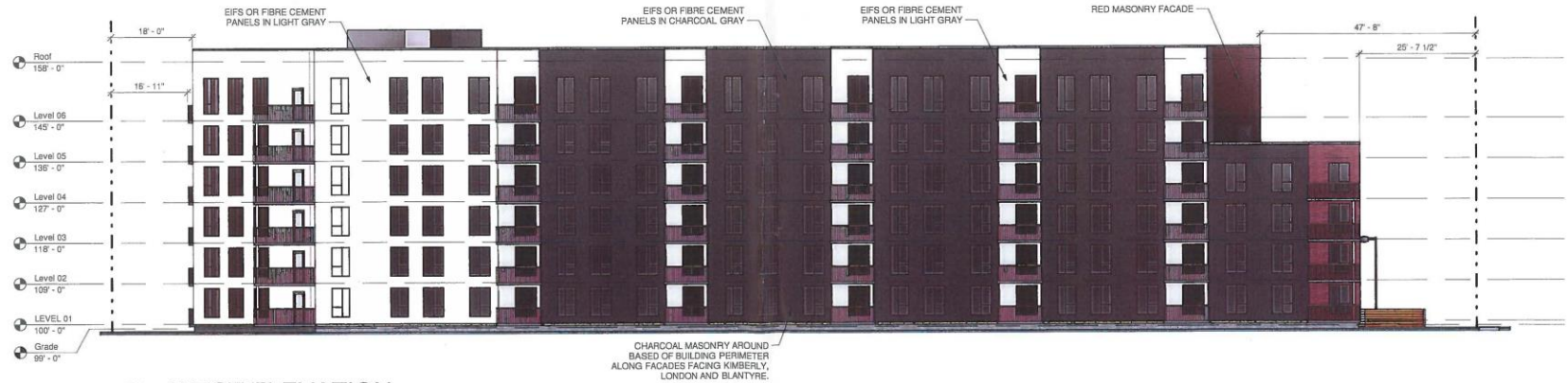
1 EAST ELEVATION
3/64" = 1'-0"



2 WEST ELEVATION
3/64" = 1'-0"

3/64" = 1'-0" SCALE
18/06/19 DATE

VERNE REIMER ARCHITECTURE INCORPORATED