Agenda – Council – June 20, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

Item No. 6 Subdivision and Rezoning – 206, 216, 218, 228, 230, 236, 244 and 248 Good Street
(Fort Rouge – East Fort Garry Ward)
File DASZ 28/2018 [c/r DAV 184543/2018D]

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2019, 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 subdivision under Development Application No. DASZ 28/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer, if required, enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 25, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" - Residential Multi-family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. landscaping; and
            g. signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre 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 all buildings on the property shall not exceed 70 feet in height.

C. That the finished main floor of the building shall not project more than 5 ft. above grade.

3. That Caveat No. 232925/1 be discharged as it affects Lot 1, Plan 43972.

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

A. a Servicing Agreement (if required) 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").

5. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement (if required), 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.

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 29/2018, as determined by the City's Director of Planning, Property and Development.

7. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

8. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and/or the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2018.

12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

13. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 11, 2019, 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 May 27, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 7, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 2.C delete “3.3” and replace with “5”,

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

On April 9, 2019, the City Centre Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on May 7, 2019 at 6:00 p.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

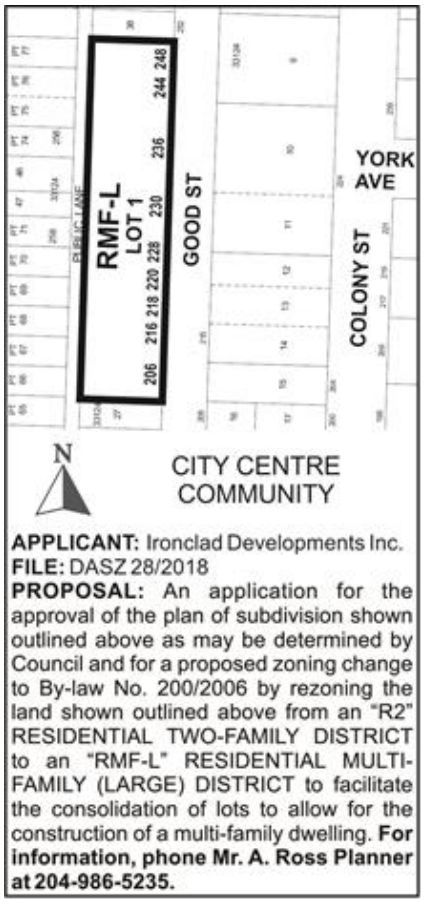
File: DASZ 28/2018

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

Public Hearing: May 7, 2019
April 9, 2019
Council Building, 510 Main Street

Applicant: Ironclad Developments Inc. (Gavin Williamson)

Subject:



Premises Affected: 206, 216, 218, 228, 230, 236, 244 and 248 Good Street

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

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

Report date: May 9, 2019

Community Committee Recommendation:

On May 7, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 28/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer, if required, enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 25, 2019 and attached as Schedule "B" to this report

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" - Residential Multi-family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. landscaping; and
            g. signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre 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 all buildings on the property shall not exceed 70 feet in height.

C. That the finished main floor of the building shall not project more than ~~***3.3***~~ ***5*** ft. above grade.

3. That Caveat No. 232925/1 be discharged as it affects Lot 1, Plan 43972.

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

A. a Servicing Agreement (if required) 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").

5. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement (if required), 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.

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 29/2018, as determined by the City's Director of Planning, Property and Development.

7. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

8. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and/or the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2018.

12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

13. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

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

1. There have been a number of initiatives in in West Broadway neighborhood that contribute to affordable, accessible and quality housing and safe, supportive, community environment and I'm in favor of this project because I believe that this project will add to that.
2. I've heard that Ironclad has done a good job consulting and neighbors have attested to the fact that this is a good project.
3. The vast majority of West Broadway residents are renters and this project addresses the shortfall.
4. The theatre and the gym are in line with Complete Communities – improving personal safety, reducing crime, enhancing housing and physical environments and promoting health and well-being – that was clear in this project from the start.
5. We know that West Broadway can be a safe neighborhood and that West Broadway plans promote high quality buildings in the neighborhood and build on the strengths to address the neighborhood challenges.
6. While we may hear a multitude of challenges about West Broadway, it's important to appreciate the efforts that perhaps haven't gone into this community since 1980 and the elements that have been contemplated in this project and the amount of housing it will create is good news for Good Street.

On April 9, 2019, the City Centre Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on May 7, 2019 at 6:00 p.m. in the Council Building at 510 Main Street.

Exhibits Filed:

1. Application dated December 21, 2018
2. Notification of Public Hearing dated February 13, 2019
3. Manitoba Status of Titles 1499761/1, 1575921/1, 1687075/1, 1687078/1, 2143969/1, 2167707/1, 2167709/1, 2167711/1 and 2338083/1
4. Letter of authorization dated November 28, 2018 from Michelle Rasmussen, Kerry Rasmussen, The Parking Authority Inc. and A Parking Spot Company Inc. to Gavin Williamson, Ironclad Developments Inc.
5. Surveyor's Building Location Certificate and sketch dated between April 26, 2018 and May 10, 2018
6. Caveat 232925
7. Plans (20 pages)
8. Report from the Urban Planning Division dated April 2, 2019
9. Inspection Report
10. Communication dated November 28, 2018, from Gavin Williamson, Ironclad Developments Inc. in support of the application
11. Communication dated October 5, 2018, from Fiona Plett in support of the application
12. Communication dated March 11, 2019, from Matthew Notta in support of the application
13. Communication dated March 4, 2019, from Richard Motkaluk in support of the application
14. Communication dated December 11, 2018, from Robert Shaw in support of the application
15. Communication dated September 25, 2018, from Greg Evans in support of the application
16. Communication dated November 7, 2018, from Vjeko Grgic with respect to the application
17. Communication dated November 2, 2018, from Geneth Amdemikael with respect to the application
18. Communication dated November 28, 2018, from David McKeigan with respect to the application
19. Communication dated April 8, 2019 from D. J. Parks with respect to the application
20. Notice of Adjournment dated April 11, 2019
21. Communication dated October 12, 2018 from Rudy Braun with respect to the application
22. Revised Report from the Urban Planning Division dated April 26, 2019
23. Communication dated May 6, 2019 from Emma Durand-Wood in support of the application
24. Communication dated May 6, 2019 from Mel Marginet in support of the application

25. Communication dated April 23, 2019 submitted by Gavin Williamson in support of the application
26. Presentation in support of the application submitted by the Applicant at the public hearing
27. Recording of Representations

REPRESENTATIONS:

In Support:

Steve Boulton
Emma Durand-Wood
Greg Evans
Klaus Fischer
Sylvia Fischer
Natalia Gonzalez
Robin Hardman
Mel Marginet
Doug McKay
Richard Motkaluk
Matthew Notta
Fiona Plett
Nicole Roach
Robert Shaw
Pascal Toupin-Selinger
Gavin Williamson

In Opposition

Nil

For Information:

Geneth Amdemikael
Rudy Braun
Vjeko Grgic
Greg MacPherson
David McKeigan
D. J. Parks

For the City:

D. Harris, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit "22" referred to in File DASZ 28/2018

ADMINISTRATIVE REPORT

Title: DASZ 28/2018 – 206-248 Good St

Issue: For consideration at the public hearing for a subdivision and rezoning for the construction of a 6-storey, 145-unit residential building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 28/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer, if required, enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 25, 2019 and attached as Schedule "B" to this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-L" - Residential Multi-family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            (a) buildings;

            (b) accessory parking areas;

            (c) private approaches;

            (d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre 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 all buildings on the property shall not exceed 70 feet in height.

C. That the finished main floor of the building shall not project more than 3.3 ft. above grade.

3. That Caveat No. 232925/1 be discharged as it affects Lot 1, Plan 43972.

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

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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").

5. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement (if required), 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.

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 29/2018, as determined by the City's Director of Planning, Property and Development.

7. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

8. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and/or the Plan is registered in the Winnipeg Land Titles Office.

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2018.

12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

13. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

14. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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 subdivision and rezoning for DASZ 29/2018 – 206-248 Good St. will be **approved with conditions.**

HISTORY

On July 30, 2018, the applicant filed a pre-application with the City and received a feedback report on August 24, 2018.

On April 9, 2019, City Centre Community Committee adjourned the application at the request of the Public Service to allow the applicant to address outstanding issues.

CONSULTATION

In preparing this Report there was consultation with:

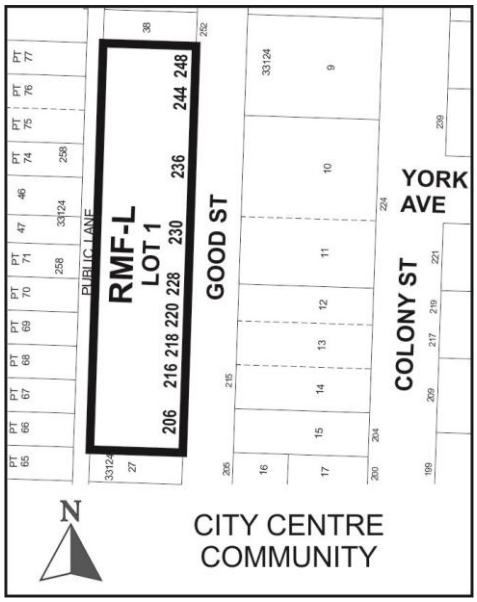
Relevant City departments as part of the pre-application process.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Andrew Ross, RPP, MCIP
Date:	April 26, 2019
File No:	DASZ 28/2018

APPENDIX 'A'

DATE:	April 26, 2019
FILE:	**DASZ 28/2018**
RELATED FILES:	DAV 18-184543D
COMMUNITY:	City Centre Community
NEIGHBOURHOOD #:	**103** - West Broadway
SUBJECT:	For a subdivision and rezoning for DASZ 29/2018 – 206-248 Good St, for the construction of a 6-storey, 145 unit residential building.
LOCATION:	206 Good ST
LEGAL DESCRIPTION:	LOT 28/29 PLAN 33124 84/85 ST JA



APPLICANT:	Gavin Williamson 57158 Symington 20E RD Unit 101 Springfield , Manitoba R2J 4L6
OWNER:	845 DAKOTA ST 23 Winnipeg , Manitoba R2M 5M3

SITE DESCRIPTION

The subject property is located on the west side of Good Street mid-way between Broadway Avenue to the south and St. Mary Avenue to the north. It is located in the West Broadway neighbourhood of the Fort Rouge – East Fort Garry ward.

The property is identified as being located within a Mature Community in the *Complete Communities Direction Strategy*.

The property is currently zoned "R2" – Residential Two-family. The proposed subdivision would combine eight (8) contiguous lots into one (1) lot with a size of 36,230 sq. ft. (0.83 ac.), with a total frontage of 390 ft. along Good Street.

The property is currently vacant aside from one single family dwelling located at 230 Good Street, which will be demolished as part of the development.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2018)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Two-family residential uses (zoned "R2" – Residential Two-family).

South: Multifamily residential uses (zoned "R2" – Residential Two-family).

East: Good Street, then multifamily and surface parking uses (zoned "C2" – Commercial Community, "C1" – Commercial Neighbourhood, and "RMF-L" – Residential Multifamily (Large).

West: Rear lane, then Single Family, Two-family, and multifamily residential uses (zoned "R2" – Residential Two-family).

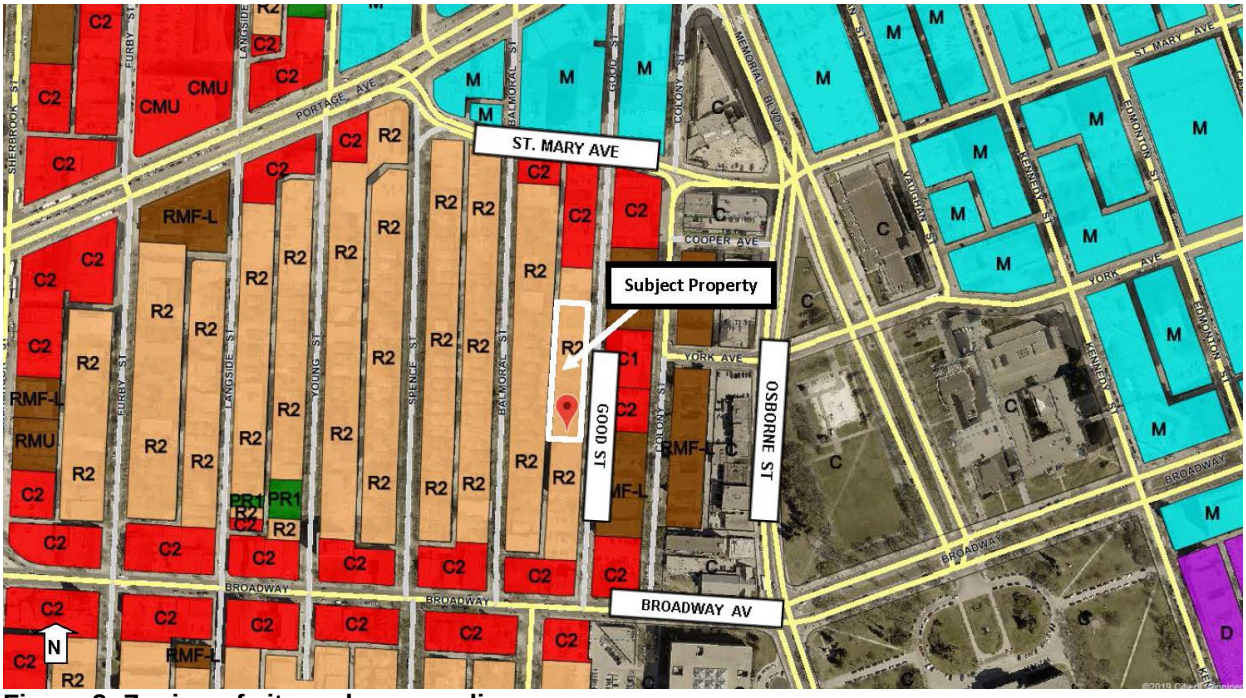


Figure 2: Zoning of site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to subdivide and rezone the subject lands from an "R2" – Residential Two-family District to an "RMF-L" - Residential Multifamily (Large) District.

The proposed subdivision combines eight (8) contiguous lots into one (1) lot with a size of 36,230 sq. ft. (0.83 ac.), with a total frontage of 390 ft. along Good Street.

The rezoning will allow for the development of a six storey multifamily residential building with 145 units.

The proposal includes partially below-ground parking, a gym, a theatre, and bicycle storage.

The development requires variances for dwelling unit density, front yard, north and south side yards, rear yard, parking, landscaping, length of parking stalls off the lane, buffering of parking, and parking lot interior landscaping. See the Administrative Report for Associated File No. DAV 18-184543/D for more information.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

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

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- 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 proposal to rezone this property to “RMF-L” supports a moderate density increase to a Mature Community in a location directly adjacent to downtown, and adds to the mix of housing types in the neighbourhood in alignment with goals of *Complete Communities.*

BUILDING HEIGHT

A maximum height of 6 storeys is supportable in this context, which has building heights ranging from 1-6 storeys.

DENSITY

The maximum density for RMF-L is 400 sq. ft. of lot area per dwelling unit, which would allow 90 units. The proposal is for a density of 249.86 sq. ft. of lot area per dwelling unit, allowing for the proposed 145 units.

The Urban Planning Division may support minor density variances provided Charter requirements can be satisfied. Prior to the submission of their application, the Division indicated to the applicant that the large density variance being requested in this case will warrant a close review of all development and design factors with the proposal.

TRANSPORTATION AND SITE ACCESS

- Pedestrian access
  Pedestrian access to the building is via a central front entrance, a rear building entrance, and raised individual entrances for main-level units facing Good Street.

- Cycling access
  Bicycle access to the building is via the central front entrance and a bike parking room on the main level, and via bike stalls located in the parkade.

- Vehicular access
  Vehicular access to the development is comprised of a central front approach off Good St. to the parkade, and rear access to parking stalls off the lane. A turn movement analysis provided by Dillon Consulting Ltd. shows functional flow for access and egress to and from the parkade.
  Front vehicular approaches are generally not ideal because they cause conflicts between drivers and sidewalk pedestrians, and they fragment the public sidewalk. When a rear lane exists for access, generally front approaches are not encouraged. In this case, given the City of Winnipeg Department of Public Works identified the need for an approach given the scale of the development, the Urban Planning Division supports the approach. The Division conveyed to the applicant that if a front approach is provided, it should take into account the following considerations:
    - *The approach be designed as a level-crossing sidewalk with brick pavers as surface treatment. This will help calm vehicular entry/ exit traffic and increase safety for pedestrians.*

  It is unclear from the drawings at this stage if these considerations for the approach are taken into account however this item can be addressed as part of plan approval.

- The Department of Public Works did not require a transportation study for this development.

PARKING

A parking study prepared by Dillon Consulting Ltd. was provided by the applicant. The Study indicates that the shortage of required off-street parking for the development can be addressed through locational efficiencies (walkable neighbourhood, located adjacent to downtown), and

due to the presence of high frequency transit, nearby pedestrian and cycling routes, and the availability of on-street parking spaces in the study area at all six (6) observation periods.

TREES

Public

The City of Winnipeg Parks Division indicates that given the development is mid-high rise set close to the sidewalk, the building will significantly impact the existing boulevard trees (damage, stress and soil compaction at root zone).

The Public Works - Urban Forestry Branch inspected the site and provided the valuation for eleven City boulevard trees that will potentially require removal as a result of the development. Tree replacement or compensation from the developer will be required.

Private

An arborist report prepared by Shelemy Arborist Services was provided by the applicant. The Report indicates that there are six trees within 2 metres or less of the property line that will require protection or removal during construction. This includes 2 Elms, 1 Ash, and 3 Maples. The report outlines measures the developer should take to preserve the appropriate trees.

As a condition of approval on the associated variance (see Administrative Report for File No. DAV 18-184543D), the Public Service requests that the developer implement the recommendations of the arborist report.

WATER AND WASTE SERVICING

The City of Winnipeg Water and Waste Department has indicated the following to the developer:

- Water service

  There is not adequate fire flow for the proposed development. The proponent shall either:

  - Propose building construction upgrades to demonstrate compliance with fire flow requirements (described at http://winnipeg.ca/waterandwaste/dept/waterdemand.stm) at the building permit stage. In order to achieve adequate fire flow, measures such as splitting the building area with a firewall, adding a sprinkler system and/or upgrading to non-combustible construction are needed;

  - Reduce the proposed density and adjust their proposed site plan to match existing service levels; or

  - Provide a servicing report, prepared by a qualified municipal engineer to the satisfaction of the Director of Water & Waste, outlining the water service upgrades required for the proposed development. The applicant would be required enter into a Servicing Agreement to upgrade, at no expense to the City, all water mains required to service the Planned Area, as indicated by the servicing report prepared by the municipal engineer.

- Wastewater & Land Drainage

  The proposed development is located in a combined sewer district. The sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

- The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

- The peak land drainage discharged from the site must be based on a c-value of 0.60, with a 5 year rainfall event applied.

- The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website

- (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

Winnipeg Transit, Fire Paramedic Service, and Local Improvements did not note any concerns.

PUBLIC CONSULTATION

The applicant held an open house at All Saints Anglican Church on September 12, 2018. The applicant indicates that the feedback was largely positive, with some residents concerned about housing affordability. The applicant also engaged with the West Broadway BIZ and the West Broadway Community Organization.

REASONS FOR CONDITION OF APPROVAL #2C

"That the finished main floor of the building shall not project more than 1.0 m (3.3 ft.) above grade".

As noted, the applicant is requesting a large density variance (62% above the maximum permitted density in the highest density residential category – RMF-L – Residential Multifamily - Large).

In the pre-application feedback letter (August 24, 2018) as well as in subsequent follow-up meetings, the Urban Planning Division indicated to the applicant that in order to receive support from the Division for this large an increase in development rights, the applicant would need to work closely with the Division on all aspects of the project's design and its relationship to the public realm.

The Public Service is not satisfied that the developer has met requirements of the City in order to obtain a recommendation of support free of conditions. The outstanding issue that has not been addressed to the satisfaction of the Division is the height of the main floor above grade and the impact this has on the building's street condition. The Division recommends that the finished main floor shall not project higher than 1.0 m (3.3 ft.) above grade level. See "Building Street Condition", below.

BUILDING STREET CONDITION

Over the past year, the Urban Planning Division has engaged regularly with the applicant in attempt to come to a positive design solution regarding the building's street condition (the way in which the building presents itself to the street). The following is the Division's position on this issue.

- A building's street condition is one of the most important project design considerations for residential developments set close to a public sidewalk.

- When dealing with a residential development of the scale of 206-248 Good St. the street condition becomes all the more important. The building is 390 ft. long fronting Good St. and the public sidewalk. This is approximately 1/3 of the entire length of this 1,218 foot-long block. As such, the building will define the street condition for a large portion of the block.

- The Division recommends that 'active uses' be provided for portions of buildings that face streets and sidewalks. 'Active uses' can include residential units or entranceways, common areas, stairwells, or other amenity spaces that are visible from the sidewalk behind glass, promoting a vibrant and active street condition. 'Active uses' adjacent to sidewalks are an essential part of good urban design, and are a measure toward promoting the City of Winnipeg's urban design polices as articulated in Directions 3 and 4 of the Urban Design section of *Complete Communities*:

    - *Strengthen vibrancy, animation and economic health through the cultivation of* ***compact, human-scale streets, blocks and buildings.***

    - *Consider the comfort, convenience, safety and* ***visual interest of streetscapes,*** *recognizing that streets are places where people gather.*

- For the proposed development, the plans show that the building facade on Good St. contains a series of 10-step staircases (5+ ft.) leading up to a raised main floor along the 390 ft. length. Below that, at street level, there is a brick wall with a height of 5+ ft. concealing a parking garage.

- In some residential developments, the main floor of the building projects somewhat above grade. Generally, the Division supports a height equivalent to approximately 3-3.5 ft. above grade to accommodate basements and/or below-grade parking structures.

- However beyond 3-3.5 ft. above grade, the building's active uses' get physically removed from the street level.

- The urban design standard limiting height of the main floor above parking facilities is well recognized and reflected in some cities' residential design guidelines. As an example, the City of Abbotsford's Multifamily Residential Development Permit Guidelines Part V - 2 - 6 MF15 Underground Parking state, *"Avoid designing underground parking that exceeds grade level height. Where underground parking structures must be partially above grade, ensure they do not exceed 1.0 metres from the ground. Use attractive, high quality materials on the exposed structure and/or screen with landscaping."*

- 1.0 metre = ~3.3 feet.

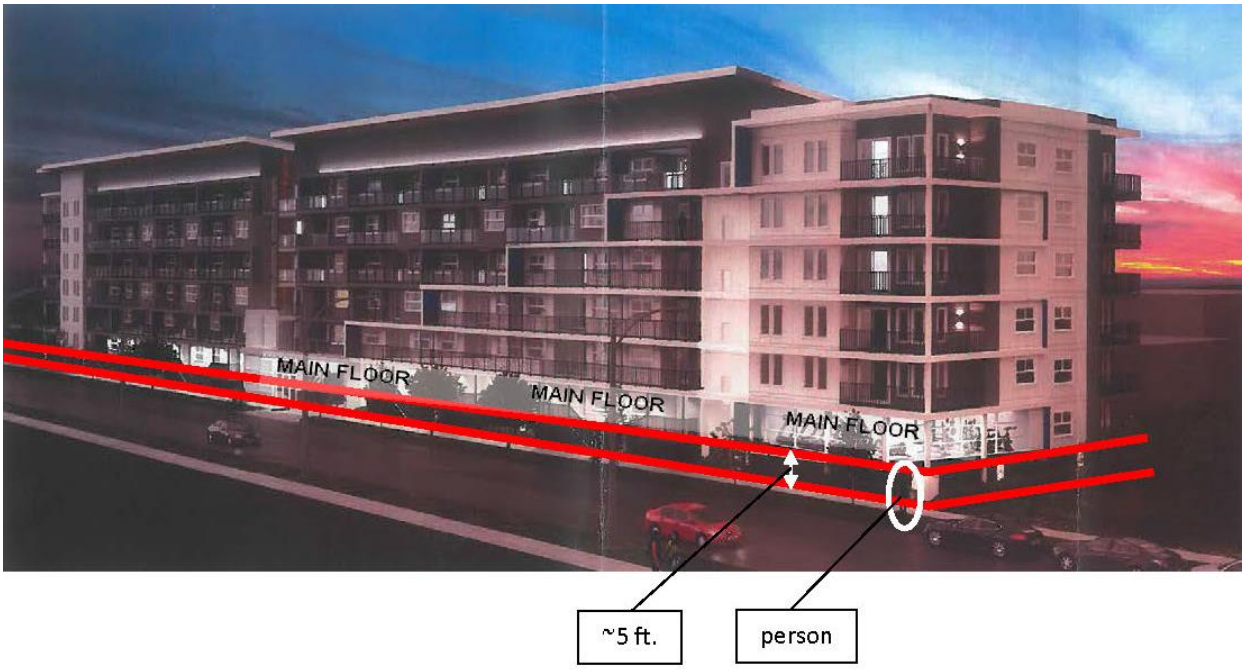


Figure 3: Main floor height visualization. See Appendix 1 for larger view.

In early discussions starting in May, 2018 the applicant indicated that the parking garage needed to project out of the ground as proposed because the property was not deep enough front-to-back to provide for a long enough down-ramp into the parkade.

At the recommendation of the Division, the applicant submitted a pre-application. Pre-application feedback from the Division offered solutions to this issue:

Excerpt from City pre-application feedback, August 24, 2018:

Parking garage

- *"We recommend that the parking garage be constructed completely below grade. This would allow all units, the gym, and other active uses to be fully at grade where they best enliven the street with at-grade access, street level windows and pedestrian activity. In earlier discussions the applicant indicated the following reasons for not providing a fully sunken parking garage:*

    1. *Insufficient lot depth for a fully below-grade ramp. To address this concern we recommend the developer either:*

        - *Run the ramp parallel to the building off the lane, or*
        - *As was done recently done at 570 Stradbrook, run the approach perpendicular to the building off the lane going in through the rear part of the side yard, and curving under.*
        - *If a front approach is required, then the ramp could be curved – either under the building if located mid-building, or going in through the side yard from the street, and under.*

    2. *Security for street-facing at-grade units. To address this concern we recommend the developer design individual front entrances/ terraces/ yards with CPTED principles. An example would be short fencing as a deterrent to access to front*

yards. This would provide similar protection as the few steps up the developer currently shows on the plans."

Subsequent to the pre-application feedback, as a compromise the Division offered support for a main level height projection of about half of what was proposed. The applicant indicated that they did not wish to revise their plans.

The applicant then stated that they were not able to locate the parking further below grade because of issues related to the height of the water table in the area. The Division requested a copy of an engineer's report so that they could verify and review information related to the water table.

The applicant filed their development application and provided Zoning and Permits Division with an engineer's report as part of the application. A City of Winnipeg Engineer reviewed the submitted engineer's' report and provides the following assessment:

Having done a cursory review of the September 2018 report by Silvestre Urbano "Testholes at Good Street Apartment Development, Foundation Recommendation for the Proposed 6-Storey Wood Framed" I have the following comments:

- *The Report appears to be written specifically for a pre-determined lower floor located 1.8 m below grade. The report confirms that a floor a 1.8 m below grade would be acceptable, and provides recommendations for same.*

- *However, the report does not appear to consider the possibility of a floor located at a greater depth and does not seem to identify any constraints that would make a lower floor elevation concept infeasible.*

- *The 3 testhole logs included in the Report, all identify a groundwater level of 7.6 m below grade (at the end of drilling) which is substantially below the 1.8 floor level.*

The engineer's report does not appear to suggest that excavating lower than 1.8 m. would be infeasible due to the water table as their measurements show the water table as being located 7.6 m below grade. According to the International Parking and Mobility Institute, typical parking structures have a floor-to-floor height of approximately 3.2 to 3.5 metres. The engineer's report appears to suggest that a fully below grade parking facility as well as other infrastructure (i.e. land drainage storage tank), could both potentially be accommodated before ground water becomes an issue.

Further illustrating this point, it should be noted that there are two existing functional fully-below-grade parking facilities in the immediate vicinity, very close to this property. Specifically:

- Colony Square Building. Located ½ block north of the subject property, this building contains a fully-below-grade parking facility. A spokesperson for the property indicates that there are no apparent issues with ground water affecting the parking facility.

- Great West Life Building. Located ½ block east of the subject property, this building contains a fully-below-grade shipping dock. A spokesperson for the property indicates there are no apparent issues with ground water affecting the shipping dock.

Given the above, the Urban Planning Division is not satisfied that the City has been provided information suggesting the parking facility cannot be built fully below grade, or at most 3.3 ft. above grade to its highest point, in order to provide for a supportable building street condition as requested by the City.

OTHER CONSIDERATIONS

Plan Approval
In order to enable collaboration between the Urban Planning Division and the developer on final design details, the Division recommends plan approval as a condition of approval of this application.

Building Height
The height of this development (~65 ft.) is appropriate in the context. However the maximum allowable height in the RMF-L district is 150 ft., which is higher than the Division deems to be suitable in this location. The Division therefore recommends a cap of 70 ft. for this property as a condition of approval of this application.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** of the subdivision and rezoning for 206-248 Good Street, for the following reasons:

- The proposal to rezone this property to "RMF-L" supports a moderate density increase to a Mature Community in a location adjacent to downtown, and adds to the mix of housing types in the neighbourhood in alignment with goals of the *Complete Communities Direction Strategy.*

- The project adds new multifamily housing with extra amenities such as a gym and bicycle storage to the West Broadway neighbourhood.

- Although the project complies with most policies of *Complete Communities Direction Strategy*, the Division believes it does **not** comply with *Complete Communities* Urban Design Policies due to the building's street condition.

- The plans show that the main floor of the building is raised at least 5 ft. above ground level. This removes the 'life' of the building away from street level. It leaves a brick wall and a series of 10-step staircases for the first 5+ ft. above street level. The pedestrian experience is negatively impacted because a brick wall provides no interplay between interior and exterior of the building at the sidewalk level, which can have a 'deadening' effect on the street condition.

- A large density variance is being requested in this case (62% above the maximum density permitted in the highest density residential category – RMF-L – Residential Multifamily (Large). Given this request for substantial new development rights, the Urban Planning expects to see the outstanding issue of the street condition addressed.

- With a building as long as proposed (390 ft. or approximately 1/3 of the length of the block), the street condition becomes all the more important given the increased impact on the streetscape.

- The City is not satisfied that the applicant has shown any impediments to deeper site excavation or adjusting the parkade ramp in order to lower the main floor height and address the clearly articulated key issue of the building's ground level street condition.

- Should the development move forward under the current plans, the Division is concerned about the precedent this might set for other multifamily developments in the West Broadway neighbourhood.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 28/2018 – 206-248 Good St.

Schedule “A” for File No. DASZ 28/2018, City Centre Community Committee, April 9, 2019

By-Law No. _____

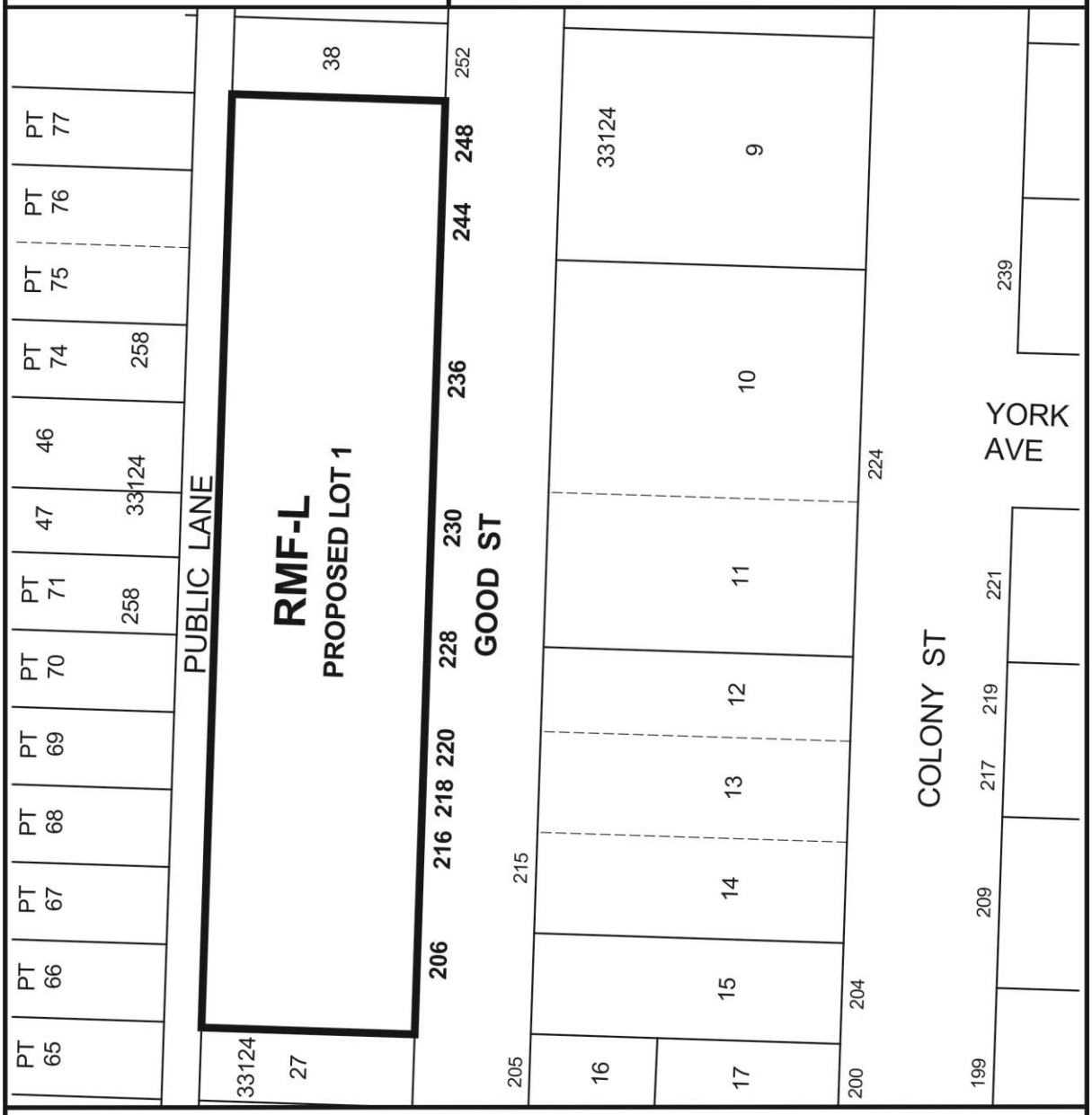
File No. **DASZ 28/2018**

Atlas Sheet No. **AA24**

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 206, 216, 218, 228, 230, 236, 244 & 248 Good Street from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lots to allow for the construction of a multi-family dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

Report of the Administrative Coordinating Group

RE: Proposed Subdivision and Rezoning on land located at 206, 216, 218, 228, 230, 236, 244 & 248 Good Street - City Centre Community - DASZ 28/2018

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 28/2018. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site and if necessary, enter into a servicing agreement:

1) Plan Considerations

The Developer shall, at no expense to the City, legally open property required for a 1.373m widening to the existing north-south public lane right-of-way, along the full length of the existing north-south public lane, abutting the west limit of the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

2) Water Service

There is not adequate fire flow for the proposed development as submitted. Therefore, the applicant shall either:

a) Propose building construction upgrades to demonstrate compliance with fire flow requirements at the building permit stage and described at: http://winnipeg.ca/waterandwaste/dept/waterdemand.stm)

b) In order to achieve adequate fire flow, measures such as splitting the building area with a firewall, adding a sprinkler system and/or upgrading to non-combustible construction are needed;

c) Reduce the proposed density and adjust the proposed site plan to match existing service levels; or

d) Enter into a Servicing Agreement to upgrade, at no expense to the City, all water mains required to service the Planned Area, to the satisfaction of the Director of Water and Waste.

3) Wastewater & Land Drainage:

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development

cannot exceed the allowable discharge rate determined as follows:

a) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

b) The peak land drainage discharged from the site must be based on a c-value of 0.60, with a 5 year rainfall event applied.

c) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

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) 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.

6) 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.

7) 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, if required, 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, if required, and all associated works to serve the Planned Area.

8) 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 plus applicable GST, to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement if a Servicing Agreement is required.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 28/2018
March 25, 2019

"*Original Signed by G. Jasper"*
G.V. Jasper P. Eng.,
Planning, Property and Development Department
Land Development

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

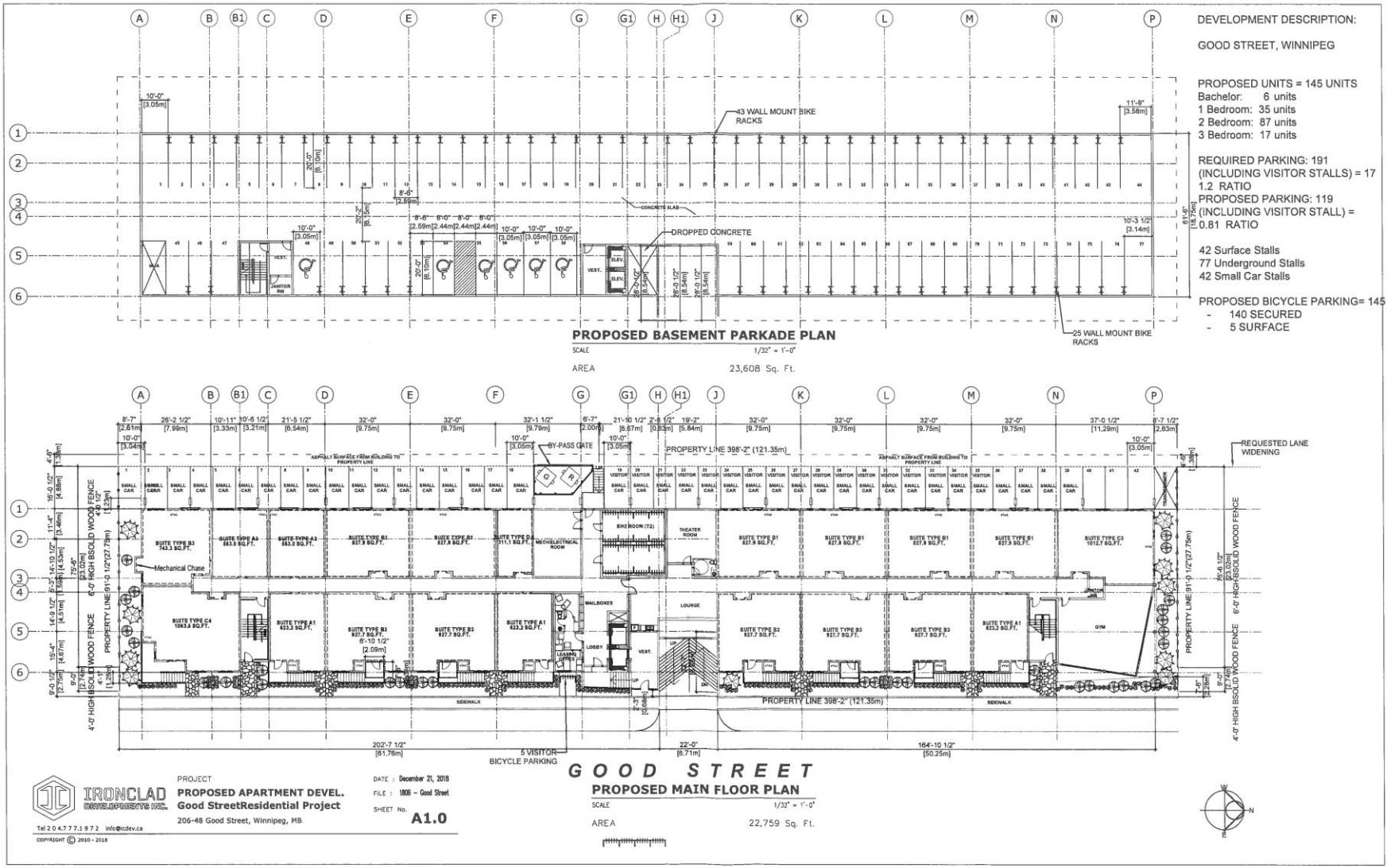
"Original Signed By C.J. Desjardine"

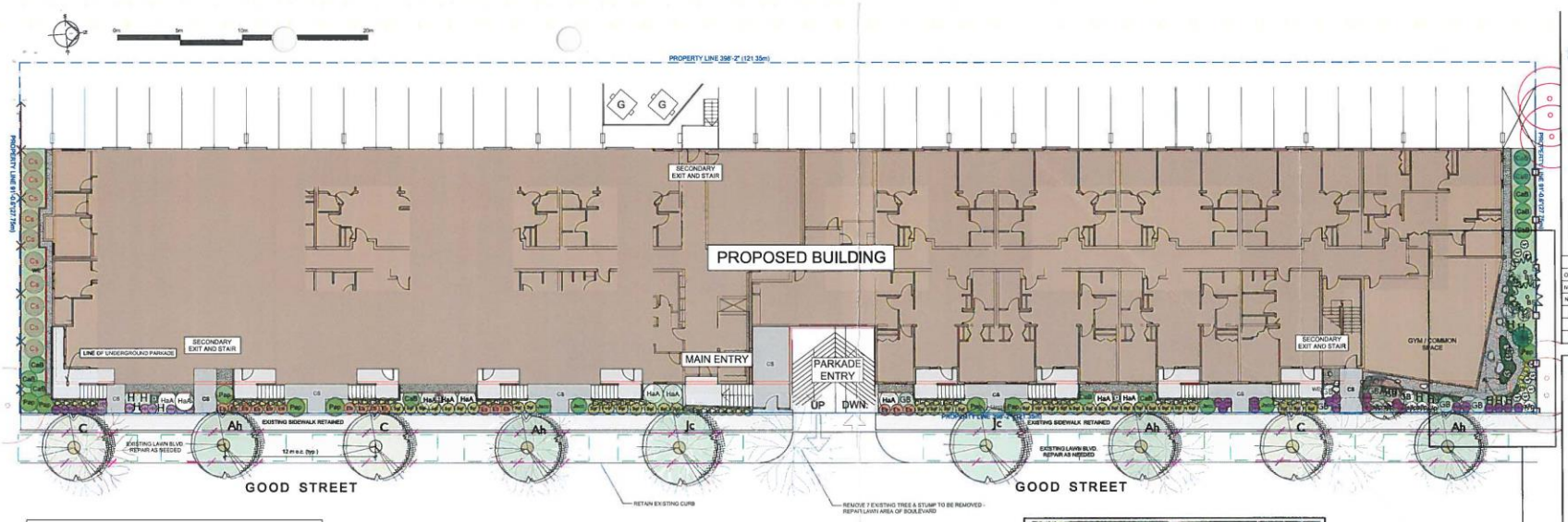
C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

Appendix 1 - Main floor height visualization



Exhibit “7” referred to in File DASZ 28/2018



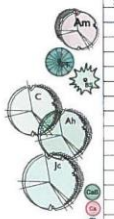


LEGEND

- PROPERTY LINE
- CS — CONCRETE BRUSH FINISH FOR WALKWAYS
- PLANTING BED cw 60MM WASHED ROCK MULCH ON NON WOVEN FILTER FABRIC ON 450MM MIN FOR SHRUBS (& 700MM FOR NEW TREES) OF APPROVED GROWING MEDIUM (cut fabric to accomodate each proposed plant)
- 100 MM DEPTH WASHED COBBLE ROCK ON NON WOVEN FILTER FABRIC LINER ON PREPARED GRADED BASE. CW PRESSURE TREATED 4x4 WOOD EDGING CW PRESSURE TREATED STAKES @ 1.M SPACING (TYP). OR ALUMINUM EDGING AS NOTED ON PLAN
- AL — 1/8" x 4" ALUMINUM EDGING CW STAKES AS REQUIRED TO HOLD CURVE (1M OC TYP)
- EXISTING WOOD FENCE ALONG PROPERTY LINE TO BE RETAINED / REPAIR IF REQUIRED
- 6'-0" HT. PRESSURE TREATED WOOD FENCE (TOTAL LENGTH = 81 LM)
- 3' (1m) +/- ROUNDISH NATURAL BOULDER AS LOCALLY AVAILABLE TO BE BURIED 1/2 - 3/4 BELOW GRADE
- AREA TO BE EXCAVATED FOR NEW BOULEVARD TREES
- EXCAVATE TO 700 MM DEPTH AND INSTALL APPROVED GROWING MEDIUM (APPROX. 17 SQ M PER TREE)
- ROOT BARRIER TO BE INSTALLED DEEPROOT UB 24-2 (OR APPROVED EQUIVALENT)
- EXISTING ELM TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- ROOT PROTECTION ZONE (RPZ) FOR EXISTING NEIGHBOURS TREES TO BE RETAINED & PROTECTED. REFER TO ARBORIST REPORT DETAILS. ANY PROPOSED PLANTING WITHIN RPZ TO BE REVIEWED ON SITE.

ALL WORK WITHIN ROOT PROTECTION ZONE OF EXISTING TREES TO BE SUPERVISED BY A CERTIFIED ARBORIST

PLANT LIST

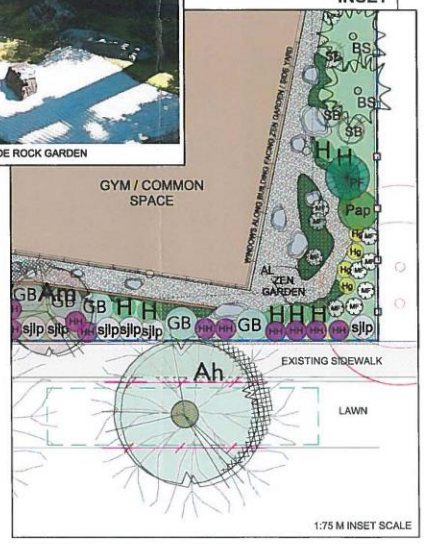


SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
	Trees			
Am	Acer ginnala	Amur Maple	1	6cm Cal.
PF	Pinus sylvestris 'Fastigiata'	Scotch Sentinel Pine	1	1.5M ht. Typ.
BS	Picea Pungens 'Bakeri'	Bakeri Blue Spruce	2	1.5M ht. Typ.
	Proposed Boulevard Trees			
Ah	Alnus A. hirsuta	'Harbin' Prairie Horizon Alder	4	6cm Cal.
C	Celtis C. occidentalis	Delta Hackberry	3	6cm Cal.
Jc	Juglans J.cinerea	Butternut	2	6cm Cal.
	Shrubs			
Cab	Cornus alba 'Bailhalo'	Silver Variated Dogwood	11	#2 pot
Cs	Cornus sericea	Red Twig Dogwood	10	#2 pot
KD	Cornus sericea 'kelseyi'	Kelsey dogwood	0	#2 pot
Eb	Euonymus nana	Dwarf Burning Bush	16	#2 pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	10	#2 pot
GB	Picea pungens 'glauca globosa'	Globe Blue Spruce	8	#2 pot
Jscc	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	4	#2 pot
Pap	Picea abies 'Pumila'	Dwarf Norway Spruce	8	#2 pot
Sgf	Spirea bumalda 'Goldflame'	Goldflame Spirea	37	#2 pot
sjlp	Spirea japonica 'Little Princess'	Little Princess Spirea	6	#2 pot
SB	Symphoricarpos albus	Snowberry	3	#2 pot
	Perrennials			
MF	Adiantum pedatum	Northern Maidenhair Fern	13	#1 pot
H	Hosta 'Ginko Craig'	Ginko Craig Hosta	11	#1 pot
Hg	Hosta 'Gold Standard'	Gold Standard Hosta	4	#1 pot
HH	Heuchera 'Hollywood'	Hollywood Coralbells	31	#1 pot
	Groundcovers / Grasses / Vines			
Ck	Calamagrostis acutiflora'Karl Foerster'	Foerster"s Reed Grass	55	#1 pot
	Thymus pseudolanuginosus	Wooly thyme	48	4" pot



EXAMPLE ZEN STYLE SHADE ROCK GARDEN

INSET



LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
202-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.lsla-landarch.com

Date	Revisions	By
Oct 10 2018	ISSUE FOR REVIEW	LS
NOV 20 2018	ISSUE FOR DEVELOPMENT PERMIT REVIEW	LS
NOV 21 2018	ISSUE FOR DEVELOPMENT PERMIT	LS

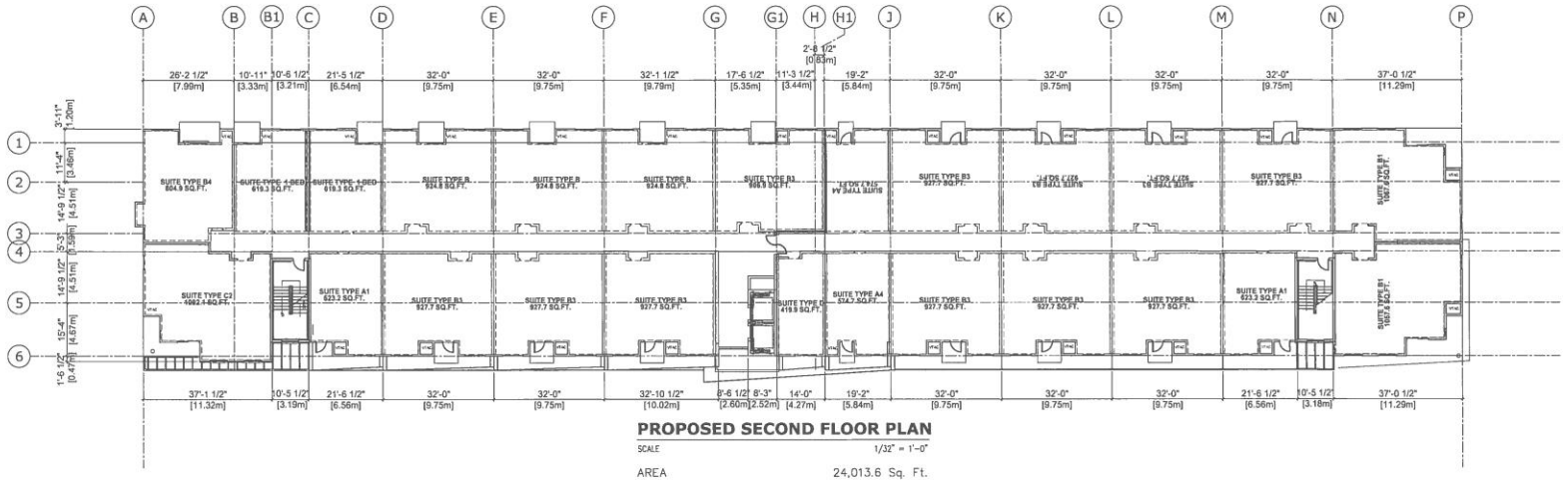
Project
GOOD STREET APARTMENT
Winnipeg, MB

Sheet Title
Landscape Plan

Date October 10, 2018
Scale 1:150 MAIN PLAN
Drawn By SS/LS
Project No.

Copyright reserved. This drawing and the design are, and at all times remain the exclusive property of Lazzarin Svisdahl Landscape Architects Ltd. and cannot be used without the Landscape Architect's written consent.

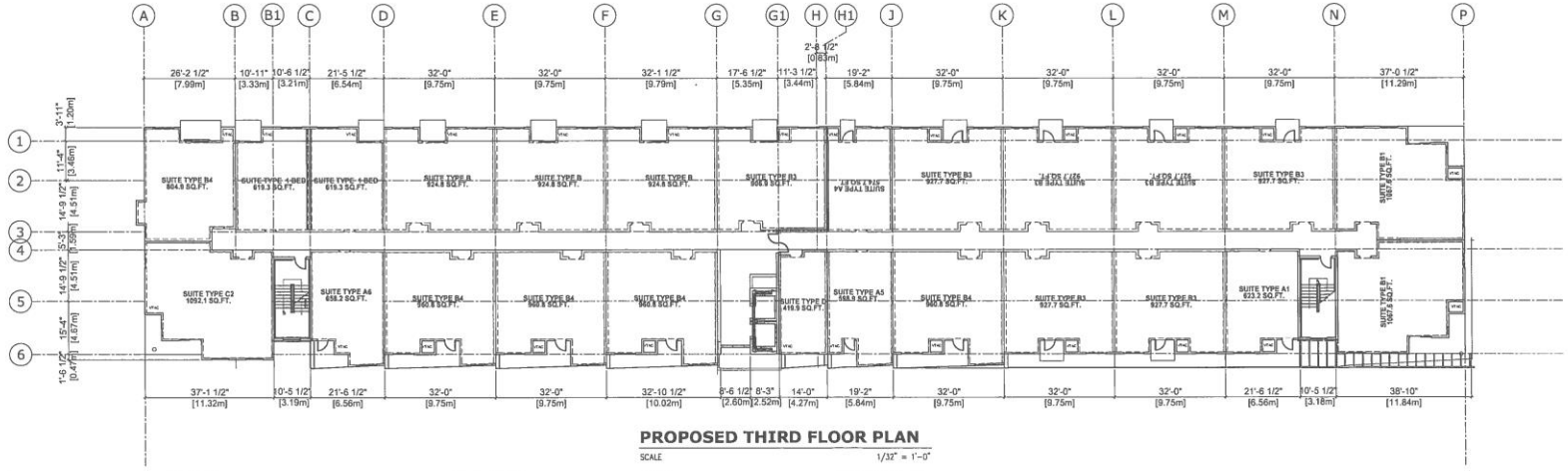
Drawing No.
L 1



PROPOSED SECOND FLOOR PLAN

SCALE 1/32" = 1'-0"

AREA 24,013.6 Sq. Ft.



PROPOSED THIRD FLOOR PLAN

SCALE 1/32" = 1'-0"

AREA 24,219.1 Sq. Ft.

IRONCLAD DEVELOPMENTS INC.
Tel 2 0 4 7 7 7 1 9 7 2 info@icdev.ca

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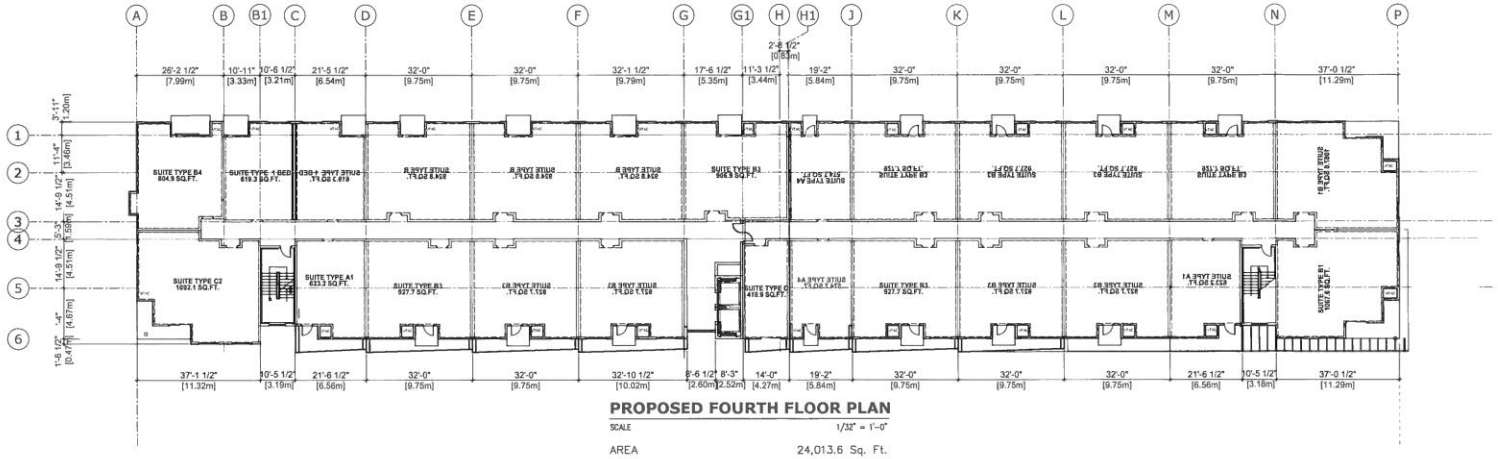
PROJECT
PROPOSED APARTMENT DEVEL.
Good StreetResidential Project
206-48 Good Street, Winnipeg, MB

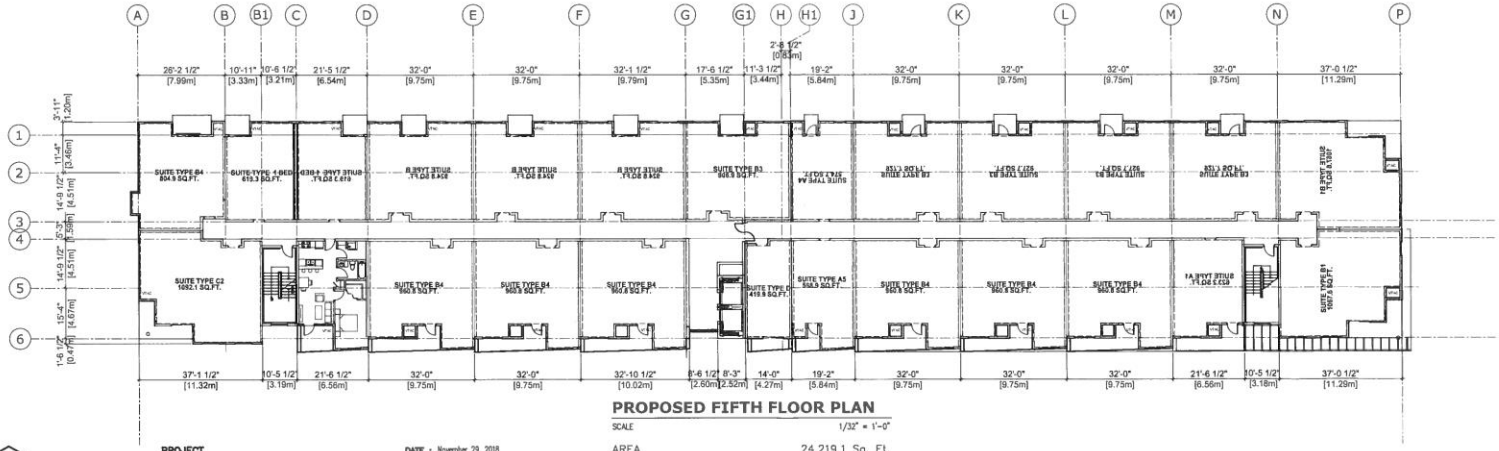
DATE : November 30, 2018
FILE : 1806 – Good Street
SHEET No. **A1.1**



PROPOSED FOURTH FLOOR PLAN

SCALE 1/32" = 1'-0"

AREA 24,013.6 Sq. Ft.



PROPOSED FIFTH FLOOR PLAN

SCALE 1/32" = 1'-0"

AREA 24,219.1 Sq. Ft.

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PROJECT

PROPOSED APARTMENT DEVEL.

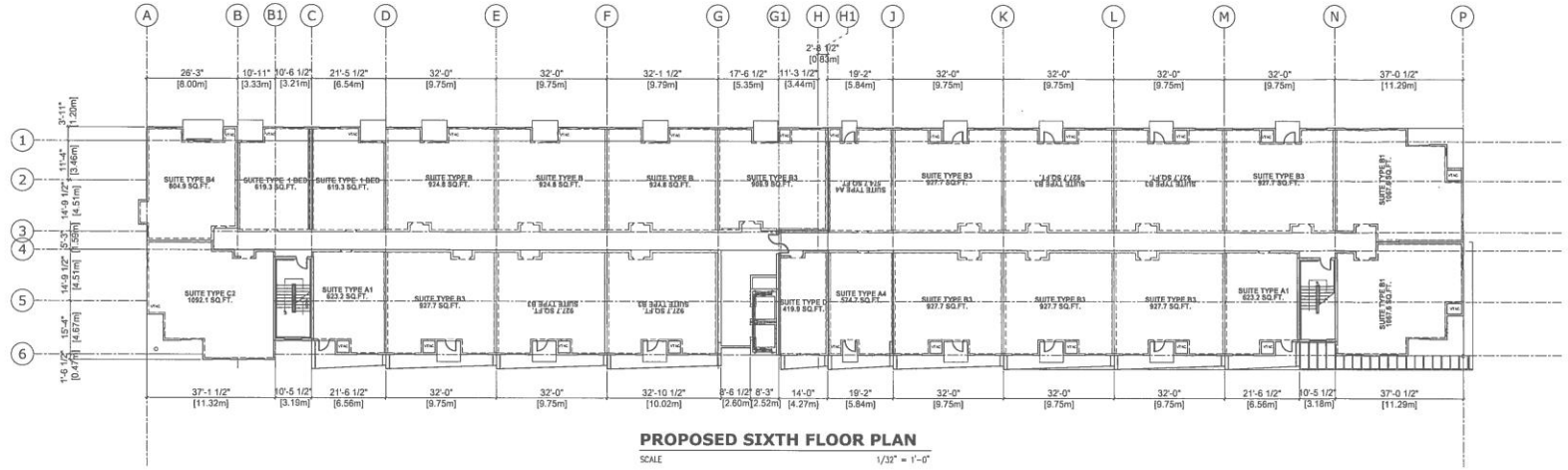
Good Street Residential Project

206-48 Good Street, Winnipeg, MB

DATE : November 29, 2018

FILE : 1806 – Good Street

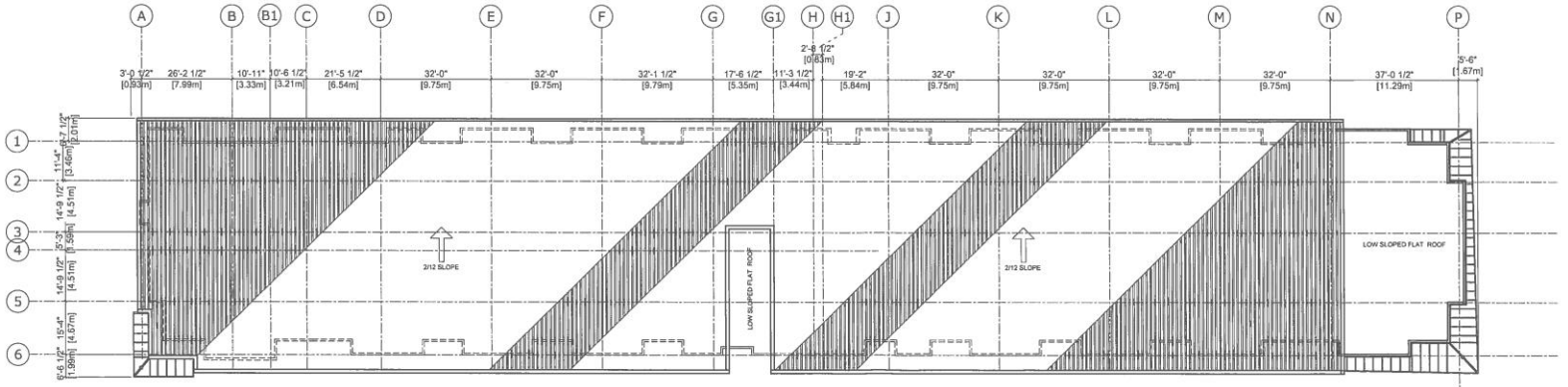
SHEET No. **A1.2**



PROPOSED SIXTH FLOOR PLAN

SCALE 1/32" = 1'-0"

AREA 24,013.6 Sq. Ft.



PROPOSED ROOF PLAN

SCALE 1/32" = 1'-0"

AREA

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PROJECT
PROPOSED APARTMENT DEVEL.
Good StreetResidential Project
206-48 Good Street, Winnipeg, MB

DATE : November 30, 2018
FILE : 1806 - Good Street
SHEET No. **A1.3**



PROPOSED FRONT ELEVATION

SCALE 1/32" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/32" = 1'-0"

LEGEND

- (A) HARDIE PANELS (ARCTIC WHITE)
- (B) STAINED HARDIE PANELS (CEDAR)
- (C) HARDIE PANELS IRON GRAY
- (D) BLACK ALUMINUM RAILING W/ CLEAR TEMPERED GLASS
- (E) PRE-FINISHED METAL ROOF (BLACK)
- (F) PRE-FINISHED ALUMINUM FASCIA AND SOFFITS
- (G) DECK FASCIA HARDIE
- (H) BLACK ALUMINUM PICKET RAILING
- (I) CULTURED STONE
- (J) ACRYLIC STUCCO (CHARCOAL GRAY)
- (K) ACRYLIC STUCCO (BLUE)

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PROJECT
PROPOSED APARTMENT DEVEL.
Good StreetResidential Project
206-48 Good Street, Winnipeg, MB

DATE : November 29, 2018
FILE : 1806 – Good Street
SHEET No. **A2.0**



PROPOSED REAR ELEVATION

SCALE 1/32" = 1'-0"



PROPOSED REAR ELEVATION

SCALE 1/32" = 1'-0"

LEGEND

- (A) HARDIE PANELS (ARCTIC WHITE)
- (B) STAINED HARDIE PANELS (CEDAR)
- (C) HARDIE PANELS IRON GRAY
- (D) BLACK ALUMINUM RAILING W/ CLEAR TEMPERED GLASS
- (E) PRE-FINISHED METAL ROOF (BLACK)
- (F) PRE-FINISHED ALUMINUM FASCIA AND SOFFITS
- (G) DECK FASCIA HARDIE
- (H) BLACK ALUMINUM PICKET RAILING
- (I) CULTURED STONE
- (J) ACRYLIC STUCCO (CHARCOAL GRAY)
- (K) ACRYLIC STUCCO (BLUE)

IRONCLAD DEVELOPMENTS INC.
Tel 2 0 4 7 7 7 1 9 7 2 info@icdev.ca

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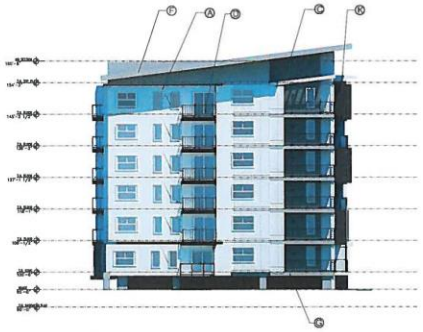
PROJECT
PROPOSED APARTMENT DEVEL.
Good StreetResidential Project
206-48 Good Street, Winnipeg, MB

DATE : November 29, 2018
FILE : 1806 - Good Street
SHEET No. **A2.1**



PROPOSED LEFT SIDE ELEVATION

SCALE 1/32" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE 1/32" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE 1/32" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE 1/32" = 1'-0"

LEGEND

- (A) HARDIE PANELS (ARCTIC WHITE)
- (B) STAINED HARDIE PANELS (CEDAR)
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PROJECT

PROPOSED APARTMENT DEVEL.

Good StreetResidential Project

206-48 Good Street, Winnipeg, MB

DATE : November 29, 2018

FILE : 1806 - Good Street

SHEET No. **A2.2**







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PROJECT

PROPOSED APARTMENT DEVEL.
Good StreetResidential Project
206-48 Good Street, Winnipeg, MB

DATE : November 29, 2018
FILE : 1806 – Good Street
SHEET No. **A3.0**

PERSPECTIVE VIEWS

SCALE









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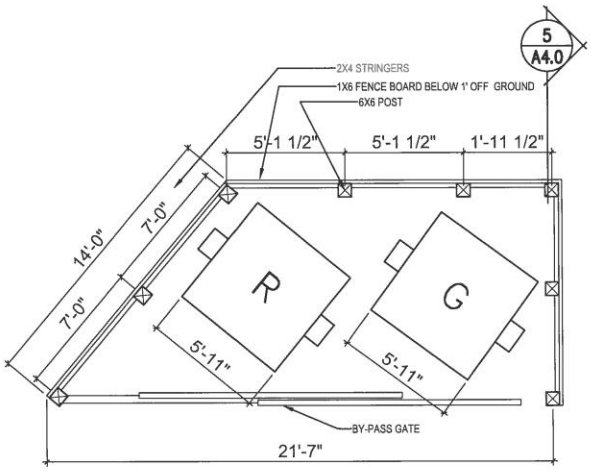
PROJECT

PROPOSED APARTMENT DEVEL.
Good StreetResidential Project
206-48 Good Street, Winnipeg, MB

DATE : November 29, 2018
FILE : 1806 – Good Street
SHEET No. **A3.1**

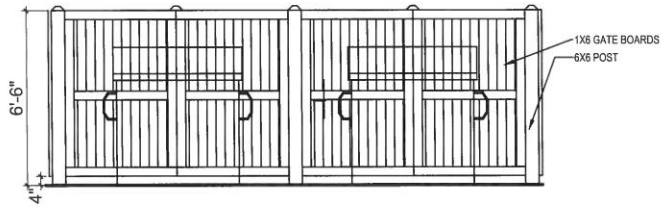
PERSPECTIVE VIEWS

SCALE



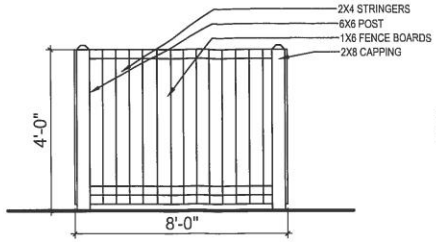
1 A4.0 GARBAGE ENCLOSURE PLAN

SCALE 1/4"=1'-0"



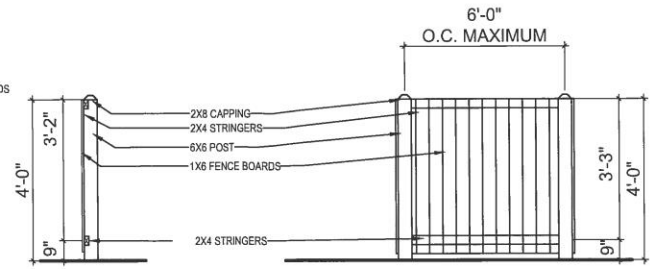
2 A4.0 GARBAGE ENCLOSURE ELEVATION (FRONT)

SCALE 1/4"=1'-0"



3 A4.0 FENCE ELEVATION (SIDE)

SCALE 1/4"=1'-0"



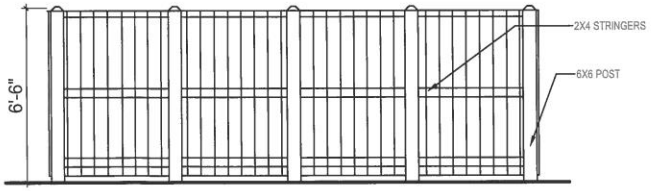
5 A4.0 FENCE/ ENCLOSURE SECTION

SCALE 1/4"=1'-0"

6 A4.0 FENCE ELEVATION

SCALE 1/4"=1'-0"

NOTE: ALL FENCE & GARBAGE ENCLOSURE WOOD TO BE CEDAR-TONE PRESSURE TREATED TO MATCH BUILDING EXTERIOR.



4 A4.0 GARBAGE ENCLOSURE ELEVATION (REAR)

SCALE 1/4"=1'-0"

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Tel 2 0 4 7 7 7 1 9 7 2 info@icdev.ca

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PROJECT
PROPOSED APARTMENT DEVEL.
Goldstream Residential Project
1062 Goldstream Avenue, Victoria, BC

DATE : November 15, 2018
FILE : 1806 – Good Street
SHEET No. A4.0

DEPOSIT No. 1165/18
"ORIGINAL"

PROPOSED PLAN OF SUBDIVISION

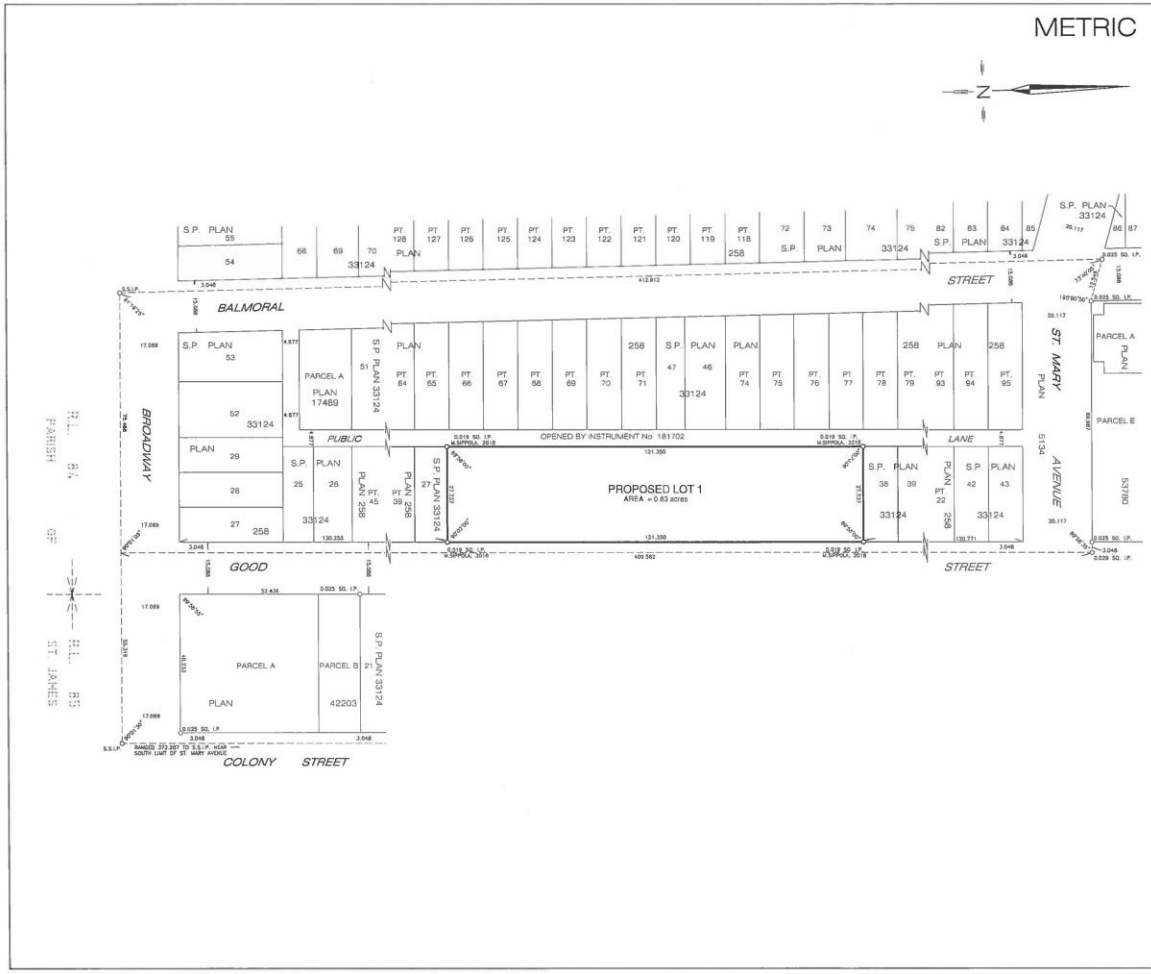
OF PART OF

RIVER LOT 84, PARISH OF ST. JAMES

BEING
LOTS 28 TO 37, BOTH INCLUSIVE, PLAN 33124

CITY OF WINNIPEG
MANITOBA

SCALE 1 : 500



NOTES

ALL DISTANCES ARE IN METRES AND MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.28084.
SURVEY MONUMENTS FOUND ON THE GROUND ARE DESCRIBED AND SHOWN THUS ..... O
LAND AFFECTED BY THIS PLAN IS SHOWN BORDERED THUS .....
ALL PLANS REFERRED TO ARE ON RECORD IN THE WINNIPEG LAND TITLES OFFICE.
THIS PLAN IS MADE IN ACCORDANCE WITH SECTIONAL PLAN No. 28 OF THE SPECIAL SURVEY OF THE CITY OF WINNIPEG.

AFFIDAVIT

I, DANIEL BENOIT JOSEPH GAUTRON, OF THE CITY OF WINNIPEG, MANITOBA LAND SURVEYOR, MAKE OATH AND SAY THAT I DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN, THAT THE SURVEY WAS MADE BETWEEN THE DATES OF APRIL 26TH AND MAY 10TH, 2018, AND THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SWORN TO BEFORE ME AT THE CITY OF WINNIPEG

MANITOBA LAND SURVEYOR

THIS 26TH DAY OF NOVEMBER, 2018

A SURVEYOR AUTHORIZED TO PRACTISE
UNDER "THE LAND SURVEYORS ACT"

FOR CITY OF WINNIPEG USE ONLY

ENTERED AND FILED IN THE
WINNIPEG LAND TITLES OFFICE

THIS ..... DAY OF ....., 20 ...

AS PLAN No. .....

FOR DISTRICT REGISTRAR

REGISTRATION No. .....

THIS APPROVAL IS VALID FOR 12 MONTHS UNLESS REGISTERED.

APPROVED THIS ..... DAY OF ....., 20...

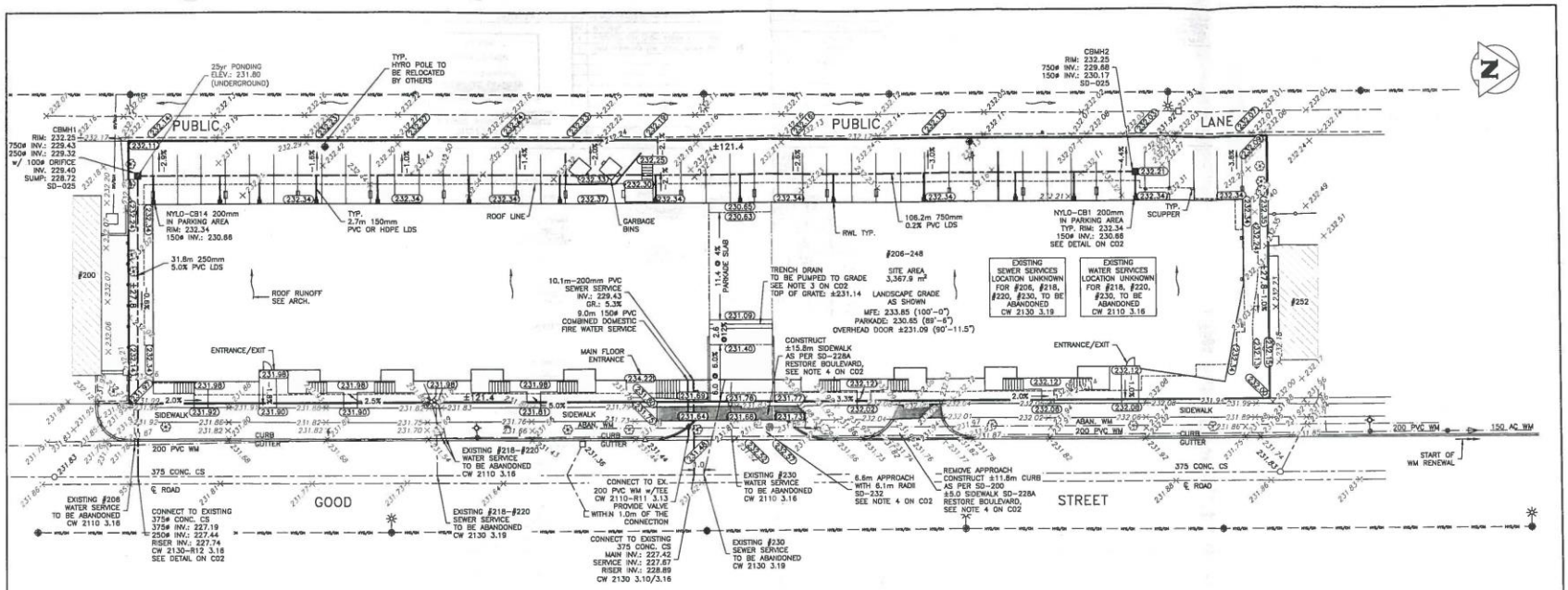
EXAMINER OF SURVEYS

RE-APPROVED THIS ..... DAY OF ....., 20...

EXAMINER OF SURVEYS

BARNES THE & DUNCAN
SURVEYING, ENGINEERING & GEOMATICS
6 DONALD STREET
WINNIPEG, MANITOBA
R3L 0H5

FILE 18-0381
DWG. 18-0381-2 SURVEY
FB 1315.2 BD
HT



NOTES:

1. General Notes

All distances are in metres and may be converted to feet by multiplying by 3.28084.

All plans referred to are of record in the Winnipeg Land Titles Office.

All construction and testing shall be done in accordance with City of Winnipeg By-Laws and Construction Standards.

Contractor shall verify and be responsible for all dimensions and grades, any errors and/or omissions must be reported to an Engineer at Barnes & Duncan. Any claims resulting from the Contractor's failure to do so shall be at the Contractor's expense.

Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.

See page C02 for Project notes, details, storm calculations, water estimations, and sewer estimations.

WARNING

IF POWER EQUIPMENT OR EXPLOSIVES ARE TO BE USED FOR EXCAVATION ON THIS PROJECT THE CONTRACTOR MUST:

1) NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION.
2) TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS. SEE PROVINCIAL REGULATION 140/92 FOR DETAILS

METRIC
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

APEGM Certificate of Authorization
Barnes & Duncan
No. 3726

LOCATION APPROVED
UNDERGROUND STRUCTURES

SUPV. U/G STRUCTURES COMMITTEE — DATE

NOTE:
LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE. WE DO NO GUARANTEE IS OMEN THAT ALL CUSTOMS UTILITIES ARE SHOWN OR THAT THE SHOWN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEDING WITH CONSTRUCTION.

	PROPERTY BOUNDARY		150 WM	WATERMAIN	150 WM	150 WM	WATERMAIN	150 WM	B.M. 37-015	F.B. 1315-2/7				
	SUPPORTING BOUNDARIES			HYDRANT			HYDRANT		ELEV. 232.003					
	CENTERLINE ROAD			VALVE			VALVE							
	DRAINAGE/DITCH		600 LDS	LAND DRAINAGE SEWER	600 LDS	600 LDS	LAND DRAINAGE SEWER	600 LDS						
GAS	GAS	GAS	300 WWS	WASTEWATER SEWER	300 WWS	300 WWS	WASTEWATER SEWER	300 WWS						
HYDRO	HYDRO	HYDRO		MANHOLE			GROUND							
MTS	MTS	MTS		CATCH BASIN			CENTERLINE ROAD							
CULVERT	CULVERT	CULVERT		CURB INLET			EDGE OF ROAD & GUTTER							
× 232.20	ELEVATION	232.20		CURB STOP			BOTTOM OF DITCH							
× 232.20	DITCH/SWALE ELEVATION	232.20		PLUG			TOP OF DITCH		B	100% SUBMITTED FOR CLIENT REVIEW AND COORDINATION	22/11/18	SKS	BC	
	PROPOSED GRADING SLOPE	0.5%		HYDRO POLE AND ANCHOR					A	SUBMITTED FOR CLIENT REVIEW AND COORDINATION	26/10/18	SKS	BC	
EXISTING	LEGEND-PLAN	PROPOSED	EXISTING	LEGEND-PLAN	PROPOSED	EXISTING	LEGEND-PROFILE	PROPOSED	NO.	REVISIONS	D/M/Y	BY	1st	2nd

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BARNES & DUNCAN
SURVEYING, ENGINEERING & GEOMATICS
6 Donald Street
Winnipeg, Manitoba
R3L 0K6

DESIGNED SKS	FIRST REVIEW BC
DRAWN SKS	SECOND REVIEW
HOR. SCALE (24x36") 1:200	PROJECT NUMBER 18-0381
DATE DRAWN OCT. 29, 2018	DATE OF SURVEY APR. 26, 2018 & MAY 10, 2018

ENGINEER'S SEAL

CAD FILE DRAWING NAME 18-0381 208-248 GOOD STREET CIVIL PLAN (REVB)

Winnipeg

CITY OF WINNIPEG

LOT GRADE DESIGN AND SERVICE PLAN

IRONCLAD DEVELOPMENTS INC.
LOTS 28/37 PLAN 33124
206-248 GOOD STREET
WINNIPEG, MB

C01

SHEET 1 OF 2

CITY DRAWING NUMBER

Jan 23, 2019 - 2:53pm
C:\WORK PROJECTS\MD 2018\0300 - 0399\18-0381\3-DWG\1-LDD LSP\CAD\18-0381 208-248 Good Street Civil Plan (RevB).dwg

STORMWATER RUNOFF CALCULATIONS

The analysis of runoff flows were calculated using the rational method in accordance with the MacLaren Manual (1974).

Rainfall intensities were calculated based on a 10 minute tc according to the values in the table below.

Return Period (Years)	A	B	C	Peak intensities were based on a time of concentration, tc of 10 minutes $I=A/(t_c+B)^C$ (mm/hr)
5	1198.9	8	0.826	109.5
25	1841.5	9	0.842	154.3

The area of the lot is 3,367.9m² (0.832 ac.).

PRE-DEVELOPMENT RUNOFF CALCULATION:

Allowable runoff coefficient, C is 0.6. The pre development runoff was calculated based on a 5 year storm event with an intensity, I = 109.5 mm/hr. (tc = 10 min)

$Q_{pre} = C*I*A*[mm/hr*ha] = 61.5$ L/s

POST-DEVELOPMENT RUNOFF CALCULATIONS

AREAS AND RUNOFF COEFFICIENTS: (REFER TO RUNOFF AREAS SKETCH ON C02)

Surface Types	Runoff Coefficient	Area (m²) SC-01 Direct	SC-02 Parking Controlled	Total
Asphalt/Concrete	0.90	611.8	0	611.8
Building Roof	0.90	0	2548	2548.0
Grass	0.10	208.1	0	208.1
Total		819.9	2548.0	3367.9
	Weighted C	0.70	0.90	0.85

The weighted runoff coefficient for the developed site is 0.85.
The post development runoff was calculated based on a 25 year storm event with an intensity, I = 154.3 mm/hr. (tc = 10 min)

$Q_{post} = C*I*A*[mm/hr*ha] = 122.8$ L/s

RUNOFF CALCULATIONS:

Runoff Area (A)	Runoff Coefficient (C)	Rainfall Intensity (I, mm/hr)	Area (A, m²)	Runoff Flow $Q=C*I*A*[m/s]$ (L/s)
SC-01 Direct	0.70	154.3	819.9	24.6
SC-02 Parking Controlled	0.90	154.3	2548.0	88.3

The runoff from SC-02 is controlled with an orifice pipe located in CBMH1. The expected outflow through the orifice pipe is calculated below.

Orifice Equation: $Q=C*A(2gh)^{0.5}$

Where: Q = Flow (L/s) C = 0.6 h = Hydraulic Head (m)
g = 9.81 (m/s²) A = Orifice Cross-Sectional Area (m²)

Restrictor Orifice Location	Center of Orifice	25-year ponding elev.	Head (m)	Restrictor Pipe Diameter (mm)	Flow Through Orifice (L/s)
CBMH1	229.45	231.80	2.35	100	32.0

$Q_{post} = Q_{pre} + Q_{pre} + Q_{controlled} = 24.6 + 4.3 + 32.0 = 60.9$ L/s

Allowable Runoff (5yr): 61.5 L/s
Post Development Peak Flow (25yr): 60.9 L/s

STORAGE CALCULATIONS

STORAGE CALCULATIONS:

Storm water storage requirements for the proposed development were calculated using the Isochrone Method

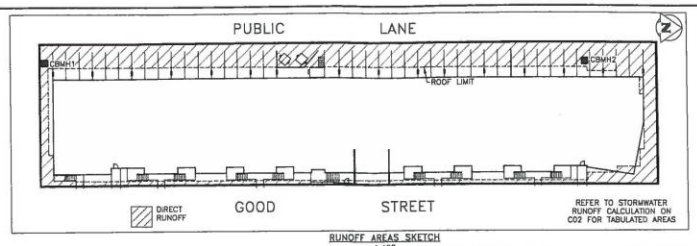
Total Impervious Area: 3,159.8 sq.m (0.781 ac)
Total Pervious Area: 208.1 sq.m (0.051 ac)
Total Area: 3,367.9 sq.m (0.832 ac)

Allowable Runoff: 61.5 L/s (2.15 cfs)
Required Storage: 49 cu.m (1,741 cu.ft)

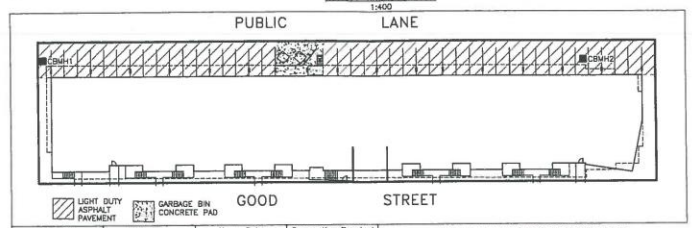
CB Storage: 8.0 cu.m (based on 1500ø)
Pipe Storage: 46.9 cu.m (750ø)

25yr Site Storage: 54.9 cu.m

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION



RUNOFF AREAS SKETCH
1:400



Material	Light Duty	Heavy Duty	Compaction Required
Asphalt	75 mm	75 mm	98% Marshall
Base Course	150 mm	300 mm	98% Proctor
Subbase	375 mm	475 mm	98% Proctor
Total Thickness	415 mm	450 mm	NA

Material Sections from Silvestre S. Urbano P.Eng. Geotechnical Report Sept. 26, 2018 File# 18 106 00 SU

LIGHT DUTY ASPHALT PAVEMENT AREAS
1:400

WATER DEMAND ESTIMATION:

Average Day Water Demand (ADD) = Daily average water demand per building
ADD = 145 residential * 2.3people/unit * 225L/capita/day + 10%
ADD = 82,541 L/day (0.96 L/sec)

Maximum Day Water Demand (MDD) = ADD * 1.6
MDD = 132,066 L/day (1.53 L/sec)

Peak Hour Water Demand (PHD) = ADD * 2.5
PWWF = 206,353 L/day (2.39 L/sec)

150mm water service line for fire suppression and domestic consumption.

WASTEWATER FLOW ESTIMATION:

Average Dry Weather Flow
ADWF = Daily average wastewater flows
ADWF = 145units * 2.3people/unit * 270L/capota/day
ADWF = 90,045 L/day (1.04 L/sec)

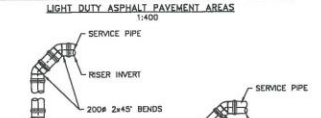
Peak Dry Weather Flow
PDWF = ADWF * peaking factor

Peaking factor = $1+\frac{14}{(4+\sqrt{\frac{Population}{1000}})}$ = 4.1

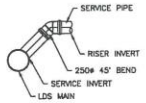
PDWF = 369,184 L/day (4.27 L/sec)

Peak Wet Weather Flow
PWWF = PDWF + extraneous factors

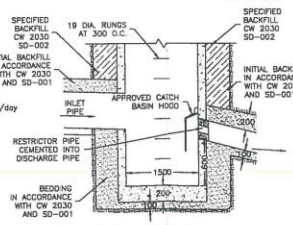
PWWF = 369,184 L/day (4.27 L/sec)



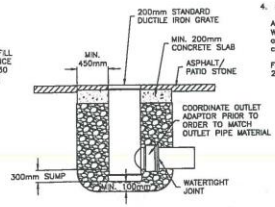
SEWER SERVICE CONNECTION
NOT TO SCALE



LDS SERVICE CONNECTION
NOT TO SCALE



CB WITH RESTRICTOR PIPE OUTLET C/W SD-025B
NOT TO SCALE



NON-TRAFFIC NYLOPLAST BASIN IN ASPHALT
NOT TO SCALE

NOTES:

1. General Notes

All distances are in metres and may be converted to feet by multiplying by 3.28084.

All plans referred to are of record in the Winnipeg Land Titles Office.

All construction and testing shall be done in accordance with City of Winnipeg By-Laws and Construction Standards.

Location of underground structures as shown are based on the best information available but no guarantee is given that all existing utilities are shown or that the given locations are exact. Confirmation of existence and exact location of all services must be obtained from the individual utilities before proceeding with construction.

Contractor shall verify and be responsible for all dimensions and grades, any errors and/or omissions must be reported to an Engineer at Barnes & Duncan. Any claims resulting from the Contractor's failure to do so shall be at the Contractor's expense.

Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.

2. Lot Grade Design

Building landscape grade(s) and all related lot grade elevations are to be set by a qualified and experienced surveyor, in accordance with the City of Winnipeg Lot Grading By-Law No. 7254/98 6(2).

Walkways/sidewalks to have a 2% to 4% cross slope. CW 3325-R5 and SD-228A/SD-228B.

Downspouts extensions, sump discharge(s) pipes and the ramp trench drain discharge are to be located such that positive drainage away from the building is achieved and shall not be located nor directed so as to cause discharge water to drain onto adjacent property or directly onto the streets.

3. Lot Service Plan

All water service pipe and sewer service pipe connections for this project shall be completed in accordance with the City of Winnipeg Standard Construction Specifications Underground Works.

Water service pipe and fire hydrant installation to be in accordance with CW 2110-R11 and with the Approved Products for Underground Use in the City of Winnipeg.

Water pressure testing and chlorination testing shall be conducted in accordance with CW 2125 and prior to new services being turned on. Results shall be submitted to the City of Winnipeg Water and Waste Department Customer Technical Services Branch and to Barnes & Duncan.

150mm fire/domestic water service pipe shall be in accordance with City of Winnipeg Standard No. AT-4.1.1.10, shall conform to the requirements of AWWA C900-89, and shall have a dimension ratio (DR) of 18 or better.

Install water service pipe and provide for water meter installation as per SD-027 of the City of Winnipeg Standard Construction Specifications. Applicant/Owner to confirm water meter location with watermeter@winnipeg.ca prior to install of water service pipe.

200mm sewer service pipe shall be in accordance with CAN/CSA B182.2 and ASTM D 3034, SDR 35. Install sewer service pipe at a longitudinal slope not less than the slopes shown on C01.

750/250/150mm land drainage pipe shall be in accordance with CAN/CSA B182.2 and ASTM D 3034, SDR 35 or approved equivalent. Pipe shall be installed at the grades shown on the drawing with Class B bedding and Class 2 backfill. Use Class 4 below landscape areas.

CBMHs to be precast concrete 1500ø manholes as per SD-025 with grated covers and 600mm sump pits.

NYLO-CB to Nyloplast Drain Basin by ADS Canada. All NYLO-CB are to have a 300mm sump. Watertight end adaptors to be suited for inlet/outlet pipe material. Install and maintain basins per manufacturer recommendations. Allow for 10 business days for delivery of basins.
NYLO-CB1/14 in parking area to be 200mm 2808AG7, with standard round grate.

Trench drain is Watts Dead Level6 D/P Pre-Sloped Trench Drain System or approved equivalent.

Sewer service pipe, land drainage sewer pipe and catch basins materials and installations to be in accordance with CW 2130-R12 and with the Approved Products for Underground Use in the City of Winnipeg.

Confirm pile locations prior to service pipe installations. Provide proper clearance from the service pipes to the piles for sufficient access and maintenance. Underground service contractor to provide minimum clearance of 1.0m from the service pipes to the outside diameter of the piles.

Elevators, if mechanical are to have grit containment and oil separation before tying into WWS.

Size, location and configuration of drainage safety features must be constructed in accordance with the City of Winnipeg Culvert, and Drainage Inlet/Outlet Safety Guidelines.

4. Road and Boulevard Restoration

All street cuts and restoration shall be made in accordance with streets By-Law No. 1481/77, the City of Winnipeg Street Cuts Manual, and the City of Winnipeg Standard Construction Specifications. Per CW 2110 3.27 and CW 2130 3.28, reconstruct boulevard area, including boulevard, curb, sidewalk and shoulder, in its original condition to match adjoining boulevard area.

For information related to commercial approaches contact the City of Winnipeg private approach technician 204-986-5236.

WARNING

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1) NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION.
2) TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS. SEE PROVINCIAL REGULATION 145/92 FOR DETAILS

LOCATION APPROVED
UNDERGROUND STRUCTURES

SUPV. U/G STRUCTURES COMMITTEE — DATE

NOTE:
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	PROPERTY BOUNDARY		150 WM	WATERMAIN	150 WM
	SUPPORTING BOUNDARIES			HYDRANT	
	CENTERLINE ROAD			VALVE	
	DRAINAGE/DITCH		600 LDS	LAND DRAINAGE SEWER	600 LDS
GAS	GAS		300 WWS	WASTEWATER SEWER	300 WWS
HYDRO	HYDRO			MANHOLE	
MTS	MTS			CATCH BASIN	
CULVERT	CULVERT			CURB INLET	
× 232.20	ELEVATION	232.20		CURB STOP	
× 232.20	DITCH/SWALE ELEVATION	232.20		PLUG	
	PROPOSED GRADING SLOPE	-0.5%		HYDRO POLE AND ANCHOR	
EXISTING	LEGEND-PLAN	PROPOSED	EXISTING	LEGEND-PLAN	PROPOSED

METRIC
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

PEGM Certificate of Authorization
Barnes & Duncan
No. 3726

B.M. 37-018
ELEV. 232.003

F.B. 1315-2/7

NO.	REVISIONS	D/M/Y	BY	1st	2nd
B	100% SUBMITTED FOR CLIENT REVIEW AND COORDINATION	22/11/18	SKS	BC	
A	SUBMITTED FOR CLIENT REVIEW AND COORDINATION	26/10/18	SKS	BC	

BARNES 1966 &DUNCAN
SURVEYING, ENGINEERING & GEOMATICS
8 Donald Street
Winnipeg, Manitoba
R3L 0K6

DESIGNED	SKS
DRAWN	SKS
HOR. SCALE (24x36")	1:200
DATE DRAWN	OCT. 29, 2018
FIRST REVIEW	BC
SECOND REVIEW	
PROJECT NUMBER	18-0381
DATE OF SURVEY	APR. 26, 2018 & MAY 10, 2018
CAD FILE DRAWING NAME	18-0381 206-248 GOOD STREET CIVIL PLAN (REVB)

ENGINEER'S SEAL

Winnipeg

CITY OF WINNIPEG

STORMWATER CALCULATIONS AND NOTES

IRONCLAD DEVELOPMENTS INC.
LOTS 28/37 PLAN 33124
206-248 GOOD STREET
WINNIPEG, MB

C02

SHEET 2 OF 2

CITY DRAWING NUMBER

Nov 22, 2018 - 3:03pm
O:\WORK PROJECTS\18-0381\3-DWGS\1-LDD\ LSP\C02\18-0381 206-248 Good Street Civil Plan (Rev0).dwg

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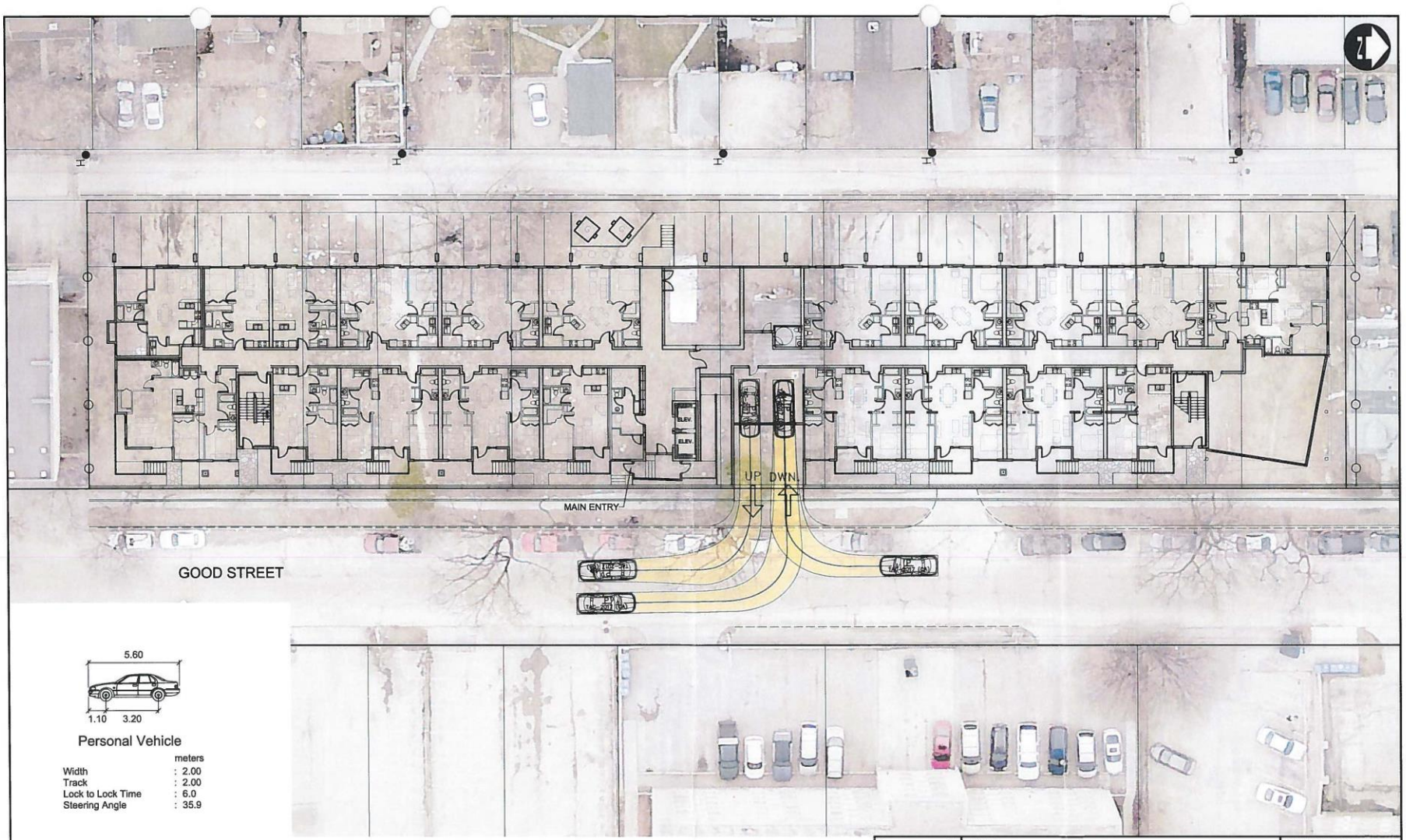
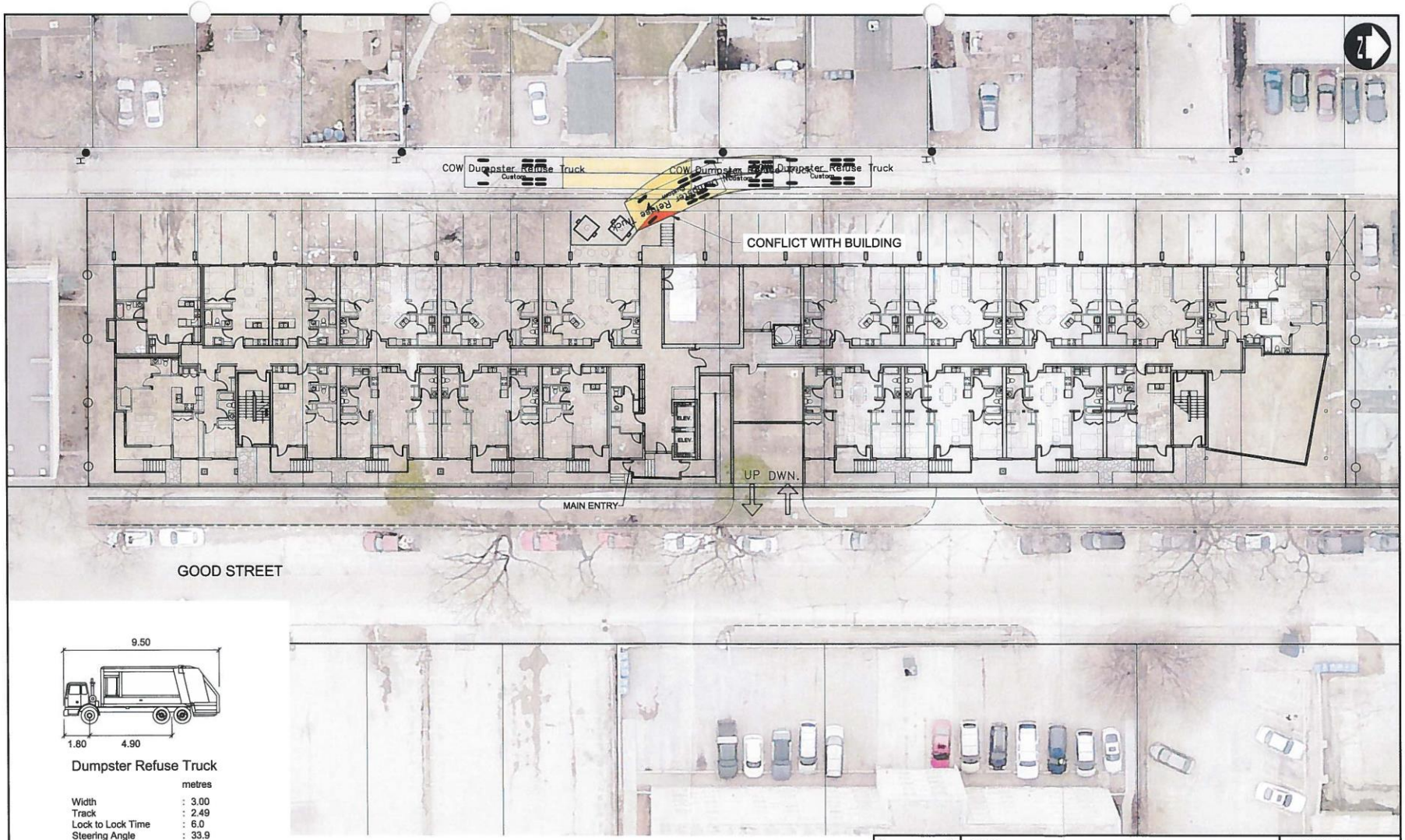

UP
DWN
MAIN ENTRY
GOOD STREET
5.60
1.10
3.20
Personal Vehicle
meters
Width : 2.00
Track : 2.00
Lock to Lock Time : 6.0
Steering Angle : 35.9
DILLON CONSULTING
SCALE NTS
TITLE
206 GOOD STREET
ENTRY TO UNDERGROUND PARKING LOT
TURN MOVEMENTS
DRAWING NO.
FIGURE 1
G:\CAD_Holding #\Good Street Infill\AutoTurn-Tests.dwg



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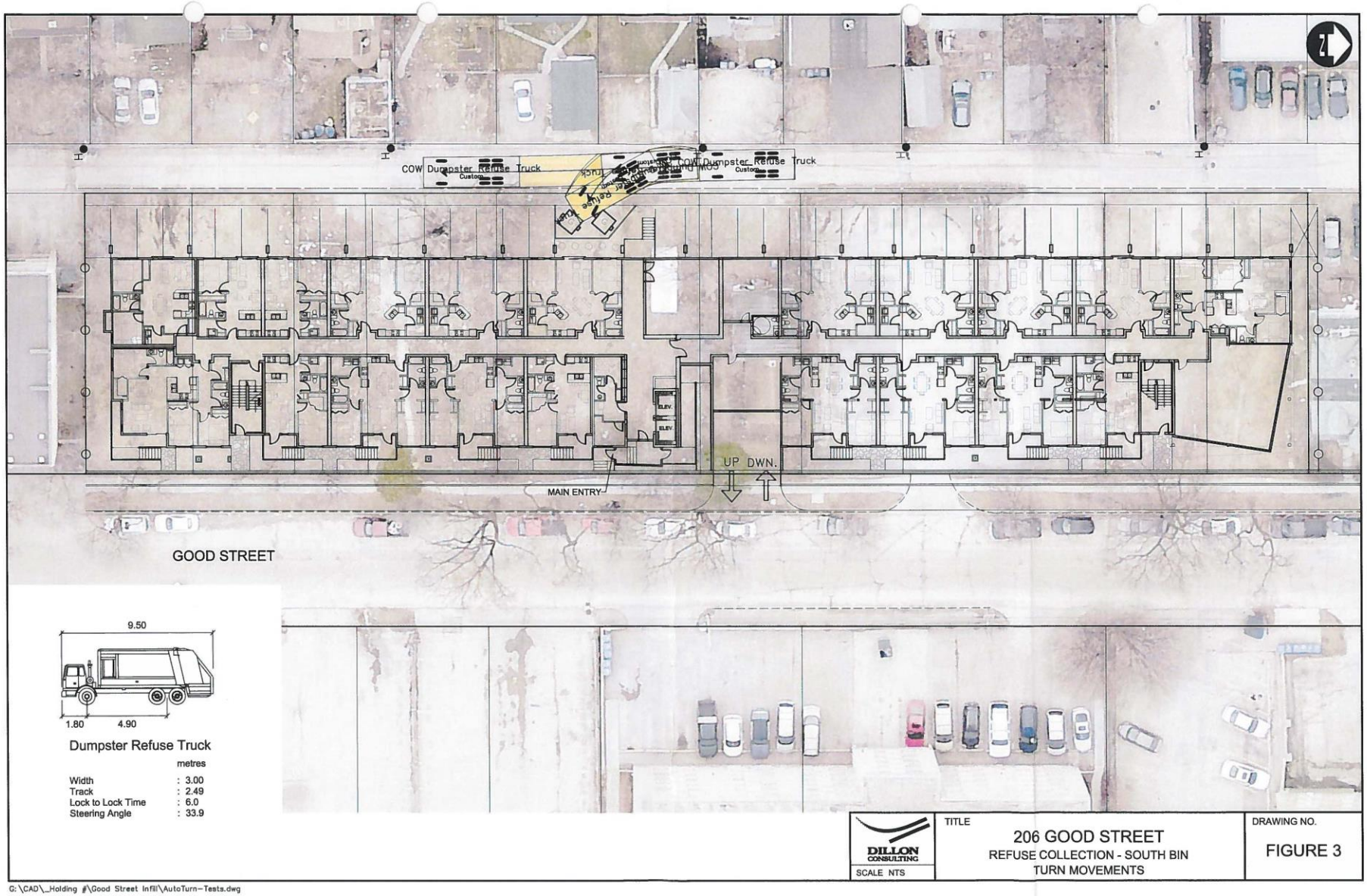
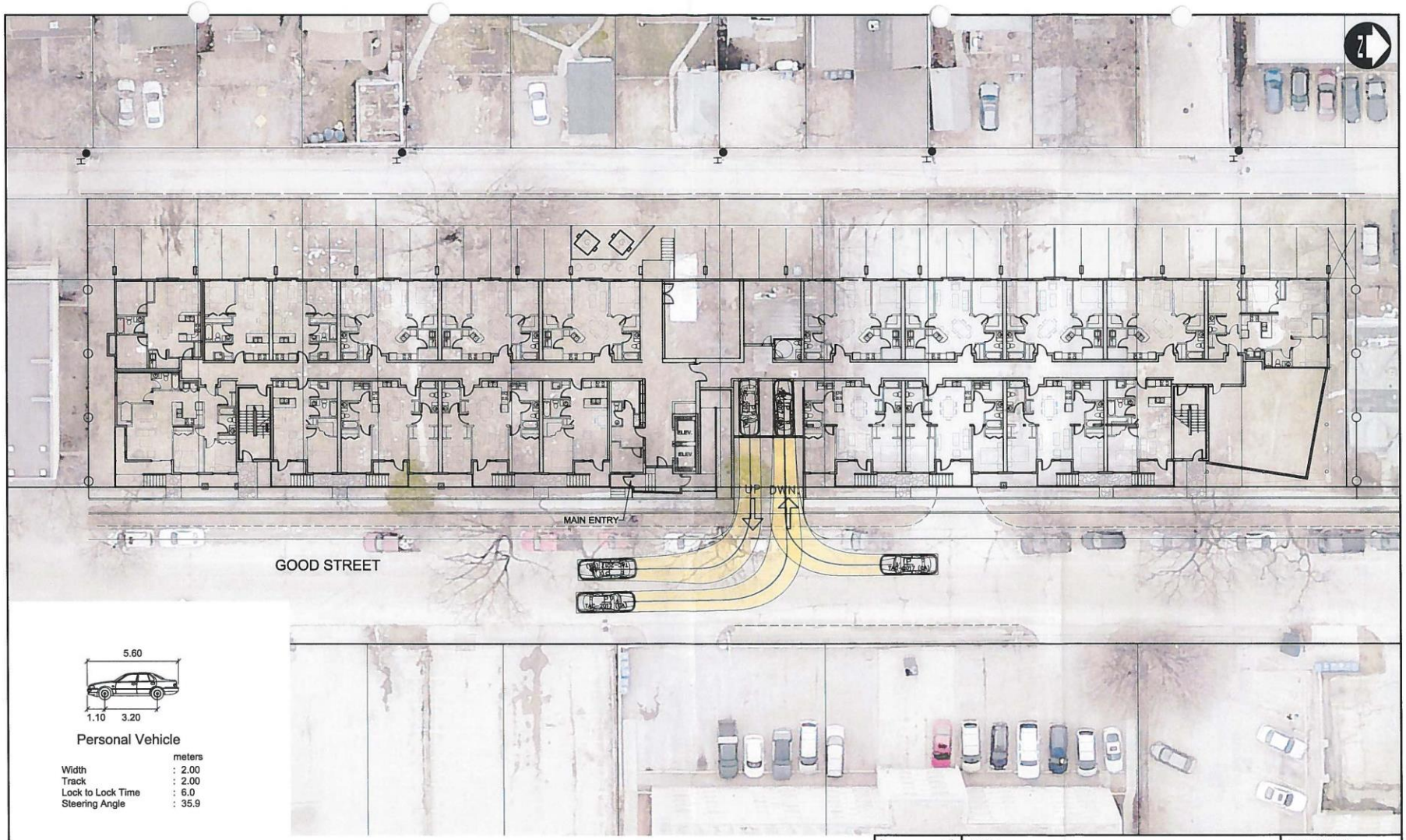

COW Dumpster Refuse Truck
COW Dumpster Refuse Truck
UP DWN.
MAIN ENTRY
GOOD STREET
9.50
1.80
4.90
Dumpster Refuse Truck
metres
Width : 3.00
Track : 2.49
Lock to Lock Time : 6.0
Steering Angle : 33.9
DILLON CONSULTING
SCALE NTS
TITLE
206 GOOD STREET
REFUSE COLLECTION - SOUTH BIN
TURN MOVEMENTS
DRAWING NO.
FIGURE 3
G:\CAD_Holding #\Good Street Infill\AutoTurn-Tests.dwg



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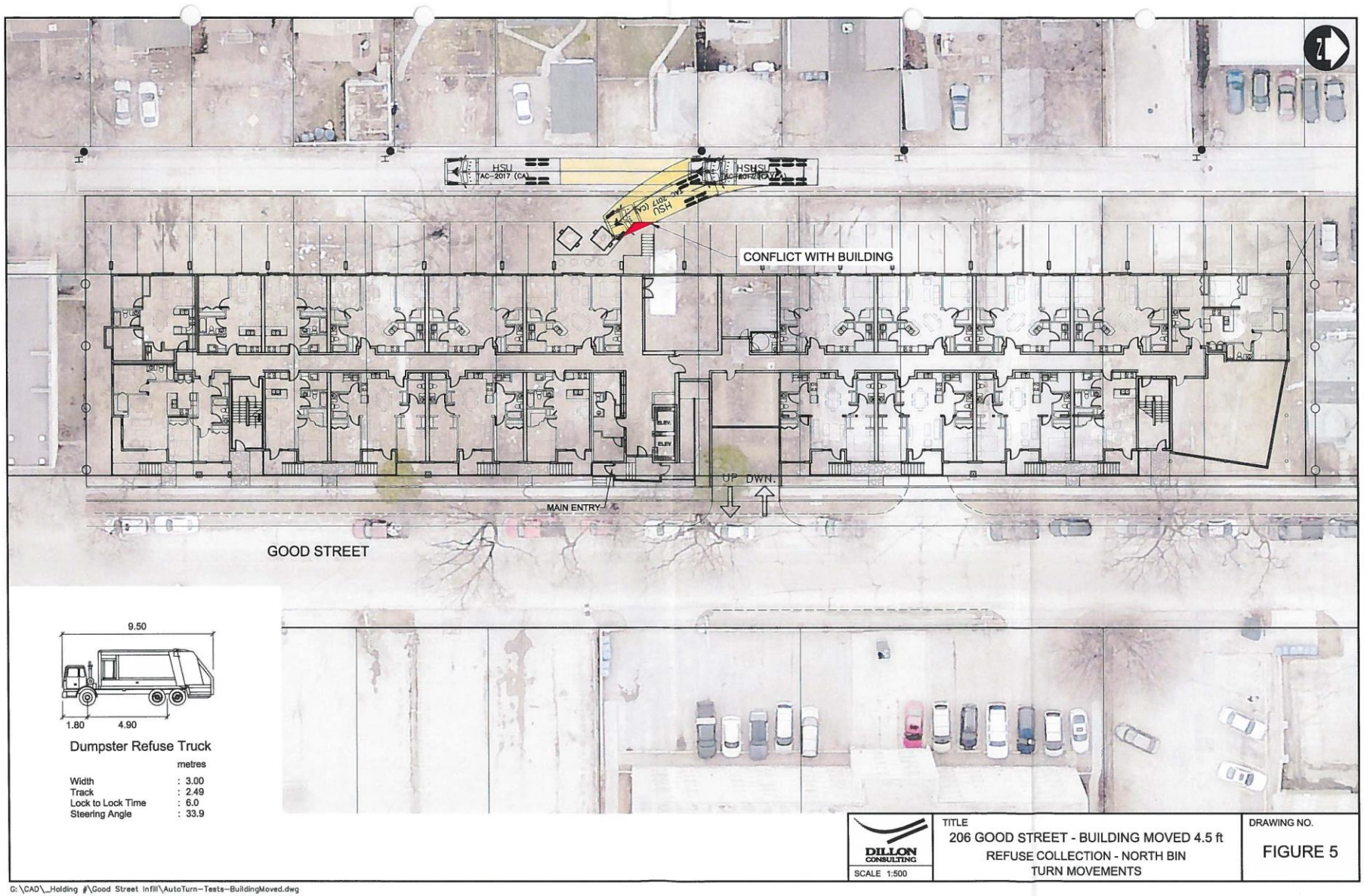

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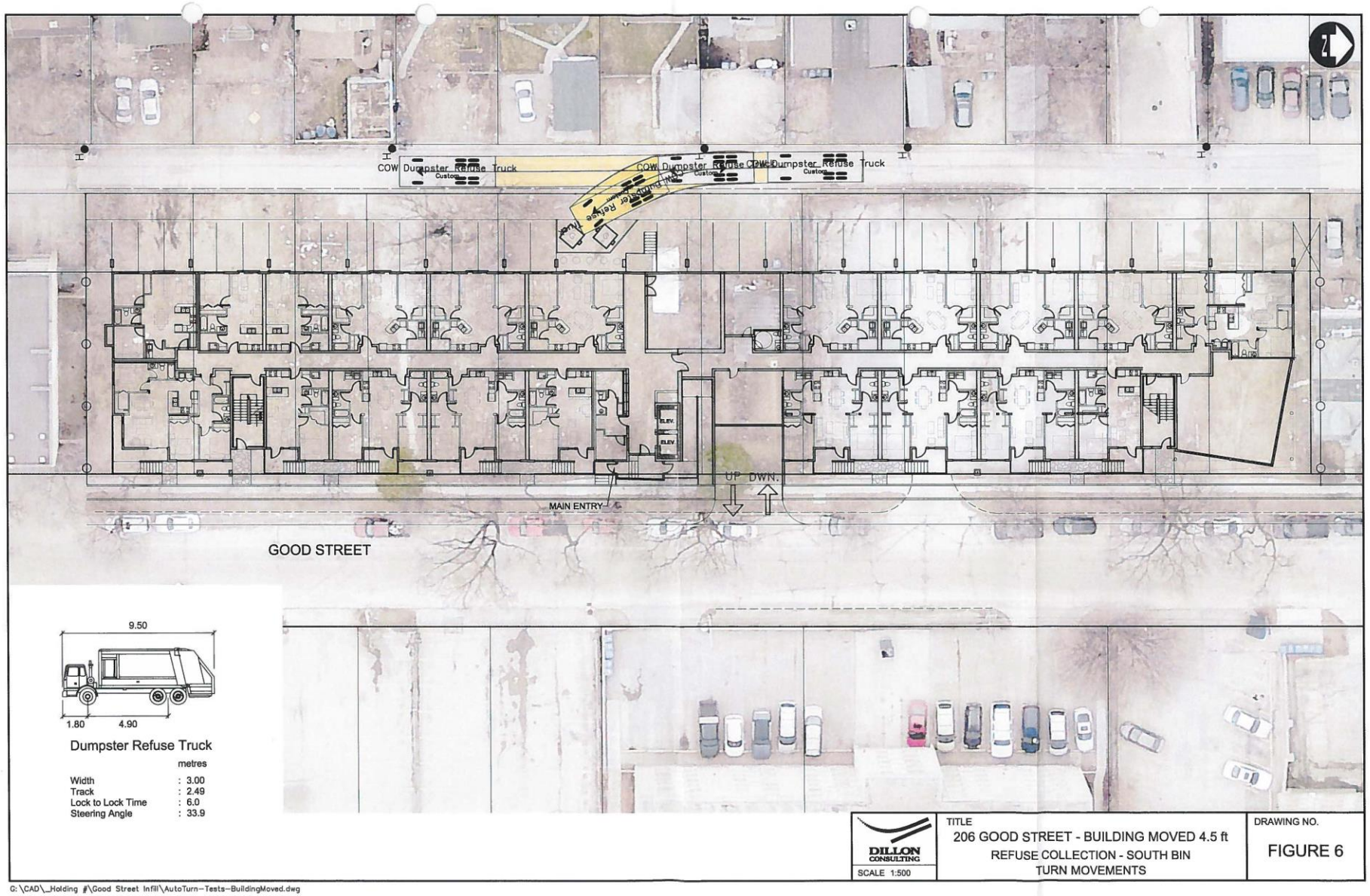

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