Agenda – Executive Policy Committee – October 15, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

Item No. 11 Subdivision and Rezoning – 261 Benn Avenue, 2756-2772 Main Street (North Kildonan Ward)
File DASZ 25/2019 [c/r DAV 142084/2019D]

STANDING COMMITTEE RECOMMENDATION:

On September 30, 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 following to Council:

1. That the subdivision under Development Application No. DASZ 25/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 6, 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 be required to 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 July 17, 2019 and attached as Schedule "B" to this report, with the following amendments:

        i. Amend Condition 9. A., by deleting the words "and pay the full cost to convert any existing overhead services within the Planned Area"

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 6, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That the owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. driveways;
            d. garbage enclosures;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

e. in-ground garbage and recycling containers;
f. fencing;
g. landscaping; and
h. 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.

ii. That the maximum number of dwelling units shall be 157.

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").

4. 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, 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.

5. 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 25/2019, as determined by the City's Director of Planning, Property and Development.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

6. 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.

7. 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.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. 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.

10. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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.

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

13. That the variance order under File DAV 19-142084D 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 25/2019.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 30, 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 to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 1.A, delete the period after "Schedule "B" of this report", and replace with the following:

  ", with the following amendments:

  i. Amend Condition 9. A., by deleting the words "and pay the full cost to convert any existing overhead services within the Planned Area"

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

PUBLIC HEARING SUMMARY

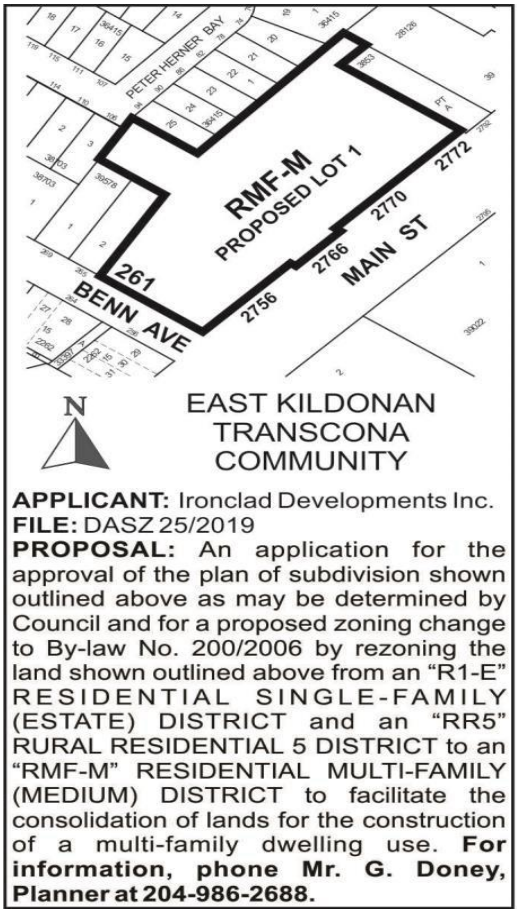
File: DASZ 25/2019

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

Public Hearing: September 17, 2019
Council Building, 510 Main Street

Applicant: Ironclad Developments
(Breanne Jack)

Subject:



Premises Affected: 261 Benn Avenue, 2756-2772 Main Street

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

Prepared by: Leah Cowan, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: September 20, 2019

Community Committee Recommendation:

On September 17, 2019, the East Kildonan-Transcona 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 25/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 6, 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 be required to 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 July 17, 2019 and attached as Schedule "B" to this report~~.~~ ***, with the following amendments:***

        i. Amend Condition 9. A., by deleting the words "and pay the full cost to convert any existing overhead services within the Planned Area"

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 6, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That the owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. driveways;
            d. garbage enclosures;
            e. in-ground garbage and recycling containers;
            f. fencing;
            g. landscaping; and
            h. 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.

ii. That the maximum number of dwelling units shall be 157.

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").

4. 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, 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.

5. 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 25/2019, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. 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.

10. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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.

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

13. That the variance order under File DAV 19-142084D 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 25/2019.

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

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

1. This is certainly challenging. The City's master plan talks about our major corridors; things like McPhillips, Henderson Highway, Main Street, Regent Avenue, Pembina Highway. These are areas of higher density commercial, multi-family, corridors where this type of development is very much supported. I recognize that this is a significant change to the character of the neighbourhood. This is a change to the character of the neighbourhood. Neighbourhoods are always in change. We've heard for example, we heard from one lady who was on the street before Peter Herner existed. Adding on the new bay behind her was a change to the neighbourhood for her. And these neighbourhoods will continue to change and evolve.

2. In my mind, one of the biggest litmus tests for any development is, is this going to dramatically impact the value of your home? For most people, definitely myself and my wife, our home is our most valuable asset. If I believed this would have a detrimental, a major detrimental effect to the value of people's homes, I would be pausing and looking to say "hey this isn't appropriate here". Will it be a change, will you necessarily feel the same about your neighbourhood because of this? Not necessarily, but I don't think you're going to lose your nest egg, and your most valuable asset in any meaningful way. That's what I think is very important here.

3. Again, in terms of traffic, I do believe the majority of the traffic is going to go to Main Street. There will be some instances where people may want to use Fernbank lights but I do believe the majority of the traffic, in the a.m. rush hour people are going to go to work going, whether they're going out to Transcona or to downtown or wherever, they're going to be going in towards the city. You're making a right had turn onto Main Street. You're not going across Main Street to make that left hand turn. So the majority of the outbound traffic in the morning is going to use that. And when you're coming back into this building at the end of the day, you'd be going northbound on Main Street and make a left across traffic, which is a safer move than having to do the other movement. So I do believe that the majority of the traffic will not be going through the rest of the residential neighbourhood.

4. I do recognize that just looking on, familiar with the street, Benn does seem to be perhaps even a little on the narrow side for a rural cross-section road with a chip-top surface. I will look with Public Works to see if there's any opportunity to, the next time that it's being redone with chip-seal, to perhaps make sure it's to the full width of a proper rural cross-section road which Benn currently is described as. There is of course, still the opportunity if residents want to come together and do a local improvement, there is the opportunity to upgrade Benn to a concrete roadway, and add things like sidewalks and ornamental street lighting, the other type of street lighting. That is still an opportunity that if there's residents that are interested in that, myself, my office is certainly willing to work with you on that.

5. I will be asking for the Public Works Department to stay on top of the construction management. Without a doubt, I mean, there will be a period where various types of piles will be put in, but again we do have restrictions on the hours they can operate, we will be making sure that access and staging is not primarily on the residential streets. Access of course, from Benn, but not staged there for any great lengths of time.

6. This is a benefit, in terms of that last piece of Benn is being upgraded; it's going to be a full concrete roadway which is certainly an improvement from where it is today. The land drainage will be upgraded. The sidewalk, you'll now be able to get down Main Street to Fernbank on a protected sidewalk so the safety in fact, in that section, is definitely improved.

7. Again I recognize that this is a significant change to the neighbourhood. I do believe that it's a net benefit to the city overall and I believe, even for your neighbourhood that over time it will be a benefit to our broader neighbourhood. I appreciate these changes are never easy but I think once everything's done it looks like this is going to be a high quality piece, it's not a low end product that they're putting in the market, based on everything I've seen and read here.

Exhibits Filed:

1. Application dated June 18, 2019
2. Notification of Public Hearing dated August 1, 2019
3. Manitoba Status of Titles 1508486/1, 1664361/1, 1808950/1, 1808951/1 and 2863639/1
4. Letter of authorization dated May 27, 2019 from Frederick Paul Zayik to Ironclad Developments Inc., with respect to 261 Benn Avenue
5. Letter of authorization dated May 27, 2019 from Frederick Paul Zayik to Ironclad Developments Inc., with respect to 2756 Main Street
6. Letter of authorization dated May 27, 2019 from Jared Andrew Chymyshyn to Ironclad Developments Inc., with respect to 2766 Main Street
7. Letter of authorization dated May 27, 2019 from Gerald Bilenky, Kanahda Garden Products Ltd. to Ironclad Developments Inc., with respect to 2770 Main Street
8. Letter of authorization dated May 27, 2019 from Angelo Moreira Figueiredo to Ironclad Developments Inc., with respect to 2772 Main Street
9. Surveyor's Building Location Certificate and sketch dated May 23, 2019
10. Plans (22 pages)
11. Report from the Urban Planning Division dated September 6, 2019
12. Inspection Report
13. Presentation in support of the application submitted by the Applicant at the public hearing
14. Submission in support of the application submitted by the Wayne Sampson at the public hearing
15. Photos in opposition to the application submitted by the Tim McKay at the public hearing
16. Recording of Representations

REPRESENTATIONS:

In Support:

Dino Alevizos
Chris Bilenky
Gerald Bilenky
Breanne Jack
David Marsh
Wayne Samson
Robert Scaletta
Pascal Toupin-Selinger
Jennie Zayik

In Opposition:

Dylan Banash
Kevin Banash
Marika Banias
Michael Banias
Laura Davey
Evangeline Florendo
Oscar Florendo
Jason Fuz
Kirstin Fuz
Mary Hill
Kim Horrox
Lindsay Horrox
Gizzella Konya
Carolynne Krall
Andrew Kroeker
Cam Kroeker
Corrina Kroeker
Andrew Lisowski
Katherine McDonald
Tim McKay
Gillian Milne
Andrew Niziol
Carrie Niziol
Jenne Penner
Heather Sytkowski
Jack Sytkowski

For Information:

Alan Milne

For the City:

G. Doney, Senior Planner, Planning, Property and Development Department
G. Jasper, Land Development Administrator, Planning, Property and Development Department

Exhibit "11" referred to in File DASZ 25/2019

ADMINISTRATIVE REPORT

Title: DASZ 25/2019 – Northwest Corner of Benn and Main

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
M. Pittet, Acting	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 25/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 6, 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 be required to 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 July 17, 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 a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 6, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the developer enter into, execute and deliver a Zoning Agreement with the City pursuant to Section 240 (1) of *The City of Winnipeg Charter* in accordance with the following:

      i. That the owner must submit plans showing the location and design of any and all proposed:
         - buildings;
         - accessory parking areas;
         - driveways;
         - garbage enclosures;

- in-ground garbage and recycling containers;
- 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.

ii. That the maximum number of dwelling units shall be 157.

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").

4. 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, 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.

5. 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 25/2019, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. 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.

10. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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.

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

13. That the variance order under File DAV 19-142084D 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 25/2019.

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

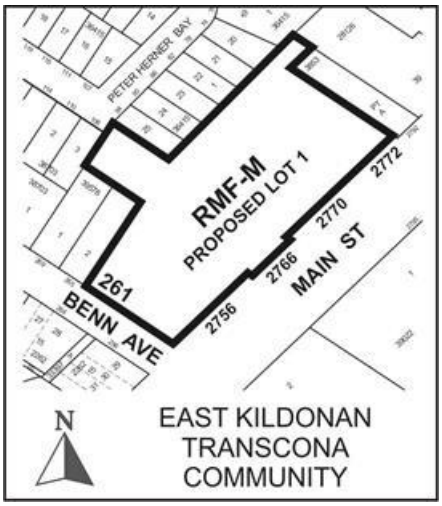
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	September 6, 2019
File No.	DASZ 25/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 25/2019, East Kildonan – Transcona Community Committee, dated September 6, 2019**
- **Schedule "B,"** Report of the Administrative Coordinating Group dated July 17, 2019

APPENDIX "A," PLANNING DISCUSSION

DATE:	September 6, 2019
FILE:	**DASZ 25/2019**
RELATED FILES:	DAV 19-142084D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	323 (Riverbend)
SUBJECT:	Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Multi-Family Dwelling
LOCATION:	northwest corner of Main and Benn
LEGAL DESCRIPTION:	Lots 3 and 4, Plan 39578; Parcel 1, Plan 5184; Lots 1 and 2, Plan 33557



APPLICANT:	Ironclad Developments (Breanne Jack) 101 – 57158 Symington Rd. 20E Springfield, MB R2J 4L6
OWNERS:	Lots 3 and 4, Plan 39578 – Frederick Zayik; Parcel 1, Plan 5184 – Jared Chymyshyn; Lot 1, Plan 33557 – Angelo and Maria Figueiredo; Lot 2, Plan 33557 – Kanahda Garden Products Ltd.
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- is at the northwest corner of Main and Benn;
- is approximately 160 feet from the Rural Municipality of West St. Paul;
- consists of the properties addressed as 261 Benn Avenue, and 2756, 2766, 2770 and 2772 Main Street;

- is in the North Kildonan Ward;
- is 2.94 acres;
- has 180.3 feet of frontage along Benn Avenue 520.0 feet of frontage along Main Street and approximately 22 feet on Peter Herner Way;
- contains two single-family dwellings, a greenhouse and accessory structures;
- is partly zoned “R1-E” Residential Single-Family (Estate) and partly zoned “RR5” Rural Residential 5; and
- is in a Regional Mixed-Use Corridor Policy Area of *OurWinnipeg* and *Complete Communities.*

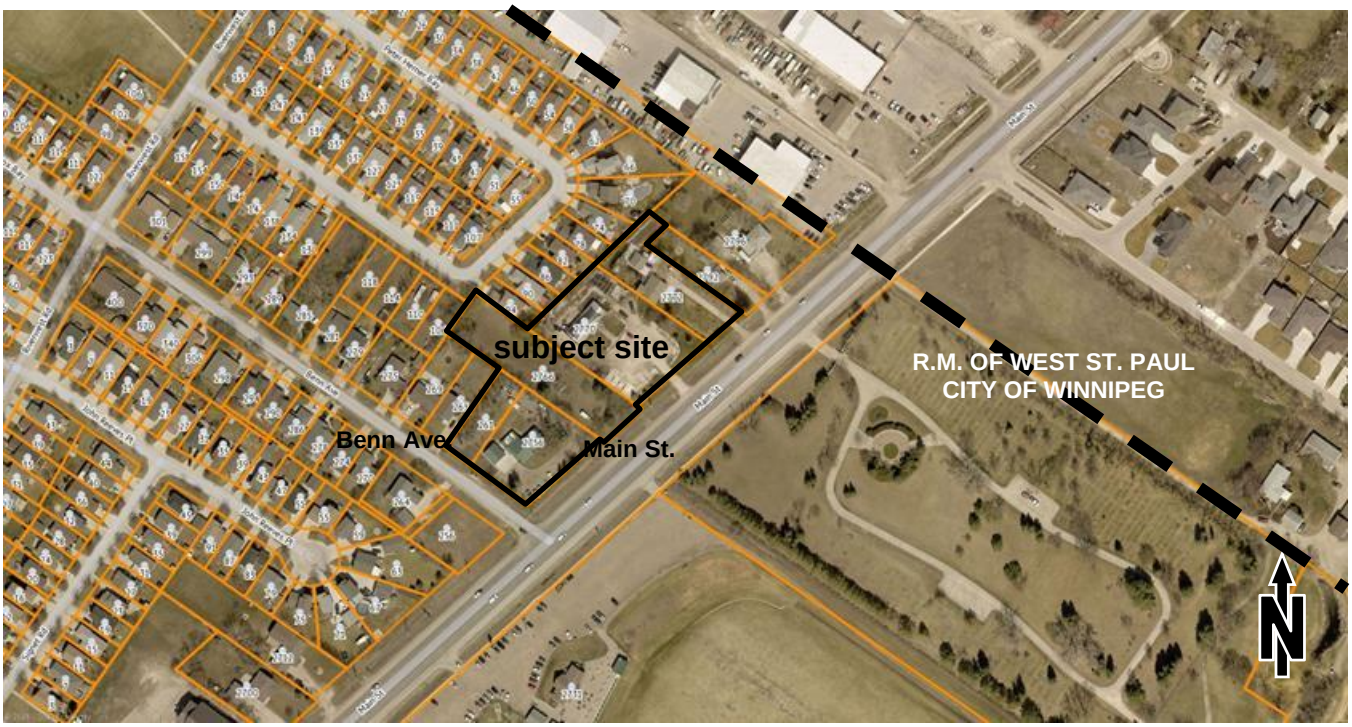


Figure 1: 2018 Aerial Photography and Assessment Parcels

SURROUNDING LAND USE AND ZONING

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

North: single-family dwellings zoned “R1-E” Residential Single-Family (Estate).

East: Main St. then a cemetery zoned “R1-E” Residential Single-Family (Estate) and a golf course zoned “PR2” Parks and Recreation 2 (Community).

South: Benn Avenue then a single-family dwelling zoned “R1-E” Residential Single-Family (Estate) and vacant land zoned “R1E” and “R1-M.”

West: single-family dwellings zoned “R1-M” Residential Single-Family (Medium) District and zoned “R1-E” Residential Single-Family (Estate).

Also of note are:

- that public transit stops are on Main Street, south of Fernbank Avenue and on Fernbank Avenue, approximately 380 metres from the site;
- that the northern terminus of the public sidewalk in the west boulevard of Main Street is approximately 70 metres north of Red River Boulevard West;
- that the northern terminus of the land drainage sewer in Main Street is near Red River Boulevard;
- that Main Street and Benn Avenue have rural cross-sections (ditch drainage); and
- that a range of retail sales and service uses are clustered around the intersection of Main and Red river Boulevard.

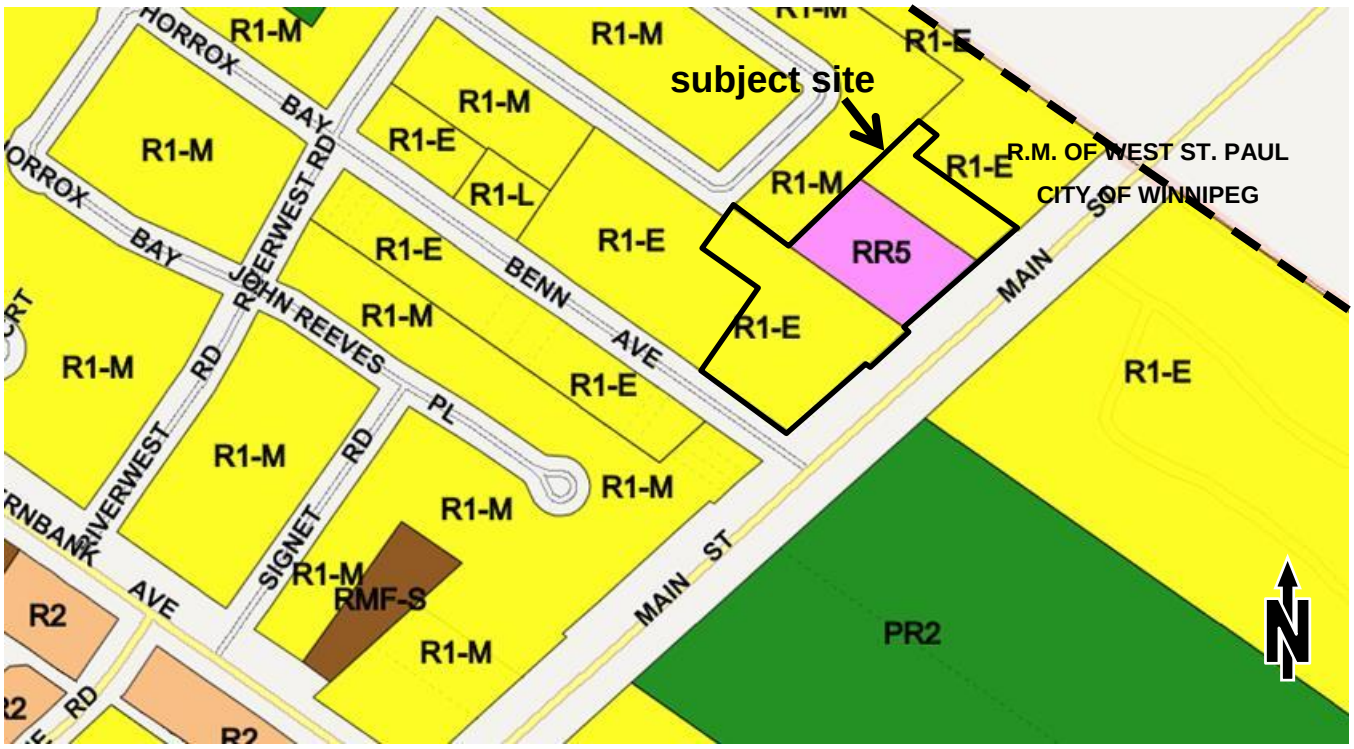


Figure 2: Existing Zoning in City of Winnipeg

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development would primarily consist of 157 dwelling units in one building and 238 accessory parking spaces, 89 of which would be in the proposed building beneath the ground floor and the remainder in a surface parking area. The west side of the proposed building would be five storeys (except the elevator and its lobby would be six storeys) and the east side would be five storeys at each end and six storeys between the ends, as shown on Figure 3. Motor-

vehicle access would be from Benn Avenue and pedestrian access would be from Benn Avenue and Main Street. There would be 1.52 parking spaces per dwelling unit.

The proposed building would include:

- a main entrance facing west and a main entrance facing east;
- dwelling units containing one, two and three-bedrooms; and
- 20 bicycle parking spaces below the ground floor.

The proposed building:

- would be 62.5 feet at its heighest point;
- would be approximately 93 feet from the residential properties to the west at its southwest corner;
- at its closest point, would be approximately 21 feet from the Benn Avenue Public Right-of-Way;
- would be approximately 23 feet from the Main Street Public Right-of-Way; and
- would include façades that would be well articulated vertically and horizontally (as shown in-part on Figure 3), which would make the proposed buildng more at the human-scale than if the façades were homogeneous.

In addition to the proposed building and the proposed surface parking area, the site would include:

- four in-ground garbage and recycling containers;
- trees and shrubs, around the proposed building and around the proposed parking area;
- walkways,
- an outdoor amenity space;
- a bicycle rack; and
- a 6.5 foot high wood fence alongside all the site limits but not in the front (east) yard or the corner-side (south) yard.

Off site-works included in the proposed development are:

- a private approach from the roadway in Benn Avenue to the surface parking area on the site;
- in the portion of the Benn Avenue Public Street Right-of-Way that the site is abutting,
  - an urban standard roadway, street lights and
  - boulevards containing sod and trees and, in the north boulevard only, a sidewalk;
- in the Main Street Public Street Right-of-Way,
  - a sidewalk in the west boulevard of Main Street, from Benn Avenue to in front of the east entrance to the proposed building and
  - a sidewalk in the west boulevard of Main Street, from Fernbank Avenue to Main Street, only if extensive relocation of existing infrastructure will not be necessary; and

- land drainage, water and wastewater works that will connect to existing City infrastructure.

Also, the proposal includes the widening of the Main Street Public Street Right-of-Way at 1266 Main Street, which would align the western limit of this right-of-way with the existing western limit north and south of 1266 Main.

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, during the summer solstice, at 6 PM. Figure 4 shows the shadows cast during the spring equinox (which are the same during the fall equinox) at 9 AM, 12 PM and 3 PM, and during the summer solstice at 6 PM. The shadow study shows that parcels of land abutting or near the site would not be in the proposed building's shadow for a long period of time during most of the year.

In order to accommodate the proposed development:

- the site has to be consolidated into one lot and rezoned to "RMF-M" Residential Multi-Family (Medium) District;
- variances to the "RMF-M" Residential Multi-Family (Medium) District's requirements are needed
  - to permit the proposed building to have a front (east) yard of 23 feet instead of 72 feet (the average front yard of nearby properties fronting the same side of Main Street) and
  - to permit the proposed building to be 62.5 feet in height instead of 60 feet; and
- an alternative equivalent compliance application, to allow a garbage enclosure to be open on one side (which would be appropriate because in-ground garbage and recycling containers are proposed), is also required.

(The administrative report on the variance application, File DAV 19-142084D, recommends approval of all the proposed variances.)

COLLABORATION

The proponents met with the Urban Planning and Design Division before submitting a formal application. The Division concurred in the proponent's decision to place the proposed building close to Main Street in order to provide a significant setback from the residential properties to the west.

PUBLIC ENGAGEMENT

The proponents submitted a letter with their subdivision-rezoning application that describes the public engagement undertaken by them. This letter states:

- that the proponents held a public engagement event on February 28, 2019;



Figure 3: Proposed East Elevation (top) and West Elevation (bottom)

- that invitations were delivered to houses near the site that are along Main Street, Benn Avenue and Peter Herner Way;
- that approximately 50 people attended, 36 of whom signed the sign-in sheet and 34 of whom completed surveys;
- that images of the proposal were displayed on six easels and the proponents were there to answer questions;
- that the survey results show that some of the residents
  - want traffic lights installed at Main and Benn,
  - want motor-vehicle access to the site to be from Main Street,
  - are concerned that the development could result in more vehicles parking on Peter Herner Bay and Benn Avenue;
  - want the proposed fence to be a sound barrier,
  - are concerned that there are no sidewalks on Peter Herner Bay,
  - want no balconies on the west side of the proposed building,
  - are concerned that the proposed development could take away the privacy of existing back yards,
  - think that the proposed building height doesn't fit the neighbourhood and that it should be two to four storeys and
  - are concerned that the proposed building will shade properties to the west, that the values of single-family properties near the site will decrease, that bright lighting of the parking area would cause glare on nearby properties, that garbage and vehicles will emit odours or fumes, that it is not known where children living in the proposed development would attend school.

The letter also states:

- that IronClad Developments had a traffic study done that looked at the proposed development's impact on traffic on Main Street Benn Avenue, Riverwest Road and Fernbank Street;
- that the traffic study determined that the proposed development is "not expected to cause a significant impact to traffic";
- that the number of on-site parking spaces meets the zoning by-law's requirement of 1.5 parking spaces per dwelling unit, which is sufficient to meet the demand;
- that privacy, lighting and noise from the proposed development will be mitigated by the erection of fences and the establishment of landscaping around the parking area;
- that garbage will be located away from abutting properties in EarthBin containers, which are mostly underground thereby cooler and producing less odour than a typical dumpster;
- that research has shown that large, dense multi-family developments do not negatively affect the "sales price of nearby single-family homes";
- that early years schools are within two kilometres of the site, middle years within five kilometres and a senior years school is 1.3 kilometres from the site.

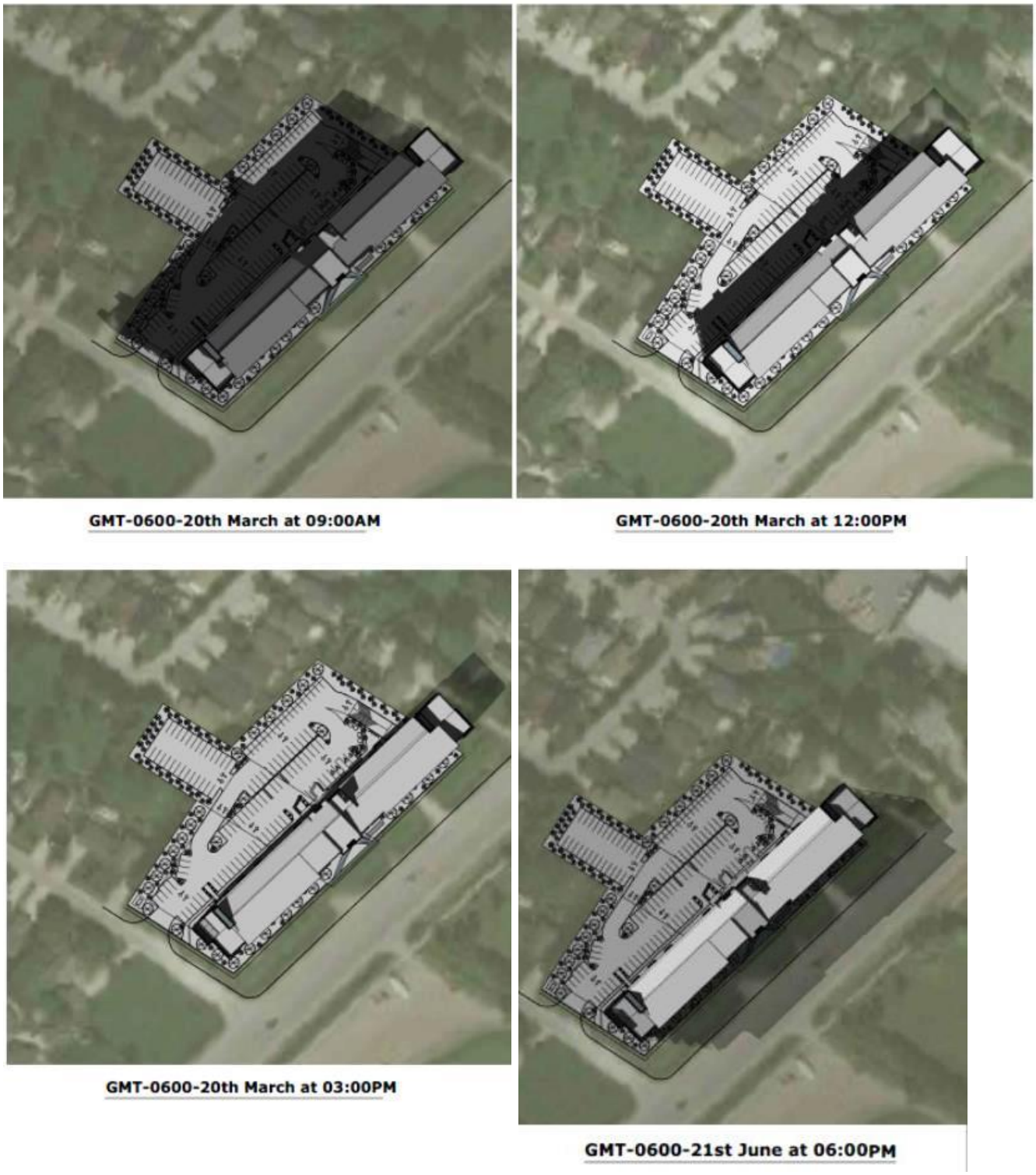


Figure 4: Shadow Study Drawings, March 20th at 9 AM, 12 PM & 3 PM & June 21st at 6 PM

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.

The Key Direction of *OurWinnipeg* and *Complete Communities* regarding Centres and Corridors, including Regional Mixed-Use Corridors, states:

> *Focus a significant share of growth to Centres and Corridors in a manner that:*
>
> - *provides compact, mixed-use, high-quality urban development.*
> - *concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.*
> - *concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.*
> - *encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design.*

Four of the policies under Direction 1 of Subsection 03-2 of *Complete Communities* state:

> *Support a range of housing opportunities in terms of type, tenure, unit size.*
>
> *Mitigate the potential impacts of new development on neighbouring streets, parks and properties.*
>
> *Promote high-quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.*
>
> *Focus improvements to the public realm, including pedestrian elements, such as street trees, street furniture, wide sidewalks and bicycle parking and public art.*

The proposed plan of subdivision and rezoning comply with the aforementioned Key Direction and policies, and with *OurWinnipeg* and *Complete Communities* in general, because:

- the Main Street Public Street Right-of-Way is mostly 141 feet wide alongside and near the site, which is wide enough to expand the roadway, and to add sidewalks in this right-of-way as warranted;
- the proposed development and associated off-site works include:
  - the construction of a public sidewalk in the Main Street Public Street Right-of-Way,
  - the redevelopment of the part of the Benn Avenue Public Street Right-of-Way that is next to the site into an urban standard roadway, boulevards that are sodded and treed and a public sidewalk in the north boulevard,
  - the establishment of trees and shrubs on the site, around the proposed building and around the proposed parking facilities;
- public transit stops are on Main Street, south of Fernbank Avenue and on Fernbank Avenue, approximately 380 metres from the site;
- retail sales and service uses are clustered around the intersection of Main and Red River Boulevard, as close as 460 metres south of the site;

- the proposed development would be connected to existing water, wastewater and land drainage works;
- the façades of the proposed building would be well articulated, vertically and horizontally, which would make them seem more at the human-scale than if the façades were homogeneous;
- the entire west side of the proposed building (other than the elevator and its lobby) and the north and south ends of this building would be five storeys;
- the shadow study shows that parcels of land abutting or near the site would not be in the proposed building's shadow for a long period of time during most of the year;
- none of the above-grade floors would contain parking and these floors would contain, instead, dwelling units with patios or balconies on all four sides;
- one of two main building entrances would face Main Street and a secondary entrance or exit would face Benn Avenue;
- the proposed building's setback from Main Street and from Benn Avenue, combined with its proposed heights, would create a defining edge alongside Main Street and Benn Avenue that would enhance the pedestrian environment there;
- one-, two- and three-bedroom units are proposed;
- the closest point the proposed building would be to the residential properties to the west is approximately 93 feet; and
- on-site walkways would connect the proposed building to an outdoor amenity space, to the garbage and recycling containers on the site and to future public sidewalks in Benn Avenue and in Main Street.

REASONS FOR THE RECOMMENDATIONS

As stated above, the proposed plan of subdivision and rezoning, and the proposed development comply with *OurWinnipeg* and *Complete Communities.*

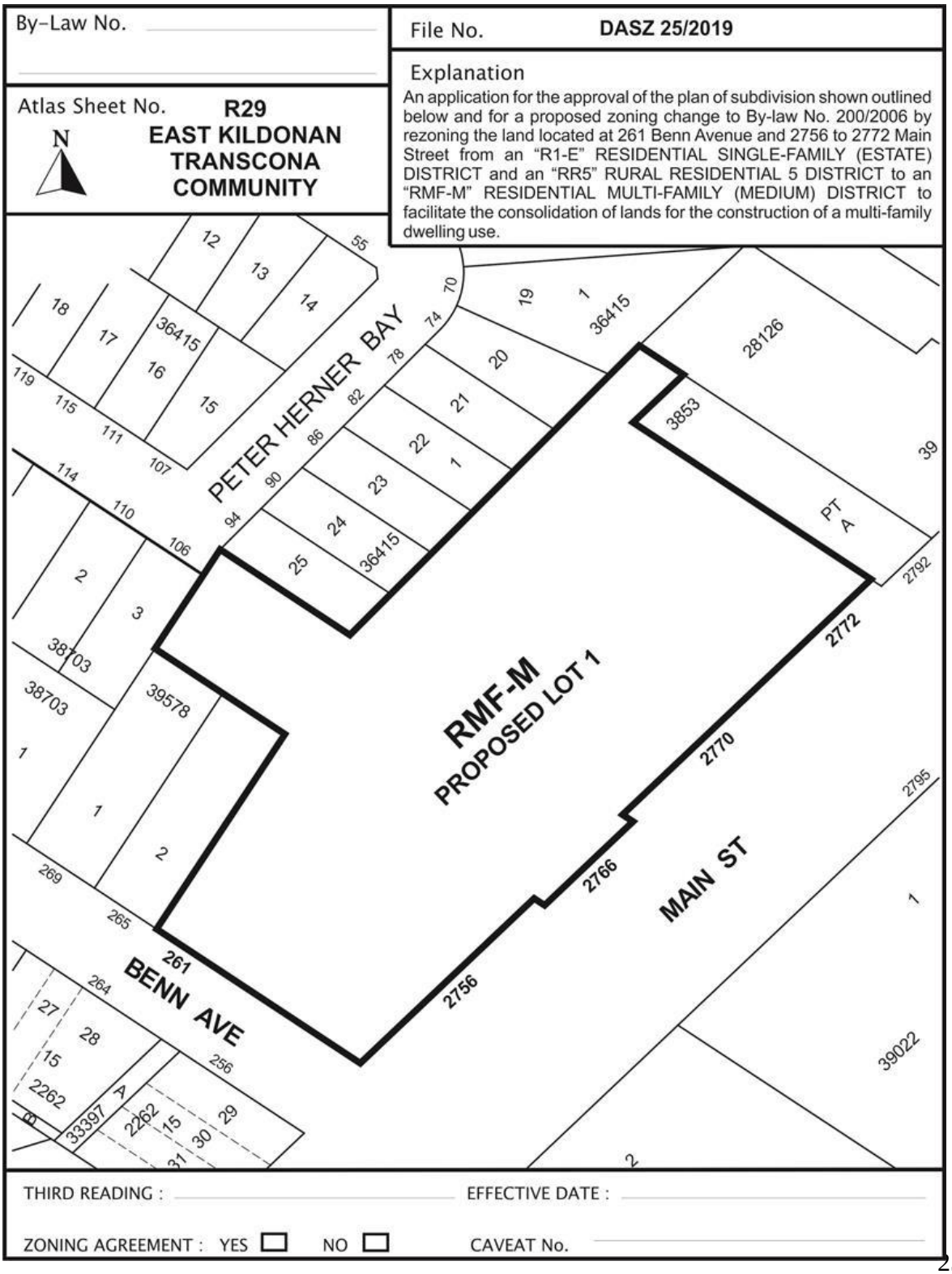
In order to ensure the proposed development will be generally consistent with the plans that were submitted with the subject application (which comply with *OurWinnipeg* and *Complete Communities*), the Urban Planning and Design Division recommends approval of DASZ 25/2019 subject to a zoning agreement being entered into that:

- requires development of the subject site to be consistent with plans of the development submitted to the City by the applicant and approved by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee; and
- limits the number of dwelling units to no more than 157.

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

Report Prepared by:
Glen Doney
PPD File #:
DASZ 25/2019

SCHEDULE "A" OF FILE DASZ 25/2019, East Kildonan – Transcona Community Committee, dated September 6, 2019



SCHEDULE "B"
REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – July 17, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 261 BENN AVENUE; 2756 TO 2772 MAIN STREET

It is recommended that the approval of DASZ 25/2019, if granted, be subject to the applicant entering into a Servicing Agreement with the City to address the following items where applicable:

Plan Considerations

The Developer shall, at no expense to the City, legally open property required for a 2.74m widening to the Main Street right-of-way for the full length of 2766 Main Street, abutting Main Street, as determined by and to the satisfaction of the Director of Public Works.

Engineering Reports and Servicing Criteria

1) The Developer shall submit a design report, prepared by a qualified municipal engineer, outlining the land drainage sewer servicing necessary to adequately service the Planned Area and adjacent lands.

2) The Water and Waste Department wishes to advise that there is adequate water and wastewater servicing for the proposed development based on the plans of development provided. Additional review will be required by their Department should the plans of development change during the design process.

Servicing Conditions

1. Water Mains

   The Developer shall pay to the City, prior to release of the subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of water mains installed by others in Main Street, as determined by and to the satisfaction of the Director of Water and Waste.

2. Land Drainage Sewers

   (a) The Developer shall, at no expense to the City, construct and install all land drainage sewer required to service the Planned Area, as outlined in the accepted design report, to the satisfaction of the Director of Water and Waste.

   (b) The City shall reimburse the Developer, in accordance with the City's Development Agreement Parameters, for the costs of oversizing of all land drainage sewer mains to provide capacity for adjacent lands as determined by the Director of Water and Waste.

3. Regional Land Drainage Charges

   The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the regional land drainage system.

4. Regional Street Charges

(a) The Developer shall pay to the City, in cash, prior to release of the subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the following works in Main Street, along the full length of the Planned Area abutting the west side of Main Street:

i. a 4.0m wide by 200mm thick Portland cement concrete pavement and all related works;

ii. a 1.5m wide by 100mm thick Portland cement concrete sidewalk for the full length of sidewalk that is not constructed under Section 6 – Sidewalks;

iii. ornamental street lighting in the west boulevard;

iv. boulevard landscaping (sod and trees) in the west boulevard of the street, and

v. land drainage sewer,

all as determined by and to the satisfaction of the Director of Public Works

5. Benn Avenue

(b) The Developer shall, at no expense to the City, construct the following works in Benn Avenue, along the full length of the Planned Area abutting Benn Avenue:

vi. a 7.5m wide by 150mm thick Portland cement concrete pavement and all related works;

vii. ornamental street lighting;

viii. boulevard landscaping on both side of the street, and

ix. land drainage sewer,

all as determined by and to the satisfaction of the Director of Public Works

(c) The City shall endeavour, within the limits of its powers, to make recoveries from other benefitting privately owned lands through subsequent development agreements.

6. Sidewalks

(a) The Developer shall, at no expense to the City, construct 1.5m wide by 100mm thick Portland cement concrete sidewalks, on the standard alignment, 0.3m from the property line, on the north side of Benn Avenue from their proposed private walk to Main Street, as determined by and to the satisfaction of the Director of Public Works.

(b) 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, on the west side of Main Street from their proposed private walk to Benn Avenue, as determined by and to the satisfaction of the Director of Public Works.

(c) The Developer shall, if mutually agreed upon by the City and the Developer, construct, at no expense to the City, 1.5m wide by 100mm thick Portland cement concrete sidewalks and all related works, on an alignment as determined by the

Director of Public Works, on the west side of Main Street between Benn Avenue and Fernbank Avenue, determined by and to the satisfaction of the Director of Public Works.

(d) The City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned lands through subsequent development agreements.

7. Boulevards

(a) The Developer shall, at no expense to the City, sod and plant trees on all boulevards within and fronting on 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 trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

8. Construction-Traffic Access

(a) The Developer shall ensure that construction traffic uses access routes determined by the Director of Public Works.

(b) The Developer shall, at no expense to the City, maintain the said access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and shall undertake the regular scraping and sweeping of streets until building construction within the Planned Area, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.

9. Utilities

(a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to convert any existing overhead services within the Planned Area 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.

10. 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.

11. 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 restored as required 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) Where the Director of Planning, Property and Development determines that all the survey monuments within the Planned Area have been found or restored to their original positions, the Director of Planning, Property and Development may waive the requirements for Plan of Survey Perpetuating Certain Monuments under clause (a).

COSTS AND FEES

1) By-laws and Approvals

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

2) Professional Fees

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

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

3) Administration Fees

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 25/2019
August 30, 2019

"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

"*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

Exhibit “10” referred to in File DASZ 25/2019



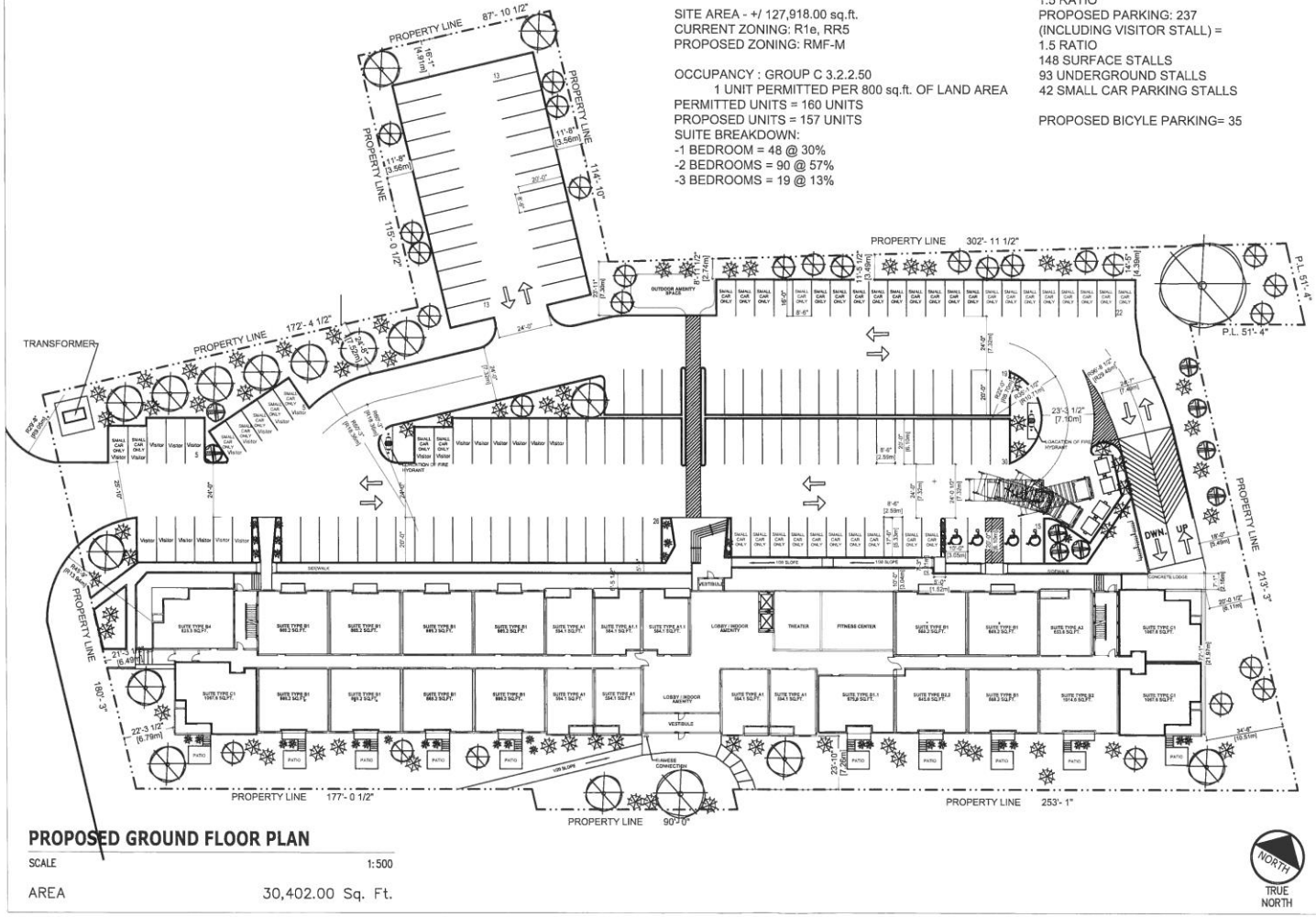
DEVELOPMENT DESCRIPTION:
2756, 2766, 2770 and 2772 Main Street, 261 Benn Avenue

SITE AREA - +/ 127,918.00 sq.ft.
CURRENT ZONING: R1e, RR5
PROPOSED ZONING: RMF-M

OCCUPANCY : GROUP C 3.2.2.50
1 UNIT PERMITTED PER 800 sq.ft. OF LAND AREA
PERMITTED UNITS = 160 UNITS
PROPOSED UNITS = 157 UNITS
SUITE BREAKDOWN:
-1 BEDROOM = 48 @ 30%
-2 BEDROOMS = 90 @ 57%
-3 BEDROOMS = 19 @ 13%

REQUIRED PARKING: 236
(INCLUDING VISITOR STALLS) =
1.5 RATIO
PROPOSED PARKING: 237
(INCLUDING VISITOR STALL) =
1.5 RATIO
148 SURFACE STALLS
93 UNDERGROUND STALLS
42 SMALL CAR PARKING STALLS

PROPOSED BICYLE PARKING= 35



PROPOSED GROUND FLOOR PLAN

SCALE 1:500

AREA 30,402.00 Sq. Ft.

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Site Plan

Project Number

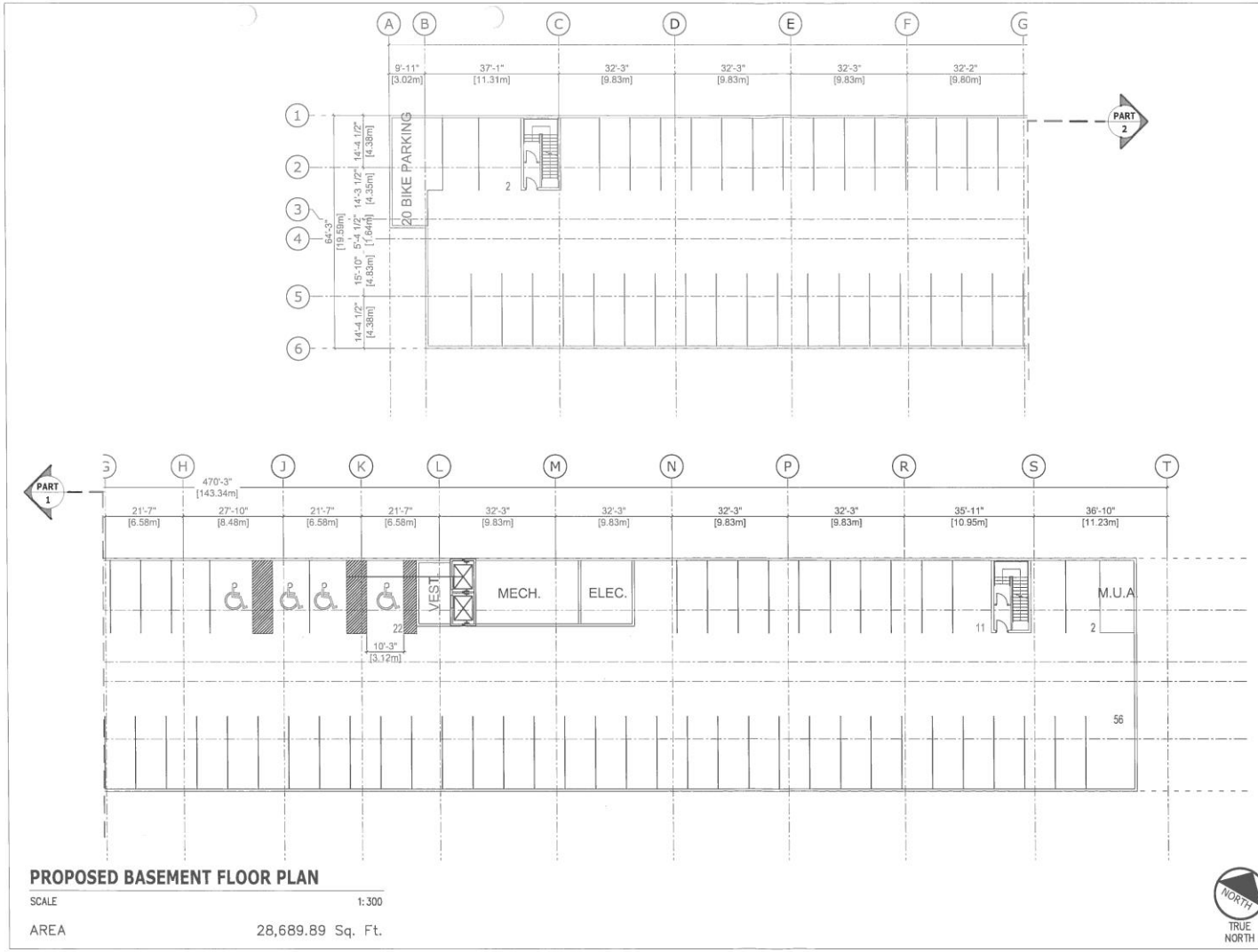
27-05-2019 Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA1.0

Scale 1:500



PROPOSED BASEMENT FLOOR PLAN

SCALE 1:300

AREA 28,689.89 Sq. Ft.

NORTH
TRUE NORTH

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

PART 1 | PART 2

KEY FLOOR PLAN

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Basement Floor Plan

Project Number

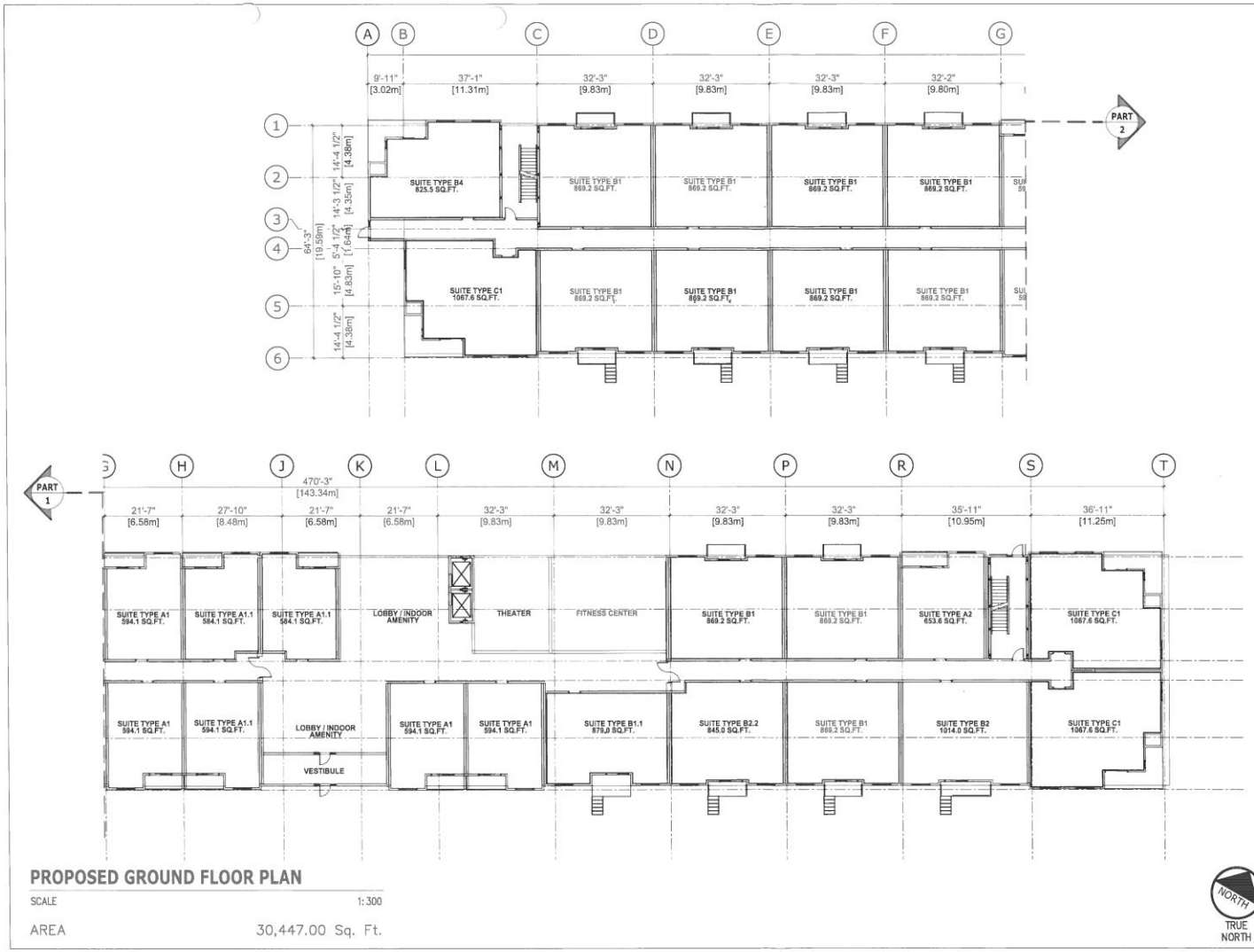
27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./O.D.

Checked By

PA2.0

Scale 1:300



PROPOSED GROUND FLOOR PLAN

SCALE 1:300

AREA 30,447.00 Sq. Ft.

Ironclad Developments Inc.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

IRONCLAD DEVELOPMENTS INC.

PART 1 | PART 2

KEY FLOOR PLAN

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Ground Floor Plan

Project Number

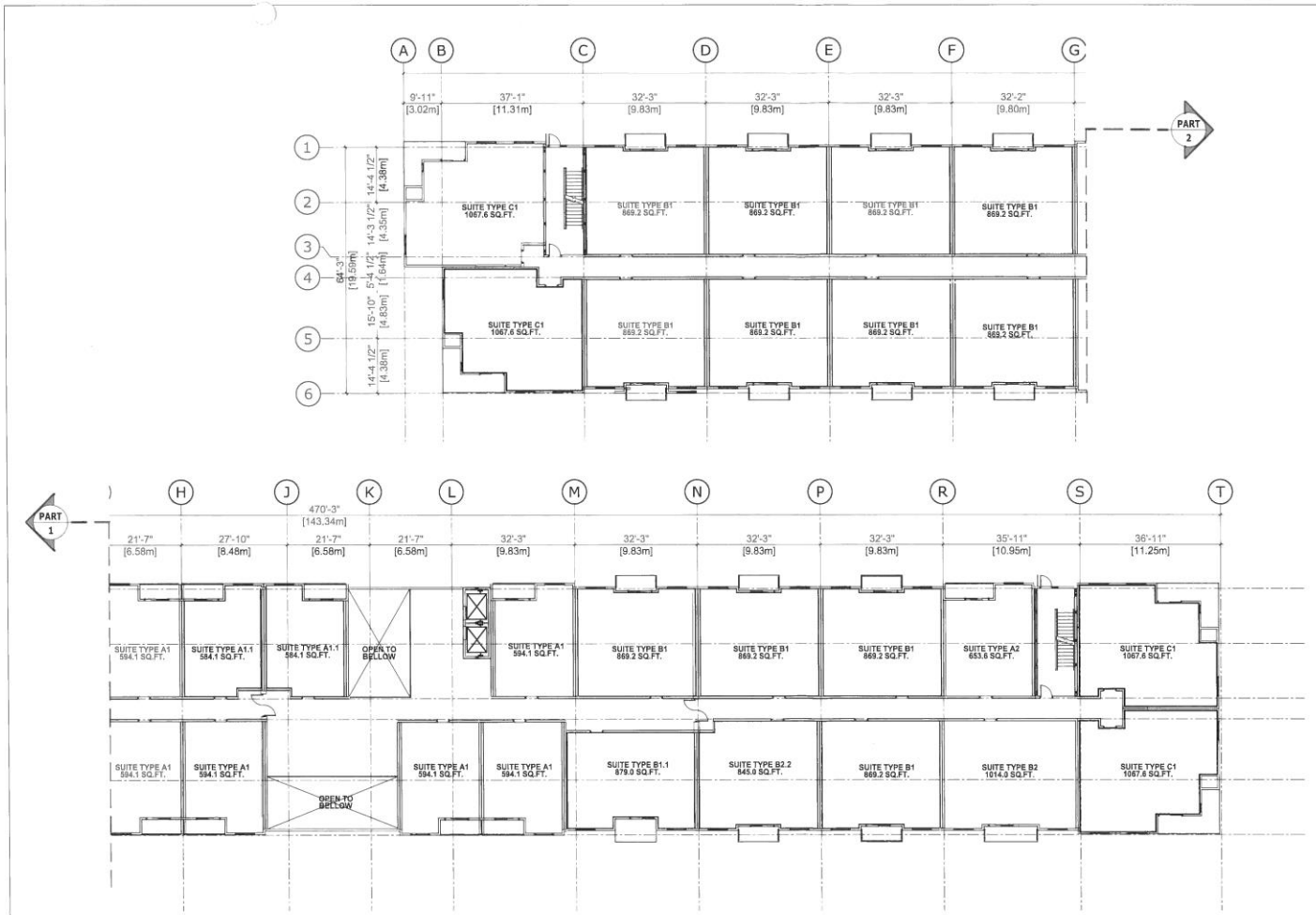
27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA3.0

Scale 1:300



PROPOSED SECOND FLOOR PLAN

SCALE 1:300

AREA 30,447.00 Sq. Ft.

NORTH
TRUE NORTH

Ironclad Developments Inc.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

IRONCLAD DEVELOPMENTS INC.

PART 1 | PART 2

KEY FLOOR PLAN

REV	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Second Floor Plan

Project Number

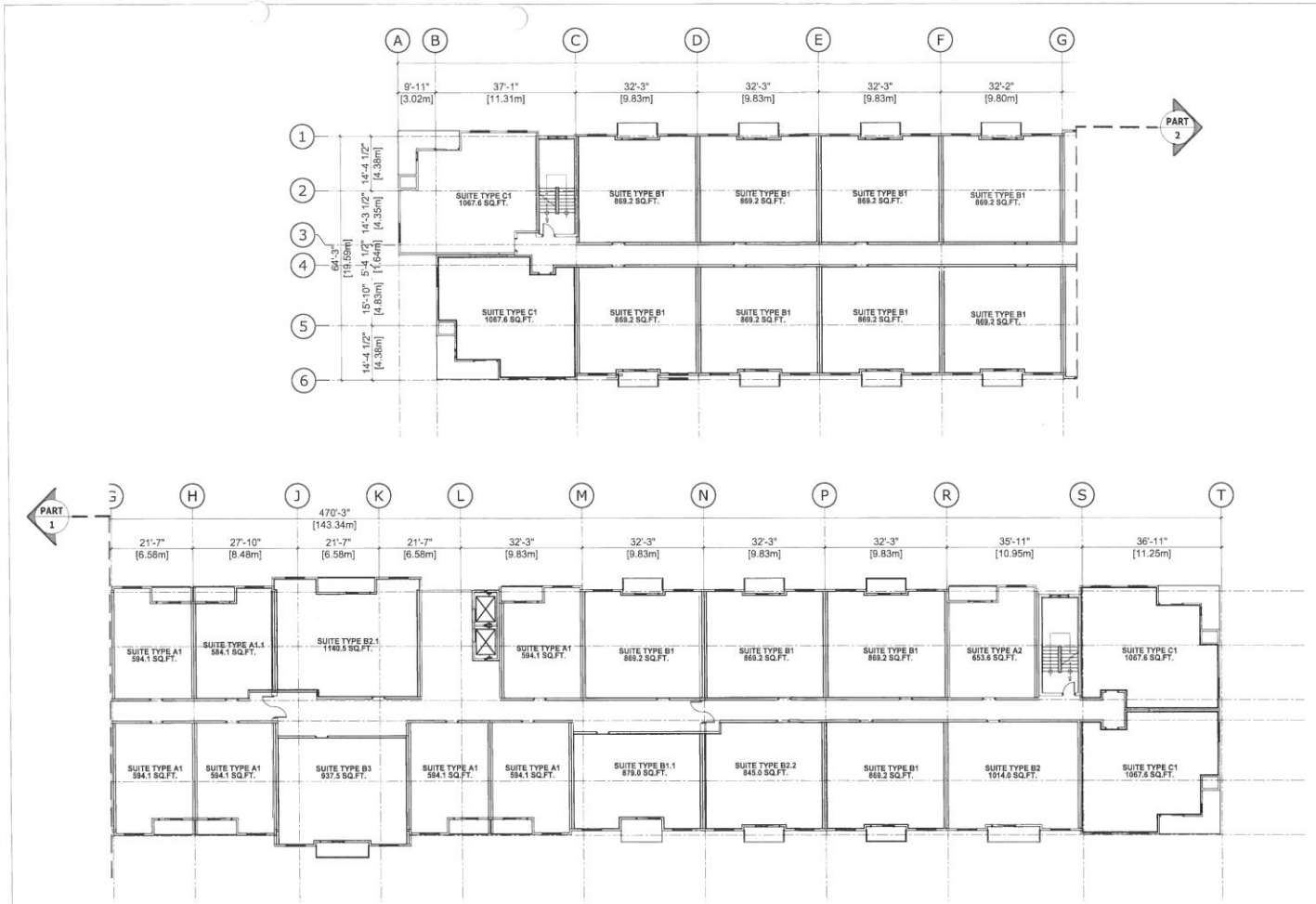
27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA4.0

Scale 1:300



PROPOSED THIRD FLOOR PLAN

SCALE 1:300

AREA 30,447.00 Sq. Ft.

Ironclad Developments Inc.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

IRONCLAD DEVELOPMENTS INC.

PART 1 | PART 2

KEY FLOOR PLAN

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Third Floor Plan

Project Number

27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA5.0

Scale 1:300



PROPOSED FOURTH FLOOR PLAN

SCALE 1:300

AREA 30,447.00 Sq. Ft.

Ironclad Developments Inc.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

IRONCLAD DEVELOPMENTS INC.

PART 1 | PART 2

KEY FLOOR PLAN

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Fourth Floor Plan

Project Number

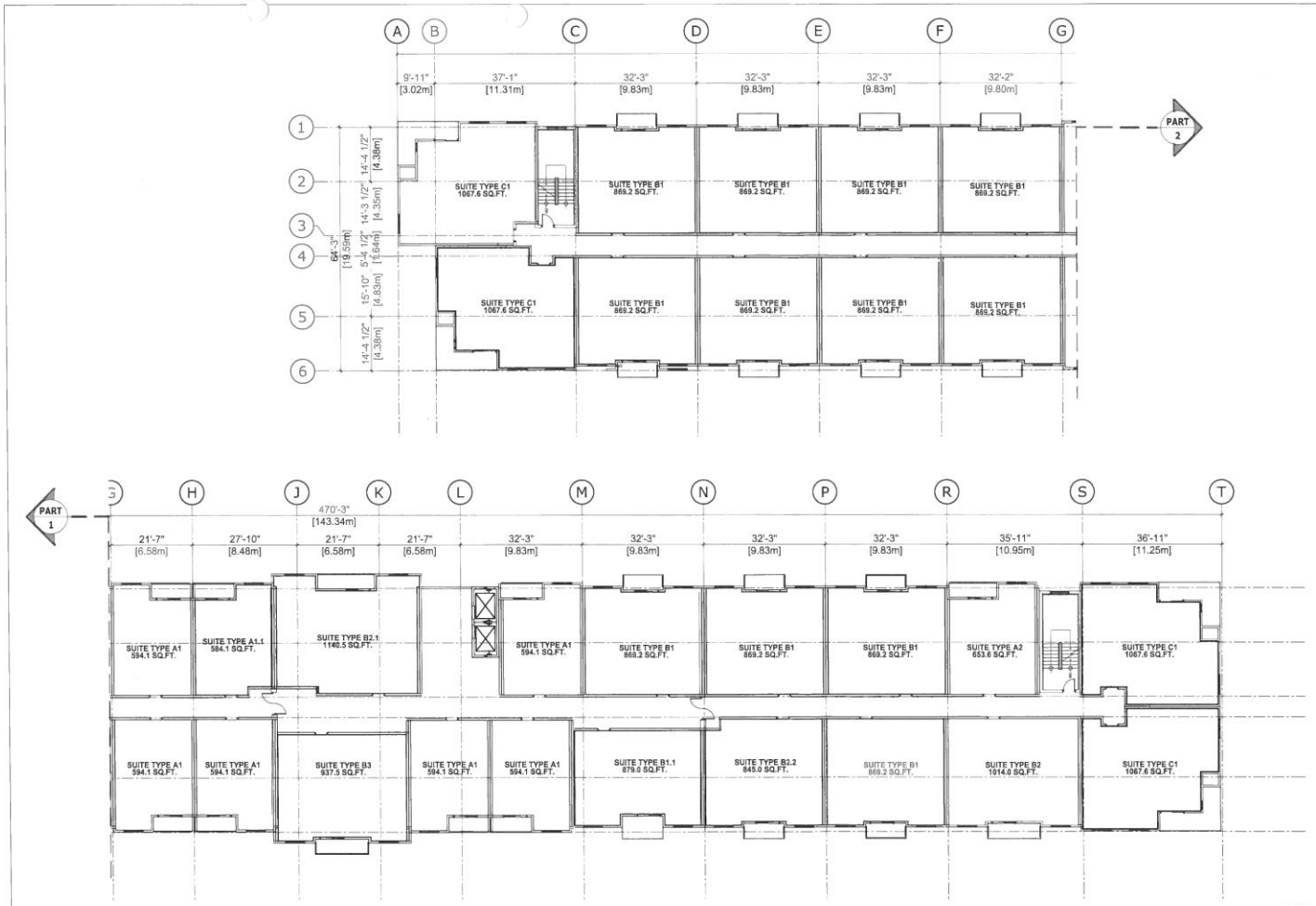
27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA6.0

Scale 1:300



PROPOSED FIFTH FLOOR PLAN

SCALE 1:300

AREA 30,447.00 Sq. Ft.

NORTH
TRUE NORTH

Ironclad Developments Inc.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

IRONCLAD DEVELOPMENTS INC.

PART 1 | PART 2

KEY FLOOR PLAN

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Fifth Floor Plan

Project Number

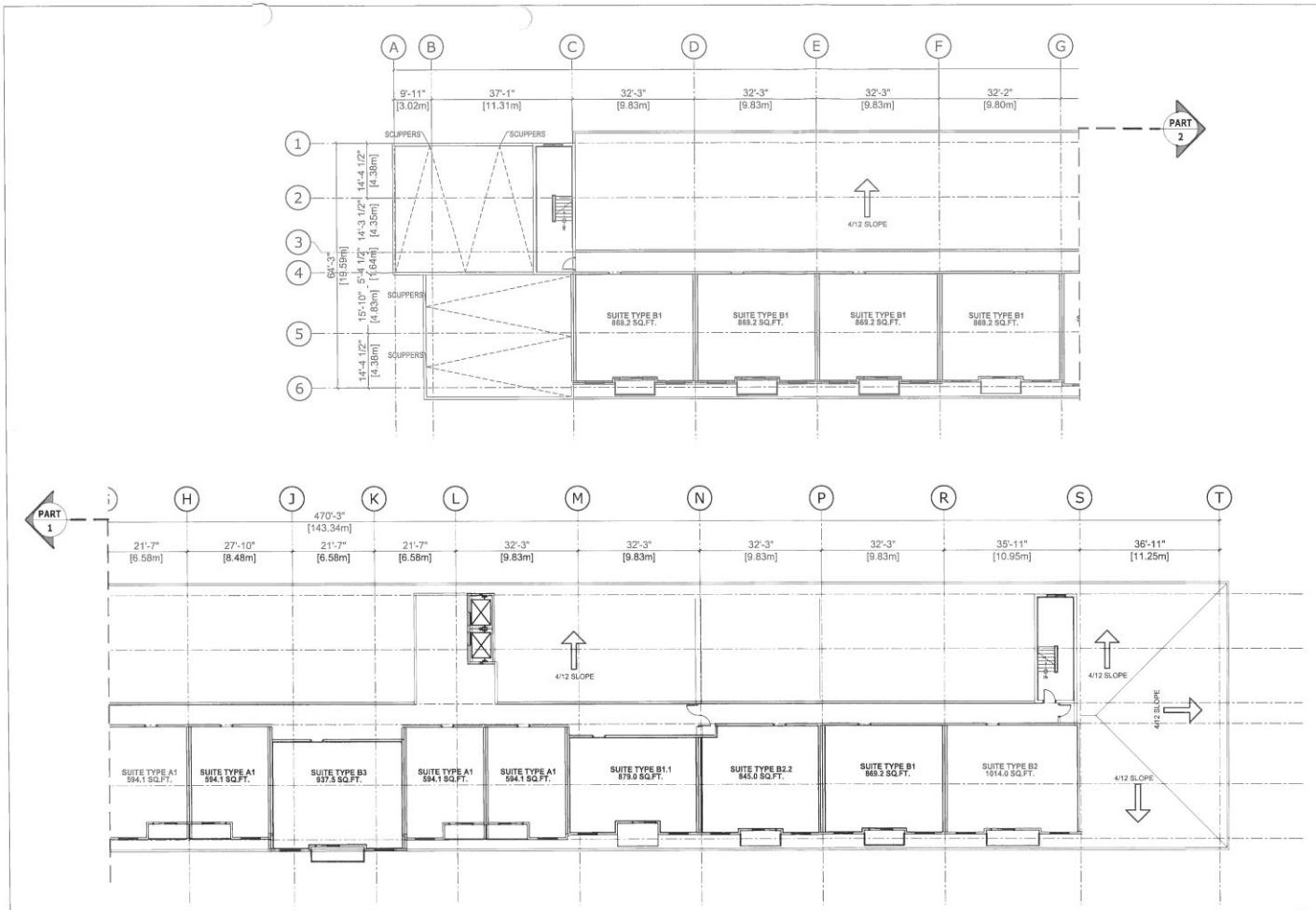
27-05-2019 Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA7.0

Scale 1:300



PROPOSED SIXTH FLOOR PLAN

SCALE 1:300

AREA 30,447.00 Sq. Ft.

NORTH
TRUE NORTH

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

PART 1 | PART 2

KEY FLOOR PLAN

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Sixth Floor Plan

Project Number

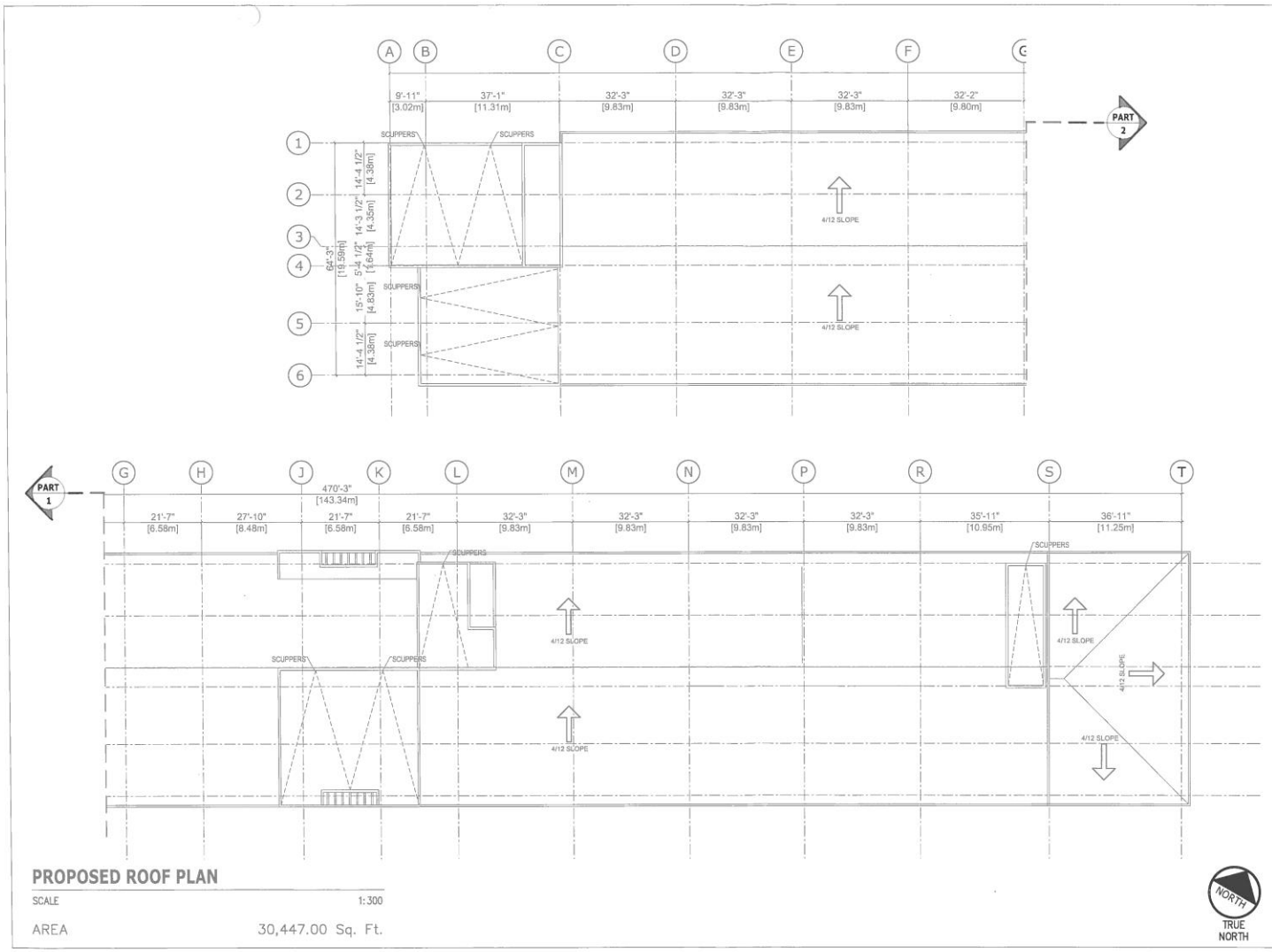
27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA8.0

Scale 1:300



PROPOSED ROOF PLAN

SCALE 1:300

AREA 30,447.00 Sq. Ft.

NORTH
TRUE NORTH

Ironclad Developments Inc.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

IRONCLAD DEVELOPMENTS INC.

PART 1 | PART 2

KEY FLOOR PLAN

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Roof Plan

Project Number

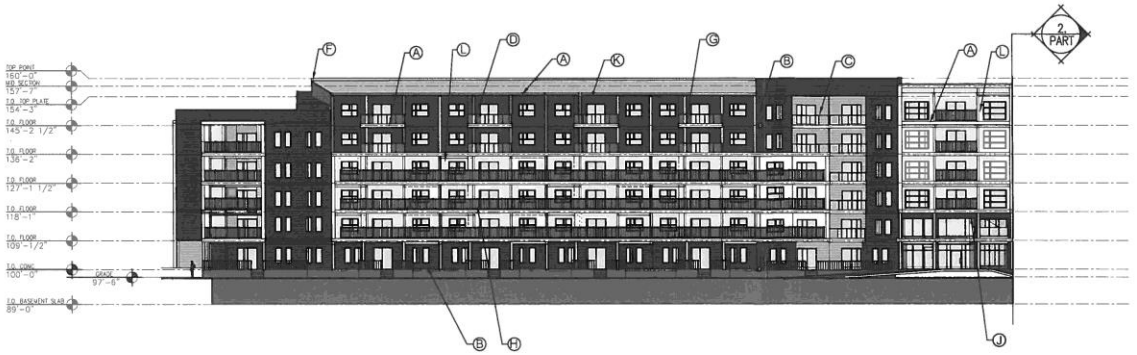
27-05-2019 | Rev Date 05-2019

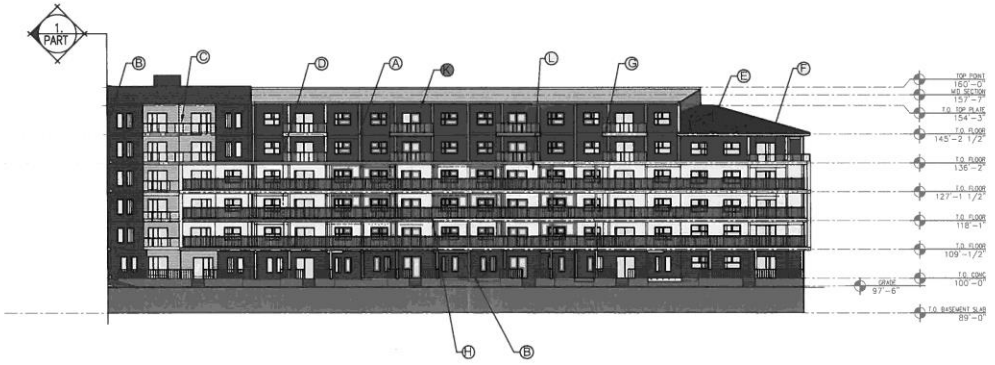
Drawn By J.P.M./D.D.

Checked By

PA8.1

Scale 1:300





LEGEND

- Ⓐ HARDIE PANELS (LIGHT MIST)
- Ⓑ WESMAN STEEL WS SERIES (BLACK)
- Ⓒ WESMAN STEEL WS SERIES (CORN YELLOW)
- Ⓓ BLACK ALUMINUM RAILING W/ CLEAR TEMPERED GLASS
- Ⓔ ASPHALT SHINGLES (MIDNIGHT BLACK)
- Ⓕ PRE-FINISHED ALUMINUM FASCIA AND SOFFITS
- Ⓖ DECK FASCIA HARDIE (LIGHT MIST)
- Ⓗ BLACK ALUMINUM PICKET RAILING
- Ⓙ CULTURED STONE
- Ⓚ WESMAN STEEL WS SERIES (TAHOE BLUE)
- Ⓛ WESMAN STEEL 1/2" CORRUGATED (CAMBRIDGE WHITE)
- Ⓜ HARDIE PANELS ARCTIC WHITE EASY TRIM
- Ⓝ WESTMAN STEEL TOUGH RID, GAUGE 26 C



KEY ELEVATION

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

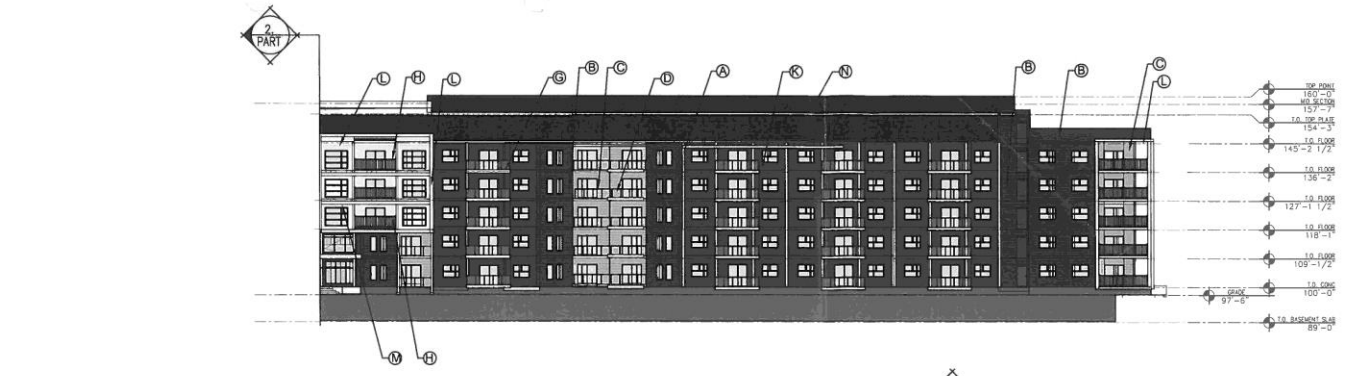
REV.	DESCRIPTION OF WORK REVISED	DATE

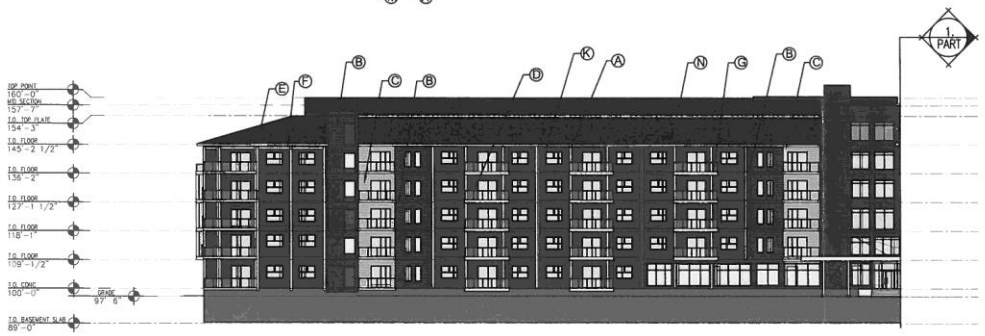
Winnipeg, Mb
2756 & 2766 Main St.
Proposed East Facing Elevation

Project Number	
05-06-2019	Rev Date 06-2019
Drawn By	J.P.M./D.D.
Checked By	

PA9.0

Scale 1/32"=1'-0"





LEGEND

- Ⓐ HARDIE PANELS (LIGHT MIST)
- Ⓑ WESMAN STEEL WS SERIES (BLACK)
- Ⓒ WESMAN STEEL WS SERIES (CORN YELLOW)
- Ⓓ BLACK ALUMINUM RAILING W/ CLEAR TEMPERED GLASS
- Ⓔ ASPHALT SHINGLES (MIDNIGHT BLACK)
- Ⓕ PRE-FINISHED ALUMINUM FASCIA AND SOFFITS
- Ⓖ DECK FASCIA HARDIE (LIGHT MIST)
- Ⓗ BLACK ALUMINUM PICKET RAILING
- Ⓙ CULTURED STONE
- Ⓚ WESMAN STEEL WS SERIES (TAHOE BLUE)
- Ⓛ WESMAN STEEL 1/2" CORRUGATED (CAMBRIDGE WHITE)
- Ⓜ HARDIE PANELS ARCTIC WHITE EASY TRIM
- Ⓝ WESTMAN STEEL TOUGH RID, GAUGE 26 CHAF



KEY ELEVATION

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

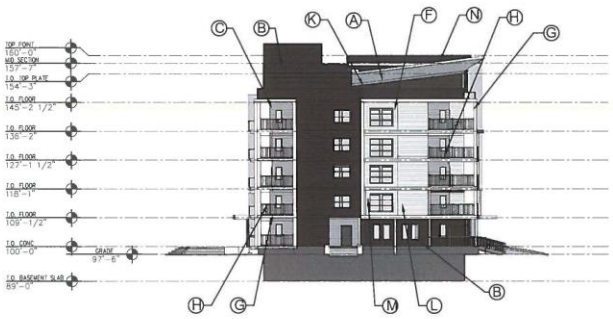
REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Proposed West Facing Elevation

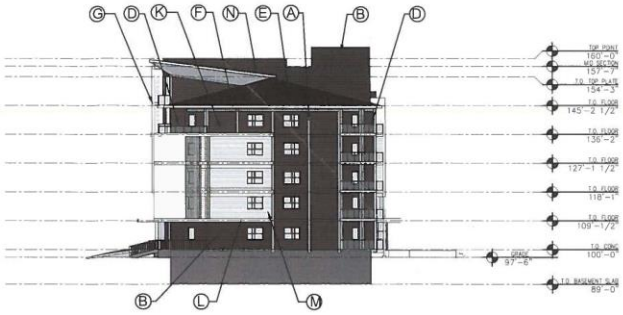
Project Number	
05-06-2019	Rev Date 06-2019
Drawn By	J.P.M./D.D.
Checked By	

PA9.1

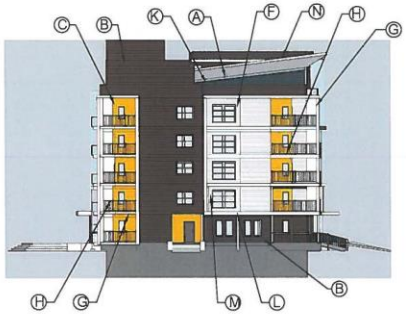
Scale 1:500

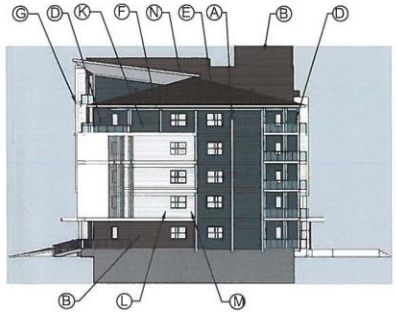


PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION





LEGEND

- Ⓐ HARDIE PANELS (LIGHT MIST)
- Ⓑ WESMAN STEEL WS SERIES (BLACK)
- Ⓒ WESMAN STEEL WS SERIES (CORN YELLOW)
- Ⓓ BLACK ALUMINUM RAILING W/ CLEAR TEMPERED GLASS
- Ⓔ ASPHALT SHINGLES (MIDNIGHT BLACK)
- Ⓕ PRE-FINISHED ALUMINUM FASCIA AND SOFFITS
- Ⓖ DECK FASCIA HARDIE (LIGHT MIST)
- Ⓗ BLACK ALUMINUM PICKET RAILING
- Ⓙ CULTURED STONE
- Ⓚ WESMAN STEEL WS SERIES (TAHOE BLUE)
- Ⓛ WESMAN STEEL 1/2" CORRUGATED (CAMBRIDGE WHITE)
- Ⓜ HARDIE PANELS ARCTIC WHITE EASY TRIM
- Ⓝ WESTMAN STEEL TOUGH RID, GAUGE 26 CHARCOLE

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Proposed South & North
Facing Elevation

Project Number	
05-06-2019	Rev Date 06-2019
Drawn By	J.P.M./D.D.
Checked By	

PA9.2

Scale 1:500



LEGEND

- Ⓐ HARDIE PANELS (LIGHT MIST)
- Ⓑ WESMAN STEEL WS SERIES (BLACK)
- Ⓒ WESMAN STEEL WS SERIES (CORN YELLOW)
- Ⓓ BLACK ALUMINUM RAILING W/ CLEAR TEMPERED GLASS
- Ⓔ ASPHALT SHINGLES (MIDNIGHT BLACK)
- Ⓕ PRE-FINISHED ALUMINUM FASCIA AND SOFFITS
- Ⓖ DECK FASCIA HARDIE (LIGHT MIST)
- Ⓗ BLACK ALUMINUM PICKET RAILING
- Ⓙ CULTURED STONE
- Ⓚ WESMAN STEEL WS SERIES (TAHOE BLUE)
- Ⓛ WESMAN STEEL 1/2" CORRUGATED (CAMBRIDGE WHITE)
- Ⓜ HARDIE PANELS ARCTIC WHITE EASY TRIM
- Ⓝ WESTMAN STEEL TOUGH RID, GAUGE 26 CHARCOLE



KEY ELEVATION

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

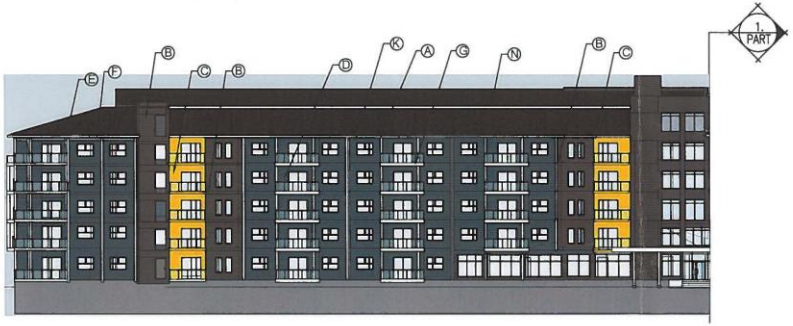
Winnipeg, Mb
2756 & 2766 Main St.
Proposed East Facing Elevation

Project Number	
05-06-2019	Rev Date 06-2019
Drawn By	J.P.M./D.D.
Checked By	

PA9.3

Scale 1/32"=1'-0"





LEGEND

- Ⓐ HARDIE PANELS (LIGHT MIST)
- Ⓑ WESMAN STEEL WS SERIES (BLACK)
- Ⓒ WESMAN STEEL WS SERIES (CORN YELLOW)
- Ⓓ BLACK ALUMINUM RAILING W/ CLEAR TEMPERED GLASS
- Ⓔ ASPHALT SHINGLES (MIDNIGHT BLACK)
- Ⓕ PRE-FINISHED ALUMINUM FASCIA AND SOFFITS
- Ⓖ DECK FASCIA HARDIE (LIGHT MIST)
- Ⓗ BLACK ALUMINUM PICKET RAILING
- Ⓙ CULTURED STONE
- Ⓚ WESMAN STEEL WS SERIES (TAHOE BLUE)
- Ⓛ WESMAN STEEL 1/2" CORRUGATED (CAMBRIDGE WHITE)
- Ⓜ HARDIE PANELS ARCTIC WHITE EASY TRIM
- Ⓝ WESTMAN STEEL TOUGH RID, GAUGE 26 CHARCOLE



KEY ELEVATION

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Proposed West Facing Elevation

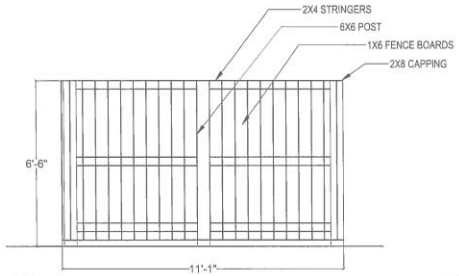
Project Number	
05-06-2019	Rev Date 06-2019
Drawn By	J.P.M./D.D.
Checked By	

PA9.4

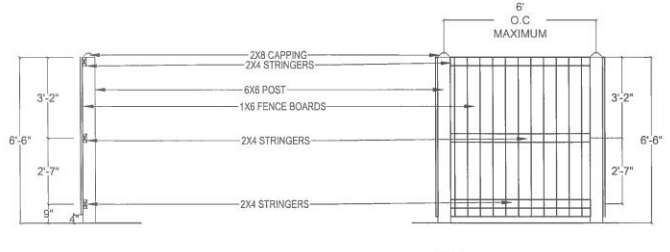
Scale 1/32"=1'-0"



1 PA8.0 GARBAGE EARTH-BIN ORIENTATION PLAN
SCALE 1/4"=1'-0"

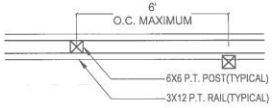


2 PA8.0 FENCE ELEVATION (SIDE)
SCALE 1/4"=1'-0"

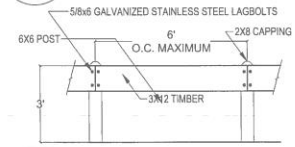


3 PA8.0 FENCE/ SECTION
SCALE 1/4"=1'-0"

4 PA8.0 FENCE ELEVATION
SCALE 1/4"=1'-0"



5 PA8.0 FENCE PLAN
SCALE 1/4"=1'-0"



6 PA8.0 PARKING FENCE ELEVATION
SCALE 1/4"=1'-0"



7 PA8.0 PARKING FENCE SECTION
SCALE 1/4"=1'-0"

Ironclad Developments Inc.
IRONCLAD DEVELOPMENTS INC.
Project Managment
General Contracting
Design/ Build
101-57158
Symington Rd.
Springfield, MB.
R2J 4L6
PH:
204-777-1972
info@icdev.ca

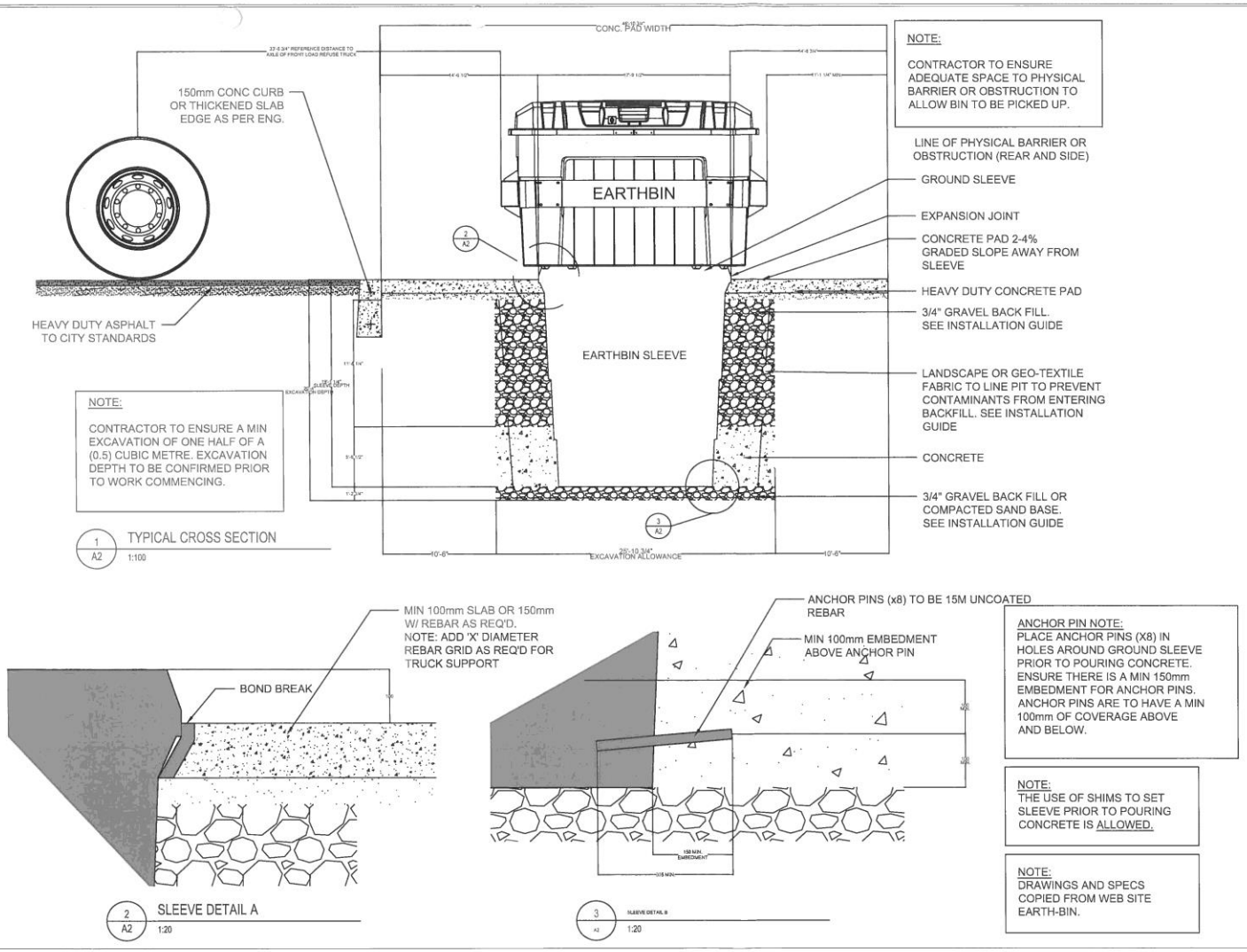
REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Garbage/ Fence Plan

Project Number
27-05-2019 | Rev Date 05-2019
Drawn By J.P.M./D.D.
Checked By

PA10.0

Scale 1/4"=1'-0"



Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Garbage/ Fence Plan

Project Number	
27-05-2019	Rev Date 05-2019
Drawn By	J.P.M./D.D.
Checked By	

PA10.1

Scale 1"=100'





Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Visualization

Project Number

27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA11.0

Scale





Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

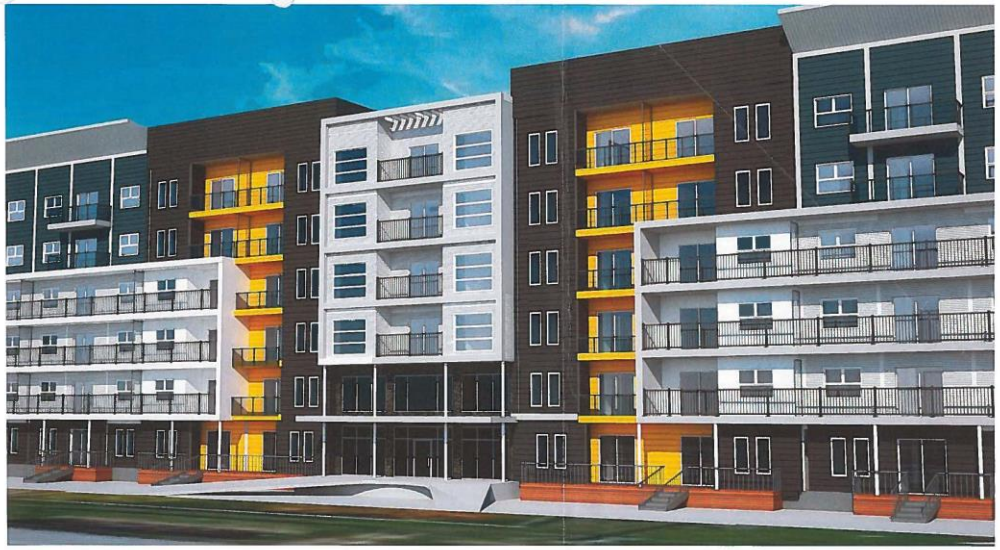
REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Visualization

Project Number	
27-05-2019	Rev Date 05-2019
Drawn By	J.P.M./D.D.
Checked By	

PA11.1

Scale







Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Rendering Details

Project Number	
27-05-2019	Rev Date 05-2019
Drawn By	J.P.M./D.D.
Checked By	

PA11.2

Scale



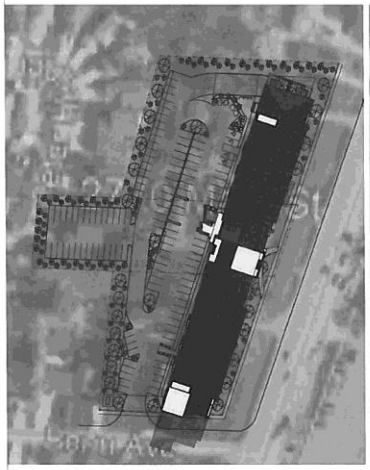
GMT-0600-21st December at 09:00AM



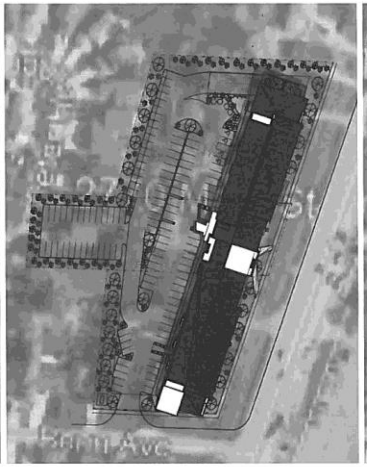
GMT-0600-21st December at 12:00PM



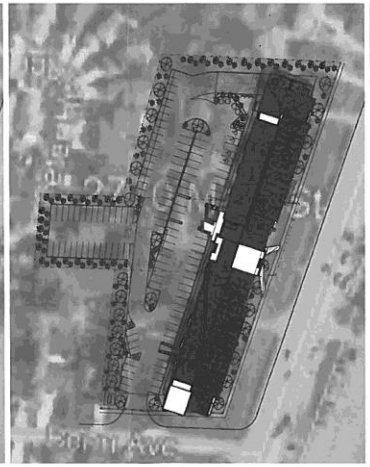
GMT-0600-21st December at 03:00PM



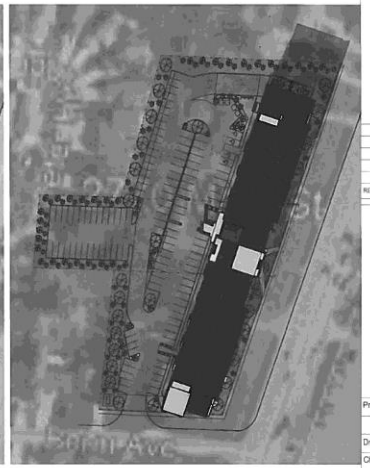
GMT-0600-21st June at 09:00AM



GMT-0600-21st June at 12:00PM



GMT-0600-21st June at 03:00PM



GMT-0600-21st June at 06:00PM

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Shadow Study

Project Number	
27-05-2019	Rev Date 05-2019
Drawn By	J.P.M /D.D.
Checked By	

PA12.0

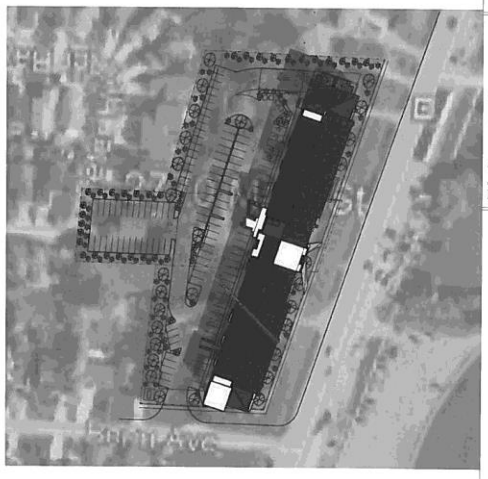
Scale



GMT-0600-20th March at 09:00AM



GMT-0600-20th March at 12:00PM



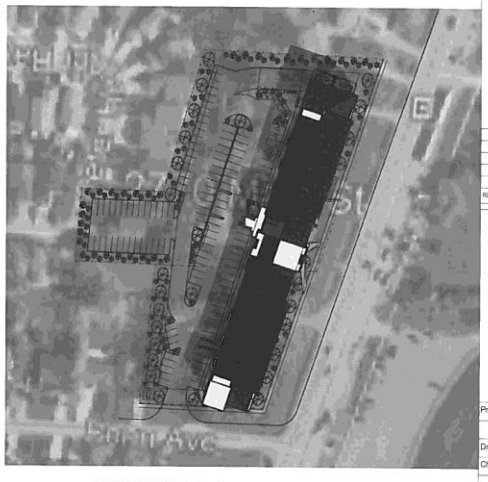
GMT-0600-20th March at 03:00PM



GMT-0600-22nd September at 09:00AM



GMT-0600-22nd September at 12:00PM



GMT-0600-22nd September at 03:00PM

Ironclad Developments Inc.

IRONCLAD DEVELOPMENTS INC.

Project Managment
General Contracting
Design/ Build

101-57158
Symington Rd.
Springfield, MB.
R2J 4L6

PH:
204-777-1972

info@icdev.ca

REV.	DESCRIPTION OF WORK REVISED	DATE

Winnipeg, Mb
2756 & 2766 Main St.
Shadow Study

Project Number

27-05-2019 | Rev Date 05-2019

Drawn By J.P.M./D.D.

Checked By

PA12.1

Scale