Agenda – Council – October 24, 2019

Report – Executive Policy Committee – October 8, 2019

Item No. 2 Subdivision and Rezoning – 1640 Leila Avenue
(Old Kildonan Ward)
File DASZ 21/2019 [c/r DCU 131669/2019D and DAV 132602/2019D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 8, 2019, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 21/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 17, 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated September 17, 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 Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

        i. That, for those portions of the Owner's land zoned "RMF-S" Residential Multi-Family (Small) 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. lighting;
            f. fencing;
            g. landscaping; and
            h. free-standing signage

Report – Executive Policy Committee – October 8, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

on the Owner's land ("Works) to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

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

3. 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 21/2019, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

7. 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.

Report – Executive Policy Committee – October 8, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

8. 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 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. 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.

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

Report – Executive Policy Committee – October 8, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 8, 2019, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DASZ 21/2019

Before: Lord Selkirk – West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie
Councillor Santos

Public Hearing: September 18, 2019
Council Building, 510 Main Street

Applicant: Sison Blackburn Consulting
(Ross Mitchell)

Subject:



Premises Affected: 1640 Leila Avenue

For submission to: Executive Policy Committee

Prepared by: Pieter Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 17, 2019

Community Committee Recommendation:

On September 17, 2019, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 21/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 17, 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated September 17, 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 Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

        i. That, for those portions of the Owner's land zoned "RMF-S" Residential Multi-Family (Small) 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. lighting;
            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 Lord Selkirk-West Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

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

3. 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 21/2019, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

7. 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.

8. 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 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. 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.

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I want to congratulate both groups Forthright Ventures, they have been wonderful to deal with, as well as Maples Community Church who has been a pillar in the community as we have heard, for many, many years, over 2 decades; this is going to provide new housing stock that's needed as the area that is growing as we have an influx of newcomers that are choosing to call this particular area in Old Kildonan home.
2. I did meet with the applicant and it was just a real joy to work with them; they are people that keep their word, and I believe that what we've heard today in terms of quality construction and conceptual drawings is exactly what they are going to follow through on.
3. I am really, really excited that the church is finally going to get their parking lot paved and the whole site will be looking so much better, just with new growth in the area we want to refurbish and brighten things up.

Exhibits Filed:

1. Application dated May 13, 2019
2. Notification of Public Hearing dated July 11, 2019
3. Manitoba Status of Title 1183178/1
4. Letter of authorization dated November 7, 2017, from Marcel Nicolas, Treasurer, Maples Community Church Inc., to Ross Mitchell, Sison Blackburn Consulting
5. Caveat 1359123/1
6. Plans (12 pages)
7. Report from the Urban Planning Division dated September 10, 2019
8. Inspection Report
9. Recording of Representations
10. Presentation in support of the application submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Ross Mitchell
Keith Thiessen
Yvonne Spoelstra

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 21/2019

ADMINISTRATIVE REPORT

Title: DASZ 21/2019 – 1640 Leila Avenue

Issue: For consideration at the Public Hearing to subdivide the subject property to establish (2) lots and rezone proposed Lot 2 from "R1-L" Residential Single-Family (Large) District to "RMF-S" Residential Multi-Family (Small) District to establish a Residential Multi-Family Dwelling, and maintain an existing Place of Worship use on proposed Lot 1.

Critical Path: Lord Selkirk - West Kildonan 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 21/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 17, 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.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated September 17, 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 Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

        i. That, for those portions of the Owner's land zoned "RMF-S" Residential Multi-Family (Small) 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) lighting;

(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 Lord Selkirk - West Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

3. That, 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 21/2019, as determined by the City's Director of Planning, Property and Development.

4. 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.

5. 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.

6. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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9. 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.

10. 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

- The applicant intends to subdivide the subject property into two (2) lots and rezone proposed Lot 2 from “R1-L” Residential Single-Family (Large) District to “RMF-S” Residential Multi-Family (Small) District.
- A two-storey Multi-Family development containing 39 units and accessory parking area containing 107 parking stalls would be constructed on proposed Lot 2.
- Proposed Lot 1 would remain zoned “R1-L” Residential Single Family (Large) and the existing Place of Worship would be maintained entirely on this lot.
- The intended subdivision and rezoning of the land requires a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report provides information, and makes recommendations, regarding the subject application (DASZ 21/2019) in terms of compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy.* The Public Service recommends that the rezoning be approved subject to any conditions specified herein. This report is available to the public, City Council and committees of Council.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposal can proceed.

HISTORY

July 30, 1999 - File - DAV 399/99 & DCU 160/99

The Board of Adjustment approved a Conditional Use to permit the establishment of a church and variances to the "R1-5.5" district regulations of Zoning By-Law No. 6400/94 as follows:

1. for the construction of a church to permit a lot not having a frontage on an improved street;
2. for the development of an accessory parking lot to permit as follows:
    a. a front yard of 10.0 feet (3.048 metres) instead of 20.0 feet (6.096 metres);
    b. a compact gravel surface instead an asphalt/concrete surface;
    c. no landscaping or fencing adjacent to the public right of way.

Subject to the following conditions:

1. That no development permits shall be issued until the applicant has satisfied all the conditions of the Servicing Agreement No. 530/89.
2. That a foundation permit only shall be issued for the church building prior to the installation of the sanitary sewer and water connections to Leila Avenue.
3. That the gravel surfaced parking area shall be treated with calcium chloride to minimize the generation of dust and maintained thereafter to the satisfaction of the Director of Property and Development Services.
4. That the gravel surfaced parking area shall be paved with concrete or asphalt within 3 years of the paving of Leila Avenue.
5. That a detailed landscaped plan and fencing detail for the 10 foot (3.048 metres) front yard adjacent to the right-of-way, as well as a garbage enclosure plan shall be submitted to the Board of Adjustment prior to the issuance of a temporary occupancy permit, and the said improvements to the site shall be established prior to a final occupancy permit being issued and maintained thereafter to the satisfaction of the Director of Property and Development Services

January 15, 2003 – File DCU 273/2002C

The Board of Adjustment approved a Conditional Use to permit an expansion of an existing church use, subject to the following conditions.

1. That the temporary trailer shall be repainted by June 30, 2005.
2. That if any Conditional Use granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use, shall terminate.
3. That the Conditional Use granted by the Order terminates on January 31, 2008.

September 26, 2007 – File DCU 147446/2007C

The Board of Adjustment approved a Conditional Use on “the land” to permit the expansion of an existing church use by the addition of a portable classroom and the maintenance of a portable classroom subject to the following conditions:

1. That if any development approved by the Order is not established within two (2) years of the date thereof, the part of the Order dealing with that development will terminate.
2. That the Conditional Use shall expire five (5) years from the date of the Order.

December 13, 2017 – File DCU 174726/2017C [c/r DAV 174730/2017C]

The Board of Adjustment approved a Conditional Use on “the land” to permit the maintenance of a place of worship use and a Variance for the maintenance of an open accessory parking area to permit a west side yard of 3.5 feet (1.07 metres). Subject to the following conditions:

1. That the development shall be built in substantial conformance with the plans submitted and attached hereto and identified as Sheet 1 File No. DAV 174726/2017C, dated November 10, 2017, by no later than July 30, 2018, and thereafter shall be maintained to the satisfaction of the Director, Planning, Property, and Development.

File - DASSF 583/17

A proposed plan of subdivision was submitted but not proceeded with. The subdivision under DASSF 583/17 was similar to the subdivision under the subject application however there was no proposed rezoning at the time.

CONSULTATION

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

SUBMITTED BY

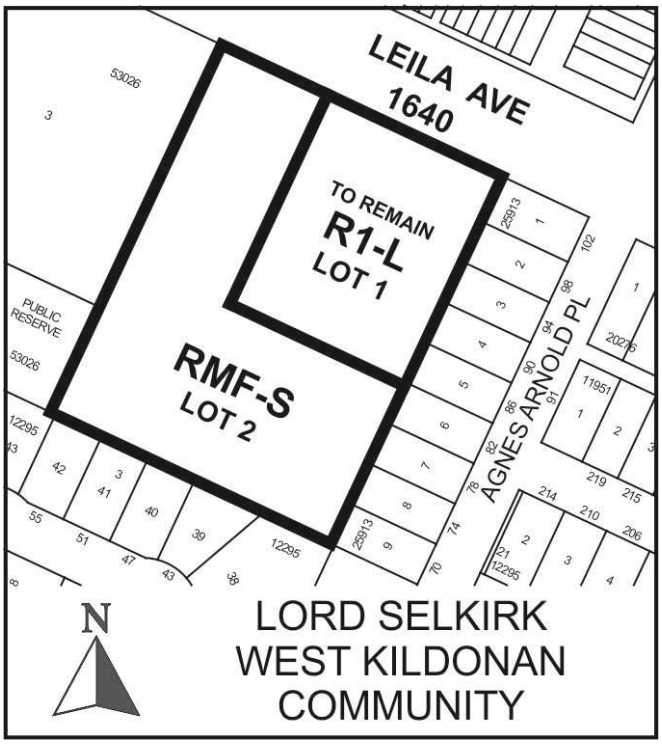
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	R. Hayer, MCP
Date:	September 10, 2019
File No.	DASZ 10/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 21/2019**, **Lord Selkirk - West Kildonan Community Committee, dated September 17, 2019**.
- **Schedule "B" Report Of The Administrative Coordinating Group – June 26, 2019, Proposed Subdivision and Rezoning of Land Located at 1640 Leila Avenue.**

Appendix "A," Planning Discussion

DATE:	September 10, 2019
FILE:	**DASZ 21/2019**
RELATED FILE:	DAV 19-132602\D; DCU 19-131669\D
COMMUNITY:	Lord Selkirk - West Kildonan
NEIGHBOURHOOD #:	3.317 (The Maples)
SUBJECT:	**P**roposed plan to subdivide the subject property into two (2) lots and rezone proposed Lot 2 from "R1-L" Residential Single-Family (Large) District to "RMF-S" Residential Multi-Family (Small) District to establish a Residential Multi-Family Dwelling and maintain an existing Place of Worship use on proposed Lot 1
LOCATION:	1640 Leila venue.



APPLICANT:	Sison Blackburn Consulting Inc. (Ross Mitchell) 5 Scurfield Boulevard Unit 10 Winnipeg , Manitoba R3Y1G3
OWNER:	Maples Community Church Inc. 1640 Leila Avenue Winnipeg , Manitoba R2P 2X6
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

- The subject site is located on the south side of Leila Avenue in the Maples neighbourhood and the Old Kildonan Ward.
- The total site area is 165,946 square feet (3.8 acres), with approximately 356 feet of frontage on Leila Avenue.
- Currently on the land is a place of worship (church) that was established in 1999. Vehicle access to the church parking area is from Leila Avenue.
- Under *OurWinnipeg* and *Complete Communities*, the property is within the "Areas of Stability – Recent Community".
- The site is currently zoned "R1-L" Residential Single-Family (Large) District under the City of Winnipeg Zoning By-law (no. 200/2006).

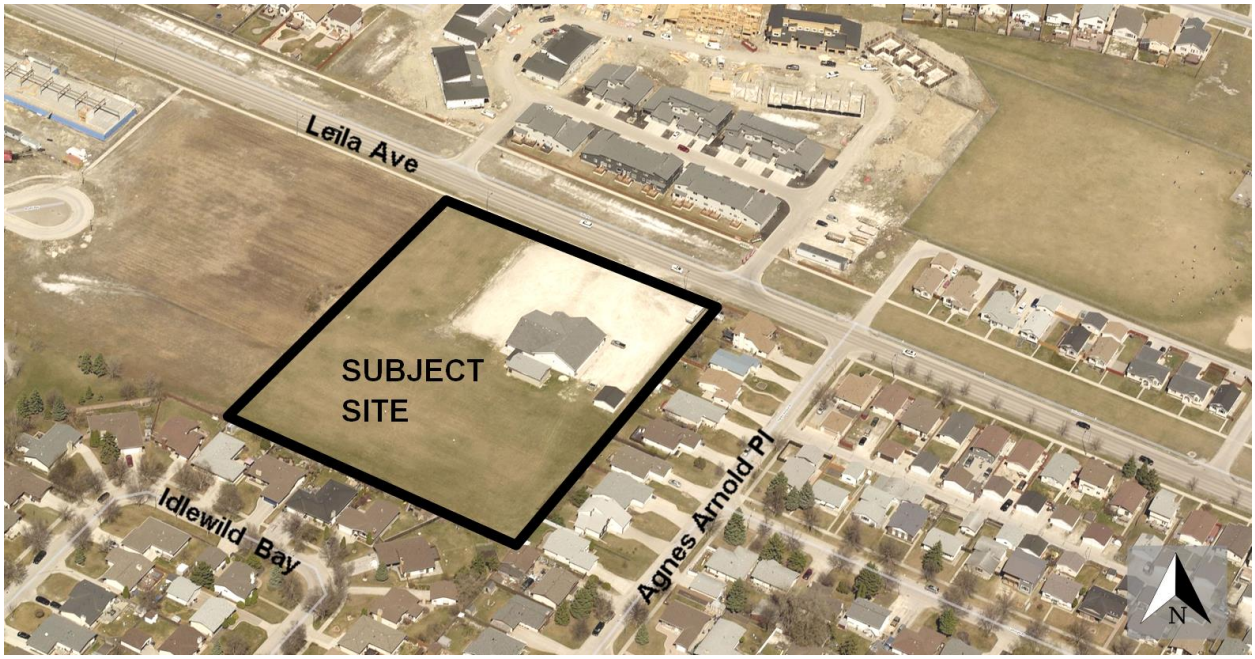


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2016)*

SITE CONTEX SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Leila Avenue; then a Residential Multi-Family dwelling use (townhomes) zoned "RMF-M" Residential Multi-Family (Medium) District.

South: Single-family dwellings zoned "R1-L" Residential Single-Family (Large) District.

East: Single-family dwellings zoned "R1-L" Residential Single-Family (Large) District.

West: Vacant land zoned "RMF-M" Residential Multi-Family (Medium) District; and park space zoned "PR1" Parks and Recreation - Passive Neighbourhood/Community District.

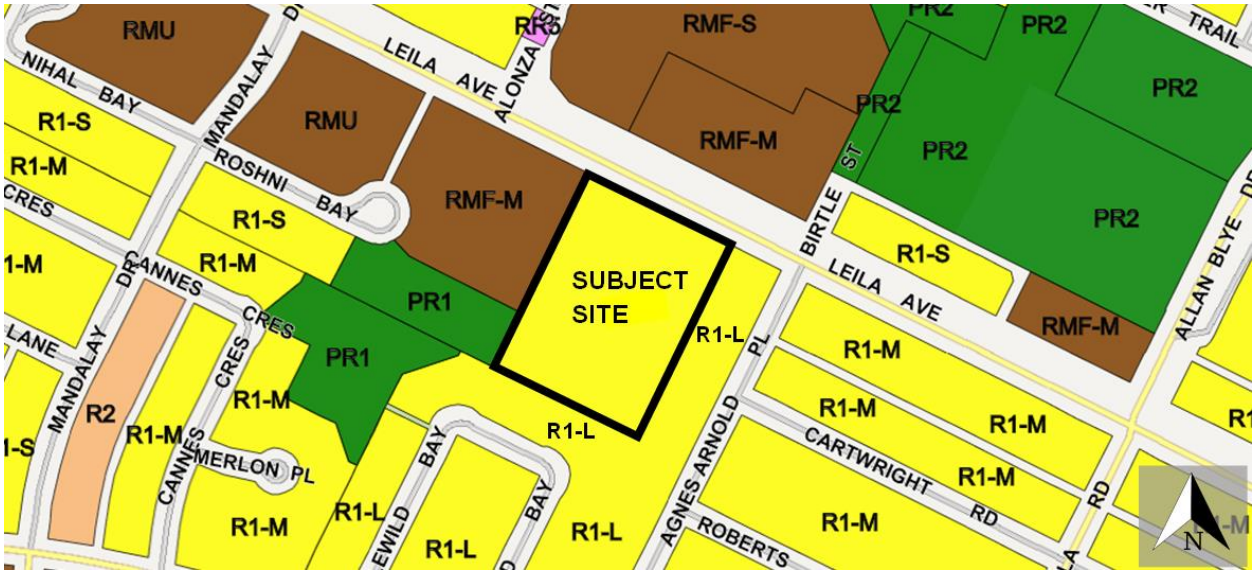


Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

The applicant intends to subdivide the subject site and establish two (2) lots. The intent is to keep the existing church on one lot and create an additional lot that would be rezoned for new residential development. Figure 3 shows the proposed subdivision and rezoning. Figure 4 shows the proposed development site plan.

Proposed Lot 1

- The proposed lot would remain zoned “R1-L” Residential Single-Family (Large) District. The lot would be 1.35 acres in size.
- The existing church would be maintained entirely on proposed Lot 1. A place of worship is a Conditional Use in the “R1-L” zoning district. A Conditional Use application has been submitted under file no. DCU 19-131669 D. A report on this matter has been submitted to the Lord Selkirk-West Kildonan Community Committee for consideration.
- As part of the proposed development, the existing parking area would be paved and landscaped. The applicant has applied for variances under file no. DAV 19-132602\D to accommodate the paved parking area on proposed Lot 1. A report on this matter has been submitted to the Lord Selkirk-West Kildonan Community Committee for consideration.

Proposed Lot 2

- The proposed lot would be rezoned to “RMF-S” Residential Multi-Family (Small) District. The lot would be 2.46 acres in size.
- A new Residential Multi-Family development containing 39 units and accessory parking area containing 107 parking stalls is proposed.
- The proposed development would have a density of 2,900 square feet lot are per dwelling unit and a parking ratio of 2.7 stalls per unit.
- Access to the proposed development would be from a new private approach on Leila Avenue.

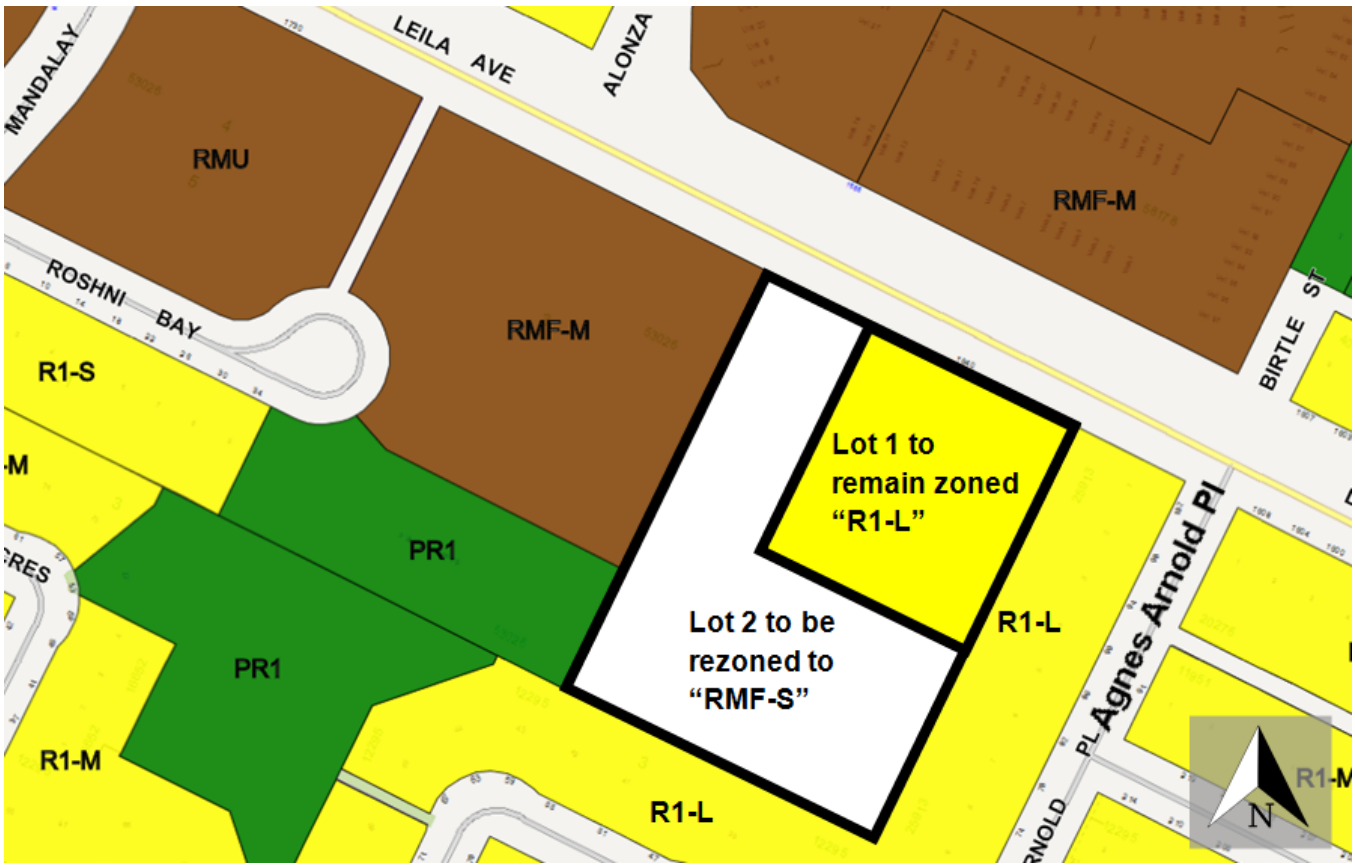


Figure 3: Proposed Subdivision and Rezoning.

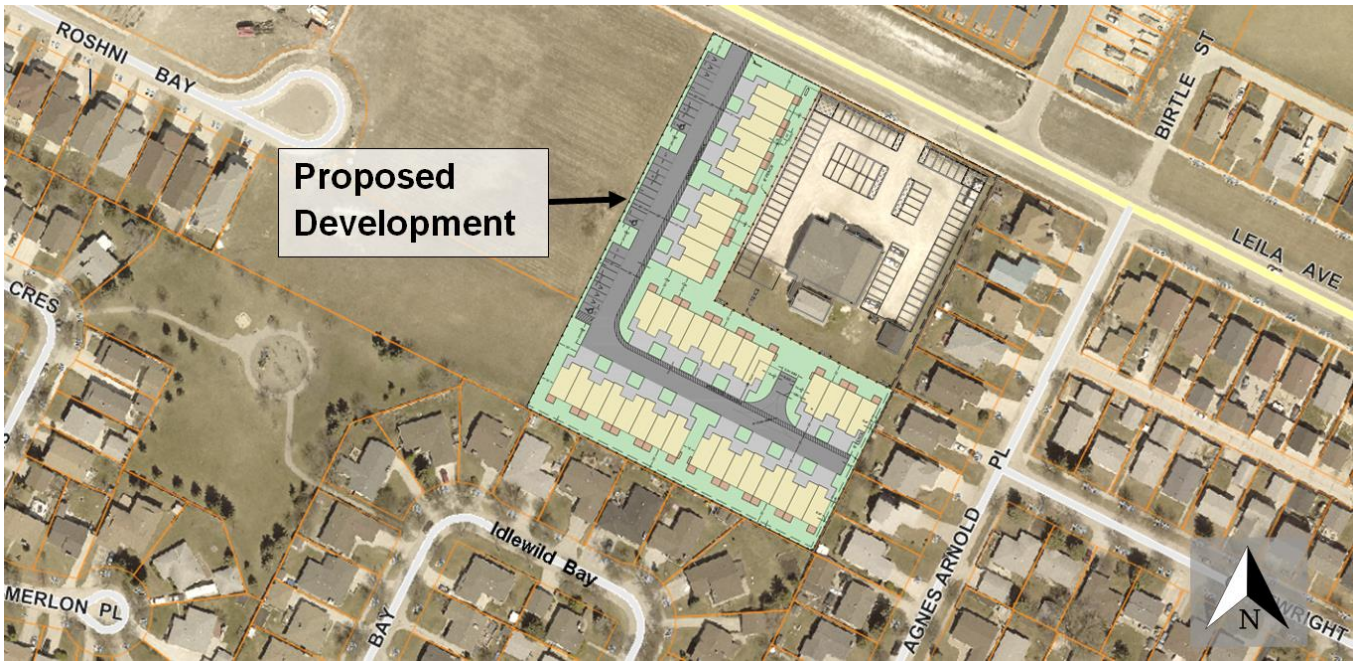


Figure 4: Proposed Development site plan submitted by applicant.

ANALYSIS AND ISSUES

OurWinnipeg and the Complete Communities Direction Strategy:

The subject property is in the 'Areas of Stability – Mature Community' policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*.

Relevant policies include:

- *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.*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- *Support the subdivision of a parcel into two (2) or more lots when it is done in a context sensitive manner.*
- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character, and built form.*

The proposed subdivision and rezoning would meet the above noted policies because:

- It would add new housing (townhouses) along a major collector and in a location with existing municipal infrastructure to support growth.
- The proposed subdivision is generally compatible as introduces new housing while maintaining an existing place of worship in the community. The proposed development would also result in improvements to the existing church parking area and street frontage.
- The proposed rezoning to "RMF-S" Residential Multi-Family Small enables a development form that is generally compatible with single-family dwellings, which are the predominant land use to the east and south.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

The "RMF-S" Residential Multi-Family (Small) District is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.

Dimensional Standards for the "RMF-S" District include:

- Minimum lot area – 9,000 square feet.
- Minimum lot area per dwelling unit – 1,250 square feet.
- Minimum front yard – 20 feet.
- Minimum rear yard – 25 feet.
- Minimum interior side yard – 4 feet.
- Principal building separation – 8 feet.
- Maximum building height – 35 feet.

The proposed development meets or exceeds the above noted minimum dimensional standards.

Compatibility with the Surrounding Area

North:

- To the north of the subject site is Leila Avenue, which is a major east-west collector street.
- North of Leila Avenue is a townhouse style development on land zoned “RMF-M” Residential Multi-Family (Medium) District and “RMF-S” Residential Multi-Family (Small) District.
- To the north east is the École Leila North School. Transit stops are located directly in front of the school.

South:

- Directly south of the subject site are five (5) single-family dwellings that were constructed in the late 1970s.
- The single-family dwellings to the south share a rear property line with the subject site.
- Single-family dwellings are permitted a maximum building height of 35 feet, which is the same maximum permitted building height for the “RMF-S” Residential Multi-Family (Small) District.

East:

- Directly east of the subject site are nine (9) single-family dwellings that were constructed in the mid-1990s.
- The single-family dwellings to the east are backing towards the subject site.

West:

- To the west of the subject land is vacant land that is zoned “RMF-M” Residential Multi-Family Medium district.
- The vacant land to the west was rezoned to “RMF-M” Residential Multi-Family Medium under DASZ 18/2010.
- Also to the west is vacant park space that was established under DASZ 18/2010. To the space of this park space is the Cannes Tot Lot which contains a play area and walking paths.

The proposed development would be compatible with the surrounding area because:

- The proposed rezoning to “RMF-S” Residential Multi-Family (Small) would facilitate a moderate amount of residential infill development to an area with existing municipal and social infrastructure.
- The proposed development would be compatible in built form with the surrounding area in terms of heights and land use.
- Conditions of approval are recommended to further ensure the proposed development does not become incompatible with the context by means of Plan Approval. In addition, other conditions of approval are included with the related Conditional Use and Variance applications.

CONDITIONS OF APPROVAL

- It is noted that the subject DASZ application (10/2019) has been reviewed by civic departments through the Administrative Coordinating Group (ACG). This review process is used to determine developer obligations such as servicing requirements, land dedication and other considerations. The ACG Report, the contents of which will make up the development agreement can be found in Schedule B.

Zoning Agreement Considerations:

Plan Approval

The Administration recommends that final plans be submitted to the Director of Planning, Property and Development and Lord Selkirk - West Kildonan Community Committee for review prior to the issuance of a development permit on the site. Final plans for the proposed multi-family development will be reviewed the Planning, Property and Development Department and presented to the Community Committee for approval. It is recommended the applicant take into consideration the following items:

Accessibility

- The City of Winnipeg Accessibility Design Standards should be consulted to ensure future development includes principals of universal design. This includes creating an environment that responds to the needs of the widest range of the population possible. The Design Standards may be found at the following link: https://winnipeg.ca/ppd/Documents/Planning/UniversalDesign/Access_Design_Standards.pdf

Site Plan Design

- Pedestrian connections should be safe and clearly demarcated. Ideally, these should be comprised of a different material or colour than the drive aisle to increase visibility and safety for pedestrians.
- The site plan should incorporate a location for a future addressing sign on Leila Avenue.
- Connectivity to the Cannes Tot Lot should be incorporated. This could include a continuation of the pedestrian circulation path to connect with the park. Any fencing along the west side should include an appropriate break to allow for resident access to the park.

Building Massing and Design

- The existing context to the south includes low density residential uses. To ensure future built form is compatible, the building massing should take into account impacts of a continuous wall plane.
- The proposed plans show two (2) buildings containing eight dwellings each. The proposed buildings would be approximately 150 feet in length.
- To minimize impacts, the wall planes along the rear should include articulation. This means the final architectural design should either:
    - break up buildings into smaller groups to add additional greenspace and separation; or
    - incorporate architectural features such as wall plan recesses to visually interrupt the wall plan.
- Front façades should incorporate a balance of high quality materials and design.

Landscaping and Buffering

- Although the property to the west is currently vacant, the proposed development would add a significant number of parking stalls that would park in an east-west orientation. To minimize headlight glare into the adjacent property, high quality buffering and screening is recommending including a combination of plants and fencing.
- Garbage and recycling areas should be well screened and appropriately located. If City refuse pick-up is planned, the applicant is advised to work with the Water & Waste Department as well.
- The final site plan will be reviewed as part of the Plan Approval process.

REASONS FOR THE RECOMMENDATIONS
The Urban Planning Division recommends approval because the proposed plan of subdivision and rezoning would be consistent with *OurWinnipeg* and *Complete Communities*, and compatible with the surrounding area.

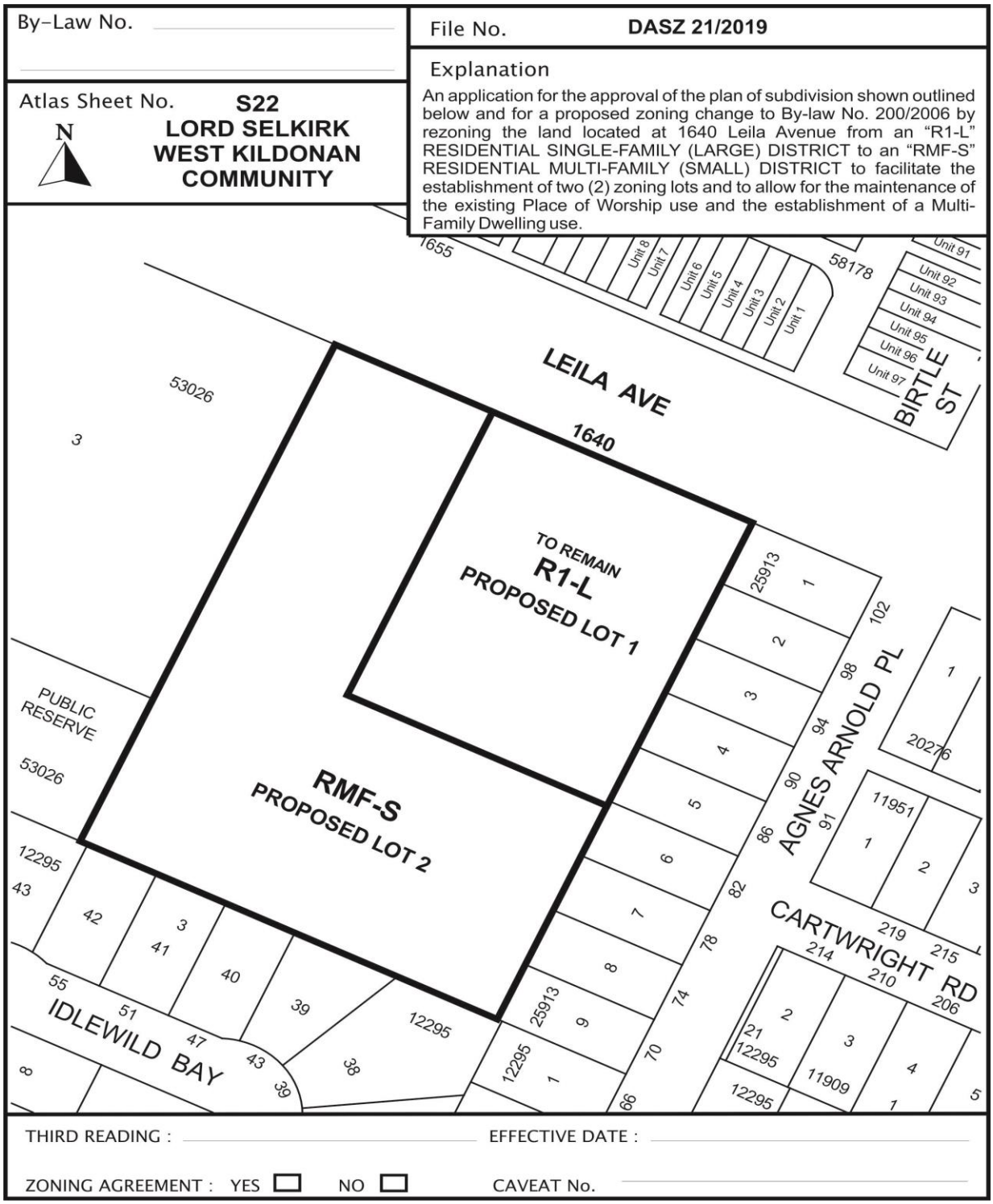
This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by:
R. Hayer, MCP

PPD File #:
DASZ 10/2019

Schedule "A" of File DASZ 21/2019, Lord Selkirk - West Kildonan Community Committee,

September 17, 2019



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – June 26, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1640 LEILA AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 21/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Plan Considerations

The Developer shall enter into, register and maintain in perpetuity by way of caveat against the titles to lots within the Planned Area, an appropriate private easement or joint services agreement with owners of the other affected lots to enable the servicing of the lots in the Planned Area without fronting wastewater and land drainage services. Said agreement shall further absolve the City from any costs or responsibility for the private services.

Servicing Conditions

1) Private Approaches

The Public Works Department, Transportation Division advises that the existing private approach to proposed Lot 1 must be reconstructed in concrete, as the gravel approach is contrary to the Private Access By-Law.

The application for can be found via the following website and must be submitted to the Public Works Department:

https://www.winnipeg.ca/publicworks/permitsApprovals/pdf/PrivateAccess-ApplicationForm2019.pdf

2) Pipeline-Leila Area Charge

The Developer shall pay, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, its share of the cost of the following improvements on an area basis for the area bounded by Leila Avenue, Pipeline Road and the future Chief Peguis Trail, as determined by the Director of Public Works:

a) an 8.3m in width by 200mm in thickness Portland cement concrete pavement in Leila Avenue between Pipeline Road and the future Chief Peguis Trail and in Pipeline Road between Leila Avenue and the future Chief Peguis Trail.

b) channelization, including, but not necessarily limited to construction of pavement for through lanes, auxiliary lanes, channelization, transitions, the installation and/or relocation of street lights and other utilities and boulevard landscaping at all street intersections entering Amber Trials from Pipeline Road and Leila Avenue including, but not necessarily limited to, the intersections of Ashville Street and Mandalay Drive with Leila Avenue and the intersections of the two east-west streets entering Amber Trials from Pipeline Road.

c) channelization at the intersection of Pipeline Road and Leila Avenue including, but not necessarily limited to construction of pavement for through lanes, auxiliary lanes, channelization, transitions and the installation and/or relocation of street lights and other utilities and boulevard landscaping.

d) traffic control signals at the intersection of Leila Avenue and Pipeline Road.

e) ornamental street lighting, sidewalks, boulevard landscaping and any accessory land drainage works in conjunction with the above works.

THIS REPORT SUBMITTED BY:

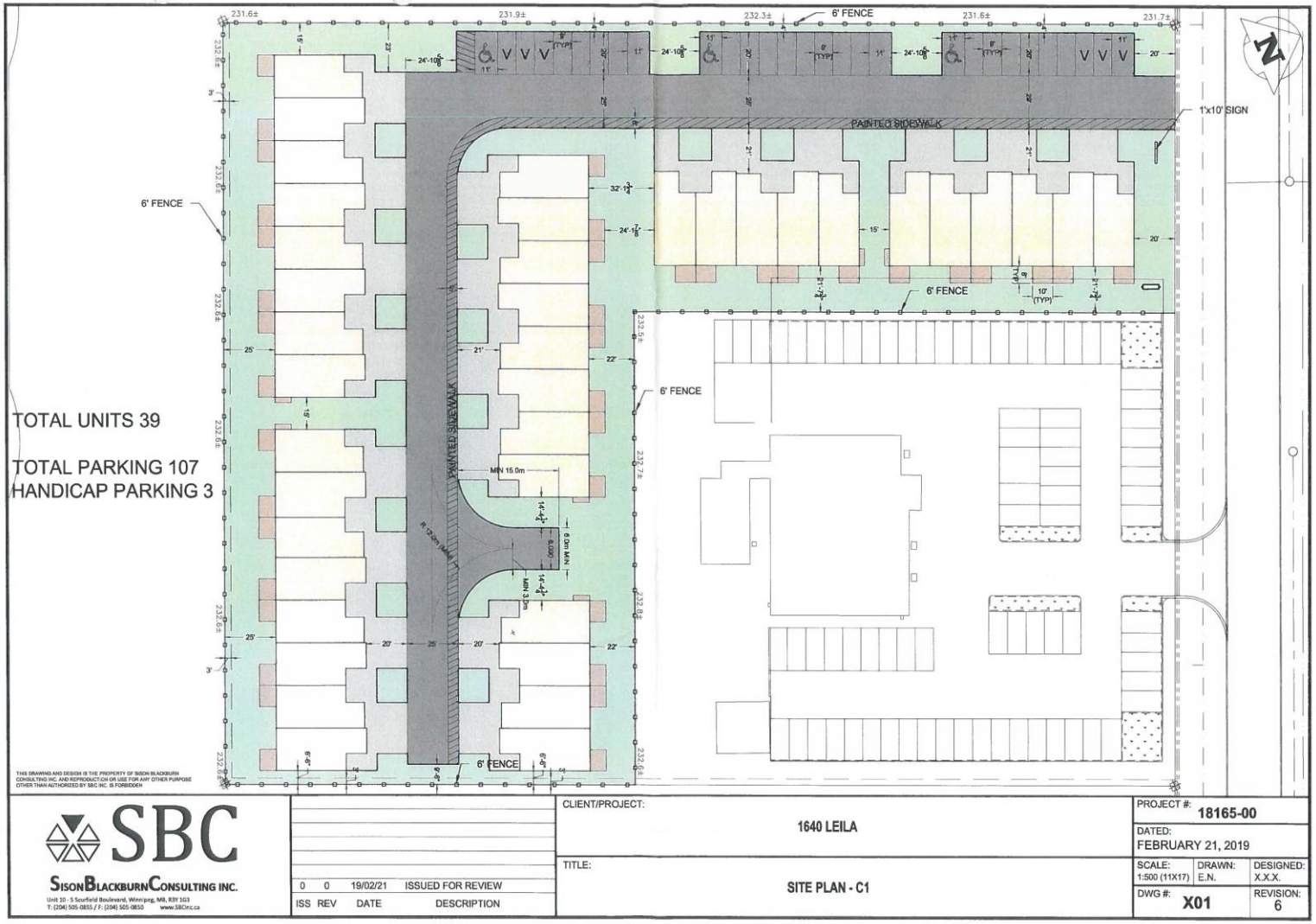
Administrative Co-ordinating Group
File No. DASZ 21/2019
September 6, 2019

"*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.
Water & Waste Department, Transportation Division

Exhibit “6” referred to in File DASZ 21/2019





City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Leila — 134 Lin ft.

	Required	Proposed
Trees	4	4
Shrubs	21	26

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

Leila — 42 Lin Ft.

	Required	Proposed
Shrubs	4	11

Fronts of units — 780 Lin Ft.

	Required	Proposed
Shrubs	78	81

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 13265 Sq. Ft.

	Required	Proposed
Required Landscape Area	663	991
Trees	2	2
Shrubs	7	8

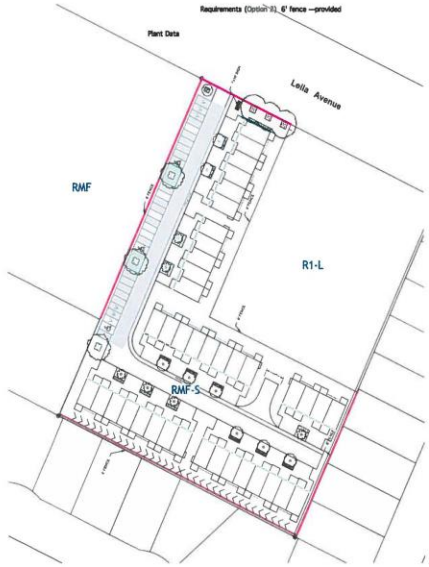
190 (7)a Buffering of Residential Uses from Non-Residential Impacts

Residential/Non Resident — 1021 Lin ft.

	Required	Proposed
~~Requirement (Option 1)~~ Trees	~~20~~	~~0~~
~~Shrubs~~	~~153~~	~~0~~

Requirements (Option 2) 6' fence –provided

Plant Data



1 / L-1 Zoning Analysis Plan
Scale: 1:750

Zoning Analysis Key
- Frontage - 1
- Frontage - 2
- Principle Facade - 1
- Principle Facade -2
- Parking lot Gross area
- Parking lot Interior Landscape
- Residential Buffer (if required)

Dean Sparman
Landscape Architect

General Notes

1. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
2. All work is to be warrantied for a period of not less than 1 year.
3. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
4. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
5. All dimensions are in meters unless otherwise noted
6. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
7. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
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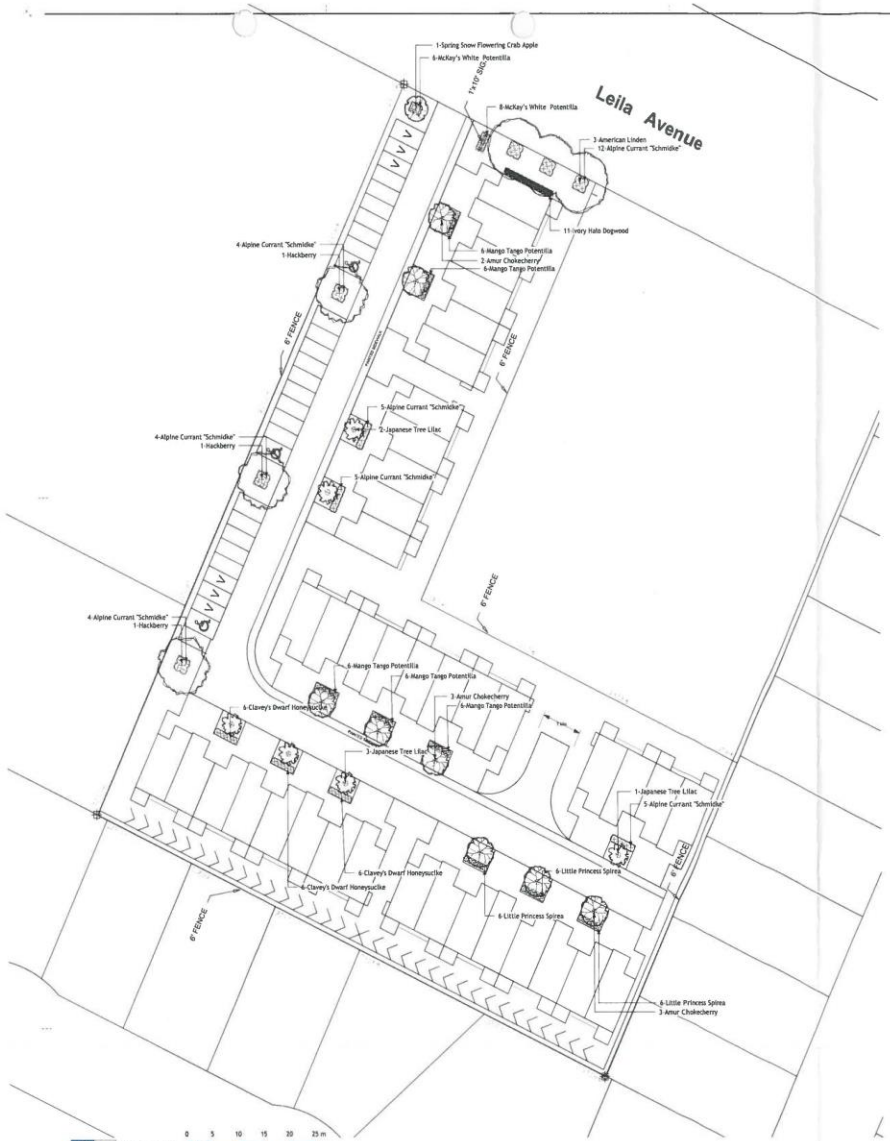
No.	Date	Issue Notes
C	2019-04-18	Changes as per Client Review
B	2019-04-12	For Approval
A	2019-04-10	For Client Review

Consultant

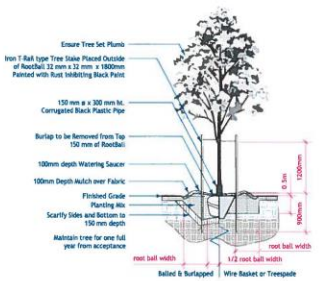
Project Title: 1640 Leila
Townhouse Development
Winnipeg, Manitoba

Drawing Title: Landscape Scope Plan

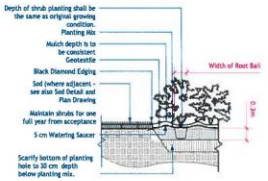
Drawing No.: L-1
of 3



1 / L-2 Planting Plan
Scale: 1:350



1 / L-2 Deciduous Tree Planting Detail
Scale: 1:50



4 / L-2 Shrub Planting Detail
Scale: 1:50

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size Remarks
Evergreen Trees			
Trees			
Hackberry	Celtis occidentalis	3	65mm ø Minimum 5 major branches in head. Single leader, full straight trunck with no branching below 1.2 m. 75 cm ø wire basket.
Spring Snow Flowering Crab Apple	Malus 'Spring Snow'	1	50 mm ø 60 cm w.b. Minimum 5 major branches at specified size. Well branched
Amur Chokecherry	Prunus maackii	8	65 mme 75 cm Wire Basket. Central Leader. Minimum 5 major branches. Well branched full head. Specimin
Japanese Tree Lilac	Syringa reticulata	6	50 mm ø 60 cm w.b. Minimum 5 major branches at specified size. Well branched
American Linden	Tilia americana	3	65 mme 75 cm W.B. minimum 6 major branches, Strong Central leader. Single straight trunk. Specimin.
Shrubs			
Ivory Halo Dogwood	Cornus alba 'Ivory Halo'	11	45 cm ht. 5 major branches 2 gal.
Clavey's Dwarf Honeysuckle	Lonicera xylosteum 'Clavey'	18	30 cm ht. 3 gallon Container. Minimum 5 major branches.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tange'	30	30 cm. ht. 2 gal.
McKay's White Potentilla	Potentilla fruticosa 'McKay's White'	14	25 cm. ht. 2 gal.
Alpine Currant "Schmidtie'	Ribes alpinum.	39	60 mc ht. 3 gallon Container. Minimum 5 major branches.
Little Princess Spirea	Spiraea japonica 'Little Princess'	18	30 cm ht. 3 gallon minimum 5 branches full busy plants
Total Plants on Schedule		151	
Total Plants in Drawing		151	

Landscape Maintenance Notes

1. The Contractor shall be responsible for maintaining any turfgrass or new plant material from installation for a period of one year from the date of installation or from the date of total performance which ever is later. It is expected that the plants and turfgrass shall be actively maintained from May 1 to October 31st of each year.
2. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low environmental impact. Pesticide applicators shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
3. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
4. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
5. The replacement of any new deciduous or coniferous plant material shall entace the start of an additional 2 year maintenance on the replaced plant.
6. Tree support and stakes are to be inspected at each weeding/watering by the Contractor to ensure that they are properly adjusted.
7. Water shall be applied as required to maintain optimum conditions for growth during dry weather the Contractor should allow for watering on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of caliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
8. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
9. Sod and Planting beds shall be fertilized not less than three times per growing season.
10. At the end of each growing season Contractor is to ensure that all trees are properly fitted with rodent protection as per the planting detail.

Dean Spearman
Landscape Architect

General Notes

1. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
2. All work is to be warranted for a period of not less than 1 year.
3. Contractor is to limit equestrians to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged they are to be made good by the contractor. Contractor is to make good the damage at his own expense.
4. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
5. All dimensions are in meters unless otherwise noted
6. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
7. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall be No. 1 Nursery Stock as per the Nursery Stock, 9th written as published by the Canadian Nursery and Landscape Association.
2. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
3. All plants are to be installed as per the details provided.
4. All plants shall be located at proposed locations staked out prior installation. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
5. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
6. Warranty shall be for all new plant material for a period of one calendar year from the date of owner acceptance. Trees with calipers greater than 50 mm shall be warrnceted for two years. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
7. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect. All replacement plant material shall be warranted for a full calendar year following its installation.

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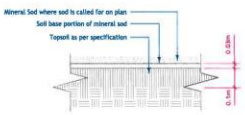
C	2019-04-18	Changes as per Client Review
B	2019-04-12	For Approval
A	2019-04-10	For Client Review

Consultant

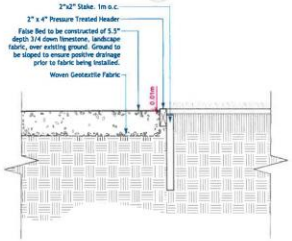
Project Title
1640 Leila
Townhouse Development
Winnipeg, Manitoba

Drawing Title
Planting Plan

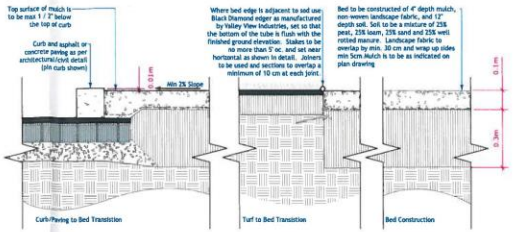
Drawing No.
L-2
of
3



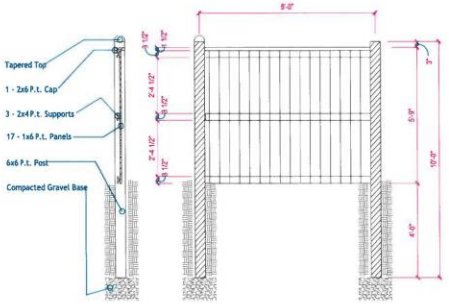
1 L-3 Mineral Sod c.w. 10 cm depth Topsoil
Scale: 1:10



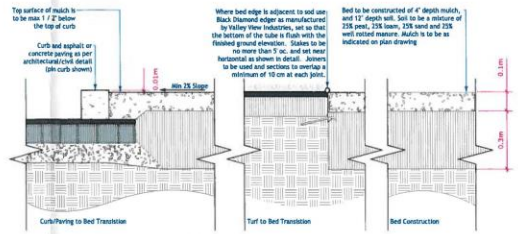
2 L-3 3/4 Down Limestone c.w. Fabric & 2x4 P.T. Timber Header
Scale: 1:10



3 L-3 Dark Grey Granite mulch (15mma) planting bed (c.w. fabric)
Scale: 1:10



4 L-3 Fence 6' ht.
Scale: 1:25



9 L-3 Local Wood Chip Mulch Planting Bed (no fabric)
Scale: 1:10

Dean Sparman
Landscape Architect

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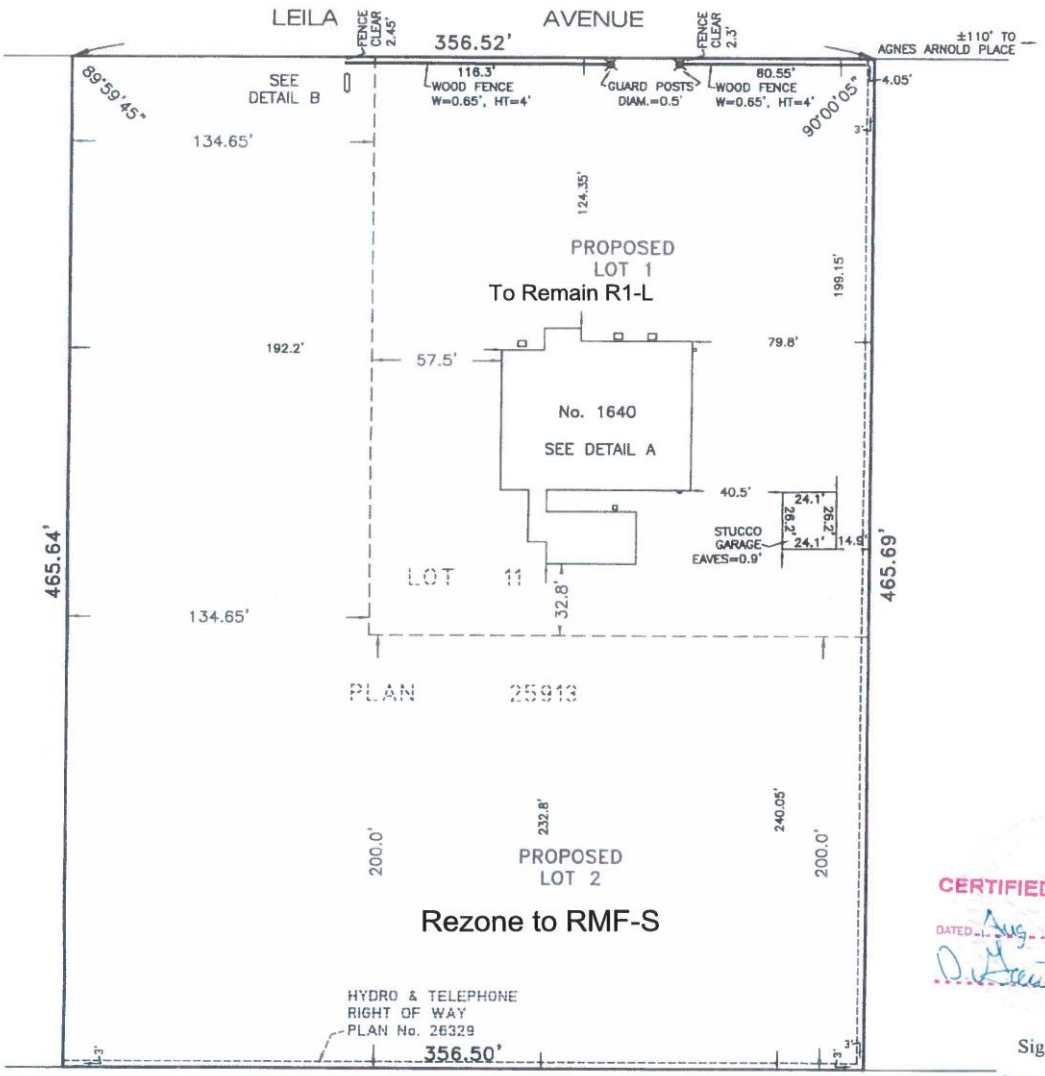
Consultant

Project Title
1640 Leila
Townhouse Development
Winnipeg, Manitoba

Drawing Title
Details

Drawing No.
L-3
of
3



CERTIFIED A TRUE

DATED Aug. 29/17

Signed & Seale

Daniel B.J. Gautron,

Dated this 29th day of August,

'H - all distances are in feet and decimals of a foot.

©Barnes & Duncan, 2017

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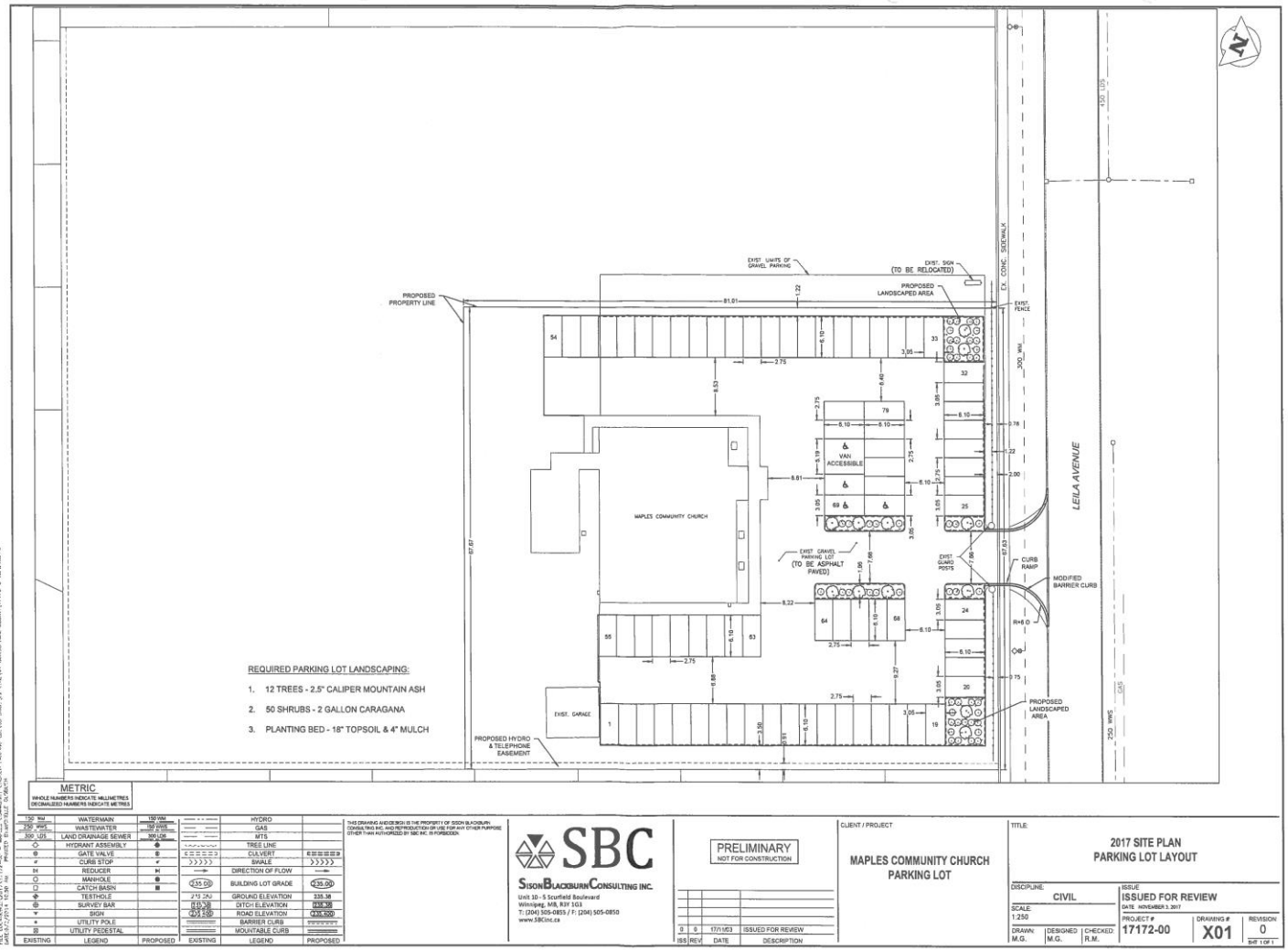

EXISTING	LEGEND	PROPOSED
150 WM	WATERMAIN	150 WM
250 WWS	WASTEWATER	150 WWS
500 LDS	LAND DRAINAGE SEWER	300 LDS
	HYDRANT ASSEMBLY	
	GATE VALVE	
	CURB STOP	
	REDUCER	
	MANHOLE	
	CATCH BASIN	
	TESTHOLE	
	SURVEY BAR	
	SIGN	
	UTILITY POLE	
	UTILITY PEDESTAL	

EXISTING	LEGEND	PROPOSED
	HYDRO	
	GAS	
	MTS	
	TREE LINE	
	CULVERT	
	SWALE	
	DIRECTION OF FLOW	
235.00	BUILDING LOT GRADE	235.00
235.38	GROUND ELEVATION	235.38
235.38	DITCH ELEVATION	235.38
235.600	ROAD ELEVATION	235.600
	BARRIER CURB	
	MOUNTABLE CURB	

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SBC
SISON BLACKBURN CONSULTING INC.
Unit 10 - 5 Scurfield Boulevard
Winnipeg, MB, R3Y 1G1
T: (204) 505-0855 / F: (204) 505-0850
www.SBCinc.ca

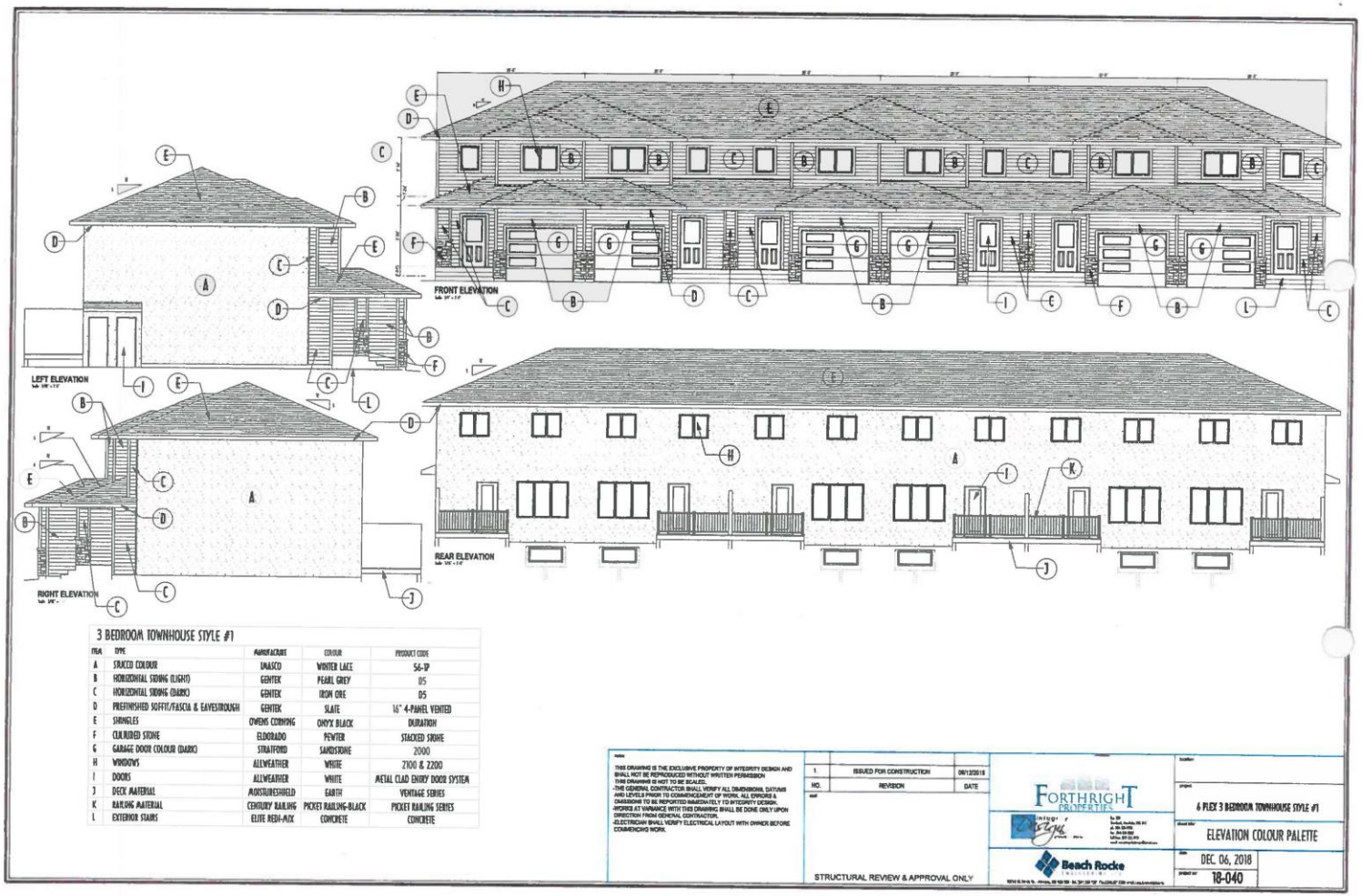
PRELIMINARY
NOT FOR CONSTRUCTION

ISS	REV	DATE	DESCRIPTION
	0	17/11/03	ISSUED FOR REVIEW

CLIENT / PROJECT
MAPLES COMMUNITY CHURCH
PARKING LOT

TITLE:
2017 SITE PLAN
PARKING LOT LAYOUT

DISCIPLINE: CIVIL
ISSUE: ISSUED FOR REVIEW
DATE: NOVEMBER 3, 2017
SCALE: 1:250
PROJECT #: 17172-00
DRAWING #: X01
REVISION: 0
DRAWN: M.G. | DESIGNED: M.G. | CHECKED: R.M.
SHT 1 OF 1



3 BEDROOM TOWNHOUSE STYLE #1

ITEM	TYPE	MANUFACTURER	COLOUR	PRODUCT CODE
A	STUCCO COLOUR	UNASCO	WINTER LACE	56-TP
B	HORIZONTAL SIDING (LIGHT)	GENTEK	PEARL GREY	D5
C	HORIZONTAL SIDING (DARK)	GENTEK	IRON ORE	D5
D	PREFINISHED SOFFIT/FASCIA & EAVESTROUGH	GENTEK	SLATE	16" 4-PANEL VENTED
E	SHINGLES	OWENS CORNING	ONYX BLACK	DURATION
F	COURSED STONE	ELDORADO	PEWTER	STACKED STONE
G	GARAGE DOOR COLOUR (DARK)	STRATFORD	SANDSTONE	2000
H	WINDOWS	ALLWEATHER	WHITE	2100 & 2200
I	DOORS	ALLWEATHER	WHITE	METAL CLAD ENTRY DOOR SYSTEM
J	DECK MATERIAL	MOISTURESHIELD	EARTH	VENTAGE SERIES
K	RAILING MATERIAL	CENTURY RAILING	PICKET RAILING-BLACK	PICKET RAILING SERIES
L	EXTERIOR STAIRS	ELITE REDI-MIX	CONCRETE	CONCRETE

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF INTEGRITY DESIGN AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION
THIS DRAWING IS NOT TO BE SCALED.
-THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS & OMISSIONS TO BE REPORTED IMMEDIATELY TO INTEGRITY DESIGN.
-WORKS AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM GENERAL CONTRACTOR.
-ELECTRICIAN SHALL VERIFY ELECTRICAL LAYOUT WITH OWNER BEFORE COMMENCING WORK.

NO.	REVISION	DATE
1.	ISSUED FOR CONSTRUCTION	09/12/2018

STRUCTURAL REVIEW & APPROVAL ONLY

FORTHRIGHT PROPERTIES

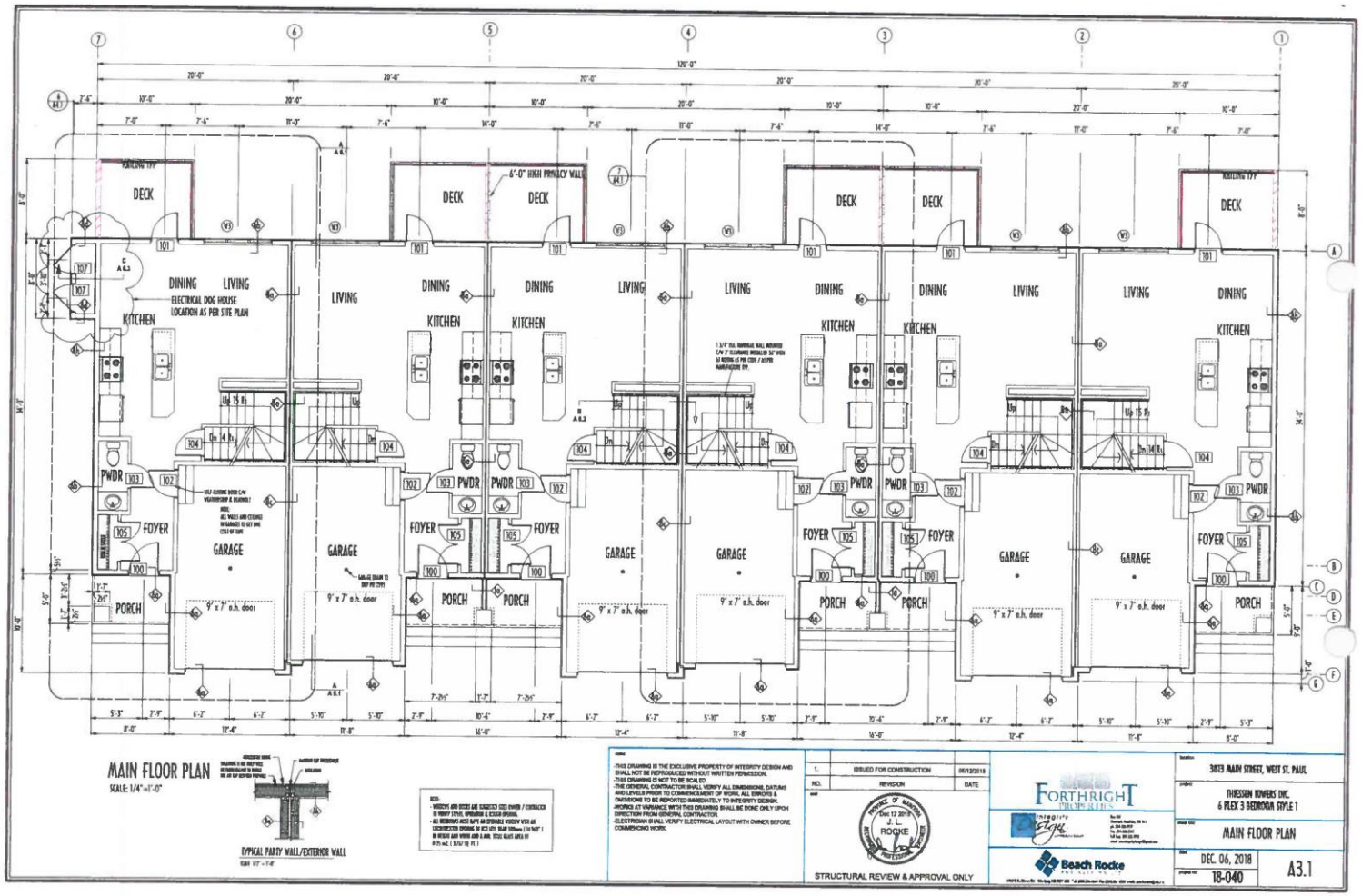
Beach Rocke

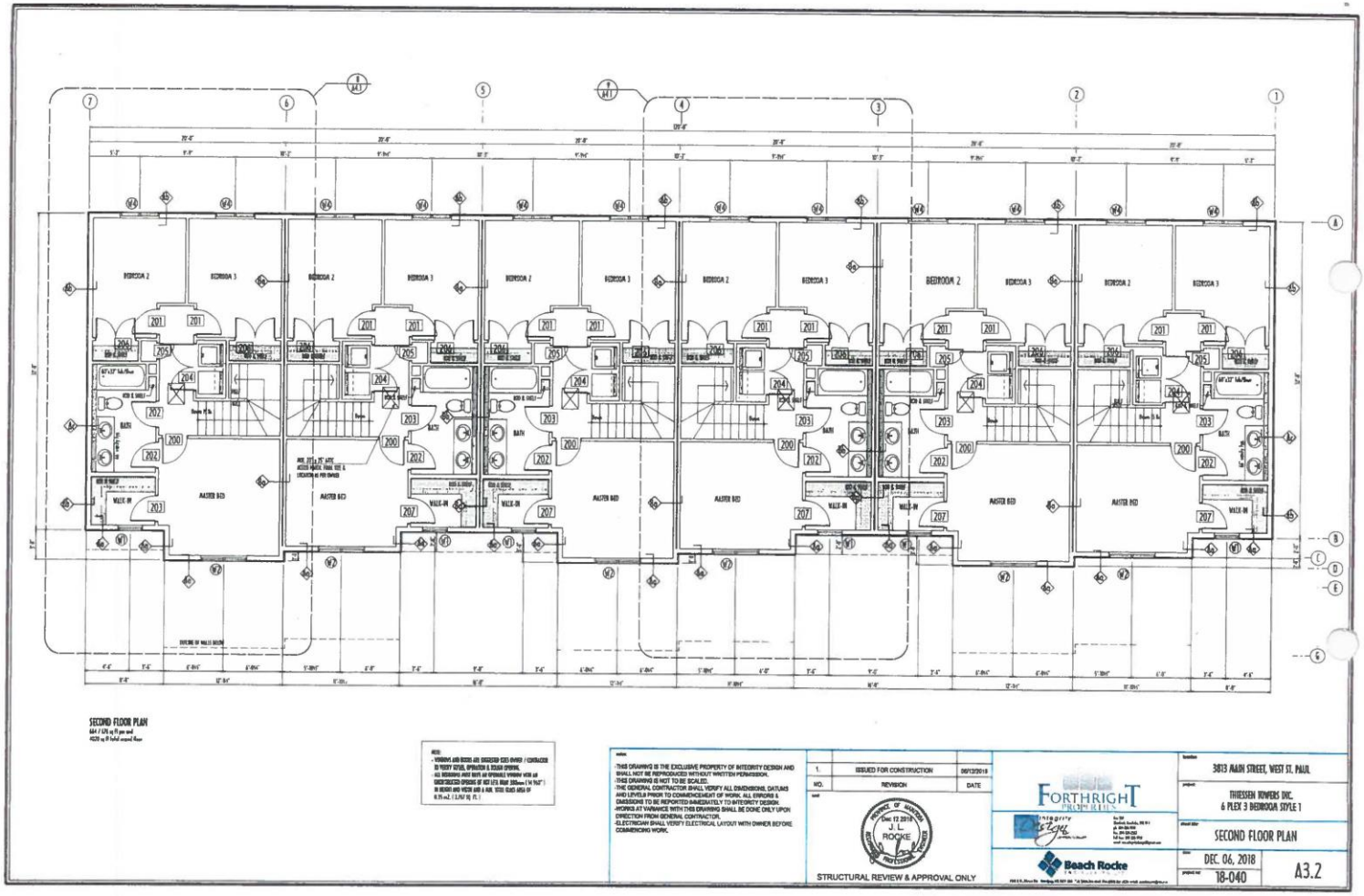
4 PLEX 3 BEDROOM TOWNHOUSE STYLE #1

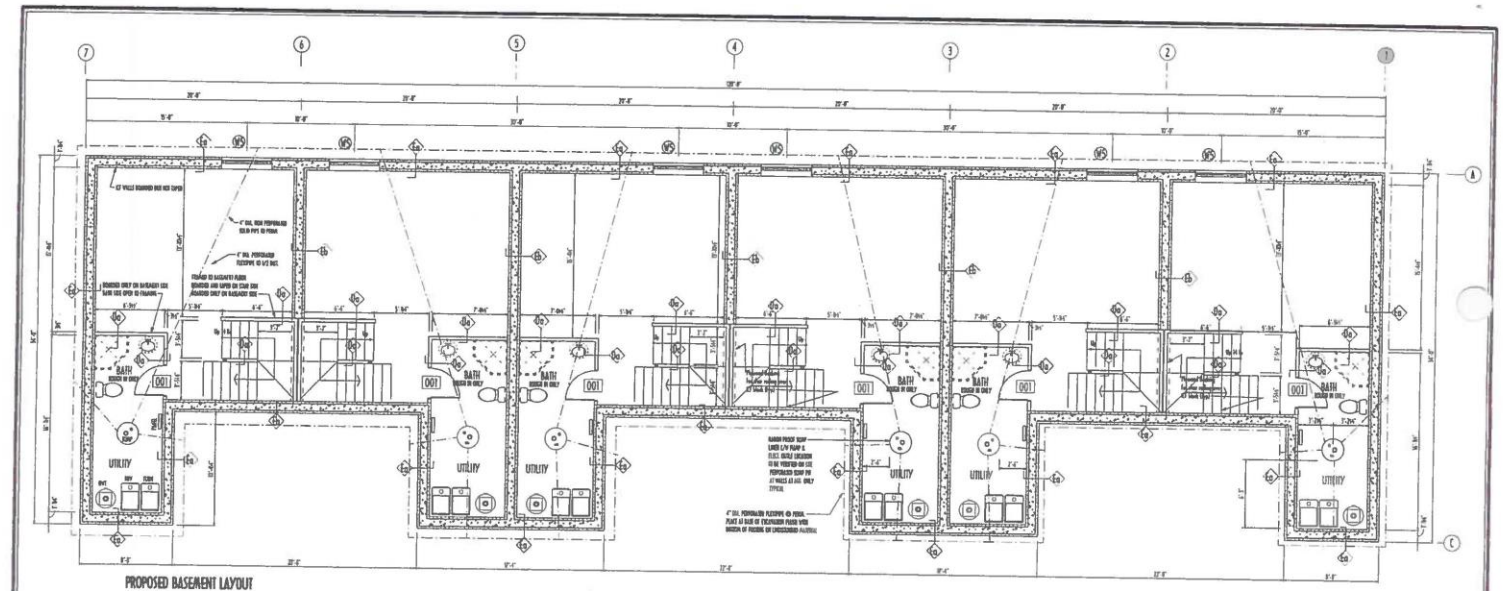
ELEVATION COLOUR PALETTE

DEC. 06, 2018

18-040


DECK
DINING
LIVING
KITCHEN
ELECTRICAL DOG HOUSE LOCATION AS PER SITE PLAN
6'-0" HIGH PRIVACY WALL
PWDR
FOYER
GARAGE
9' x 7' o.h. door
PORCH
MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
TYPICAL PARTY WALL/EXTERIOR WALL
ISSUED FOR CONSTRUCTION
REVISION
DATE
STRUCTURAL REVIEW & APPROVAL ONLY
3013 MAIN STREET, WEST ST. PAUL
THIESSEN ROWERS INC.
6 PLEX 3 BEDROOM STYLE 1
MAIN FLOOR PLAN
DEC. 06, 2018
18-040
A3.1

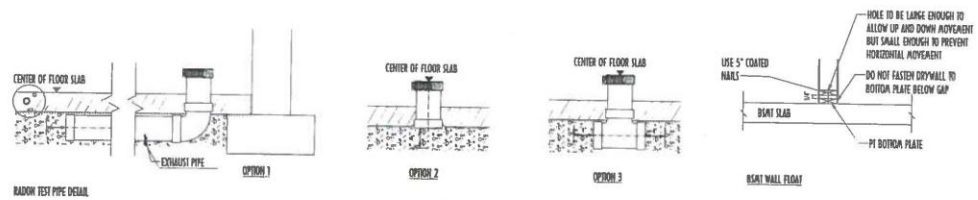

SECOND FLOOR PLAN
STRUCTURAL REVIEW & APPROVAL ONLY
3813 MAIN STREET, WEST ST. PAUL
THIESSEN HOMES INC.
6 PLEX 3 BEDROOM STYLE 1
SECOND FLOOR PLAN
DEC. 06, 2018
18-040
A3.2



PROPOSED BASEMENT LAYOUT

NOTES:

- FLOOR JOISTS TO MEET CURRENT VIBRATION CRITERIA.
- SLOPE EXCAVATION FROM BOTTOM OF PERIMETER FOOTING TO SUMP PIT MIN. 6" TO SUMP PIT IN ALL DIRECTIONS
- SUMP PIT TO BE MIN. 36" AWAY FROM FOOTINGS & OR ICF FOUNDATION
- PROVIDE SUMP PIT AND PUMP IMMEDIATELY TO DEWATER EXCAVATION CONTINUOUSLY
- ENSURE PLUMBING DRAINE LINES ARE BACK FILLED WITH CLAY TO MAINTAIN SLOPE OF CLAY TO SUMP PIT BEFORE THE GRANULAR AGGREGATE IS PLACED, BELOW SLAB.
- PACK CLAY AROUND SUMP PIT ONLY TON BOTTOM OF AGG. LAYER.
- PERFORATED SIDES OF SUMP PIT WITH 1/4" DIA. HOLES @ 4" O/C BOTH DIRECTION IN AGG. LAYER ONLY.
- PROVIDE RADON PROOF SUMP PIT
- SEAL ALL 6 MIL POLY MOISTURE BARRIER JOINTS WITH ACOUSTIC SEALANT INCLUDING TO SUMP PIT AS PER CODE.
- ALL 4" DIA. NON-PERFORATED D. TILE FEEDER LINES TO FOLLOW SLOPE OF EXCAVATION TO SUMP PIT.
- DO NOT UNDERMINE FOOTING OR PADS WITH SUMP PIT EXCAVATION.
- ALL FLOOR JOISTS DESIGNED & VERIFIED BY PRE-ENGINEERED JOIST MANUFACTURER INCLUDING BRIDGING, BLOCKING, STRAPPING, END LOAD TRANSFER BLOCKS AND RIM JOISTS.
- KEEP SOIL BELOW FOUNDATION FOOTING & ALL PADS FROM FREEZING AT ALL TIMES.



RADON TEST PIPE DETAIL

-THIS DRAWING IS THE EXCLUSIVE PROPERTY OF INTEGRITY DESIGN AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
-THIS DRAWING IS NOT TO BE SCALED.
-THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS & OMISSIONS TO BE REPORTED IMMEDIATELY TO INTEGRITY DESIGN.
-WORKS AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM GENERAL CONTRACTOR.
-ELECTRICIAN SHALL VERIFY ELECTRICAL LAYOUT WITH OWNER BEFORE COMMENCING WORK.

NO.	REVISION	DATE
1.	ISSUED FOR CONSTRUCTION	06/12/2018

PROVINCE OF MANITOBA
Dec 12 2018
J. L. ROCKE
REGISTERED PROFESSIONAL ENGINEER

STRUCTURAL REVIEW & APPROVAL ONLY

FORTHRIGHT PROPERTIES

Integrity Design

Beach Rocke

3813 MAIN STREET, WEST ST. PAUL

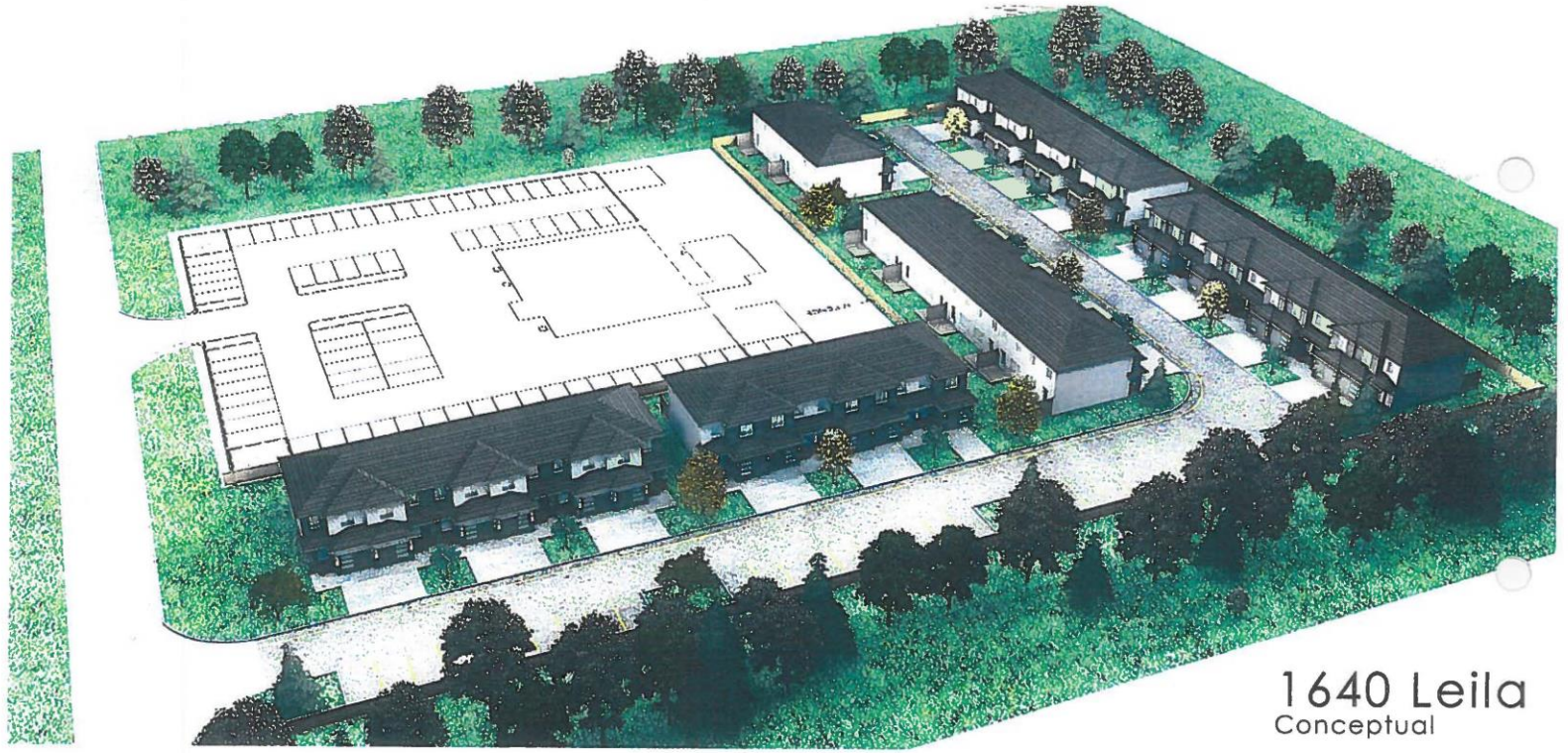
THIESSEN TOWERS INC.
6 PLEX 3 BEDROOM STYLE 1

LOWER FLOOR PLAN

DEC. 06, 2018

18-040

A3.3


1640 Leila
Conceptual



