Agenda – Council – October 24, 2019

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

Item No. 10 Rezoning – 198 McPhillips Street
(Point Douglas Ward)
File DAZ 212/2019

STANDING COMMITTEE RECOMMENDATION:

On October 15, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2019 by rezoning the subject land to a "MMU PDO-1 Airport Vicinity" Manufacturing Mixed-Use District as shown on the map dated September 10, 2019, and attached as Schedule "A" to this report, subject to the following conditions:

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

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

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. exterior lighting;
            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.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

2. 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 the Development Application, as determined by the City's Director of Planning, Property and Development.

3. 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.

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

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

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 15, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 30, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

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

  ", subject to the following conditions:

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

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

        a. buildings;
        b. accessory parking areas;
        c. private approaches;
        d. garbage enclosures;
        e. fencing;
        f. exterior lighting;

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

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

- Add the following new recommendations:

"5. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension."

- Renumber the remaining Recommendation accordingly,

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

PUBLIC HEARING SUMMARY

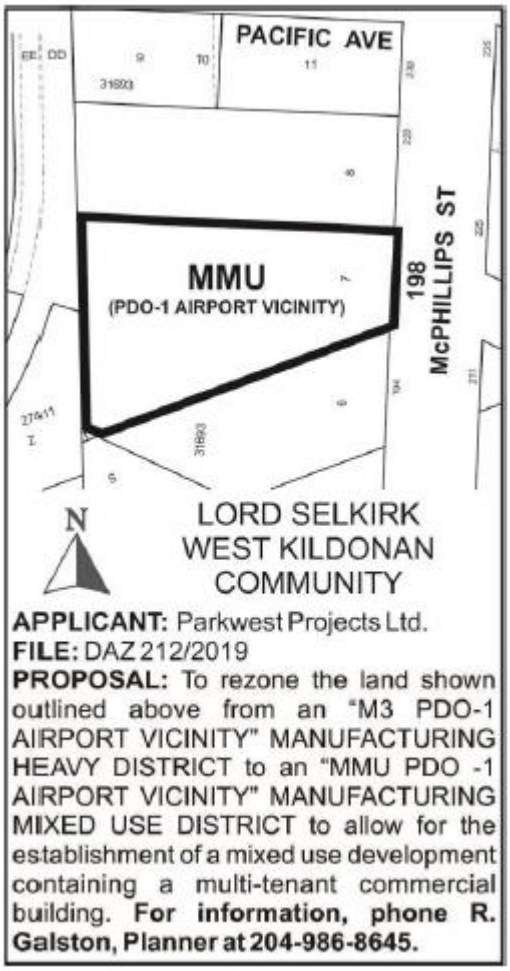
File: DAZ 212/2019

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

Public Hearing: September 17, 2019

Applicant: Parkwest Projects Ltd.
(Mike Soenen)

Subject:



Premises Affected: 198 McPhillips Street

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

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

Report date: September 18, 2019

Community Committee Recommendation:

On September 17, 2019, the Lord Selkirk-West Kildonan 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2019 by rezoning the subject land to a "MMU PDO-1 Airport Vicinity" Manufacturing Mixed-Use District as shown on the map dated September 10, 2019, and attached as Schedule "A" to this report~~.~~***, subject to the following conditions:***

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

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

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. exterior lighting;
            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 1.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and

such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. 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 the Development Application, as determined by the City's Director of Planning, Property and Development.

3. 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.

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

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

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 5 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

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

1. I know this property very, very well and it has been a thorn in my side for the last couple of years; so I am happy to see this project moving along and seeing redevelopment here and it is going to be very good for the neighbourhood and I know that it will improve very much.

2. I am excited to see the plans and moving forward in getting this site improved next year.

Exhibits Filed:

1. Application dated May 23, 2019
2. Notification of Public Hearing dated July 11, 2019
3. Manitoba Status of Title2978856/1
4. Letter of authorization dated April 8, 2019, from Lyle Rousseau, President, 10009005 Manitoba Ltd., to Parkwest Projects Ltd.
5. Plans (5 pages)
6. Report from the Urban Planning Division dated September 10, 2019
7. Inspection Report
8. Recording of Representations

REPRESENTATIONS:

In Support:

Mike Soenen
Arnie Cooper
Luciana Moreira Bezerra

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit “6” referred to in File DAZ 212/2019

ADMINISTRATIVE REPORT

Title: DAZ 212/2019 – 198 McPhillips Street

Issue: Proposed Rezoning to “MMU” Manufacturing Mixed-Use District for the future development of a multi-tenant commercial building.

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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2019 by rezoning the subject land to a “MMU PDO-1 Airport Vicinity” Manufacturing Mixed-Use District as shown on the map dated September 10, 2019, and attached as Schedule “A” to this report.
2. 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 the Development Application, as determined by the City’s Director of Planning, Property and Development.
3. 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.
4. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.
5. 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 is proposing to rezone the property to an “MMU” – Mixed Use Manufacturing district. The intent is to establish a multi-tenant commercial building.
- The property is located in a General Manufacturing policy area, thus the proposed Rezoning would be consistent with *OurWinnipeg* and *Complete Communities.*
- This report provides information, and makes recommendations, regarding the subject application (DAZ 212/2019) in terms of compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy.*
- 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.

CONSULTATION

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

SUBMITTED BY

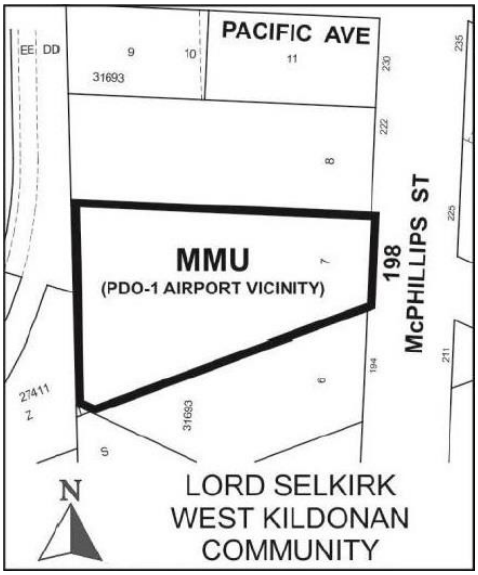
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Robert Galston, MCP
Date:	September 10, 2019
File No.	DAZ 212/2019

Attachments

- Appendix “A,” Planning Discussion
- Schedule “A,” of File **DAZ 212/2019**, **Lord Selkirk – West Kildonan** Community Committee, dated **September 10, 2019**
- Schedule “B” Report of the Administrative Coordinating Group Re: Proposed rezoning of land located at 198 McPhillips Street – File No. DAZ 212/2019

Appendix "A," Planning Discussion

DATE:	September 10, 2019
FILE:	**DAZ 212/2019**
RELATED FILE:	
COMMUNITY:	Lord Selkirk - West Kildonan
NEIGHBOURHOOD #:	3.121 (Pacific Industrial)
SUBJECT:	Proposed rezoning to "MMU" Manufacturing Mixed Use District.
LOCATION:	198 McPhillips Street
LEGAL DESCRIPTION:	SP LOT 7 PLAN 31693 WLTO IN OTM LOTS 8 AND 9 PARISH OF ST. JOHN



APPLICANT:	Parkwest Projects Ltd. (Mike Soenen) BOX 52 GRP 525 RR5 1077 Oxford Street West Springfield, MB R2C 2Z2
OWNER:	10009005 MANITOBA LTD. 198 McPhillips Street Winnipeg, MB R3E 2J9
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is located on the west side of McPhillips Street, in the Pacific Industrial Neighbourhood of the Point Douglas Ward.
- The subject property is 55,739 square feet (1.3 acres) in lot area, and has 100 feet of frontage on McPhillips Street.
- The subject property is currently vacant of any permanent structures. A freestanding poster billboard and various debris are currently located on the site.
- Access to the subject property is taken from McPhillips Street, and no other public street or lane abuts the property.
- Under *OurWinnipeg* and the *Complete Communities Direction Strategy,* the subject property is designated as a General Manufacturing – Employment Lands Policy Area.
- The site is currently zoned “M3” – Manufacturing-Heavy.

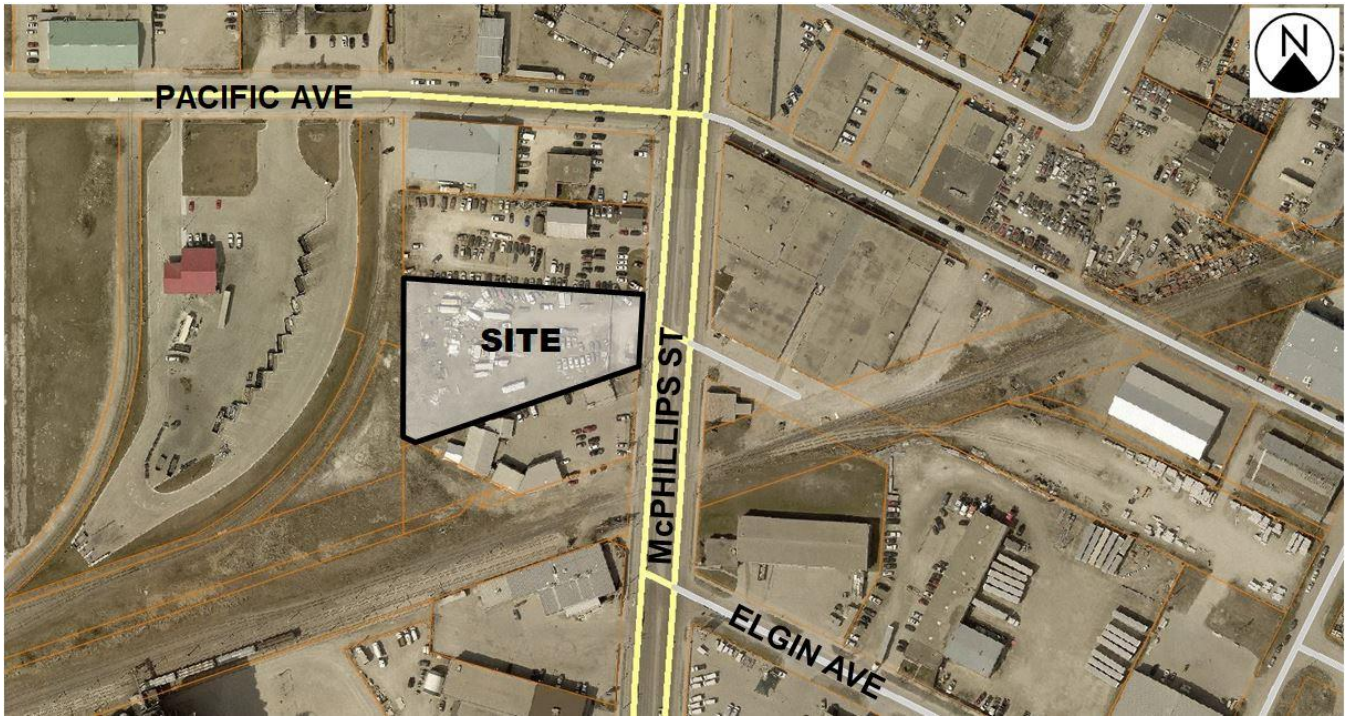


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

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

North: Automobile sales and service uses zoned “M3” – Heavy Manufacturing.

South: Automobile service uses, then a railway spur, zoned “M3” – Heavy Manufacturing.

East: McPhillips Street, then a mix of office, warehouse, and automobile services uses zoned “M3” – Heavy Manufacturing.

West: Railway spur, then a City of Winnipeg recycling depot zoned “M3” – Heavy Manufacturing.

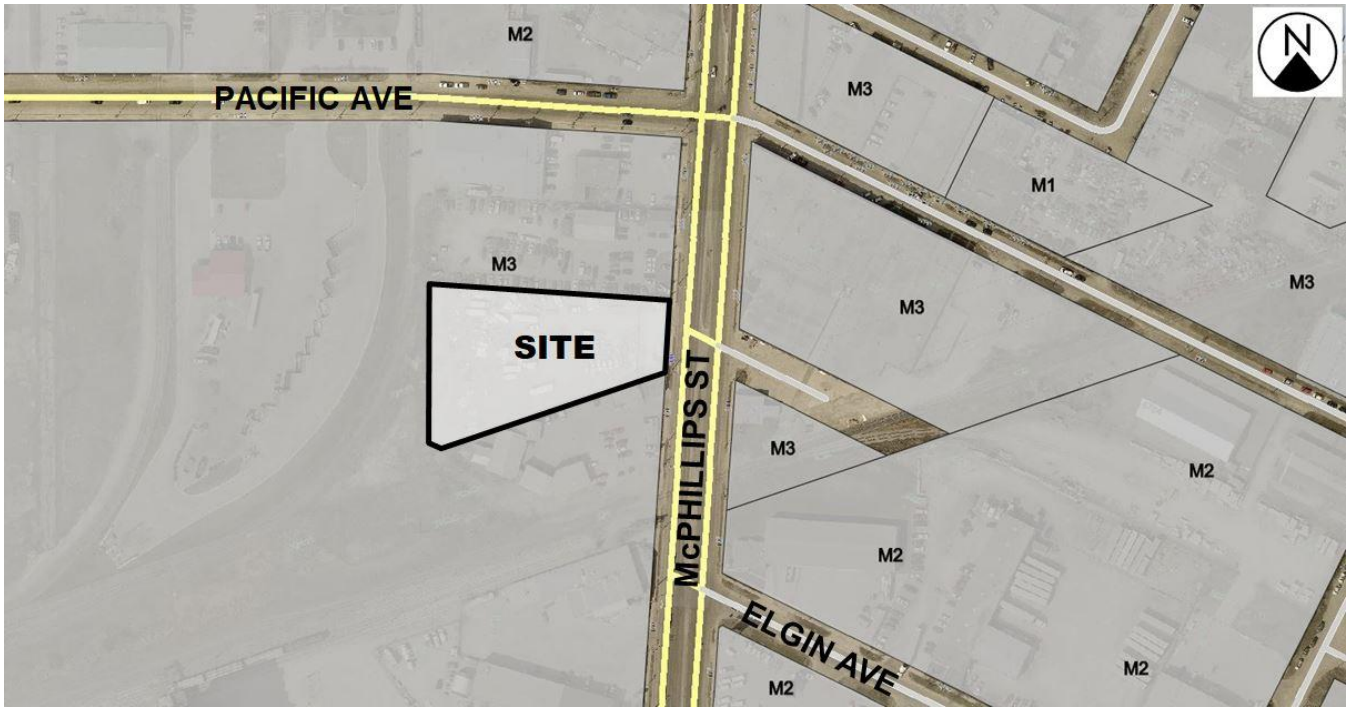


Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED REZONING

- The applicant proposes to rezone the subject property from an “M3” Manufacturing Heavy district to an “MMU” – Manufacturing Mixed Use district.
- The intent of this proposed rezoning is to enable the development of a mixed-use commercial building. The proposed building is one (1) storey in height, and will contain one (1) commercial unit with a warehouse and associated retail sales area, and four (4) additional commercial units.
- The proposed five (5) commercial units range in size from 1,567 square feet to 6,442 square feet. Each of these proposed units will have public access from the accessory parking area on the south, and a loading bay on the north side of the proposed building.
- Access to the subject property is to be taken from two (2) private approaches from McPhillips Street.
- As noted below, billboards are a non-permitted use in the “MMU” – Manufacturing Mixed Use district. As such, the existing freestanding billboard located on the subject property will need to be removed should the proposed rezoning be approved. The applicant has been made aware of this.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- The site is designated as an Employment Land – General Manufacturing Policy Area of *OurWinnipeg* and the *Complete Communities Direction Strategy*. The discussion points regarding Employment Lands in *Complete Communities* outline the City’s vision:
- *Facilitates a broader range of uses within Employment Lands, providing flexibility, adaptability and responsiveness to the market place.*

- Key policies regarding Employment Lands include:
    - Maximize the economic development potential of existing and future employment lands.
    - Ensure that employment areas are well-planned, sustainable over the long term and fit the community context.
- In terms of the General Manufacturing Policy Area specifically, key policies guiding the development of General Manufacturing Areas include:
    - Allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes.
    - Encourage uses that support the industrial function of the employment cluster while catering to the day-to-day needs of area businesses and employees.
    - Development or redevelopment of employment sites should provide for good walking environments within the site and adjacent to public sidewalks and transit stops.
    - Provide street trees, landscaping, fencing, and architectural elements for sites that are highly visible to the public from perimeter roads in cases where employment lands interface with other types of land uses, including public rights of way.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Under the Zoning By-law, the Manufacturing Mixed Use (MMU) district is intended to provide linked commercial and industrial activities that are supportive of industrial functions and are compatible with surrounding industrial areas, while allowing more flexibility of uses and requiring a higher standard of landscaping and design. Uses may include offices, wholesale and business service establishments, campus-style industrial or business parks, and limited retail/personal service storefronts. Supportive retail development, not including offices, would be allowed to a maximum of 35 percent of site area including any land needed by the supportive retail to satisfy parking requirements, yards/setbacks and development and 50% of the built site area. “MMU” districts should generally include at least 35 acres of contiguous land, or land that would be contiguous except for intervening rights-of-way.

REZONING ANALYSIS

Proposed Zoning District

- As noted above, the proposed rezoning of the subject property is being applied for so that the owner can develop a one-storey, multi-tenant commercial building which will include retail sales, warehouse, and office uses. Many of these proposed uses are not permitted under the current “M3” – Heavy Manufacturing zoning district.
- Given the property is located in a General Manufacturing policy area of *OurWinnipeg* and *Complete Communities*, the proposed rezoning would be consistent with the city’s development (*OurWinnipeg*) and the applicable secondary plan (*Complete Communities Direction Strategy*). As such, the Urban Planning Division is supportive of rezoning the subject property from “M3 – Heavy Manufacturing to “MMU” – Manufacturing Mixed Use.
- In initial discussions between the Urban Planning Division and the applicant prior the application being made, the applicant inquired about rezoning the subject property from “M3” to “M1” – Light Manufacturing. However, as noted above, the applicant is instead applying to rezone to “MMU” – Manufacturing Mixed Use, rather than to “M1.”

- With respect to rezoning to “MMU” in comparison to a “M1” district, the permitted principle uses and use-specific standards in the “MMU” zoning district are generally consistent with those permitted in “M1” districts. Notable exceptions include the following uses:
    - Hotel – Permitted in “MMU” districts; conditional in “M1” districts.
    - Library – Permitted in “MMU” districts; not permitted in “M1” districts.
    - Billboard – Not permitted in “MMU” districts; conditional in “M1” districts.
    - Freight or truck yard – Not permitted in “MMU” districts; permitted in “M1” districts.
- The dimensional standards for “MMU” districts, in comparison to those of “M1” zoning districts are shown in the table below.

TABLE 5-6: Dimensional Standards for Manufacturing Zoning Districts
amended 121/2008

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
MMU	NA	NA	20	0	15	20	85	2.0
M1	NA	NA	25	0	0	15	50	2.0
M2	NA	NA	25	0	0	15	100	2.0
M3	NA	NA	25	0	0	15	150	3.0

NOTES:
a. Where the rear or side lot line abuts the side or rear lot line of an R1, R2 or RMF zoning district, a 25 foot yard must be provided along the side or rear lot line. The side or rear yard must be landscaped pursuant to sections 188 through 193, *Landscaping and Buffering*, and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind.

- In considering these differences between the “MMU” and “M1” zoning districts, the Urban Planning Division does not foresee any potential land use conflict or incompatibility through rezoning to an “MMU” district compared to an “M1” district.
- As noted above, the “MMU” zoning district is generally intended for large sites where a broad range of mixed uses can be planned and developed cohesive manner, such as in a business park setting. The subject property is only 1.3 acres in area, well below the typical size of “MMU” zones.
- Regardless of the general intention of the Zoning By-law regarding “MMU” zoning districts, the proposed “MMU” district meets the policies for General Manufacturing areas in the *Complete Communities Direction Strategy.* Additionally, the Urban Planning Division does not foresee any potential land use conflicts caused by the permitted principle uses or dimensional standards of the “MMU” district.

Compatibility with the Surrounding Neighbourhood

- The Urban Planning Division considers this proposed development to be compatible with the surrounding neighbourhood, which is characterized by a mix of manufacturing, office, automobile service, and warehouse uses.

- Additionally, the subject land is currently zoning district, “M3” – Heavy Manufacturing, is entitled to several land uses that may create public nuisances, given the subject property’s location directly on McPhillips Street.
- While this area of McPhillips Street is not considered to have the characteristics of a mixed use corridor, per the *Complete Communities Direction Strategy*, it is different from a typical street in General Manufacturing policy areas, in that it is an major arterial street with a variety of land uses and is serviced by regular public transit. With respect to transit access, the subject property is in an area considered to have a moderate level of transit convenience and regular daily service. The subject property is located within 230 feet of northbound and southbound transit stops on McPhillips Street.
- Given this, rezoning the subject property to a manufacturing zoning district which permits a greater variety of uses oriented to the general public while still retaining a manufacturing function, is appropriate at this location.

CONDITIONS OF APPROVAL

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10%.
- In the case of the subject proposed rezoning, the Property, Planning and Development is recommending that the developer provide ‘cash in lieu’ of a dedication of land.

REASONS FOR THE RECOMMENDATIONS

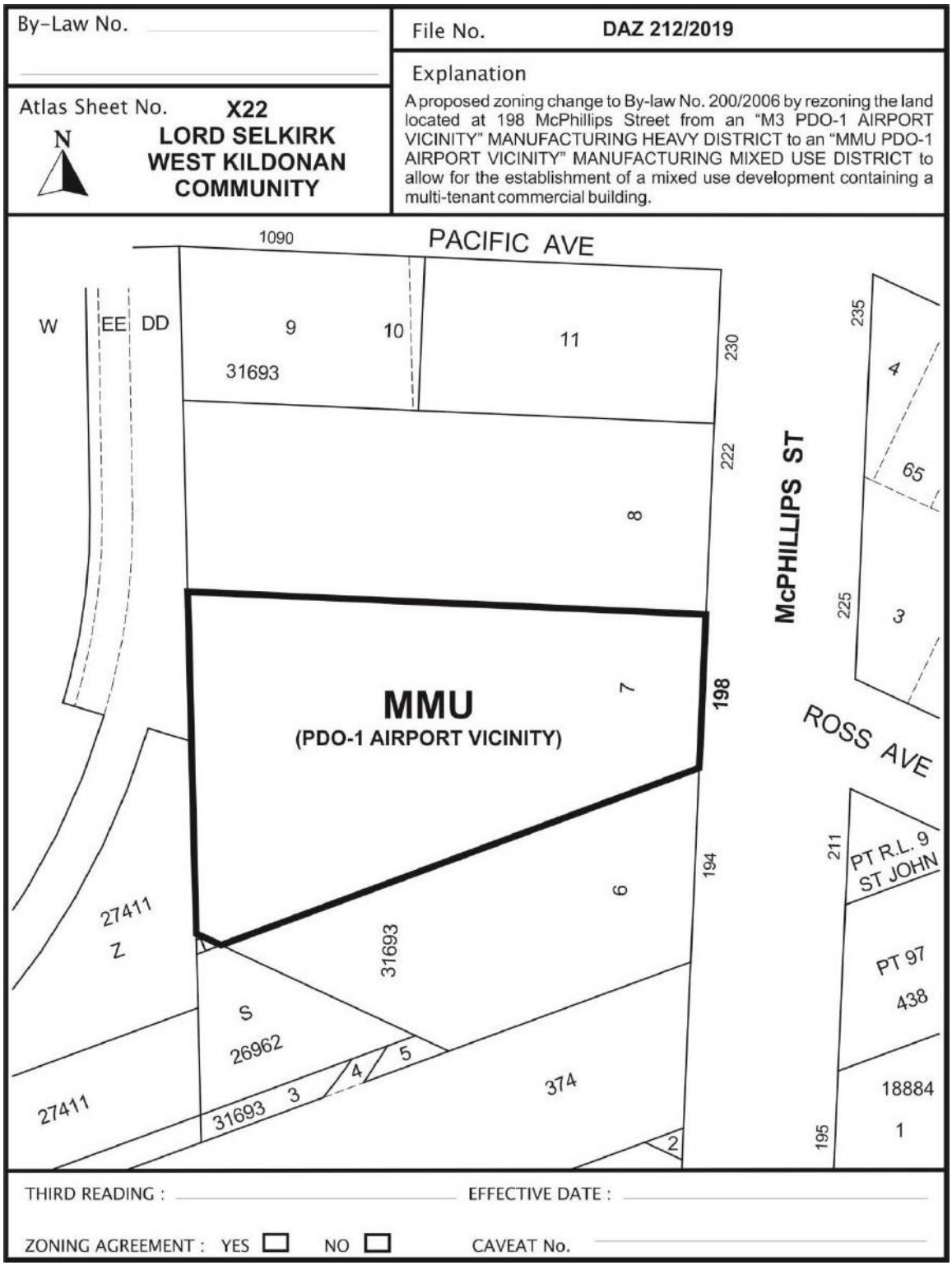
The Urban Planning Division recommends approval because the proposed rezoning is consistent with *OurWinnipeg* and *Complete Communities*, and is compatible with the surrounding area.

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

Report Prepared by:
Robert Galston, MCP

PPD File #:
DAZ 212/2019

Schedule "A" of File DAZ 212/2019, Lord Selkirk - West Kildonan Community Committee, September 10, 2019



Schedule "B" of File DAZ 212/2019, Lord Selkirk - West Kildonan Community Committee, August 27, 2019

RE: PROPOSED REZONING OF LAND LOCATED AT 198 McPHILLIPS STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 212/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised that there is adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

2) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.20, with a 5 year rainfall event applied.

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 212/2019
August 27, 2019

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

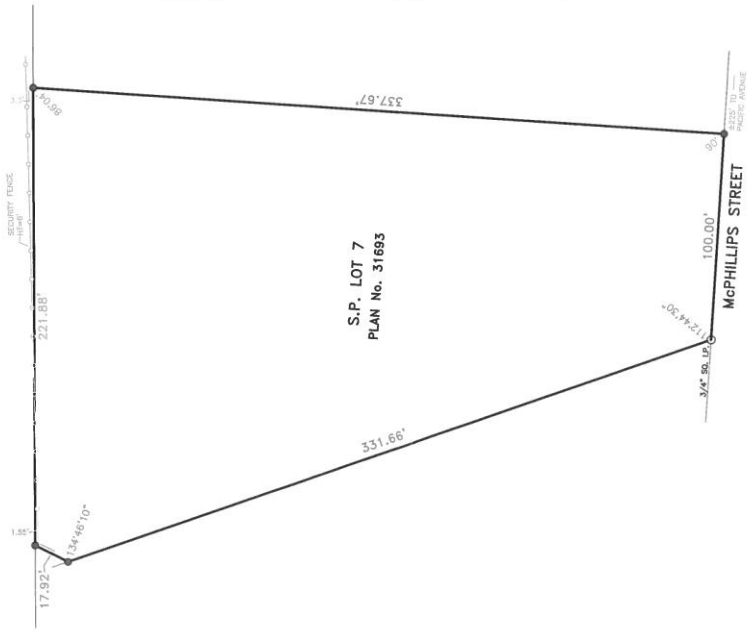
"*Original Signed by M. Gajda*"
M. Gajda, P. Eng.
Water & Waste Department

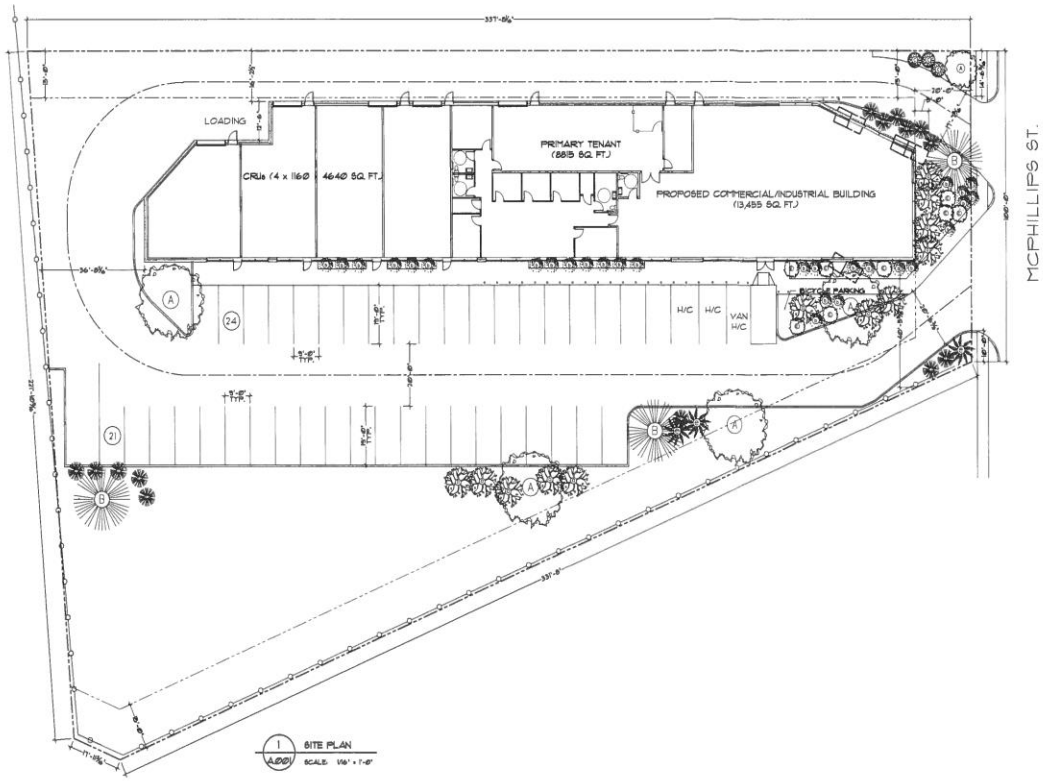
Exhibit “5” referred to in File DAZ 212/2019

DISCLAIMER:

THIS DATA IS PROVIDED "AS IS" AND WITHOUT ANY WARRANTY OF ANY KIND. *BARNES & DUNCAN SURVEYING GEOMATICS AND ENGINEERING* MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND AND HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

BARNES & DUNCAN SURVEYING GEOMATICS AND ENGINEERING DOES NOT REPRESENT OR WARRANT, GUARANTEE, OR MAKE ANY REPRESENTATION WHATSOEVER REGARDING THE USE, ACCURACY, OR THE RESULTS OF USE, OF THE DATA OR THAT THE DATA WILL BE ERROR FREE. THE ENTIRE RISK AS TO THE USE, AND THE RESULTS OF THE USE OF THE DATA, IS ASSUMED BY THE USER.





TOTAL BLDG AREA: 13,455 SQ. FT.

PARKING REQUIREMENTS:

MAIN TENANT REQUIRED PARKING: 25 STALLS
CRUs REQUIRED PARKING: 11 OR LESS
PROVIDED PARKING: 45 STALLS
SHORT CAR PARKING PERMITTED (S/C): 9 STALLS
SHORT CAR PARKING PROVIDED (S/C): 0 STALLS
ACCESSIBLE STALLS REQUIRED (H/C): 2
ACCESSIBLE STALLS PROVIDED: 2
VAN ACCESSIBLE STALLS REQUIRED (VAN H/C): 1
VAN ACCESSIBLE STALLS PROVIDED: 1
BICYCLE PARKING REQUIRED: 5
BICYCLE PARKING PROVIDED: 5

LANDSCAPING REQUIREMENTS:

STREET EDGE LANDSCAPING:
REQUIRED: 4 TREES
PROVIDED: 4 TREES
REQUIRED: 15 SHRUBS
PROVIDED: 15 SHRUBS

FOUNDATION LANDSCAPING:
REQUIRED: 32 SHRUBS
PROVIDED: 33 SHRUBS

INTERIOR LANDSCAPING:
REQUIRED: 1325 SQ. FT.
PROVIDED: 2011 SQ. FT.
REQUIRED: 5 TREES
PROVIDED: 6 TREES
REQUIRED: 14 SHRUBS
PROVIDED: 17 SHRUBS

PLANT SCHEDULE:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
TREES		DECIDUOUS TREES		
A	4	ACER GINNALA 'EMBERS'	EMBERS AMUR MAPLE	
		CONIFEROUS TREES		
B	3	PICEA PUNGENS 'GLOBOSA BLUE'	CRYSTAL BLUE SPRUCE	
C	3	THUJA OCCIDENTALIS 'SMARAGD'	SMYRAGD CEDAR	
	10	TOTAL TREES		
SHRUBS		DECIDUOUS SHRUBS		
f	11	PHILADELPHUS 'SNOWBELLE'	SNOWBELLE MOCKORANGE	SHRUBS BETWEEN 18" x 24"
h	18	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	SHRUBS BETWEEN 18" x 24"
c	8	SPIRAEA JAPONICA 'GOLD FLAME'	GOLD FLAME SPIREA	SHRUBS BETWEEN 18" x 24"
		CONIFEROUS SHRUBS		
d	8	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT CEDAR	
e	3	PINUS MUGO 'MULE'	DWARF MUGO PINE	
	35	TOTAL SHRUBS		

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. CONTRACTOR SHALL NOTIFY THE DESIGNER FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE CHECKED BY CONTRACTOR AND CO-ORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

NOTES:

NO.	DATE	REMARKS
1	APR 5/19	RECONING
1	DATE	ISSUED FOR...
REVISIONS		

COOPER RANKIN ARCHITECTURE INC
101-7 Evergreen Place
Winnipeg | Manitoba | R3J 3T3
T 204.453.7841 F 204.452.3462
www.cooperrankin.ca

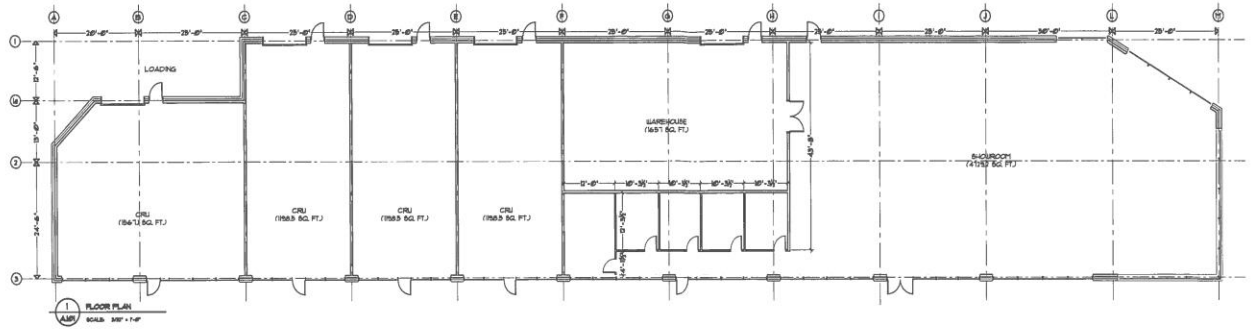
198 McPHILLIPS
WINNIPEG, MB

JOB # 2015-03
DRAWN BY LMB

SHEET TITLE
SITE/LANDSCAPE PLAN

SHEET No. A001
REVISION No.

THIS DRAWING IS THE PROPERTY OF COOPER RANKIN ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB. THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

NOTES:

NO.	DATE	ISSUED FOR:
1		
2		
3		
*	DATE	ISSUED FOR:
NO.	DATE	REMARKS

REVISIONS

COOPER RANKIN
ARCHITECTURE INC
103-7 Evergreen Place
Winnipeg | Manitoba | R3L 2T3
T 204-453-7641 F 204-452-3462
www.cooperrankin.ca

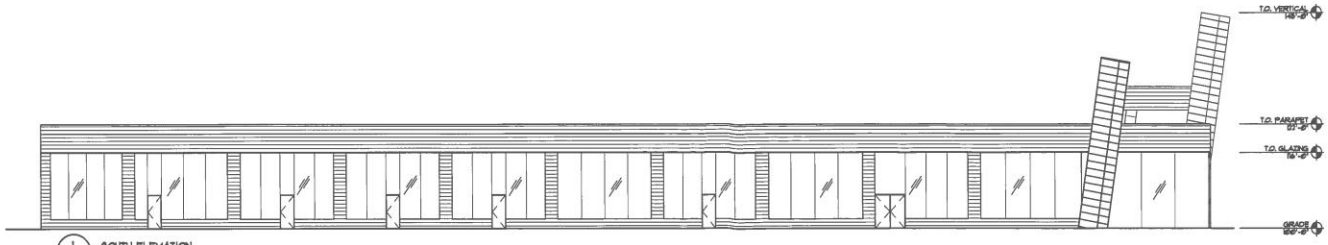
198 McPHILLIPS
WINNIPEG, MB

JOB #	DRAWN BY
2019-03	BJD

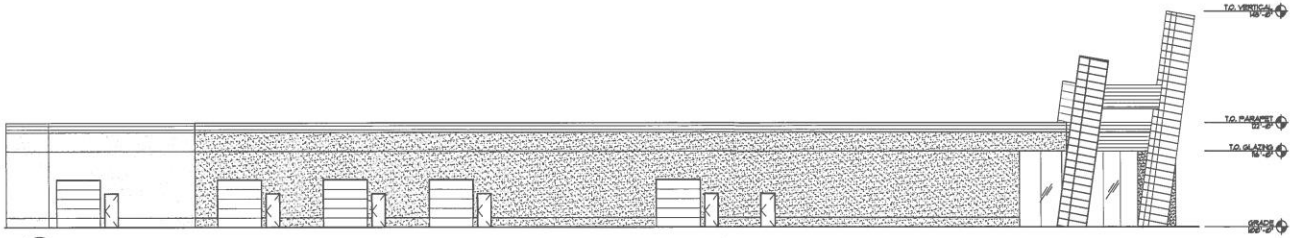
SHEET TITLE
SITE PLAN

SHEET No.	REVISION No.
A101	0

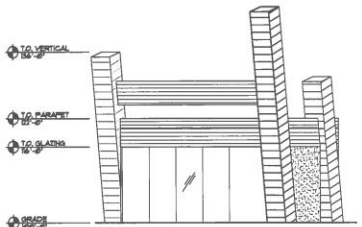
THIS DRAWING IS THE PROPERTY OF COOPER RANKIN ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



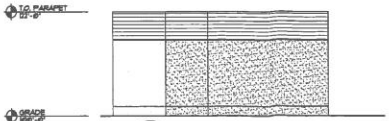
1 A201 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 A201 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 A201 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 A201 WEST ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTES

EPS (COLOUR TO BE DETERMINED) AREA SHOWN THUS:

METAL CLADDING (COLOUR TO BE DETERMINED) AREA SHOWN THUS:

METAL PANEL (COLOUR TO BE DETERMINED) AREA SHOWN THUS:

GLAZING (COLOUR TO BE DETERMINED) AREA SHOWN THUS: GL

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE DESIGNER FOR ANY DISCREPANCIES. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

NOTES:

NO.	DATE	REVISIONS
5		
4		
3		
2		
1	APR 5/15	REZONING
*	DATE	ISSUED FOR:
NO.	DATE	REMARKS

REVISIONS

COOPER RANKIN
ARCHITECTURE INC
103-7 Evergreen Place
Winnipeg | Manitoba | R3L 2T3
T 204-453 7961 F 204-452 3462
www.cooperrankin.ca

198 McPHILLIPS
WINNIPEG, MB

JOB #	DRAWN BY
2015-03	NJD

SHEET TITLE
ELEVATIONS

SHEET No.	REVISION No.
A201	

THIS DRAWING IS THE PROPERTY OF COOPER RANKIN ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



View looking West from McPhillips



View looking South from McPhillips

180 Main St
Perspectives
April 5, 2019

COOPER RANKIN
ARCHITECTURE INC