Minute No. 596
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

Item No. 9 **Subdivision and Rezoning – 425 Wardlaw Avenue and 160 Osborne Street (Fort Rouge-East Fort Garry Ward) File DASZ 20/2019 [c/r DAC 3/2019, DCU 131273/2019D and DAV 131281/2019D]**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 20/19 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, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 26, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by amending the Neighbourhood Main Street Planned Development Overlay (Schedule G) in accordance with Schedule "A" to this report.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU PDO-1 Neighbourhood Main Streets" - Residential Mixed Use 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 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:

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

COUNCIL DECISION (continued):

a. buildings;
b. accessory parking areas;
c. private lanes;
d. fencing; and
e. landscaping

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

B. That no building, permanent structure or fencing shall be permitted within the 20-foot wide space as measured between 123 ft. and 143 ft. from the Osborne Street front property line and running the length of the property between the public lane to the north and Wardlaw Avenue to the south, to a minimum clear height of 12 ft. above grade, in order to facilitate public pedestrian access onto and over the site.

4. *Deleted.*

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

A. a Servicing Agreement (if required) in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2 3,

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").

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

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

COUNCIL DECISION (continued):

7. 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 20/19, as determined by the City's Director of Planning, Property and Development.

8. 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.

9. 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.

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

11. 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.

12. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 20/19.

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

14. 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.

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

COUNCIL DECISION (continued):

15. 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:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

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 City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Delete Recommendation 4. in its entirety
- Add the following new Recommendation 3. B.

    "B. That no building, permanent structure or fencing shall be permitted within the 20-foot wide space as measured between 123 ft. and 143 ft. from the Osborne Street front property line and running the length of the property between the public lane to the north and Wardlaw Avenue to the south, to a minimum clear height of 12 ft. above grade, in order to facilitate public pedestrian access onto and over the site."

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

PUBLIC HEARING SUMMARY

File: DASZ 20/2019

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

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

Applicant: Pre-Con Builders Ltd. (Robin Lee)

Subject:



APPLICANT: Pre-Con Builders Ltd.
FILE: DASZ 20/2019
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS" COMMERCIAL COMMUNITY DISTRICT and an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMU PDO-1 NEIGHBOURHOOD MAIN STREETS" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a mixed use development containing residential and commercial uses. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected: 425 Wardlaw Avenue and 160 Osborne Street

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

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

Report date: September 19, 2019

Community Committee Recommendation:

On September 17, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 20/19 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, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 26, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by amending the Neighbourhood Main Street Planned Development Overlay (Schedule G) in accordance with Schedule "A" to this report.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU PDO-1 Neighbourhood Main Streets" - Residential Mixed Use 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 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 lanes;
            d. fencing; and

e. landscaping

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

B. That no building, permanent structure or fencing shall be permitted within the 20-foot wide space as measured between 123 ft. and 143 ft. from the Osborne Street front property line and running the length of the property between the public lane to the north and Wardlaw Avenue to the south, to a minimum clear height of 12 ft. above grade, in order to facilitate public pedestrian access onto and over the site.

4. ~~***That no building, permanent structure or fencing shall be permitted within the 20-foot wide space, as measured between 123 ft. and 143 ft. from the Osborne Street front property line and running the length of the property between the public lane to the north and Wardlaw Avenue to the south, in order to facilitate pedestrian access onto and over the site.***~~

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

A. a Servicing Agreement (if required) in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2 3,

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").

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

7. 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 20/19, as determined by the City's Director of Planning, Property and Development.

8. 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.

9. 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.

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

11. 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.

12. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 20/19.

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

14. 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.

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

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

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

1. The manner in which this lane to become private with the public access, the design, the Dutch woonerf, or what we see in our theater district, the manner that was considered for pedestrians and cyclists and I am in support of the plan here.

Exhibits Filed:

1. Application dated May 7, 2019
2. Notification of Public Hearing dated July 18, 2019
3. Manitoba Status of Titles 2823528/1, 2823531/1 and 2823540/1
4. Letter of authorization dated May 1, 2019 from Ross Ransby, Fusion Capital Corporation, on behalf of 7196386 Manitoba Ltd., 7196394 Manitoba Ltd. and 7196408 Manitoba Ltd. to Pre-Con Builders
5. Caveat 5007198/1
6. Plans (29 pages)
7. Report from the Urban Planning Division dated September 10, 2019
8. Inspection Report
9. Communication dated September 16, 2019, from Lukas Neville in support of the application
10. Communication dated September 16, 2019, from Arnold Goetz in opposition to the application
11. Communication dated September 16, 2019, from Michael Thompson in opposition to the application
12. Communication dated September 17, 2019, from Tom Scott in opposition to the application
13. Presentation in support of the application submitted by the Mark Cohoe at the public hearing
14. Communication dated September 17, 2019, from Steven Hooper in opposition to the application
15. Recording of Representations

REPRESENTATIONS:

In Support:

Mark Cohoe
Neil Cooper
Basil Lagopoulos
Nicholas Lagopoulos
Robin Lee
Karl Loepp
Lukas Neville
Ross Ransby
Karen Shanski
Ryan Toth
Tom Toni
Barry White

In Opposition:

Shirley Forsyth
Trevor Gebel
Arnold Goetz
Steven Hooper
Tom Scott
Edwina Shwedyk
Michael Thompson

For Information:

Nil

For the City:

B. Buyachok, Real Property Officer, Planning, Property and Development Department
M. Robinson, Senior Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 20/2019

ADMINISTRATIVE REPORT

Title: DASZ 20/19 – 160 Osborne and 425 Wardlaw AVE

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the construction of one 6-storey building with 89 dwelling units and commercial spaces on the ground floor; and one 4 storey building with 59 dwelling units.

Critical Path: City Centre Committee 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 20/19 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, subject to the following conditions:

    A. That the developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 26, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by amending the Neighbourhood Main Street Planned Development Overlay (Schedule G) in accordance with Schedule "A" to this report.

3. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMU PDO-1 Neighbourhood Main Streets" - Residential Mixed Use 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 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 lanes;

d) fencing; and

e) landscaping

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

4. That no building, permanent structure or fencing shall be permitted within the 20-foot wide space, as measured between 123 ft. and 143 ft. from the Osborne Street front property line and running the length of the property between the public lane to the north and Wardlaw Avenue to the south, in order to facilitate pedestrian access onto and over the site.

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

A. a Servicing Agreement (if required) in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2 3,

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").

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

7. 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 20/19, as determined by the City's Director of Planning, Property and Development.

8. 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.

9. 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.

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

11. 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.

12. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 20/19.

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

14. 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.

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

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 20/10 will be approved with conditions.

HISTORY

The applicant filed a pre-application prior to filing this formal application, in order to receive comments from City departments as part of early diligence. Feedback from all relevant City departments was provided to the applicant on January 23, 2019.

CONSULTATION

In preparing this Report there was consultation with:

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

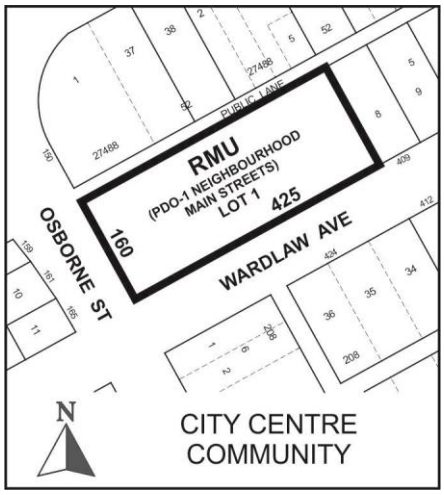
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: September 10, 2019
File No: DASZ 20/19

DATE:	September 10, 2019
FILE:	**DASZ 20/19**
RELATED FILES:	DAV 131281/D, DCU 131273D, DAC 3/2019
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	**1.111** - River-Osborne

SUBJECT: For a subdivision and rezoning to permit the construction of one 6-storey building with 89 dwelling units and commercial spaces on the ground floor; and one 4 storey building with 59 dwelling units.

LOCATION: 160 Osborne St and 424 Wardlaw Ave
LEGAL DESCRIPTION: LOT 1/4 BLOCK 5 PLAN 208 31/35 ST B



APPLICANT: Robin Lee
405 Fort Whyte WAY Unit 100
Oak Bluff , Manitoba R4G 0B1

OWNER: 7196386 MANITOBA LTD.
23 COLCHESTER BAY
Winnipeg , Manitoba R3P 1W9

SITE DESCRIPTION

Osborne Village is one of the most pedestrian-oriented mixed-use neighbourhoods in the city. It is characterized by residential development in a wide range of densities, high frequency transit service, and a well-defined commercial strip with a diverse array of storefront retail shops, restaurants and services.

The development site is comprised of 2 separate properties. It is located in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward. It includes the parcel where the Osborne Village Inn has stood for several decades, and the property across the lane, which contains a vacant beer vendor and surface parking lot. It also includes the rear public lane. Specifically, the development site includes the following existing parcels of land:

- 160 Osborne Street – the property on the northeast corner of Osborne Street and Wardlaw Avenue,
- 425 Wardlaw Avenue; and
- The intervening public lane.

160 Osborne, 425 Wardlaw, and the aforementioned public lane are proposed to be consolidated into one property in order to support the development. See Figure 2.

The consolidation allows a continuous underground parking garage to be built underneath 160 Osborne, 425 Wardlaw, and the intervening lane. This approach will maximize space for the accommodation of underground parking stalls to service the development.

An agreement in principle has been struck allowing the developer to purchase the lane from the City of Winnipeg to make the development of the parking garage feasible.

The development site is located on a Community Mixed Use Corridor as identified in the *Complete Communities Direction Strategy*; and is also within the Osborne Village Neighbourhood Plan (“the Osborne Plan”) area as described on p.10 of this report.

The site is zoned “C2” PDO-1 Nbhd Main'' – Commercial Community PDO-1 Neighbourhood Main Streets; and “RMF-M”- Residential Multifamily (Medium).

The total consolidated site area is 36,116 sq. ft.

In addition to this application, the proposed development requires a variance application, a conditional use application, and a right-of-way (lane) closing application. Information on these can be found in the Administrative Reports for files DAV 19-131281D, DCU 131273D, and DAC 3/2019. The Report for DAC 3/2019 is provided by the City’s Real Estate and Land Development Division.

This application is part of a larger development that also includes two properties across Wardlaw Avenue from the subject property (see Figure 2). Those properties are dealt with through separate applications (DASZ 19/19, DCU 131193D AND DAV 131199D).



Figure 1: Aerial Photo of Subject Site and Surrounding Uses.

SURROUNDING LAND USE AND ZONING (See Figure 3)

North: Public lane, then Emergency Service uses (zoned "C2" – Commercial Community)

South: Wardlaw Avenue, then commercial and surface parking uses (zoned "C2" – Commercial Community and "RMF-M" – Residential Multifamily- Medium)

East: A mix of residential densities (zoned "RMF-M" – Residential Multifamily- Medium)

West: Osborne Street, then commercial uses (zoned "C2" – Commercial Community)

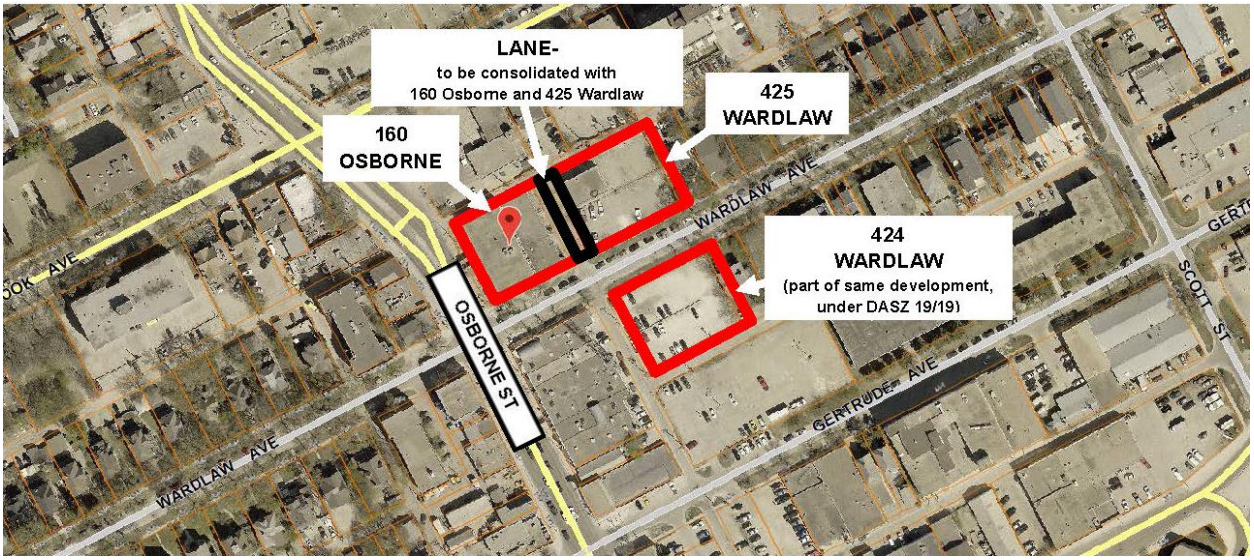


Figure 2: Property detail.

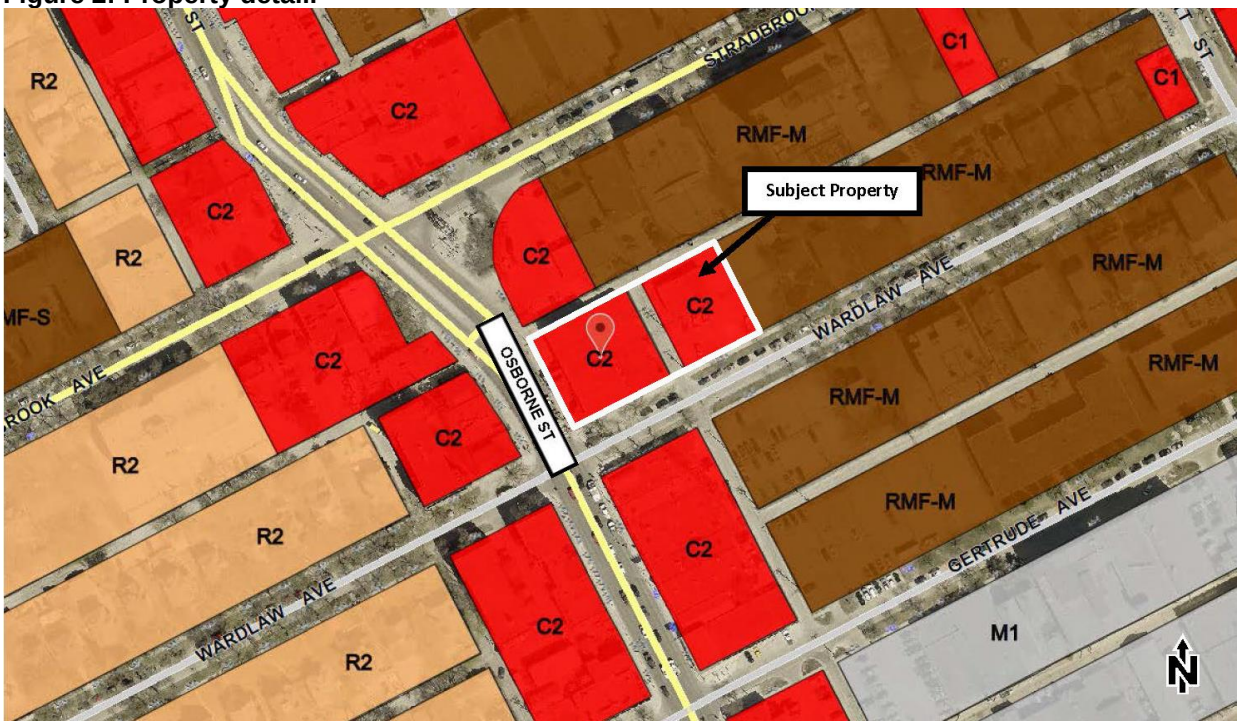


Figure 3: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to subdivide and rezone the subject lands from a “C2” PDO-1 Nbhd Main" – Commercial Community PDO-1 Neighbourhood Main Streets District and “RMF-M”- Residential Multifamily (Medium) District to an “RMU PDO-1 Neighbourhood Main Streets” - Residential Mixed Use District.

The proposed subdivision consolidates 6 underlying lots and one public lane into one (1) lot with a size of 36,116 sq. ft.

The rezoning will allow for the development of one 6-storey building with 89 dwelling units and commercial spaces on the ground floor (at 160 Osborne St.); and one 4 storey building with 59 dwelling units (at 425 Wardlaw Ave.).

The development requires variances for yards, lot area per dwelling unit, parking, landscaping, separation space, and garbage enclosure. See the Administrative Report for Associated File No. DAV 19-131281/D for more information.

ANALYSIS AND ISSUES

OURWINNIPEG

Direction 9 of *OurWinnipeg* states:

- Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.

That Direction sets out the following Enabling Strategy:

- With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.

In addition to a number of accessible outdoor and indoor spaces, the applicant is providing 2 adaptable suites in this development. Specifically, with the following accessibility features:

Adaptable suite design features

- 6’ turning space in all rooms
- All doors have 36” openings
- Interior plugs, switches and controls mounted at accessible level
- Kitchen:
    - Workspace includes a pull-out shelf for variable counter height
    - Option for installation of wheel-up sink with removable cabinets below
- Bathrooms:
    - Wheel-in shower
    - Laundry: elevated side-by-side in-suite front load clothes washer and dryer
    - Option for installation of wheel-up sink with removable cabinets below
- Flooring:
    - Plank flooring throughout

Housing with universal accessibility provides options for those living with mobility challenges. It also allows for ‘aging-in-place’ – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

The Division is very supportive of the inclusion of adaptable suites in this residential development.

COMPLETE COMMUNITIES DIRECTION STRATEGY

160 Osborne Street is designated as being located on a Community Mixed Use Corridor in the *Complete Communities Direction Strategy*. Key policies of *Complete Communities* that apply to Community Mixed Use Corridors are:

- Promote the enhancement of existing and the establishment of new community mixed use corridors
- Promote small scale, fine-grained development that is responsive to the surrounding community context

The proposed development brings ground-floor commercial development to Osborne Street and Wardlaw Avenue, which is one of the more prominent commercial street corners in the Village.

The site was previously home to a hotel with interior spaces that were mostly hidden from view of the street. The subject proposal represents a significant improvement to the streetscape as well as pedestrian oriented uses and activities that will be available in this location.

By breaking up the Osborne frontage with one commercial space and one restaurant space, the development provides appropriately fine grained, compact development for this context. The Division finds that this aligns with the vision for Corridors as identified in *Complete Communities.*

425 Wardlaw Avenue falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

The proposal provides an increase in density while providing a scale, character and built form that is complementary to this part of Osborne Village. The proposal adds to the local mix of housing types in alignment with goals of *Complete Communities.*

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

Under the *Osborne Plan*, the 160 Osborne portion of the subject site is located in the *Village Character Commercial* policy area, while 425 Wardlaw Ave. is located in both the *Village Mixed Use Transition* and *Village Medium Density Residential* policy areas.

Key *Village Character Commercial* policies that pertain to 160 Osborne St. include:

5.1.2.B. Encourage mixed-use buildings, with ground floors predominantly occupied by street-oriented commercial uses such as retail, restaurant, entertainment, and personal services. Upper floors should contain offices, professional services, live / work units, and residential uses;

This development complies with the above policy through its provision of mixed use development with retail, restaurant, live-work and residential uses, with the residential uses primarily above street level.

5.1.2.C Development will be pedestrian-oriented in form by requiring that buildings maintain the traditional building line and height at the street. Periodic setbacks not to exceed 25% percent of the building façade may be considered for the purpose of accommodating public spaces, plazas, cafes, outdoor seating and dining areas, and other amenities;

The proposed building is to be built up to Osborne Street with a small setback that provides for a wider pedestrian amenity area in front of the building. At the request of the Division, the building is also stepped back above the 4th floor, to maintain the existing Osborne 'street wall' height range of 2-4 storeys.

5.1.2.F New development and additions will have a minimum of two storeys and a maximum of four storeys, subject to the following exceptions:

5.1.2.F.1 Additional storeys will not result in any adverse shadow or wind impacts on the street and public sidewalks;

5.1.2.F.2 Decorative building elements such as towers, cupolas, or clock towers are exempt, provided that there are no adverse shadow or wind impacts on the street and public sidewalks;

Per the above policy, to give consideration for a height above 4 storeys, the Urban Planning Division requested shadow and wind impact statements. The Division reviewed the submitted material which finds impacts to be minimal. In particular:

The wind impact statement found:

The wind speed around the development, at the pedestrian level, does not exceed 5m/s, using one of the worst-case scenarios. 5m/s allows comfort for business walking/cycling, pedestrian strolling, some comfort for standing, and lack of comfort for long period sitting. However the majority of seating areas are not long term around the buildings.

The shadow study found:

Data was provided for the standard assessment periods of March, June, September and December. The study shows that the difference between a 4-storey building height and a 6 storey building height is minimal; the 2-storey difference poses little differential impact on adjacent properties. The proposed building at 160 Osborne, which is the one that is 6 stories in height, is surrounded on all sides by streets and lanes, which additionally helps to minimize shadow impacts on adjacent private properties.

Key *Village Mixed Use Transition* and *Village Medium Density Residential* policies that pertain to 425 Wardlaw Ave. include:

4.1.3.A. Encourage a mix of single-family homes, duplexes, townhouses, and multiple family buildings;

Live/work units add to the multiple housing options in the neighbourhood.

4.1.3.B *New development will have a minimum of two storeys and a maximum of four storeys in height in order to preserve the scale and pedestrian oriented character of this area;*

The development complies, at 4 storeys.

6.1.1.A *Residential development in Mixed-Use Transition areas will conform to the Village Medium Density Residential (V-MDR) policies;*

Per above, the development complies with the relevant V-MDR policies.

6.1.1.B *Commercial and employment uses in Mixed-Use Transition areas should be compatible in lot size, building scale, and character to the existing context (particularly that of the immediate block);*

The development provides a scale, character and built form that is complementary to this part of Osborne Village.

6.1.1.C *New developments and additions will have a minimum height of two storeys and a maximum height of four storeys;*

The development complies, at 4 storeys.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division over a period of several months to make adjustments to the design of the site and building. Specifically, the following adjustments were made through a collaborative planning process leading up to receipt of the application:

Shadow and wind

The Division requested a shadow and wind impact statement in order to comply with the Osborne Plan, for buildings exceeding 4 storeys along Osborne Street. This was provided by the applicant.

Accessibility

In addition to a number of accessible outdoor and indoor spaces, at the suggestion of the Division, the applicant is providing 2 accessible/ adaptable suites in this development.

Osborne Street frontage

- The design initially included hallways rather than residential units, facing Osborne on the upper levels of the building. At the Division's request, the applicant redesigned the building to present residential units with balconies facing Osborne Street on these levels in order to add more activity and vitality to the street.
- The Division recommended a large complement of storefront glazing, preferably glass curtain wall, on the ground floor, to achieve a high degree of interplay between the interior and exterior of buildings adjacent to sidewalks. This was provided.

Step-backs and setbacks

- The Division requested that the applicant step back the corner of the 425 Wardlaw Ave. building as it approaches the existing residences to the east, in order to improve sight lines and sun penetration for those neighbours. This redesign was made.
- Given all buildings along Osborne Street in the Village are between 1-4 storeys and the building at 160 Osborne will be the first in the immediate area to employ 6 storeys, the Division recommends that the applicant step back the building above the 4th floor along Osborne Street, to help reduce the massing impact of the building and increase compatibility with nearby built-form. This redesign was made.
- The Division recommended a minimum 8-ft. east side yard setback and ample landscaping be provided in that space to act as a buffer from the residential to the east. This was provided.
- The Division recommended a minimum of 2 ft. between all building walls and public lanes, to allow sufficient space for snow clearing operations. This was provided.

Bike parking

The Division requested a significant amount of indoor and outdoor bike parking in order to offset the requested car parking reduction. 58 indoor and 24 outdoor bike stalls are being provided.

Parking layout

The Division supported the manner in which car parking is hidden from view of streets and sidewalks by locating it underground and internal to buildings, for consistency with the Osborne Plan.

Woonerf

Once it was apparent the lane was to become private, the Division floated the idea of a “Dutch woonerf”-type design to the lane. Dutch woonerfs are streets or lanes that provide traffic calming and prioritize pedestrians, cyclists, seating and socializing through specific design interventions. This was provided.

Façade materials

The Division recommended varied, textured, high quality exterior building façade materials that tie in with traditional level of detail and façade quality in the Village. This was provided.

Patio space

The applicant has left open the opportunity of providing some patio space along Osborne Street within the 7-foot setback. This issue may be part of the conversation at plan approval stage.

Consultation

The Division recommended public consultation. The applicant conducted a public open house, described on p. 14 of this report.

PARKING

Parking at 160 Osborne/ 425 Wardlaw is deficient from the Zoning By-Law requirement by 37 stalls; however 424 Wardlaw, which is part of the development project, exceeds its requirement by 16 stalls. This makes for a parking ratio for the overall development project of 0.9 stalls per dwelling unit. 0.9 stalls per dwelling unit is an acceptable ratio from the perspective of the Urban Planning Division. For more information on parking, see Administrative Report for File No. DAV 131281/D.

WATER AND WASTE SERVICING

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

Water System Assessment

The Water and Waste Department has advised that there is insufficient water servicing for the proposed development at 425 Wardlaw Avenue. To achieve adequate servicing, the Developer shall either:

i. Adjust the site plan or design, or use building construction beyond the Building Code requirements such as non-combustible construction, to ensure the required fire flow for proposed development is equal to or less than the available fire flow; or,

ii. Enter into a Servicing Agreement with the City to construct, at no expense to the City, a water main upgrade from 150mm to 250mm diameter on Wardlaw Avenue from Osborne Street to the east property line of 425 Wardlaw Avenue

all as determined by and to the satisfaction of the Director of Water and Waste.

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 0.45, 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.

PUBLIC WORKS

The City of Winnipeg Department of Public Works has indicated the following to the developer:

Sidewalks

i. The Developer shall, at no expense to the City, construct full width Portland cement sidewalks, approximately 3.7m wide by 100 mm thick, and all related works including but not limited to relocation of utilities (i.e. light standards along/abutting existing property line), along the full length of the Planned Area abutting Osborne Street, all as determined by and to the satisfaction of the Director of Public Works.

ii. The Developer shall, at no expense to the City, construct full width Portland cement sidewalks abutting and within 150 Osborne Street (Emergency Services land), approximately 3.7m wide by 100mm thick, and all related works including but not limited to relocation of the existing utilities (i.e. light standard along/abutting existing property line), between the existing east-west public lane and their private approach to the north, all as determined by and to the satisfaction of the Director of Public Works.

PUBLIC CONSULTATION

The applicant held a public open house on January 29, 2019 at Augustine United Church at 444 River Avenue, from 6:3-pm- 8:30pm. Approximately 30 people attended. Feedback was generally positive with the most common comment being that neighbours wished to finally see some development occur on the property that brings life to the corner.

OTHER CONSIDERATIONS

Plan approval

Plan Approval by City Centre Community Committee and the Director of Planning, Property and Development is recommended as part of the Zoning Agreement, in order to allow for review and approval of final site and design details.

Private lane

As part of the Zoning Agreement, the Division includes a condition keeping the space currently occupied by the north/south public lane open into the future. The Division wishes to ensure that the space remains open in perpetuity to pedestrians, in order to maintain the qualities of Osborne Village as a pedestrian oriented neighbourhood with a high degree of pedestrian circulation.

Planned Development Overay-1 (PDO-1) amendment

Currently, not all of the site is part of the “PDO-1 Nbhd Main" – Commercial Community PDO-1 Neighbourhood Main Streets. The portion of the site not currently included in the PDO-1 will be added through recommended Condition 2. This ensures that the land use restrictions for properties with frontage on Osborne Street applies to the newly consolidated larger property with frontage on Osborne.

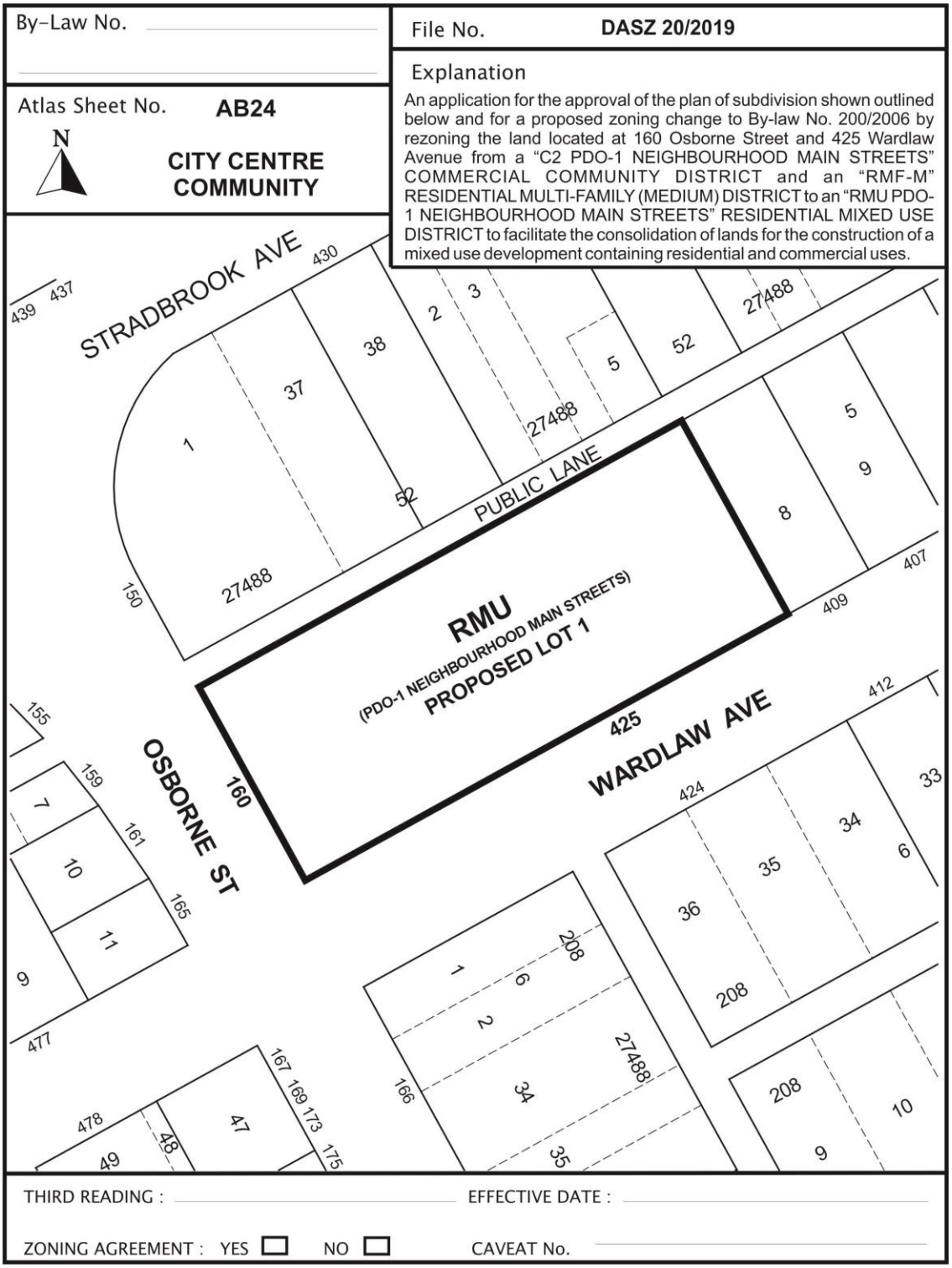
SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because the development:

- Adds density to a Mature Community in a context-sensitive manner in alignment with *Complete Communities*
- Meets policies of the *Osborne Village Neighbourhood Plan* including character policies
- Supports universal accessibility and aging-in-place
- Adds a significant amount of life to Osborne Street with provision of storefront retail and restaurant space built close to the sidewalk.
- Adds to the mix of housing types in the neighbourhood

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 20/19 – 160 Osborne/ 425 Wardlaw Ave.

Schedule “A” for File No. DASZ 20/19, City Centre 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 425 WARDLAW AVENUE AND 160 OSBORNE STREET

It is recommended that approval of DASZ 20/2019, if granted, be subject to the applicant addressing the following and entering into a Servicing Agreement, if required:

Plan Considerations

The Developer shall, at no expense to the City, legally open property to widen Osborne Street by 0.9144 m (3 ft.), along the full length of the Planned Area, abutting Osborne Street, to the satisfaction of the Director of Public Works.

Servicing Conditions

1) Sidewalks

iii. The Developer shall, at no expense to the City, construct full width Portland cement sidewalks, approximately 3.7m wide by 100 mm thick, and all related works including but not limited to relocation of utilities (i.e. light standards along/abutting existing property line), along the full length of the Planned Area abutting Osborne Street, all as determined by and to the satisfaction of the Director of Public Works.

iv. The Developer shall, at no expense to the City, construct full width Portland cement sidewalks abutting and within 150 Osborne Street (Emergency Services land), approximately 3.7m wide by 100mm thick, and all related works including but not limited to relocation of the existing utilities (i.e. light standard along/abutting existing property line), between the existing east-west public lane and their private approach to the north, all as determined by and to the satisfaction of the Director of Public Works.

2) Water System Assessment

The Water and Waste Department has advised that there is insufficient water servicing for the proposed development at 425 Wardlaw Avenue. To achieve adequate servicing, the Developer shall either:

iii. Adjust the site plan or design, or use building construction beyond the Building Code requirements such as non-combustible construction, to ensure the required fire flow for proposed development is equal to or less than the available fire flow; or,

iv. Enter into a Servicing Agreement with the City to construct, at no expense to the City, a water main upgrade from 150mm to 250mm diameter on Wardlaw Avenue from Osborne Street to the east property line of 425 Wardlaw Avenue

all as determined by and to the satisfaction of the Director of Water and Waste.

3) 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:

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

v. The peak land drainage discharged from the site must be based on a c-value of 0.45, with a 5 year rainfall event applied.

vi. 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. DASZ 20/2019
July 31, 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 " 6 " referred to in File DASZ 20/2019

LEGAL DESCRIPTION: TBD - 160 OSBORNE STREET & 425 WARDLAW AVENUE, 424 WARDLAW AVENUE			
MULTI-FAMILY BUILDING INFORMATION			
4 - 6 STOREY MIXED-USE RESIDENTIAL WITH ENCLOSED UNDERGROUND PARKING			
BUILDING DIMENSIONS	160 OSBORNE STREET = 116'-0" X 123'-0"		
	425 WARDLAW AVENUE = 142'-0" X 116'-0"		
	424 WARDLAW AVENUE = 139'-0" X 116'-0"		
BUILDING HEIGHT (FINAL HEIGHTS TBC BASED ON CONSTRUCTION)	160 OSBORNE STREET	T.O. 6TH FLOOR	59'-0" [18.6m] MAX.
		T.O. ROOF STRUCTURE	70'-0" [21.9m] + MAX. 5'-0" PARAPET
	424 & 425 WARDLAW AVENUE	T.O. 3TH FLOOR	34'-0" [10.4m]
		T.O. ROOF STRUCTURE	45'-0" [13.7m] + MAX. 5'-0" PARAPET
BUILDING AREA	160 OSBORNE STREET	12 818 SF [1191 m2]	
	425 WARDLAW AVENUE	14 503 SF [1348 m2]	
	424 WARDLAW AVENUE	14 178 SF [1318 m2]	
160 OSBORNE STREET UNIT COUNT	89		
425 WARDLAW AVENUE UNIT COUNT	59		
424 WARDLAW AVENUE UNIT COUNT	59		
TOTAL DWELLING UNITS	207		
PARKING INFORMATION			
PARKING CATEGORY [TABLE 5-9]	3 - MULTI-FAMILY / 20 - CRU		
REQUIRED SPACES PER DWELLING UNIT	1.5 X UNITS - 20% URBAN INFILL REDUCTION - 20% MIXED-USE REDUCTION = 0.96 X UNITS		
REQUIRED BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES - PROVIDED		
REQUIRED GUEST PARKING	10% OF REQUIRED PARKING SPACES - PROVIDED		
SURFACING	CONCRETE		
PARKING SPACE DIMENSIONS	INDOOR TYPICAL = 2.51 X 6.10 m [10'-0" X 18'-0"]		
	OUTDOOR TYPICAL = 2.51 X 6.10 m [10'-0" X 18'-0"]		
	SMALL CAR = 2.44 X 4.88 m [MIN. 8'-0" X 16'-0"]		
	ACCESSIBLE = 3.05x6.10 m [MIN. 10'-0" x 18'-0"]		
	VAN ACCESSIBLE= 4.88x6.10 m [16'-0" x 20'-0"]		
TOTAL PARKING SPACES	REQUIRED	PROVIDED	ZONING VARIANCE REQUIRED
	TBD	207	YES [PARKING MANAGEMENT PLAN]
INDOOR PARKING SPACES		137	
OUTDOOR PARKING SPACES		70	INCLUDES 4 CAR SHARE SPACES
ACCESSIBLE SPACES	7	15	
VAN ACCESSIBLE SPACES	2	3	
PARKING AISLE WIDTH	6.10 m [20 FT]	6.10M [20 FT]	

OSBORNE VILLAGE MIXED-USE REDEVELOPMENT

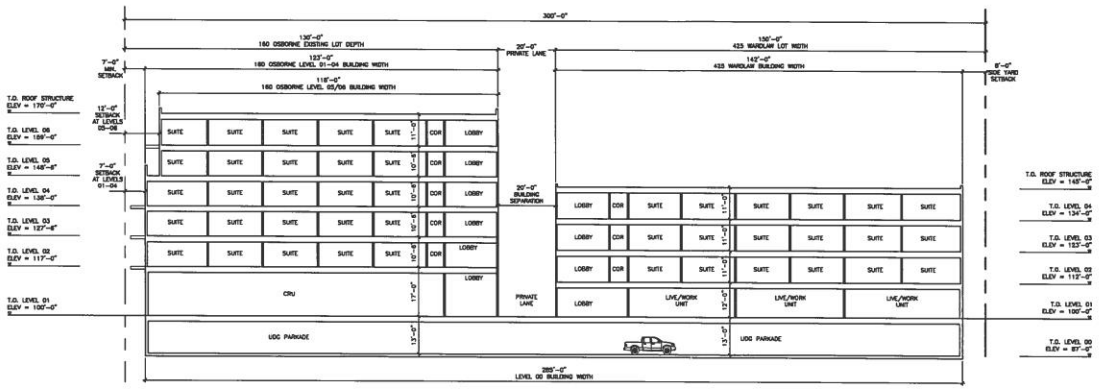
207 RESIDENTIAL UNITS
±5650 SF CRU AT GRADE

SITE INFORMATION			
ZONING DISTRICT:		CURRENT:	PROPOSED:
	160 OSBORNE:	C2	RMU
	425 WARDLAW:	C2	RMU
	424 WARDLAW:	RMF-M	RMU
PROPERTY AREA:		EXISTING:	COMBINED 160 OSBORNE + 425 WARDLAW + PRIVATE LANE
	160 OSBORNE:	1,449.5m² [15, 597 SF] (0.36 ACRES)	3,345.7m² [±36, 000 SF] (0.826 ACRES)
	425 WARDLAW:	1,672.9m² [18, 001 SF] (0.41 ACRES)	
	424 WARDLAW:	1,672.3m² [17, 994 SF] (0.41 ACRES)	NO CHANGE
FRONTAGE:	VARIES - REFER TO SHEET G01		
LOT DEPTH:	VARIES - REFER TO SHEET G01		
SITE COVERAGE:	160 OSBORNE:	160 OSBORNE: 12, 818 SF = 82% SITE COVERAGE	COMBINED 160 OSBORNE + 425 WARDLAW: 27, 321 SF = 76% SITE COVERAGE
	425 WARDLAW:	425 WARDLAW. 14, 503 SF = 81% SITE COVERAGE	
	424 WARDLAW:	424 WARDLAW: 14, 178 SF = 79% SITE COVERAGE	
RMU DENSITY:		PER BYLAW:	PROPOSED:
	160 OSBORNE:	500 SF MIN/15600 SF LOT = 31 UNITS MAX.	89 + 59 UNITS = 148 UNITS /36000 SF LOT = 243 SF/UNIT
	425 WARDLAW:	500 SF MIN/18000 SF LOT = 36 UNITS MAX.	
	424 WARDLAW:	500 SF MIN/17994 SF LOT = 36 UNITS MAX.	59 UNITS/17994 SF LOT = 305 SF/UNIT

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 03 APR 2019 DRAWING NO. G00
SCALE AS NOTED



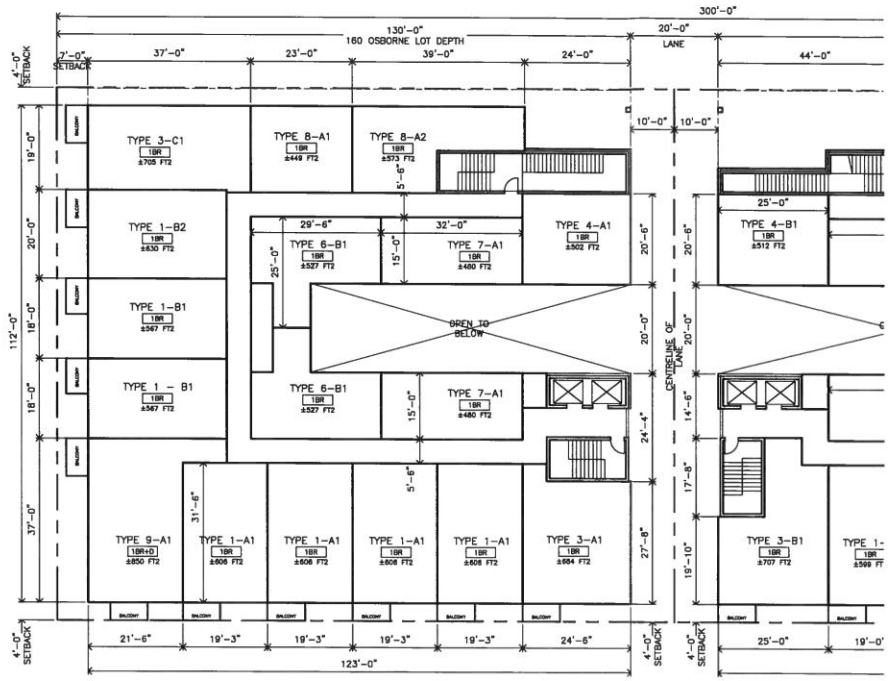
1 / G02 **SCHEMATIC BUILDING SECTION**
1'-0" = 1/32"

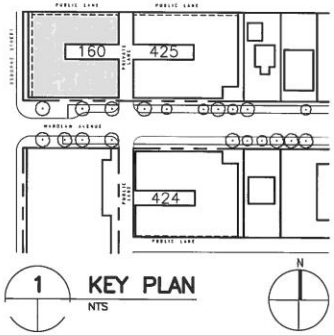
PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
SCHEMATIC BUILDING SECTIONS
160 OSBORNE STREET + 424 + 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 03 APR 2019 DRAWING NO. G02
SCALE AS NOTED





1 / A06 **160 OSBORNE – LEVEL 02**
1:250

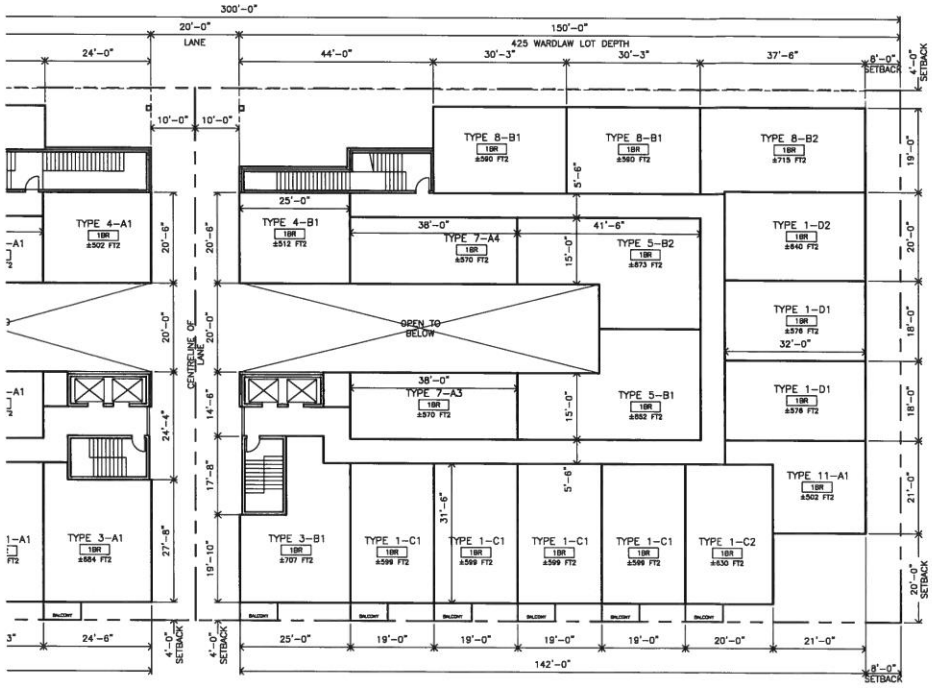
N

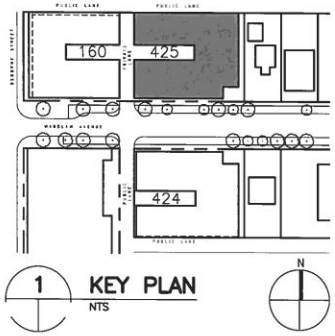
PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE - LEVEL 02
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN TC REV'D KS PROJECT NO. 2018 44
DATE 03 APR 2019 DRAWING NO. A06
SCALE AS NOTED





1 KEY PLAN
NTS

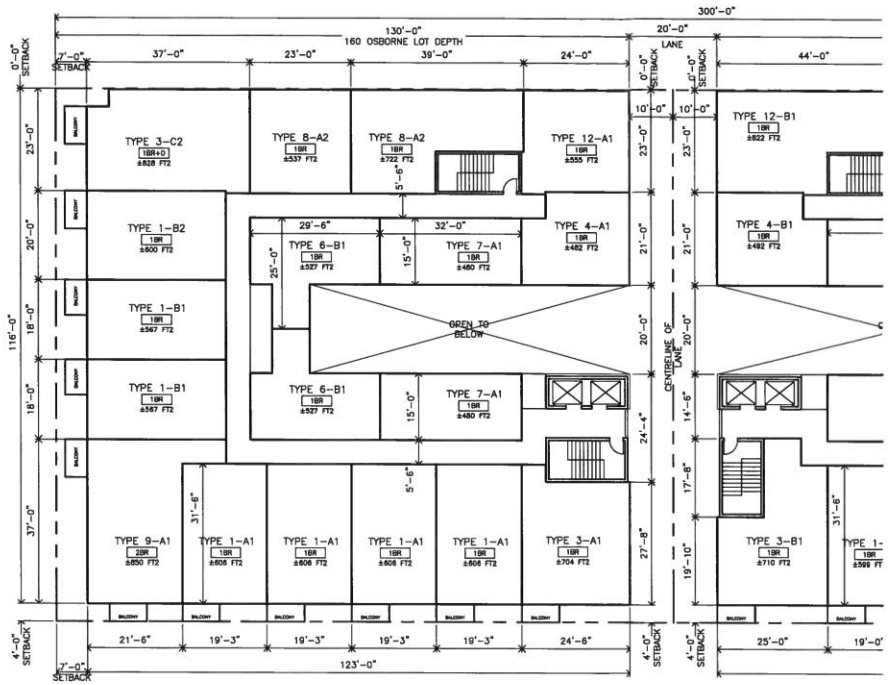
1 / A07 425 WARDLAW – LEVEL 02
1:250

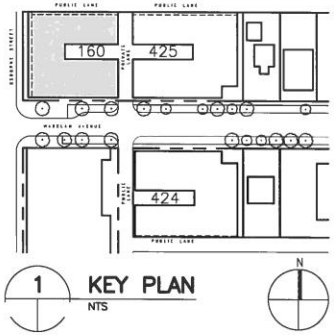
N

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
425 WARDLAW - LEVEL 02
160 OSBORNE STREET & 424 + 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 03 APR 2019 DRAWING NO. A07
SCALE AS NOTED





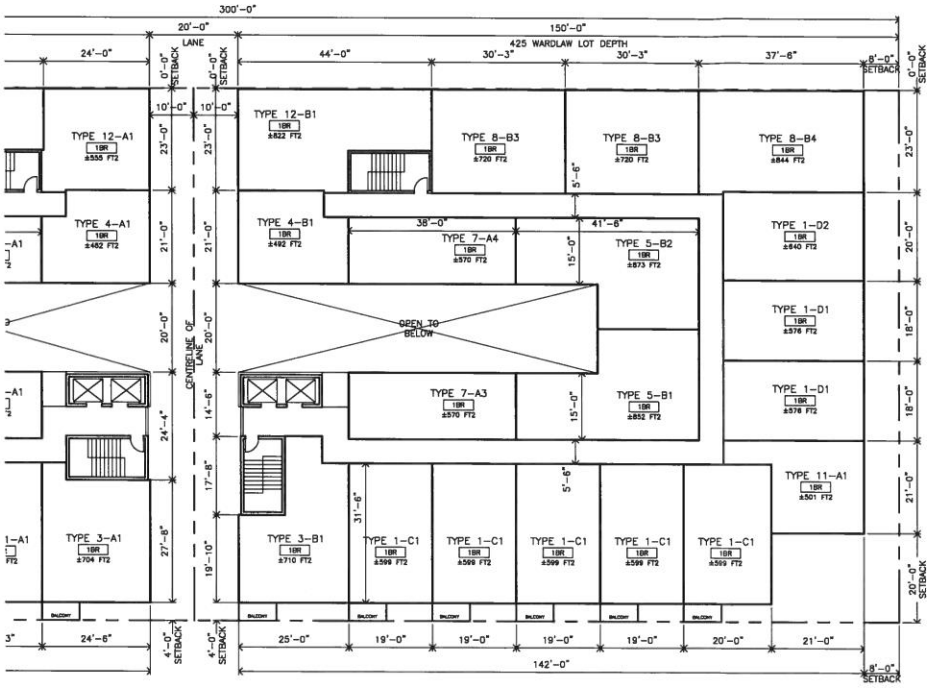
1 / A09 **160 OSBORNE – LEVEL 03 (LEVEL 04 SIM.)**
1:250

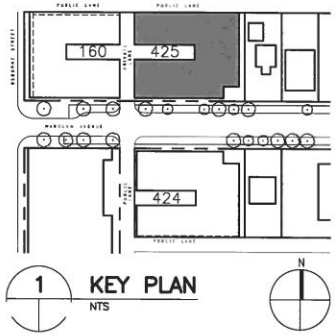
N

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE - LEVEL 03
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 03 APR 2019 DRAWING NO. A09
SCALE AS NOTED





1 KEY PLAN
NTS

1 / A10 425 WARDLAW – LEVEL 03 (LEVEL 04 SIM.)
1:250

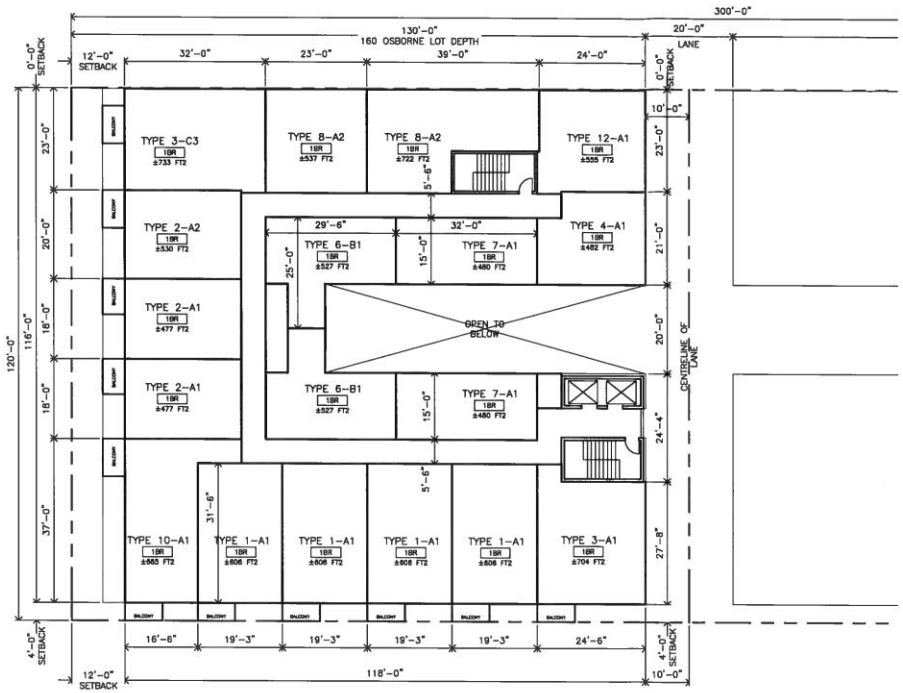
N

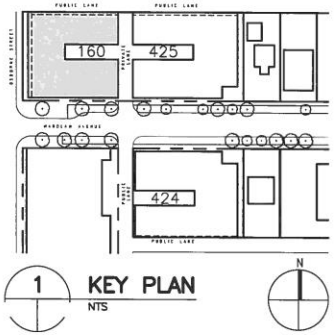
PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
425 WARDLAW - LEVEL 03 / 04
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN	TC	REV'D	KS	PROJECT NO.	2018_44
DATE	03 APR 2019			DRAWING NO.	A10
SCALE	AS NOTED				





1 / A12 **160 OSBORNE – LEVEL 05 (LEVEL 06 SIM.)**
1:250

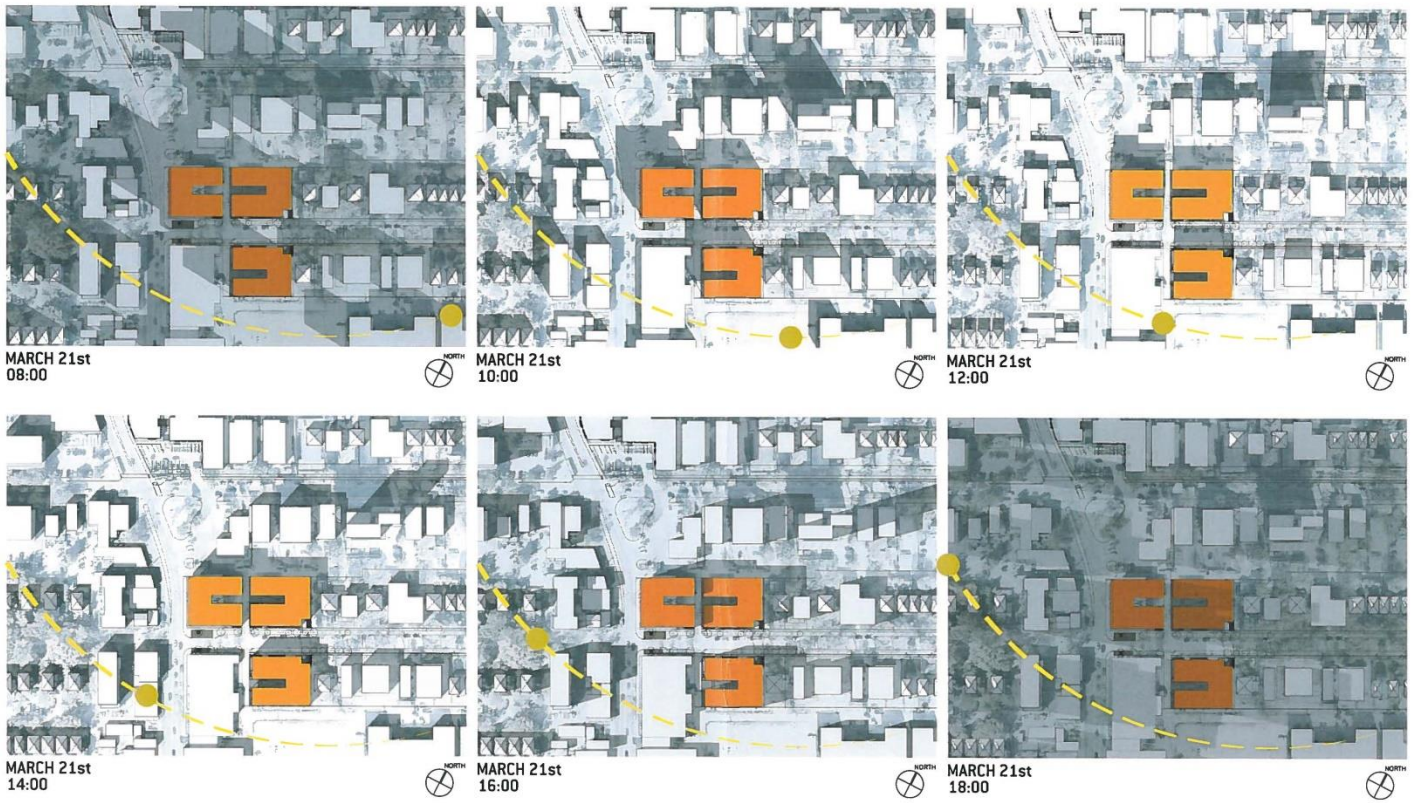
N

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE - LEVEL 05
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

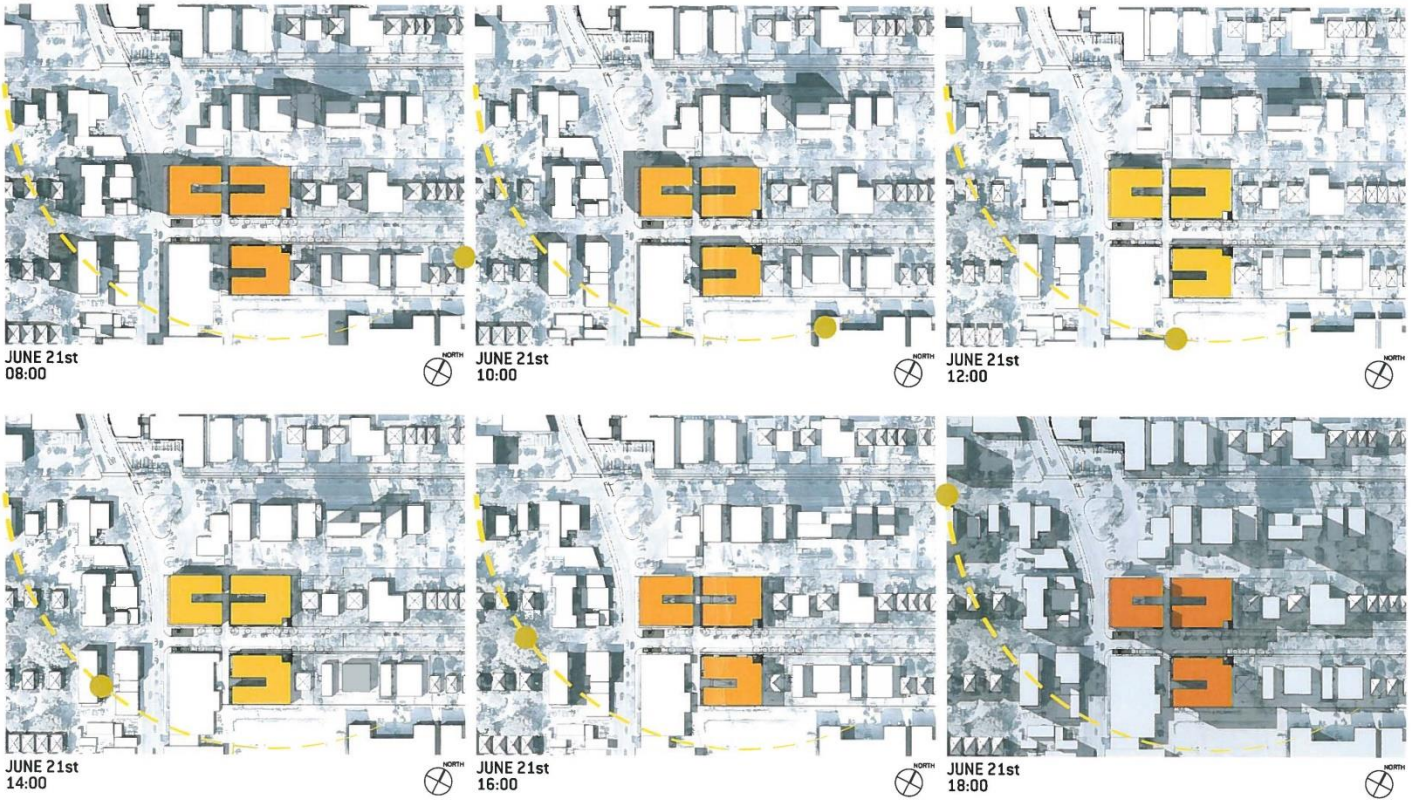
DRAWN TC REVD KS PROJECT NO. 2018 44
DATE 03 APR 2019 DRAWING NO. A13
SCALE AS NOTED



SHADOW STUDY
March 21st

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

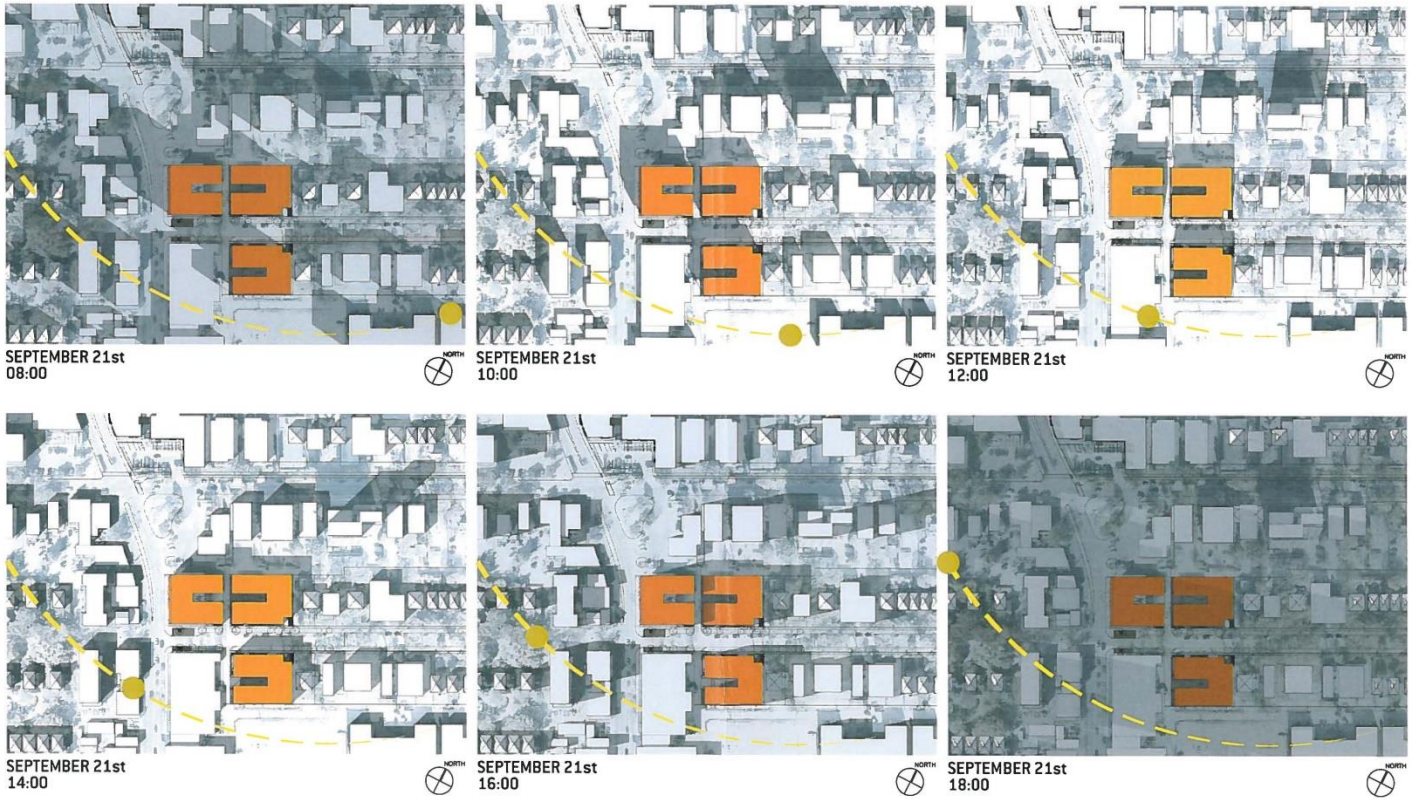
PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 + 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN FG REVD KS PROJECT NO. 2018_44
DATE 21 MAR 2019 DRAWING NO.
SCALE AS NOTED



SHADOW STUDY
June 21st

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN FG REVD KS PROJECT NO. 2018_44
DATE 21 MAR 2019 DRAWING NO.
SCALE AS NOTED



SHADOW STUDY
September 21st

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

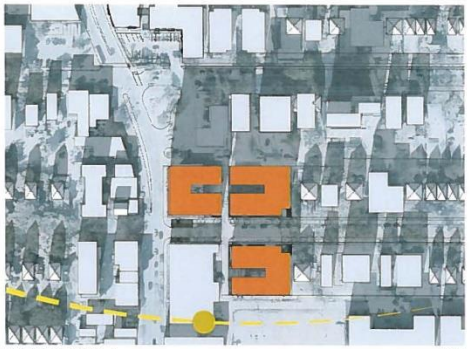
PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN FG REVD KS PROJECT NO. 2018_44
DATE 21 MAR 2019 DRAWING NO.
SCALE AS NOTED



DECEMBER 21st
09:00



DECEMBER 21st
10:00



DECEMBER 21st
12:00



DECEMBER 21st
14:00



DECEMBER 21st
15:00

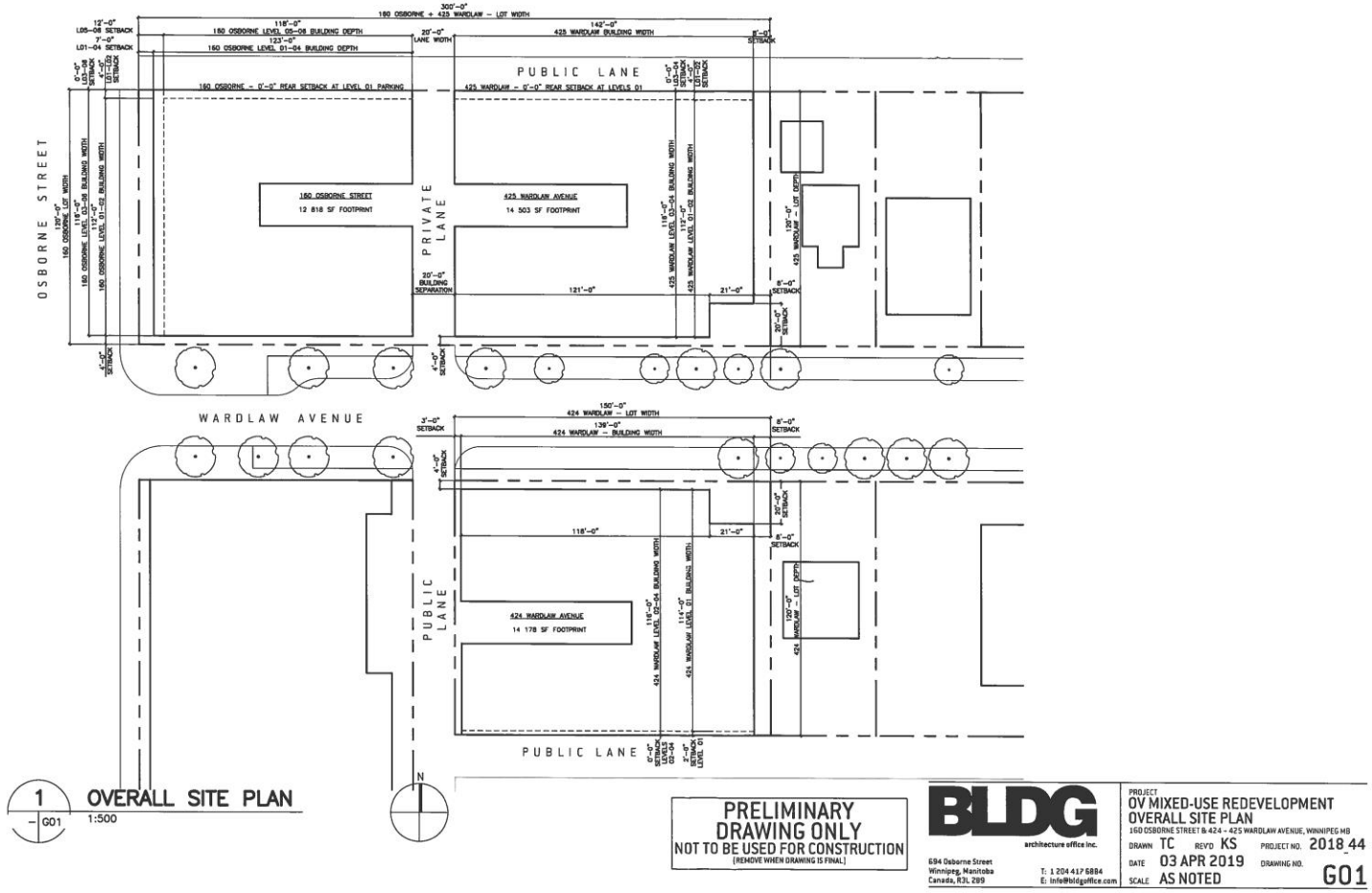


DECEMBER 21st
16:00

SHADOW STUDY
December 21st

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN FG REVD KS PROJECT NO. 2018_44
DATE 21 MAR 2019 DRAWING NO.
SCALE AS NOTED



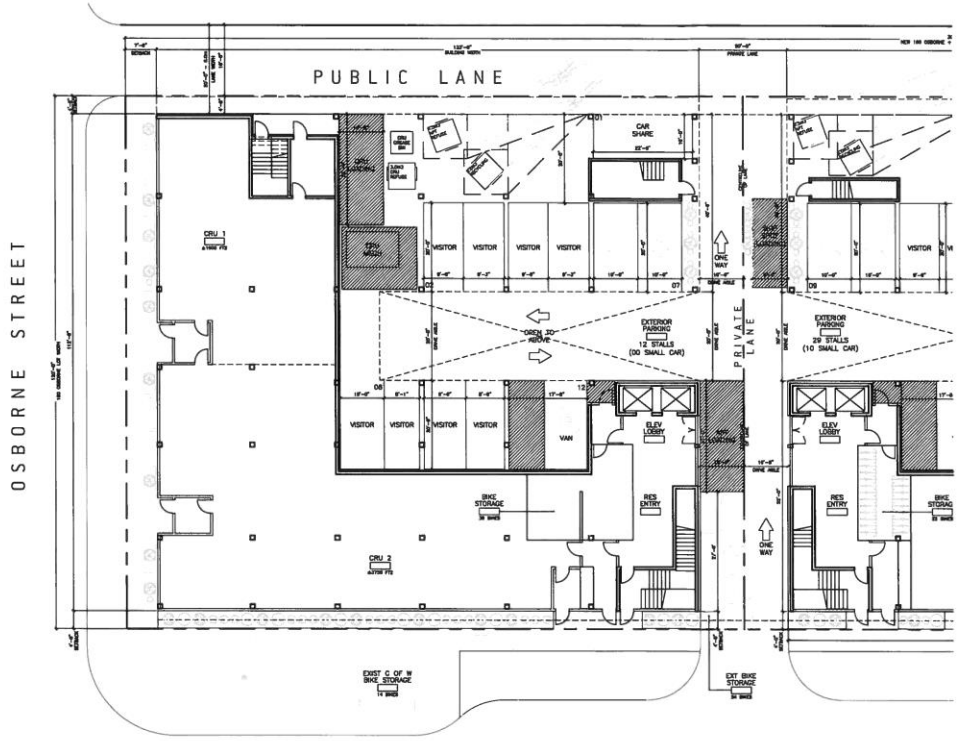
1 – G01 OVERALL SITE PLAN
1:500

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

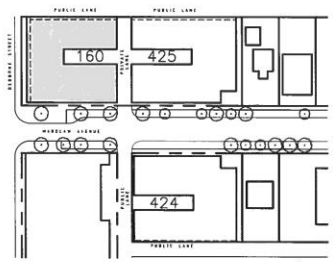
BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
OVERALL SITE PLAN
160 OSBORNE STREET & 424 – 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 03 APR 2019 DRAWING NO. G01
SCALE AS NOTED



1 G01 A03 **160 OSBORNE – SITE PLAN & LEVEL 01**
1:250



1 **KEY PLAN**
NTS

N

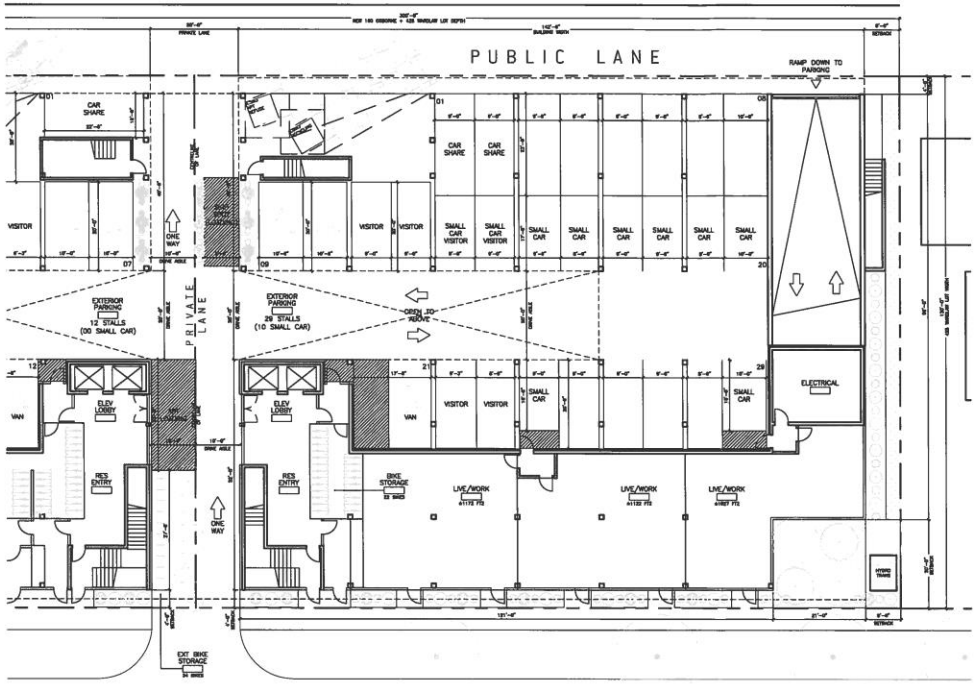
ZONING SETBACKS (RMU)					
MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARD REQ'D:	MIN. CORNER SIDE YARD REQ'D:	MAX. BLDG HEIGHT:	MIN. LOT AREA PER DWELLING:
20'-0"	N/A	5'-0" + 2'-0" PER STOREY OVER 1 STOREY	20'-0"	100'-0"	500 SF
FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARD PROVIDED:	CORNER SIDE YARD PROVIDED:	BLDG HEIGHT:	LOT AREA PER DWELLING:
7'-0" VARIANCE REQ'D	N/A	0'-0" VARIANCE REQ'D	4'-0" VARIANCE REQ'D	70'-0" + MAX 5'-0" PARAPET	±243 SF
BUILDING SEPARATION REQUIRED: 50% OF TALLER BLDG [70'-0" X 0.5 = 35'-0"] TO A MAX. OF 25'-0".					
BUILDING SEPARATION PROVIDED: 26'-0" - VARIANCE REQ'D.					

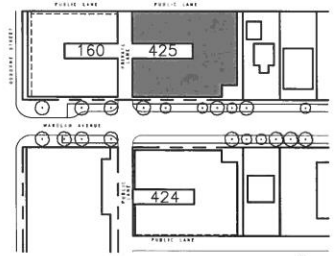
PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE - SITE & LEVEL 01
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 20 MAR 2019 DRAWING NO. A03
SCALE AS NOTED





1 KEY PLAN
NTS

ZONING SETBACKS (RMU)					
MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARD REQ'D:	MIN. CORNER SIDE YARD REQ'D:	MAX. BLDG HEIGHT:	MIN. LOT AREA PER DWELLING:
20'-0"	25'-0"	5'-0" + 2'-0" PER STOREY OVER 1 STOREY	20'-0"	100'-0"	500 SF
FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARD PROVIDED:	CORNER SIDE YARD PROVIDED:	BLDG HEIGHT:	LOT AREA PER DWELLING:
4'-0" VARIANCE REQ'D	0'-0" VARIANCE REQ'D	8'-0" VARIANCE REQ'D	N/A	45'-0" + MAX 5'-0" PARAPET	±243 SF
BUILDING SEPARATION REQUIRED: 50% OF TALLER BLDG (70'-0" X 0.5 = 35'-0") TO A MAX. OF 25'-0".					
BUILDING SEPARATION PROVIDED: 20'-0" - VARIANCE REQ'D.					

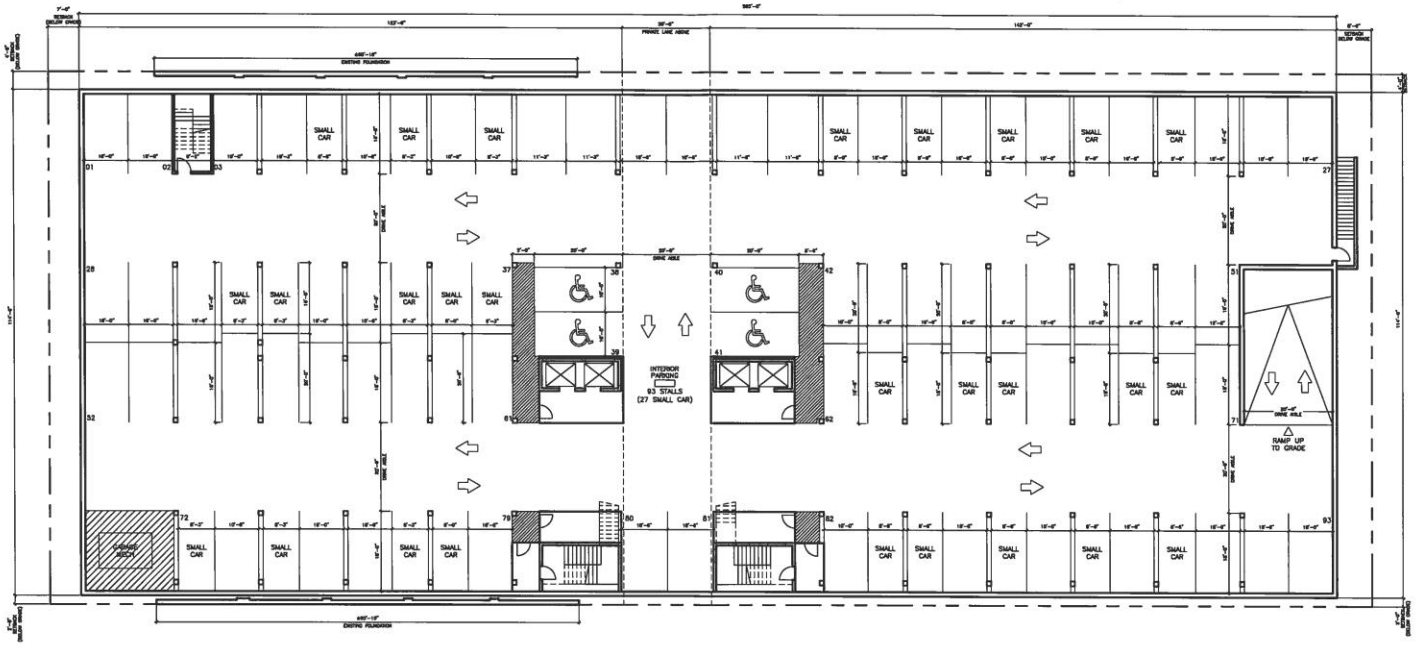
1 G01 A04 **425 WARDLAW – SITE PLAN & LEVEL 01**
1:250

N

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
425 WARDLAW - SITE & LEVEL 01
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 03 APR 2019 DRAWING NO. A04
SCALE AS NOTED



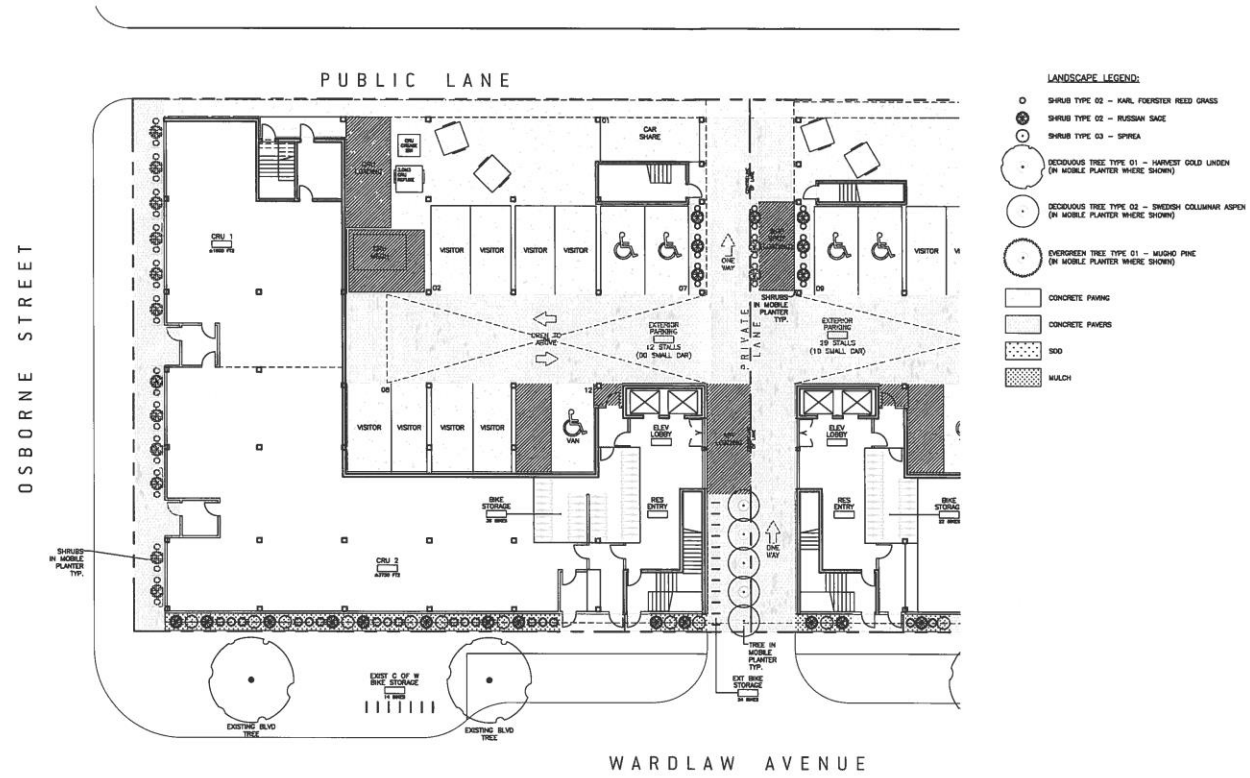
1 – A01 **160 OSBORNE & 425 WARDLAW – LEVEL 00**
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 & 425 - LEVEL 00
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN	TC	REV'D	KS	PROJECT NO.	2018_44
DATE	03 APR 2019			DRAWING NO.	A01
SCALE	AS NOTED				



1 G01 L01 **160 OSBORNE – LANDSCAPE PLAN**

1:250

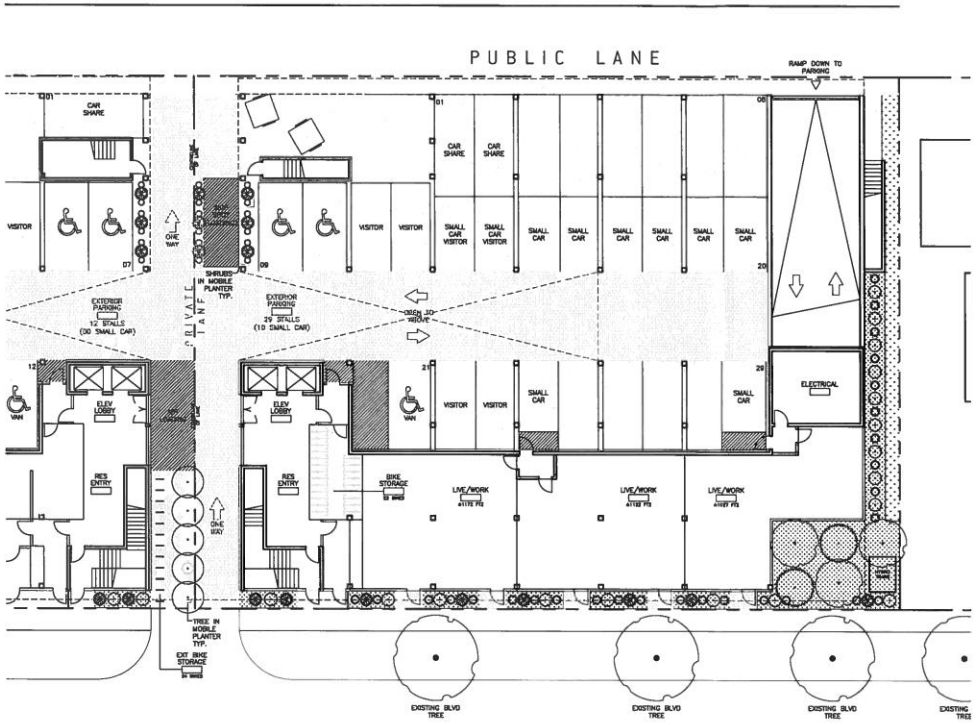
N

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE - SITE & LEVEL 01
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN TC REVD KS PROJECT NO. 2018 44
DATE 03 APR 2019 DRAWING NO. L01
SCALE AS NOTED





1 G01 L02 **425 WARDLAW – LANDSCAPE PLAN**

1:250

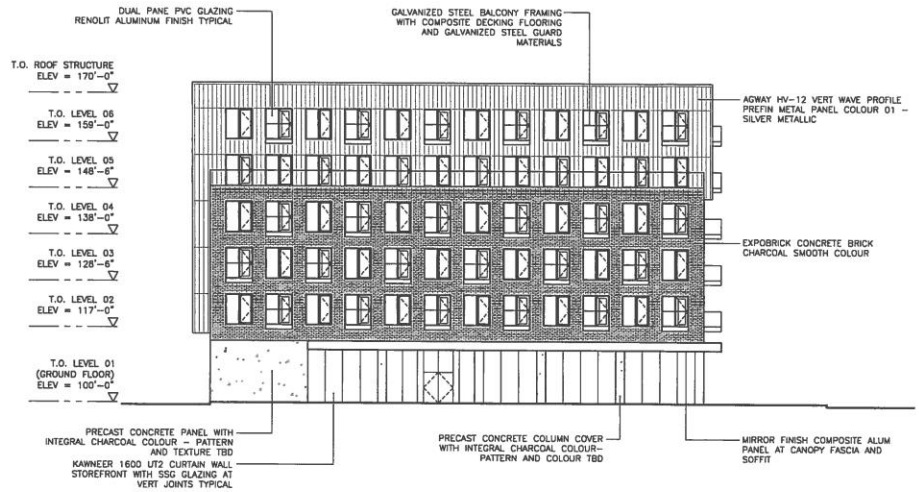
N

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
425 WARDLAW - SITE & LEVEL 01
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 03 APR 2019 DRAWING NO. L02
SCALE AS NOTED



1

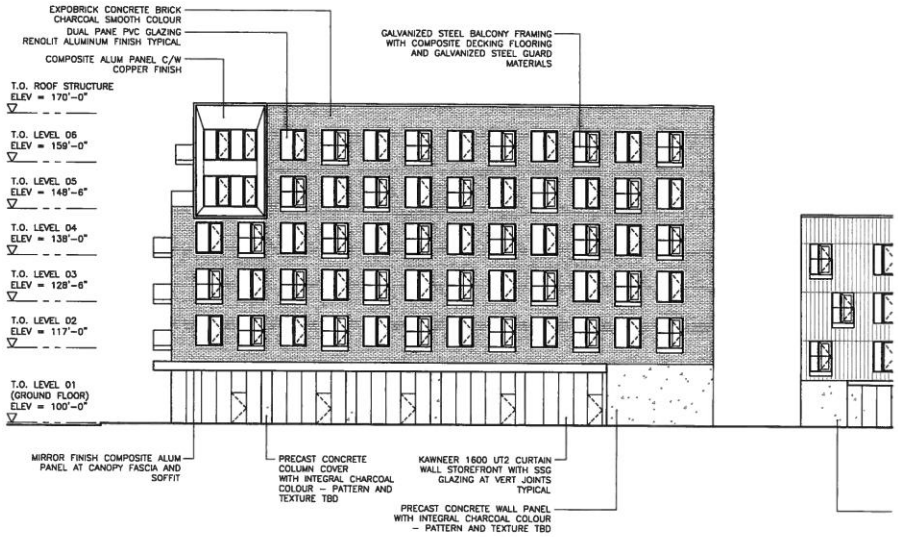
160 OSBORNE
WEST ELEVATION (TO OSBORNE STREET)

1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A21
SCALE AS NOTED

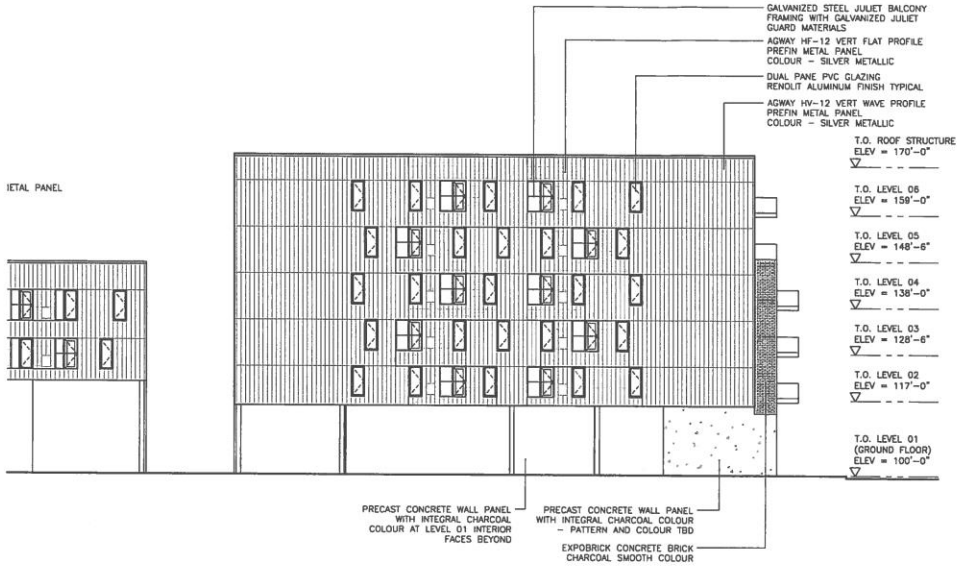


1 **160 OSBORNE**
SOUTH ELEVATION (TO WARDLAW AVENUE)
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A22
SCALE AS NOTED



1

160 OSBORNE
NORTH ELEVATION (TO PUBLIC LANE)

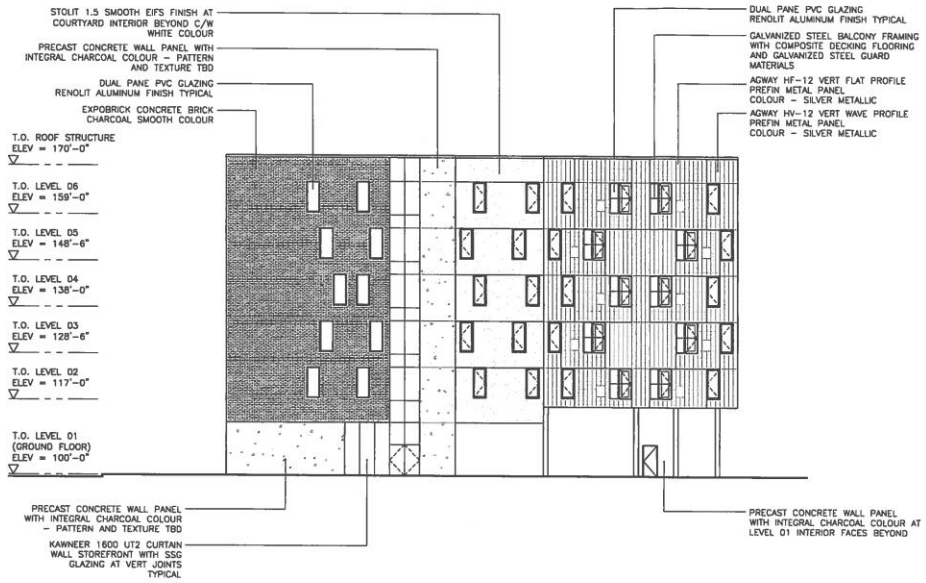
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6804
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 + 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN TC REVD KS PROJECT NO. 2018 44
DATE 12 APR 2019 DRAWING NO. A23
SCALE AS NOTED

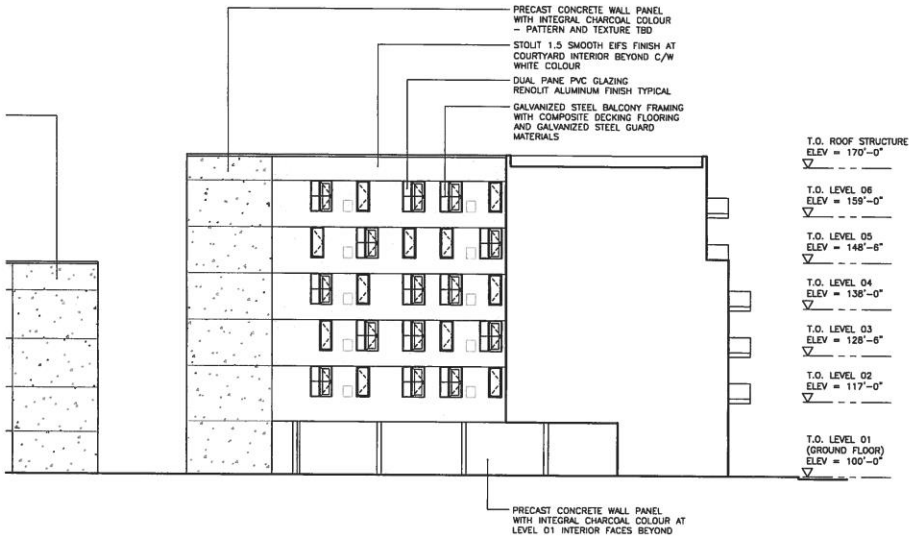


1 **160 OSBORNE**
EAST ELEVATION (TO PRIVATE LANE)
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A24
SCALE AS NOTED



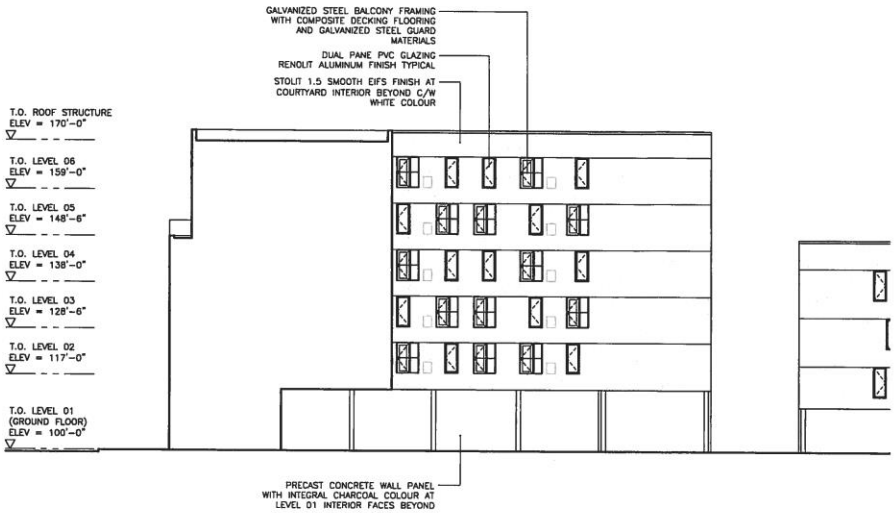
1

160 OSBORNE
NORTH FACING ELEVATION OF INTERIOR COURT
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018.44
DATE 12 APR 2019 DRAWING NO. A25
SCALE AS NOTED



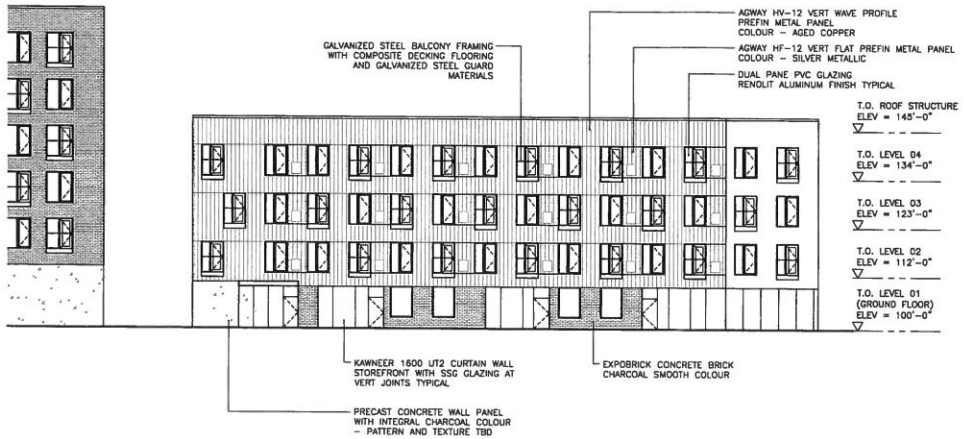
1

160 OSBORNE
SOUTH FACING ELEVATION OF INTERIOR COURT
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A26
SCALE AS NOTED



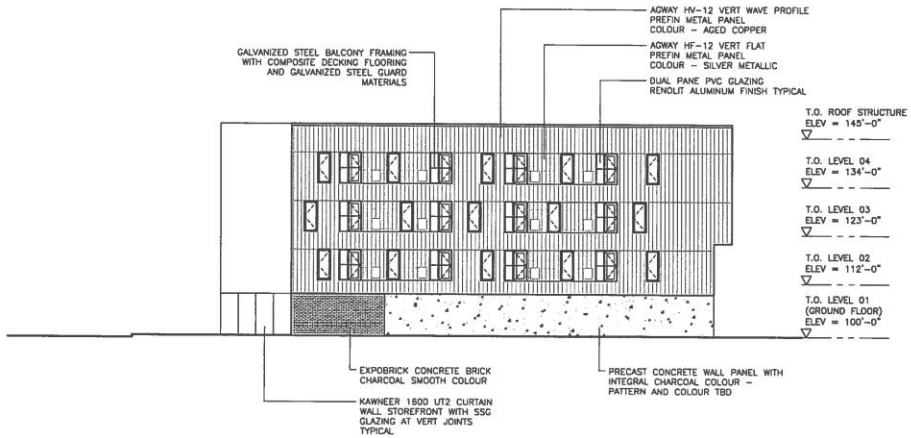
1

425 WARDLAW
SOUTH ELEVATION (TO WARDLAW AVENUE)
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018 44
DATE 12 APR 2019 DRAWING NO. A27
SCALE AS NOTED



1

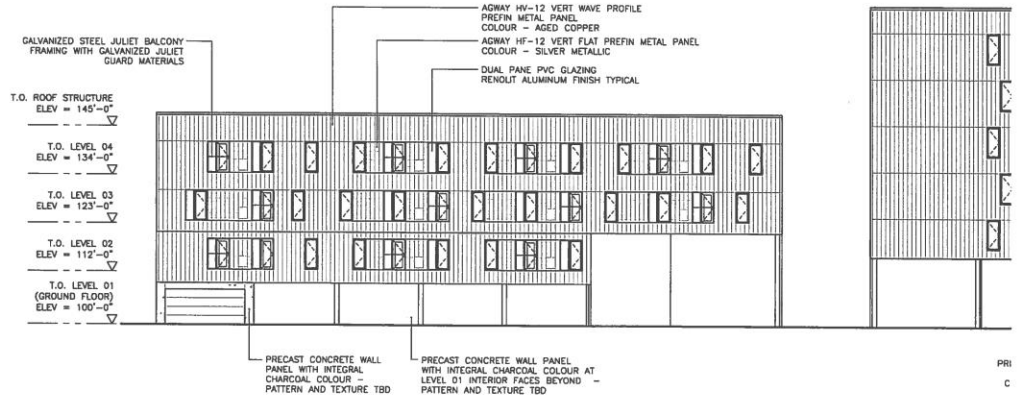
425 WARDLAW
EAST ELEVATION (TO RESIDENTIAL SIDE YARD)

1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A28
SCALE AS NOTED

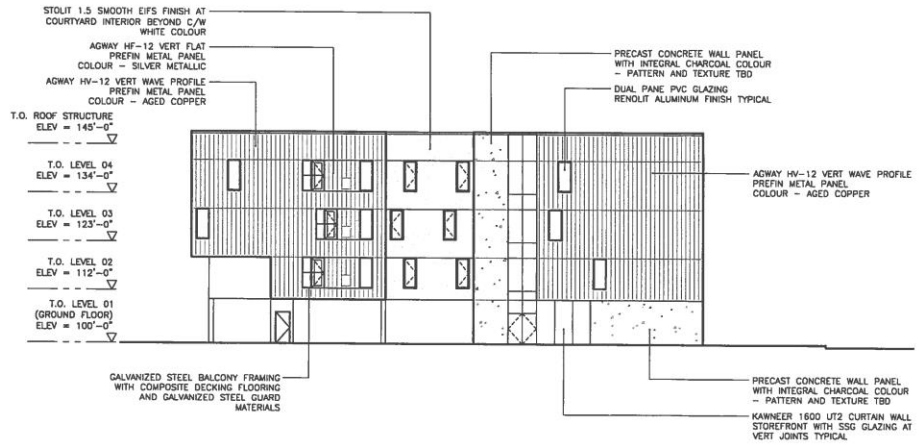


1 **425 WARDLAW**
NORTH ELEVATION (TO PUBLIC LANE)
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A29
SCALE AS NOTED

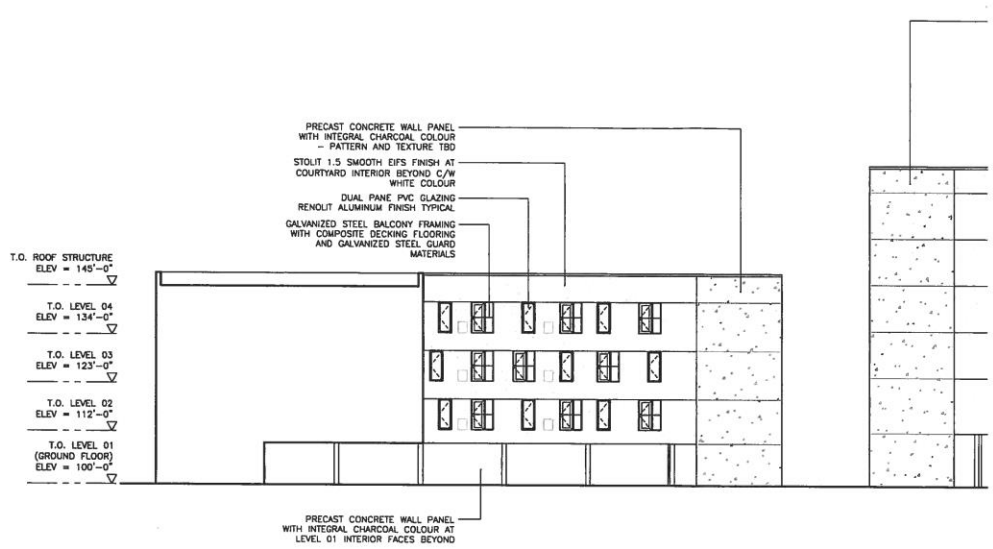


1 **425 WARDLAW**
WEST ELEVATION (TO PRIVATE LANE)
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 + 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A30
SCALE AS NOTED



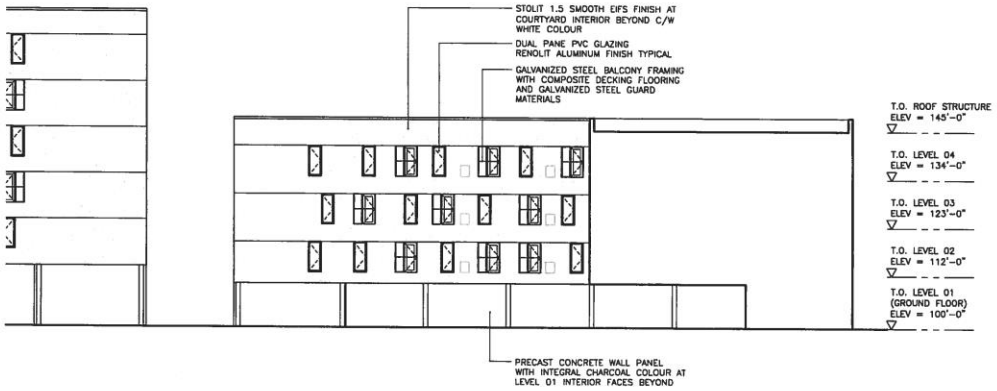
1

425 WARDLAW
NORTH FACING ELEVATION OF INTERIOR COURT
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REV'D KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A31
SCALE AS NOTED



1

425 WARDLAW
SOUTH FACING ELEVATION OF INTERIOR COURT
1:250

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 + 425 WARDLAW AVENUE, WINNIPEG MB
DRAWN TC REVD KS PROJECT NO. 2018_44
DATE 12 APR 2019 DRAWING NO. A32
SCALE AS NOTED