Minute No. 599
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

Item No. 12 Subdivision and Rezoning – Northwest Corner of Kimberly Avenue and London Street
(Elmwood-East Kildonan Ward)
File DASZ 18/2019 [c/r DAV 130212/2019D]

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 18/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 6, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated July 17, 2019 and attached as Schedule "B" to this report.

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

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

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

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

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COUNCIL DECISION (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 East Kildonan – Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the maximum height of any building shall be 47 feet.

iii. That the maximum number of dwelling units shall be 84.

3. That the City-owned property located at the southwest corner of London Street and Blantyre Avenue, identified as "Subject City Property-Lot 22 Plan 21135" on the attached Misc. Plan 15433, be declared surplus to the needs of the City.

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

A. a Servicing Agreement in accordance with recommendation 1;

B. a Zoning Agreement in accordance with recommendation 2;

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

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

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 18/2019, as determined by the City's Director of Planning, Property and Development.

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COUNCIL DECISION (continued):

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

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

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

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

11. That the 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.

12. 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.

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

14. That the variance order under File DAV 19-130212D 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 18/2019.

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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 East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

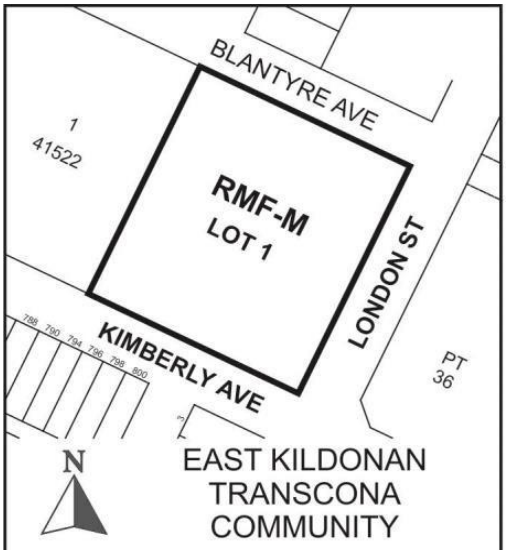
File: DASZ 18/2019

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

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

Applicant: 7576901 Manitoba Ltd. (Kelly Glowasky)

Subject:



APPLICANT: 7576901 Manitoba Ltd.
FILE: DASZ 18/2019
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 an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling development. **For information, phone Mr. G. Doney, Planner at 204-986-2688.**

Premises Affected:	Northwest Corner of Kimberly Avenue and London Street
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	Leah Cowan, Senior Committee Clerk East Kildonan-Transcona Community Committee
Report date:	September 20, 2019

Community Committee Recommendation:

On September 17, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 18/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 6, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated July 17, 2019 and attached as Schedule "B" to this report.

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

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

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

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

f. fencing;
g. landscaping; and
h. free-standing signage

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

ii. That the maximum height of any building shall be 47 feet.

iii. That the maximum number of dwelling units shall be 84.

3. That the City-owned property located at the southwest corner of London Street and Blantyre Avenue, identified as "Subject City Property-Lot 22 Plan 21135" on the attached Misc. Plan 15433, be declared surplus to the needs of the City.

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

A. a Servicing Agreement in accordance with recommendation 1;

B. a Zoning Agreement in accordance with recommendation 2;

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

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

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 18/2019, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

11. That the 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.

12. 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.

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

14. That the variance order under File DAV 19-130212D 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 18/2019.

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

1. This has been an ongoing consultation for almost a year. We were here last December, in fact maybe more than that, if I recall, and we had a very long discussion about this right here in this room last December. And I made my comments, it was too big. It was not what the public wanted and their concerns had to be dealt with. And they couldn't be dealt with with the size of the application at the time. I did say at the time, however, that there was something in the application, in essence that there was a solution for the community. In that, offering people that live in the community, have lived there their whole lives perhaps, to maintain their lives there, to stay there. And it's a great place to retire, and for others to move into the community.

2. So now it becomes a question of size. Well first of all, a big issue for people was a question of just being too imposing to the area, and I agreed. Six storeys, to me, was too much as the public, as the community explained it. In this case it is lower than the highest roof of the neighbouring building which is what I was comparing it to at the time. Yes, it is four stories instead of three, and this is, this is the crux of it. What we did learn at that meeting, is that if it is not four storeys, if it is three storeys, then there's no obligation to the construction that it has the same safety to it. You get to a certain point, is this not true, at four storeys, that there is extra elements of safety to it, in terms of materials being used and so it's just a more solid structure at four storeys then at three. People are in a safer building at four storeys then at three. This is what we learned back in December. Now I knew this was going to come back to us, because I knew it was going to be an issue whether it's going to be four or three, but on the video, whether it's four or three makes a difference in terms of the construction of the building. So on that basis I sort of had a feeling it was sort of going to come down to this.

3. So a lot of change between the application in December and this summer. I did say that I hoped that there would be greater discussion about this the next time that an application came around. It looks like this has happened, imperfectly, but it got better, in that there was notable promotion of the public consultation of the open house for the original one in June. And at least from the very onset from the June, that one was well promoted and then those that showed interest that were contacted directly as well as other modes of communication as well as those in the neighbourhood letting each other know.

4. Yes, as Jill Joss said, stuff can fall through the cracks, but in this case I don't feel that it was the pattern, it was the exception in this case, given how they started the new round of consultation in June. And I'm sorry that it's happened to Ms. Joss and a few others. I do feel however, that their concerns were well represented given the year-round concerns that were part of the dynamic of communication, both directly to the applicant and here through City Hall.

5. A number of issues were raised today that are important to the community. And I feel they were reasonably well explained and accommodated, one or the other. We talked about the walkways along Kimberly, along Blantyre, I feel that was well addressed.

6. In terms of parking, I haven't seen this before in terms of addressing the issue of parking. They've doubled up based on requirements. They've doubled up on the number of guest parking spots. One can say that's not enough but yes we can say that in many other circumstances. We're often even asked to put a Variance on that to reduce the number of parking spots or to reduce the number of guest parking spots, or just to reduce the ratio from one point five down to one or less, and I feel in this case the issue is well explained and well accommodated beyond what I would've expected.

7. As well in terms of the bus, I believe that we will work this out if it is a problem, but I do believe that there will always be a bus stop there. And in fact, despite the fact that there's one point five parking spots per suite, I would assume, I would hope that people are still encouraged to take the bus from this dwelling complex.

8. I believe that basically addresses the fundamental, fundamentally the majority of the concerns. Concerns about safety in terms of going through Bronx and Hershey, we've made the point on record here today that if there are concerns above and beyond what exists now in terms about rush hour, people trying to get through that enclave between Kimberly and Concordia, if that doesn't already happen already, that we should consider an extra stop sign there to deter people thinking this is just a shortcut to get from London to Concordia. Having said that, just in terms of traffic, because that was the concern of last December, my concern as well, and based on what they offer as a professional reporting, on the traffic analysis during rush-hour, it seems to me that this is acceptable. That this is acceptable both in terms of how much more traffic is added per day, but in terms, specifically in terms of how I would feel and visualize it in terms of rush-hour, how many extra cars are added throughout a certain time unit at rush-hour. And I feel that is well documented, it was professional, concerns in terms of you know, when the study, what time, what season it's based on, we've qualified that and we deserve an answer for that, the understanding is that it's still based on October, which is fair, and on that basis, the, that traffic analysis holds. Unless we're misled but there's no indication that we were based on what in fact they've clarified.

9. Given all that, I feel that this is a rather fair process, and we've come a long way from December, both in terms of what we heard, the decisions we made in December and the process of consultation and compromise, and accommodation that has taken place throughout this season, throughout the summer, since the June meeting. And on that basis, I feel that this, as well as any other type of development in this area, including those apartments off of Antrim, by the two schools and the community club, that this is a good and fair and accommodating development to the benefit of our community.

Exhibits Filed:

1. Application dated May 3, 2019
2. Revised Application dated September 3, 2019
3. Notification of Public Hearing dated August 19, 2019
4. Manitoba Status of Titles 2918663/1, 2520907/1
5. Letter of authorization dated August 13, 2019 from the City of Winnipeg to 7576901 Manitoba Ltd. (Kelly Glowasky)
6. Letter of authorization dated August 15, 2019 from 7576901 Manitoba Ltd. (Kelly Glowasky) to McGowan Russell Group
7. Title Plot and Proposed Rezoning Drawings (3 pages)
8. Plans (26 pages)
9. Proposed Plan of Subdivision (12 pages)
10. Report from the Urban Planning Division dated September 6, 2019
11. Inspection Report
12. Presentation and communications in support of the application submitted by the Applicant at the public hearing
13. Recording of Representations

REPRESENTATIONS:

In Support:

Stephen Chapman
Grant Eftoda
Bridget Glowasky
Kelly Glowasky
Henry Kasdorf
Ruth Kasdor
Wesley Kasdorf
KC McCormick
Bradley Muller
Verne Reimer
Jackie Wilkie

In Opposition:

Cameron Froese
Daphne Froese
Jill Joss
Linda Joss
Carolyn Solomon

For Information:

Nil

For the City:

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

Exhibit "10" referred to in File DASZ 18/2019

ADMINISTRATIVE REPORT

Title: DASZ 18/2019 – Northwest Corner of Kimberly and London

Issue: Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Multi-Family Dwelling

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet, Acting	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 18/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 6, 2019, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

   A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of *The City of Winnipeg Charter* in accordance with the report of the Administrative Coordinating Group dated July 17, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 6, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

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

- driveways;
- garbage enclosures;
- in-ground garbage and recycling containers;
- fencing;
- landscaping; and
- free-standing signage

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

ii. That the maximum height of any building shall be 47 feet.

iii. That the maximum number of dwelling units shall be 84.

3. That the City-owned property located at the southwest corner of London Street and Blantyre Avenue, identified as "Subject City Property-Lot 22 Plan 21135" on the attached Misc. Plan 15433, be declared surplus to the needs of the City.

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

   (a) a Servicing Agreement in accordance with recommendation 1;

   (b) a Zoning Agreement in accordance with recommendation 2;

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

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

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 18/2019, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

11. That the 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.

12. 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.

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

14. That the variance order under File DAV 19-130212D 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 18/2019.

REASONS FOR REPORT

This report describes the proposed plan of subdivision and rezoning, and the proposed development, and makes recommendations based on their compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed.

HISTORY

As stated below, the subject site consists of Lots 20, 21 and 22 of Plan 21135. Lots 20 and 21 are owned by 7576901 Manitoba Limited. Lot 22, a strip of land alongside the Blantyre Avenue public street right-of-way, is owned by the City.

An earlier proposal, pertaining to Lots 20 and 21 only, was considered by the East Kildonan – Transcona Community Committee on December 11, 2018. The owner of these lots was the same one as the present owner (7576901 Manitoba Limited). This proposal included:

- consolidating Lots 20 and 21 into one lot and rezoning it to "RMF-M" Residential Multi-Family (Medium), under File DASZ 4/2018;
- varying certain requirements of the "RMF-M" District;
- constructing a six storey building containing 110 dwelling units and 70 parking spaces, and having a similar building "footprint" and location as the building that is currently proposed;
- constructing a surface parking area containing 74 surface parking spaces which would be similar to the currently proposed parking area in terms of location and extents;
- providing motor-vehicle access to the site from London Street and Kimberly Avenue.

The Community Committee recommended rejection of DASZ 4/2018 and rejected the associated variance application (DAV 18-115824D).

Subsequently, the subdivision and rezoning application was withdrawn by the applicant and the decision of the Community Committee on the variance application was not appealed.

Since that time, the owner of Lots 20 and 21 and a consultant (McGowan-Russell) have been working with area residents in order to modify the proposal into something that is a better fit with the neighbourhood than the original proposal.

This modified proposal and the associated subdivision and rezoning application (DASZ 18/2019) are the subject of this report. The current site is Lots 20, 21 and 22. A four storey building containing 84 dwelling units is proposed on this site and motor-vehicle access is proposed to be from London Street only.

CONSULTATION

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

SUBMITTED BY

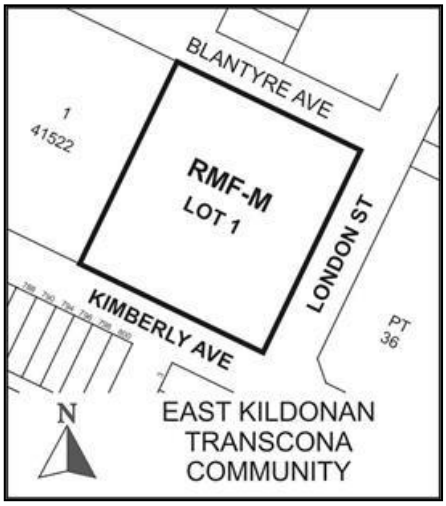
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	September 6, 2019
File No.	DASZ 18/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 18/2019, East Kildonan – Transcona Community Committee, dated September 6, 2019**
- **Miscellaneous Plan No. 15433**
- **Schedule "B,"** Report of the Administrative Coordinating Group dated July 17, 2019

APPENDIX "A," PLANNING DISCUSSION

DATE:	September 6, 2019
FILE:	**DASZ 18/2019**
RELATED FILES:	DAV 19-130212D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	4.422 (Valley Gardens)
SUBJECT:	Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Multi-Family Dwelling
LOCATION:	northwest of Kimberly and London
LEGAL DESCRIPTION:	SP Lots 20, 21 and 22, Plan 21135



APPLICANT:	7576901 Manitoba Limited (Kelly Glowasky)
OWNERS:	7576901 Manitoba Ltd. (Lots 20 and 21) and the City of Winnipeg (Lot 22)
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1, 2 and 3:

- is at the northwest corner of Kimberly and London Street;
- is in the Valley Gardens Neighbourhood and the Elmwood East-Kildonan Ward;
- is comprised of Special Plot Lots 20, 21 and 22 of Plan 21155;
- is approximately 1.9 acres;
- is undeveloped;
- is partly in the Kimberly Avenue Landfill Site Control Zone, as shown on Figure 2;
- is zoned "R1-E" Residential Single-Family (Estate) District; and
- is in a Recent Communities Policy Area of *OurWinnipeg* and *Complete Communities.*

Also of note is that Lot 22 of Plan 21155 is a City owned property, that:

- is next to the Blantyre Avenue Public Street Right-of-Way;
- is three feet wide;
- extends from the site's western limit to its eastern limit;
- was originally 13 feet wide, but was reduce to three feet in 1984, when the Blantyre Avenue Public Right-of-Way was widened (by 10 feet); and
- is not needed by any City department.

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1, 2 and 3.

North: Blantyre Avenue, then single-family dwellings in a "R1-M" Residential Single-Family District and a City-owned grassy area in a "R1-E" District.

East: London Street, then a public park, much of which is over a closed landfill, in a "PR-3" Parks and Recreation 3 (Regional) District.

South: Kimberly Avenue then single-family dwellings in a "R1-M" District and a one storey office building in a "C2" Commercial Community District.

West: A one storey accessory parking garage then two three-storey, multi-family dwellings, all in a "RMF-S" Residential Multi-Family (Small) District.

Also of note are:

- that public transit stops are at the corner of London and Kimberly; and
- that the subject site is in an area containing the full-range of municipal infrastructure (a paved roadway with curbs and gutters, and piped water, wastewater and land drainage).

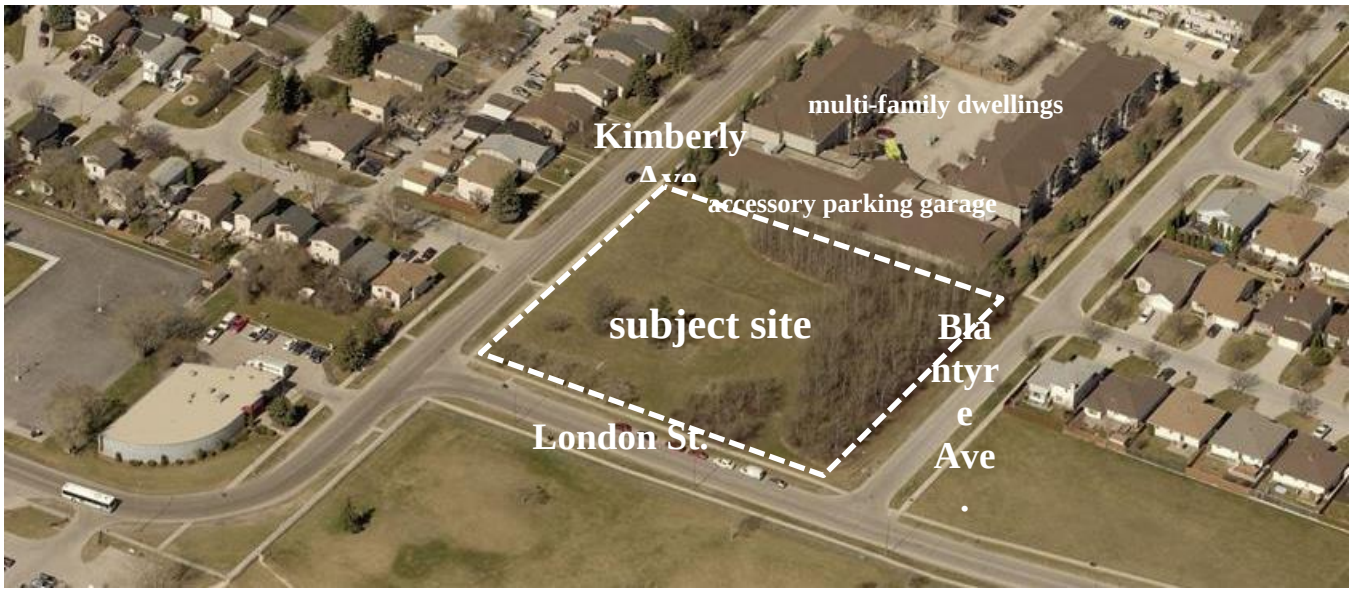


Figure 1: Looking West, image derived from 2018 Aerial Photography

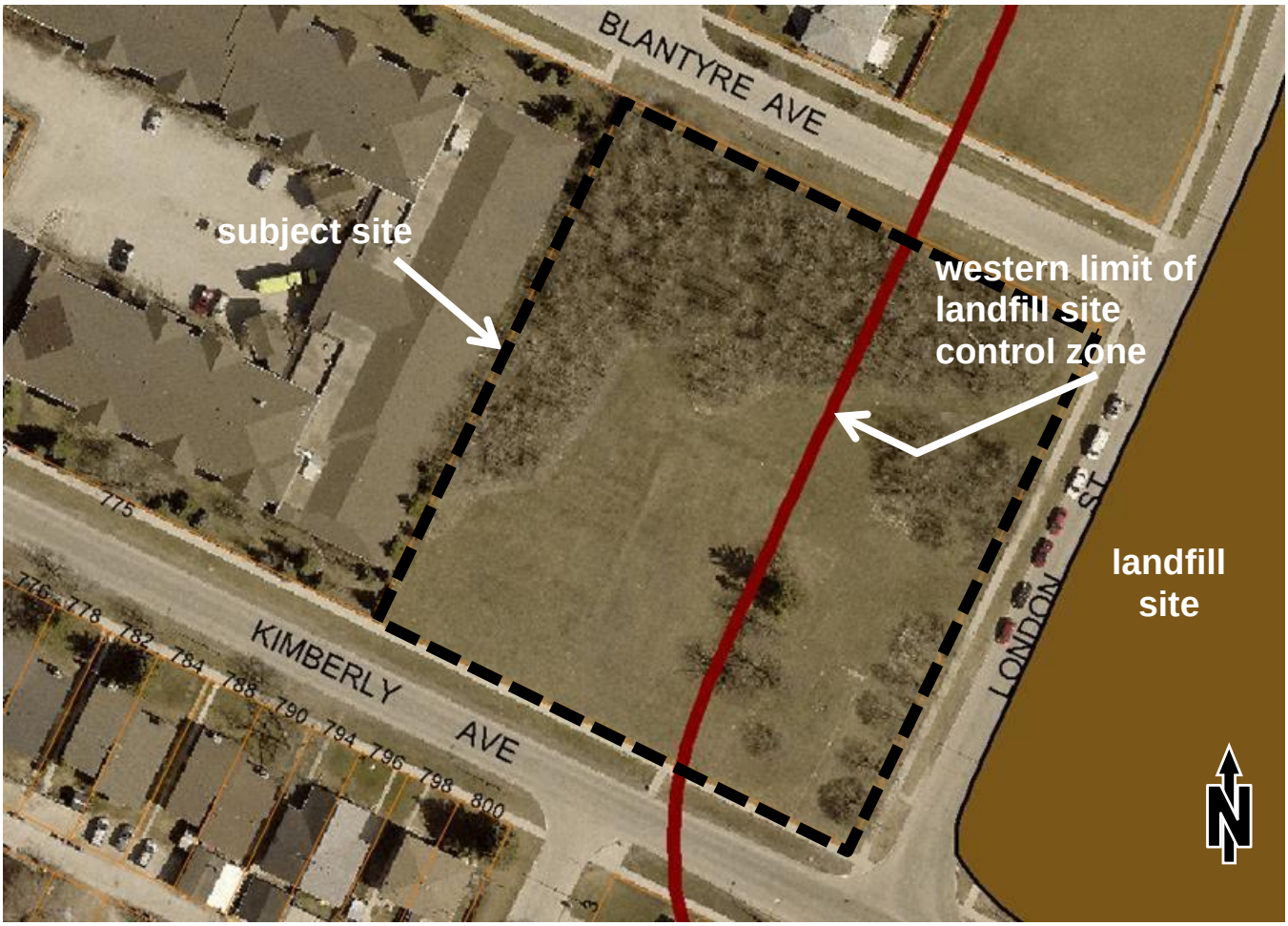


Figure 2: Landfill Site Control Zone and Landfill Site, over 2018 aerial photography

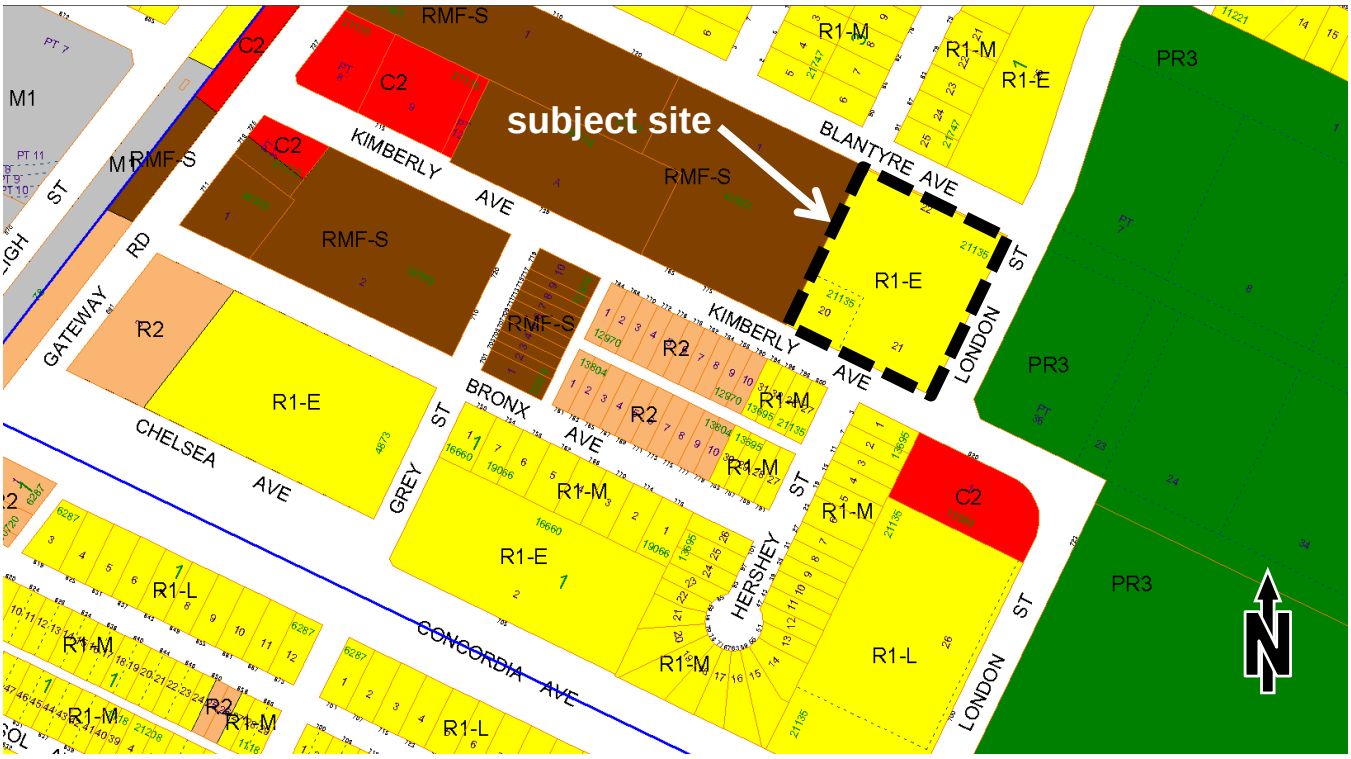


Figure 3: Existing Zoning and Assessment Parcels

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development would primarily consist of 84 dwelling units in one four storey building (with a small portion being three storeys) and 126 accessory parking spaces, half on the basement level of the proposed building and half outside. There would be 1.50 parking spaces per dwelling unit. Motor-vehicle access to the site would be from London Street only. Pedestrian and cyclist access would be from London and from Kimberly.

Also on the site would be walkways, landscaping, bicycle racks and in-ground garbage and recycling containers. The landscaping includes planting trees and building berms near the site's southern limit, planting trees along the site's eastern limit, retaining 12 trees along the northern site limit and seven trees along the eastern site limit.

The proposed development includes off-site works:

- the construction of a sidewalk in the Blantyre Avenue public street right-of-way; and
- the establishment of trees in the Blantyre Avenue, London Street and Kimberly Avenue public street right-of-ways.

A shadow study of the proposed development was also provided. It approximates shadows that would be cast during the spring and fall equinox, the winter solstice and the summer solstice, at

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

In order to accommodate the proposed development:

- the site has to be consolidated into one lot and rezoned to "RMF-M" Residential Multi-Family (Medium) District;
- variances to the "RMF-M" Residential Multi-Family (Medium) District's requirements are needed
  - to permit the proposed building to have a front (south) yard of 25.5 feet instead of 35 feet and a west side-yard of 10 feet instead of 14 feet and
  - to permit the proposed surfacing parking area to have a front (south) yard of 17.5 feet instead of 35 feet and a corner side-yard (east yard) of 10 feet instead of 20 feet; and
- an alternative equivalent compliance application, to allow in-ground garbage and recycling containers not enclosed by a garbage enclosure, is also required.

(The administrative report on the variance application (DAV 19-130212D) recommends approval of all the proposed variances.)

The portion of the proposed development that would be in the landfill control zone is subject to the policies stated in the *Standards and Guidelines for the Mitigation of Methane Gas at Buildings and Utilities and Guidelines for Construction on Landfill Sites*, dated December, 2006.

This document states, in part:

> *Zones of Concern (also known as Control Zones) from the landfill boundary in the City of Winnipeg vary from either 15 metres, 45 metres, or 90 metres. Current interim policy regarding building permits within the Zone of Concern adjacent to landfill sites states:*
>
> *That building permits within the Zone of Concern adjacent to landfill sites be granted where:*
>
> *(a) Test results indicate that there does not appear to be significant amounts of gas, or*
>
> *(b) Acceptable safety measures are incorporated where test results indicate significant amounts of gas are reaching the permit area.*

Any proposed development that would be in the landfill control zone is reviewed by the Water and Waste Department. Their review includes determining whether a proposed development is consistent with aforementioned Clause (a) or Clause (b). If the proposed development is not consistent with one of these clauses, the Planning, Property and Development Department will not issue a building permit.

COLLABORATION

The proponents consulted the Urban Planning and Design Division before finalizing their plans. The Division advised that a four storey building, similar in location and extents as the building proposed under File DASZ 4/2018, would be appropriate.

PUBLIC ENGAGEMENT

The proponents submitted a report to Urban Planning and Design that describes the public engagement undertaken by them. This letter states:

- that the proponents held a public engagement event on June 25, 2019;
- that approximately 40 people attended the meeting and 18 of them completed an exit survey;
- that the survey results show
  - that 39 percent of respondents agree, and 33 percent disagree, with the building being reduced to four storeys "with a three-storey step down facing Kimberly,"
  - that one-third of respondents agree, and one-third disagree, with reducing the number of dwelling units to 92 (which was subsequently reduced to 84 dwelling units),
  - that 78 percent of respondents agree, and none disagree, with changes to the building location to preserve trees along Blantyre,
  - that 89 percent of respondents agree, and six percent disagree, with removing the driveway to Kimberly Avenue,
  - that 33 percent of respondents like, and 44 percent do not like, the proposed building elevations,
  - that some respondents would prefer the proposed building to be three storeys,
  - that one respondents said that people in the proposed building will be looking down into her/his yard,
  - that some respondents were concerned with an increase in motor-vehicle traffic from the proposed development,
  - that retaining trees along Blantyre, and adding trees along Kimberly and London, are very important,
  - that some respondents want more on-site parking and
  - that some respondents are interested in moving into the proposed building.

The analysis of the current proposal is in the following section.

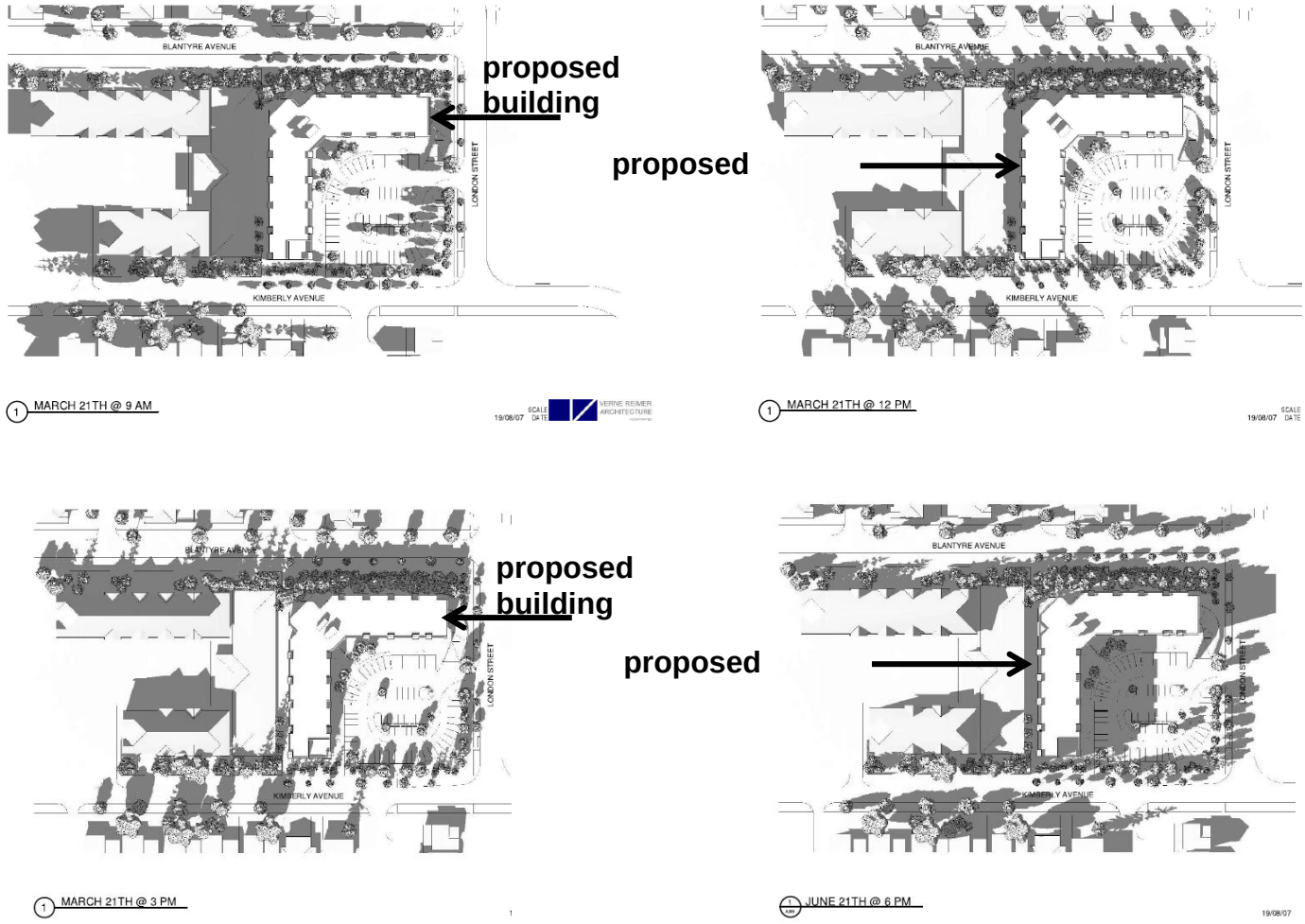


Figure 4: Shadow Study Drawings, March 21st at 9 AM, 12 PM & 3 PM & June 21st at 6 PM

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a Direction Strategy that contains additional policies on land use and development.

The Areas of Stability sections of *OurWinnipeg* and *Complete Communities* apply to the Recent Communities policy area. (As previously stated, the subject site is in a Recent Communities Policy Area.)

The Key Direction of the Areas of Stability sections states:

Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.

The Areas of Stability policies of *Complete Communities* that pertain to the proposal state:

Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.

Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

Encourage intensification to occur at centres and along corridors.

Support Complete Communities by ensuring diverse and high quality housing stock.

In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

The proposed development and the proposed plan of subdivision and rezoning comply with the aformentioned Key Direction and policies because:

- the proposed development would add to the supply of new dwelling units to the area;
- at 1.5 parking spaces per dwelling unit, the proposed development would provide ample on-site parking;
- the site has access to the full range of municipal infrasturcture and is next to public transit service;
- the site is separated from existing residential uses by public streets to the north and to the south and by an accessory parking garage to the west;
- the site is abutting two collector roads and one local road, each containing an urban standard roadway and one or two public sidewalks;
- the site would be well landscaped with existing and proposed trees, shrubs, berms and sod;
- the developer is to plant boulevard trees north, east and south of the site and to build a public sidewalk north of the site;
- the shadow study shows that parcels of land abutting or near the site, including the park to the east, would not be in the proposed building's shadow for a long period of time during most of the year;
- the proposed building would only be 46 feet in height and consist of 84 dwelling units on four floors; and
- the residential density of the proposed development would only be 43.3 dwelling units per acre.

REASONS FOR THE RECOMMENDATIONS

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

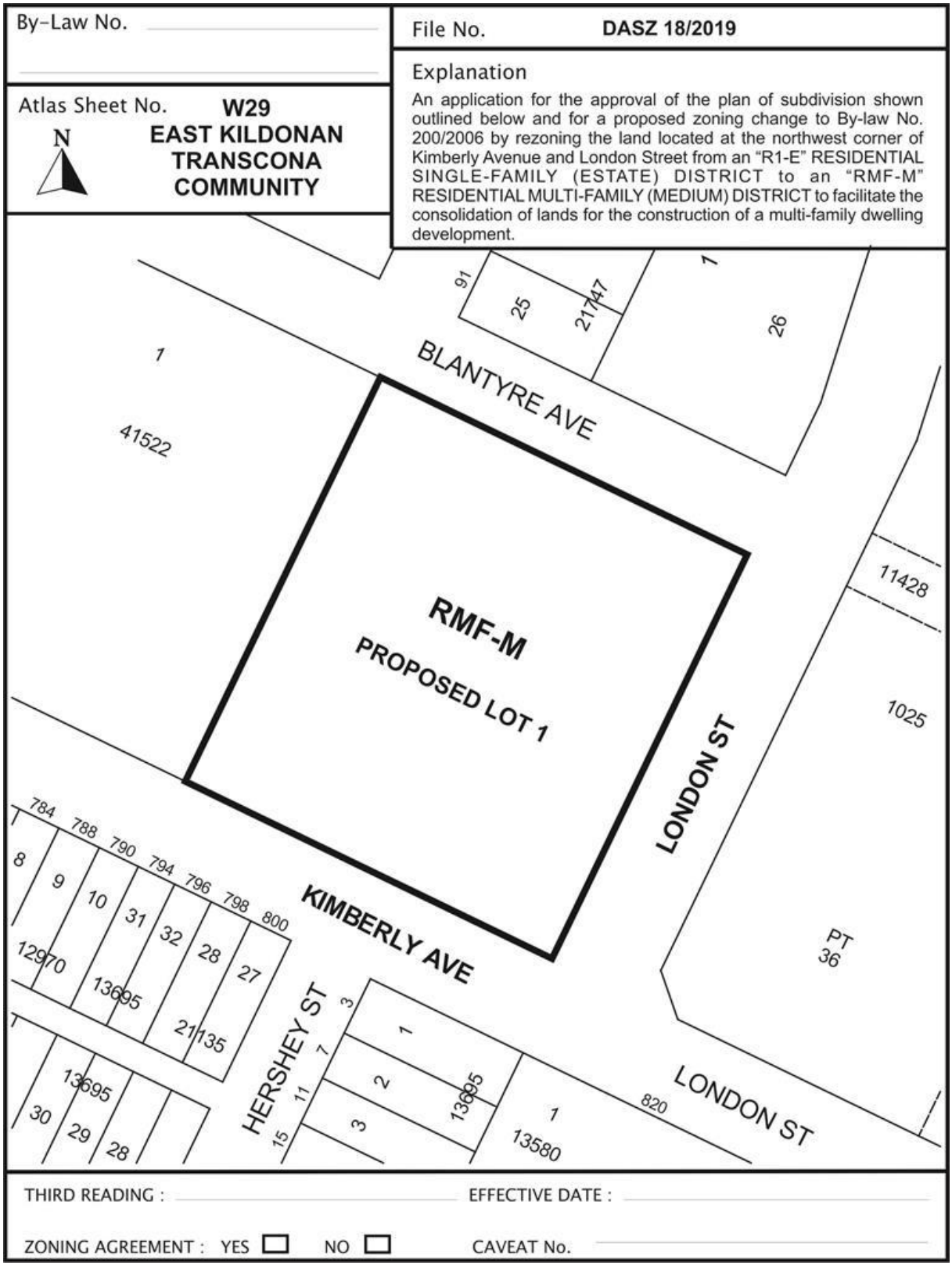
In order to ensure the proposed development will be generally consistent with the plans that were submitted with the subject application (which comply with *OurWinnipeg* and *Complete Communities*), the Urban Planning and Design Division recommends approval of DASZ 18/2019 subject to a zoning agreement being entered into that:

- requires development of the subject site to be consistent with plans of the development submitted to the City by the applicant and approved by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee;
- limits the maximum building height to 47 feet; and
- limits the number of dwelling units to no more than 84.

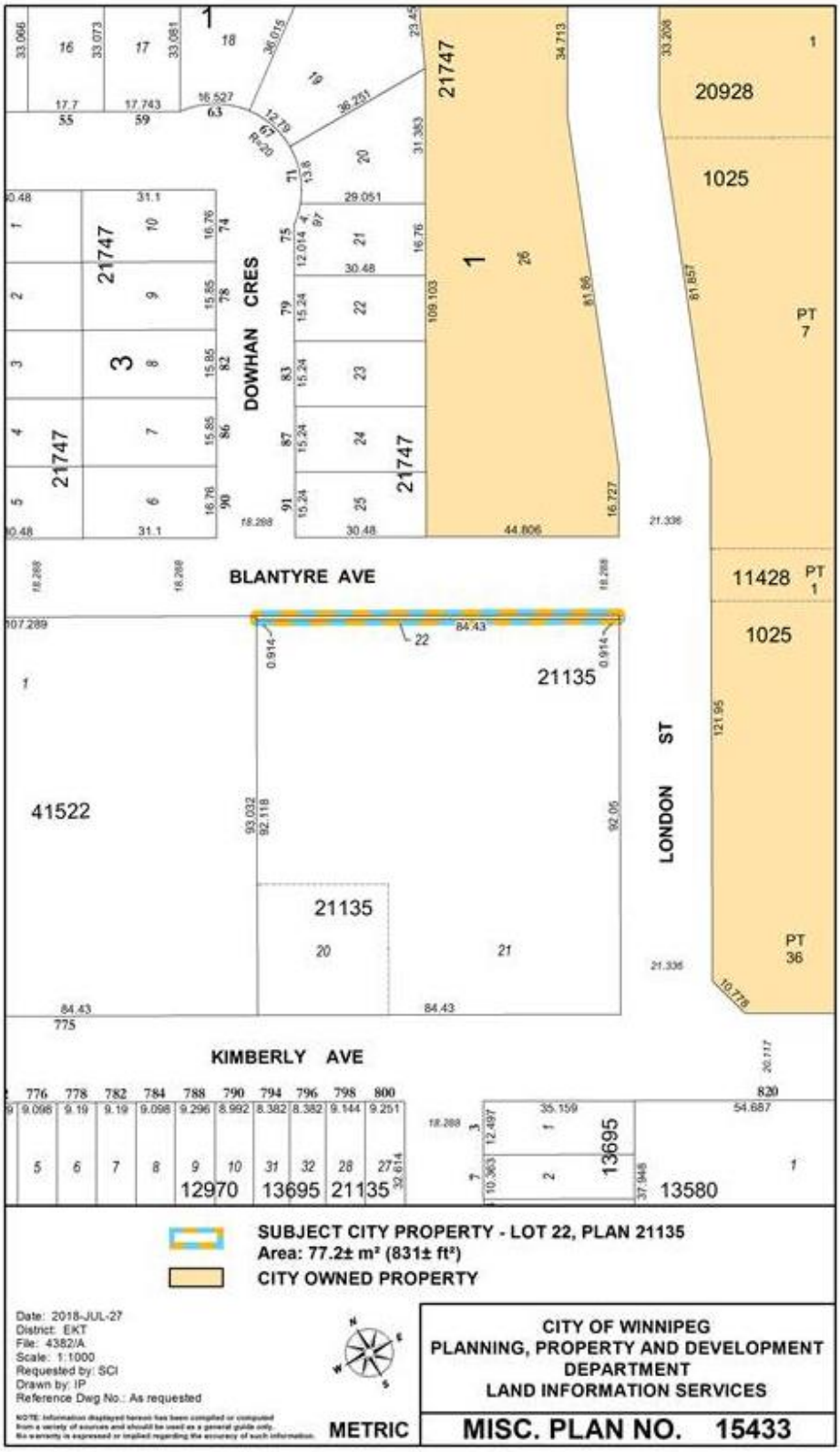
This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by:
Glen Doney
PPD File #:
DASZ 18/2019

SCHEDULE "A" OF FILE DASZ 18/2019, East Kildonan – Transcona Community Committee, dated September 6, 2019



MISCELLANEOUS PLAN NO. 15433



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

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT THE NORTHWEST CORNER OF KIMBERLEY AVENUE AND LONDON STREET

It is recommended that the approval of DASZ 18/2019, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Plan Considerations

The Developer shall enter into an Agreement with the City to purchase the City owned land fronting on Blantyre Avenue, and shall consolidate the lands as part of the Planned Area.

Servicing Conditions

1) Landfill Control Zone

The Planned Area is within the landfill control zone of the Kimberley landfill. Any earthworks, utility, and development require compliance with the Standards and Guidelines for the Mitigation of Methane Gas at Buildings and Utilities, which can be found at the following weblink:
https://winnipeg.ca/waterandwaste/pdfs/garbage/StandardsandGuidelinesfortheMitigationofMethaneGasatBuildingsandUtilities2006.pdf
A building permit will not be issued before the plan to meet the policy requirement is approved by Solid Waste Services.

2) Underground Services

The applicant shall, prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, pay their share of the following services:

i. water mains installed by others in Kimberley Avenue;

ii. wastewater sewer installed by others in Kimberley Avenue;

iii. land drainage sewer (trunks and laterals) installed by others in Kimberley Avenue, and

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

3) Sidewalks

The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalks and all related works, on the standard alignment, 0.3m from the property line, on the south side of Blantyre Avenue from the existing sidewalk approximately 90m west of London Street to London Street, as determined by and to the satisfaction of the Director of Public Works.

4) Boulevards

(a) The Developer shall, at no expense to the City, sod (if required) and plant trees on all boulevards abutting the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to and approved by the Director of Public Works.

(b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

5) Construction Traffic

The Developer shall, at no expense to the City

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

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

6) Utilities

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

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

7) Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse related to construction and development of the Planned Area, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

8) Survey Monuments

(a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and restored as required by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

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

COSTS AND FEES

1) By-laws and Approvals

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

2) Professional Fees

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

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

3) Administration Fees

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

THIS REPORT SUBMITTED BY:

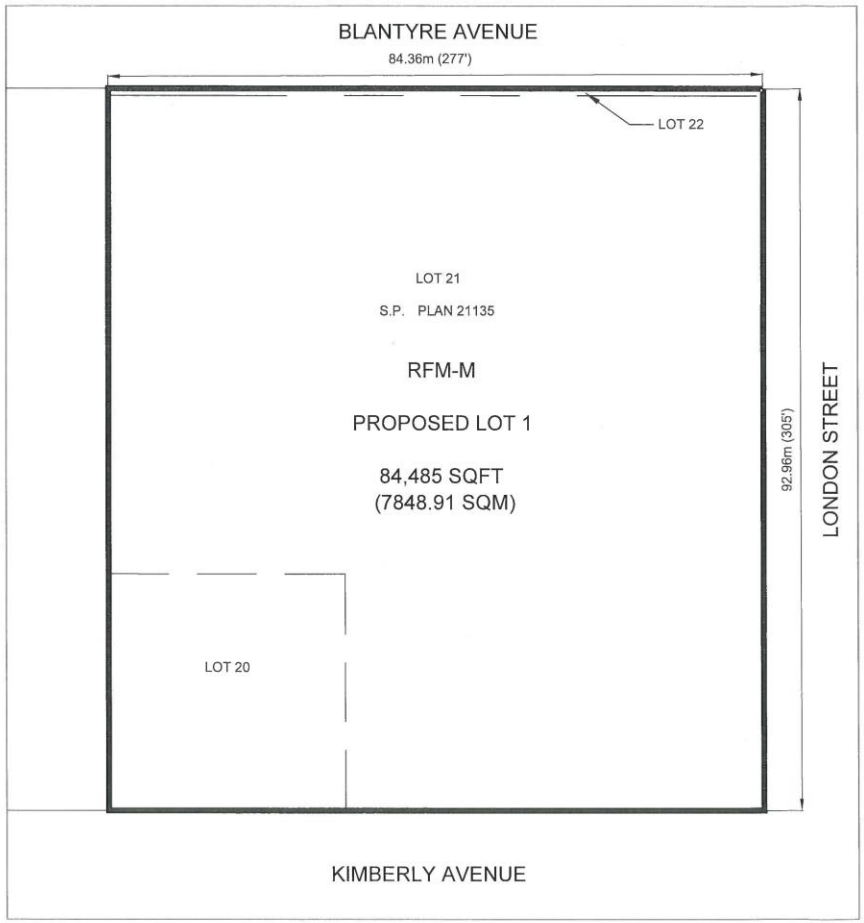
Administrative Co-ordinating Group
File No. DASZ 18/2019
July 31, 2019

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

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

"Original Signed By C.J. Desjardine"
C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

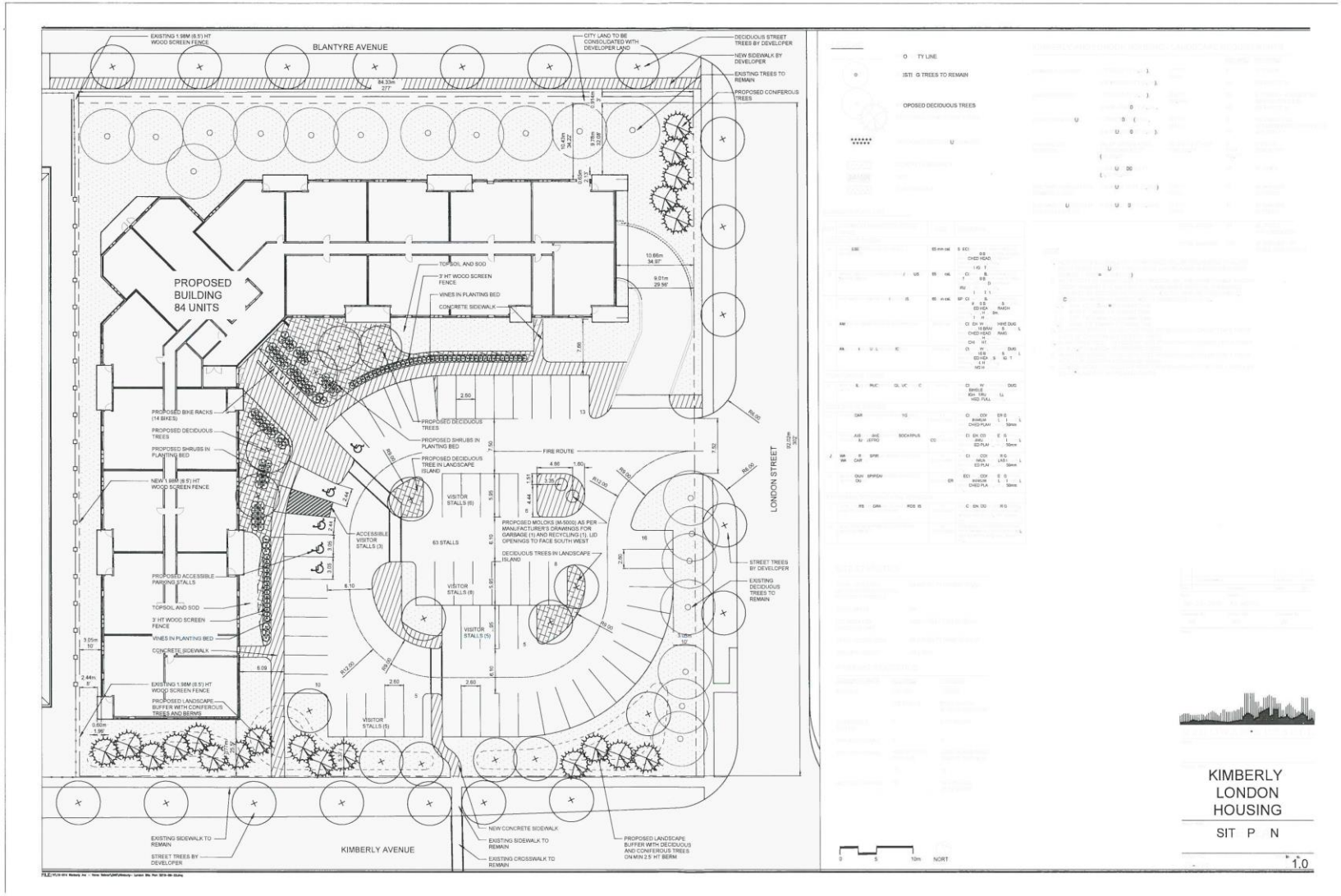
Exhibit "9" referred to in File DASZ 18/2019



KIMBERLY AND LONDON
PROPOSED PLAN OF SUBDIVISION



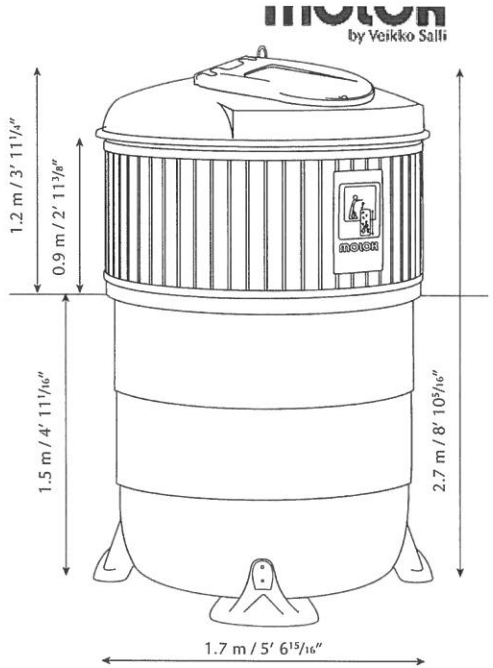
McGOWAN·RUSSELL

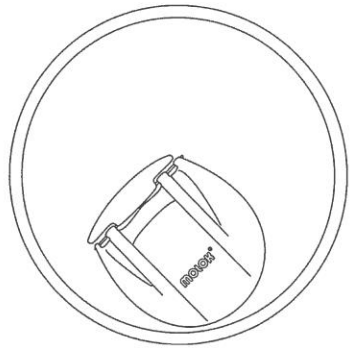

BLANTYRE AVENUE
KIMBERLY AVENUE
LONDON STREET
PROPOSED BUILDING 84 UNITS
EXISTING 1.98M (6.5') HT WOOD SCREEN FENCE
CITY LAND TO BE CONSOLIDATED WITH DEVELOPER LAND
DECIDUOUS STREET TREES BY DEVELOPER
NEW SIDEWALK BY DEVELOPER
EXISTING TREES TO REMAIN
PROPOSED CONIFEROUS TREES
TOPSOIL AND SOD
3' HT WOOD SCREEN FENCE
VINES IN PLANTING BED
CONCRETE SIDEWALK
PROPOSED BIKE RACKS (14 BIKES)
PROPOSED DECIDUOUS TREES
PROPOSED SHRUBS IN PLANTING BED
NEW 1.98M (6.5') HT WOOD SCREEN FENCE
PROPOSED ACCESSIBLE PARKING STALLS
PROPOSED LANDSCAPE BUFFER WITH CONIFEROUS TREES AND BERMS
FIRE ROUTE
VISITOR STALLS (6)
ACCESSIBLE VISITOR STALLS (3)
63 STALLS
VISITOR STALLS (8)
VISITOR STALLS (5)
VISITOR STALLS (5)
PROPOSED MOLOKS (M-5000) AS PER MANUFACTURER'S DRAWINGS FOR GARBAGE (1) AND RECYCLING (1). LID OPENINGS TO FACE SOUTH WEST
DECIDUOUS TREES IN LANDSCAPE ISLAND
STREET TREES BY DEVELOPER
EXISTING DECIDUOUS TREES TO REMAIN
EXISTING SIDEWALK TO REMAIN
STREET TREES BY DEVELOPER
NEW CONCRETE SIDEWALK
EXISTING SIDEWALK TO REMAIN
EXISTING CROSSWALK TO REMAIN
PROPOSED LANDSCAPE BUFFER WITH DECIDUOUS AND CONIFEROUS TREES ON MIN 2.5 HT BERM
KIMBERLY
LONDON
HOUSING
SIT P N
1.0

M-5000

Capacity: 5,000 L / 6.5 yd³

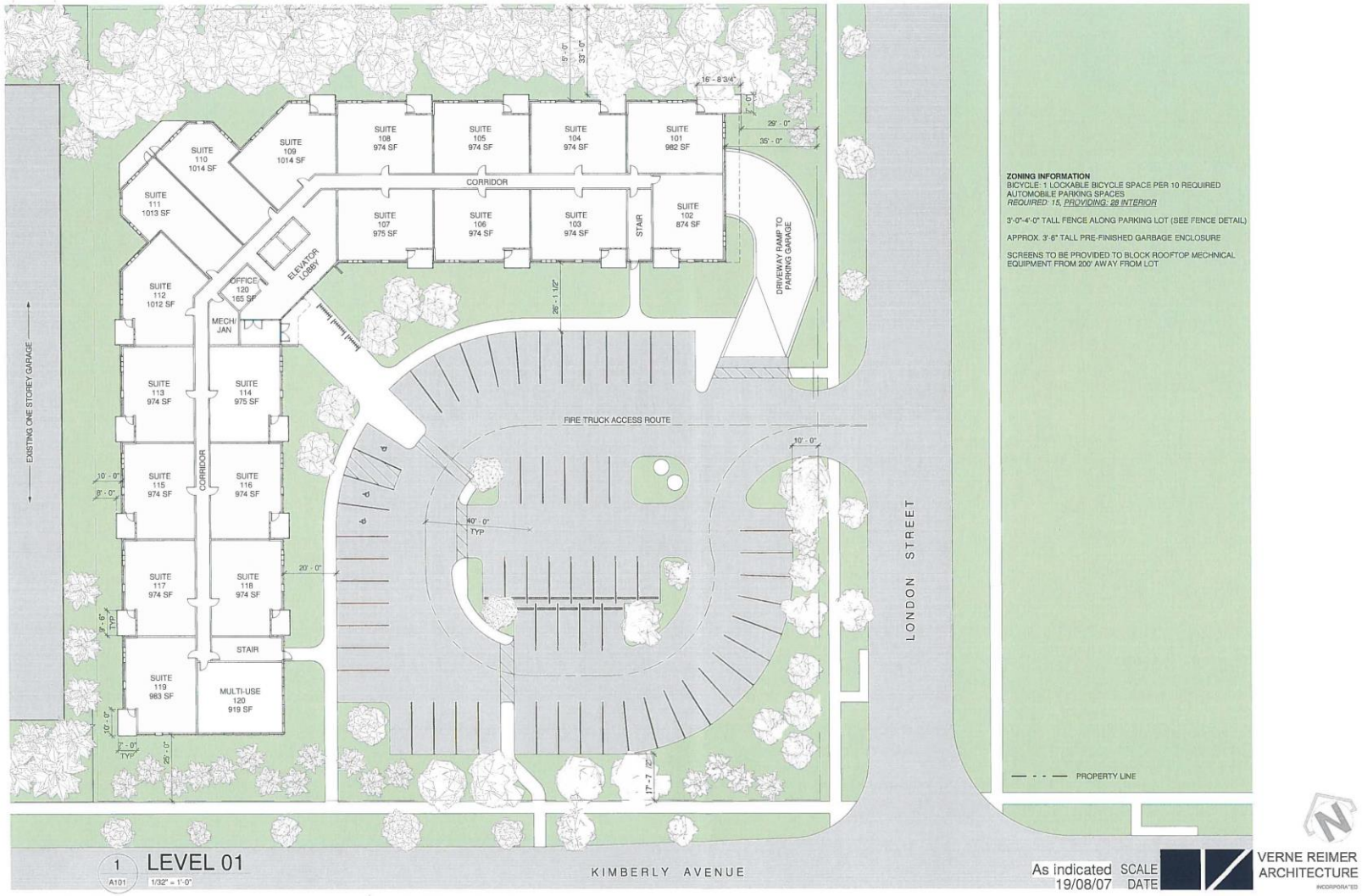
Quantity	1
Signage	Garbage
Framing Type	Eon®
Framing Colours	mahogany
Quick System	Yes
Lid Type	Standard
Main Lid Colour	Black
User Lid Colour	Black
User Lid Support	Yes
Locking Latch	Yes
User Opening	Full Open
Liner	Regular

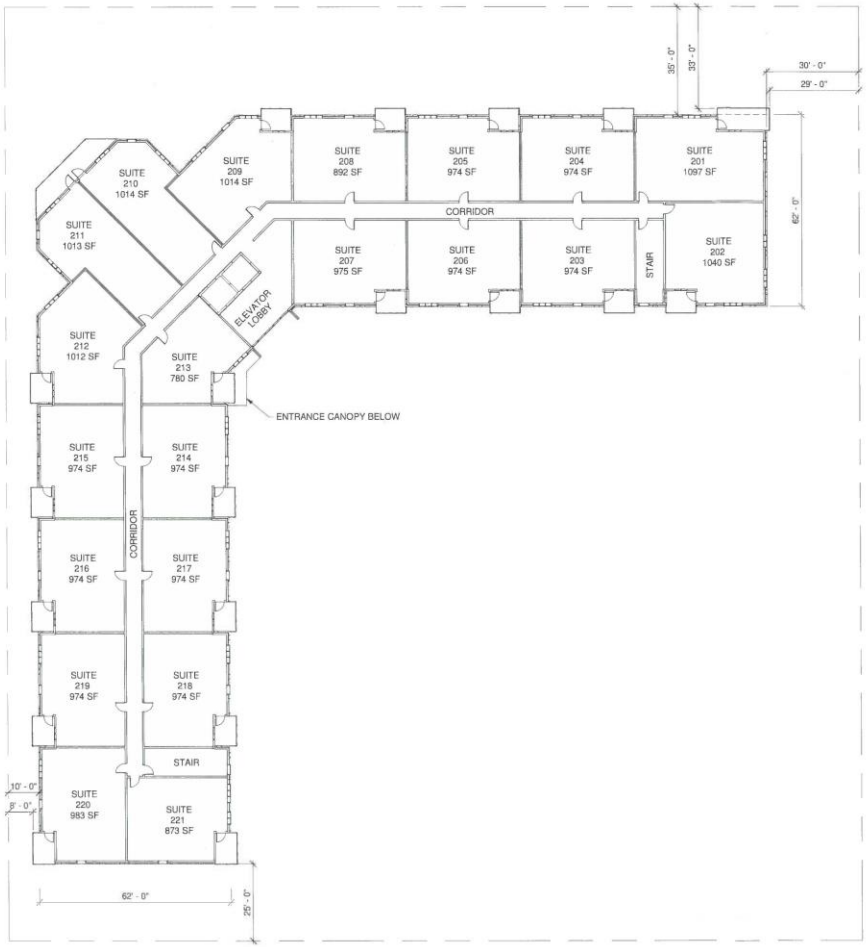




Molok North America Ltd.
1-877-558-5576 | F. 519-323-9910 | molok@molokna.com

APPROVED
By Michael Dickson at 2:18 pm, Aug 27, 2019


SUITE 110 1014 SF
SUITE 109 1014 SF
SUITE 108 974 SF
SUITE 105 974 SF
SUITE 104 974 SF
SUITE 101 982 SF
SUITE 111 1013 SF
CORRIDOR
SUITE 107 975 SF
SUITE 106 974 SF
SUITE 103 974 SF
STAIR
SUITE 102 874 SF
DRIVEWAY RAMP TO PARKING GARAGE
ELEVATOR LOBBY
OFFICE 120 165 SF
SUITE 112 1012 SF
MECH/ JAN
SUITE 113 974 SF
SUITE 114 975 SF
FIRE TRUCK ACCESS ROUTE
SUITE 115 974 SF
CORRIDOR
SUITE 116 974 SF
SUITE 117 974 SF
SUITE 118 974 SF
STAIR
SUITE 119 983 SF
MULTI-USE 120 919 SF
EXISTING ONE STOREY GARAGE
LONDON STREET
KIMBERLY AVENUE
ZONING INFORMATION
BICYCLE: 1 LOCKABLE BICYCLE SPACE PER 10 REQUIRED AUTOMOBILE PARKING SPACES
REQUIRED: 15, PROVIDING: 28 INTERIOR
3'-0"-4'-0" TALL FENCE ALONG PARKING LOT (SEE FENCE DETAIL)
APPROX. 3'-6" TALL PRE-FINISHED GARBAGE ENCLOSURE
SCREENS TO BE PROVIDED TO BLOCK ROOFTOP MECHNICAL EQUIPMENT FROM 200' AWAY FROM LOT
PROPERTY LINE
1 A101 LEVEL 01
1/32" = 1'-0"
As indicated SCALE
19/08/07 DATE
VERNE REIMER ARCHITECTURE



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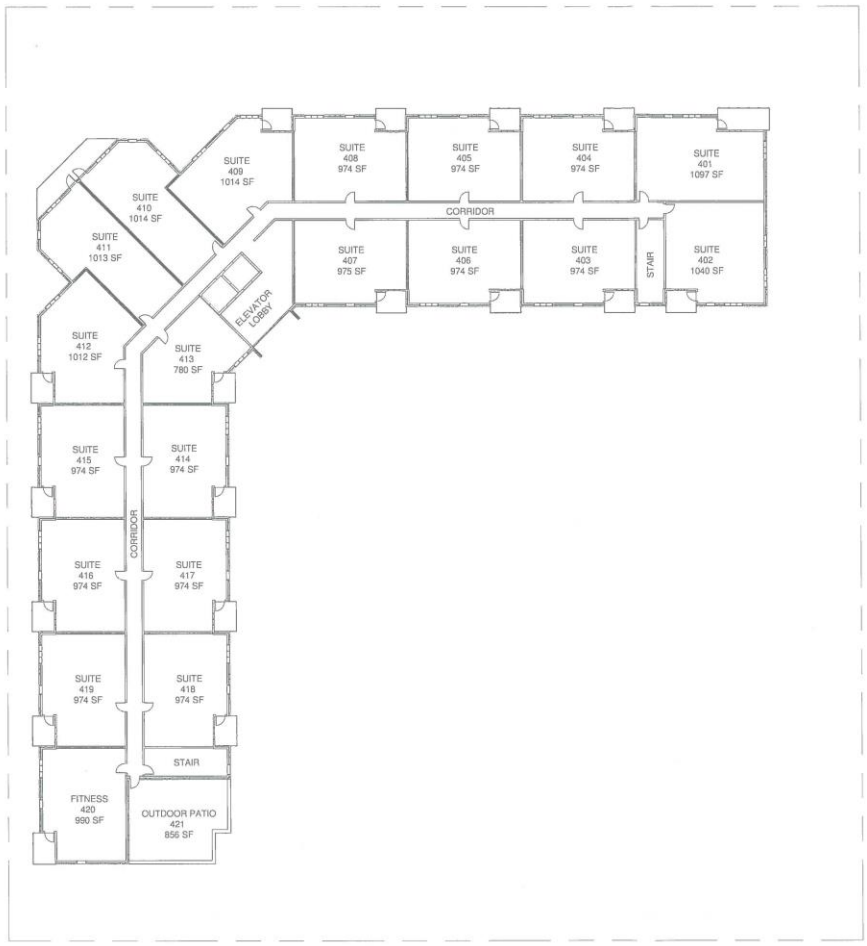
1/32" = 1'-0"

1/32" = 1'-0" SCALE
19/08/07 DATE

VERNE REIMER ARCHITECTURE INCORPORATED



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1/32" = 1'-0" SCALE
19/08/07 DATE

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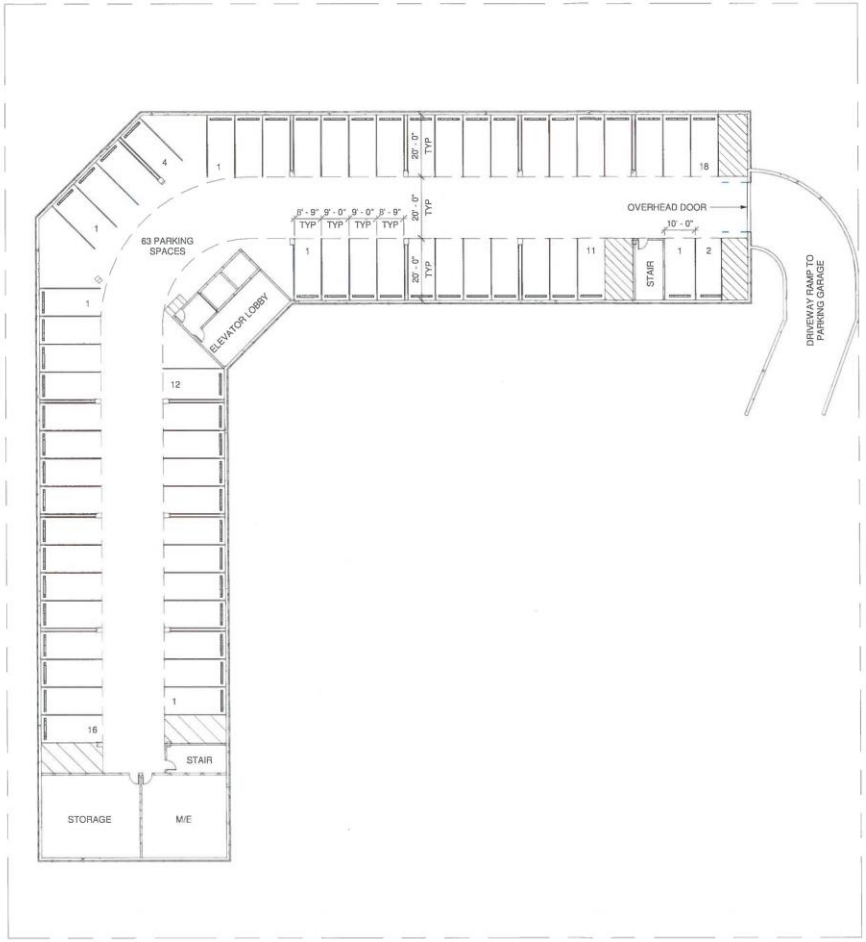
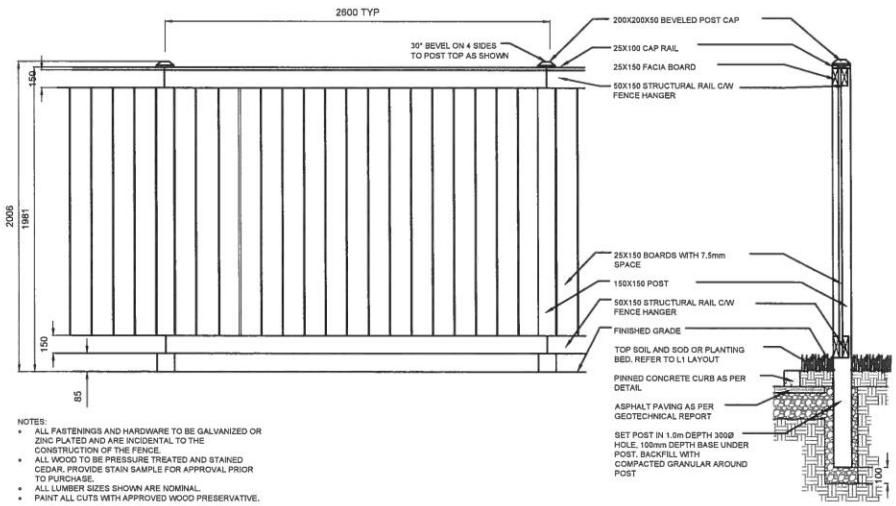
INCORPORATED



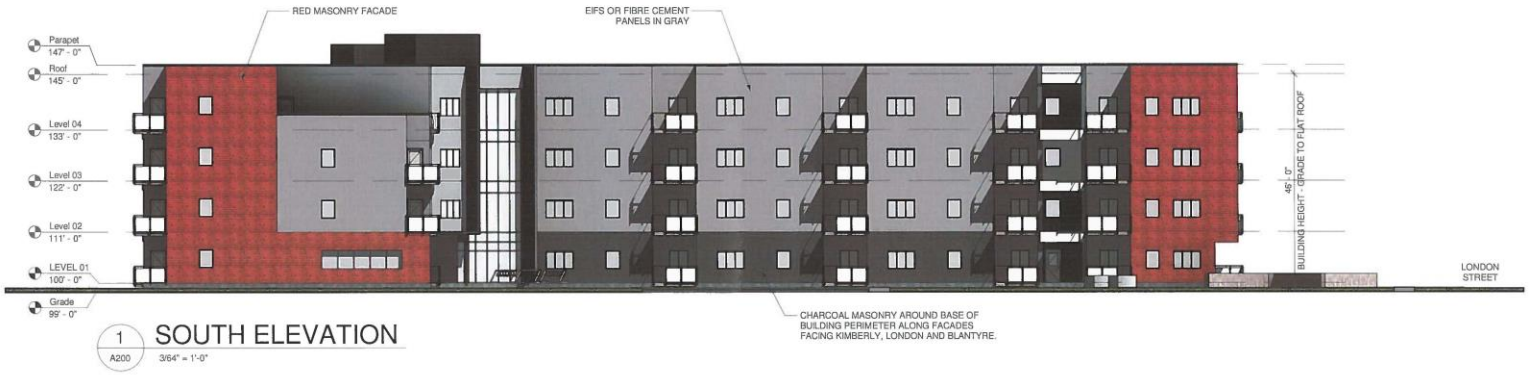
1 A104 PARKADE
1/32" = 1'-0"

1/32" = 1'-0" SCALE
19/08/07 DATE

VERNE REIMER ARCHITECTURE INCORPORATED



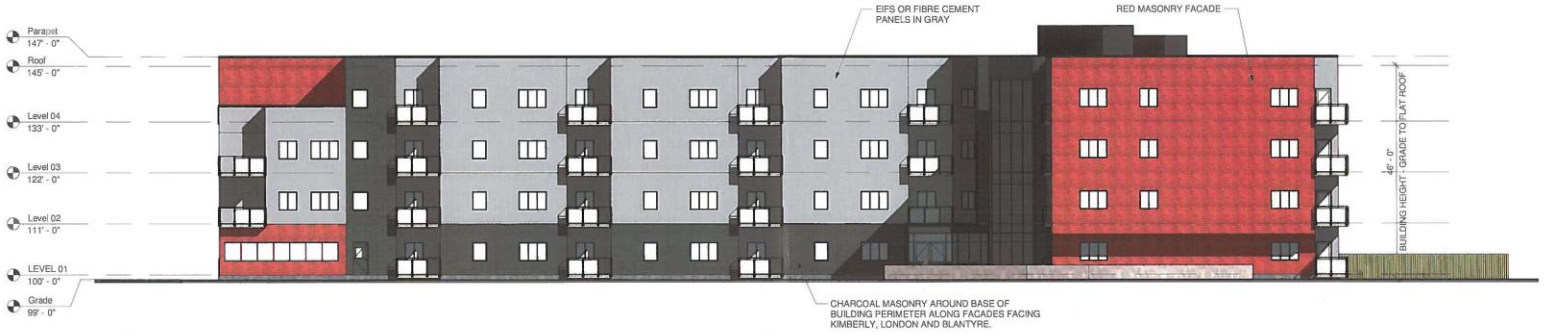
1 1981mm (6.5') HT WOOD SCREEN FENCE
L4.1 N.T.S.



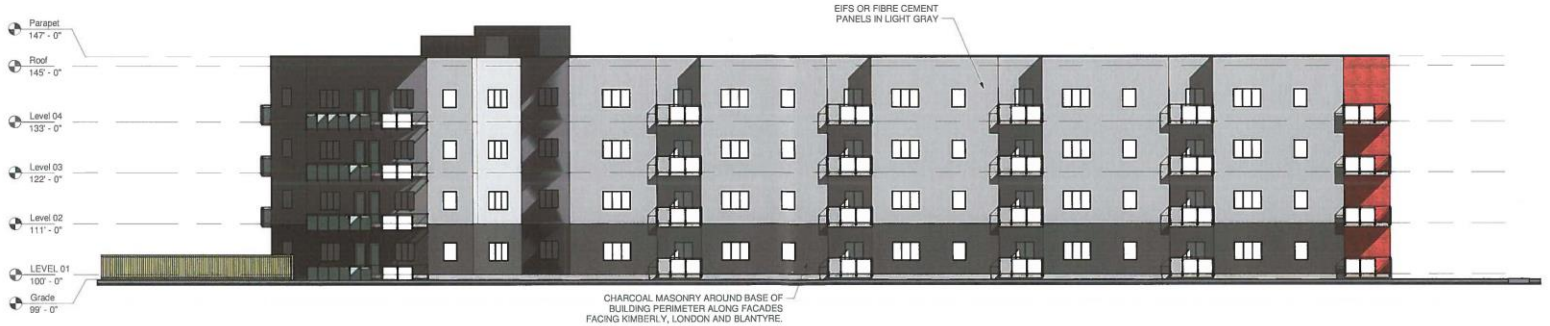


3/64" = 1'-0" SCALE
19/08/07 DATE

VERNE REIMER ARCHITECTURE
INCORPORATED



1 A201 EAST ELEVATION 3/64" = 1'-0"



2 A201 WEST ELEVATION 3/64" = 1'-0"

3/64" = 1'-0" SCALE
19/08/07 DATE

VERNE REIMER ARCHITECTURE
INCORPORATED



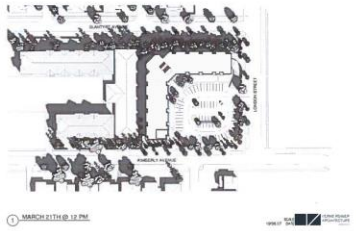
1 A000 3D AERIAL VIEW

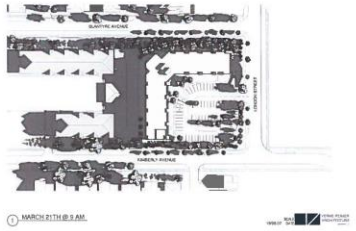
KIMBERLY APARTMENTS

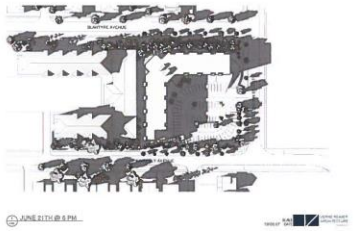
SCALE
19/08/07 DATE

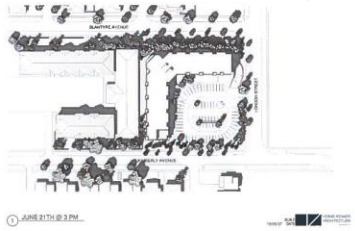
VERNE REIMER ARCHITECTURE INCORPORATED


MARCH 21TH @ 3 PM


MARCH 21TH @ 12 PM

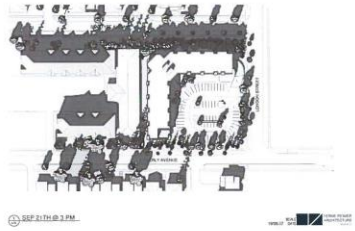

MARCH 21TH @ 9 AM


JUNE 21TH @ 6 PM


JUNE 21TH @ 3 PM


JUNE 21TH @ 12 PM


JUNE 21TH @ 9 AM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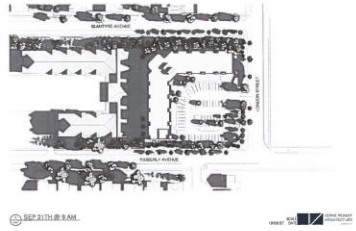
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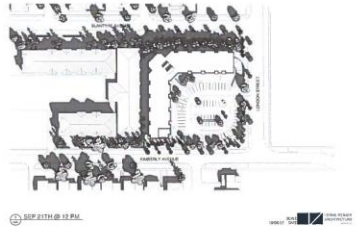
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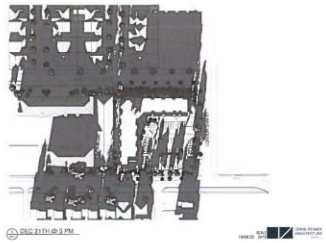
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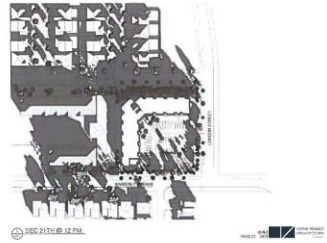
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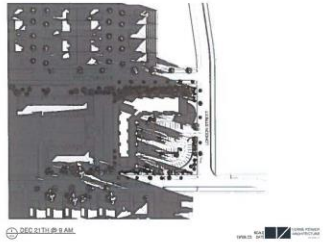

DEC 21TH @ 9 AM

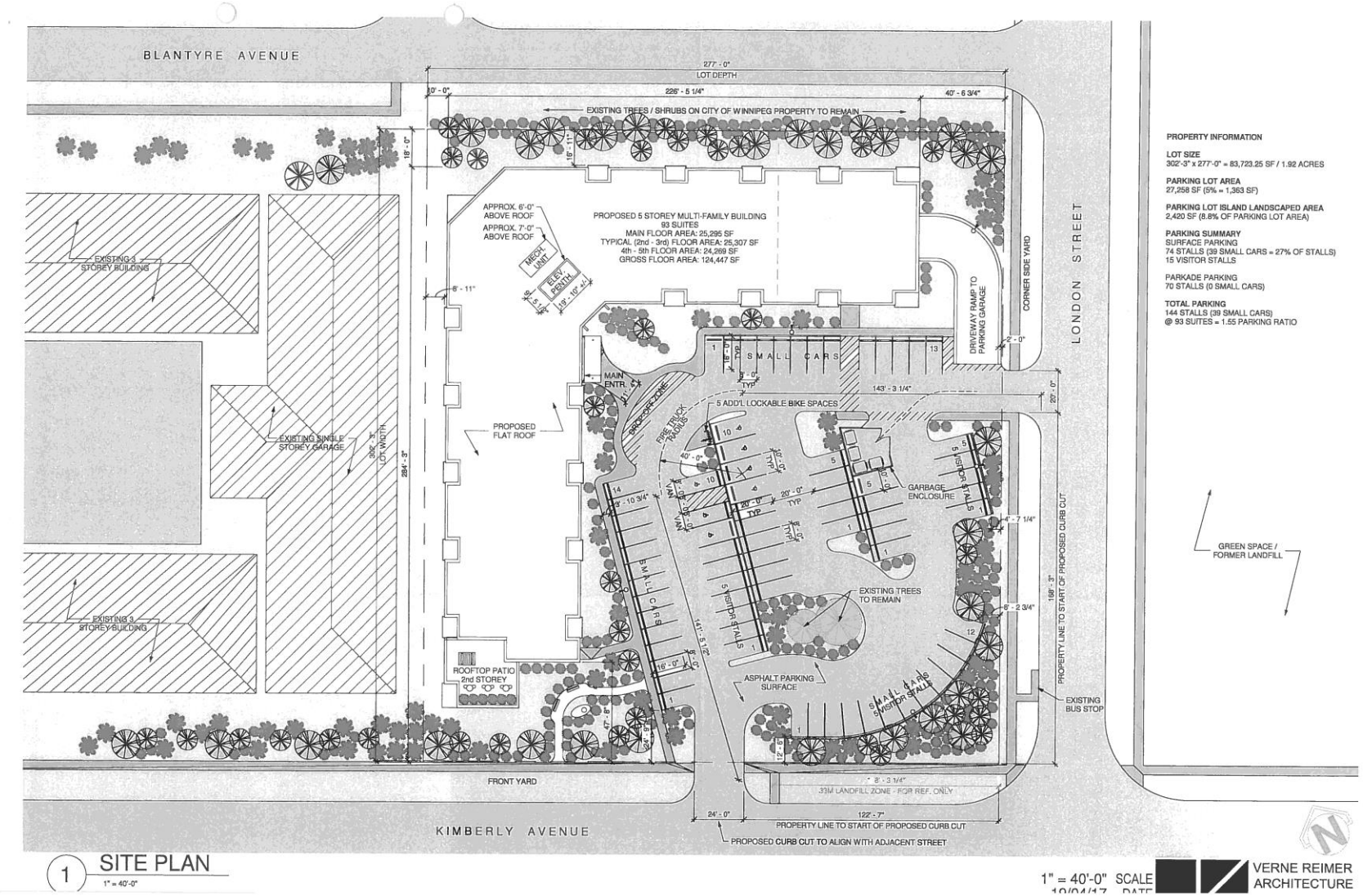
Exhibit "8" referred to in File DASZ 18/2019



KIMBERLY APARTMENTS

SCALE
19/04/17 DATE

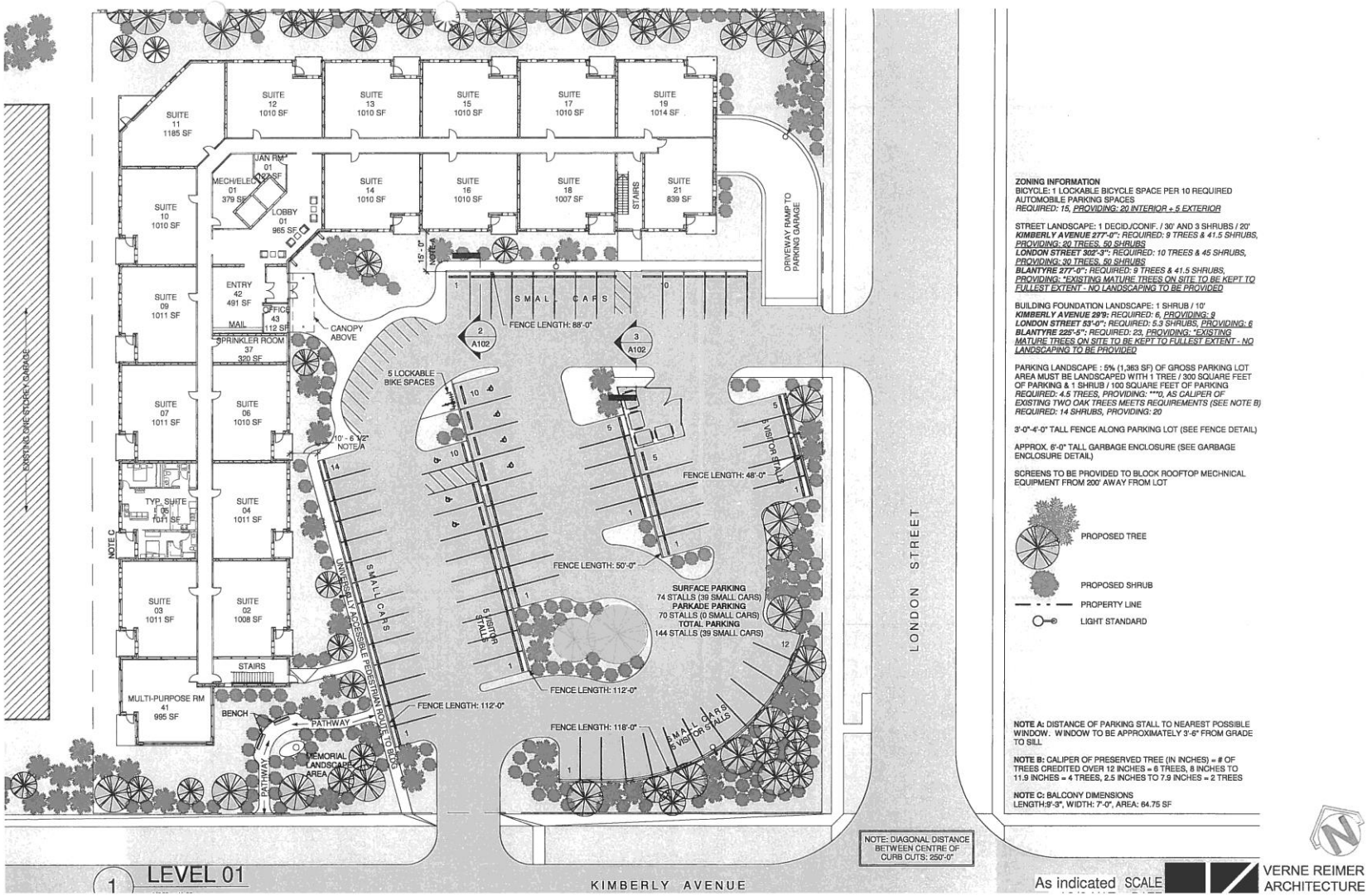
VERNE REIMER ARCHITECTURE INCORPORATED

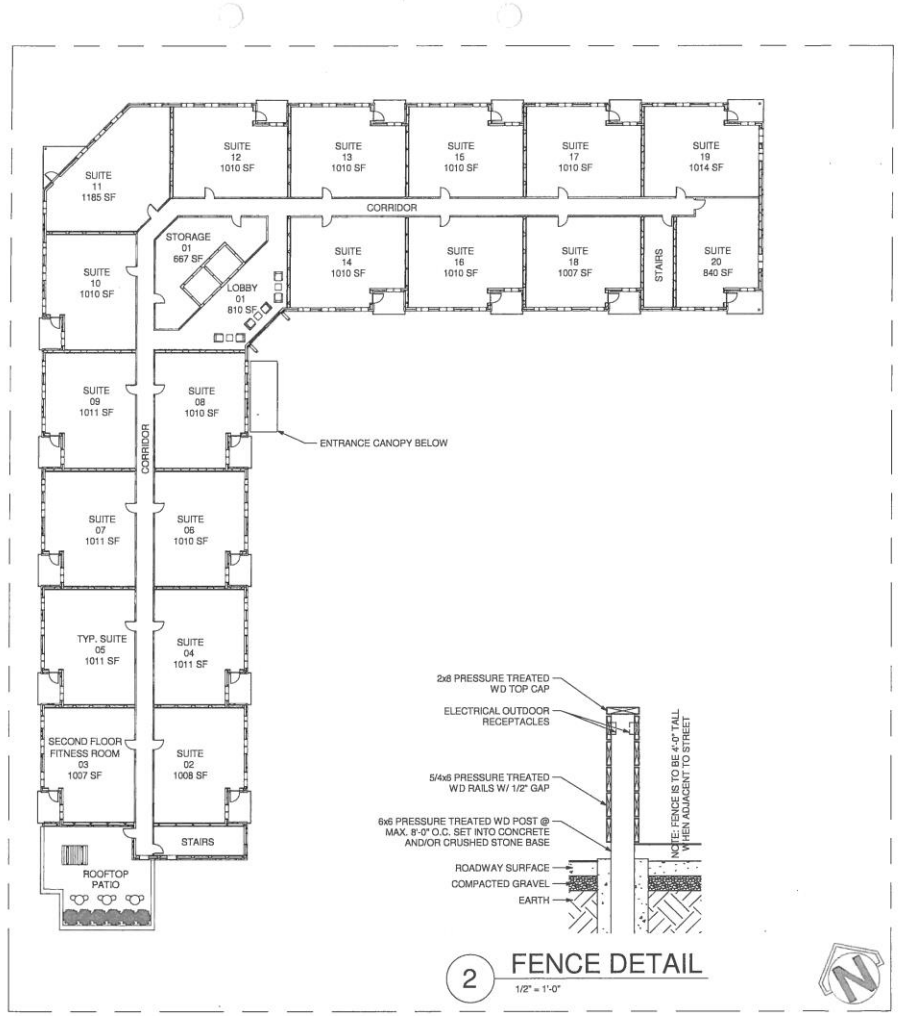


1 SITE PLAN
1" = 40'-0"

1" = 40'-0" SCALE

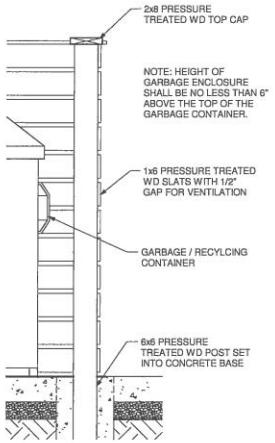
VERNE REIMER ARCHITECTURE


SUITE 11 1185 SF
SUITE 12 1010 SF
SUITE 13 1010 SF
SUITE 15 1010 SF
SUITE 17 1010 SF
SUITE 19 1014 SF
SUITE 10 1010 SF
SUITE 14 1010 SF
SUITE 16 1010 SF
SUITE 18 1007 SF
SUITE 21 839 SF
JAN RM 01 42 SF
MECH/ELEC 01 379 SF
LOBBY 01 965 SF
STAIRS
DRIVEWAY RAMP TO PARKING GARAGE
SUITE 09 1011 SF
ENTRY 42 491 SF
OFFICE 43 112 SF
MAIL
SPRINKLER ROOM 37 320 SF
CANOPY ABOVE
SMALL CARS
FENCE LENGTH: 88'-0"
2 A102
3 A102
5 LOCKABLE BIKE SPACES
SUITE 07 1011 SF
SUITE 06 1010 SF
10' - 6 1/2" NOTE A
FENCE LENGTH: 48'-0"
VISITOR STALLS
TYP. SUITE 05 1011 SF
SUITE 04 1011 SF
FENCE LENGTH: 50'-0"
SURFACE PARKING
74 STALLS (39 SMALL CARS)
PARKADE PARKING
70 STALLS (0 SMALL CARS)
TOTAL PARKING
144 STALLS (39 SMALL CARS)
SUITE 03 1011 SF
SUITE 02 1008 SF
UNIVERSAL ACCESSIBLE PEDESTRIAN ROUTE TO BLDG
STAIRS
FENCE LENGTH: 112'-0"
MULTI-PURPOSE RM 41 995 SF
BENCH
PATHWAY
MEMORIAL LANDSCAPE AREA
FENCE LENGTH: 118'-0"
LONDON STREET
NOTE: DIAGONAL DISTANCE BETWEEN CENTRE OF CURB CUTS: 250'-0"
KIMBERLY AVENUE
EXISTING ONE STOREY GARAGE
NOTE C
ZONING INFORMATION
BICYCLE: 1 LOCKABLE BICYCLE SPACE PER 10 REQUIRED AUTOMOBILE PARKING SPACES
REQUIRED: 15, PROVIDING: 20 INTERIOR + 5 EXTERIOR
STREET LANDSCAPE: 1 DECID./CONIF. / 30' AND 3 SHRUBS / 20'
KIMBERLY AVENUE 277'-0": REQUIRED: 9 TREES & 41.5 SHRUBS, PROVIDING: 20 TREES, 50 SHRUBS
LONDON STREET 302'-3": REQUIRED: 10 TREES & 45 SHRUBS, PROVIDING: 30 TREES, 50 SHRUBS
BLANTYRE 277'-0": REQUIRED: 9 TREES & 41.5 SHRUBS, PROVIDING: *EXISTING MATURE TREES ON SITE TO BE KEPT TO FULLEST EXTENT - NO LANDSCAPING TO BE PROVIDED
BUILDING FOUNDATION LANDSCAPE: 1 SHRUB / 10'
KIMBERLY AVENUE 29'3": REQUIRED: 6, PROVIDING: 9
LONDON STREET 53'-0": REQUIRED: 5.3 SHRUBS, PROVIDING: 6
BLANTYRE 225'-5": REQUIRED: 23, PROVIDING: *EXISTING MATURE TREES ON SITE TO BE KEPT TO FULLEST EXTENT - NO LANDSCAPING TO BE PROVIDED
PARKING LANDSCAPE : 5% (1,383 SF) OF GROSS PARKING LOT AREA MUST BE LANDSCAPED WITH 1 TREE / 300 SQUARE FEET OF PARKING & 1 SHRUB / 100 SQUARE FEET OF PARKING
REQUIRED: 4.5 TREES, PROVIDING: ***0, AS CALIPER OF EXISTING TWO OAK TREES MEETS REQUIREMENTS (SEE NOTE B)
REQUIRED: 14 SHRUBS, PROVIDING: 20
3'-0"-4'-0" TALL FENCE ALONG PARKING LOT (SEE FENCE DETAIL)
APPROX. 6'-0" TALL GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE DETAIL)
SCREENS TO BE PROVIDED TO BLOCK ROOFTOP MECHNICAL EQUIPMENT FROM 200' AWAY FROM LOT
PROPOSED TREE
PROPOSED SHRUB
PROPERTY LINE
LIGHT STANDARD
NOTE A: DISTANCE OF PARKING STALL TO NEAREST POSSIBLE WINDOW. WINDOW TO BE APPROXIMATELY 3'-6" FROM GRADE TO SILL
NOTE B: CALIPER OF PRESERVED TREE (IN INCHES) = # OF TREES CREDITED OVER 12 INCHES = 6 TREES, 8 INCHES TO 11.9 INCHES = 4 TREES, 2.5 INCHES TO 7.9 INCHES = 2 TREES
NOTE C: BALCONY DIMENSIONS
LENGTH:9'-3", WIDTH: 7'-0", AREA: 64.75 SF
1 LEVEL 01
As indicated SCALE
VERNE REIMER ARCHITECTURE

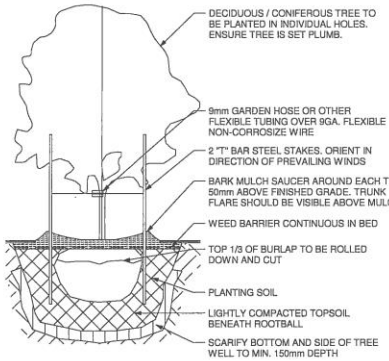


1 LEVEL 02-03
1/32" = 1'-0"

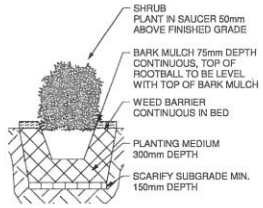
2 FENCE DETAIL
1/2" = 1'-0"



3 GARBAGE ENCLOSURE
1/2" = 1'-0"



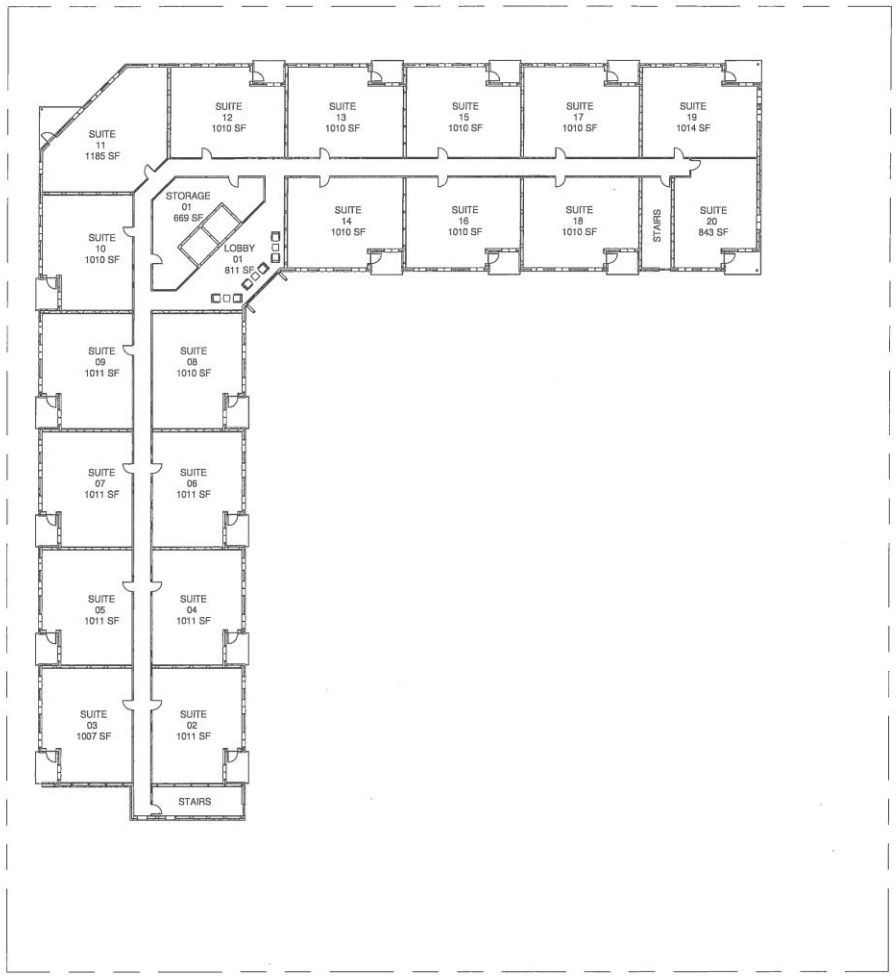
4 CONIF./DECID. TREE DETAIL
3/32" = 1'-0"



5 SHRUB DETAIL
1/8" = 1'-0"

As indicated SCALE

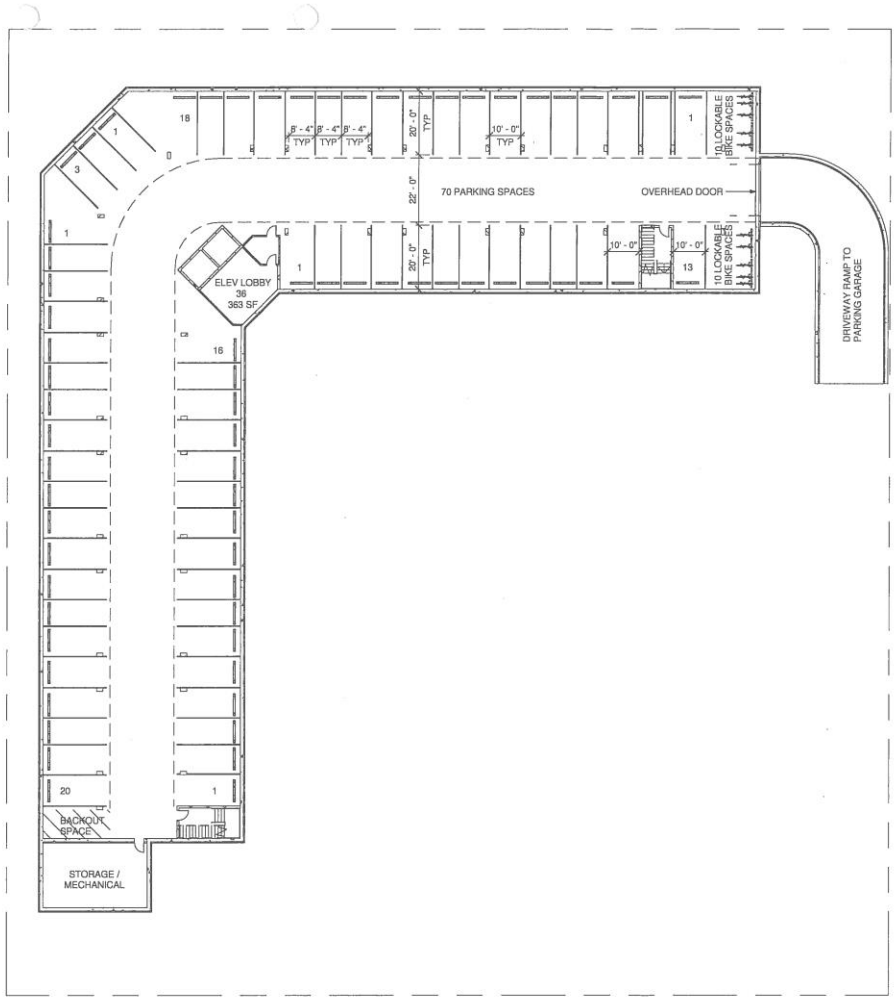
VERNE REIMER ARCHITECTURE



1 LEVEL 04-05
1/32" = 1'-0"

1/32" = 1'-0" SCALE

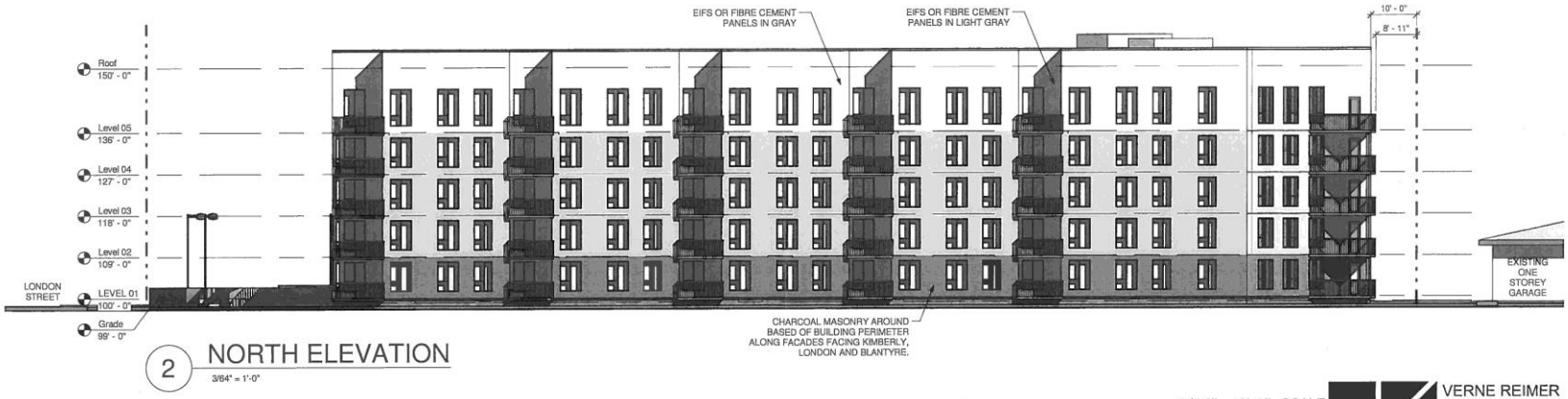
VERNE REIMER ARCHITECTURE



1 PARKADE
1/32" = 1'-0"

1/32" = 1'-0" SCALE VERNE REIMER ARCHITECTURE

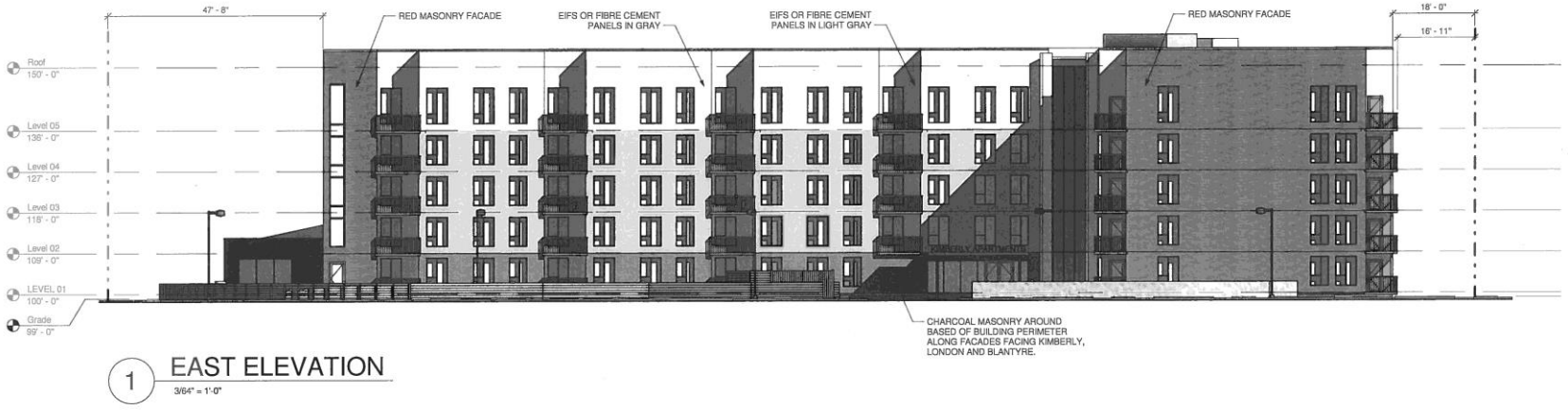




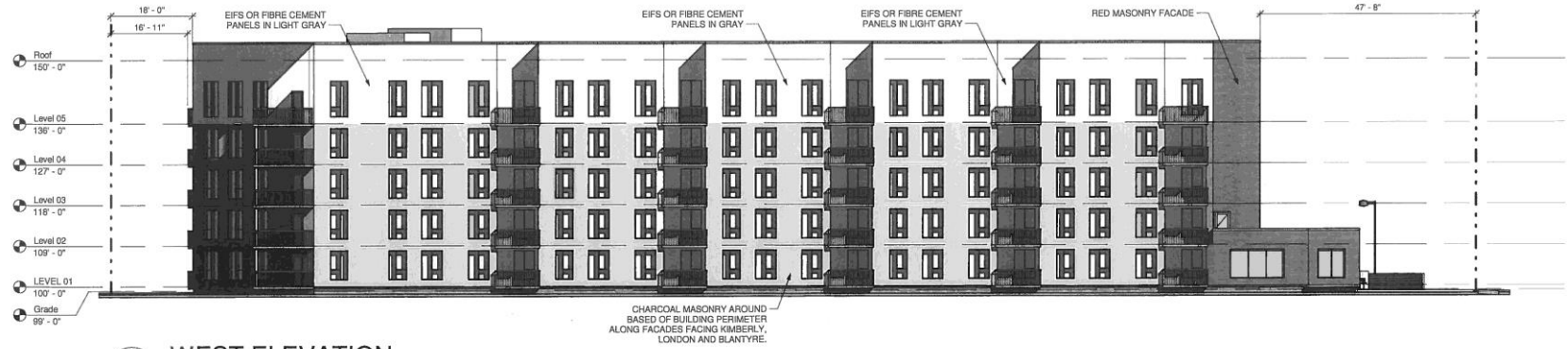
NORTH & SOUTH ELEVATIONS

3/64" = 1'-0" SCALE
19/04/17 DATE

VERNE REIMER ARCHITECTURE INCORPORATED



1 EAST ELEVATION
3/64" = 1'-0"



2 WEST ELEVATION
3/64" = 1'-0"

3/64" = 1'-0" SCALE
19/04/17 DATE

VERNE REIMER ARCHITECTURE INCORPORATED



1 NORTHWEST VIEW

SCALE
19/04/17 DATE

VERNE REIMER ARCHITECTURE INCORPORATED



1 KIMBERLY EAST VIEW

SCALE
DATE 19/04/17

VERNE REIMER ARCHITECTURE INCORPORATED



1 A204 BLANTYRE EAST VIEW

SCALE DATE 19/04/17

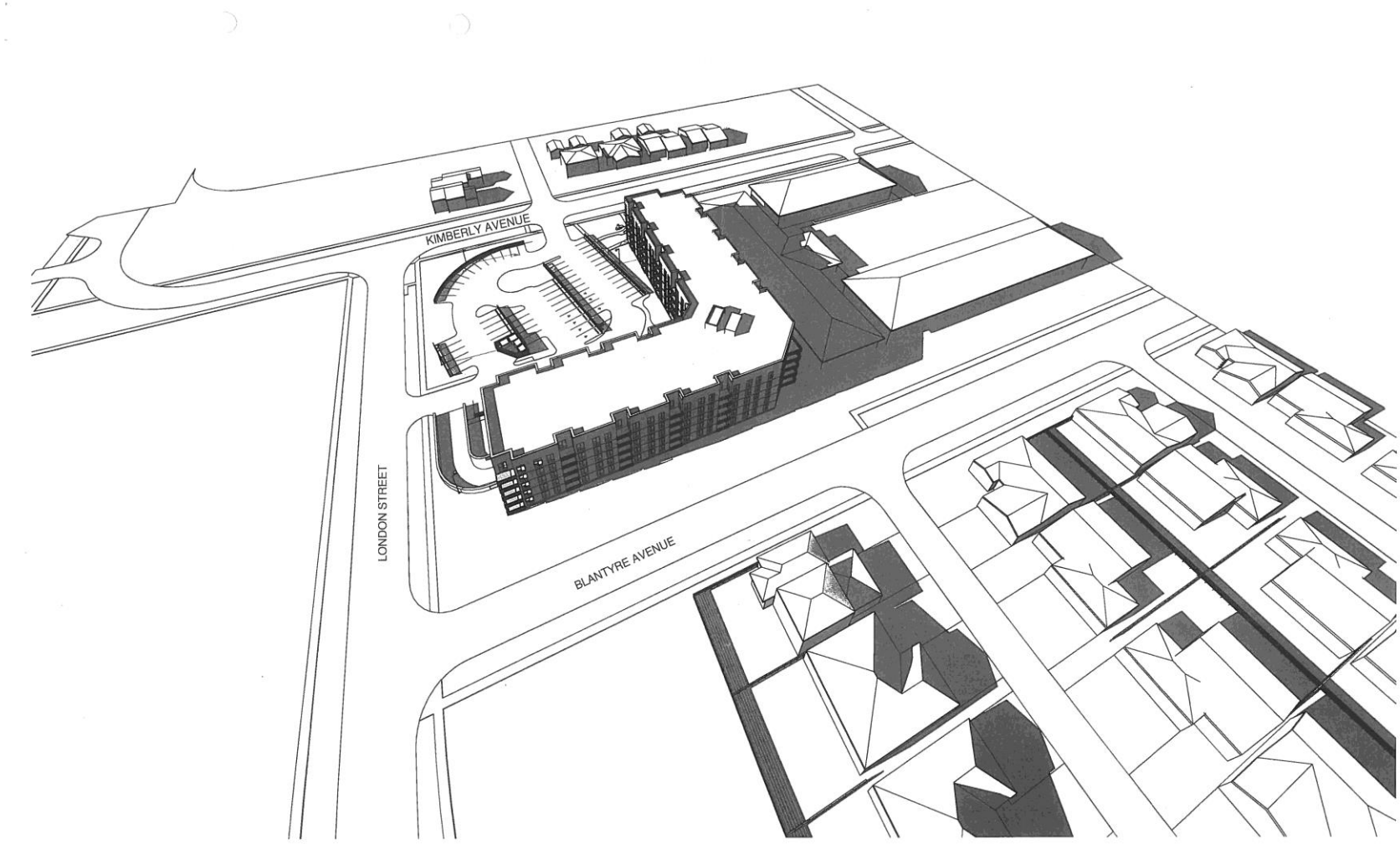
VERNE REIMER ARCHITECTURE INCORPORATED



1 A205 MULTI-USE RM AND MEMORIAL PARK

SCALE
19/04/17 DATE

VERNE REIMER ARCHITECTURE INCORPORATED



1 March 21 @ 900am

SCALE
19/04/17 DATE

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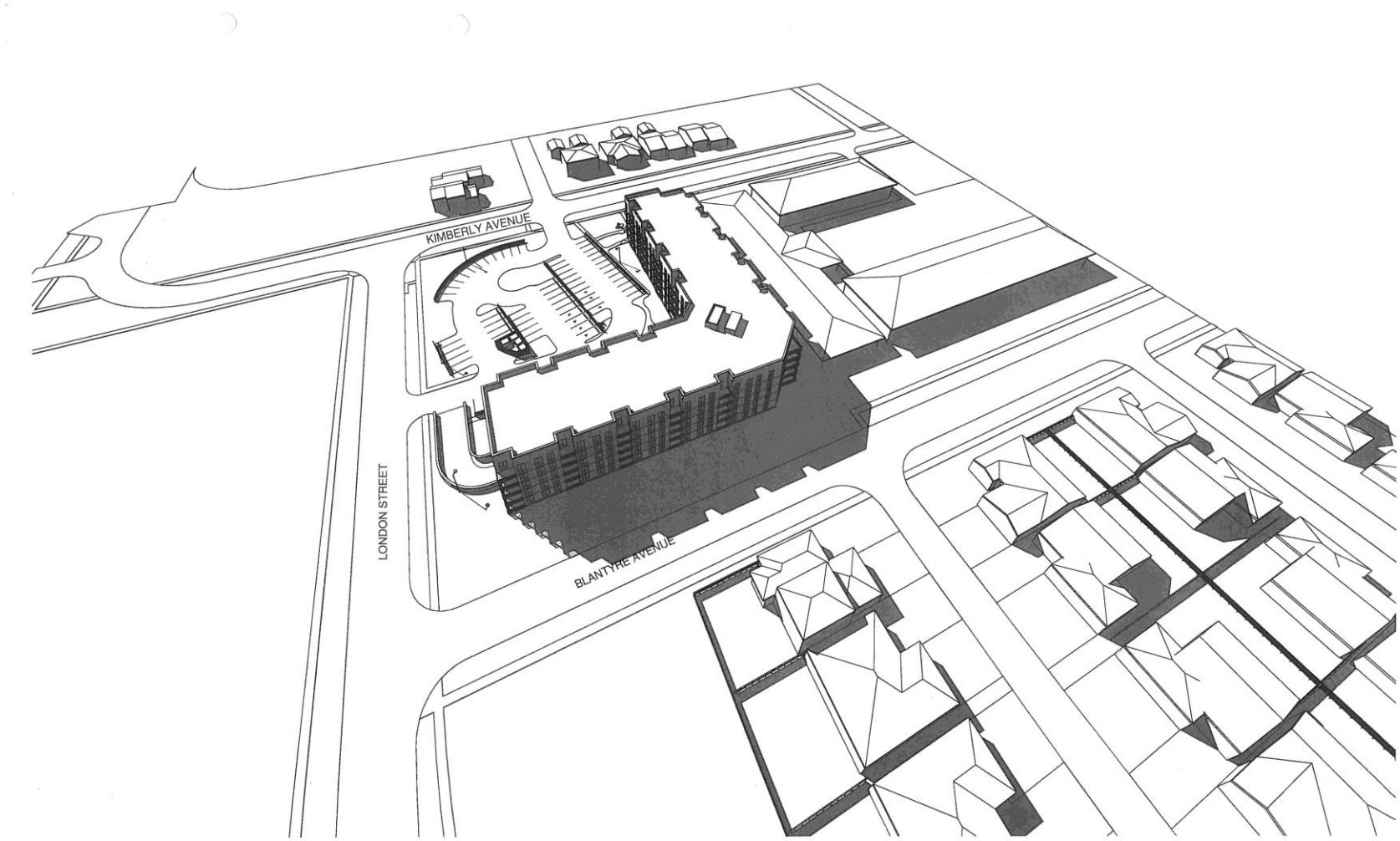

1 March 21 @ 1200pm

19/04/17 SCALE DATE

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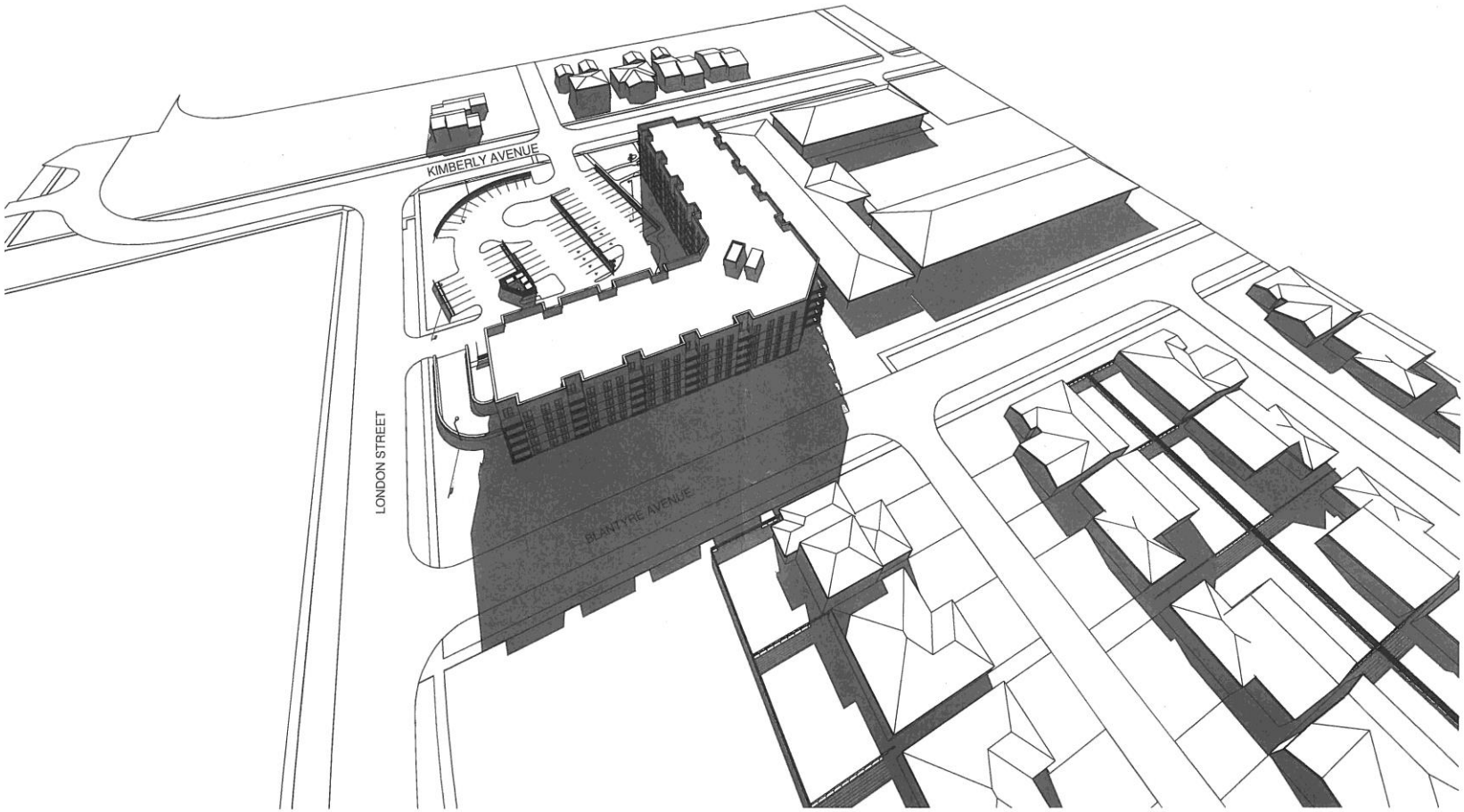

1 March 21 @ 300pm

19/04/17 SCALE DATE

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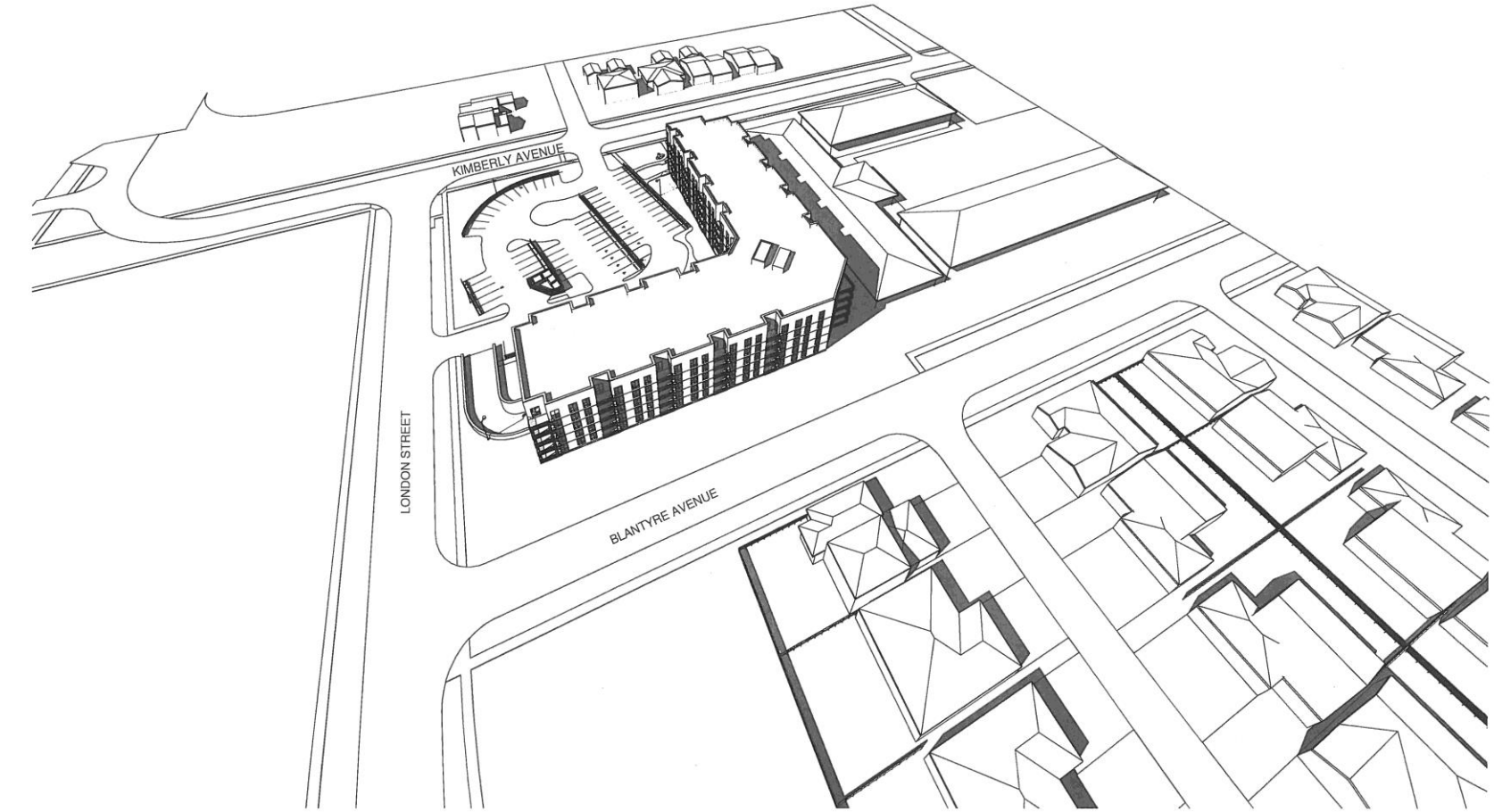

1 June 21 @ 900am

SCALE
DATE 19/04/17

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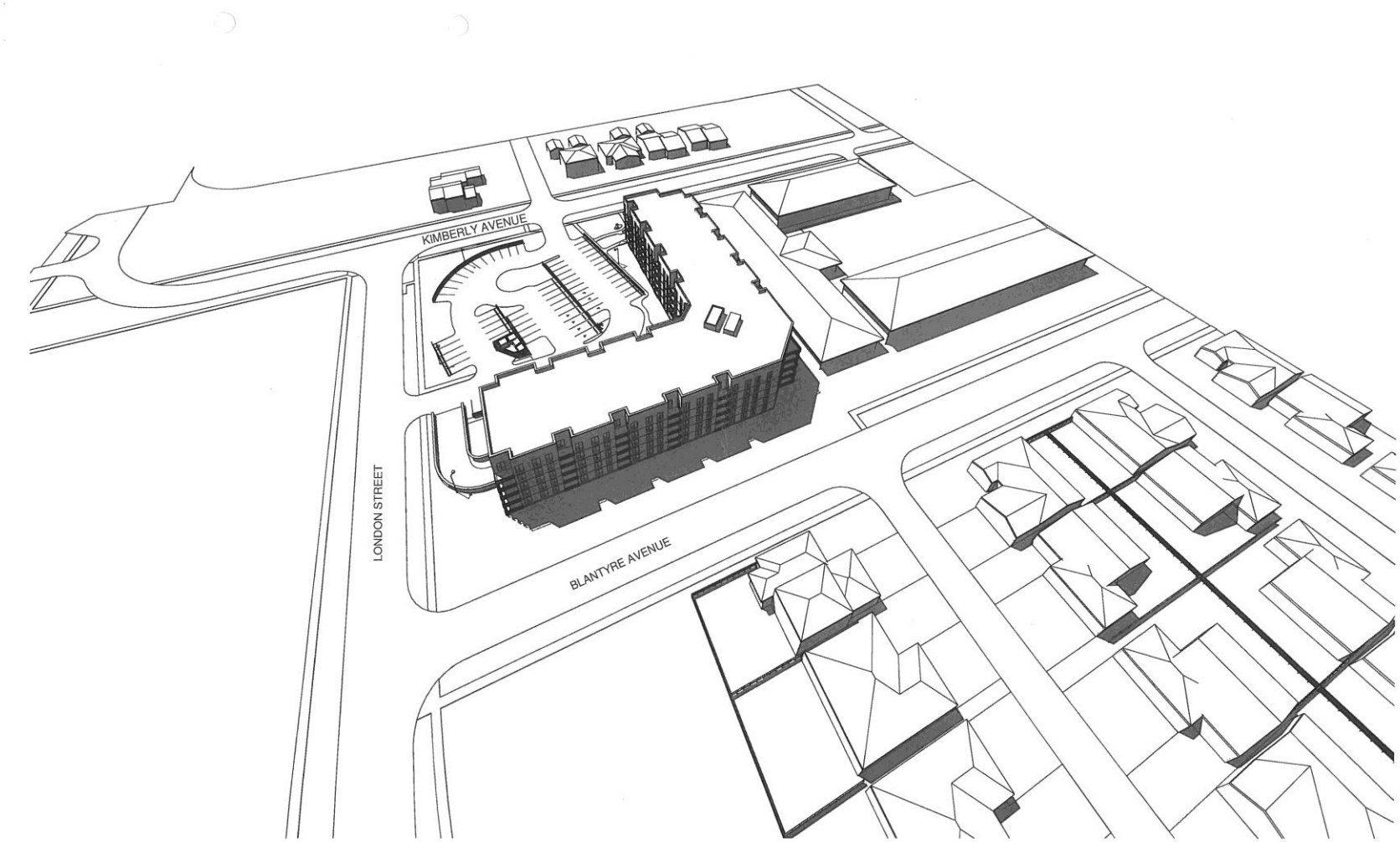

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19/04/17 DATE

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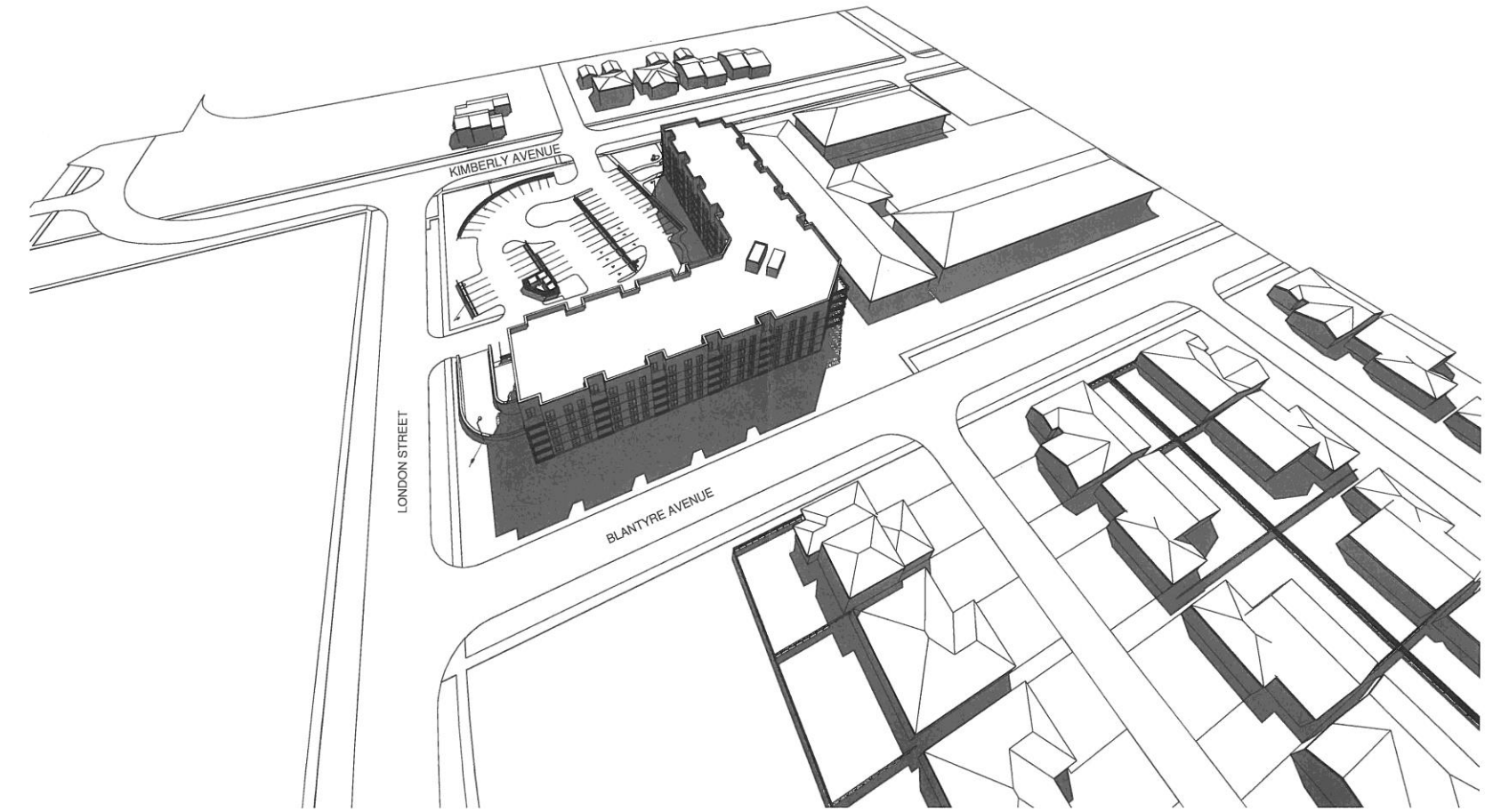

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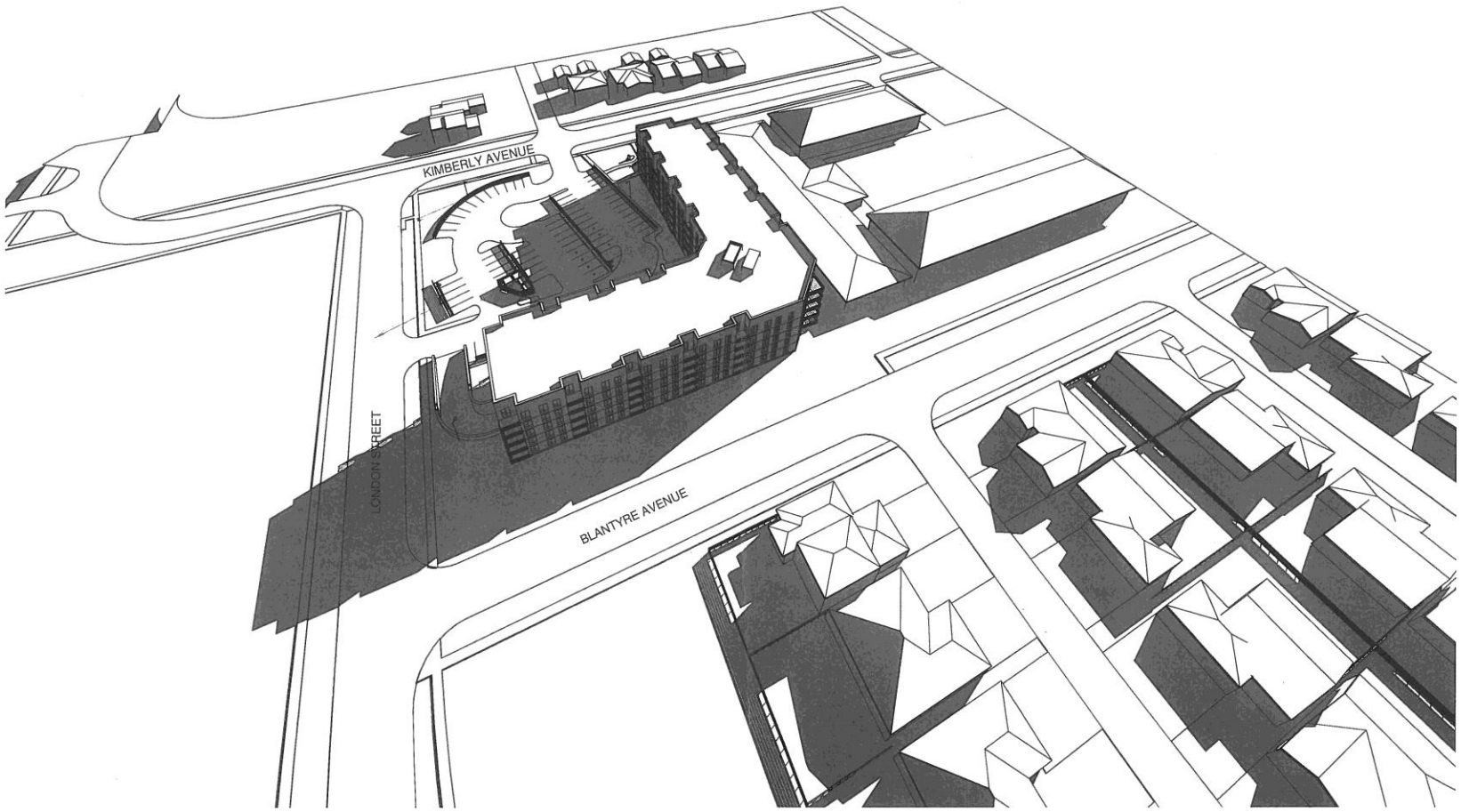

1 June 21 @ 600pm

19/04/17 SCALE DATE

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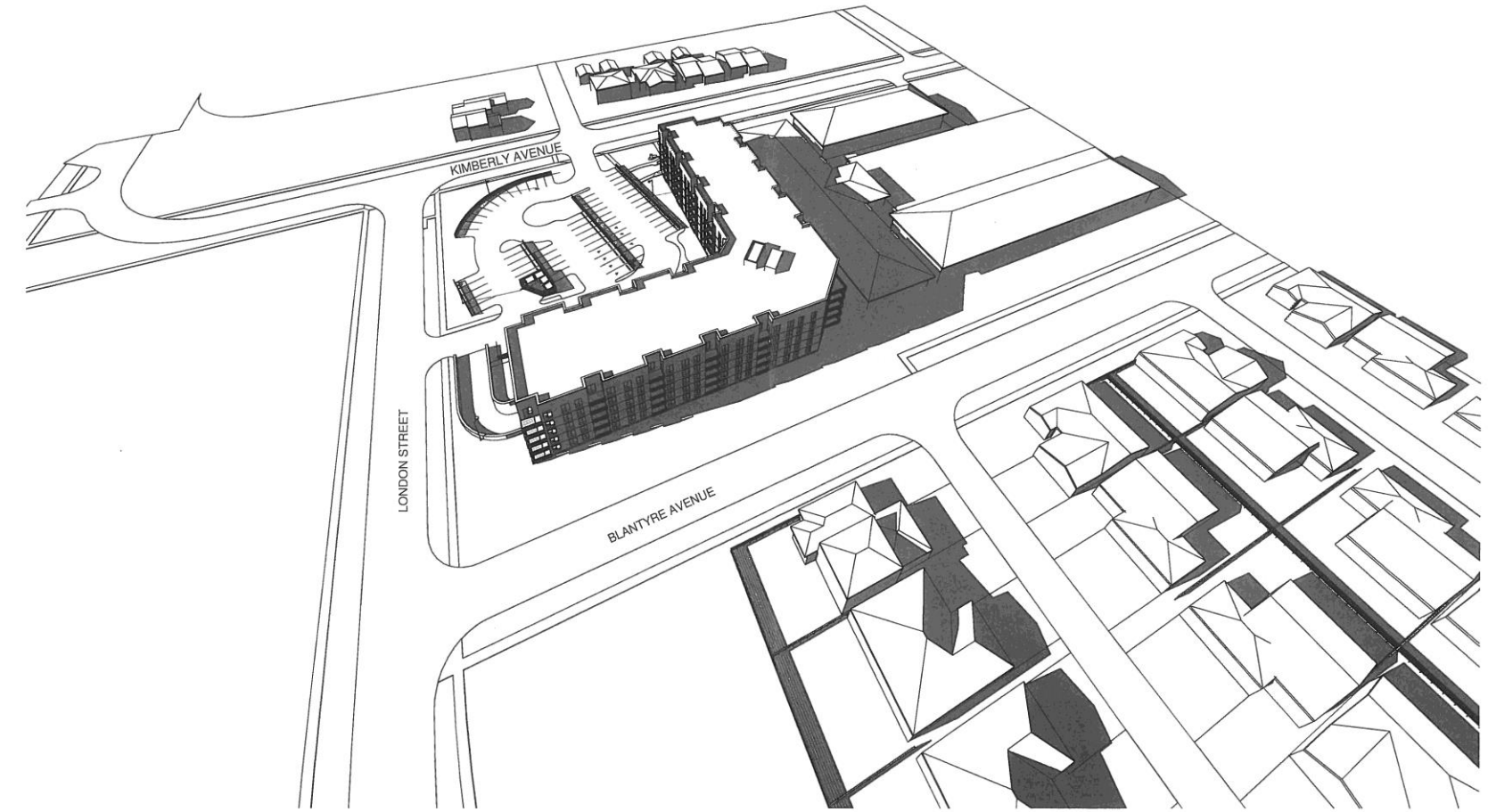

1 Sept. 21 @ 900am

SCALE
DATE 19/04/17

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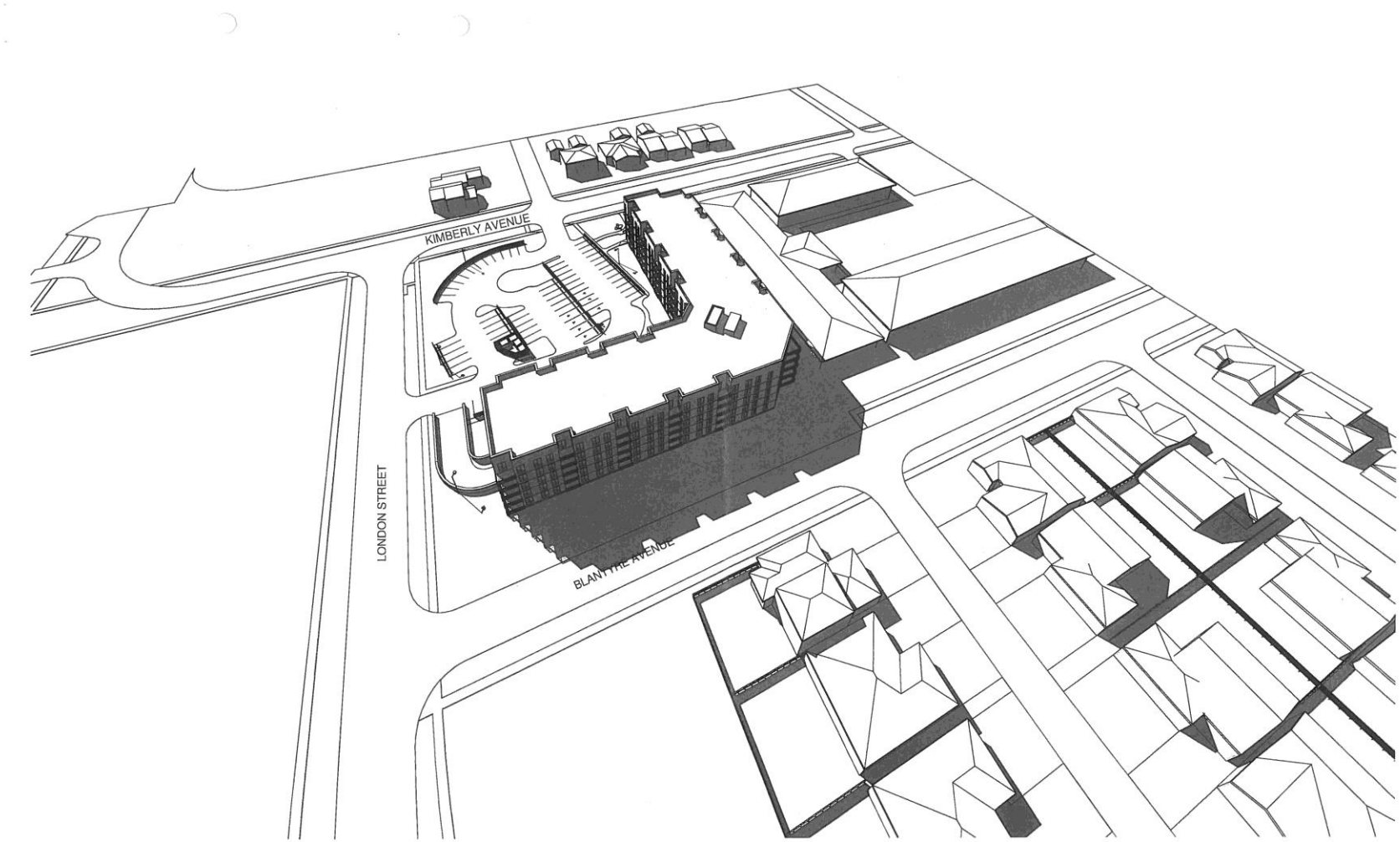

1 Sept. 21 @ 1200pm

SCALE
19/04/17 DATE

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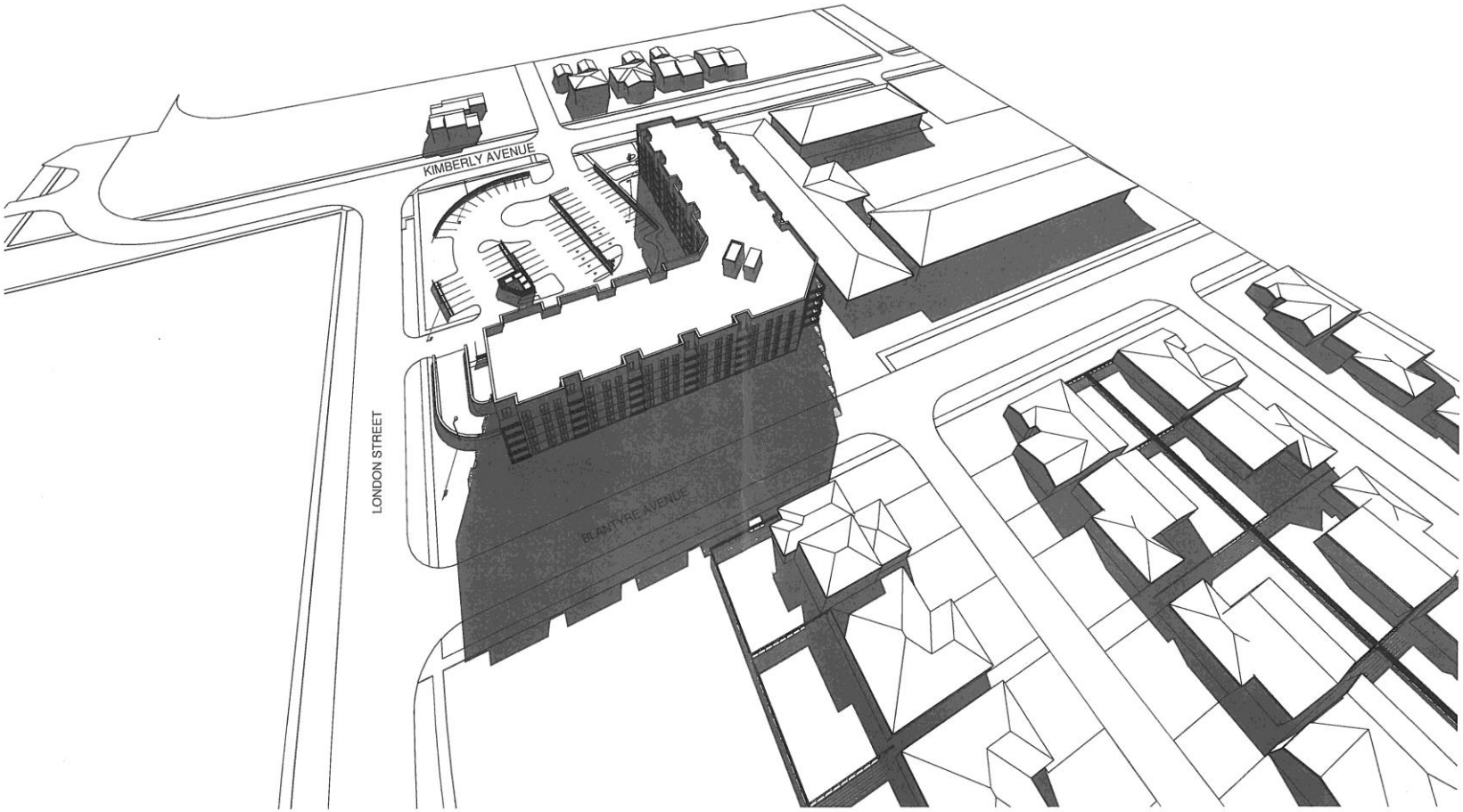

1 Sept. 21 @ 300pm

SCALE
19/04/17 DATE

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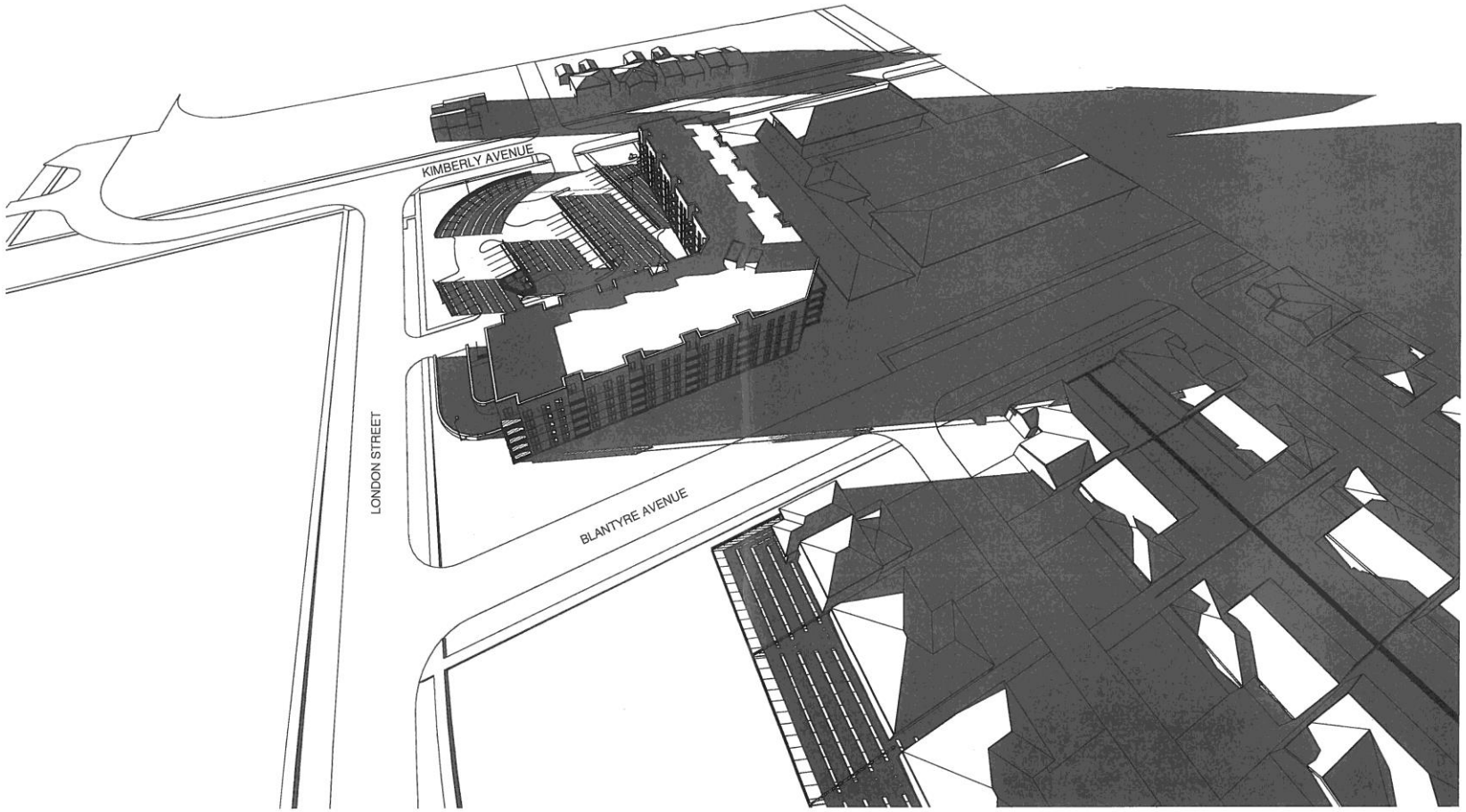

1 Dec. 21 @ 900am

SCALE
19/04/17 DATE

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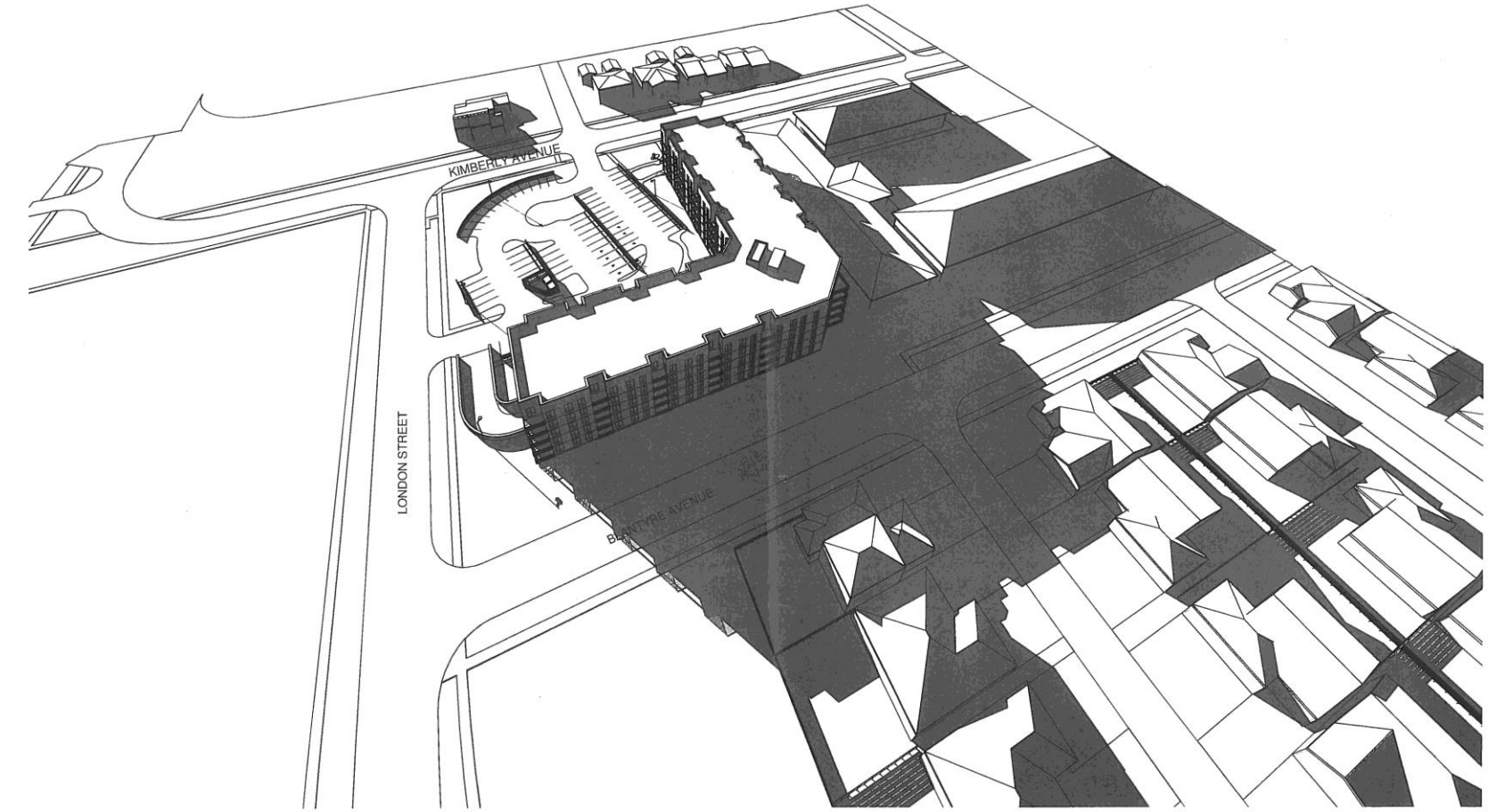

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SCALE
19/04/17 DATE

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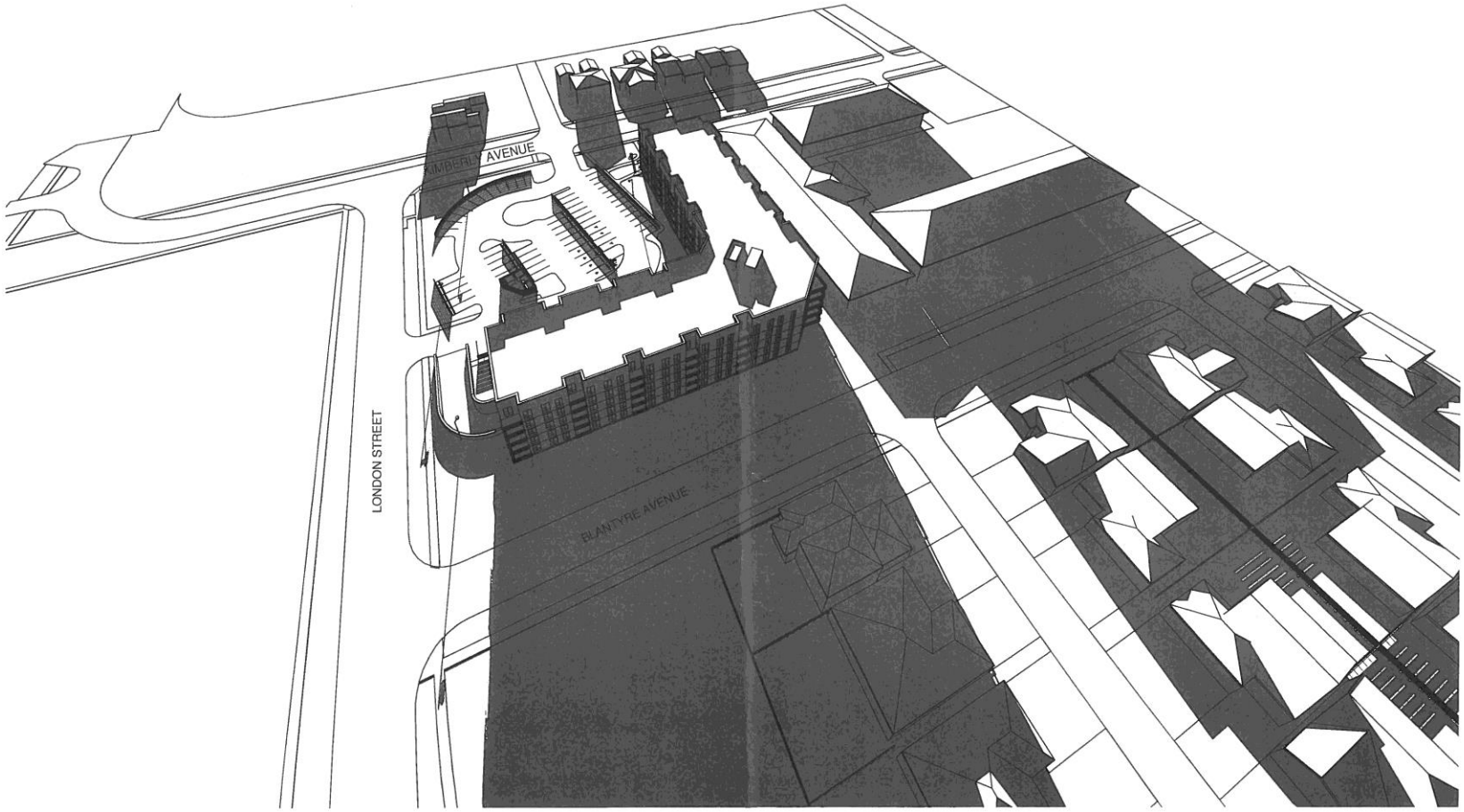

1 Dec. 21 @ 300pm

SCALE
19/04/17 DATE

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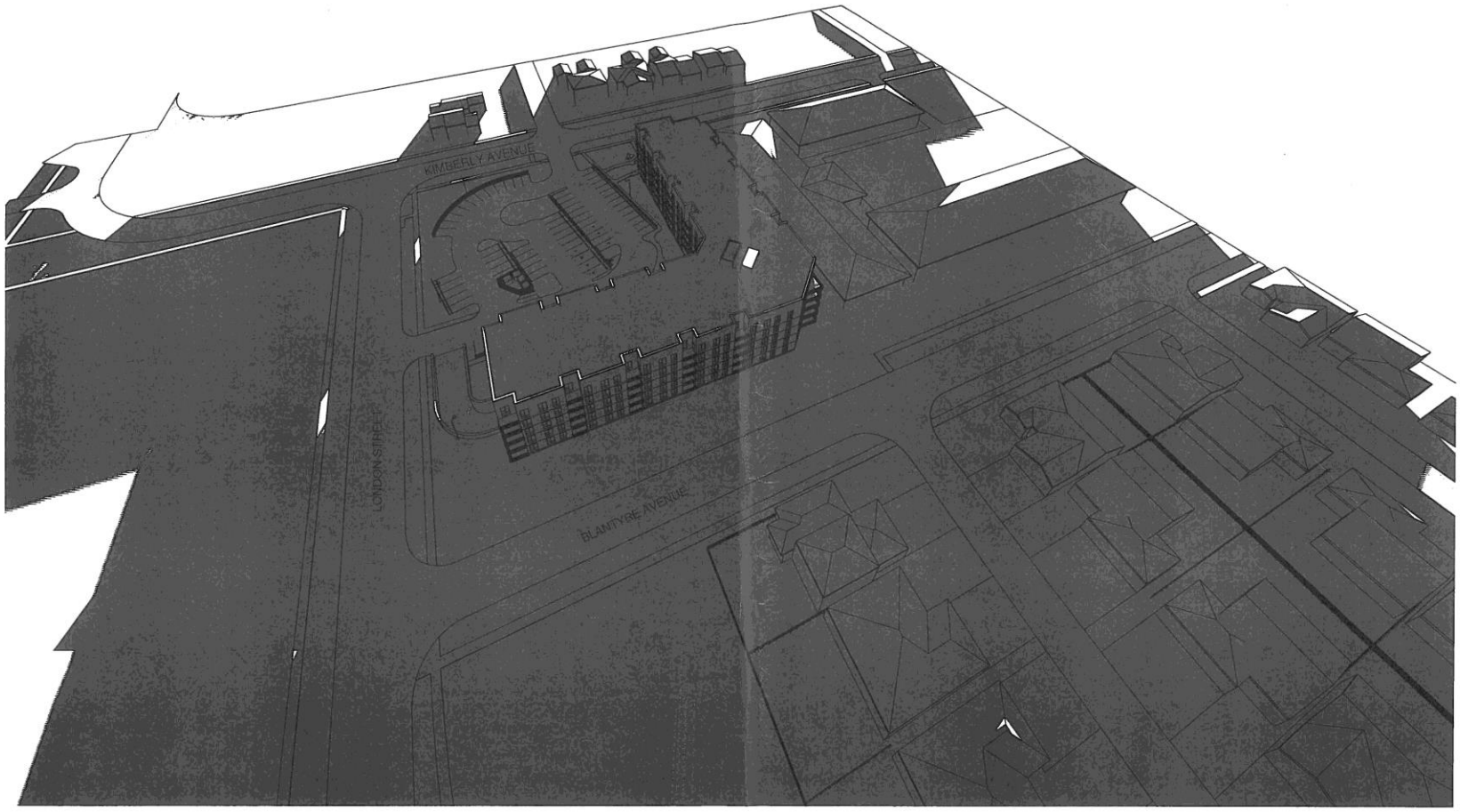

1 Dec. 21 @ 600pm

SCALE
19/04/17 DATE

VERNE REIMER ARCHITECTURE INCORPORATED