Agenda – Council – December 12, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 18, 2019

Item No. 7 Subdivision and Rezoning – 109 Mayfair Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 27/2019 [c/r DAV 155941/2019D]

STANDING COMMITTEE RECOMMENDATION:

On December 3, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 27/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 5, 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 condition:

    A. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated October 25, 2019.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" – Residential Multi-family (Large) District as shown on the map dated November 5, 2019 and attached as Schedule "A" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 27/2019, as determined by the City's Director of Planning, Property and Development.

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

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

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 18, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

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

8. That the 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 27/2019.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. 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.

11. 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 – November 18, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 3, 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 November 18, 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 November 5, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2, delete “subject to the following conditions:” and replace with “.”;
- Delete Recommendations 2.A., 2.B., and 2.C. in their entirety,

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

PUBLIC HEARING SUMMARY

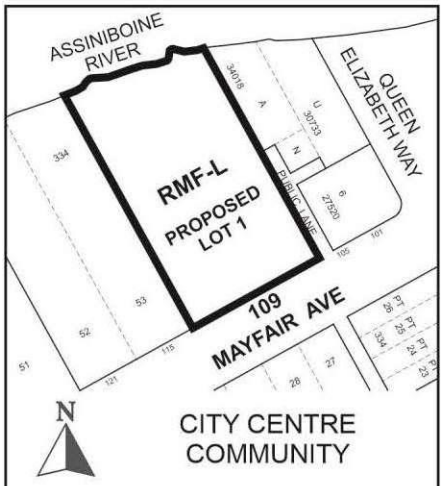
File: DASZ 27/2019

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

Public Hearing: November 5, 2019
Council Building, 510 Main Street

Applicant: Landmark Planning and Design Inc. (Donovan Toews)

Subject:



APPLICANT: Landmark Planning and Design Inc.
FILE: DASZ 27/2019
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 "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected: 109 Mayfair Avenue

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

Prepared by: Pieter Prinsloo, Senior Committee Clerk
City Centre Community Committee

Report date: November 6, 2019

Community Committee Recommendation:

On November 5, 2019, the City Centre 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 27/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 5, 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 condition:

    A. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated October 25, 2019.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-L" – Residential Multi-family (Large) District as shown on the map dated November 5, 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. garbage enclosures

            d. fencing

            e. exterior lighting

            f. free standing signage; and

            g. landscaping and exterior seating

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

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

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 27/2019, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

8. That the 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 27/2019.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. 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.

11. 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. Views of the river is very important to me as a City Councillor and including as Chair of Protection, Community Services and Parks, I think it is important for Winnipeg to build onto our beautiful and boast our views of the river.

2. This beautiful building near great social services in a hub really, in a beautiful walkable neighbourhood, and thank you so much for pointing that our Mr. Toews, across from Fort Rouge School is inspiring to me and I think to the neighbourhood that does want to host broadening of housing types for a diverse range of families, hopefully families who will live across from their school.

3. I want to acknowledge the work of the Public Service and this proponent who have worked really collaboratively; I thank you very much for preserving the trees, thanks to the planning department and the project team for creating that multi-purpose room visible to the street; it will look great on Mayfair, it is a street I'm on almost every day, so thank you very much for the good work.

4. The work that's following parking management plan I'd note, when there is good rental properties I just want to expedite it, happy to hear the metal cladding, the steel, the sustainable approaches, the masonry concrete, I think it is going to be a beautiful building for Winnipeg, looking forward to seeing it.

Exhibits Filed:

1. Application dated July 22, 2019
2. Notification of Public Hearing dated September 19, 2019
3. Manitoba Status of Title 2958954
4. Letter of authorization dated June 20, 2019 from W.R.E Development Ltd. to Landmark Planning & Design Inc.
5. Surveyor's Staking Certificate and sketch dated January 19, 2010
6. Surveyor's Building Location Certificate and sketch dated September 23, 2019
7. Caveat 2247356
8. Plans (14 pages)
9. Report from the Urban Planning Division dated October 29, 2019
10. Inspection Report
11. Recording of Representations

REPRESENTATIONS:

In Support:

Otto Cheng
Dan DiVito
Chris Dyck
Walter Dyck
Donovan Toews

In Opposition:

Nil

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit " 9 " referred to in File DASZ 27/2019

ADMINISTRATIVE REPORT

Title: DASZ 27/2019 – 109 Mayfair AVE

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the construction of a 15-storey multifamily dwelling with 96 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
A. Ross, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 27/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 5, 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 condition:

   A. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated October 25, 2019.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-L" – Residential Multi-family (Large) District as shown on the map dated November 5, 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:

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

         a. buildings;

         b. accessory parking areas;

         c. garbage enclosures;

         d. fencing;

         e. exterior lighting;

f. free standing signage; and

g. landscaping and exterior seating

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

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

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 27/2019, as determined by the City's Director of Planning, Property and Development.

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

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11. 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 27/2019 – 109 Mayfair Ave. will be approved with conditions.

HISTORY

On May 19, 2010, the Board of Adjustment approved a variance for an expansion of 28 Queen Elizabeth Way on the condition that 7 parking stalls be provided at 109 Mayfair. On that date the Board of Adjustment also approved a conditional use to permit the establishment of a non accessory surface parking area at 109 Mayfair to accommodate the offsite parking for 28 Queen Elizabeth Way.

This proposed development does not affect these previous approvals. The office tenant at 28 Queen Elizabeth Way will continue to utilize 7 stalls in the parking structure proposed to be built at 109 Mayfair Avenue as part of the subject development.

In 2019, the applicant undertook a pre-application process, 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 August 3, 2019.

CONSULTATION

In preparing this report there was internal consultation with:

Relevant departments of the Winnipeg Public Service as part of the pre-application process.

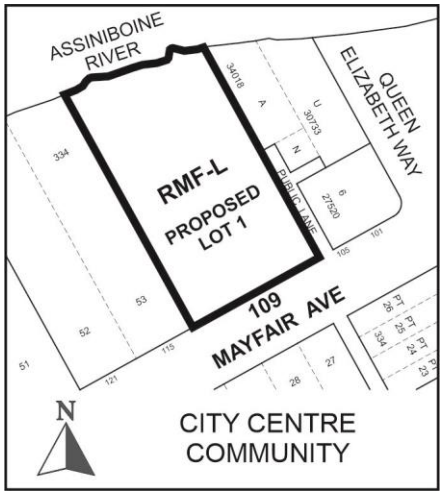
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: October 29, 2019
File No: DASZ 27/19

DATE: October 29, 2019
FILE: **DASZ 27/19**
RELATED FILES: DAV 19-155941D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **111** - River-Osborne

SUBJECT: For a subdivision and rezoning for DASZ 27/19 – 109 Mayfair Ave. to permit the construction of a 15-storey multifamily dwelling with 96 units.

LOCATION: 109 Mayfair Ave.
LEGAL DESCRIPTION: LOT 54; EXC PCL N PL 30733 & EXC LANE PL 30733 & PL 34018 LOT 55 PLAN 334 41 ST B



APPLICANT: Donovan Toews
298 Waterfront DR
Winnipeg , Manitoba R3B 3P1

OWNER: W R E DEVELOPMENT LTD
28 QUEEN ELIZABETH WAY 200
Winnipeg , Manitoba R3L 2R1

SITE DESCRIPTION

The subject property is located on the north side of Mayfair Avenue, two properties west of Main Street (Queen Elizabeth Way) in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.

The property falls within the Areas of Stability – Mature Communities policy area under the *Complete Communities Direction Strategy*. The property is zoned "RMF-M" – Residential Multifamily (Medium) and "C2" – Commercial Community, is 39,500 sq. ft. in size, and is currently partly vacant and partly composed of surface parking.

This property is ~140 metres or a 2-minute walk to the rapid transit stop at Queen Elizabeth Way and Stradbrook Avenue (See Figure 1). It is directly across the street from Fort Rouge Elementary School.

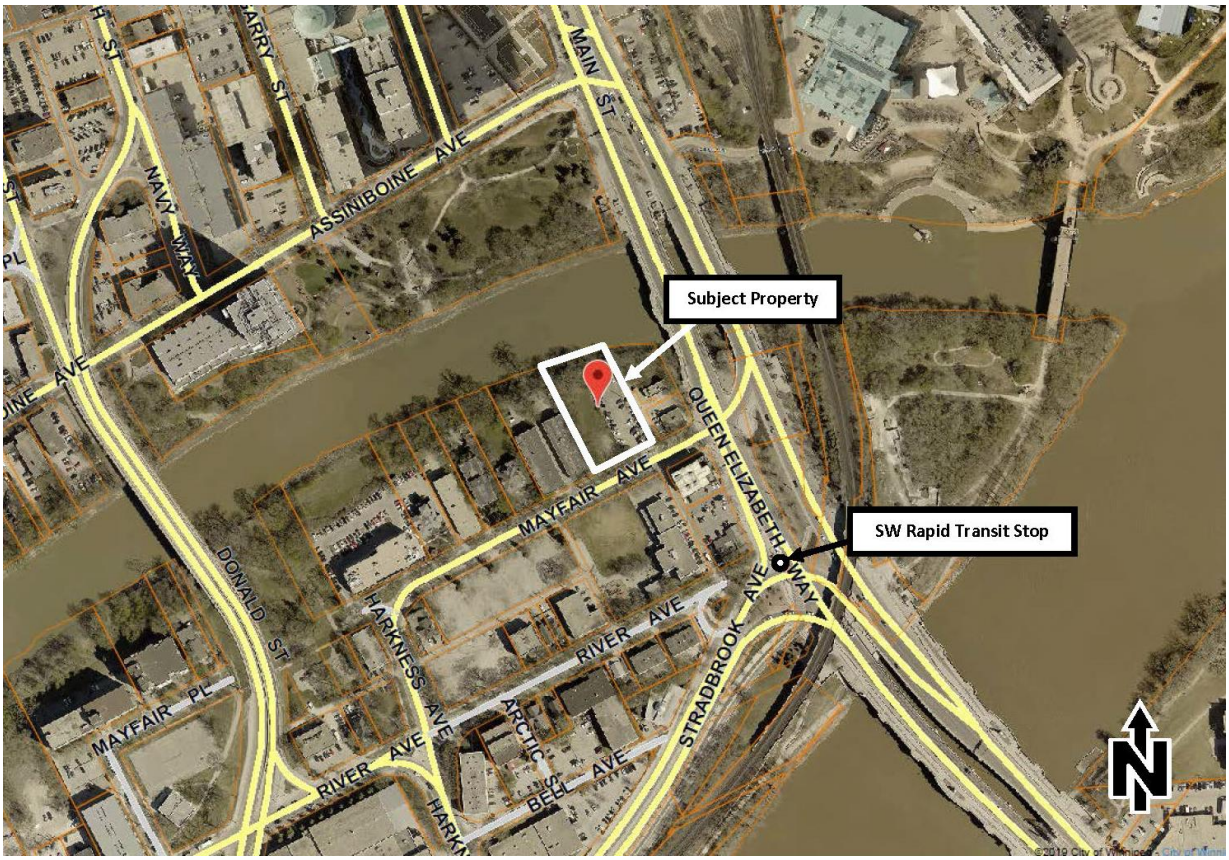


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2018)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Assiniboine River, then park uses (zoned "R" – Riverbank Sector)

South: Mayfair Avenue, then school uses (zoned "RMF-M" – Residential Multifamily – Medium)

East: Office uses and Manitoba Hydro uses (zoned "C2" – Commercial Community)

West: Multi-family uses (zoned "RMF-M" – Residential Multifamily – Medium)

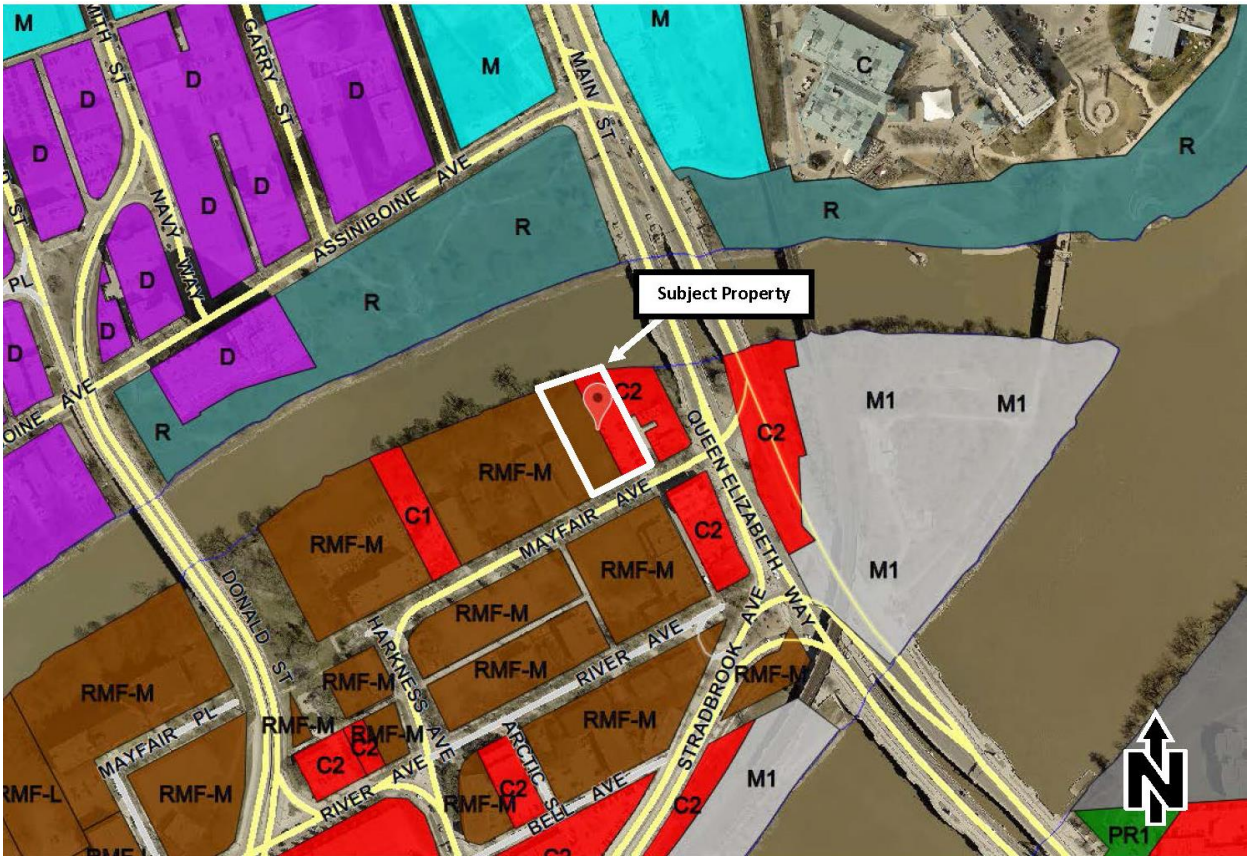


Figure 2: Zoning of the site and surrounding area. The site is currently split-zoned and is proposed to be rezoned to RMF-L.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to rezone the property from “RMF-M” – Residential Multifamily (Medium) and “C2” – Commercial Community to an “RMF-L” – Residential Multifamily (Large) District, and to consolidate the two existing underlying lots, in order to permit the construction of a 15-storey multifamily dwelling with 96 units.

The development requires variances for front yard, east side yard and height. See Administrative Report for Associated File No. DAV 19-155941\D for more information on variances.

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.

The proposed development provides an elevator and is a 2-minute walk from rapid transit. Both of these factors help enable access to those living with mobility challenges and supports universal accessibility, identified as a priority in *OurWinnipeg*.

Housing that supports universal accessibility 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.

COMPLETE COMMUNITIES DIRECTION STRATEGY

109 Mayfair 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.
- Encourage intensification to occur at centres and along corridors.

The proposal provides an increase in density in a Mature Community, adjacent to a Corridor (Queen Elizabeth Way). The building is set relatively close to the front street in order to locate parking out of view of the street and to enable space for a well-landscaped front yard. To complement neighbouring properties, the building provides activity and vitality on the ground floor facing Mayfair.

Added density in this location is anticipated not only to support the use of existing hard infrastructure already in place (roads, bridges, rapid transit), but also soft infrastructure – in particular Fort Rouge School and its sports field which are located directly across Mayfair from the subject property.

The building height is 15 storeys, which the Division deems to be suitable in this location for the following reasons:

- The site is one property away from Queen Elizabeth Way – a Corridor and one of the City's highest-volume arterial roads.
- The property is adjacent to the Queen Elizabeth Way Bridge.
- The property abuts the Assiniboine River to the north.

- The property is buffered on the south by a public street and there are no residential properties across Mayfair from the property.
- The applicant provided shadow study (see below under “Collaborative Planning)”
- At the request of the Urban Planning Division, the development provides a substantial west side yard to serve as both a buffer to the west adjacent neighbours and to provide space to maintain a row of mature trees in that location (an Arborist Report was provided as part of this application, also at the request of the Division).

Per above, the proposal aligns with the policy goals of *Complete Communities* for this location.

WINNIPEG ZONING BY-LAW 200/06

There are 3 variances associated with the development. These are analyzed in the Administrative Report for Associated File No. DAV 19-155941\D.

COLLABORATIVE PLANNING

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

- The proposal originally contained vehicular approaches and loading in the front yard. This would have led to an automobile dominated frontage and less pedestrian accessibility. As such, the Division recommended that the vehicular access, loading and parkade entrance be taken off the east side and public lane to improve the pedestrian orientation of the building. This design change was made by the applicant.
- The proposal originally included parking stalls behind the front building wall facing Mayfair. The Division recommend an animated, active frontage on Mayfair. The applicant addressed this by providing a multipurpose room and lobby with significant amount of windows across the full length Mayfair at grade to activate the street edge.
- At the request of the Division, the applicant made some design changes to add visual interest to the screening walls of the parking structure, given how visible these walls will be from the bridge and within the community generally.
- The applicant agreed to meet all of their requirements under the Zoning By-Law for visitor, accessible, and van accessible parking.
- At the Division’s request, the applicant provided secure indoor bike parking (40 indoor and 8 outdoor stalls), and moved their outdoor stalls close to the main building entrance.
- Due to the presence of mature trees adjacent to the west property line, the applicant provided an Arborist Report.
- Due to the density/ number of residents that will be residing in their building, the applicant agreed to provide seating near the main building entrance.
- The applicant agreed to relocate the garbage area to a location out of view of the street.
- The applicant conducted public consultation. See “Public Consultation”, below, for more information.

- Given the 15 storey height, at the request of the Division, the applicant agreed to provide a shadow study and a wind impact analysis for pedestrian areas around the building.

  The shadow study found:
  - *The proposed building will allow for substantially more than five (5) consecutive hours of full sunlight on surrounding properties during spring, summer, and fall; a minimum of 50% of community outdoor amenity areas including but not limited to children's play areas, school yards, tot lots, amenity areas associated with commercial and employment areas, throughout all four seasons; and on the opposite boulevard including the full with of the sidewalk during spring and fall.*

  The wind study found:
  - *No wind safety concerns are predicted on or around the proposed development.*
  - *The proposed development will not have any negative wind impacts on the surrounding areas including the sports field to the southwest and the public park to the north across Assiniboine River.*
  - *The proposed development includes a number of positive design features such as the podium, tower setbacks and orientation, recessed entrances and vestibule. Wind conditions at grade level including the main entrance, sidewalks and other spaces around the building are predicted to be comfortable for the intended use throughout the year.*

PARKING

The development includes sufficient parking, without variance. The parking facility also includes capacity to accommodate 7 additional stalls for the use of the office building at 28 Queen Elizabeth Way. These are required as part of a Parking Management Plan that was a condition of a variance approved by the Board of Adjustment in 2010.

PLAN CONSIDERATIONS

The Developer will be required to grant an easement to the City for the existing combined sewer. See Schedule 'B' – Report of the Administrative Coordinating Group – for more information.

WATERWAYS

City of Winnipeg Waterways has indicated the following to the developer:

1) Waterways Regulated Area

   (a) The Developer acknowledges and agrees that the Planned Area is located within the regulated area under the Waterway By-law No. 5888/92 by virtue of being located within 350 feet of the Assiniboine River.

   (b) The Developer shall obtain all permits and permissions required to satisfy any obligations incurred under this Agreement.

   (c) The Developer shall submit a comprehensive geotechnical report addressing riverbank stability in support of a Waterway Permit application. The report shall include a site assessment and analysis of the existing and proposed conditions. The report should include recommendations such as minimum set-back lines

and/or other design measures (such as riverbank stabilization or erosion protection) that may be necessary to ensure the long-term protection of the proposed development from natural riverbank processes. A hydraulics analysis may also be required by the Waterways Office if riverbank improvements such as stabilization and/or erosion protection are recommended by the geotechnical report.

WATER AND WASTE SERVICING

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

1) Water System Assessment

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

2) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.30, 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.

FLOOD PROTECTION

For the lands located within Floodway Fringe area, all construction is required to be in accordance with Floodway Fringe Regulations 266/91.

In accordance with the City of Winnipeg Charter Act, no works are permitted within the Floodway Area.

SITE ACCESS/EGRESS

The Public Works Department has advised that the site must be designed such that vehicles, including refuse vehicles, are not backing out onto Mayfair Avenue. It is unclear on the conceptual site plan included with this application whether this can be achieved.

However, the recommended plan approval condition in the Zoning Agreement will allow the Public Service the opportunity to review this request prior to issuance of building permits.

PUBLIC RESERVE

The developer is required to grant to the City a 10m wide easement within the riverside portion of the planned area for an active transportation pathway. See Schedule ‘B’ – Report of the Administrative Coordinating Group – for more information.

PUBLIC CONSULTATION

The applicant conducted a stakeholder and public engagement process conducted over several months. The following is a summary provided by the applicant:

- Direct meetings with adjacent landowners.
- Two meetings with members of the public.
- Follow up communication with parties.
- There were few if any lingering concerns with the proposed rezoning.

OTHER CONSIDERATIONS

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.

SUMMARY

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

- Adds residential intensification to a location within a Mature Community that is adjacent to a regional corridor and a rapid transit corridor, and aligns with other relevant policies of the *Complete Communities Direction Strategy.*
- Supports existing neighbourhood infrastructure including Fort Rouge School and its sports field, located directly across the street from the subject property.
- Supports universal accessibility and aging-in-place.
- Will allow for substantially more than five (5) consecutive hours of full sunlight on surrounding properties during spring, summer, and fall; a minimum of 50% of community outdoor amenity areas including but not limited to children's play areas, school yards, tot lots, amenity areas associated with commercial and employment areas throughout all four seasons; and on the opposite boulevard including the full with of the sidewalk during spring and fall.
- Provides active land uses built up to the street and located parking above and below grade, hidden from view.
- Broadens the mix of housing types available in the River-Osborne neighbourhood.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 27/19 – 109 Mayfair Ave.

Schedule “A” for File No. DASZ 27/19, City Centre Community Committee, November 5, 2019

By–Law No. _____

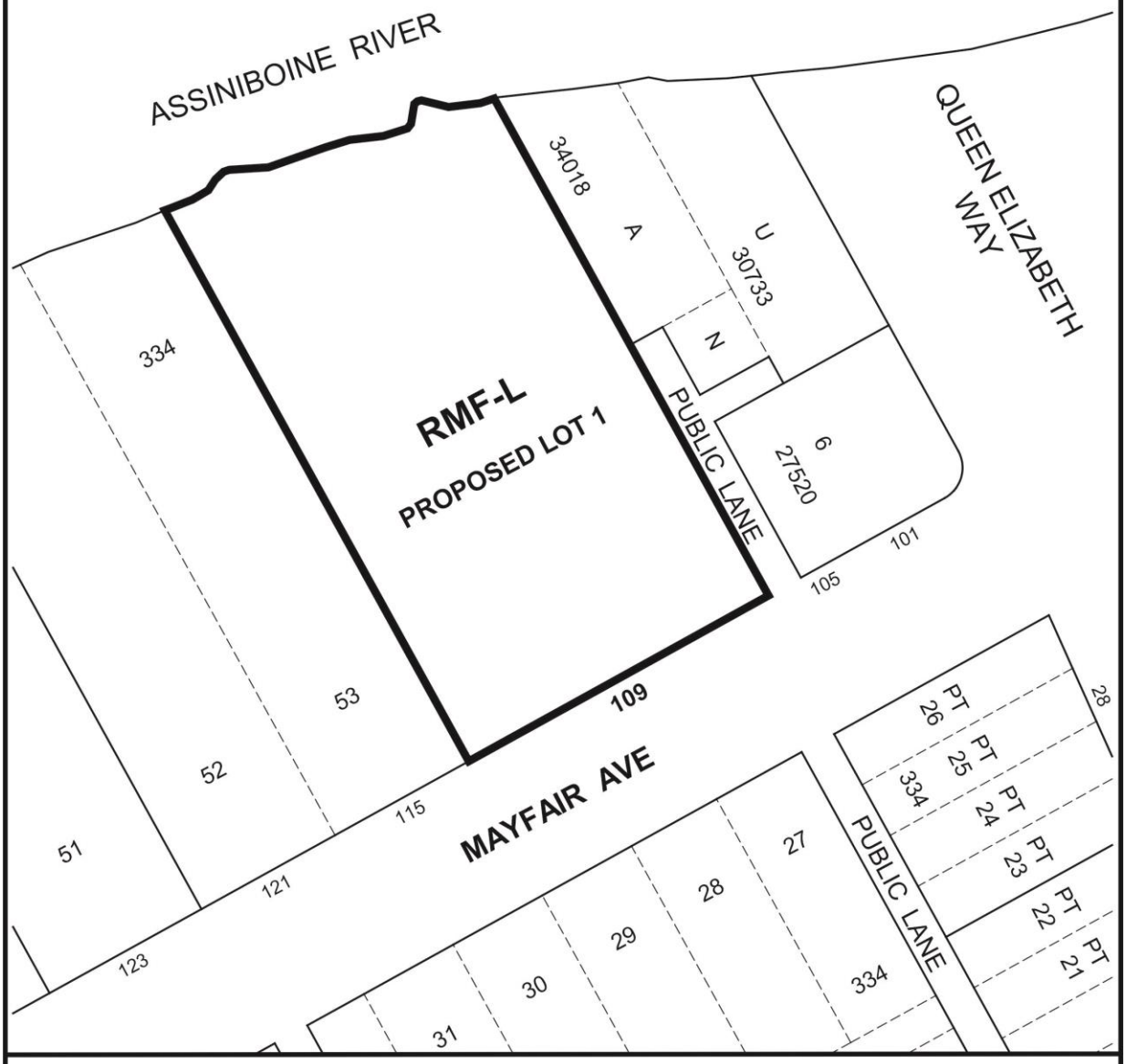
File No. **DASZ 27/2019**

Atlas Sheet No. **AA25**

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 109 Mayfair Avenue from an “RMF-M” RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and a “C2” COMMERCIAL COMMUNITY DISTRICT to an “RMF-L” RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE 'B'

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 109 MAYFAIR AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 27/2019. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Plan Considerations

The Developer shall, at no expense to the City, grant a 6.3m easement for the existing 1350mm combined sewer, including a plan of easement outlining the subject area to the satisfaction of the Director of Water and Waste.

Servicing Considerations

3) Waterways Regulated Area

(d) The Developer acknowledges and agrees that the Planned Area is located within the regulated area under the Waterway By-law No. 5888/92 by virtue of being located within 350 feet of the Assiniboine River.

(e) The Developer shall obtain all permits and permissions required to satisfy any obligations incurred under this Agreement.

(f) The Developer shall submit a comprehensive geotechnical report addressing riverbank stability in support of a Waterway Permit application. The report shall include a site assessment and analysis of the existing and proposed conditions. The report should include recommendations such as minimum set-back lines and/or other design measures (such as riverbank stabilization or erosion protection) that may be necessary to ensure the long-term protection of the proposed development from natural riverbank processes. A hydraulics analysis may also be required by the Waterways Office if riverbank improvements such as stabilization and/or erosion protection are recommended by the geotechnical report.

4) Water System Assessment

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

5) 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 0.30, 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.

6) Flood Protection

For the lands located within Floodway Fringe area, all construction is required to be in accordance with Floodway Fringe Regulations 266/91, as described at the following website:

https://web2.gov.mb.ca/laws/regs/current/_pdf-regs.php?reg=266/91

In accordance with the City of Winnipeg Charter Act, **no works is permitted within the Floodway Area**.

7) Site Access/Egress

The Public Works Department has advised that the site must be designed such that vehicles, including refuse vehicles, are not backing out onto Mayfair Avenue. It is unclear on the conceptual site plan included with this application whether this can be achieved.

8) Public Reserve

(a) In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

(b) The Developer shall, prior to release of subdivision Mylars for registration in the Winnipeg Land Titles office, enter into an agreement with the City in which the Developer expressly grants to the City a 10m wide easement within the riverside portion of the planned area for an active transportation pathway approximately 3 to 4 m wide (the “ATP”), the precise location of which shall, following receipt and review by the City of the Developer’s proposed lot grading plan, be determined by the City, in consultation with the Developer, and in accordance with the following:

i. If comprehensive erosion protection measures are implemented, at least 6m of the easement width shall be in an area where the calculated factor of safety with respect to slope stability is greater than 1.3 under normal conditions and greater than 1.1 under extreme short-term conditions (considering drawdown and conservatively assumed groundwater

conditions), based on geotechnical assessment, analysis and recommendations submitted to the satisfaction of the Director of PPD.

ii. If comprehensive erosion protection measures are not implemented, the full 10m easement width shall be in an area where the calculated factor of safety with respect to slope stability is greater than 1.3 under normal conditions and greater than 1.1 under extreme short-term conditions (considering drawdown and conservatively assumed groundwater conditions), based on geotechnical assessment, analysis and recommendations submitted to the satisfaction of the Director of Planning, Property and Development.

iii. The alignment of the ATP shall be provided such that the entire width of the easement is located above geodetic elevation 229.5 m, or such other geodetic elevations as determined by a consulting geotechnical engineer necessary to achieve the factors of safety required by clause (i/ii) and concurrently not too low so as to compromise the ability for the path: to achieve a longitudinal gradient in compliance with Universal Design standards; for the continuation of the path and tie-in of the path eastward – connecting to the Main St. bridge pedestrian platform; and westward – connecting to the adjacent property;

iv. the maximum change in grade across the easement area shall be 0.75m, which should allow for a maximum path cross slope of 2% and sloped areas on either side (above and below the path) of 1:5 or 20%;

v. the City in perpetuity shall be authorized to remove trees and landscape within the easement area. While tree removal will be minimized, if it is necessary, the City shall apply their own tree compensation measures for any removals with every effort to replant the subject impacted area, or public lands within the immediate vicinity;

vi. the Developer shall release and indemnify the City from any and all liability and responsibility for any negative impact on the planned area resulting from erosion and/or instabilities of the riverbank on and adjoining the planned area, even if such erosion and/or instability originates on or from the easement area or the ATP; and

vii. The Developer shall enter into an easement agreement which shall be to the satisfaction of the Director of Public Works. If the Director of Public Works in his sole discretion deems it necessary, the Developer shall, at its sole expense, have a Manitoba Land Surveyor prepare a plan of easement with respect to the easement agreement. The easement agreement shall run with the land and the Developer must register it against title as a Statutory Easement, and must also register the plan of easement if applicable.

(c) The Developer acknowledges and agrees that riverbank erosion and riverbank instability are naturally occurring processes. The easement agreement referred to in (b) shall provide that the Developer releases and indemnifies the City from any and all liability and responsibility for any negative impact on the Planned Area resulting from erosion and instability in the riverbank on and adjoining the Planned Area, even if such erosion and/or instability originate on or from the easement area and/or the active transportation pathway.

(d) If the Developer is required to do any work to stabilize the riverbank on or adjoining the Planned Area, the Developer shall, in doing that work and in preparing any related engineering or geotechnical plans and reports, take into account and make accommodations for the ATP, including the grading for the ATP, all as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 27/2019
October 25, 2019

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

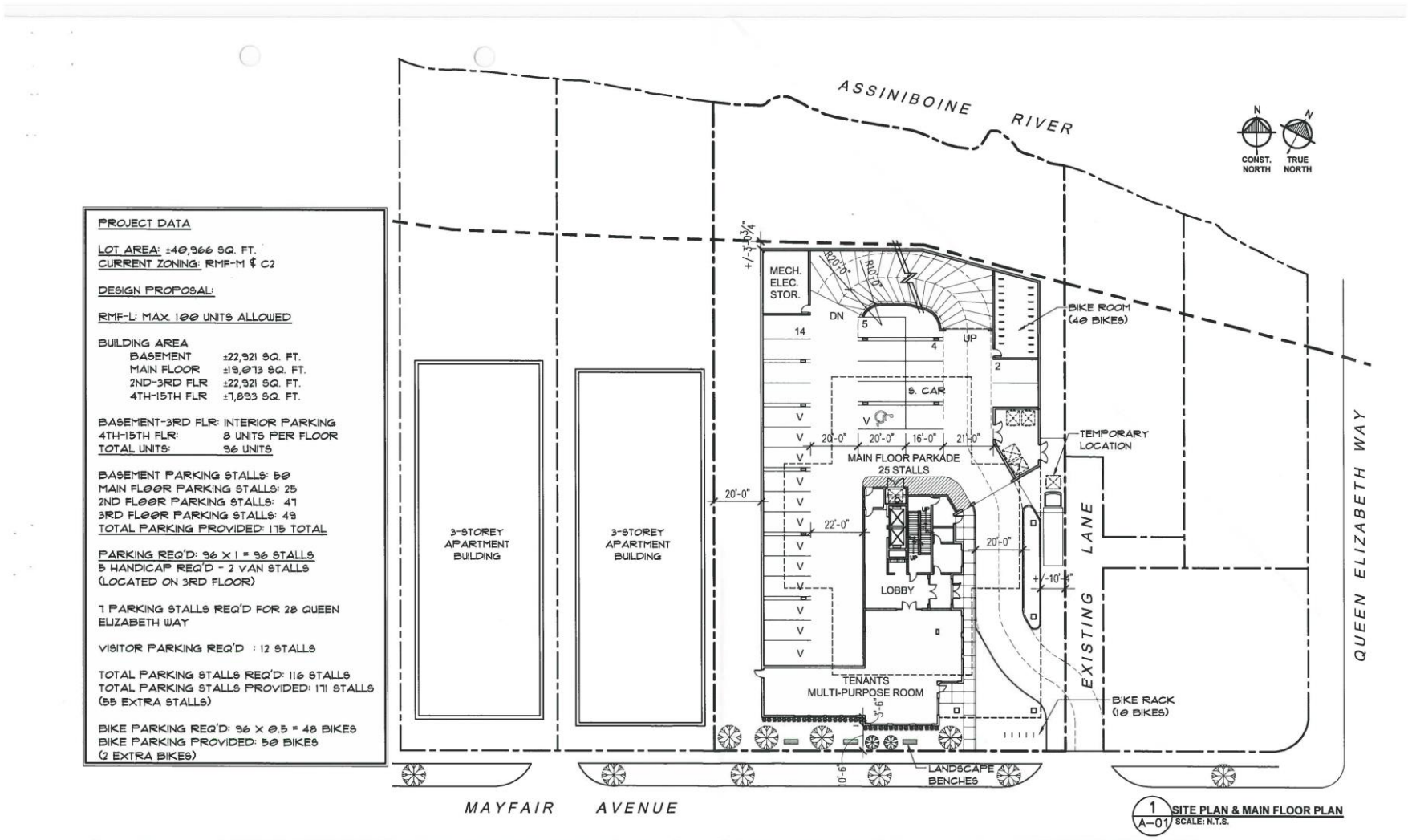
"Original Signed by D. Beaton, M.L. Arch"
D. Beaton, M.L. Arch,
Parks & Urban Design Division

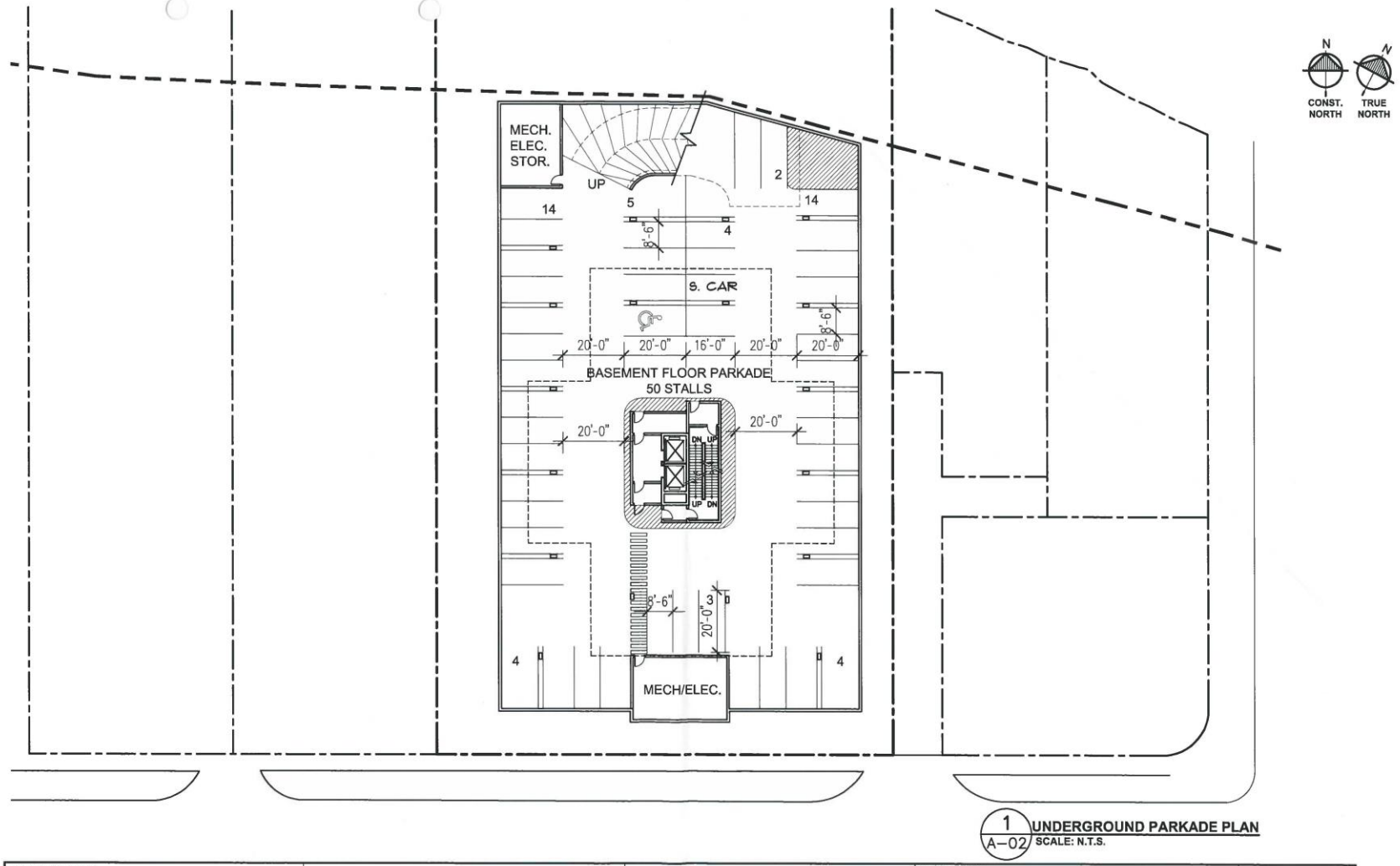
"Original Signed by K. Thiessen"
K. Thiessen, P. Eng.,
Riverbank Management Engineer

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

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

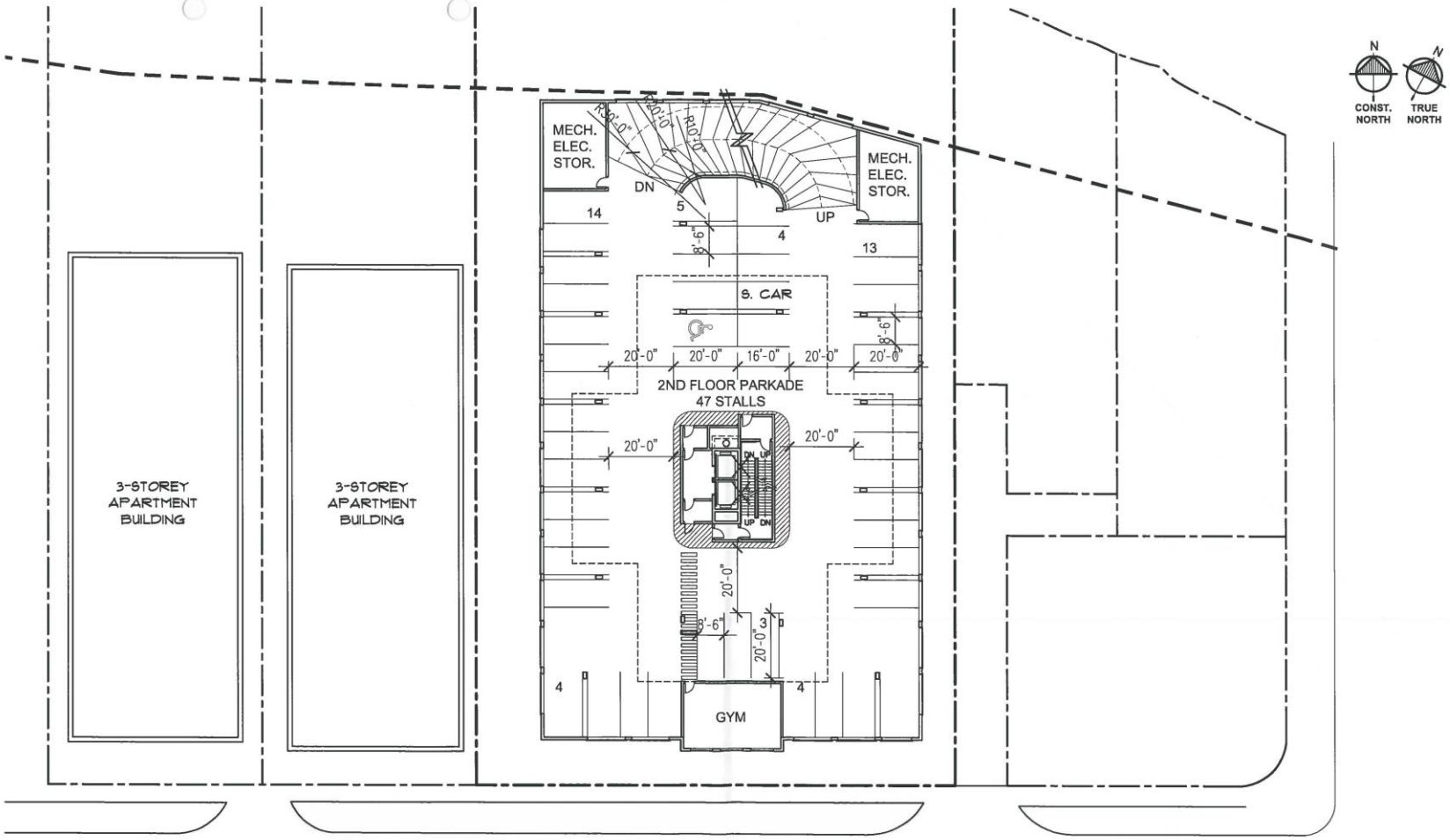
Exhibit " 8 " referred to in File DASZ 27/2019





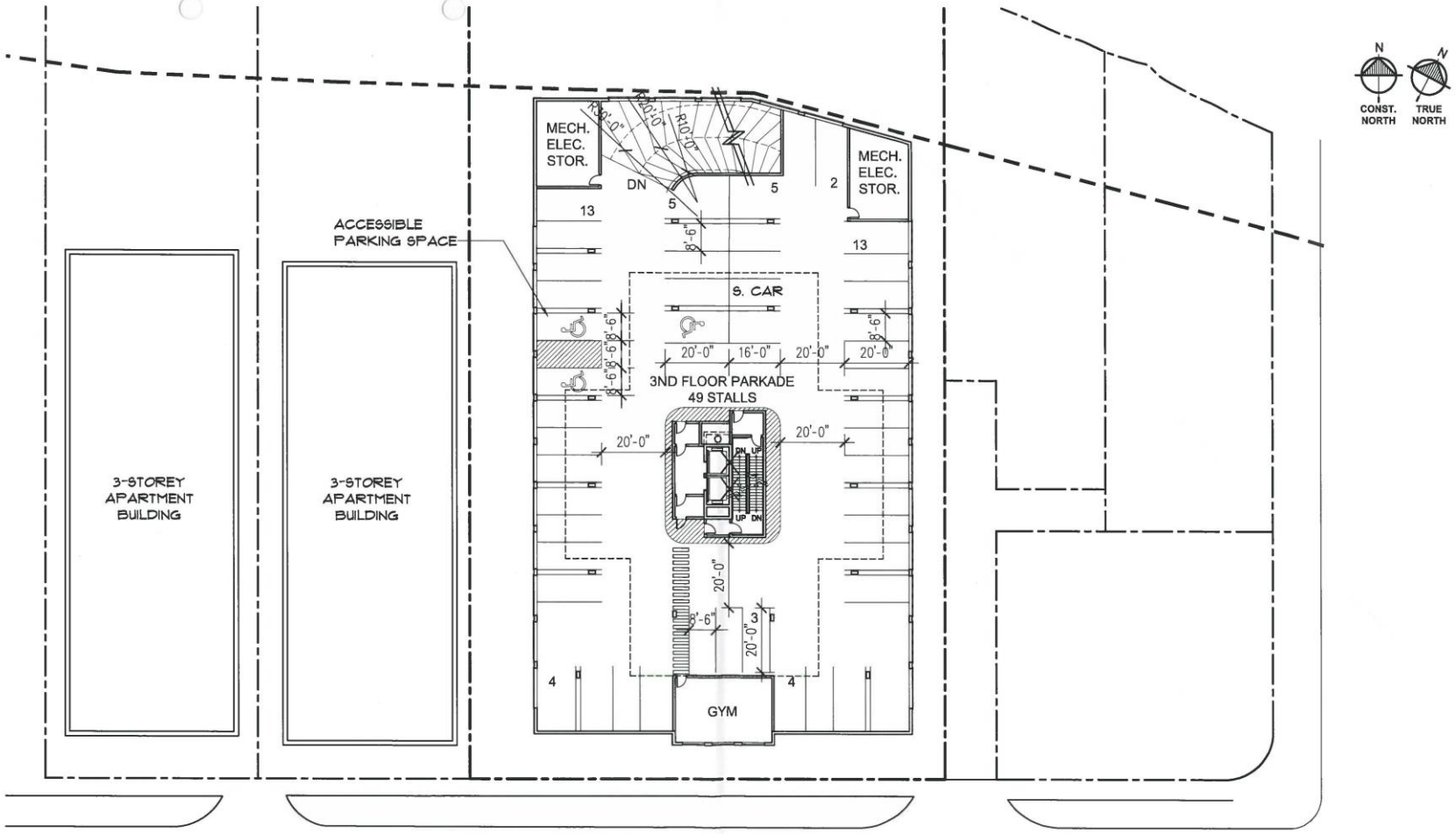
1 A–02 **UNDERGROUND PARKADE PLAN**
SCALE: N.T.S.

REVISION/ISSUANCE	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898	PROJECT TITLE 109 MAYFAIR AVENUE WINNIPEG, MB	SHEET NO. A-02
ISSUED FOR CLIENT REVIEW - JUNE 14/2018 ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018 ISSUED FOR ZONING REVIEW - MAY 24/2019 ISSUED FOR ZONING REVIEW - JUNE 20/2019	PROJECT NO. 18-008 | DATE JUNE 20, 2019 | SCALE N.T.S. | DRAWN BY PN/JP	DRAWING TITLE UNDERGROUND PARKADE PLAN	REFER TO DRAWING A-XX



1 / A-03 **2ND FLOOR PARKADE PLAN**
SCALE: N.T.S.

REVISION/ISSUANCE ISSUED FOR CLIENT REVIEW - JUNE 14/2018 ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018 ISSUED FOR ZONING REVIEW - MAY 24/2019 ISSUED FOR ZONING REVIEW - JUNE 20/2019	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8858			PROJECT TITLE 109 MAYFAIR AVENUE WINNIPEG, MB	SHEET NO. A-03
		PROJECT NO. 18-008	DATE JUNE 20, 2019	SCALE N.T.S.	DRAWN BY PN/JP	DRAWING TITLE 2ND FLOOR PARKADE PLAN	REFER TO DRAWING A-XX



1 / A-04 **3RD FLOOR PARKADE PLAN**
SCALE: N.T.S.

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - JUNE 14/2018
ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018
ISSUED FOR ZONING REVIEW - MAY 24/2019
ISSUED FOR ZONING REVIEW - JUNE 28/2019

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ARCHITECTURE INTERIORS
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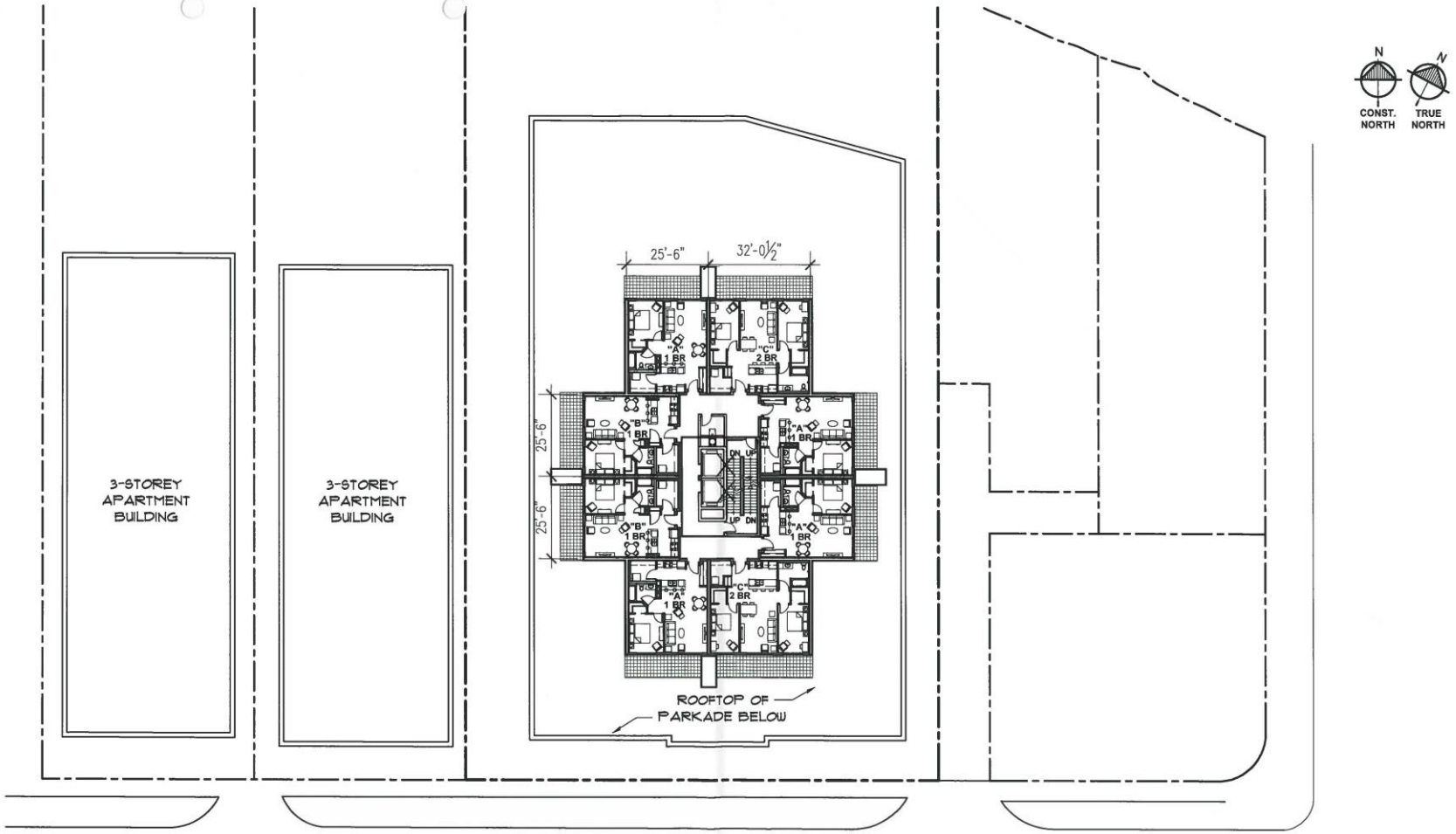
PROJECT NO.	DATE	SCALE	DRAWN BY
18-998	JUNE 28, 2019	N.T.S.	PN/JP

PROJECT TITLE
109 MAYFAIR AVENUE
WINNIPEG, MB

DRAWING TITLE
3RD FLOOR PARKADE PLAN

SHEET NO.
A-04

REFER TO DRAWING
A-XX



1 / A-05 TYPICAL 4TH-15TH FLOOR PLAN
SCALE: N.T.S.

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - JUNE 14/2018
ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018
ISSUED FOR ZONING REVIEW - MAY 24/2019
ISSUED FOR ZONING REVIEW - JUNE 20/2019

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T. (204) 453-8898

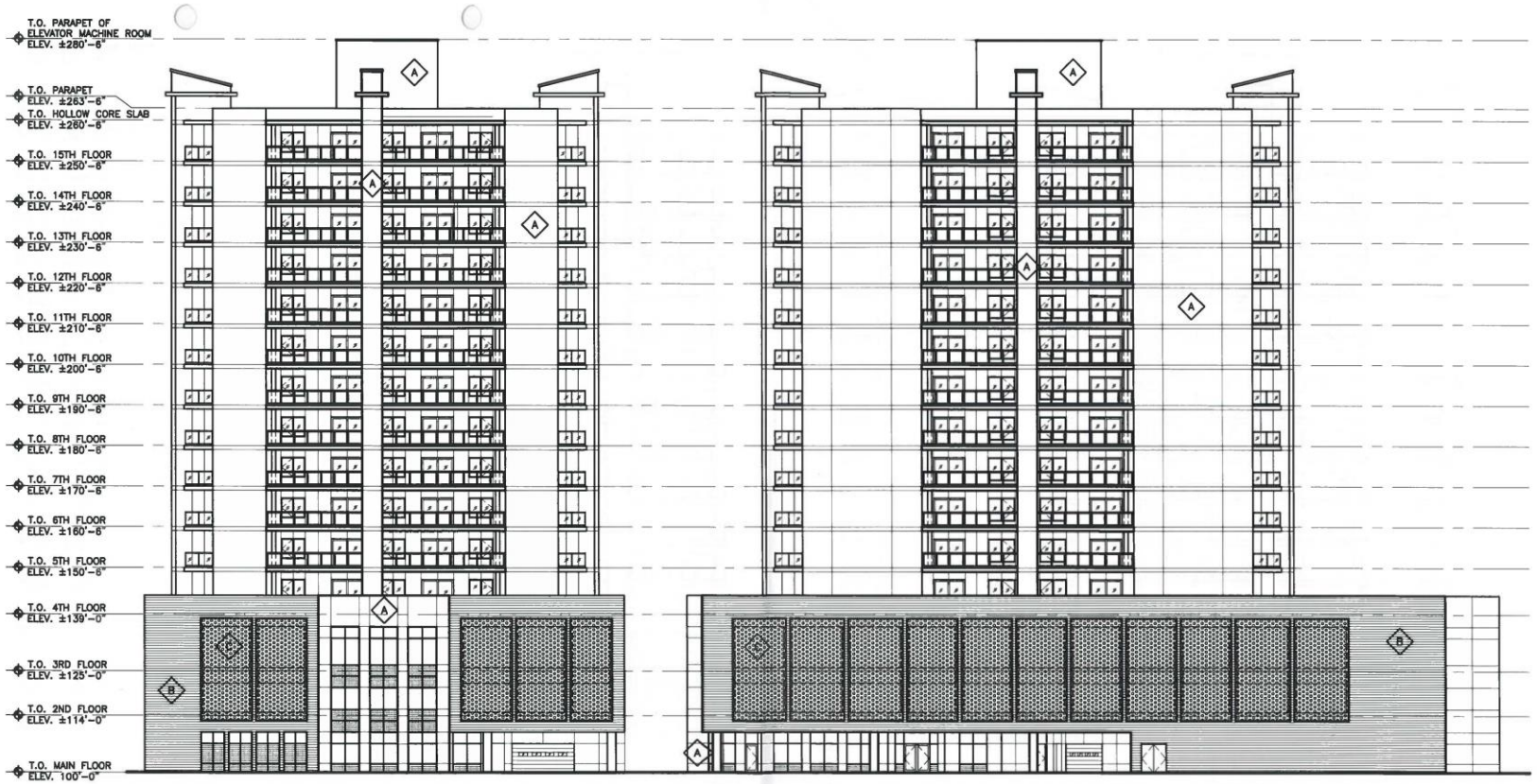
PROJECT NO.	DATE	SCALE	DRAWN BY
18-008	JUNE 20, 2019	N.T.S.	PN/JP

PROJECT TITLE
109 MAYFAIR AVENUE
WINNIPEG, MB

DRAWING TITLE
TYPICAL 4TH-15TH FLOOR PLAN

SHEET NO.
A-05

REFER TO DRAWING
A-XX



1 / A-06 **SOUTH BUILDING ELEVATION**
SCALE: N.T.S.

2 / A-06 **EAST BUILDING ELEVATION**
SCALE: N.T.S.

EXTERIOR FINISH MATERIAL LEGEND:

- A — PRE-FINISHED METAL PANEL
- B — PRE-CAST CONCRETE PANEL
- C — PERFORATED CORTEN STEEL PANEL

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - JUNE 14/2018
ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018
ISSUED FOR ZONING REVIEW - MAY 24/2019
ISSUED FOR ZONING REVIEW - JUNE 20/2019

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OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8858

PROJECT NO.	DATE	SCALE	DRAWN BY
18-008	JUNE 20, 2019	N.T.S.	PN/JP

PROJECT TITLE
109 MAYFAIR AVENUE
WINNIPEG, MB

DRAWING TITLE
SOUTH/EAST BUILDING ELEVATIONS

SHEET NO.
A-06

REFER TO DRAWING
A-XX



1 / A-07 **WEST BUILDING ELEVATION**
SCALE: N.T.S.

EXTERIOR FINISH MATERIAL LEGEND:

- A — PRE-FINISHED METAL PANEL
- B — PRE-CAST CONCRETE PANEL
- C — PERFORATED CORTEN STEEL PANEL

2 / A-07 **NORTH BUILDING ELEVATION**
SCALE: N.T.S.

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - JUNE 14/2018
ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018
ISSUED FOR ZONING'T REVIEW - MAY 24/2019
ISSUED FOR ZONING'T REVIEW - JUNE 20/2019

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T. (204) 453-8858

PROJECT NO.	DATE	SCALE	DRAWN BY
18-008	JUNE 20, 2019	N.T.S.	PN/JP

PROJECT TITLE
109 MAYFAIR AVENUE
WINNIPEG, MB

DRAWING TITLE
NORTH/WEST BUILDING ELEVATIONS

SHEET NO.
A-07

REFER TO DRAWING
A-XX



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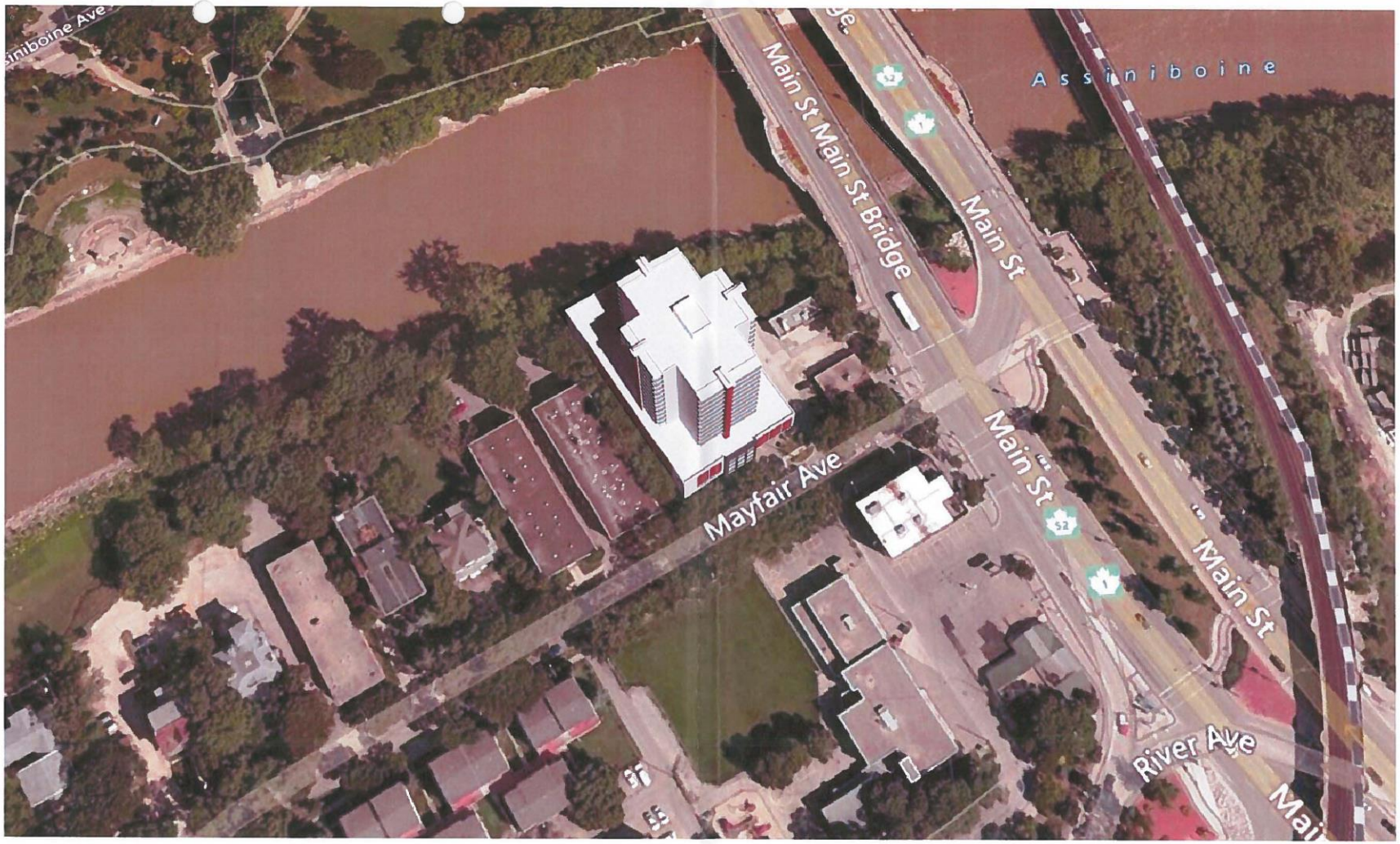
ISSUED FOR CLIENT REVIEW - JUNE 14/2018 ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018 ISSUED FOR ZONING REVIEW - MAY 24/2019 ISSUED FOR ZONING REVIEW - JUNE 20/2019	PROJECT NO.: 18-008 | DATE: JUNE 20, 2019 | SCALE: N.T.S. | DRAWN BY: PN/JP	DRAWING TITLE STREET VIEW FROM MAYFAIR AVE	REFER TO DRAWING A-XX



REVISION/ISSUANCE ISSUED FOR CLIENT REVIEW - JUNE 14/2018 ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018 ISSUED FOR ZONING REVIEW - MAY 24/2019 ISSUED FOR ZONING REVIEW - JUNE 20/2019	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8838			PROJECT TITLE 109 MAYFAIR AVENUE WINNIPEG, MB	SHEET NO. A-09
		PROJECT NO. 18-008	DATE JUNE 20, 2019	SCALE N.T.S.	DRAWN BY PN/JP	DRAWING TITLE AERIAL VIEW	REFER TO DRAWING A-XX



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ISSUED FOR CLIENT REVIEW - JUNE 14/2018 ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018 ISSUED FOR ZONINGT REVIEW - MAY 24/2019 ISSUED FOR ZONINGT REVIEW - JUNE 20/2019	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-8838	109 MAYFAIR AVENUE WINNIPEG, MB	A-10
		PROJECT NO. 18-005 / DATE JUNE 20, 2019 / SCALE N.T.S. / DRAWN BY PN/JP	DRAWING TITLE AERIAL VIEW	REFER TO DRAWING A-XX



REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - JUNE 14/2018
ISSUED FOR CLIENT REVIEW - SEPTEMBER 17/2018
ISSUED FOR ZONING REVIEW - MAY 24/2019
ISSUED FOR ZONING REVIEW - JUNE 20/2019

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OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8838

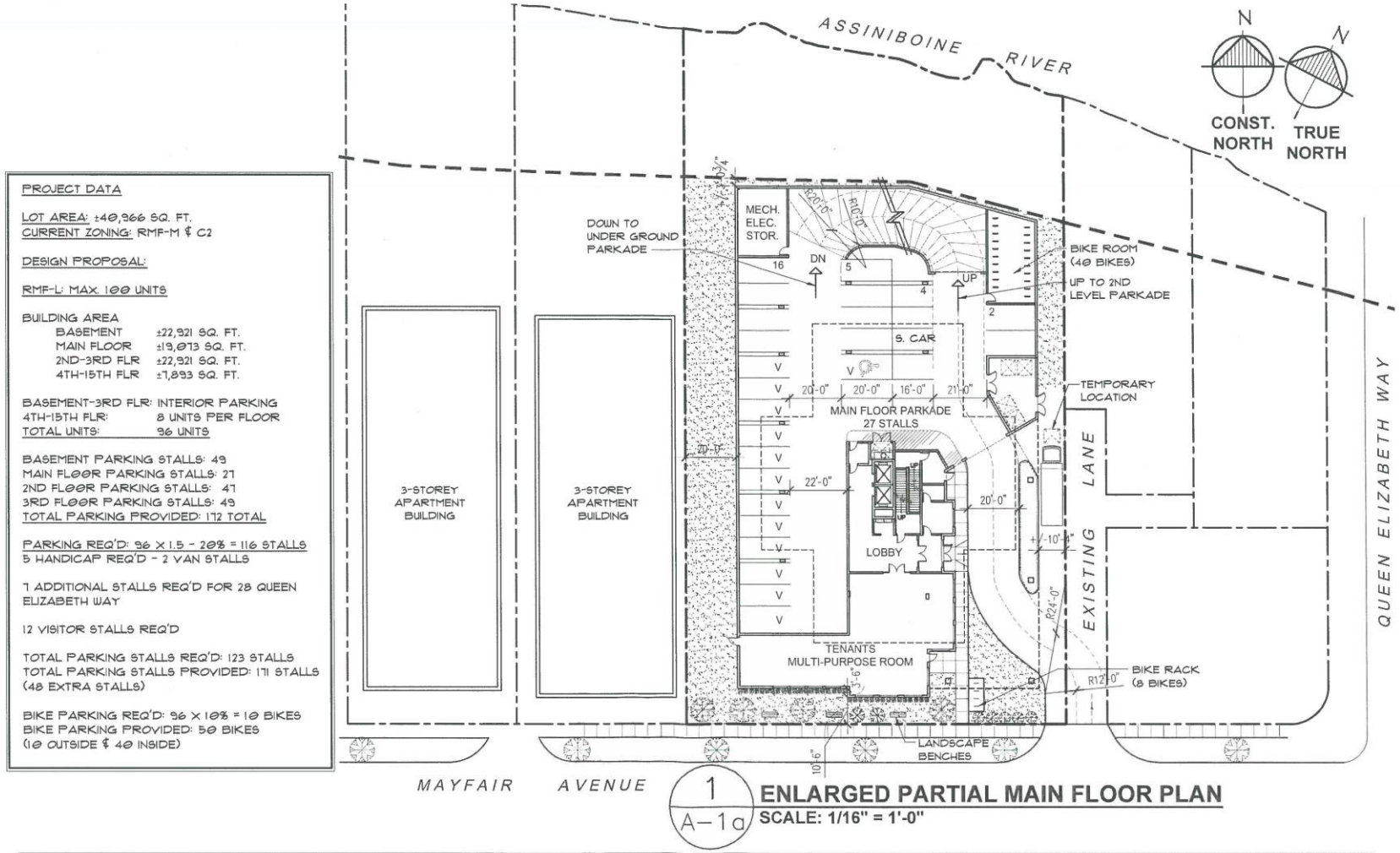
PROJECT NO.	DATE	SCALE	DRAWN BY
18-008	JUNE 20, 2019	N.T.S.	PN/JP

PROJECT TITLE
109 MAYFAIR AVENUE
WINNIPEG, MB

DRAWING TITLE
AERIAL VIEW

SHEET NO.
A-11

REFER TO DRAWING
A-XX



1
A–1a

ENLARGED PARTIAL MAIN FLOOR PLAN

SCALE: 1/16" = 1'-0"

PROJECT DATA

LOT AREA: ±40,366 SQ. FT.
CURRENT ZONING: RMF-M & C2

DESIGN PROPOSAL:

RMF-L: MAX. 100 UNITS

BUILDING AREA

BASEMENT	±22,921 SQ. FT.
MAIN FLOOR	±19,073 SQ. FT.
2ND-3RD FLR	±22,921 SQ. FT.
4TH-15TH FLR	±7,893 SQ. FT.

BASEMENT-3RD FLR: INTERIOR PARKING
4TH-15TH FLR: 8 UNITS PER FLOOR
TOTAL UNITS: 96 UNITS

BASEMENT PARKING STALLS: 49
MAIN FLOOR PARKING STALLS: 27
2ND FLOOR PARKING STALLS: 47
3RD FLOOR PARKING STALLS: 49
TOTAL PARKING PROVIDED: 172 TOTAL

PARKING REQ'D: 96 X 1.5 - 20% = 116 STALLS
5 HANDICAP REQ'D - 2 VAN STALLS

7 ADDITIONAL STALLS REQ'D FOR 28 QUEEN ELIZABETH WAY

12 VISITOR STALLS REQ'D

TOTAL PARKING STALLS REQ'D: 123 STALLS
TOTAL PARKING STALLS PROVIDED: 171 STALLS
(48 EXTRA STALLS)

BIKE PARKING REQ'D: 96 X 10% = 10 BIKES
BIKE PARKING PROVIDED: 50 BIKES
(10 OUTSIDE & 40 INSIDE)

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW - JUNE 20/2019
ISSUED FOR ZONING REVIEW - JUNE 26/2019
ISSUED FOR ZONING REVIEW - AUGUST 02/2019
ISSUED FOR ZONING REVIEW - AUGUST 09/2019

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OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8838

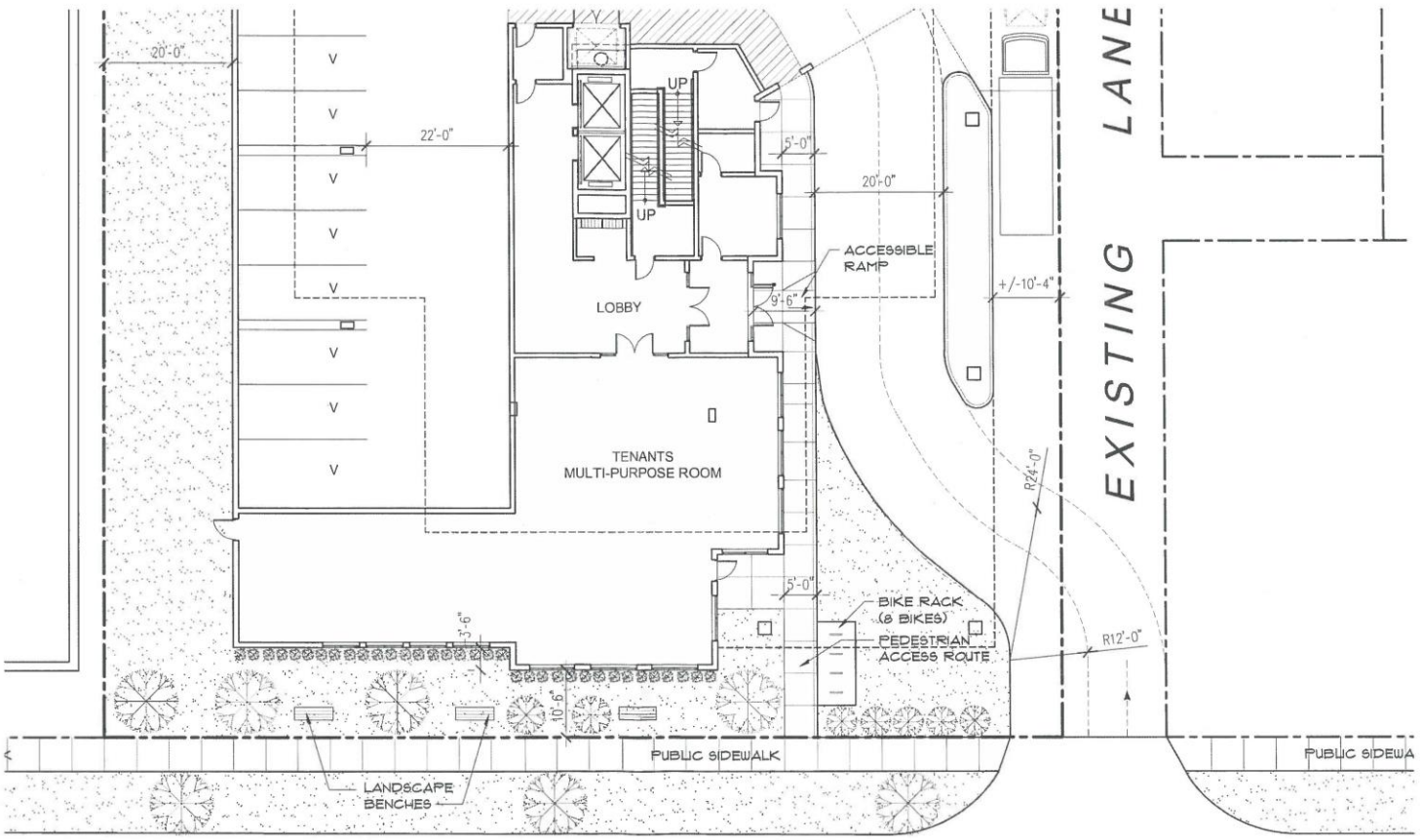
PROJECT TITLE
109 MAYFAIR AVENUE
WINNIPEG, MB

PROJECT NO.	DATE	SCALE	DRAWN BY
18-008	AUG 09, 2019	N.T.S.	PN/JP

DRAWING TITLE
SITE PLAN & MAIN FLOOR PLAN

SHEET NO.
A-01

REFER TO DRAWING
A-XX



1 / A–1a **ENLARGED PARTIAL MAIN FLOOR PLAN**

SCALE: 1/16" = 1'-0"

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW - JUNE 20/2019
ISSUED FOR ZONING REVIEW - JUNE 26/2019
ISSUED FOR ZONING REVIEW - AUGUST 02/2019
ISSUED FOR ZONING REVIEW - AUGUST 09/2019

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THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.

OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8838

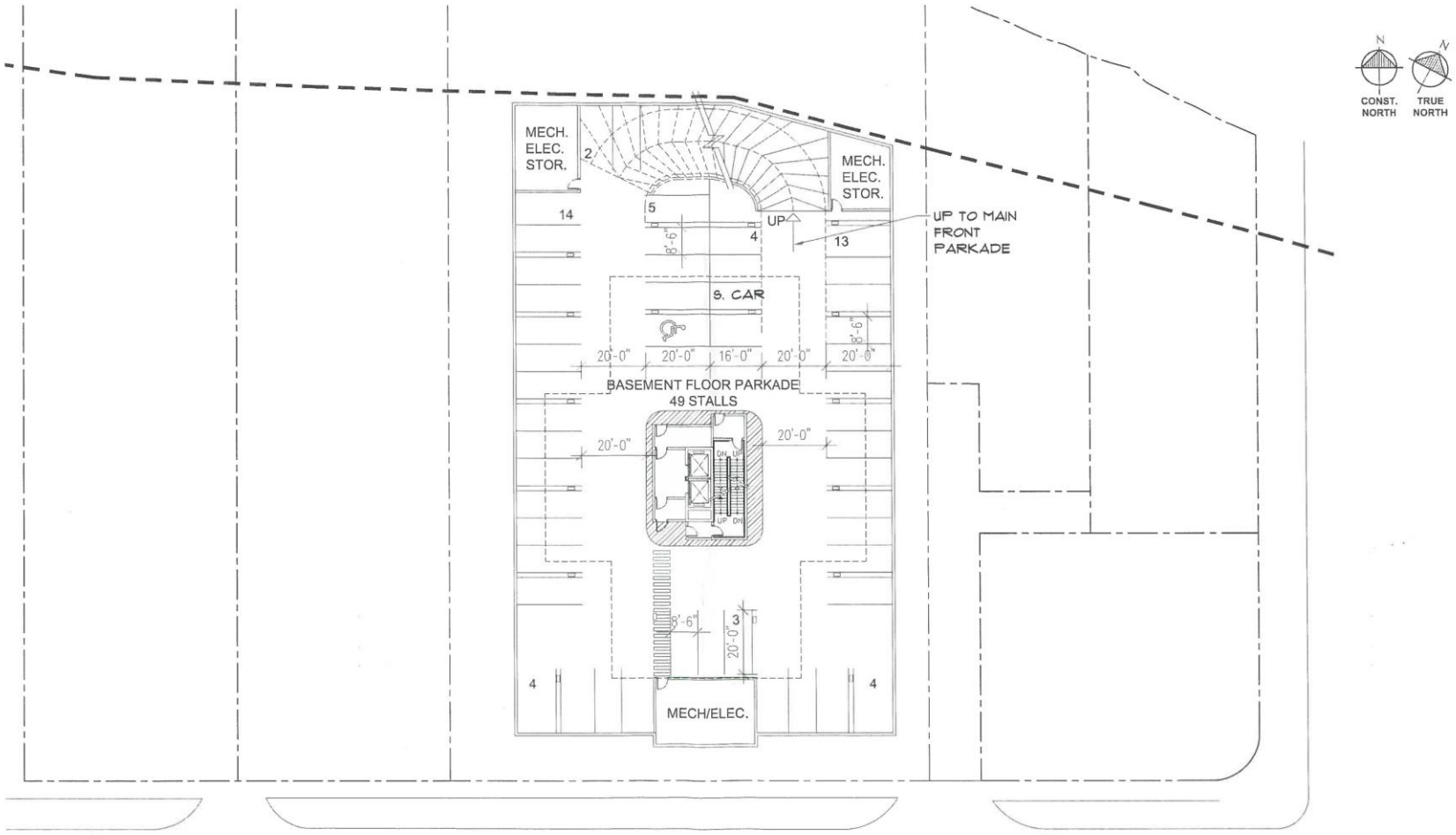
PROJECT NO	DATE	SCALE	DRAWN BY
18-008	AUG 09, 2019	N.T.S.	PN/JP

PROJECT TITLE
109 MAYFAIR AVENUE
WINNIPEG, MB

DRAWING TITLE
EN. PARTIAL MAIN FLOOR PLAN

SHEET NO.
A-1a

REFER TO DRAWING
A-XX



1 / A-02 **UNDERGROUND PARKADE PLAN**
SCALE: N.T.S.

REVISION/ISSUANCE ISSUED FOR ZONING REVIEW - JUNE 20/2019 ISSUED FOR ZONING REVIEW - JUNE 26/2019 ISSUED FOR ZONING REVIEW - AUGUST 02/2019 ISSUED FOR ZONING REVIEW - AUGUST 09/2019	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8838			PROJECT TITLE 109 MAYFAIR AVENUE WINNIPEG, MB	SHEET NO. A-02
		PROJECT NO. 18-008	DATE AUGUST 09, 2019	SCALE N.T.S.	DRAWN BY PN/JP	DRAWING TITLE UNDERGROUND PARKADE PLAN	REFER TO DRAWING A-XX