Agenda – Council – January 30, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 6, 2020

Item No. 4 Subdivision and Rezoning – 307 and 315 Talbot Avenue (Elmwood-East Kildonan Ward) File DASZ 34/2019 [c/r DAV 184885/2019D]

STANDING COMMITTEE RECOMMENDATION:

On January 21, 2020, 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 34/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 18, 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.

   A. *Deleted.*

2. That Caveat No. 245144 be discharged as it affects Lot 26, Plan 29374.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMU" Residential Mixed Use District as shown on the map dated November 18, 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. principal buildings
         b. accessory parking areas
         c. driveways
         d. walkways
         e. garbage enclosures
         f. in-ground garbage and recycling containers
         g. fencing
         h. landscaping
         i. free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 6, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

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 building height shall be 50 feet.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 3.A and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. 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 34/2019, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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.

7. 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 – January 6, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

8. 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.

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 8 and 9 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.

12. That the variance order under File DAV 19-184885D 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 34/2019.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 6, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 21, 2020, 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 January 6, 2020, 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 December 4, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Delete Recommendation 1.A. in its entirety;

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

PUBLIC HEARING SUMMARY

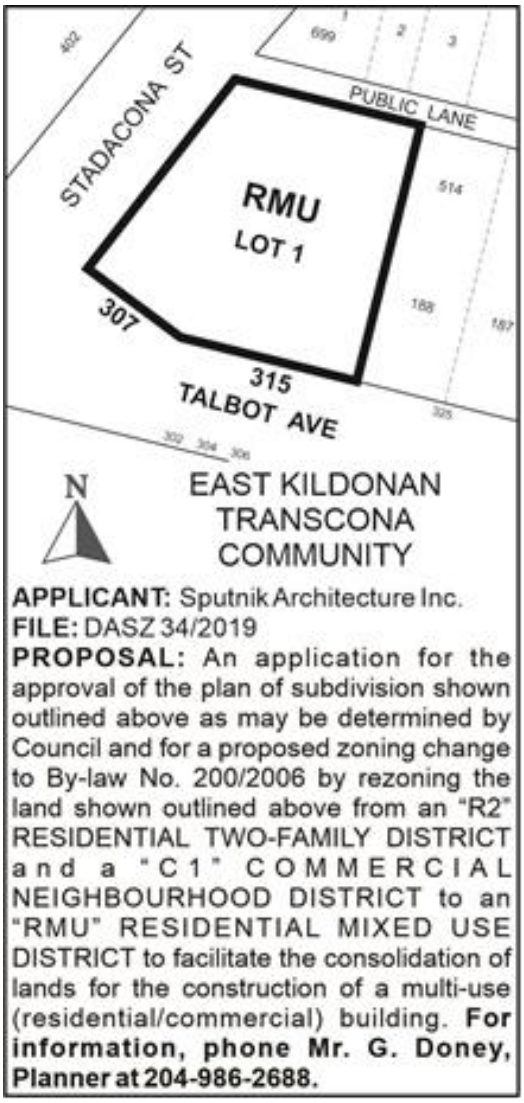
File: DASZ 34/2019

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

Public Hearing: December 4, 2019
Council Building, 510 Main Street

Applicant: Joshua Adria, Sputnik Architecture

Subject:



Premises Affected: 307 and 315 Talbot Avenue

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

Prepared by: Tamara Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: December 12, 2019

Community Committee Recommendation:

On December 4, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 34/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 18, 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.

   ~~***A. That the Developer shall, at no expense to the City, legally open property required for a 1.373 metres (4.5 feet) widening to the existing east-west public lane right-of-way, along the full length of the Planned Area abutting the existing east-west public lane, as determined by and to the satisfaction of the Director of Public Works.***~~

2. That Caveat No. 245144 be discharged as it affects Lot 26, Plan 29374.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMU" Residential Mixed Use District as shown on the map dated November 18, 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. principal buildings
         b. accessory parking areas
         c. driveways
         d. walkways
         e. garbage enclosures

f. in-ground garbage and recycling containers
g. fencing
h. landscaping
i. 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 building height shall be 50 feet.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 3.A and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. 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 34/2019, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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.

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

8. 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.

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 8 and 9 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.

12. That the variance order under File DAV 19-184885D 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 34/2019.

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

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

1. Look it's an excellent project. One might say the most vulnerable place in my neighbourhood, in our neighbourhood, this neighbourhood that I share with Riverwood church and its community members. I've lived in smaller places. I've eaten in food banks. This is what Riverwood provides for us in this area of our community and we are doing something that I would say is experimental, it's edgy, but it's really important. If anyone is going to do this with the best of intentions, it's Riverwood church, so we've got to try, we are the 21st century, no one has answers to some of the problems we have, I mean, I'd like to think we do, but in order to find out what those solutions are we have to try things, and Riverwood is trying something here which is very worthy but in doing so, it has to do with the realities of physical space and how it applies to city by-laws. So here we are having to have this little chat and trying to figure out how the requirements having an excellent building and trying to get as much out of this building as we can, fits with the feel or environment, the safety, the back alley, things like this. It looks like we've come to something that is possible, so we need to try this and I think it's important.

2. So I'm going out on a limb here in terms of the number, in terms of the rezoning for the subdivision, in terms of its density and in terms of the dimensions of these units but it's not something I haven't experienced for myself – I have, so I know it's possible. On such

a scale as before the units alright this is certainly a challenge, but we also know as explained today that it is also possible to knock out a lot of these walls to have larger units if that ends up being the necessity as time goes on. On that basis, the subdivision and rezoning for this apartment is justified.

Exhibits Filed:

1. Application dated September 26, 2019 and November 5, 2019
2. Notification of Public Hearing dated October 24, 2019
3. Manitoba Status of Titles 2963270/1, 2963271/1
4. Letter of authorization dated May 18, 2018, from the Board of Directors of Riverwood Church Community to Laurence Fernandez, Executive Pastor of Riverwood Church Community
5. Letter of authorization dated January 16, 2019 from Laurence Fernandez, Executive Pastor of Riverwood Church Community to Joshua Adria
6. Surveyor's Building Location Certificate and sketch dated December 21, 2018
7. Caveat 245144/1
8. Plans (10 pages)
9. Additional Site Plans with Keynotes (4 pages)
10. Report from the Urban Planning Division dated November 18, 2019
11. Inspection Report
12. Recording of Representations

REPRESENTATIONS:

In Support:
Joshua Adria
Lawrence Bird
Jon Courtney
Peter Hargraves

In Opposition:
Nil

For Information:
Nil

For the City:
G. Doney, Senior Planner, Planning, Property and Development

Exhibit "10" referred to in File DASZ 34/2019

ADMINISTRATIVE REPORT

Title: DASZ 34/2019 – 307 and 315 Talbot Ave.

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

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
Glen Doney, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 34/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 18, 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, at no expense to the City, legally open property required for a 1.373 metres (4.5 feet) widening to the existing east-west public lane right-of-way, along the full length of the Planned Area abutting the existing east-west public lane, as determined by and to the satisfaction of the Director of Public Works.

2. That Caveat No. 245144 be discharged as it affects Lot 26, Plan 29374.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMU" Residential Mixed Use District as shown on the map dated November 18, 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:
         - principal buildings;
         - accessory parking areas;
         - driveways;

- walkways;
- 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 building height shall be 50 feet.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 3.A and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. 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 34/2019, as determined by the City's Director of Planning, Property and Development.

5. 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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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 8 and 9 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.

12. That the variance order under File DAV 19-184885D 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 34/2019.

REASONS FOR REPORT

This report is required because a proposed plan of subdivision and rezoning requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

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.

CONSULTATION

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

SUBMITTED BY

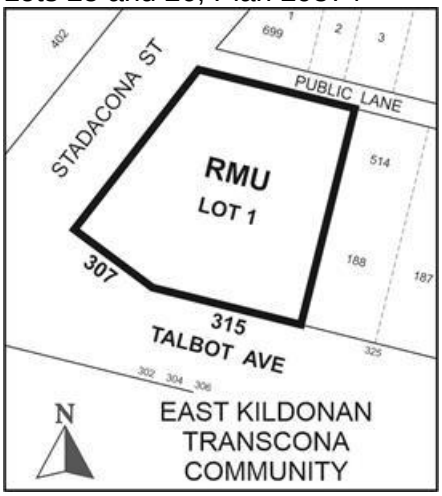
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	November 18, 2019
File No.	DASZ 34/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 34/2019, East Kildonan – Transcona Community Committee, dated November 18, 2019**
- **Schedule "B,"** Report of the Administrative Coordinating Group dated October 23, 2019

APPENDIX "A," PLANNING DISCUSSION

DATE:	November 18, 2019
FILE:	**DASZ 34/2019**
RELATED FILES:	DAV 19-184885D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	401 (Chalmers)
SUBJECT:	Proposed Plan of Subdivision and Rezoning to Accommodate a Proposed Multi-Family Dwelling and a Proposed Restaurant
LOCATION:	307 and 315 Talbot Avenue
LEGAL DESCRIPTION:	Lots 25 and 26, Plan 29374



APPLICANT:	Sputnik Architecture Inc. (Joshua Adria) Unit 1, 120 Scott St. Winniepg, MB R3L 0K8
OWNERS:	Riverwood Church Community Inc. 325 Talbot Ave.
RECOMMENDATION:	Approval Subject to Conditions

SITE DESCRIPTION

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

- is at 307 and 315 Talbot Avenue, immediately east of Stadacona Street;
- is in the Elmwood – East Kildonan Ward;
- consist of Lots 25 and 26 of Plan 29374, which have a total area of 19,215 square feet;

- contains a vacant, one-storey building, approximately 13 feet in height, that encroaches less than two inches into the abutting Public Street Right-of-Ways (Stadacona and Talbot) and a billboard sign;
- is partly zoned “C1” Commercial Neighbourhood and partly zoned “R2” Residential Two-Family; and
- is in a Neighbourhood Mixed-Use Corridor Policy Area of *OurWinnipeg* and *Complete Communities*.

Also of note is that a zoning agreement (established under rezoning File DAZ 206/1976) applies to Lot 26 of the site. This zoning agreement overly limits the uses on Lot 26.

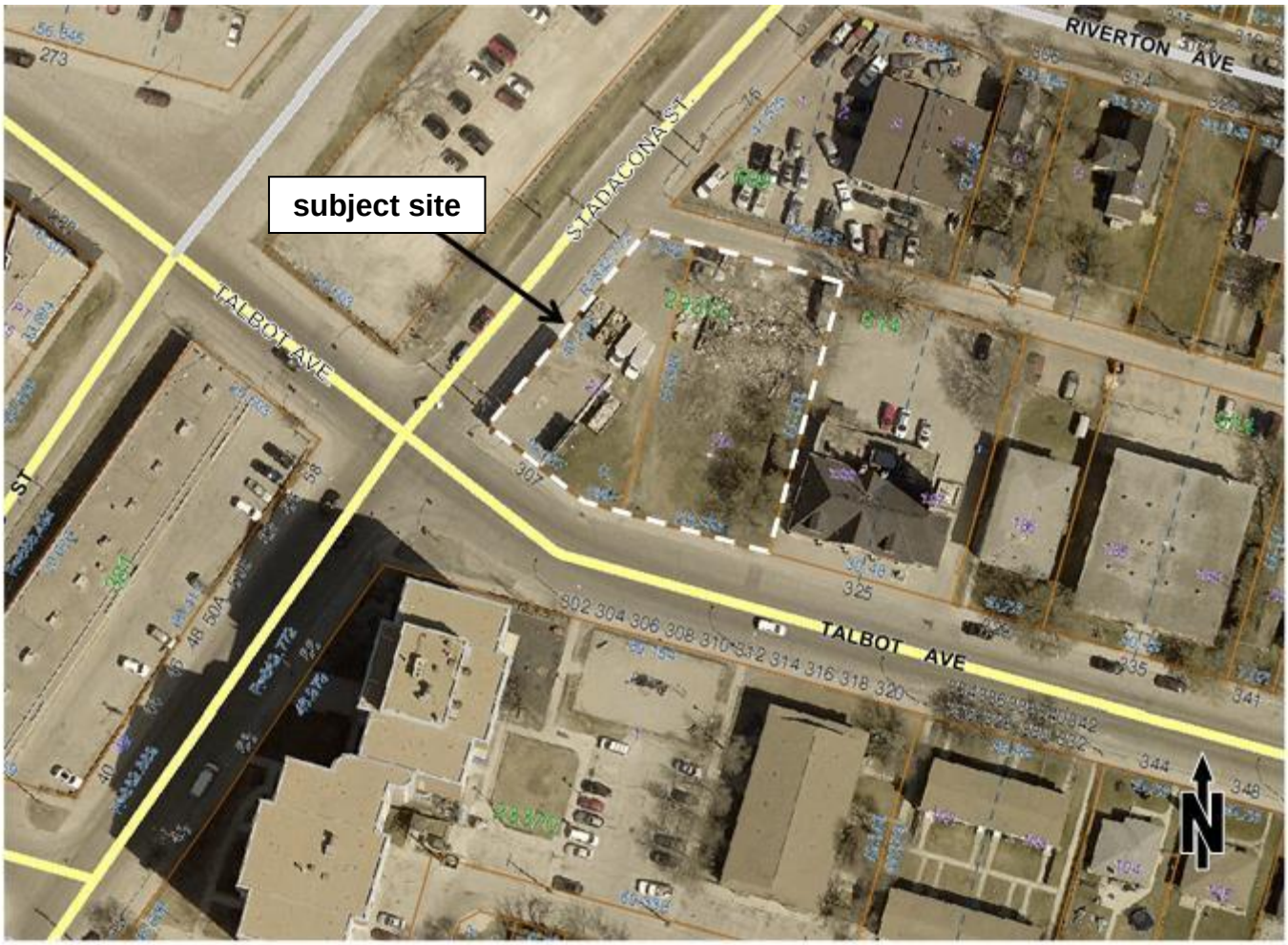


Figure 1: 2018 Aerial Photography and Assessment Parcels



Figure 2: Looking North, Image Derived from 2018 Aerial Photography

SURROUNDING LAND USE AND ZONING

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

North: a public lane that is only 16 feet wide, then a motor-vehicle repair shop zoned “C2” Commercial Community.

East: a place-of-worship in a former fire station zoned “R2” Residential Two-Family, which is owned by the owners of the subject site (who are the proponents of the proposal).

South: Talbot Avenue then a property containing 124 dwelling units in two buildings, one being two storeys and the other being 11 storeys, zoned “RMF-L” Residential Multi-Family (Large).

West: Stadacona Street then a surface parking lot zoned “C1” Commercial Neighbourhood, “C2,” “R2” and “RMF-M” Residential Multi-Family (Medium).

It is also of note that six bus routes have stops near the site – some at the corner of Talbot Avenue and Stadacona Street and some at the corner of Nairn Avenue and Stadacona Street.

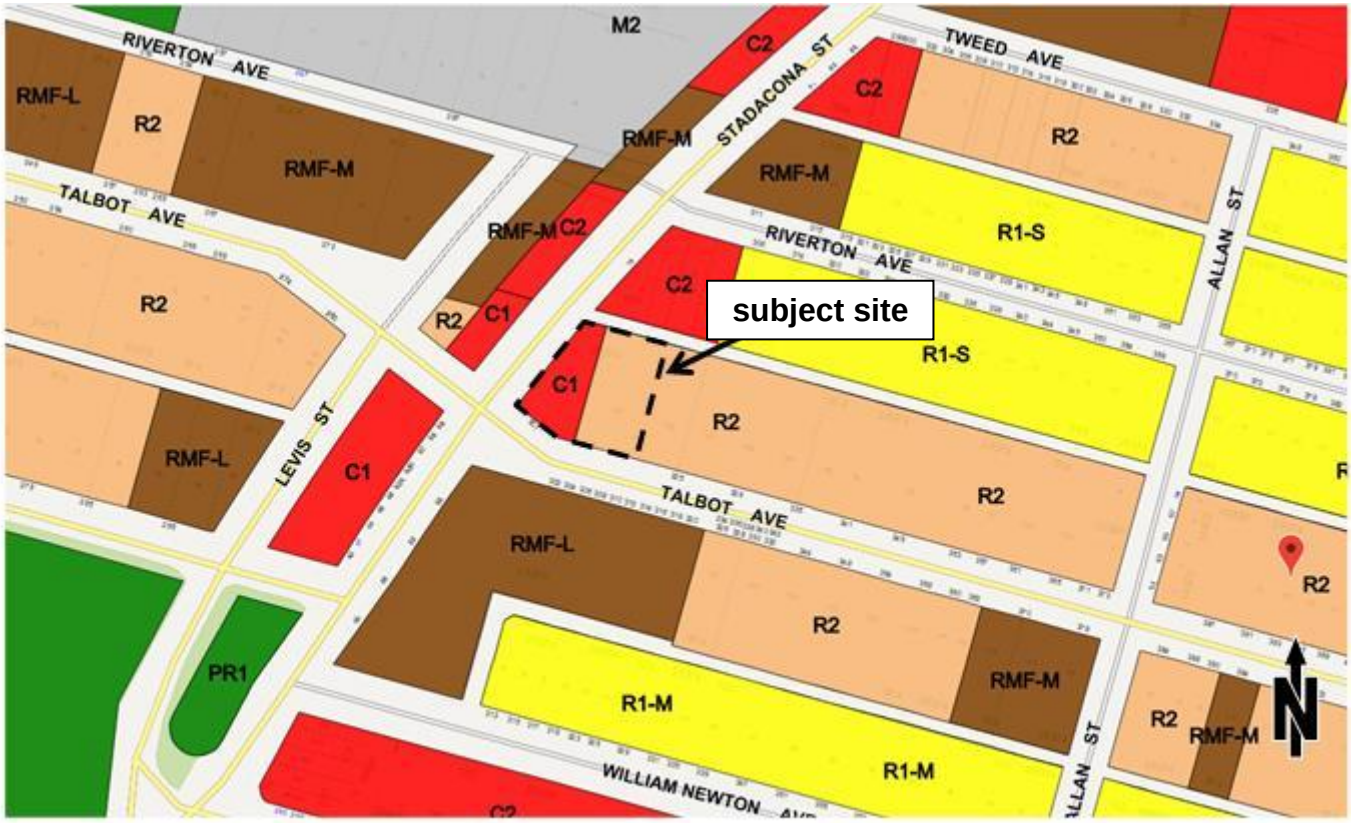


Figure3: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal includes:

- the removal of the billboard sign and its supporting structure;
- the redevelopment of the existing one-storey building into a restaurant;
- the construction of an addition to the existing building that would be partly one-storey and mostly four-storeys;
- the construction of
  - nine parking spaces, 20 feet in length, directly accessible from the abutting public lane,
  - a three-foot wide walkway, extending from the parking spaces to the public sidewalk in the Stadacona Street Public Right-of-Way and
  - a garbage enclosure; and
- the establishment of trees and shrubs around the proposed addition and secure bicycle parking for visitors.

If approved for redevelopment and the redevelopment proceeds, the existing building would have several windows facing Stadacona and several windows and a main entrance facing Talbot Avenue.

The proposed addition would:

- have several windows and a main entrance facing Stadacona and several windows facing Talbot, but the four storey portion would not have any ground floor windows facing Talbot Avenue;
- be partly one storey (approximately 13 feet in height);
- be mostly four storeys (approximately 46 feet in height);
- be five feet from the western site limit, 33.5 feet from the eastern site limit and 23 feet from the northern site limit.
- include a set of stairs that
  - would be outside,
  - would be part of the four storey portion and
  - would be two feet from the southern site limit.

The proposed addition would contain:

- 40 dwelling units,
  - eight of which having an approximate floor area of 340 square feet,
  - 31 of which having an approximate floor area of 220 square feet and
  - one of which, the building manager's suite, having an approximate floor area of 560 square feet;
- a secure and weather protected area for residents' bicycles;
- common areas for residents, including a rooftop patio on the one storey portion; and
- a meeting room, two offices, a family room, a laundry room and a reception area.

The proposed plan of subdivision and rezoning (the subject of this report) are required to consolidate the site into one lot and to rezone the resulting lot to "RMU" Residential Mixed Use.

Variances are also needed to accommodate the proposed development, including a variance to permit the parking spaces to be 20 feet in length instead of 23 feet. A variance application has been submitted under File DAV 19-184885D. An administrative report on this application has also been submitted. It recommends that the aforementioned parking space variance be approved as-modified to permit a parking space length of 21 feet instead of 23 feet.

PURPOSE OF THE PROPOSED DEVELOPMENT

The letter of intent states that the purpose of the proposed development is to "*facilitate a community based mature level of sober living for individuals recovering from substance addition and/or homelessness*" and to support these individuals as they "*transition from shelters to market housing*."

It also states

- that the kitchen in the proposed restaurant would also be used to provide a meal program for residents; and
- that vocational training would be provided to some of the residents.

COLLABORATION

The proponents submitted a draft application and received feedback on their proposal from the Public Service in a letter dated April 24, 2019. This feedback included comments from Public Works. They noted that the northerly 1.373 metres (4.5 feet) of the site is required by the City to widen the public lane right-of-way to the immediate north.

This requirement is also a recommended condition of approval of the subject application (DASZ 34/2019), as stated in Schedule "B" to this report, which is the report of the Administrative Coordinating Group.

The proponents chose to not accommodate this requirement and so the applications they submitted do not taken into account this widening.

PUBLIC ENGAGEMENT

The subject application includes an e-mail from the proponents (who own the site), describing their public engagement. It states:

- that area residents and businesses were canvassed and were generally in support of the proposal; and
- that approximately 50 people who live near the site signed a form indicating their support of the proposal.

ANALYSIS AND ISSUES

As stated above:

- the Public Works Department requires the northerly 4.5 feet of the site in order to widen the public lane right-of-way immediately north of the site; and
- the Urban Planning Division recommends that the proposed parking spaces be 21 feet in length instead of the proposed 20 feet and instead of the required length of 23 feet.

In order to accommodate the public lane widening and a one foot increase to the length of the proposed parking spaces, without reducing the proposed addition's front yard, the depth of the proposed addition (measured perpendicular to the site's northern limit) would have to be reduced by 5.5 feet (one foot for the longer parking spaces and 4.5 feet for the public lane widening).

The analysis below considers the proposal as submitted by the applicant.

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 Key Direction of *OurWinnipeg* and *Complete Communities* regarding Centres and Corridors, including Neighbourhood Mixed-Use Corridors, states:

Focus a significant share of growth to Centres and Corridors in a manner that:

- *provides compact, mixed-use, high-quality urban development.*
- *concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.*
- *concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.*
- *encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design.*

Direction 1 of the Centres and Corridors section of *Complete Communities*, and four of the policies under that Direction state:

Develop Centres and Corridors as focal points, characterized by a mix of uses, higher density developments, opportunities for gathering and other social interaction and a high-level of accessibility through multiple modes of transportation.

- *Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.*
- *Support a range of housing opportunities in terms of type, tenure, unit size.*
- *Support active uses (such as retail and services) at street level and office and housing on the upper levels of multistorey developments.*
- *Mitigate the potential impacts of new development on neighbouring streets, parks and properties.*

The policies of *Complete Communities* that are specific to Neighbourhood Mixed-Use Corridors state:

Promote the location of new development within existing clusters of commercial or multiple family developments.

Support the minor intensification of Neighbourhood Mixed Use Corridors keeping in character with the surrounding neighbourhood.

The width of the existing public lane right-of-way is only 16 feet and the length of the proposed parking spaces would only be 20 feet. Public Works has indicated that, for the public lane to function properly, the public lane right-of-way has to be widened to 20.5 feet (6.25 metres). For the parking spaces to provide a reasonable level of safety for residents accessing the trunk of their vehicle, and some space for temporary snow storage, the length of the parking spaces should be at least 21 feet. Therefore, if the proposal is not modified accordingly, it would not comply with all of the aformentioned policies. Specifically, the proposal:

- would not optimize existing municipal infrastructure; and
- would not mitigate its potential impacts on the functioning of the abutting public lane.

By contrast, all the other aspects of the proposal generally comply with the aforementioned Directions and the other aforementioned policies because:

- the existing billboard would be removed;
- the proposed development would be compact and would include a fairly dense multi-family use and a commercial use;

- the existing building and the proposed addition would include, together, several windows facing Stadacona and several facing Talbot, one main entrance facing Stadacona and one facing Talbot;
- the proposed addition can be modified to include at least one ground floor window on the four storey portion facing Talbot Avenue;
- the existing and proposed additions' heights and setbacks from Stadacona and from Talbot would be at a scale that would enhance the streetscape;
- the site is well served by public transit;
- the site has access to the full range of municipal infrastructure and is in an established neighbourhood;
- the proposed dwelling units would add to the selection of new dwelling units in the neighbourhood because most of them would be fairly small when compared to typical new multi-family dwelling units.
- the small size of all but one of the proposed dwelling units and the quality and available of public transit suggest that many of the anticipated residents would not require a parking space on the site; and
- across Talbot Avenue from the site is a cluster of multiple-family dwellings containing 124 dwelling units mostly in an 11 storey building and partly in a two storey building.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends approval because the proposal can be modified to comply with *OurWinnipeg* and *Complete Communities*. The modifications that are required are as follows:

- The proposed plan of subdivision would have to show the public lane right-of-way widening (4.5 feet);
- The site plan would have to show the depth of the parking spaces as 21 feet, a rear yard of 24 feet and a front yard (to the proposed addition) of two feet; and
- The south elevation of the proposed addition, and the associated floor plan, would have to show at least one ground floor window on the four storey portion facing Talbot Avenue.

The Urban Planning and Design Division recommends the existing zoning agreement, which was established under rezoning File DAZ 206/1976, be discharged because it overly restricts how part of the property can be used and it does not include a plan approval requirement.

In order to ensure the proposed plan of subdivision is modified as described above, the first recommendation with-respect-to the subject application (DASZ 34/2019) states:

1. *That the subdivision under Development Application No. DASZ 34/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 18, 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, at no expense to the City, legally open property required for a 1.373 metres (4.5 feet) widening to the existing east-west public lane right-of-way, along the full length of the Planned Area abutting the existing east-west public lane, as determined by and to the satisfaction of the Director of Public Works.*

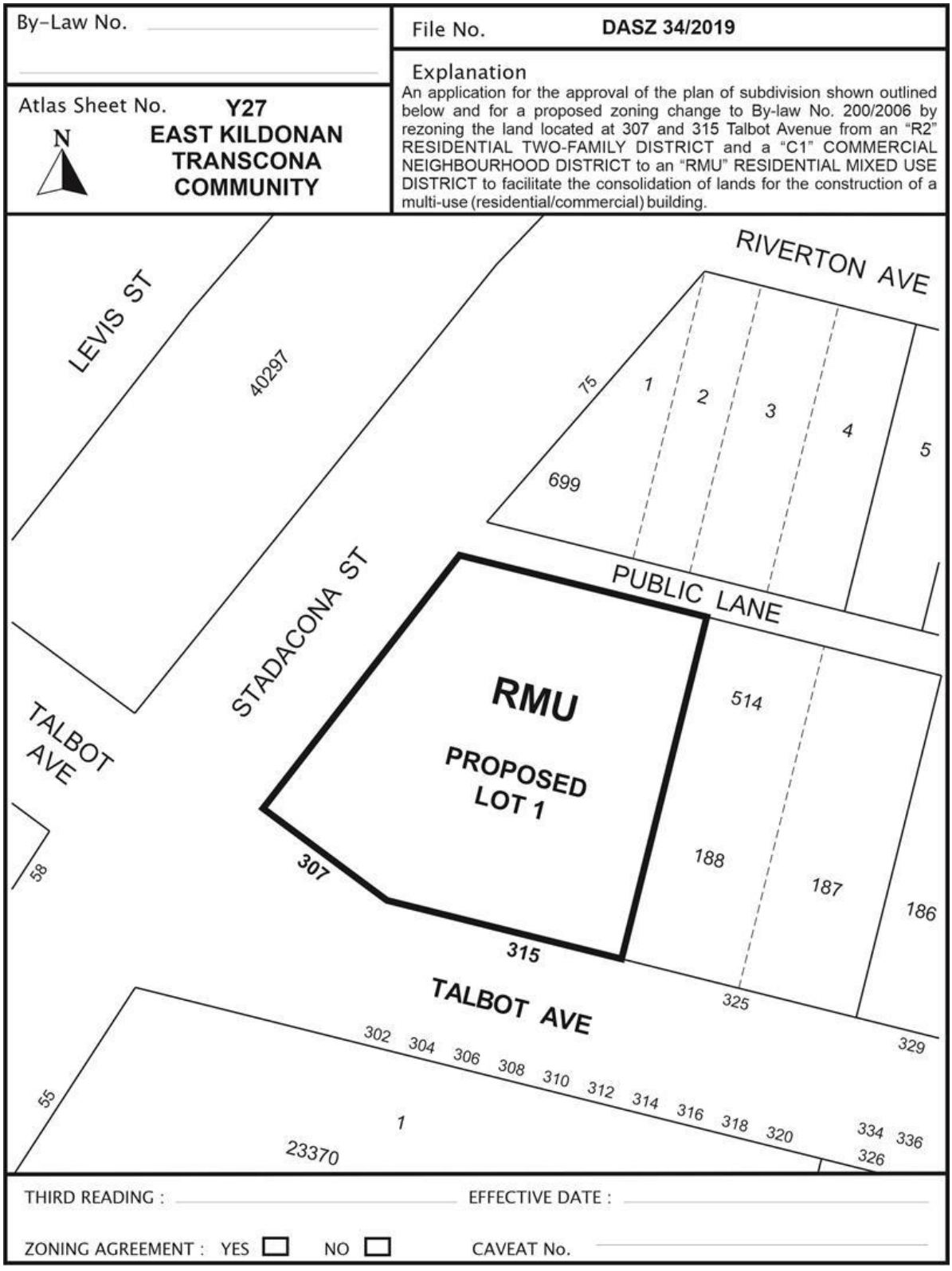
In order to ensure the design of the proposal is modified as described above, and is otherwise consistent with the submitted plans and with the required public lane widening, the Urban Planning and Design Division recommends approval of DASZ 34/2019 subject to a zoning agreement being entered into that:

- requires development of the subject site to be in substantial conformance 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; and
- limits the maximum building height to 50 feet.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Desigin Division

Report Prepared by: Glen Doney
PPD File #: DASZ 34/2019

SCHEDULE "A" OF FILE DASZ 34/2019, East Kildonan – Transcona Community Committee, dated November 18, 2019



SCHEDULE "B"
REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – October 23, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 307 AND 315 TALBOT AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 34/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Plan Considerations

The Developer shall, at no expense to the City, legally open property required for a 1.373m widening to the existing east-west public lane right-of-way, along the full length of the Planned Area, abutting the existing east-west public lane, as determined by and to the satisfaction of the Director of Public Works.

Servicing Conditions

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

2) Combined Sewer District

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

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

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

THIS REPORT SUBMITTED BY:

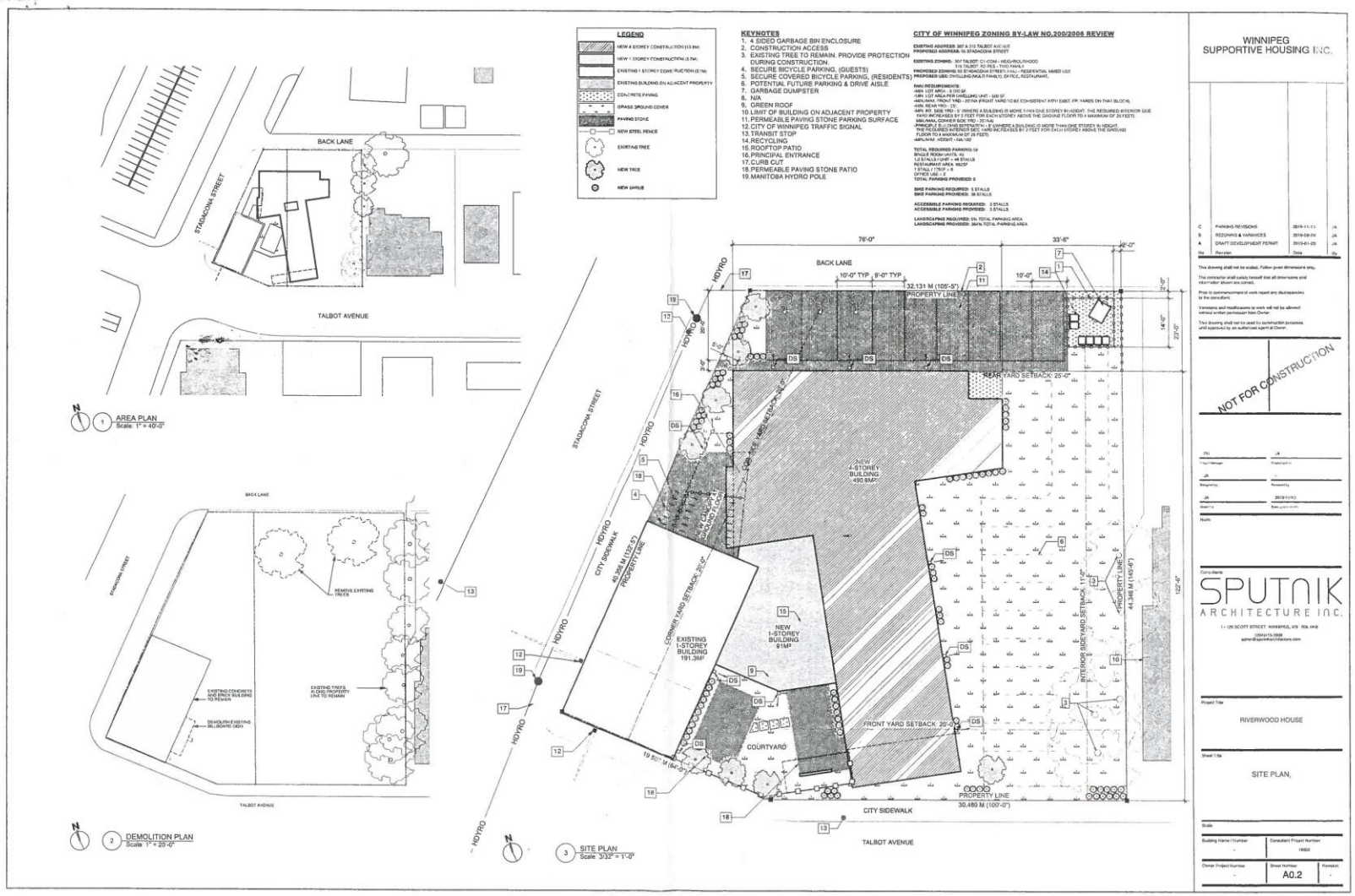
Administrative Co-ordinating Group
File No. DASZ 34/2019
November 8, 2019

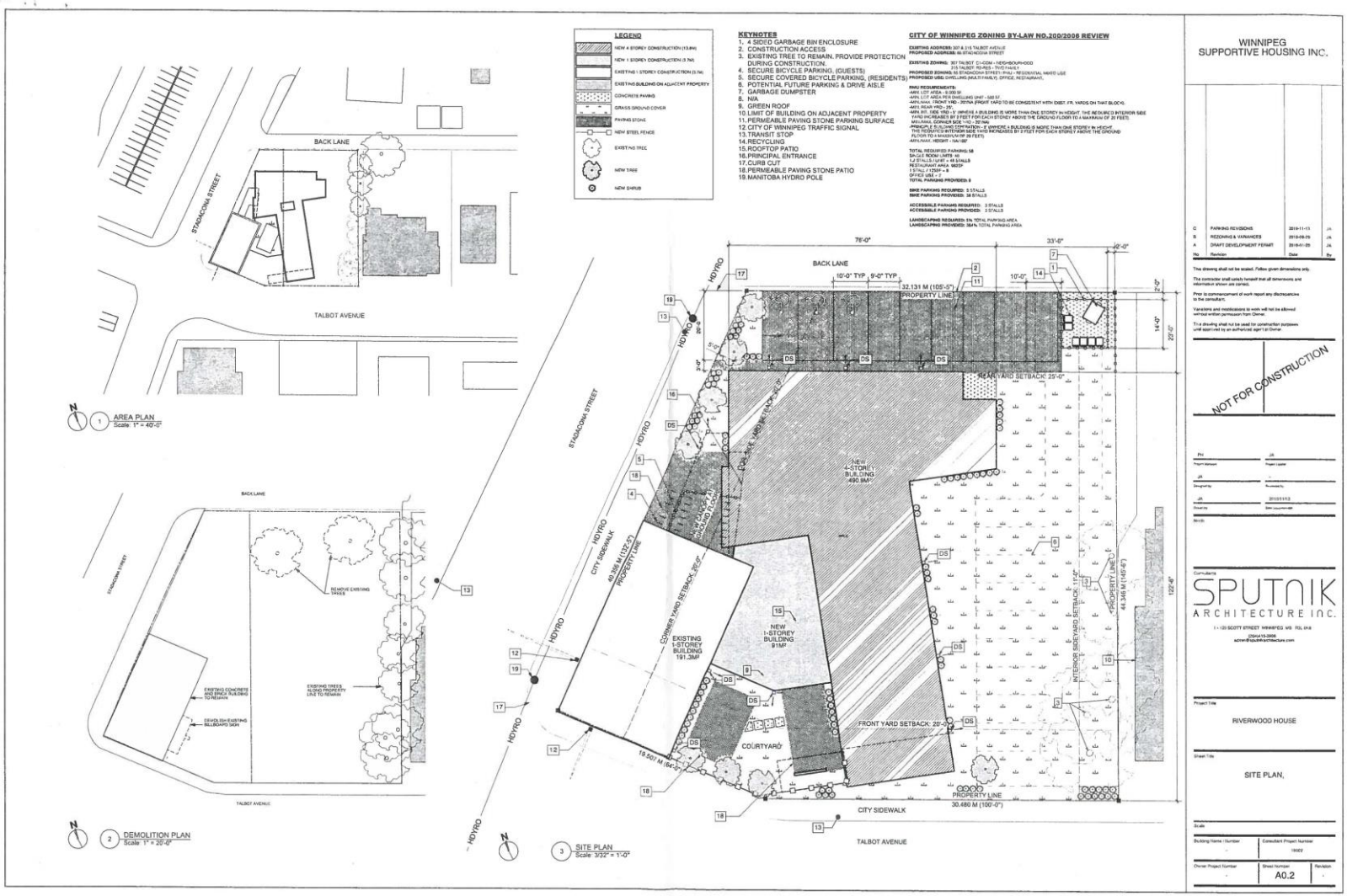
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

"*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 “9” referred to in File DASZ 34/2019




LEGEND
NEW 4 STOREY CONSTRUCTION (13.8M)
NEW 1 STOREY CONSTRUCTION (3.7M)
EXISTING 1 STOREY CONSTRUCTION (3.7M)
EXISTING BUILDING ON ADJACENT PROPERTY
CONCRETE PAVING
GRASS GROUND COVER
PAVING STONE
NEW STEEL FENCE
EXISTING TREE
NEW TREE
NEW SHRUB
KEYNOTES
1. 4 SIDED GARBAGE BIN ENCLOSURE
2. CONSTRUCTION ACCESS
3. EXISTING TREE TO REMAIN. PROVIDE PROTECTION DURING CONSTRUCTION.
4. SECURE BICYCLE PARKING. (GUESTS)
5. SECURE COVERED BICYCLE PARKING. (RESIDENTS)
6. POTENTIAL FUTURE PARKING & DRIVE AISLE
7. GARBAGE DUMPSTER
8. N/A
9. GREEN ROOF
10. LIMIT OF BUILDING ON ADJACENT PROPERTY
11. PERMEABLE PAVING STONE PARKING SURFACE
12. CITY OF WINNIPEG TRAFFIC SIGNAL
13. TRANSIT STOP
14. RECYCLING
15. ROOFTOP PATIO
16. PRINCIPAL ENTRANCE
17. CURB CUT
18. PERMEABLE PAVING STONE PATIO
19. MANITOBA HYDRO POLE
CITY OF WINNIPEG ZONING BY-LAW NO.200/2006 REVIEW
EXISTING ADDRESS: 307 & 315 TALBOT AVENUE
PROPOSED ADDRESS: 86 STADACONA STREET
EXISTING ZONING: 307 TALBOT: C1-CDSH - HIGHGROVE/OLD
315 TALBOT: R2-RES - TWO FAMILY
PROPOSED ZONING: 86 STADACONA STREET: RA4 - RESIDENTIAL MIXED USE
PROPOSED USE: DWELLING (MULTI FAMILY), OFFICE, RESTAURANT,
RA4U REQUIREMENTS:
- MIN. LOT AREA: 1,000 SF
- MIN. LOT AREA PER DWELLING UNIT - 500 SF
- MIN./MAX. FRONT YRD - 20'/N/A (FRONT YARD TO BE CONSISTENT WITH EXIST. FR. YARDS ON THAT BLOCK).
- MIN. REAR YRD - 25'.
- MIN. INT. SIDE YRD - 5' (WHERE A BUILDING IS MORE THAN ONE STOREY IN HEIGHT, THE REQUIRED INTERIOR SIDE YARD INCREASED BY 2 FEET FOR EACH STOREY ABOVE THE GROUND FLOOR TO A MAXIMUM OF 20 FEET).
- MIN./MAX. CORNER SIDE YRD - 20'/ N/A
- MIN. EXT. SIDE YRD - 10' (WHERE A BUILDING IS MORE THAN ONE STOREY IN HEIGHT, THE REQUIRED INTERIOR SIDE YARD INCREASED BY 2 FEET FOR EACH STOREY ABOVE THE GROUND FLOOR TO A MAXIMUM OF 20 FEET).
- MIN./MAX. HEIGHT - 14A / 60'
TOTAL REQUIRED PARKING: 18
SINGLE ROOM / UNITS: 10
1-2 STALLS / UNIT = 45 STALLS
RESTAURANT AREA: 985SF
1 STALL / 125SF = 8
OFFICE USE = 7
TOTAL PARKING PROVIDED: 0
BIKE PARKING REQUIRED: 5 STALLS
BIKE PARKING PROVIDED: 38 STALLS
ACCESSIBLE PARKING REQUIRED: 3 STALLS
ACCESSIBLE PARKING PROVIDED: 3 STALLS
LANDSCAPING REQUIRED: 5% TOTAL PARKING AREA
LANDSCAPING PROVIDED: 58.4% TOTAL PARKING AREA
BACK LANE
STADACONA STREET
TALBOT AVENUE
1 AREA PLAN
Scale: 1" = 40'-0"
REMOVE EXISTING TREES
EXISTING CONCRETE AND BRICK BUILDING TO REMAIN
EXISTING TREES ALONG PROPERTY LINE TO REMAIN
DEMOLISH EXISTING BILLBOARD SIGN
2 DEMOLITION PLAN
Scale: 1" = 20'-0"
76'-0"
33'-0"
10'-0" TYP.
9'-0" TYP.
32.131 M (105'-5")
PROPERTY LINE
HDYRO
CITY SIDEWALK
40.046 M (132.5')
PROPERTY LINE
REAR YARD SETBACK: 25'-0"
2.5' SIDE YARD SETBACK
NEW 4-STOREY BUILDING 490.8M²
CORNER YARD SETBACK: 20'-0"
EXISTING 1-STOREY BUILDING 191.3M²
NEW 1-STOREY BUILDING 91M²
COURTYARD
FRONT YARD SETBACK: 20'-0"
INTERIOR SIDEYARD SETBACK: 11'-0"
44.346 M (145'-6")
PROPERTY LINE
122'-6"
19.507 M (64'-0")
PROPERTY LINE
30.480 M (100'-0")
CITY SIDEWALK
TALBOT AVENUE
3 SITE PLAN
Scale: 3/32" = 1'-0"
WINNIPEG SUPPORTIVE HOUSING INC.
C PARKING REVISIONS 2019-11-13 JA
B REZONING & VARIANCES 2019-09-20 JA
A DRAFT DEVELOPMENT PERMIT 2019-01-25 JA
No Revision Date By
This drawing shall not be scaled. Follow given dimensions only.
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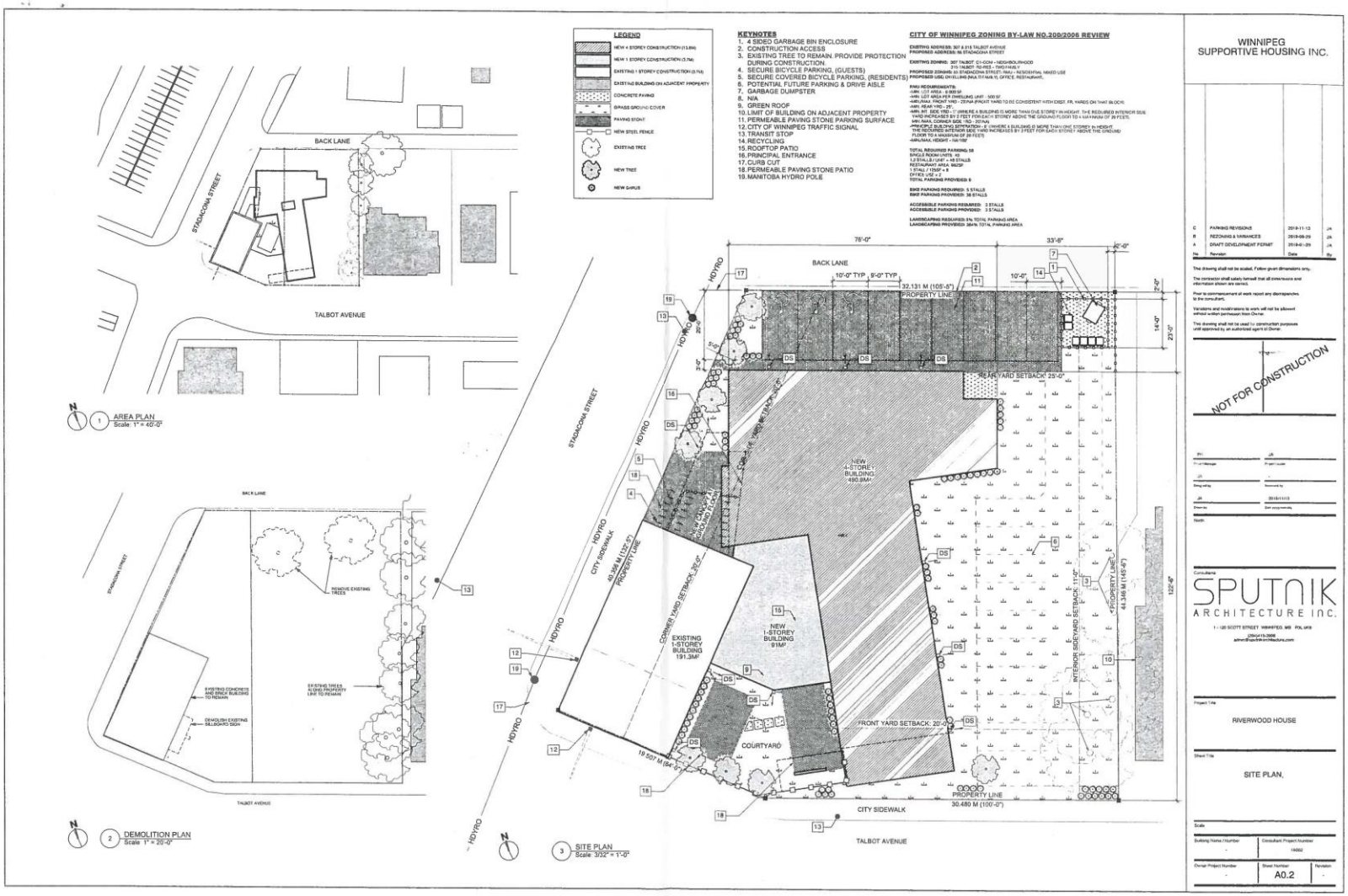
NOT FOR CONSTRUCTION
PH Project Manager
JA Project Leader
JA Designed by
Reviewed by
JA 2019/11/13
Drawn by Date Issued/Revised
Scale:
Consultants
SPUTNIK ARCHITECTURE INC.
1-120 SCOTT STREET WINNIPEG MB R3L 0A8
(204)415-2606
admin@sputnikarchitecture.com
Project Title
RIVERWOOD HOUSE
Sheet Title
SITE PLAN,
Building Name / Number
Consultant Project Number
19002
Owner Project Number
Sheet Number
A0.2
Revision


LEGEND
NEW 4 STOREY CONSTRUCTION (13.8M)
NEW 1 STOREY CONSTRUCTION (5.7M)
EXISTING 1 STOREY CONSTRUCTION (5.7M)
EXISTING BUILDING ON ADJACENT PROPERTY
CONCRETE PAVING
GRASS/ GROUND COVER
PAVING STONE
NEW STEEL FENCE
EXISTING TREE
NEW TREE
NEW SHRUB
KEYNOTES
1. 4 SIDED GARBAGE BIN ENCLOSURE
2. CONSTRUCTION ACCESS
3. EXISTING TREE TO REMAIN. PROVIDE PROTECTION DURING CONSTRUCTION.
4. SECURE BICYCLE PARKING, (GUESTS)
5. SECURE COVERED BICYCLE PARKING, (RESIDENTS)
6. POTENTIAL FUTURE PARKING & DRIVE AISLE
7. GARBAGE DUMPSTER
8. N/A
9. GREEN ROOF
10. LIMIT OF BUILDING ON ADJACENT PROPERTY
11. PERMEABLE PAVING STONE PARKING SURFACE
12. CITY OF WINNIPEG TRAFFIC SIGNAL
13. TRANSIT STOP
14. RECYCLING
15. ROOFTOP PATIO
16. PRINCIPAL ENTRANCE
17. CURB CUT
18. PERMEABLE PAVING STONE PATIO
19. MANITOBA HYDRO POLE
CITY OF WINNIPEG ZONING BY-LAW NO.200/2006 REVIEW
EXISTING ADDRESS: 307 & 315 TALBOT AVENUE
PROPOSED ADDRESS: 56 STADACONA STREET
EXISTING ZONING: 307 TALBOT: C1-COM - NEIGHBOURHOOD
315 TALBOT: R2 - RESIDENTIAL TWO FAMILY
PROPOSED ZONING: 56 STADACONA STREET: RMU - NEIGHBOURHOOD MIXED USE
PROPOSED USE: DWELLING (MULTI-FAMILY), OFFICE, RESTAURANT,
RMU REQUIREMENTS:
-MIN. LOT AREA PER DWELLING UNIT - 500 SF
-MIN. LOT AREA PER BUILDING UNIT - 500 SF
-MIN/MAX. FRONT YARD - 20/MAX (FRONT YARD TO BE CONSISTENT WITH EXIST. FR. YARDS ON THAT BLOCK)
-MIN. REAR YARD - 25'
-MIN. INT. SIDE YARD - 1' (WHERE A BUILDING IS MORE THAN ONE STOREY IN HEIGHT, THE REQUIRED INTERIOR SIDE YARD INCREASES BY 2 FEET FOR EACH STOREY ABOVE THE GROUND FLOOR TO A MAXIMUM OF 35 FEET)
-MIN./MAX. CORNER SIDE - 10/ - 20'(MAX.)
-MIN. EXTERIOR SIDE YARD - 11' (WHERE A BUILDING IS MORE THAN ONE STOREY IN HEIGHT THE REQUIRED INTERIOR SIDE YARD INCREASES BY 3 FEET FOR EACH STOREY ABOVE THE GROUND FLOOR TO A MAXIMUM OF 29 FEET)
-MIN./MAX. HEIGHT - NA/ 100'
TOTAL REQUIRED PARKING: 58
SINGLE ROOM UNITS: 43
1,2 STALLS / UNIT = 48 STALLS
RESTAURANT AREA: 90/25'
1 STALL / 175SF = 8
DWELLING UNIT = 2
TOTAL PARKING PROVIDED: 9
BIKE PARKING REQUIRED: 5 STALLS
BIKE PARKING PROVIDED: 36 STALLS
ACCESSIBLE PARKING REQUIRED: 3 STALLS
ACCESSIBLE PARKING PROVIDED: 3 STALLS
LANDSCAPING REQUIRED: 5% TOTAL PARKING AREA
LANDSCAPING PROVIDED: 26m% TOTAL PARKING AREA
BACK LANE
TALBOT AVENUE
STADACONA STREET
1 AREA PLAN
Scale: 1" = 40'-0"
2 DEMOLITION PLAN
Scale: 1" = 20'-0"
REMOVE EXISTING TREES
EXISTING CONCRETE AND BRICK BUILDING TO REMAIN
DEMOLISH EXISTING BILLBOARD SIGN
EXISTING TREES ALONG PROPERTY LINE TO REMAIN
3 SITE PLAN
Scale: 3/32" = 1'-0"
NEW 4-STOREY BUILDING 480.9M²
EXISTING 1-STOREY BUILDING 191.3M²
NEW 1-STOREY BUILDING 91M²
COURTYARD
REAR YARD SETBACK: 25'-0"
FRONT YARD SETBACK: 20'-0"
CORNER YARD SETBACK: 10'-0"
INTERIOR SIDEYARD SETBACK: 11'-0"
PROPERTY LINE
CITY SIDEWALK
HYDRO
78'-0"
33'-8"
32.131 M (105'-5")
44.348 M (145'-6")
30.480 M (100'-0")
19.507 M (64'-0")
122'-6"
WINNIPEG SUPPORTIVE HOUSING INC.
C PARKING REVISIONS 2019-11-13 JA
B REZONING & VARIANCES 2019-09-29 JA
A DRAFT DEVELOPMENT PERMIT 2019-01-29 JA
No Revision Date By
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NOT FOR CONSTRUCTION
PM Project Manager
JA Project Leader
JA Drawn by
JA Reviewed by
2019/11/13 Date plotted/ revised
North
Consultants
SPUTNIK ARCHITECTURE INC.
1 - 120 SCOTT STREET WINNIPEG, MB R3L 0B9
(204)415-3998
admin@sputnikarchitecture.com
Project Title
RIVERWOOD HOUSE
Sheet Title
SITE PLAN,
Scale
Building Name / Number -
Consultant Project Number 19002
Owner Project Number -
Sheet Number A0.2
Revision -

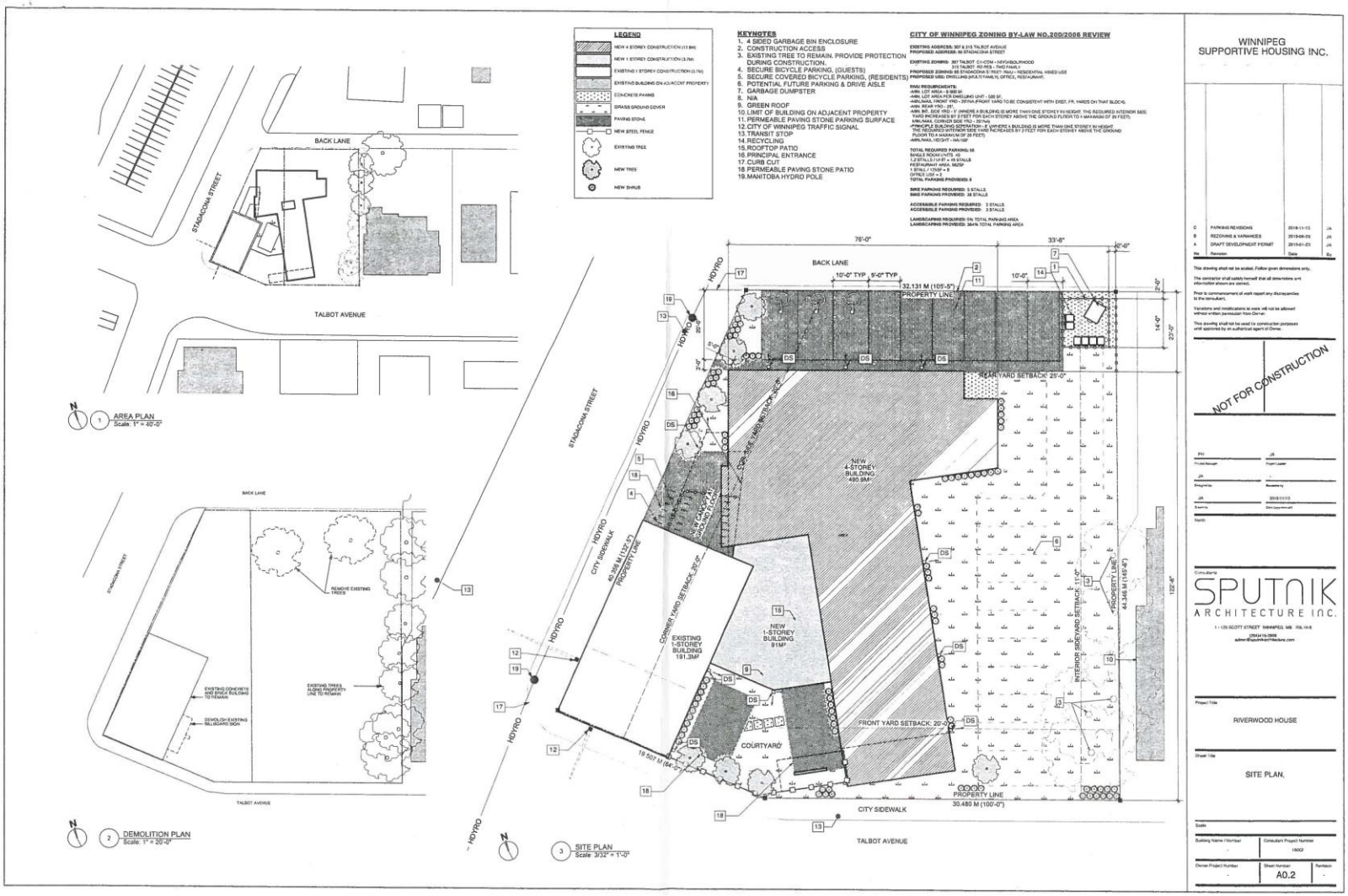
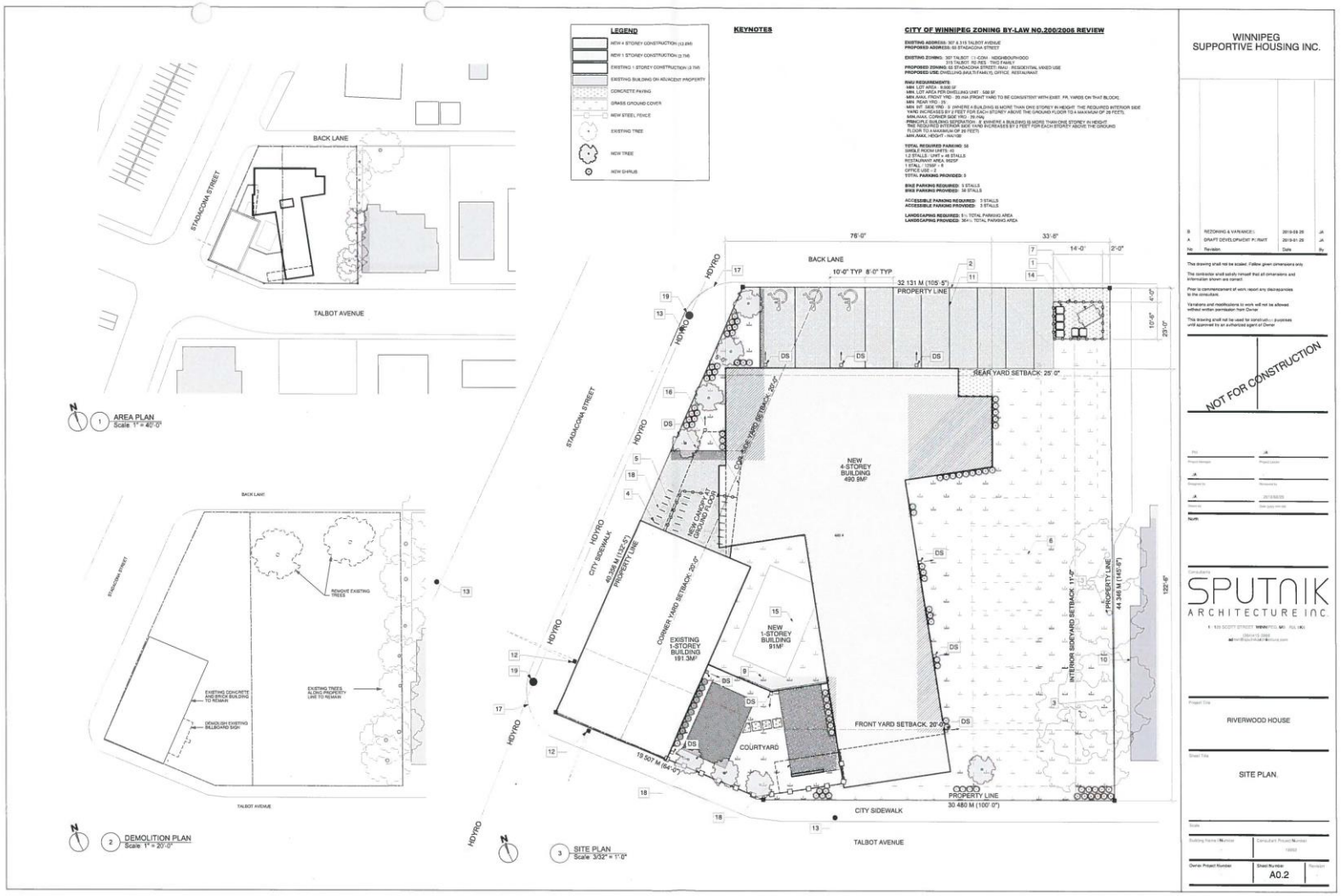
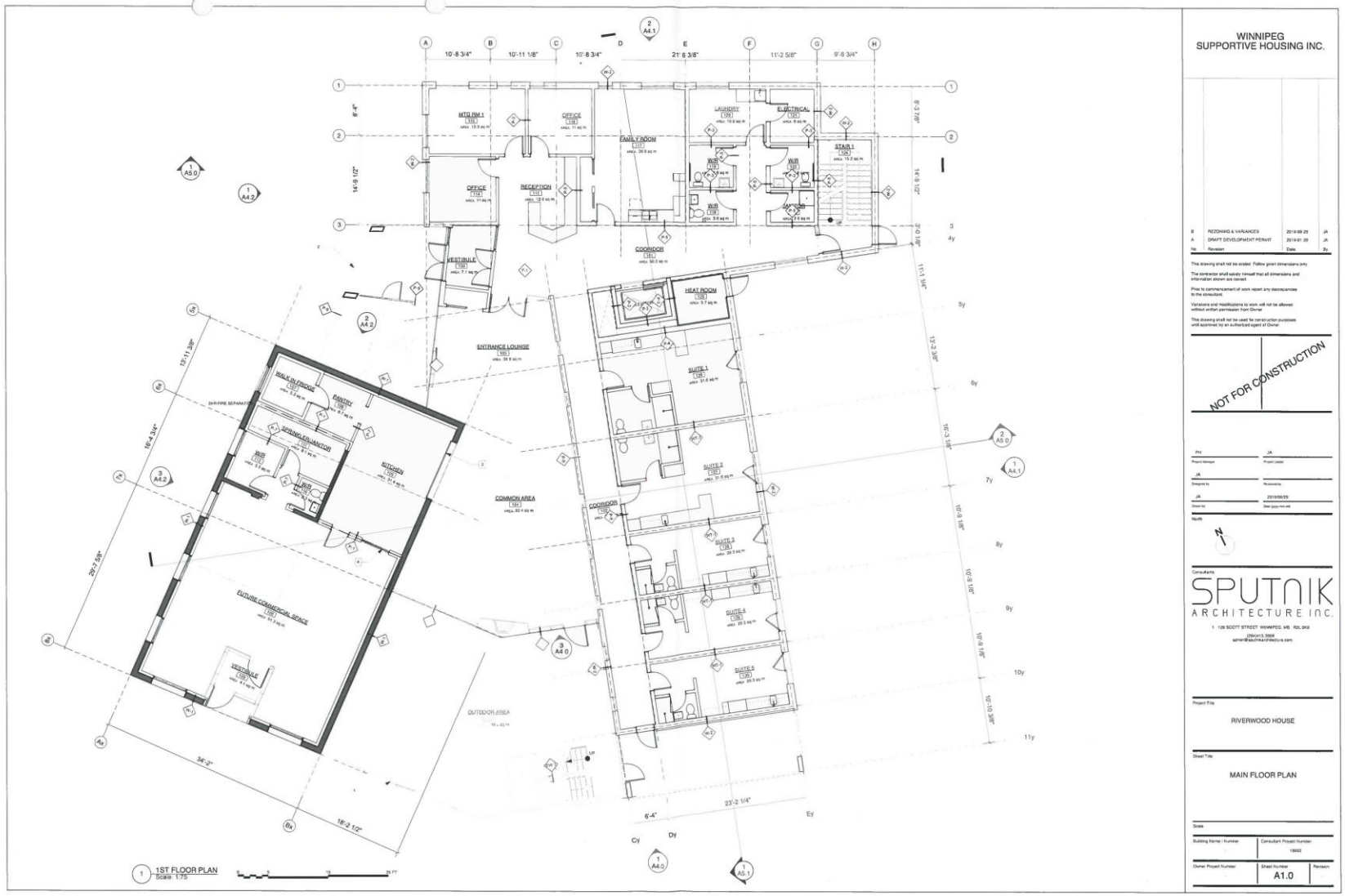

LEGEND
KEYNOTES
1. 4 SIDED GARBAGE BIN ENCLOSURE
2. CONSTRUCTION ACCESS
3. EXISTING TREE TO REMAIN. PROVIDE PROTECTION DURING CONSTRUCTION.
4. SECURE BICYCLE PARKING, (GUESTS)
5. SECURE COVERED BICYCLE PARKING, (RESIDENTS)
6. POTENTIAL FUTURE PARKING & DRIVE AISLE
7. GARBAGE DUMPSTER
8. N/A
9. GREEN ROOF
10. LIMIT OF BUILDING ON ADJACENT PROPERTY
11. PERMEABLE PAVING STONE PARKING SURFACE
12. CITY OF WINNIPEG TRAFFIC SIGNAL
13. TRANSIT STOP
14. RECYCLING
15. ROOFTOP PATIO
16. PRINCIPAL ENTRANCE
17. CURB CUT
18. PERMEABLE PAVING STONE PATIO
19. MANITOBA HYDRO POLE
CITY OF WINNIPEG ZONING BY-LAW NO.200/2006 REVIEW
WINNIPEG SUPPORTIVE HOUSING INC.
BACK LANE
STADACONA STREET
TALBOT AVENUE
1 AREA PLAN Scale: 1" = 40'-0"
2 DEMOLITION PLAN Scale: 1" = 20'-0"
3 SITE PLAN Scale 3/32" = 1'-0"
NEW 4-STOREY BUILDING 490.9M²
EXISTING 1-STOREY BUILDING 191.3M²
NEW 1-STOREY BUILDING 91M²
COURTYARD
REAR YARD SETBACK: 25'-0"
FRONT YARD SETBACK: 20'-0"
INTERIOR SIDEYARD SETBACK: 11'-0"
CORNER YARD SETBACK: 9'0"
PROPERTY LINE
CITY SIDEWALK
HYDRO
NOT FOR CONSTRUCTION
SPUTNIK ARCHITECTURE INC.
RIVERWOOD HOUSE
SITE PLAN.
A0.2

Exhibit “8” referred to in File DASZ 34/2019





1 1ST FLOOR PLAN
Scale: 1:75

WINNIPEG
SUPPORTIVE HOUSING INC.

No	Revision	Date	By
B	REZONING & VARIANCES	2019-08-29	JA
A	DRAFT DEVELOPMENT PERMIT	2019-01-29	JA

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NOT FOR CONSTRUCTION

PH Project Manager	JA Project Leader
JA Designed by	 Reviewed by
JA Drawn by	2019/08/29 Date (yyyy-mm-dd)

North

Consultants

SPUTNIK
ARCHITECTURE INC.
1 - 129 SCOTT STREET WINNIPEG, MB R2L 0K6
(204)415-3906
admin@sputnikarchitecture.com

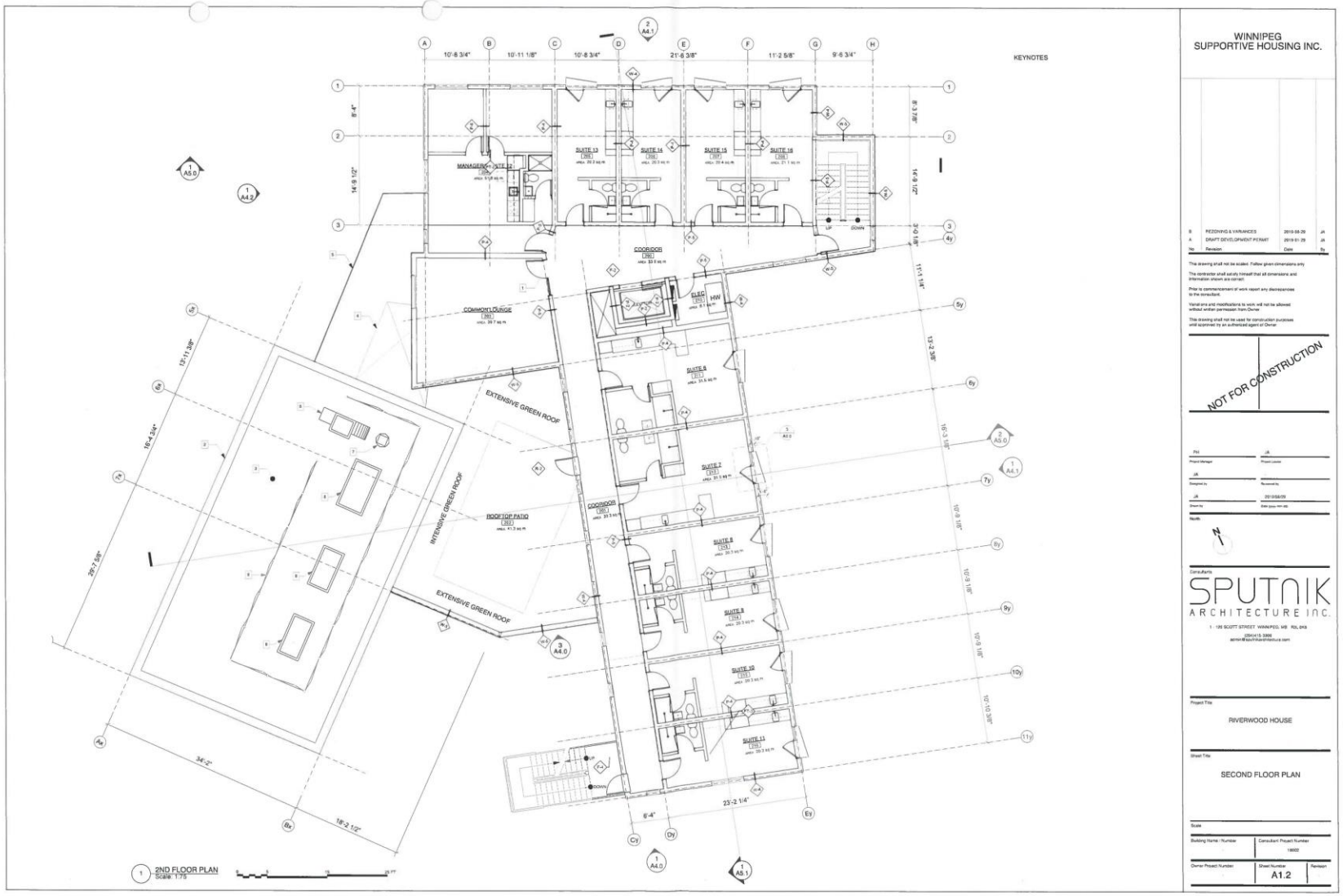
Project Title

RIVERWOOD HOUSE

Sheet Title

MAIN FLOOR PLAN

Scale	
Building Name / Number	Consultant Project Number 18022
Owner Project Number	Sheet Number A1.0
	Revision



WINNIPEG
SUPPORTIVE HOUSING INC.

No	Revision	Date	By
B	REZONING & VARIANCES	2019-06-29	JA
A	DRAFT DEVELOPMENT PERMIT	2019.01.29	JA

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NOT FOR CONSTRUCTION

PH Project Manager	JA Project Leader
JA Designed by	 Reviewed by
JA Drawn by	2019/06/09 Date (yyyy-mm-dd)

North

Consultants

SPUTNIK
ARCHITECTURE INC.

1 - 120 SCOTT STREET WINNIPEG, MB R3L 0K9
(204)415-3366
admin@sputnikarchitecture.com

Project Title

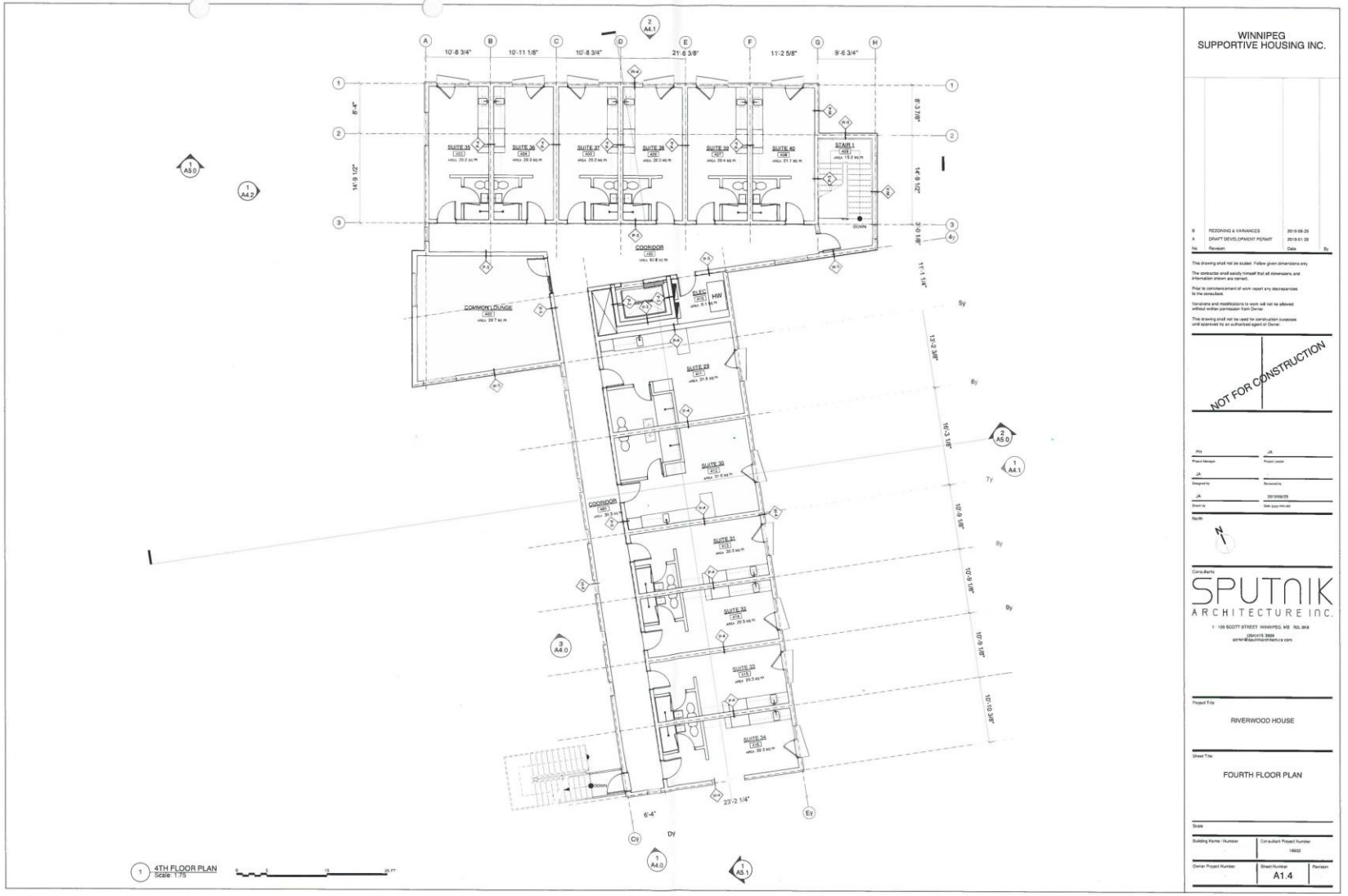
RIVERWOOD HOUSE

Sheet Title

SECOND FLOOR PLAN

Scale	
Building Name / Number	Consultant Project Number 18002
Owner Project Number	Sheet Number A1.2


WINNIPEG
SUPPORTIVE HOUSING INC.
B REZONING & VARIANCES 2019-08-29 JA
A DRAFT DEVELOPMENT PERMIT 2019-01-29 JA
NOT FOR CONSTRUCTION
SPUTNIK
ARCHITECTURE INC.
RIVERWOOD HOUSE
THIRD FLOOR PLAN
A1.3
3RD FLOOR PLAN
Scale: 1:75



WINNIPEG
SUPPORTIVE HOUSING INC.

No	Revision	Date	By
B	REZONING & VARIANCES	2019-08-29	
A	DRAFT DEVELOPMENT PERMIT	2019-01-23	

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NOT FOR CONSTRUCTION

PH	JA
Project Manager	Project Leader
JA	
Designed by	Reviewed by
JA	2019/08/29
Drawn by	Date (yyyy-mm-dd)

North

Consultants

SPUTNIK
ARCHITECTURE INC.
1 - 129 SCOTT STREET WINNIPEG MB R2L 0K8
(204)415 3929
admin@sputnikarchitecture.com

Project Title

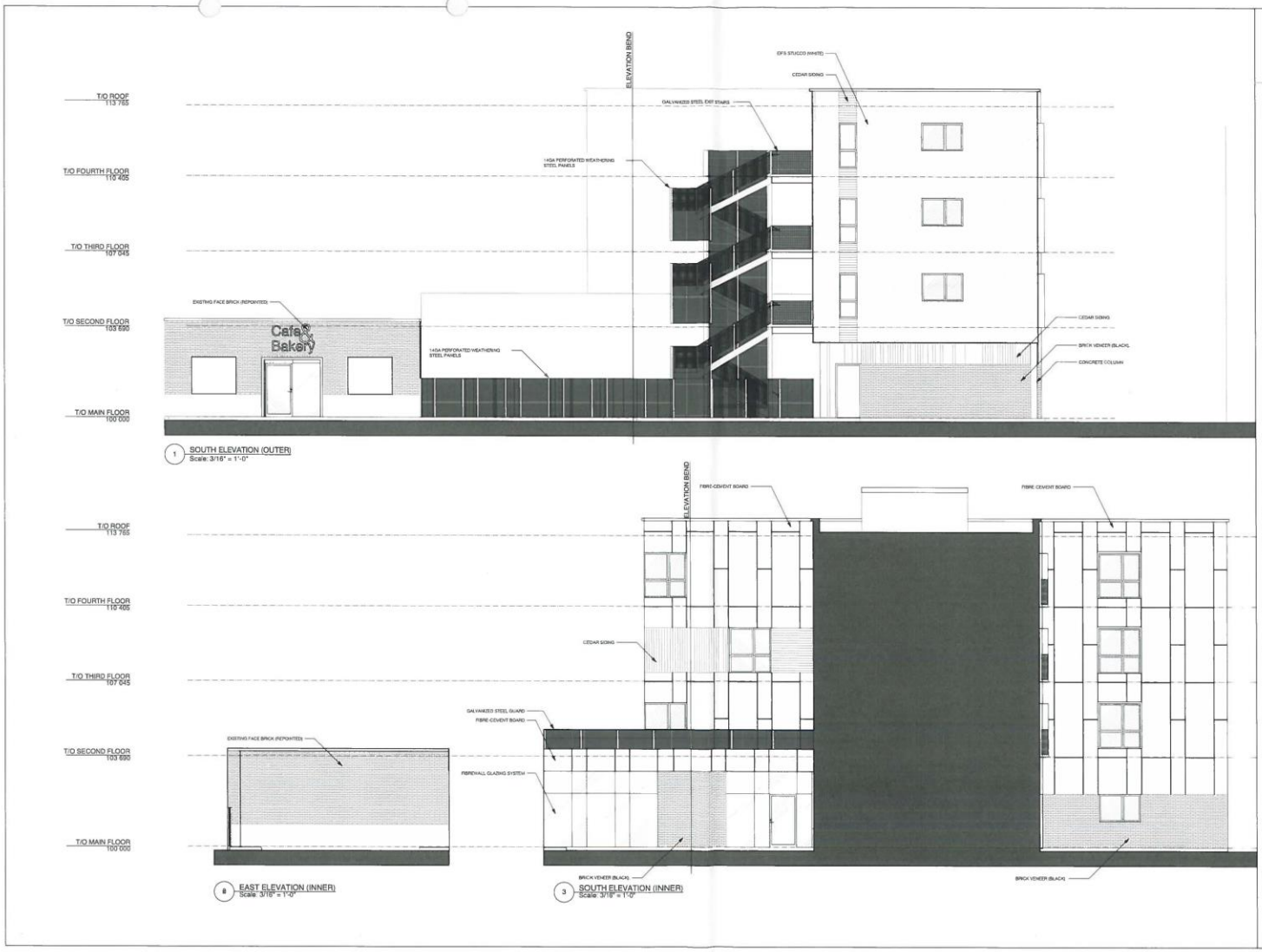
RIVERWOOD HOUSE

Sheet Title

FOURTH FLOOR PLAN

Scale

Building Name / Number	Consultant Project Number
	18002
Owner Project Number	Sheet Number / Revision
	A1.4



WINNIPEG SUPPORTIVE HOUSING INC.

No	Revision	Date	By
B	REZONING & VARIANCES	2019-08-29	
A	DRAFT DEVELOPMENT PERMIT	2019-01-29	

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NOT FOR CONSTRUCTION

PH	JA
Project Manager	Project Leader
JA	-
Designed by	Reviewed by
JA	2019/08/29
Drawn by	Date (yyyy-mm-dd)

North

Consultants

SPUTNIK ARCHITECTURE INC.

1 - 120 SCOTT STREET WINNIPEG, MB R3L 0K8

(204) 415 - 3990

admin@sputnikarchitecture.com

Project Title

RIVERWOOD HOUSE

Sheet Title

EXTERIOR ELEVATIONS

Scale

Building Name / Number	Consultant Project Number
	18022
Owner Project Number	Sheet Number / Revision
	A4.0



1 EAST ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION
Scale: 3/16" = 1'-0"

WINNIPEG
SUPPORTIVE HOUSING INC.

No	Revision	Date	By
B	REZONING & VARIANCES	2019-08-29	JA
A	DRAFT DEVELOPMENT PERMIT	2019-01-29	JA

This drawing shall not be scaled. Follow given dimensions only.

The contractor shall satisfy himself that all dimensions and information shown are correct.

Prior to commencement of work report any discrepancies to the consultant.

Variations and modifications to work will not be allowed without written permission from Owner.

This drawing shall not be used for construction purposes until approved by an authorized agent of Owner.

NOT FOR CONSTRUCTION

Project Manager: JA
Project Leader:
Designed by: JA
Reviewed by:
Drawn by: JA
Date (yyyy-mm-dd): 2019/08/29
North

Consultants

SPUTNIK
ARCHITECTURE INC.

1 - 129 SCOTT STREET WINNIPEG MB R2L 0K8
(204)415-3866
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Project Title

RIVERWOOD HOUSE

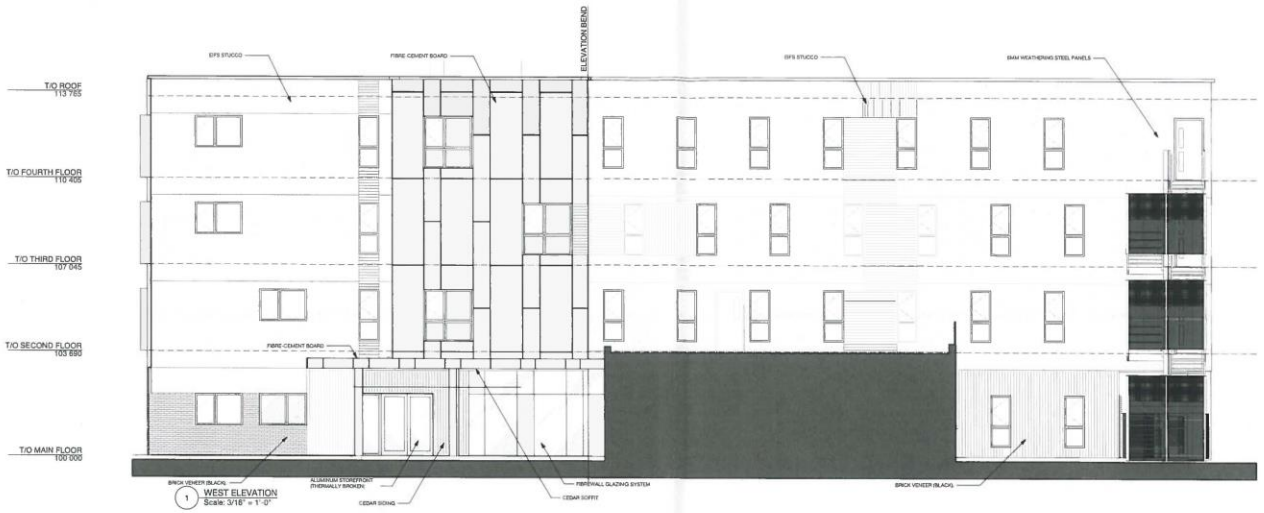
Sheet Title

EXTERIOR ELEVATIONS

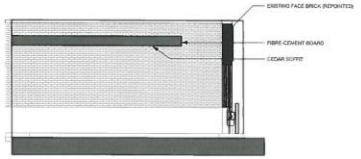
Scale

Building Name / Number:
Consultant Project Number: 19002

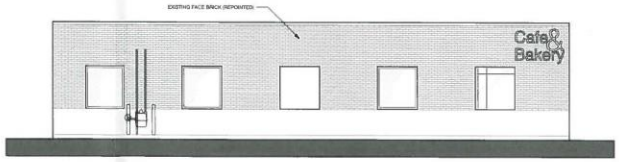
Owner Project Number:
Sheet Number: A4.1
Revision



1 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION (EXISTING)
Scale: 3/16" = 1'-0"



3 EXISTING BUILDING
Scale: 3/16" = 1'-0"

WINNIPEG
SUPPORTIVE HOUSING INC.

No	Revision	Date	By
B	REZONING & VARIANCES	2019-06-26	JA
A	DRAFT DEVELOPMENT PERMIT	2019-01-29	JA

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NOT FOR CONSTRUCTION

PM — Project Manager
JA — Project Leader
JA — Designed by
Reviewed by
JA — Drawn by
2019/06/25 — Date (yyyy-mm-dd)
North

Consultants

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Project Title

RIVERWOOD HOUSE

Sheet Title

EXTERIOR ELEVATIONS

Scale

Building Name / Number
Consultant Project Number
18002
Owner Project Number
Sheet Number
A4.2
Revision



CONCEPTUAL RENDERING - TALBOT AVENUE

DATE: 2019-08-29

SPUTNIK
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CONCEPTUAL RENDERING - STADACONA STREET

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DATE: 2019-08-29