Minutes – Board of Adjustment – February 19, 2020

PUBLIC HEARINGS

Item No. 2 Variance – 602, 604, 606 Stradbrook Avenue
(Fort Rouge-East Fort Garry Ward)
File DAV 211498/2019C [c/r DCU 211494/2019C]

BOARD OF ADJUSTMENT DECISION:

The Board of Adjustment concurred in the recommendation of the Winnipeg Public Service and approved a Variance on "the land" as follows:

1. For the construction of a multi-family dwelling to permit the following:

    A. lot area per dwelling of 739 square feet (68.66 square metres)

    B. a front yard of 20 feet (6.1 metres)

    C. a building height of 45 feet (13.72 metres)

    D. 32 parking stalls

2. For the establishment of an accessory parking area to permit no buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

3. For the establishment of a garbage enclosure that is not fully enclosed.

Subject to the following conditions:

1. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction.

2. That per the requirement for Design Review in the Osborne Village area, 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. free standing signs
    F. outdoor lighting
    G. landscaping

BOARD OF ADJUSTMENT DECISION (continued):

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by Joel Remis,

That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by Joel Remis,

That the receipt of public representations be concluded.

Carried

Moved by Joel Remis,

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by–law required to relieve the injurious effect of the zoning by–law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

1. I adopt the reasons for recommending the approval of this variance as put forth in the planners committee. Again, as I said earlier, I feel the property is consistent with the area, the River Osborne area. Again, the building is not designated a heritage property so I feel it is a suitable development to go ahead.

Carried

DECISION MAKING HISTORY (continued):

Moved by Joel Remis,

That the recommendation of the Winnipeg Public Service be concurred in, and the Variance be approved.

Carried

Moved by Joel Remis,

That the public hearing with respect to this application be concluded.

Carried

THE CITY OF WINNIPEG
VARIANCE ORDER
BOARD OF ADJUSTMENT

DAV 211498/2019C [c/r DCU 211494/2019C]

Before:	Board of Adjustment Bill Sawka, Chairperson Bill Maretski Joel Remis
Hearing:	February 19, 2020 Council Building, 510 Main Street
Applicant:	MMI Asset Management Ltd. (Sean O'Neil)
Premises Affected:	602, 604, 606 Stradbrook Avenue
Legal Description:	LOT 11 PLAN 52 36 ST B; LOT 10 PLAN 52 36 ST B; LOT 3 PLAN 27342 35/36 ST B, hereinafter called "the land"
Property Zoned:	"R2" Residential Two-Family
Nature of Application:	To vary the "R2" District Dimensional Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling to permit the following: A. lot area per dwelling of 739 square feet (68.66 square metres) instead of 800 square feet (74.32 square metres); B. a front yard of 20 feet (6.1 metres) instead of 25 feet (7.6 metres); C. a building height of 45 feet (13.72 metres) instead of 35 feet (10.67 metres); D. 32 parking stalls instead of 38 parking stalls 2. for the establishment of an accessory parking area to permit no buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district;

3. for the establishment of a garbage enclosure that is not fully enclosed.

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Variance meets the statutory criteria as outlined in Subsection 247(3) of The City of Winnipeg Charter in that it:

(a) [✓] is consistent [ ] is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) [✓] does not create [ ] does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) [✓] is [ ] is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) [✓] is [ ] is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

1. I adopt the reasons for recommending the approval of this variance as put forth in the planners committee. Again, as I said earlier, I feel the property is consistent with the area, the River Osborne area. Again, the building is not designated a heritage property so I feel it is a suitable development to go ahead.

ORDER:

The Board of Adjustment orders that the provisions of the "R2" District Dimensional Standards of the Winnipeg Zoning By-Law No. 200/2006 are varied on “the land” as follows:

1. For the construction of a multi-family dwelling to permit the following:

   A. lot area per dwelling of 739 square feet (68.66 square metres)

   B. a front yard of 20 feet (6.1 metres)

   C. a building height of 45 feet (13.72 metres)

   D. 32 parking stalls

2. For the establishment of an accessory parking area to permit no buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district.

3. For the establishment of a garbage enclosure that is not fully enclosed.

subject to the following conditions, which the Board of Adjustment considers necessary to ensure compliance with criteria (a) to (d) as outlined in Subsection 247(3) of The City of Winnipeg Charter, namely:

1. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction.

2. That per the requirement for Design Review in the Osborne Village area, the Owner must submit plans showing the location and design of any and all proposed:

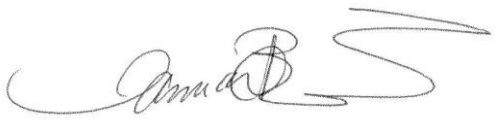
   A. buildings
   B. accessory parking areas
   C. garbage enclosures
   D. fencing
   E. free standing signs
   F. outdoor lighting
   G. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: February 24, 2020

CERTIFIED BY:



T. Pomanski
Committee Clerk

HOW TO APPEAL

If you object to this Order, you are entitled to file a notice of appeal. Your notice of appeal must:

(a) be in writing;

(b) contain your name, mailing address and phone number;

(c) be addressed as set out below;

(d) be received at that office not later than 4:30 p.m. on March 12, 2020;

[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(e) refer to Variance Order No. DAV 211498/2019C; and

(f) provide the reason(s) for the appeal

The City Clerk may not schedule an appeal hearing until your notice of appeal meets the above requirements.

Address:	City Clerk, City of Winnipeg c/o Appeal Committee Susan A. Thompson Building Main Floor, 510 Main Street Winnipeg, Manitoba, R3B 1B9
Fax:	204-947-3452
Email:	CLK-Appeals@winnipeg.ca

THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

In Support:

Sean O'Neil
Ken Pankratz
Karen Shanski

In Opposition:

Erik Athavale
Shirley Forsyth
Don Hilder
Jane Hilder
Ashley Hoeppner
Felicity Milne
Jonathan Watts

For Information:

Justin Grift

For the City:

S. Jerez, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

EXHIBITS FILED FOR DAV 211498/2019C

1. Application dated December 3, 2019
2. Notification of Public Hearing dated January 30, 2019
3. Manitoba Status of Titles 2403354/1, 2562087/1, 1968058/1
4. Letter of authorization dated November 13, 2019 from PNC Holdings Inc. to Sean O'Neil and Ken Pankrate
5. Letter of authorization dated November 13, 2019 from Tamara Steele, Illana Steele, Samantha Steele-Mitchell and Maurice D. Steele to Sean O'Neil and Ken Pankrate
6. Letter of authorization dated November 13, 2019 from Patricia Steele to Sean O'Neil and Ken Pankrate
7. Surveyor's Building Location Certificate and sketch dated June 10, 2019
8. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
9. Arborist Report dated August 12, 2019
10. Plans, Sheets 1 to 10 inclusive, for File DAV 211498/2019C dated December 5, 2019
11. Report from the Urban Planning Division dated January 11, 2020
12. Inspection Report
13. Communication dated February 5, 2020 from Sean O'Neil in support of the application
14. Communication dated February 19, 2020 from Shirley Forsyth in opposition to the application

Exhibit "11" referred to in File DAV 211498/2019C

ADMINISTRATIVE REPORT

Title: DAV 19-211498\C – 602 Stradbrook AVE

Issue: For consideration at the public hearing for a variance to permit the establishment of a 4-storey, 32-unit multifamily dwelling.

Critical Path: Board of Adjustment 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

The Urban Planning Division recommends approval of the application to vary the "R2" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the construction of a multi family dwelling to permit the following:
    a. lot area per dwelling of 739 square feet (68.66 square metres) instead of 800 square feet (74.32 square metres);
    b. a front yard of 20 feet (6.1 metres) instead of 25 feet (7.6 metres);
    c. a building height of 45 feet (13.72 metres) instead of 35 feet (10.67 metres);
    d. 32 parking stalls instead of 38 parking stalls
2. for the establishment of an accessory parking area to permit no buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district;
3. for the establishment of a garbage enclosure that is not fully enclosed.

Subject to the following condition(s):

1. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction.
2. That per the requirement for Design Review in the Osborne Village area, the Owner must submit plans showing the location and design of any and all proposed:

i. buildings;
ii. accessory parking areas;
iii. garbage enclosures;
iv. fencing;
v. free standing signs;
vi. outdoor lighting; and
vii. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

REASON FOR THE REPORT

- Variance applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the Board of Adjustment'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 variances for a 4-storey, 32-unit multifamily dwelling may be approved.

FILE/APPLICANT DETAILS

FILE: **DAV 19-211498\C**
RELATED FILES: DASSF 569/19; DCU 211494/19C
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.110

SUBJECT:

1. for the construction of a multi family dwelling to permit the following:
    a. lot area per dwelling of 739 square feet (68.66 square metres) instead of 800 square feet (74.32 square metres);
    b. a front yard of 20 feet (6.1 metres) instead of 25 feet (7.6 metres);
    c. a building height of 45 feet (13.72 metres) instead of 35 feet (10.67 metres);
    d. 32 parking stalls instead of 38 parking stalls

2. for the establishment of an accessory parking area to permit no buffering of parking located within 20 feet (6.1 metres) of a rear lot line adjacent to a residential district;
3. for the establishment of a garbage enclosure that is not fully enclosed.

LOCATION: 602 Stradbrook AVE
LEGAL DESCRIPTION: LOT 11 PLAN 52 36 ST B

APPLICANT: Sean O'Neil
55 Donald ST Suite 200
Winnipeg , Manitoba R3C 1L8

OWNER: PNC HOLDINGS
99 WILMOT PL B
Winnipeg , Manitoba R3L 2J9

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a variance with respect to a property may be approved if the variance:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

The subject property is made up of 602, 604 and 606 Stradbrook Avenue, and is located on the south side of Stradbrook Avenue at Wellington Crescent, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward. The site contains a multifamily building to the east and a small public park to the west.

The site is designated as being located within a Mature Community under the *Complete Communities Direction Strategy*. The properties are zoned "R2" – Residential Two Family, are 23,663 sq. ft. in size, and currently contain two triplexes and a duplex. The subject property is located within the Village Medium Density Residential Area of the *Osborne Village Neighbourhood Plan*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Stradbrook Avenue, then multifamily dwelling uses zoned "R2" – Residential Two Family.

South: Rear lane, then multifamily dwelling uses zoned "R2" – Residential Two Family.

East: Multifamily dwelling uses zoned "R2" – Residential Two Family.

West: Park uses zoned "R2" – Residential Two Family.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal is for a 32 unit, 4-storey building with a 1:1 ratio of parking stalls per dwelling unit. The development includes accessibility features, indoor bike parking, and an outdoor dog run.

The existing homes on the site will be demolished.

For more detail on the proposal, see the applicant's Letter of Intent (Appendix 'A' attached to this report).

The applicant seeks variances for lot area per dwelling unit, front yard, height, parking and garbage enclosure in order to develop a four-storey multifamily building with 32 units on the subject property.

The proposal requires a conditional use for multifamily development within the "R2" district. The public service recommendation on this is detailed in the report for Associated File No. DCU 19-211494C.

Lot area per dwelling unit

Multifamily development in the "R2" district has a maximum density of 1 dwelling unit per 800 sq. ft. of lot area. The proposed development has a density of 1 dwelling unit per 739 sq. ft. of lot area, therefore a variance is required.

Front yard

A Front Yard Building Alignment is calculated for multi-family developments in cases where the standard front yard setback in the Zoning By-Law is inconsistent with the majority of front yards

on the subject block. In this case, the Alignment is based on the average of 598 and 570 Stradbrook and is 25 ft. While the majority of the front setback is 25 ft., the applicant proposes 20 ft. for a small portion of the front yard and a variance is therefore required.

Height

The maximum building height in the "R2" district is 35 ft. The applicant proposes a height of 45 ft., therefore a variance is required.

Parking

Number of regular stalls

This property is located in the Urban Infill Area and receives a corresponding 20% reduction in the number of required parking stalls. The required number of stalls is 38 stalls and the proposal provides 32, therefore a variance is required.

Buffering of parking

Parking areas for multifamily developments within 20 ft. of a rear lot line abutting or adjacent to residential development must contain a landscaped buffer. The applicant intends to provide no landscaped buffer at the rear parking area, therefore a variance is required.

Garbage enclosure

A four-sided garbage enclosure is required. The applicant seeks a 3-sided enclosure, therefore a variance is required.

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 which enables access to those living with mobility challenges and supports universal accessibility, identified as a priority in *OurWinnipeg*.

The applicant also indicates the following below (summarized). Some of these are required per Building Code and some go beyond Code requirements.

Accessibility

- The Manitoba Building Code and National Building Code accessibility standards will be applied from the scale of the entire site including outdoor features, through the building to all levels, and into the suites.

- Walkways and landscaping will meet current barrier-free standards and provide accessible pathways to the adjacent park. Varied surface textures will be incorporated to provide users cues to their location throughout.

- The landscaping will incorporate frequent seating areas, and a variety of planting to provide shade, interest and stimuli throughout, and a large accessible landscaped front garden has been incorporated.

- The main lobby will be designed to be accessible from multiple points of the building to allow easy entry points from the main parking area. Entry will be sloped up to avoid stairs or ramps.

- Interior heated parking will be provided with additional barrier free stalls provided to accommodate the accessible suites.

- The lobbies will incorporate seating and waiting areas for drop-off/pick-up and encourage residents to informally encounter each other.

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

Per the *Complete Communities Direction Strategy,* the proposed development 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.*

  By providing a moderate increase in density while maintaining a form and scale that is consistent with the neighbourhood context, this development complies with this policy intent of *Complete Communities.*

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

  This medium scale multi-family proposal adds to the diversity of new housing options in the area.

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

  This medium scale multi-family proposal adds to the diversity of new housing options in the area.

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

This property falls within the Village Medium Density Area of the *Osborne Village Neighbourhood Plan*. The Plan encourages a mixture of single-family homes, duplexes, townhouses and multi-family buildings. The Plan does not govern density but rather restricts the height of buildings in this location to four storeys. This development, at four storeys, meets the intent of these Plan policies.

The Osborne Village Neighbourhood Plan also contains policies guiding character, urban form and heritage (Sections 3.1 and 7.1). Key highlights relevant to this development include:

- *Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*

  The building is oriented to the street with its main entrance facing Stradbrook, individual street-level patios and upper level balconies facing Stradbrook.

  The building height is similar to other nearby properties and is in compliance with the Osborne Plan height requirement of 4 storeys. The rear and side yard setbacks do not need variance and as noted, the majority of the front yard meets the alignment with only small portions requiring variance. The proposal includes a high degree of landscaping and trees, which is a defining feature of this part of the Village.

- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*

  Pedestrian access is located at the street level and parking is located behind, accessed from the lane.

- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;*

  The building contains individual street level patios, is articulated with staggered setbacks from Stradbrook and punctuated with changes in façade materials and treatments.

- *Having consideration for light, view and privacy of adjacent buildings and areas.*

  As noted above, the building has staggered setbacks from Stradbrook which follow the curve of the street. The front setback is ~25 ft. on the east side and provides a 14-ft. side yard setback adjacent to the east abutting neighbour. Together, these setbacks minimize adverse impacts on sight lines. The rear yard setback is 29.5 ft.; above the zoning requirement of 25 ft. and much larger than that of the east abutting neighbour (which appears to be ~10 ft.).

- *Conservation of Contributing Properties*

The three existing buildings on the property are not on the City of Winnipeg list of Historical Resources. As such, policies of the *Osborne Village Neighbourhood Plan* regarding Historic Buildings do not apply and the buildings are not protected from demolition.

However, the Division finds there to be 'perceptible' heritage value to at least one of the properties and as such, considers policy 7.1.3.A. of the *Osborne Village Neighbourhood Plan – Conservation of Contributing Properties,* to be applicable.

That policy states:
Encourage the rehabilitation and maintenance of architecturally significant buildings.

The Division enquired with the applicant about the potential of maintaining the existing dwelling(s), and requested heritage-related information from the applicant regarding the redevelopment proposal.

Of the 3 properties, 602 and 604 Stradbrook are seen have less perceptible heritage value from the street. The applicant indicates that these two properties require substantial maintenance and upgrades that pose a barrier to their retention.

Regarding 606 Stradbrook, which is seen as the dwelling with the most perceptible heritage value, the applicant provided the following information (summarized). For more information see Appendix 'A' attached to this report.

- With respect to the Heritage Element identified by the Osborne Village Neighborhood Plan, the new building will replace three existing single-family dwellings originally constructed in 1907. These dwellings are currently zoned as duplex dwellings and are in use as converted multi-tenant apartment buildings of at least two units apiece. Of the three dwellings, 606 Stradbrook has potentially perceptible architectural heritage value, as a red-brick masonry structure highlighted with Manitoba Tyndall stone banding and entry archway, and rafter projections with articulated wood fascia at eave level.

- This dwelling is in a fair-to-poor state of repair having already undergone restoration to prevent deterioration of the exterior masonry. The remaining dwellings are clad simply in light coloured stucco and brick without prominent or articulated exterior detailing.

- Approximately 2 years ago the stone foundation failed which then required the masonry exterior to be reinforced to prevent further failure or collapse. This work was 25% completed and owner indicates that the cost of fully completing the work is not feasible in relation to the value of the property.

Per above, the applicant indicates that it is not feasible to retain the building at 606 Stradbrook.

The Division recognizes that a building itself is not the only contributor to heritage and that contributing properties are expressed in part through the local streetscape, including its historic pattern of setbacks, yards, landscaping, height of buildings, walkability and 'welcoming' appearance of dwellings on the street.

With respect to the new proposed development and its relationship to the historic streetscape, the applicant indicates:

- The material quality of the proposed new building is anchored by a Manitoba Tyndall limestone masonry base that forms the entries to the building, and provides a classical visual grounding for a more varied and modern composition above.

- The upper levels of the building are to be clad in a continuous horizontal channel siding that serves to mediate the scale of the project through visual consistency to the surrounding residential vernacular context of painted wood lap siding and brick masonry, while improving upon the limited durability of those materials.

- A more modern composition of vertical banding of coloured panels provides variety, and breaks up the continuity and plainness of the channel siding to create an impression of varying scale within the overall building mass, and is abstractly inspired by the Tyndall stone banding of the existing dwelling at 606 Stradbrook.

- Smooth stucco finishing, while present in the project, is minimized as a tertiary material to screened and recessed areas within and behind balcony areas where it is complement by composite wood decking and soffits that echo the residential scale and materiality of the proposal context.

Although information the Division has received indicates the 3 existing dwellings are not feasible to be retained by the owners, the Division believes that the historic streetscape has been taken into account in this proposal in the following ways:

- The building is ‘broken up’ into 5 sections to maintain a rhythm of individual lots that exists currently onsite.
- The front yard setbacks are staggered to align and maintain relationship with the historic curve of Stradbrook Avenue.
- The building height and rear, side and front yards are reflective of the context.
- There is a high degree of walkability provided by the pedestrian connections and outdoor spaces.
- The building provides a welcoming street presentation through individual patio entrances, balconies, prominent main entrances and façade articulation.
- There is a large complement of landscaping and there is outdoor active space.
- The façades contain detail and materials which, while contemporary, take design cues from nearby heritage character of buildings.

For the above reasons, the Division believes that the applicant has taken heritage considerations into account and that the development meets the relevant heritage policies.

The development meets the intent of policies of the *Osborne Village Neighbourhood Plan.*

WINNIPEG ZONING BY-LAW 200/06

Lot area per dwelling unit

As noted above, the Village Medium Density Residential policies of the *Osborne Village Neighbourhood Plan* focus on height and allow flexibility for the number of units.

In this location, the Division requested that the applicant meet the equivalent of the density outlined in the "Residential Multifamily – Medium" zoning district in the Winnipeg Zoning By-Law with no more than a 10% density variance. 10% density variances are typically supported by the Division, with greater densities requiring an upzoning. The density variance in this case is less than 10%. The Division supports this variance and recommends that it be approved.

Front yard

A small portion of the front yard (the northwest and northeast corners) is 20 ft. The vast majority is set back 25 ft. or more. The two areas measuring at 20 ft. are a result of the staggering of the front building wall to align with the curve of Stradbrook Avenue. The Division supports this variance and recommends that it be approved.

Height

The *Osborne Village Neighbourhood Plan* allows for a building height of for 4 storeys in this location, or 45 ft. At 45 ft., the building height is within this requirement. The Urban Planning Division supports this variance and recommends that it be approved.

Parking

Number of regular stalls

32 stalls instead of the required 38 provides for a 1:1 ratio of stalls per dwelling unit. This is the minimum ratio the Division requested be met for this property.

1:1 parking is supported in this location because of:

- The presence of multiple transit routes.
- Access to 1 (soon to be 2) car share vehicles within a 3 minute walking distance of the property.
- The applicant is providing indoor, secure bike parking.

These factors provide viable offsets to the use of private automobiles.

For the above reasons, the Urban Planning Division supports this variance and recommends that it be approved.

Buffering of parking

Although buffering is required for parking areas located within 20 ft. of adjacent residential, in this case the applicant has no opportunity to plant landscaping or erect a fence at the rear lot line due to the parking off the lane. The Urban Planning Division supports this variance and recommends that it be approved.

Garbage enclosure

The garbage will be enclosed on 3 sides and will be left open on one side to facilitate pickup.

Normally the Division requests a 4-sided enclosure per the Zoning By-Law requirement.

However in this case, the garbage bin is located a distance of 175 ft. from the nearest street or sidewalk (Wellington Crescent) and as such will not be very visible from public view, posing little or no impact. The Division therefore supports this variance and recommends that it be approved.

COLLABORATIVE PLANNING

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

Individual entrances

The Division recommended individual entrances and/or patios in order to provide a welcoming, vibrant appearance from the street. This was provided.

Trees

Due to the presence of mature trees which are an amenity to the site and to the wider area, the Division requested an arborist report. This was provided.

PUBLIC CONSULTATION

The Urban Planning Division recommended that the applicant conduct community consultation. The applicant indicates the following regarding consultation. Please see Appendix 'B' for more information.

- Open House Holy Rosary Church - 510 River Ave.
- November 5, 2019 6:00 pm – 7:30 pm.
- Hand-delivered door-to-door invitations were distributed to the two blocks immediately adjacent to the subject properties.
- A subsequent invitation was sent to the neighbourhood residences via standard mail.
- The invitation was also posted to several public bulletins within the Osborne Area.
- 12-15 people attended the open house and 4 residents sent email responses.
- Applicant indicates that during door to door canvassing, many encouraging remarks were received.

APPROVAL CONDITIONS

Plan approval

Development in Osborne Village has a Design Review requirement and as such, the Division recommends plan approval to the Director, in order review final design details.

Trees

In order to ensure trees are protected per arborist recommendations, the Division is including a condition that it be provided with confirmation of a construction phase project arborist (a recommendation of the arborist report), prior to issuance of building permits,

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends **approval with conditions** for the following reasons:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

In that, the development meets policies of the Complete Communities Direction Strategy *as well as the relevant policies of the* Osborne Village Neighbourhood Plan.

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, the scale, form and design meet Osborne Village Neighbourhood Plan *policies for compatible development.*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, the variances are relatively minor and are typical for infill developments in urban contexts such as Osborne Village.

(d) is compatible with the area in which the property to be affected is situated.

In that, the scale, form and design meet Osborne Village Neighbourhood Plan *policies for compatible development.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

The proposal aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential density of an established neighbourhood.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Andrew Ross
Date:	Tuesday, January 11, 2020
File No.	DAV 19-211498\C

APPENDIX 'A' – Letter of Intent

Winnipeg, October 11, 2019

The City of Winnipeg
Planning, Property and Development Department
Zoning and Permits Branch
Winnipeg, Manitoba

Re: Letter of Intent
Multi-Family Residential Development / Conditional Use
606 Stradbrook Avenue

To Whom it May Concern:

On behalf of the Owner of the property, the following is a letter of intent for a proposed four (4) story, thirty-two (32) unit multi-family residential infill development to be located at 602/604/606 Stradbrook Avenue.

Property Overview:

The property is defined by three lots at 602/604/606 Stradbrook Avenue, which are to be consolidated as 606 Stradbrook Avenue. This property sits at the Western end of Stradbrook Avenue where it intersects with Eastbound Wellington Crescent traffic, as it merges onto Stradbrook as a one-way arterial thoroughfare. The three lots are each currently occupied by existing two-and-a-half story private single-family dwellings operating as multi-unit rental accommodations.

The western edge of the property faces 612 Stradbrook Avenue, which although zoned as R2 residential, is currently maintained as a public green space, potentially due to lack of servicing. Existing high-rise residential developments along the West side of Wellington Crescent and the Assiniboine River are also prominently visible in this direction. The eastern edge of the property is adjacent to a six (6) unit multi-family condominium development. Uses at the opposing northern face of Stradbrook Avenue include two-and-a-half story multi-family row house condominiums and single family homes of varying ages. The Eastern end of the block containing the proposed development was recently re-developed through the consolidation of three single-family lots and the construction of a four-story, 41 unit apartment building at 570 Stradbrook Ave.

Conditional Use and Density:

The 602/604/606 Stradbrook Ave. property currently has a zoning classification of R2. The Owner is proposing a Multi-Family development on the property under a conditional use application. As the property resides in the area classified as "Village - Medium Density Residential" under the Osborne Village Neighborhood Plan (OVNP) By-law, we believe this proposal will be in keeping with the intended Character of the area, while contributing to the intended long-term densification within the Residential Element identified by the OVNP.

The applicant is proposing that the site remain zoned as R2, with the proposal to receive permission for a conditional multi-family use as defined by Table 4-1 and Use Specific Standard 67.1 of the City of Winnipeg Zoning By-Law 200/2006. Under the R2 category, a multi-family conditional use allows 1 unit / 800ft2 of site area. The site area of the property is 23 663ft2 / 800ft2 = 30 units. The applicant requests permission for thirty-two (32) units, including nineteen (19) 1-bedroom and seven (13) 2-bedroom housing units, ranging in size from 765 ft^2 to 1,125 ft^2.

Thirty (30) of the proposed units are to be located at 10 units per floor on the second, third and fourth floors above a ground level interior parking area and entry / elevator lobby. Six (6) of the ten (10) units per floor are to face Stradbrook Avenue and to the 612 Stradbrook Park and Wellington Crescent. The remaining four (4) units per floor are to face the rear public lane. All units are to be provided with generous and carefully designed exterior balconies.

Grade Level Active Use:

The additional two (2) units bringing the proposed total to thirty-two (32) are to be located at grade level in front of the main floor interior parking area, facing the Stradbrook Ave. These units are intended to contribute to maintaining an active street and sidewalk presence for the development through private yards accessed at the front face of the building.

The main entry of the proposed building also faces Stradbrook Ave. at the East end of the property, and is complemented by a highly visible common bicycle storage and pet wash facility at the West corner of the site, which together contribute to bookending the main floor suites to maintain a continuously active face to the pedestrian realm.

At the East side of the property a secondary rear entry is connected to the front yard of the property by an exterior landscaped court that is continuous along the building's side yard. The west side yard is to be used as a dog-run area facing into the adjacent park space, and is accessed from the common bicycle storage / pet wash room that fronts Stradbrook Ave.

Parking:

Parking on site is to consist of twelve (12) exterior spaces adjacent the rear public lane, and twenty (20) interior spaces also accessed from the rear lane, for a total of thirty-two (32) spaces and a 1:1 space/unit ratio. The proposal includes four (4) total accessible spaces, including one (1) van accessible space to be located immediately outside the rear entry. Interior, secure bicycle parking facilities with direct access to the exterior are provided that will include a minimum of eight (8) spaces for residents, which are supplemented by four (4) exterior visitor parking spaces adjacent the main entry. These totals greatly exceed the 10% minimum described in Section 169 of the City of Winnipeg Zoning Bylaw 200/2006 and are consistent with providing for enhanced active use in the Osborne Village neighbourhood.

The exterior vehicular parking is to be accessed directly from the public lane. The interior vehicular parking area is completely enclosed and screened from views in, and is accessed through an at-grade overhead door facing the rear public lane. The interior bicycle storage area is visible through glazing from the front sidewalk across a landscaped patio for resident use. The enclosing of the interior parking area, and location of the off-street exterior parking area adjacent a public lane, in lieu of more prominent areas of the site, are both consistent with the intents listed in the Transportation Element of the OVNP.

As outlined in Table 5-9 of the City of Winnipeg Zoning Bylaw 200/2006, Parking Category 3 developments require a parking count of 1.5 spaces per dwelling unit. As the property lies within the area defined by Urban Infill Area Map 1 of Schedule C, a reduction to 80% of the Table 5-9 requirement would be applicable. The applicant is seeking permission to allow for a 1:1 parking ratio – one (1) space per unit. Given the proximity of 606 Stradbrook Avenue to transit routes (including along Stradbrook Avenue itself), the walkability of the neighbourhood, and available on-street parking, a 1:1 parking ratio supplying thirty-two (32) off-street parking spaces for the residential units is adequate for the development. The applicant will submit a Parking Management Plan in support of this request.

Heritage:

With respect to the Heritage Element identified by the Osborne Village Neighborhood Plan, the new building will replace three existing single-family dwellings originally constructed in 1907. These dwellings are currently zoned as duplex dwellings and are in use as converted multi-tenant apartment buildings of at least two units apiece. Of the three dwellings, only 606 Stradbrook has potentially perceptible architectural heritage value, as a red-brick masonry structure highlighted with Manitoba Tyndall stone banding and entry archway, and rafter projections with articulated wood fascia at eave level. This dwelling is in a fair-to-poor state of repair having already undergone restoration to prevent deterioration of the exterior masonry. The remaining dwellings are clad simply in light coloured stucco and brick without prominent or articulated exterior detailing.

The material quality of the proposed building is anchored by a Manitoba Tyndall limestone masonry base that forms the entries to the building, and provides a classical visual grounding for a more varied and modern composition above. The upper levels of the building are to be clad in a continuous horizontal channel siding that serves to mediate the scale of the project through visual consistency to the surrounding residential vernacular context of painted wood lap siding and brick masonry, while improving upon the limited durability of those materials. A more modern composition of vertical banding of coloured panels provides variety, and breaks up the continuity and plainness of the channel siding to create an impression of varying scale within the overall building mass, and is abstractly inspired by the Tyndall stone banding of the existing dwelling at 606 Stradbrook. Smooth stucco finishing, while present in the project, is minimized as a tertiary material to screened and recessed areas within and behind balcony areas where it is complement by composite wood decking and soffits that echo the residential scale and materiality of the proposal context.

Design Summary:

The Architectural design of the proposal is principally defined by an active street facing orientation of residential units that includes carefully located fenestration, both at grade and above, that reveals and connects interior and exterior uses along the building's faces. The building is further articulated through varied massing and a staggered setback. This setback shifts progressively back from the curving Stradbrook Avenue street face to create visual interest and provide a transition as Wellington Crescent meets Stradbrook Avenue. Carefully detailed balcony privacy screens and guards that cascade along this stepped setback provide alternating spaces of privacy and view. These elements combine to articulate the progression of the building around the corner, helping the building act as a visual gateway to Osborne Village as it is approached by vehicle from the West, and to reduce the overall impression of scale presented by the building to the pedestrian realm along Stradbrook Avenue.

Proposal Summary:

The project intent is to replace the existing aging single-family dwellings, which are in current use as small apartment or boarding houses, with high-quality purpose built apartment rentals. It is the applicant's position that this intended use is consistent with intended improvements identified within the Residential Element section of the OVNP, and will provide a value to the neighbourhood that is greater than the potential perceived heritage value of the existing properties.

The proposed multi-family infill development and it's Architectural design are respectful of the existing neighbourhood and context, and will use high quality materials to achieve a level of durability consistent with a permanent addition to a prominent location within the Osborne Village neighbourhood. Input from the planning department was incorporated throughout the design process to ensure the density, scale and appearance of the building is appropriate for the neighborhood, and that the project will make a positive contribution to the evolving neighbourhood of Osborne Village.

We welcome an opportunity to discuss our proposal and look forward to your response.

Respectfully submitted,

Karen Shanski



MAA, OAA, SAA, MRAIC

APPENDIX 'B' – Public Consultation

Public Consultation Brief

February 5, 2020

602-606 Stradbrook Avenue Apartment Development

The long-time property owners of 602, 604 & 606 Stradbrook Avenue are proposing to develop a new, 32 unit, four-storey luxury apartment building on their lots once consolidated. Deeply rooted in Osborne Village, they will remain as the owners of the proposed development upon completion. Given their passion for the neighbourhood and city, they want to provide a high-quality product that will add to the pride, charm and character of the Osborne Village area.

Prior to submitting an application for development, many months of meetings and correspondence with Mr. Andrew Ross, District Planner were conducted to ensure the design met and, in some cases, exceeded the City of Winnipeg & Osborne Village development criteria as proposed. Furthermore, a meeting with Councillor Sherri Rollins was held to gain her support, present the project and address her feedback.

Recognizing that public engagement plays an integral part of early development stages, prior to making the development application, an open house was also held to engage the community. The open house was hosted at the Holy Rosary Church on November 5, 2019 between 6:00 PM to 7:30 PM. The main objectives of the open house were to inform the public of the proposed development, conditional use application and subdivision as well as to receive feedback on the project and answer any questions that arose.

Hand-delivered door-to-door invitations were distributed to the two blocks immediately adjacent to the subject properties on October 30, 2019 and a subsequent invitation was sent to the neighbourhood residences the following day via standard mail. The invitation was also posted to several public bulletins within the Osborne Area (a copy of the mailer has been provided for reference). During the door to door canvassing, many encouraging remarks were received with regard to the quality and type of development being proposed.

The open house consisted of two central tables with large displays of the proposed apartment development. Printouts included elevation renderings, floor plan layouts, site plans, aerials, neighbourhood context renderings and so forth. There was also a sign-in sheet, commentary/suggestion box, and refreshments. A list of the attendees that opted to sign in has been included along with a comment card and any email responses received thus far. The developers and architect were in attendance to answer any questions had by the general public. To summarize, four residences have sent email inquiries and approximately 12-15 people attended the open house. One resident in the area made mention of their desire to attend the open house but

had prior engagements. An offsite meeting was held to accommodate this individual and their feedback was very positive.

The majority of the correspondence received was simple curiosity for what is being proposed. General feedback included the desire to incorporate good quality materials that compliment the character and style of the neighbourhood, to have an engaging street front presence with some set back so as to ensure the building is not too close to the sidewalk/street, to encourage active transportation, and to provide quality suites that compliment the area. These items were all addressed by the developers and architect at the open house, through email response, and in person, either through meetings or by the neighbourhood canvassing.

Main Feedback and Responses Summarized

Firstly, to ensure that the apartment replacing the homes is constructed with materials that compliment the character and style of the neighbourhood. Design cues such as incorporating a large front yard with green space, utilizing materials that mimic and match the charm of the neighbourhood, having an engaging and active street side development, and good quality units were all purposefully designed by an architect with immense experience in similar multi-family developments. An appropriate number of parking stalls combined with the encouragement and support of active and public transportation was addressed within the design plans. Residents did not have an appetite for a high-rise in this location. The proposed development fits nicely within the skyline of neighbouring properties, transitioning from high-rise apartments on Wellington Crescent to neighbourhood level apartments and residential dwellings where the property is located.

Prior to the open house, an arborist report had been completed which indicated that there are two (2) public trees in the park which are diseased and are recommended to be replaced with a more desirable species. All trees along Stradbrook Avenue will be saved with the exception of two (2), one of which is diseased and removal is recommended, but both will be replaced. The overall site plan will improve the existing canopy by replacing diseased trees with new healthy ones, rejuvenate the neighbouring park by adding a new fence and trees, and present a tastefully landscaped, engaging, and active front yard.

An effort to minimize neighbourhood disturbance during construction was noted. The contractor being selected will have extensive multi-family construction experience, being well-versed in mitigating public disturbance throughout the process. It is important to recognize that this is an inevitable by product of development but that best efforts will be made to minimize its impact including proper scheduling, utilizing quality tradespeople, and having open communication and diligent response times during construction. As the homes near the end of their physical, economic, and functional lives, the new apartment will ensure that the Osborne Village neighbourhood receives a quality reinvestment that gives back to the area and compliments its tradition through design.

Dear Neighbour,

RE: CONDITIONAL USE APPLICATION AND SUBDIVISION

602, 604 & 606 STRADBROOK STREET.

The owners of these properties wish to seek a conditional use to develop a four-storey multi-family urban in-fill apartment rental project.

We wish to invite you to a neighborhood open house information meeting in order to share the ideas for the site, answer any questions you may have prior to the formal application.

602-606 Stradbrook Avenue Open House
Holy Rosary Church – Church Hall
510 River Ave
November 5, 2019
6:00 pm – 7:30 pm

If you are not able to attend our open house but would like to discuss this application, please feel free to contact us directly.

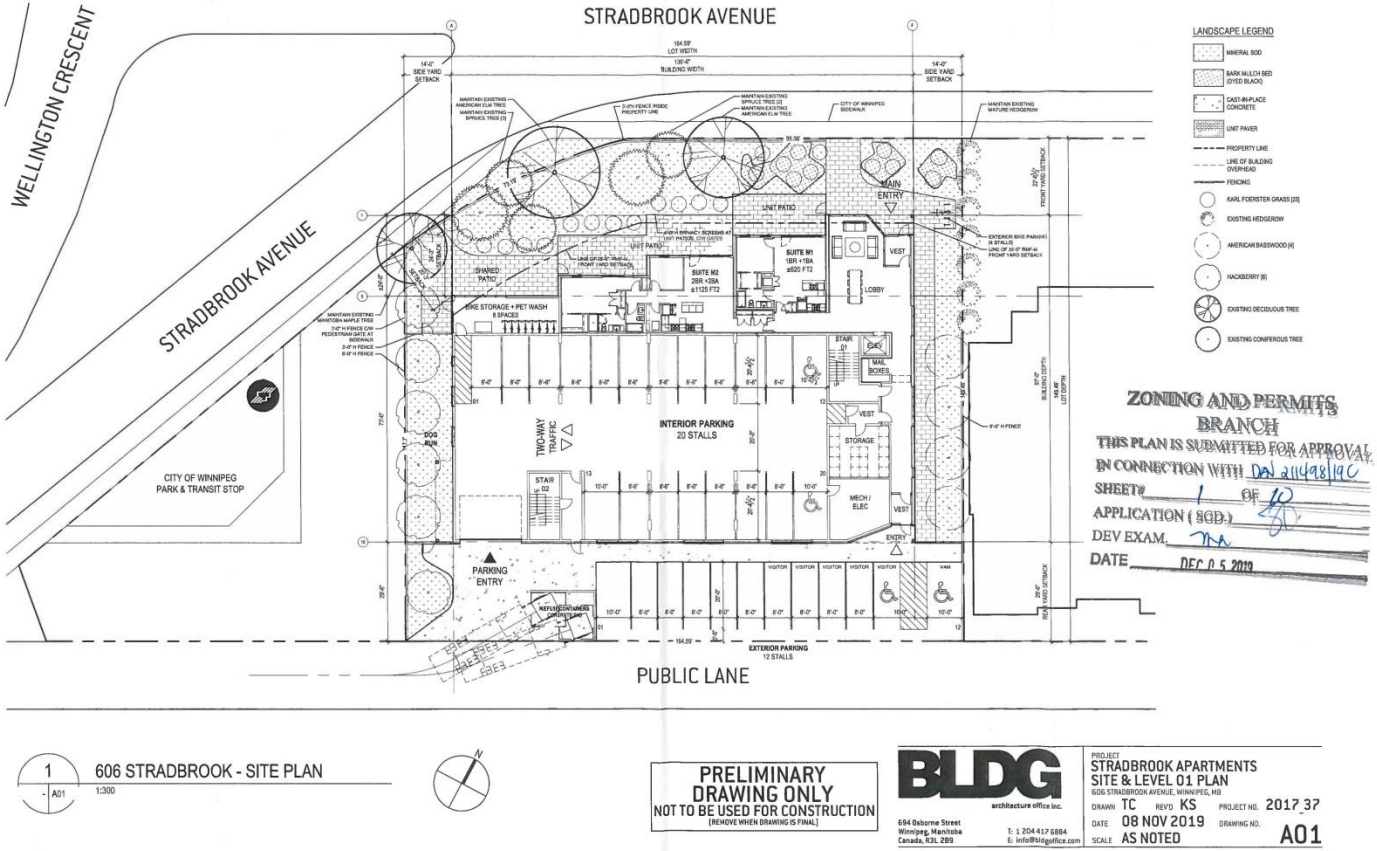
Ken Pankratz and/or Sean O'Neil

ken.pankratz@mmiam.ca

sean.oneil@mmiam.ca

cc. A. Ross, Planner, Planning, Property and Development Department
****

Exhibit “10” referred to in File DAV 211498/2019C



ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 211498/19C
SHEET# 1 OF 12
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 0 5 2019

1 / A01 606 STRADBROOK - SITE PLAN
1:300

PRELIMINARY DRAWING ONLY
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BLDG architecture office inc.
694 Osborne Street
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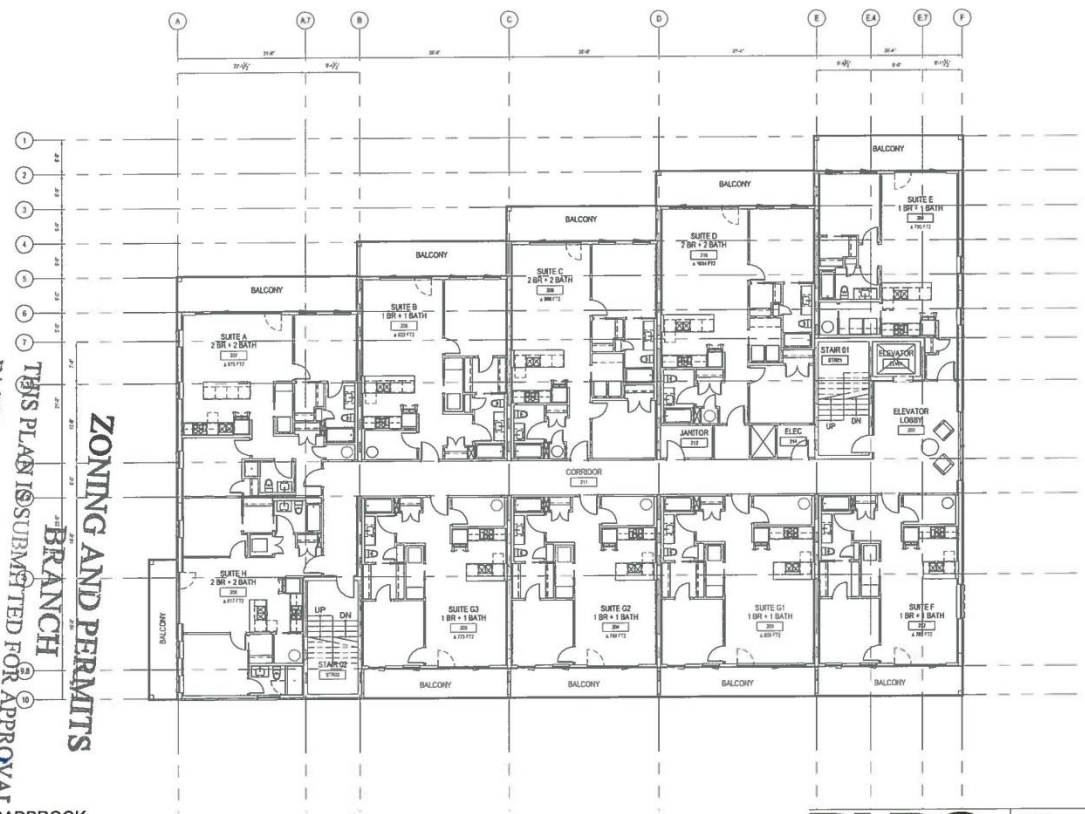
PROJECT
STRADBROOK APARTMENTS
SITE & LEVEL 01 PLAN
606 STRADBROOK AVENUE, WINNIPEG, MB
DRAWN TC REVD KS PROJECT NO. 2017.37
DATE 08 NOV 2019 DRAWING NO. A01
SCALE AS NOTED



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DN 211498/19C

SHEET# 2 OF 10

APPLICATION (SGD.)

DEV EXAM.

DATE DEC 0 2 2019

1 606 STRADBROOK - LEVEL 02-04 TYPICAL PLAN

1/16" = 1'-0"

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PROJECT
STRADBROOK APARTMENTS
LEVEL 02-04 TYPICAL FLOOR PLAN
606 STRADBROOK AVENUE, WINNIPEG, MB

DRAWN TC REV'D KS PROJECT NO. 2017_37
DATE 08 NOV 2019 DRAWING NO. A02
SCALE AS NOTED



1 606 STRADBROOK - NORTH ELEVATION (TO STRADBROOK AVE)
1/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DN 21/498/19C
SHEET# 3 OF 10
APPLICATION (SGD.)
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PROJECT
STRADBROOK APARTMENTS
606 STRADBROOK AVENUE, WINNIPEG, MB
DRAWN TC REV'D KS PROJECT NO. 2017_37
DATE 08 NOV 2019 DRAWING NO. A03
SCALE AS NOTED



1 606 STRADBROOK - SOUTH ELEVATION (TO PUBLIC LANE)
1/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 211498/19C
SHEET# 4 OF 6
APPLICATION (SGD.)
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DATE DEC 02 2019

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PROJECT STRADBROOK APARTMENTS
606 STRADBROOK AVENUE, WINNIPEG, MB
DRAWN TC REVD KS PROJECT NO. 2017_37
DATE 08 NOV 2019 DRAWING NO. A04
SCALE AS NOTED



1 606 STRADBROOK - EAST ELEVATION (TO EAST SIDE YARD)
1/16" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 21498/19C
SHEET# 5 OF 10
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 02 2019

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PROJECT STRADBROOK APARTMENTS
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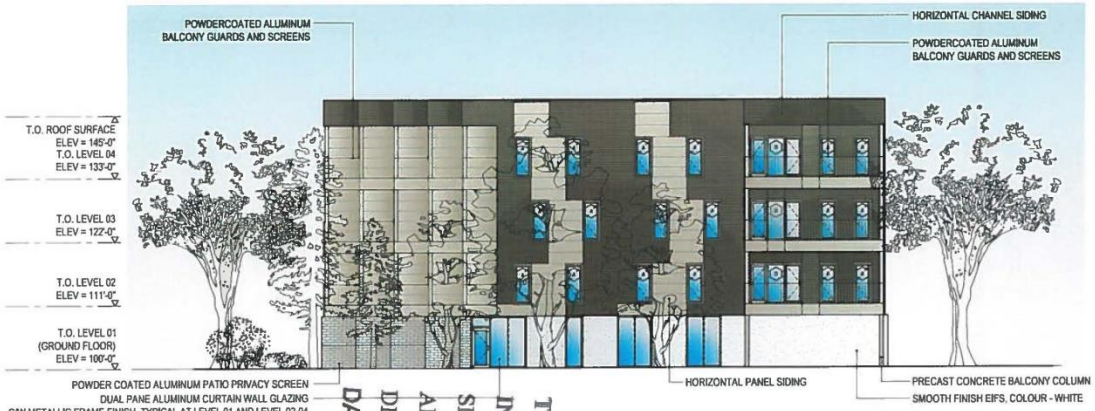
DATE 08 NOV 2019 DRAWING NO. A05
SCALE AS NOTED



1 606 STRADBROOK -
WEST ELEVATION (TO WELLINGTON CRESCENT)
1/16" = 1'-0"

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAL 211498/19C
SHEET# 6 OF 10
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 02 2019

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PROJECT
STRADBROOK APARTMENTS
606 STRADBROOK AVENUE, WINNIPEG, MB
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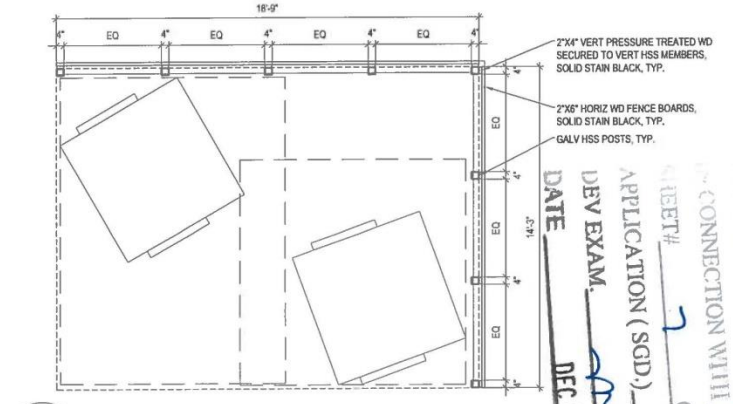
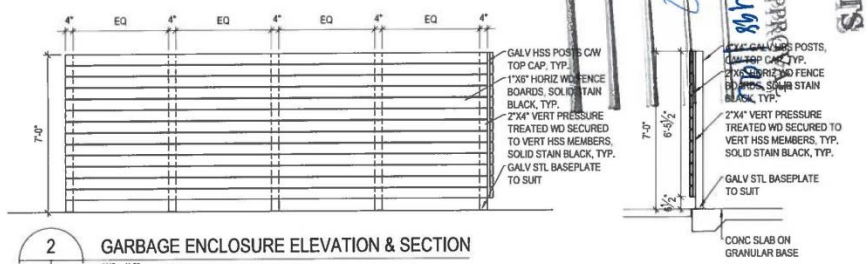
DATE 08 NOV 2019 DRAWING NO. A06
SCALE AS NOTED



1 GARBAGE ENCLOSURE PLAN
L01 1/4" = 1'-0"



2 GARBAGE ENCLOSURE ELEVATION & SECTION
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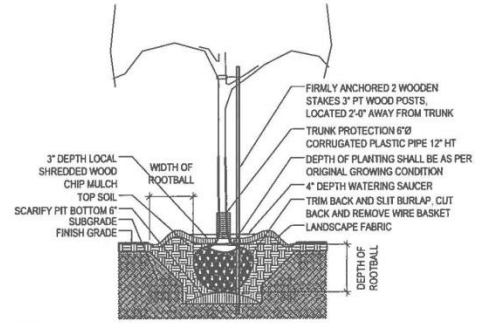
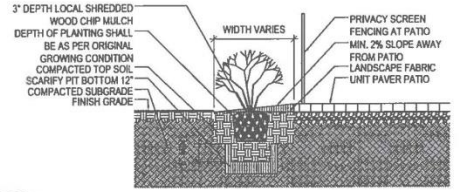


3 TREE PLANTING DETAIL, TYP
L01 1/4" = 1'-0"



4 SHRUB PLANTING DETAIL, TYP
L01 1/4" = 1'-0"

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH RN 2114948
SHEET# 7 OF 10
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 0 2 2019

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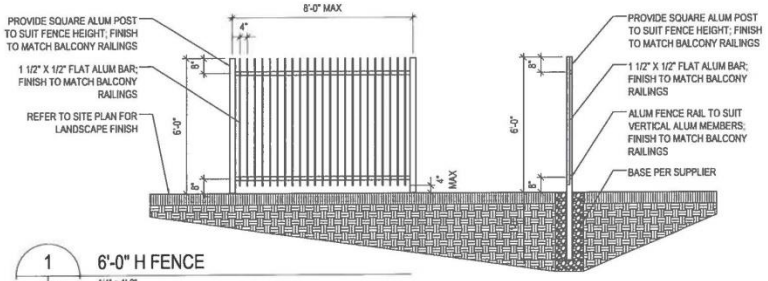
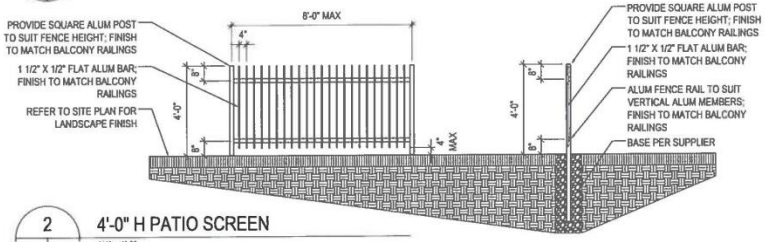
PROJECT
STRADBROOK APARTMENTS
LANDSCAPE DETAILS
606 STRADBROOK AVENUE, WINNIPEG, MB

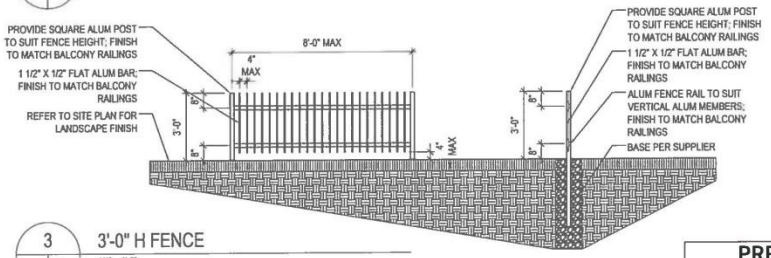
DRAWN TC	REV'D KS	PROJECT NO.	2017 37
DATE 08 NOV 2019		DRAWING NO.	L01
SCALE AS NOTED			



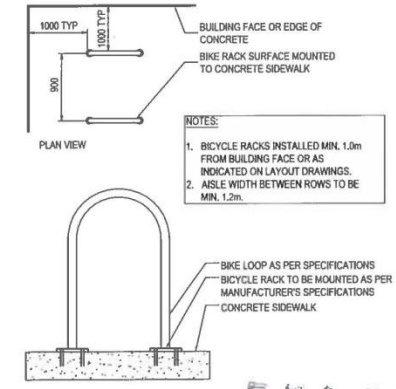
1 - L02 6'-0" H FENCE 1/4" = 1'-0"



2 - L02 4'-0" H PATIO SCREEN 1/4" = 1'-0"



3 - L02 3'-0" H FENCE 1/4" = 1'-0"



4 - L02 BICYCLE RACK DETAIL 1/4" = 1'-0"

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ZONING AND PERMITS BRANCH
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SHEET # 8 OF 10
APPLICATION (SGD.)
DEV EXAM.
DATE NOV 0 9 2017

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PROJECT: STRADBROOK APARTMENTS
LANDSCAPE DETAILS
606 STRADBROOK AVENUE, WINNIPEG, MB
DRAWN TC REVD KS PROJECT NO. 2017 37
DATE 08 NOV 2017 DRAWING NO. L02
SCALE AS NOTED



606 STRADBROOK AVE // WINNIPEG, MANITOBA
NORTH EAST PERSPECTIVE ELEVATION

20 AUGUST 2019

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 211498/18C
SHEET# 9 OF 10
APPLICATION (SGD.)
DEV EXAM.
DATE MAR 0 2 2019

BLDG
architecture office inc.



606 STRADBROOK AVE // WINNIPEG, MANITOBA
NORTH WEST PERSPECTIVE ELEVATION

20 AUGUST 2019

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 211485/DEC
SHEET# 10 OF 10
APPLICATION (SGD.)
DEV EXAM.
DATE DEC 0 2 2019

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