Agenda – Board of Adjustment – March 4, 2020

PUBLIC HEARINGS

Item No. 7 Variance – Witham Road
(St. Boniface Ward)
File DAV 107522/2020C

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

1. for the construction of a multi-family dwelling (row-houses) to permit front yards between 10 feet (3.05 metres) and 17 feet (5.18 metres) instead of 20 feet (6.10 metres);

2. for the construction of accessory detached garages to permit a total floor area of 6144 square feet (570.8 square metres) instead of 880 square feet (81.75 square metres).

Subject to the following condition:

1. That the snow removal of the accessory parking area shall involve the removal of excess snow to another location to facilitate clear access to the public lane. The intent, as stated above, shall be captured in writing in the condo declaration of the building, to the satisfaction of the Director of Planning, Property, and Development.

Agenda – Board of Adjustment – March 4, 2020

File:	DAV 107522/2020C
Applicant:	Sage Creek Development Corporation (Trevor Grafton)
Premises Affected:	Witham Road
Legal Description:	BLOCK 10 PLAN 63864, hereinafter called “the land”
Property Zoned:	"RMF-S" Residential Multi-Family Small
Nature of Application:	To vary the "RMF-S" District Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the construction of a multi-family dwelling (row-houses) to permit front yards between 10 feet (3.05 metres) and 17 feet (5.18 metres) instead of 20 feet (6.10 metres); 2. for the construction of accessory detached garages to permit a total floor area of 6,144 sq feet instead of 880 sq feet.
Exhibits Filed:	1. Application dated February 5, 2020 2. Notification of Public Hearing dated February 13, 2020 3. Manitoba Status of Title 3024907/1 4. Letter of authorization dated January 22, 2020 from Tony Balaz (Kensington Homes) to Sage Creek Development Corporation 5. Surveyor’s Building Location Certificate and sketch dated January 22, 2020 6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 7. Caveat 5011413/1 8. Plans, Sheets 1 to 8 inclusive, for File DAV 107522/2020C dated January 27, 2020 9. Report from the Urban Planning Division dated February 25, 2020 10. Inspection Report

Agenda – Board of Adjustment – March 4, 2020

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

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by

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

Moved by

That the receipt of public representations be concluded.

Agenda – Board of Adjustment – March 4, 2020

Moved by

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:

Moved by

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by

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

Exhibit “8” referred to in File DAV 107522/2020C

ADMINISTRATIVE REPORT

Title: DAV 20-107522\C – Witham RD

Issue: For consideration at the public hearing for variances associated with the establishment of a multi-family dwelling use.

Critical Path: Board of Adjustment as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the application to vary the "RMF-S" dimensional standards of Zoning By-law No. 200/2006 as follow:

1) for the construction of a multi-family dwelling (row-houses) to permit front yards between 10 feet (3.05 metres) and 17 feet (5.18 metres) instead of 20 feet (6.10 metres);
2) for the construction of accessory detached garages to permit a total floor area of 6144 square feet (570.8 square metres) instead of 880 square feet (81.75 square metres).

Subject to the following condition:

1) That the snow removal of the accessory parking area shall involve the removal of excess snow to another location to facilitate clear access to the public lane. The intent, as stated above, shall be captured in writing in the condo declaration of the building, to the satisfaction of the Director of Planning, Property, and Development.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application’s compliance with The City of Winnipeg Charter.
- 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, a development permit can be issued once Plans are approved by the Riel Community Committee.

FILE/APPLICANT DETAILS

FILE:	**DAV 20-107522\C**
RELATED FILES:	DASZ 19/2016
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.553 (Sage Creek)
SUBJECT:	To vary the "RMF-S" dimensional standards of Zoning By-law No. 200/2006 as follow: 1) for the construction of a multi-family dwelling (row-houses) to permit front yards between 10 feet (3.05 metres) and 17 feet (5.18 metres) instead of 20 feet (6.10 metres); 2) for the construction of accessory detached garages to permit a total floor area of 6144 square feet (570.8 square metres) instead of 880 square feet (81.75 square metres).
LOCATION:	Witham RD
LEGAL DESCRIPTION:	BLOCK 10 PLAN 63862 RCMP
APPLICANT:	Trevor Grafton 1 Dr. David Friesen DR Winnipeg , Manitoba R3X 0G8
OWNER:	Kensington Homes 1 Dr. David Friesen DR Winnipeg , Manitoba R3X 0G8

HISTORY

South St. Boniface Area Structure Plan (By-law 158/05)

- On November 23, 2005, Council adopted the *South St. Boniface Area Structure Plan* (By-law 158/05) as a Secondary Plan for 918 acres of land bounded by the Bishop Grandin Boulevard extension to the north, Lagimodiere Boulevard and the Island Lakes residential community to the west, the Perimeter Highway to the south and Plessis Road (the City Boundary) to the east.

DASZ 21/2007

- On September 26, 2007 Council adopted the plan of subdivision proposed under DASZ 21/2007, which was considered Phase 2 of the Sage Creek development. The application involved the subdivision and rezoning of 79.2 acres of land east of the Manitoba Hydro right-of-way and extended Sage Creek Blvd and Warde Avenue. This subdivision is considered to complete Phase 2 of the Sage Creek development

DASZ 3/11

- On June 22, 2011, Council recommended approval for the subdivision and rezoning of a 71 acre site in Sage Creek from RR5 to blocks zoned R1-M, R1-S, RMF-S, and PR1 under file DASZ 3/11.

DASZ 19/2016 (Sage Creek Phase 8)

- On December 5, 2016 the Riel Community Committee approved a subdivision and rezoning of the subject 38 acre site from “RR5” Rural Residential 5 to 14 blocks zoned “RMF-S” and “RMF-M” in order to establish a new residential development phase for Sage Creek to create approximately 427 dwelling units. The rezoning also included lands zoned PR1 to accommodate pathways and the creation of new public rights-of-way

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 located on the south side of Witham Road between Grey Heron Drive and Morning Star Lane, in the Sage Creek neighbourhood of the St Vital ward.
- The site is zoned “RMF-S” Residential Multi-family Small and is located within the Areas of Stability – Recent Communities Policy Area under the Complete Communities Direction Strategy.
- The subject site is approximately 34,011 square feet in area and is currently undeveloped.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Witham Road; then vacant land zoned "RMF-M" Residential Multi-family Medium.

South: Public Lane; then vacant land zoned "RMF-S" Residential Multi-family Small and “R1-M” Residential Single-family Medium.

East: Grey Heron Drive; then vacant land zoned “R1-M” Residential Single-family Medium.

West: Morning Star Lane; then vacant land zoned "RMF-M" Residential Multi-family Medium.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to establish a 15 unit, two-storey townhouse style multi-family development consisting of three buildings.
- Drawings have been provided showing parking, landscaping, elevations and building materials.
- Each unit has a separate street oriented entrance, located on the north elevation and an additional rear (south) entrance to access to access the rear yard and proposed garages.
- Parking will be located in semi-detached garages accessed from a private rear lane, running between the Grey Heron Drive and Morning Star Lane and Boulevard Des Hivernants.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities'* Urban Structure map. Within Recent Communities, intense and diverse development will be encouraged in centres and along corridors.
- Key relevant policies guiding development within Areas of Stability include:

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

SOUTH ST. BONIFACE AREA STRUCTURE PLAN (SECONDARY PLAN)

- The subject site is located within the Residential Policy Area of the South St. Boniface Secondary Plan. Relevant policies to this application include:

  5.1.2 Residential Area Policies

  1) Composition of the Residential Area

     (a) Subject to the policies of this Plan,

        i. single family and two family residential uses shall be the predominant use of land within the Residential Area

        ii. alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and

        iii. open space shall be provided throughout the Residential Area to meet the active and passive recreational needs of residents.

  2) Transit Service in the Residential Area

     (a) The Residential Area shall

        i. be served by public transit, and

        ii. contain transit bus stops within a five-minute walk (400 metre) walking distance from most homes.

  3) Design of the Residential Area

     (a) The design of the Residential Area shall

        i. be determined through the development application process,

        ii. emphasize opportunities for distinct neighbourhoods that comprise unifying elements to create a cohesive community, and

        iii. provide for residents to access adjacent communities and the Village Centre area through roadway, walkway, pathway, and bikeway connections.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"RMF-S" Residential Multi-Family Small District

- The RMF-S district requires: a minimum lot area of 9,000 square feet, minimum lot area per dwelling unit of 1,250 square feet, minimum front yard of 20 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 4 feet, and a minimum corner side yard of 5 feet. The maximum building height is 35 feet.

- The minimum required front yard for a multi-family dwelling in the RMF-M zone is 25 feet. The applicant is proposing front yards between 10 feet and 17 feet, therefore a variance is required.
- The maximum floor area permitted for accessory structures is 484 sq. ft. or 12.5% of total lot area to a maximum of 880 square feet. The applicant is proposing to provide 5 attached garages for each of the three buildings, resulting in floor area of 6,144 square feet instead of 880 square feet. As such, a variance is required.

ANALYIS OF VARIANCES

- The subject site abuts a public sidewalk, two streets, and a public lane. The plans submitted show landscaped front and east and west side yards, and a built form that is similar in scale to the single-family dwellings and low density multi-family dwellings planned for Grey Heron Drive and Morning Star Lane. The Urban Planning & Design Division is supportive of the variance to provide a front yard of 10 feet to 17 feet instead of 20 feet as the proposed reduction is not expected to have a significant impact on adjoining properties, and will contribute to an active street edge.
- The proposal to attach 5 garages for each of the three proposed buildings introduces a challenge in facilitating snow storage that does not affect access to the public lane. In this instance, the applicant was amenable to including a condition that the condo corporation will hire a snow removal firm to haul snow either elsewhere on the subject property or off-site entirely, rather than obstructing on-site parking or the public lane. The Urban Planning & Design Division is supportive of the proposed variance for the floor area requirement for semi-detached garages, subject to the condition that a snow removal requirement be included in the Condo Agreement.

CONDITIONS OF APPROVAL

- Per DASZ 51/2005, Plan Approval by the Director of Planning, Property and Development and the Riel Community Committee is required prior to the issuance of any building permits and prior to the commencement of any new construction.
- As a condition of approval, the Urban Planning Division is recommending that the condo declaration of the building include a specific snow removal requirement involving the removal of excess snow from the accessory parking area to another location to facilitate clear access to the public lane.

REASONS FOR RECOMMENDATIONS

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

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

In that, the applicant is proposing to develop the site in a manner that is consistent with the policies guiding development in the Residential policy area in the South St. Boniface Area Structure 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 proposed substandard yards contribute to an active pedestrian environment, and abut a street edge, a public lane and a private lane, with no anticipated adverse effect on adjoining properties; and in that a snow removal condition would mitigate the adverse effect of the proposed variance of the maximum floor area requirement for the semi-detached garages.

(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 applicant is proposing development that is consistent with the secondary plan for the area. As such, the proposed application is the minimum modification of the zoning by-law required to be consistent with the secondary plan.

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

In that, the proposal is consistent with the policies guiding development in the Residential policy area in the South St. Boniface Area Structure Plan.

CONSULTATION

In preparing this report there was internal consultation with: Public Works (Transportation Division)

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
  - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

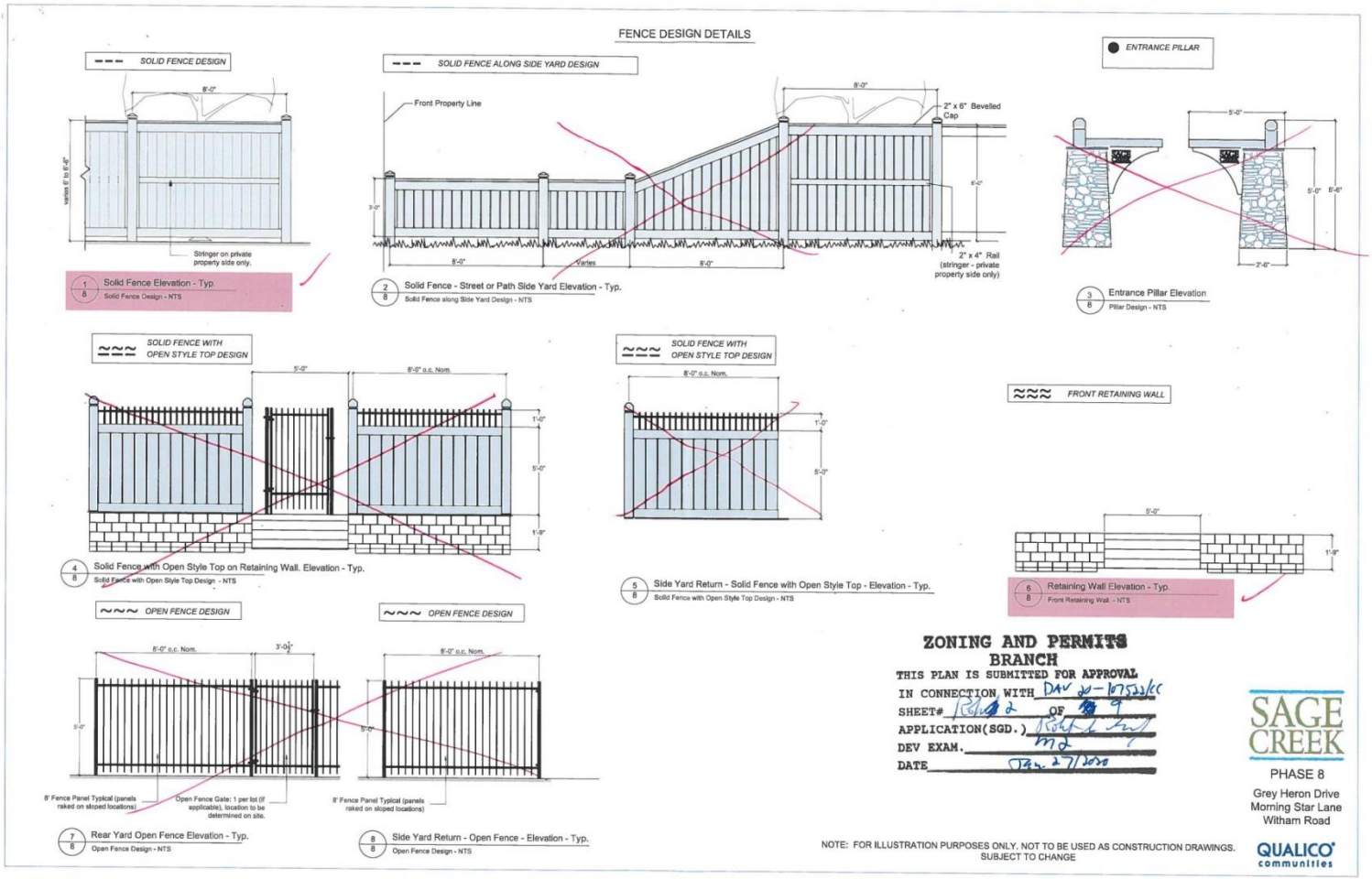
Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Simi Jerez, MCP
Date:	Tuesday, February 25, 2020
File No.	DAV 20-107522\C

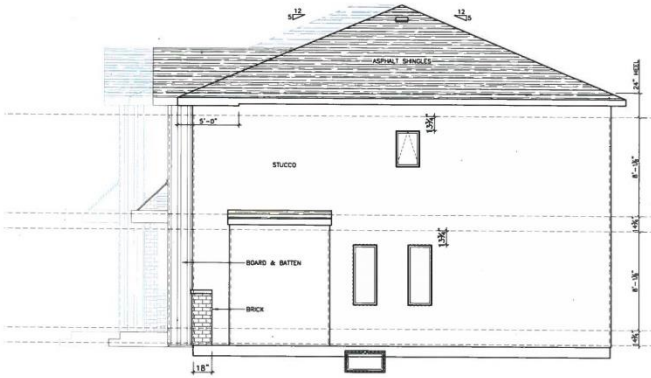
Exhibit “7” referred to in File DAV 107522/2020C



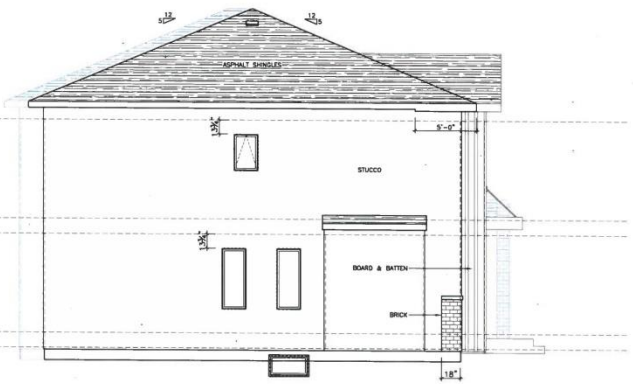


FRONT ELEVATION

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH 20-107522/C
SHEET# 43 OF 79
APPLICATION(SGD.)
DEV EXAM. MM
DATE Jan. 27/2020



RIGHT ELEVATION



LEFT ELEVATION

ZONING AND PERMITS
BRANCH

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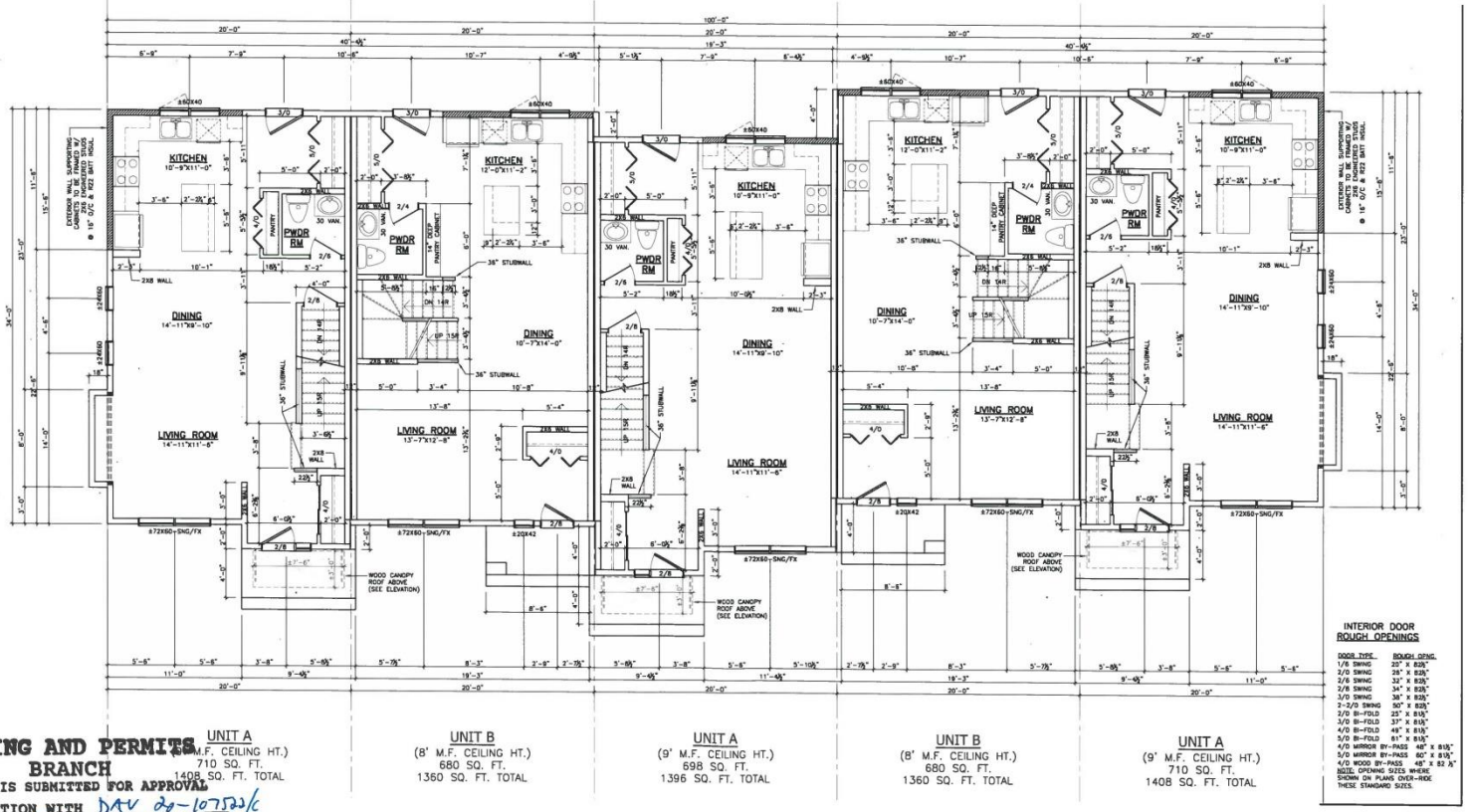
IN CONNECTION WITH DAV - 10-107522/C
SHEET# 4 OF 9
APPLICATION(SGD.)
DEV EXAM. M2
DATE Jan. 27/2010



UNIT A
(9' M.F. CEILING HT.)
710 SQ. FT.
1408 SQ. FT. TOTAL

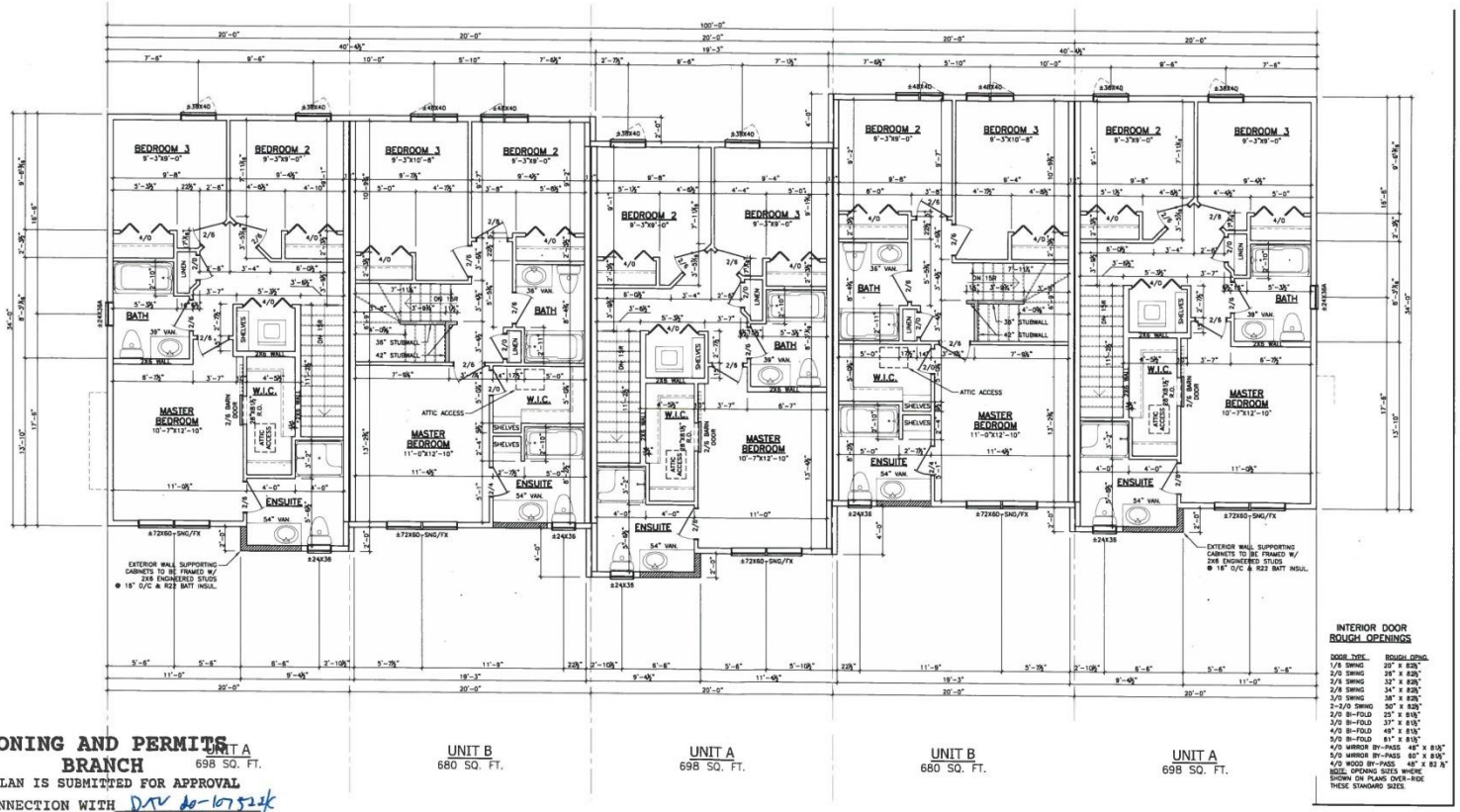
UNIT B
(8' M.F. CEILING HT.)
680 SQ. FT.
1360 SQ. FT. TOTAL

UNIT A
(9' M.F. CEILING HT.)
698 SQ. FT.
1396 SQ. FT. TOTAL

UNIT B
(8' M.F. CEILING HT.)
680 SQ. FT.
1360 SQ. FT. TOTAL

UNIT A
(9' M.F. CEILING HT.)
710 SQ. FT.
1408 SQ. FT. TOTAL

ZONING AND PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 20-107523/C
SHEET# #5 OF #9
APPLICATION(SGD.)
DEV EXAM. MZ
DATE Jan. 27/2021



ZONING AND PERMITS BRANCH

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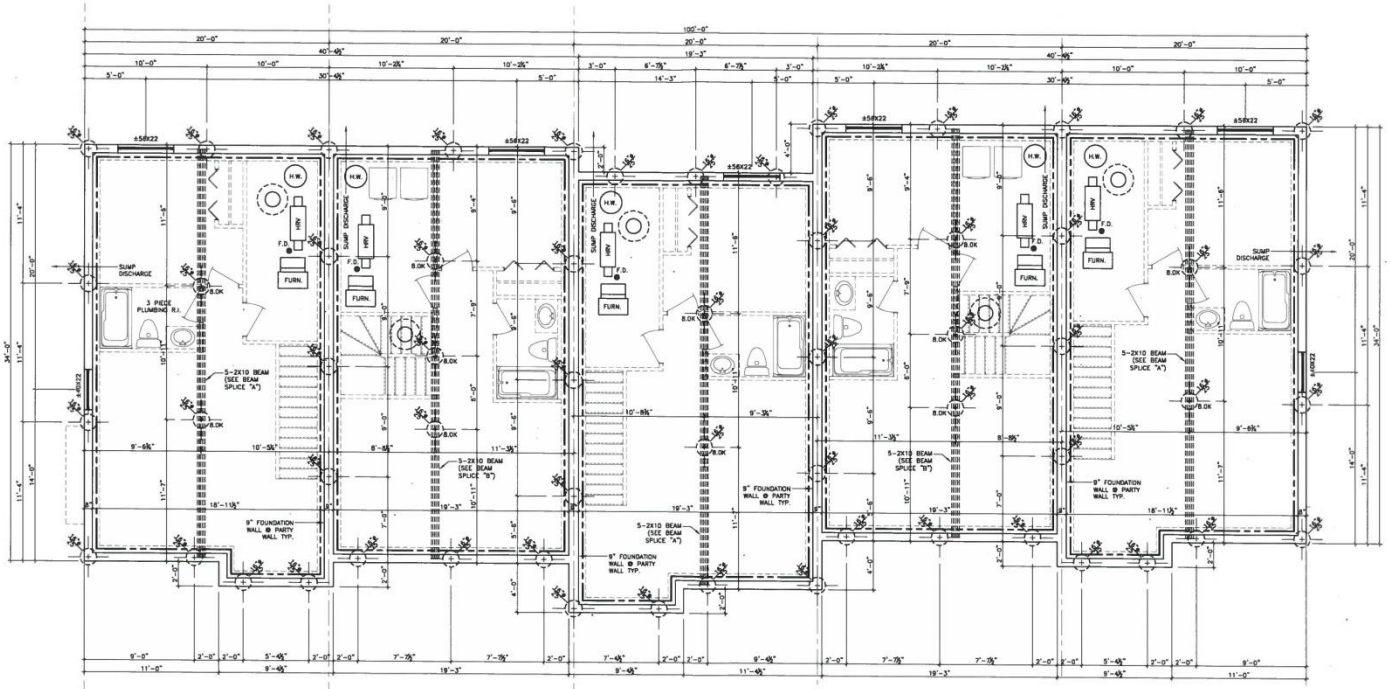
IN CONNECTION WITH DTV 20-107524
SHEET# 16 OF 19
APPLICATION(SGD.)
DEV EXAM.
DATE Jan. 27/2020



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL

IN CONNECTION WITH DAU 20-107522/C

SHEET# 7 OF 9

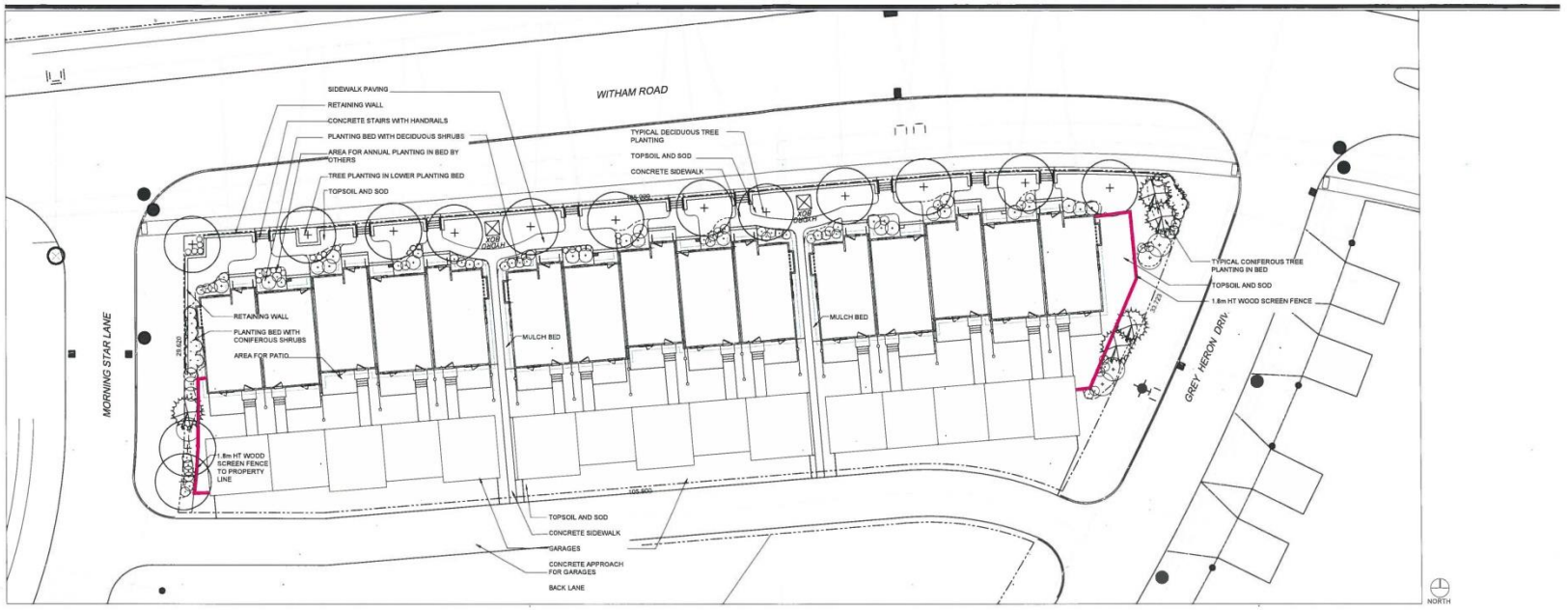
APPLICATION(SGD.)

DEV EXAM. MJ

DATE Jan. 27/2020

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DTV 20-107136
SHEET# 38 OF 39
APPLICATION(SGD.)
DEV EXAM.
DATE Jan. 27/2020





PARKING STATISTICS

15 UNITS	1.5 STALLS/UNIT
TOTAL PARKING REQUIRED	23 STALLS
TOTAL PARKING PROVIDED	28 STALLS
ACCESSIBLE STALLS REQUIRED	1 STALLS
PROVIDED	0 STALLS
BICYCLE PARKING REQUIRED (1 PER 10 STALLS)	2
PROVIDED	15 (IN GARAGE)

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (Witham Road - 107.126m / 351.46 ft.)		
1 TREE/30 ft.	12	12
3 SHRUBS/20 ft.	53	53
STREET EDGE (Grey Heron Drive - 35.562m / 116.67 ft.)		
1 TREE/30 ft.	4	4
3 SHRUBS/20 ft.	18	18
STREET EDGE (Morning Star Lane - 29.620m / 97.18 ft.)		
1 TREE/30 ft.	3	3
3 SHRUBS/20 ft.	15	15
BUILDING FOUNDATION (TOTAL)	1 SHRUB/10 ft.	
NORTH FACE- 94.16m (309 ft.)	31	31
WEST FACE- 12.192m (40 ft.)	4	4
EAST FACE - 12.192m (40 ft.)	4	4
TOTAL	32	29
TOTAL REQUIRED LANDSCAPING		
TOTAL TREES	19	19
TOTAL SHRUBS	125	125

ANY ADDITIONAL PLANTING IS AT THE DISCRETION OF THE OWNER.

SUGGESTED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
PAPER BIRCH / BETULA PAPYRIFERA	65 mm cal.	SPECIMEN. W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD. STRAIGHT TRUNK. MIN. HT. 6.0m. BRANCHING HT. 1.8m.
DROPMORE LINDEN / TILIA X FLAVESCENS 'DROPMORE'	65 mm cal.	SPECIMEN. W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD. STRAIGHT TRUNK. MIN. HT. 6.0m. BRANCHING HT. 1.8m.
CONIFEROUS TREES		
BLACK HILLS SPRUCE/PICEA GLAUCA 'BLACK HILLS'	1.8m ht.	SPECIMEN. W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER. STRAIGHT TRUNK. WELL BRANCHED. FULL FORM.
COLORADO SPRUCE/PICEA PUNGENS	1.8m ht.	SPECIMEN. W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER. STRAIGHT TRUNK. WELL BRANCHED. FULL FORM.
DECIDUOUS SHRUBS		
GOLDEN TREASURE DWARF BIRCH / BETULA X PLETTKEI 'GOLDEN TREASURE'	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 600mm HT.
TURKESTAN EUONYMUS / EUONYMUS NANUS 'TURKESTNIUS'	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 450mm HT.
ANNABELLE HYDRANGEA / HYDRANGEA ARBORESCENS 'ANNABELLE'	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 600mm HT.
GALAHAD MOCKORANGE/ PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 450mm HT.
ALPINE CURRANT / RIBES ALPINUM	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 600mm HT.
ALPINE CURRANT / RIBES ALPINUM	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 450mm HT.

SUGGESTED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS SHRUBS		
FALSE SPIREA / SORBARIA SORBIFOLIA	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 600mm HT.
MISS CANADA LILAC / SYRINGA X PRESTONIAE /MISS CANADA/	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 450mm HT.
WEDGEWOOD BLUE LILAC / SYRINGA VULGARIS 'WEDGEWOOD BLUE'	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 600mm HT.
CONIFEROUS SHRUBS		
PRINCE OF WALES SPREADING JUNIPER / JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 600mm SPR.
BLUE DANUBE SPREADING JUNIPER / JUNIPERUS SABINA 'BLUE DANUBE'	#3 CONTAINER	SPECIMEN. CONTAINER GROWN. WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MIN. 450mm HT.

ZONING AND PERMITS
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 20-107522/C
SHEET# 9 OF 9
APPLICATION(SGD.)
DEV EXAM.
DATE Jan. 27/2020

KENSINGTON HOMES
WITHAM ROAD TOWNHOUSE DEVELOPMENT
LANDSCAPE PLAN
JANUARY 28, 2020
SCALE 1:200