Agenda – Council – March 20, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

Item No. 4 Subdivision and Rezoning – Camp Manitou Road (Charleswood-Tuxedo-Westwood Ward) File DASZ 31/ 2019 [c/r DAV 200484/2019D]

STANDING COMMITTEE RECOMMENDATION:

On March 10, 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 31/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 27th, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 11th, 2019 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S" Residential Multi-Family (Small) District as shown on the map dated January 27th, 2020, and attached as Schedule "A" to this report.

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 31/2019 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

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 and effect when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8 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 any damage to existing fencing on the adjacent property is to be repaired at the expense of the Developer.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 10, 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 March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2020, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation 11, and renumber the remaining recommendation accordingly:

    "11. That any damage to existing fencing on the adjacent property is to be repaired at the expense of the Developer."

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

PUBLIC HEARING SUMMARY

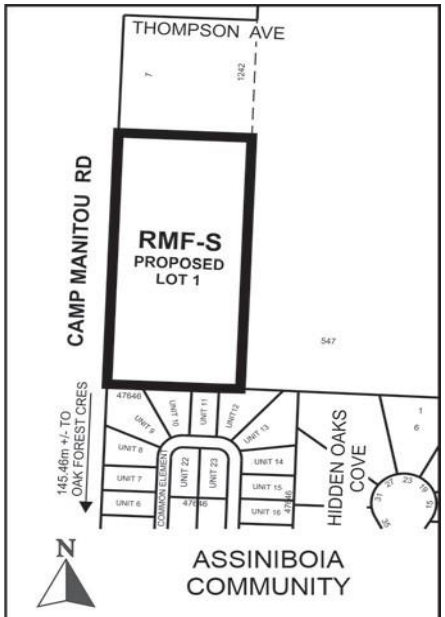
File: DASZ 31/2019

Before: Assiniboia Community Committee
Councillor Lukes, Chairperson
Councillor Gillingham
Councillor Klein

Public Hearing: February 4, 2020
Council Building, 510 Main Street

Applicant: Streetside Development Corporation (Jonathan Osachuk)

Subject:



APPLICANT: Streetside Development Corporation
FILE: DASZ 31/2019
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "A" AGRICULTURAL DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of land to allow the construction of single-storey detached dwellings. **For information, phone Mr. R. Galston, Planner at 204-986-8645.**

Premises Affected: Camp Manitou Road

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

Prepared by: Leah Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: February 5, 2020

Community Committee Recommendation:

On February 4, 2020, the Assiniboia 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 31/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 27th, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 11th, 2019 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S" Residential Multi-Family (Small) District as shown on the map dated January 27th, 2020, and attached as Schedule "A" to this report.

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 31/2019 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 and effect when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8 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 any damage to existing fencing on the adjacent property is to be repaired at the expense of the Developer.

~~11~~12. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

The Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. It certainly meets the requirements of the public service.

2. It appears to be similar to what is already close in proximity for the neighborhood.

3. It is an area that is growing and is part of the plan for the City of Winnipeg.

Exhibits Filed:

1. Application dated November 14, 2019
2. Notification of Public Hearing dated January 2, 2020
3. Manitoba Status of Title 3013652/1
4. Letter of authorization dated July 31, 2019 from Brian Cornelsen, (on behalf of Streetside Development Corporation) to Jonathan Osachuk and David Hill
5. Renderings of subject property
6. Plans (4 pages)
7. Report from the Urban Planning Division dated January 27, 2020
8. Inspection Report
9. Recording of Representations of public hearing held on February 4, 2020

REPRESENTATIONS:

In Support:

David Hill

In Opposition:

Nil

For Information:

Patrick Rowan
Chris Stevens
Peter J. Wintemute

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development

Exhibit "7" referred to in File DASZ 31/2019

ADMINISTRATIVE REPORT

Title: DASZ 31/2019 – Camp Manitou Road

Issue: For consideration at the public hearing for a subdivision and rezoning to consolidate three lots into one lot and to rezone from "A" Agricultural to "RMF-S" Residential Multi-Family (Small) for a bare land condominium residential development.

Critical Path: Assiniboia Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 31/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 27th, 2020 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 11th, 2019 to the satisfaction of the Director of Planning, Property and Development

3. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a "RMF-S" Residential Multi-Family (Small) District as shown on the map dated January 27th, 2020, and attached as Schedule "A" to this report.

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 31/2019 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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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

The propose development aligns with *OurWinnipeg* Section 01, Direction 3: *"Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development would align with the following Key Direction in the Winnipeg Climate Action Plan: *"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	Robert Galston, MCP
Date:	January 27, 2020
File No.	DASZ 31/2019

List of Schedules and Attachments

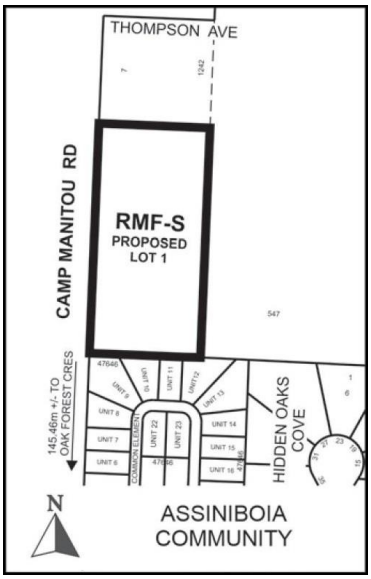
1. Appendix "A" — Planning Discussion
2. Schedule "A" — File No. DASZ 31/2019, Assiniboia Community Committee, Dated January 27th, 2020
3. Schedule "B" — Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located on the East side of Camp Manitou Road, North of Oak Forest Crescent.

APPENDIX 'A'

DATE: January 27, 2020
FILE: **DASZ 31/2019**
RELATED FILES: DAV 19-200484/C
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.227 (Assiniboia Downs)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to consolidate three lots into one lot and to rezone from "A" – Agricultural to "RMF-S" – Residential Multi-Family (Small) for a bare land condominium residential development.

LOCATION: Camp Manitou Road (North side of 381 Oak Forest Crescent)
LEGAL DESCRIPTION: LOT 4/6 BLOCK 10 PLAN 1242 89 ST C



APPLICANT: Streetside Development Corporation (Jonathan Osachuk)
1 Dr. David Friesen Drive
Winnipeg, Manitoba R3X 0G8

OWNER: Streetside Development Corporation
1 Dr. David Friesen Drive
Winnipeg, Manitoba R3X 0G8

RECOMMENDATION: Approval

HISTORY

N/A

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side Camp Manitou Road, between Oak Forest Crescent and Portage Avenue, in the Assiniboia Downs Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property has a total area of 2.6 acres. It is currently vacant.
- The subject property is currently zoned “A” Agricultural.
- The subject property is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map. There is currently no secondary plan for this area.
- The subject property is adjacent to a boundary of the City of Winnipeg, and the portion of Camp Manitou Road in front of the subject property is located entirely within the Rural Municipality of Headlingley.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant land zoned “A” – Agricultural.

South: Detached single-family dwellings on a bare land condominium plan zoned “RMF-S” – Residential Multi-Family (Small).

East: Vacant land zoned “A” – Agricultural.

West: Camp Manitou Road, then vacant land in the Rural Municipality of Headingley, which is currently used for agricultural purposes.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the existing three lots into one lot, and rezone the land to an “RMF-S” – Residential Multi-Family (Small) zoning district.
- This consolidation and rezoning is proposed in order to accommodate the development of 23 bare land residential condominium units.
- Each of these proposed 23 bare land condominium units will contain a detached single-family dwelling, and will be serviced by a private roadway (common element) which will be accessed from Camp Manitou Road, which is located within the Rural Municipality of Headingley.
- Each of the 23 proposed dwellings are to be one storey in height, and have an interior floor area of approximately 1,620 square feet. Additionally, each of the dwellings are to contain an attached garage of approximately 400 square feet in area, which can accommodate up to two (2) vehicles. The attached garages are to be accessed from a front approach from the private roadway.
- Preliminary building plans and elevation drawings have been submitted with this application.

- The proposed development is the subject of an associated Variance application, under file no. DAV 19-200484/D. This Variance application concerns rear yards and street edge landscaping.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *OurWinnipeg* is the City's long-range development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states:
    - *Enhance the quality, diversity, completeness, and sustainability of stable neighbourhoods and and expand housing options for Winnipeg's changing population.*
- 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.
- As noted above, the subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities*' Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
    - *Encourage intensification to occur at centres and along corridors.*
    - *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
    - *Support Complete Communities by ensuring diverse and high quality housing stock.*
    - *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*
    - *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*

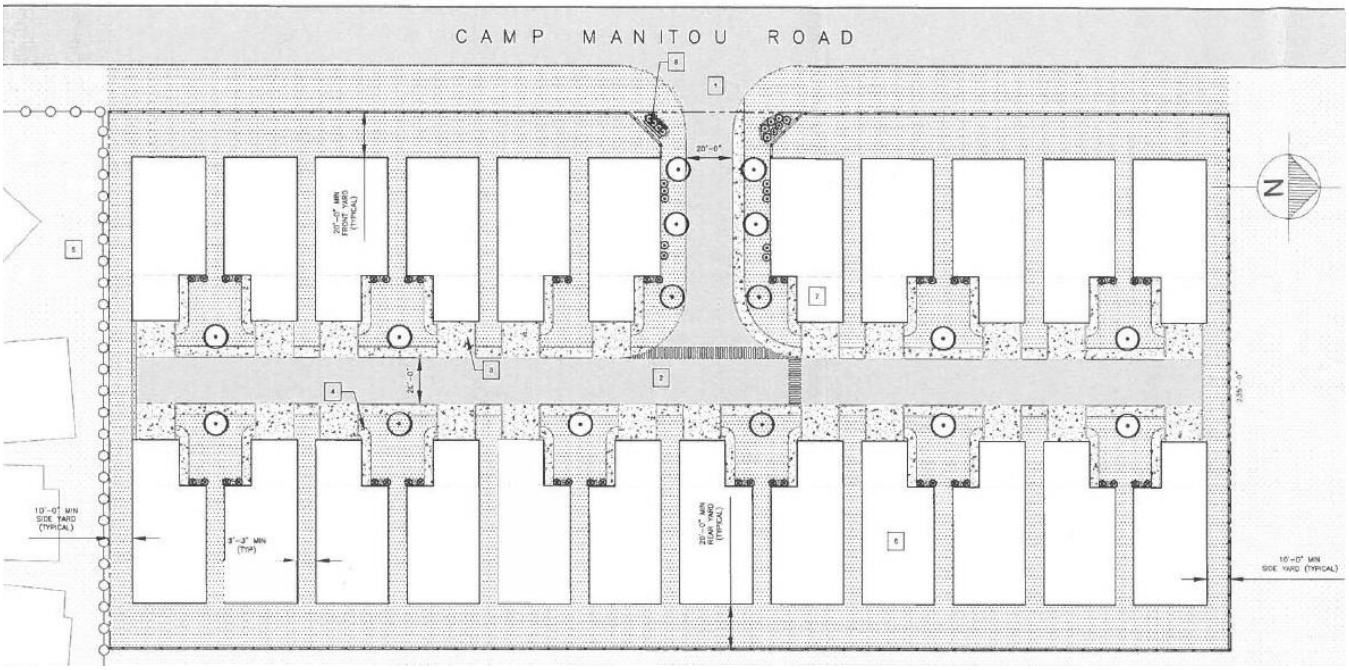


Figure 3: Detail of site plan submitted by the applicant.

SUBDIVISION

- As noted above, the subject site is currently made up made up of three underlying lots. Subdivision is required in order to consolidate these three lots into one lot.

REZONING

- As noted above, the applicant is proposing to rezone the subject site from an “A” Agricultural district to an “RMF-S” Residential Multi-Family (Small) district.
- Per the Winnipeg Zoning By-law, the intent of any “RMF” zoning district is to accommodate the development of multi-family units in areas with medium to high residential densities.
- Per the dimensional standards of the Zoning By-law for a “RMF-S” zoning districts, the following standards apply:

TABLE 5-4: Dimensional Standards for Multi-Family Districts
amended 135/2016; 12/2017

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/ Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/ Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/ Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-S	9,000	1,250	20 / NA	25	4	5 / NA	8	NA / 35
RMF-M	9,000	800	25 / NA	25	8 **[note b]**	20/ NA	8	NA / 60
RMF-L	20,000	400	25 / NA	25	8 **[note b]**	20 / NA	8	NA / 150
RMU	9,000	500	20 / NA	25	5 **[note b]**	20 / NA	8	NA / 100
TOD	NA	200	NA / 10 [note c]	25	5 **[note b]**	NA / 10 [note c]	8	30 / 200
Single-family residential structures must meet the requirements of the R1-M zoning district								
Two-family residential structures must meet the requirements of the R2 zoning district								

CONSISTENCY WITH COMPLETE COMMUNITIES DIRECTION STRATEGY

- As noted above, the subject site is situated within the Areas of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy.*
- The proposal to consolidate the underlying lots and develop 23 bare land condominium units and common element is consistent with policies for Areas of Stability – Recent Communities under the *Complete Communities Direction Strategy*, notably:
    - Residential bare land condominium units containing one-storey single-family dwellings are considered a moderate change to the current use of the subject land
    - Residential bare land condominium units provides a greater mix of housing types in the Assiniboia Downs Neighbourhood
    - The layout and design of the proposed development is sensitive to the surrounding context, which is characterized by a similar bare land condominium development, and by single-family residential lots.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- Although the proposed development will look and function similar to a single-family residential development, a multi-family zoning district is required in order to accommodate a bare land residential condo development.
- Given the surrounding context, which is characterized by similar development immediately to the south, the proposed RMF-S" zoning district is considered an appropriate zoning category for the proposed residential lots.
- The property to the north and east of the subject property is currently vacant and is part of a parcel approximately 60 acres in size that contains a funeral home and cemetery use (Chapel Lawn Funeral Home.

- As noted above, land to the west of the subject property is located in the Rural Municipality of Headingley, and is currently vacant and under agricultural cultivation. During initial discussions with the applicant in May of 2019, the Urban Planning Division advised they consult with the Rural Municipality of Headingley, in order to determine what requirements they may have concerning Camp Manitou Road.

CONDITIONS OF APPROVAL

Servicing Agreement

- No servicing agreement is recommended for the subject application, and no conditions related to servicing are included in the report of the Administrative Coordinating Group (Schedule “B” of this report).
- As such, the comments contained in Schedule “B” are intended for information only.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10%.
- In the case of the subject proposed subdivision and rezoning, the Property, Planning and Development is recommending that the developer provide ‘cash in lieu’ of a dedication of land.

RECOMMENDATION

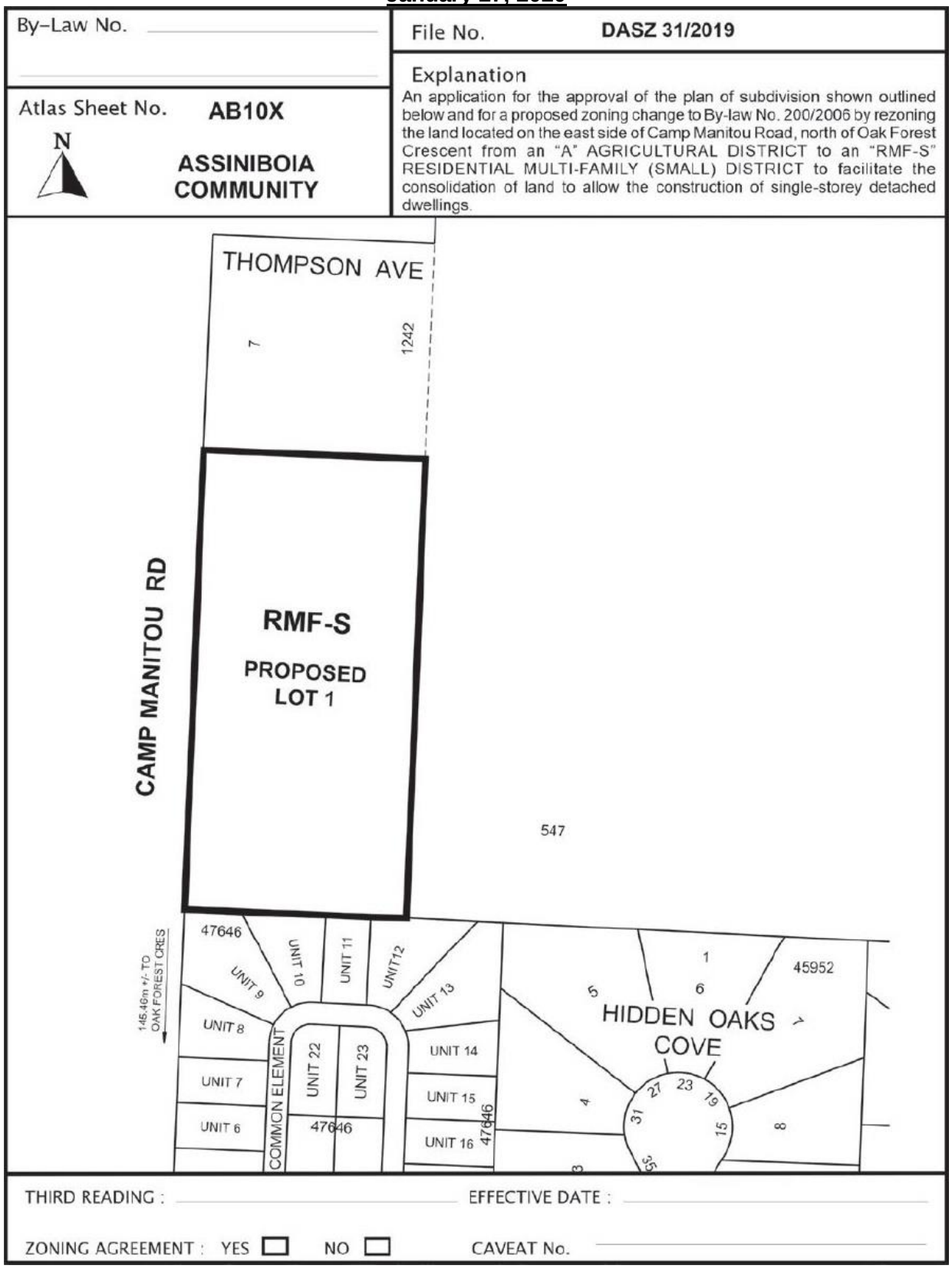
The Urban Planning Division recommends **approval** for the following reasons:

- The subject subdivision and rezoning complies with policies for Recent Communities under the *Complete Communities Direction Strategy*, which support a mix of housing types in a manner that is complementary to the surrounding area.
- The proposed bare land residential condominium development is designed in a manner that is compatible with existing residential land uses in the vicinity of the subject site.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 16/2019

Schedule "A" for File DASZ 16/2019, Assiniboia Community Committee, dated January 27, 2020



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – December 11, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE EAST SIDE OF CAMP MANITOU ROAD, NORTH OF OAK FOREST CRESCENT

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 31/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

General Comments

The Public Works Department wishes to advise that Camp Manitou Road is under the jurisdiction of the Rural Municipality of Headingley and as such, the R.M. should be consulted regarding this application.

Servicing Conditions

1) Water Mains

   The Developer shall, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, pay to the City their share of the existing water main installed by others in Camp Manitou Road.

2) 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.

3) Wastewater Sewers

   Wastewater servicing shall be through a private, non-conforming service in the Camp Manitou Road right-of-way, with expected connection to the City of Winnipeg's 250mm wastewater sewer in Oak Forest Crescent.

4) Land Drainage Sewers

   The Developer shall, prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, provide satisfactory evidence to the Director of Water and Waste that the Rural Municipality of Headingley or the adjacent property owner to the south has consented to accept land drainage flows from the Planned Area.

5) Construction Traffic

   a. The Developer shall, at no expense whatsoever to the City, ensure that construction traffic uses access routes determined by the Director of Public Works.

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

6) Utilities

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

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

7) Litter and Refuse Control and Clean-Up

   a. The Developer shall, at no expense whatsoever to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

   b. The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 31/2019
January 20, 2020

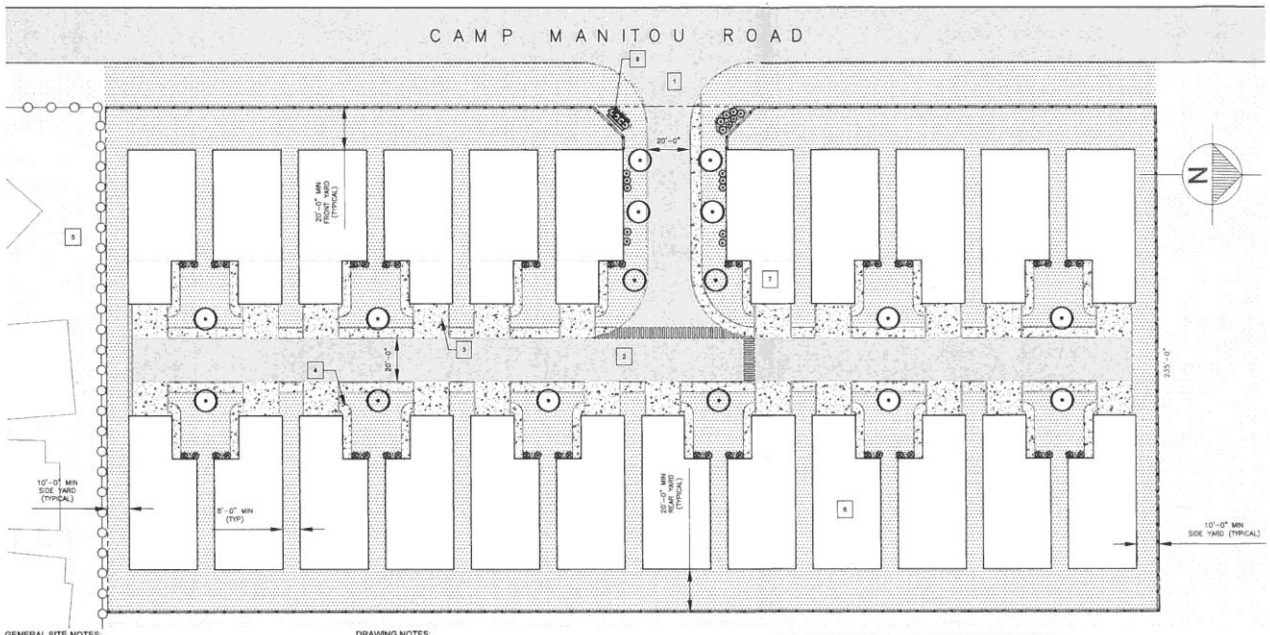
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

"*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 “6” referred to in File DASZ 31/2019



STREETSIDE DEVELOPMENTS
A QUALICO Company

REV.	DATE	DWG BY
	SEPTEMBER 5TH, 2019	SB
	NOVEMBER 1ST, 2019	SB

No.	ISSUED FOR	DATE	BY

STREETSIDE DEVELOPMENTS
A QUALICO Company
1 Dr. David Friesen Drive, Winnipeg, MB, R3X 0G8
204-233-2451
www.streetside.ca

GENERAL SITE NOTES:

LOTS 4, 5 AND 6
BLOCK PLAN 1242 WLTO

GARBAGE AND RECYCLING COLLECTION BY RESIDENTIAL ROLL-OUT BINS

AREAS UNDER CONSTRUCTION WILL BE FENCED OFF WITH TEMPORARY CHAIN LINK FENCING.

SIDEWALKS AND PEDESTRIAN CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WINNIPEG BY-LAW 208.1 STANDARD "A"

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS

TOTAL LOT AREA:
- 114,174 sq.ft. (10,607 sq.m)

STREET EDGE LANDSCAPING (CAMP MANITOU ROAD):
- 485.6 ft. STREET FRONTAGE
- TREES REQUIRED: 16

SHRUBS REQUIRED: 73

BUILDING FOUNDATION PLANTING:
- 346.269 ft. FACADE FACING PUBLIC RIGHT OF WAY OR CONTAINING ENTRANCE
- SHRUBS REQUIRED: 35

TOTAL TREES PROVIDED: 16
TOTAL SHRUBS PROVIDED: 73

WHERE STANDARDS FOR LANDSCAPING OF TWO AREAS OVERLAP, OR ARE INCONSISTENT, THE STANDARD REQUIRING MORE LANDSCAPING GOVERNS. C.O.W. BY-LAW 200.2006 190(1)

DRAWING NOTES:

1. MINIMUM PLANT SIZES:
   - 1.1. DECIDUOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: 2-1/2 INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE GRADE AT MATURITY.
   - 1.2. DECIDUOUS TREES NOT LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: 1-3/4" CALIPER.
   - 1.3. CONIFEROUS TREES: 6 FEET HIGH AT THE TIME OF PLANTING.
   - 1.4. ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY.
   - 1.5. GROUNDCOVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.
2. PLANTING BEDS:
   - 2.1. MINIMUM SOIL DEPTH TO BE 450 mm. PLANTING BEDS WITH TREES MINIMUM DEPTH TO BE 900 mm.
   - 2.2. BLACK PLASTIC EDGER ALONG ALL SODDED EDGES.
   - 2.3. 100 mm DEPTH STONE BED ON FILTER FABRIC.
3. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
4. PLANTING AND SHRUB BED LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
5. SHRUB SPACING TO BE CONFIRMED BY CONTRACTOR.
6. PLANT SELECTIONS TO BE DETERMINED BY CONTRACTOR AND TO MEET ALL CITY OF WINNIPEG REQUIREMENTS.
7. CONTRACTOR TO SUPPLY AND INSTALL SOD TO CITY OF WINNIPEG SPECIFICATIONS WHEN INDICATED ON PLANTING PLAN.

LANDSCAPE PLAN KEY NOTES:

1	APPROACH	5	NEIGHBOURING CONDOMINIUM SITE
2	ASPHALT PAVING	6	TYPICAL 1-STOREY HOUSE
3	DRIVEWAY (TYP) (16' LONG x 17' WIDE)	7	20'x20' GARAGE (TYPICAL)
4	CONCRETE SIDEWALK	8	ENTRANCE SIGN

LANDSCAPE LEGEND:

- Proposed Deciduous Trees
- Proposed Shrub
- Proposed Shrub
- 4' Wood Fence
- 6' Wood Fence
- Existing Fence
- Sod
- Stone Bed

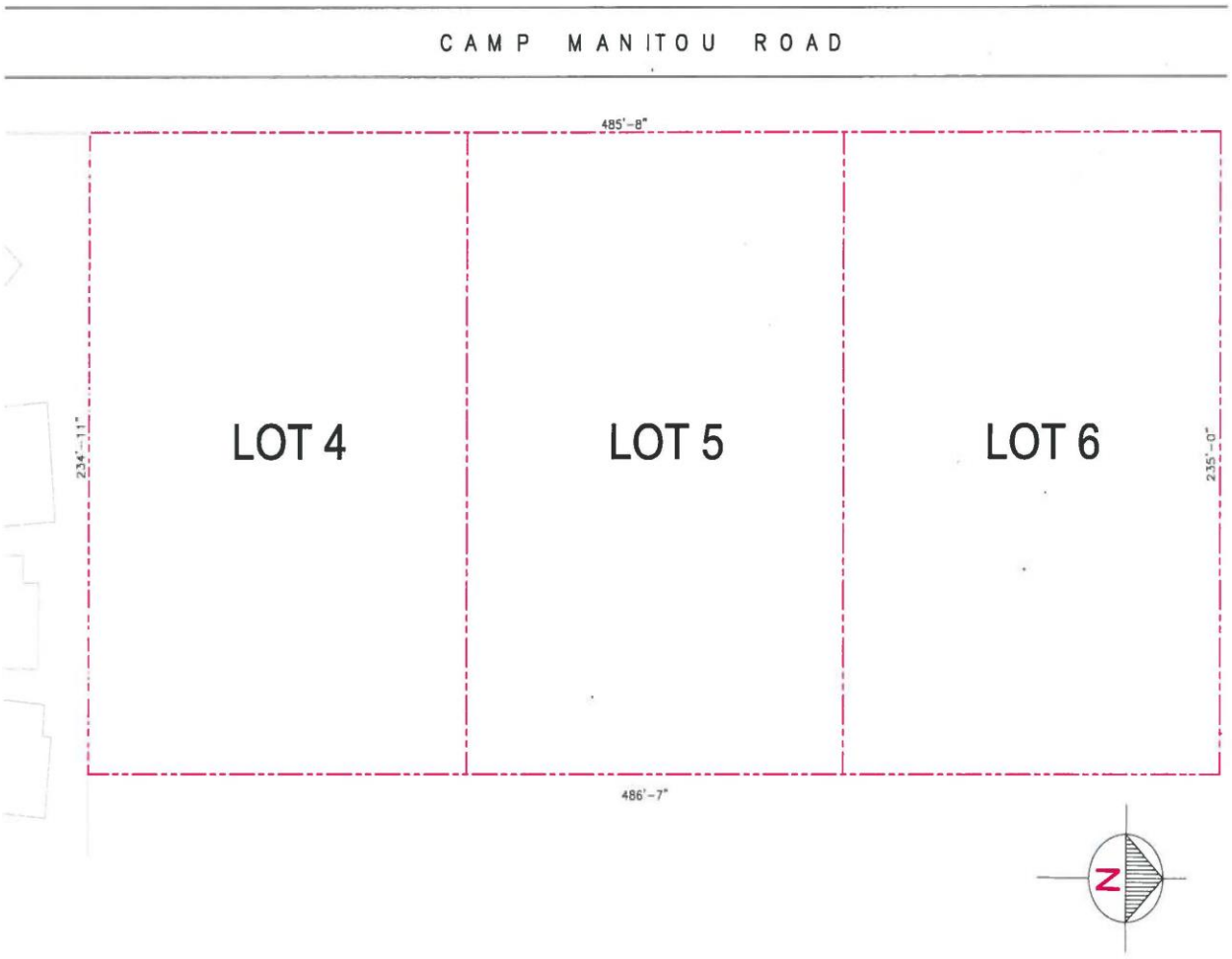
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CAMP MANITOU ROAD
LOTS 4, 5 AND 6
BLOCK PLAN 1242 WLTO
IN RL 89 PARISH OF ST. CHARLES
WINNIPEG, MB

SCALE: 1/45"=1'-0"
DATE: 11.01.19

SHEET TITLE: **LANDSCAPE PLAN**
SHEET NUMBER: **L1.0**

CURRENT ZONING
A- AGRICULTURE

PROPOSED ZONING
RMF-S



STREETSIDE DEVELOPMENTS
A QUALICO Company

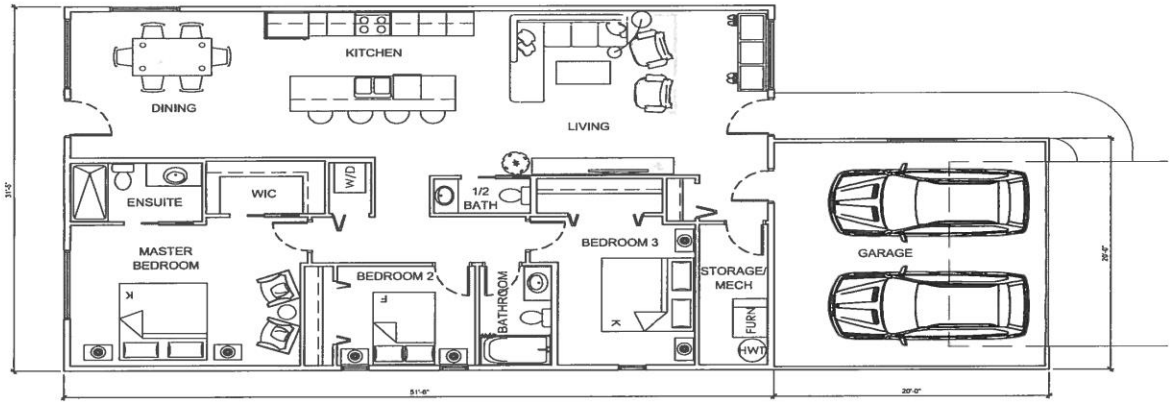
1 Dr. David Friesen Drive, Winnipeg, MB, R3X 0G8
204-233-2451
www.streetside.ca

PROJECT TITLE:
CAMP MANITOU ROAD

LOTS 4, 5 AND 6
BLOCK PLAN 1242 WLTO
IN RL 89 PARISH OF ST. CHARLES
WINNIPEG, MB

SCALE	1/64"=1'-0"
DATE:	07.31.19
DRAWN BY:	SB

SHEET TITLE:
PLAN OF REZONING



NOTES:

BUNGALOW
AREA: 1621 SF PLUS GARAGE
2 PARKING SPACES

STREETSIDE DEVELOPMENTS
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REV	DATE	DWG BY
	AUGUST 20TH, 2019	SB

ISSUED FOR	DATE	BY

STREETSIDE DEVELOPMENTS
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1 Dr. David Friesen Drive, Winnipeg, MB, R3X 0G8
204-233-2451
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PROJECT TITLE:

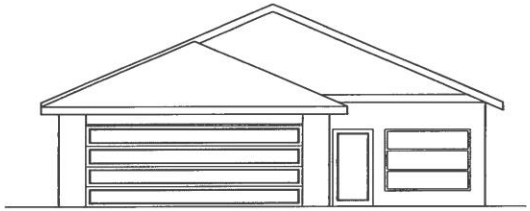
CAMP MANITOU ROAD

LOTS 4, 5 AND 6
BLOCK PLAN 1242 WLTO
IN RL 89 PARISH OF ST. CHARLES
WINNIPEG, MB

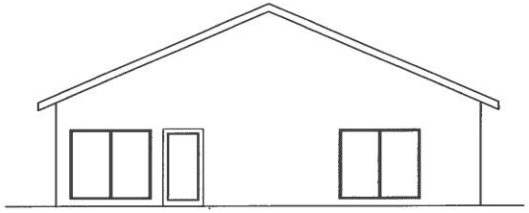
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DRAWN BY:	SB

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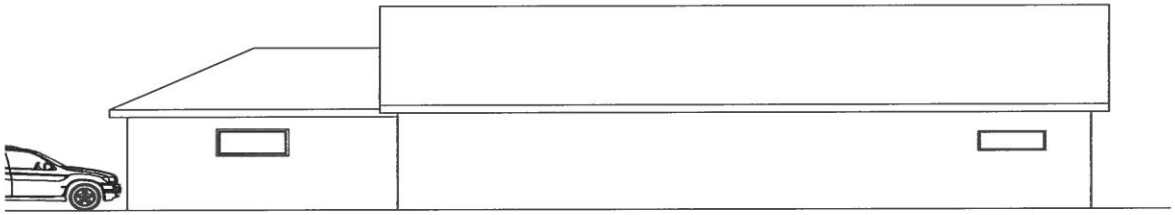
CONCEPT FLOOR PLAN



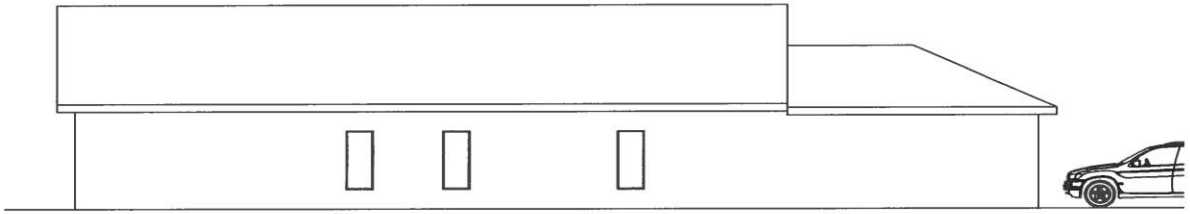
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2 REAR ELEVATION
Scale: 3/32"=1'-0"



3 RIGHT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"

STREETSIDE DEVELOPMENTS
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REV	DATE	DWG BY
	AUGUST 20TH, 2019	SB

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PROJECT TITLE:
CAMP MANITOU ROAD
LOTS 4, 5 AND 6
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SCALE	3/32"=1'-0"
DATE	08.20.19
DRAWN BY:	SB

SHEET TITLE:
CONCEPT ELEVATIONS