Agenda – Executive Policy Committee – June 18, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 15 Subdivision and Rezoning – 782-790 Taché Avenue & 140-148 Grandin Street (St. Boniface Ward) File DASZ 3/2020 [c/r DAV 116359/2020D]

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the plan of subdivision under Development Application No. DASZ 3/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 21, 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, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 22nd, 2020 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-L" Residential Multi-Family Large District as shown on the map dated May 21, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

i. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed seven storeys and 71 feet.

ii. That, excluding the wall to the underground parking area and the ground floor terraces, the minimum setback to any principal building from the south property line shall not be less than 35 feet.

iii. That, excluding the wall to the underground parking area, the minimum setback to any principal building from the east property line shall not be less than 30 feet.

3. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. 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 the Development Application No. DASZ 3/2020, as determined by the City's Director of Planning, Property and Development.

6. 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 – June 16, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

7. 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 of the By-law in accordance with the above.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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 in enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

Agenda – Executive Policy Committee – June 18, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 5, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 3/2020

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

Public Hearing: June 5, 2020
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brendan Salakoh)

Subject:



APPLICANT: Landmark Planning &Design Inc.
FILE: DASZ 3/2020
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 "R2" RESIDENTIAL TWO-FAMILY DISTRICT and an "M2" MANUFACTURING GENERAL DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling.
For information, phone Ms. E. Finnigan Planner at 204-986-8602.
DEMANDEUR: Landmark Planing & Design Inc.
N° DE DOSSIER: DALZ 3/2020
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R2 (secteur résidentiel bifamilial) et de la catégorie M2 (secteur manufacturier général) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) en vue de faciliter le remembrement des terres et de permettre la construction d'une habitation multifamiliale. **Pour plus de renseignements, communiquez avec M^me^ E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 782-790 Taché Avenue & 140-148 Grandin Street

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

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: June 8, 2020

Community Committee Recommendation:

On June 5, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under Development Application No. DASZ 3/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 21, 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, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 22nd, 2020 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-L" Residential Multi-Family Large District as shown on the map dated May 21, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed seven storeys and 71 feet.

        ii. That, excluding the wall to the underground parking area and the ground floor terraces, the minimum setback to any principal building from the south property line shall not be less than 35 feet.

        iii. That, excluding the wall to the underground parking area, the minimum setback to any principal building from the east property line shall not be less than 30 feet.

3. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. 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 the Development Application No. DASZ 3/2020, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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 of the By-law in accordance with the above.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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 in enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

1. I think this development is in line with Our Winnipeg Complete Communities and the North St. Boniface Secondary Plan which was community endorsed, that had the support of the Old St. Boniface Resident's Association, and many people in the community. I think the community supported the North St. Boniface Secondary Plan. This is building that North St. Boniface Secondary Plan.

2. I heard concerns about trees today, and I think those are being addressed by the landscaping plan, where I believe we're getting net new trees out of this development. Yes, it is sad to see older growth trees removed, however, one day these trees that are being planted will be older-growth trees themselves and will outlive, in some of these cases, these trees. I think net new the community is getting more trees that are strategically placed for everyone to benefit from.

3. Councillor Mayes had mentioned the promise we heard today about nothing but a single-family house being built adjacent to the existing multi-unit condo. I don't think you can make promises like that. If you are, I don't think you're being honest about them because zoning changes with time, and we just had this secondary plan update.

4. In terms of condos versus apartments, as mentioned earlier, we don't actually mandate that. We can't, we don't have the legal tool. There is a desire in the community for diversity of housing. When condos go up, you hear "well there's another condo going up". With apartments you hear "It would have been better if they were condos". I think we do need housing of all types, apartments, condos, single families. I think that's well-represented by the North St. Boniface Secondary Plan.

5. Whenever I hear community character in North St. Boniface, it really is an interesting idea because I don't think it's really very well applicable to North St. Boniface unless you want community character to be the most intense industrial activity that you can possibly have M3 zoning adjacent to single-family homes… that's the community character of North St. Boniface, and we want to change that, we're changing it through the North St. Boniface Secondary Plan, which by the way, phases-out heavy industrial.

6. I think this has been a good process. And I think it respects the plan. The proponent has respected the community, and engaged, and made changes where they heard from the community and I think this will be a beautiful addition to the neighbourhood that I represent and that I reside in.

Exhibits Filed:

1. Application dated March 6, 2020
2. Notification of Public Hearing dated March 27, 2020
3. Manitoba Status of Titles 2323527/1, 2649775/1, 2649766/1, 2540458/1, 2186571/1, 2360555/1
4. Letter of authorization dated February 6, 2020 from Qualico Developments (Winnipeg) Ltd. (Brian Cornelsen) to Landmark Planning & Design Inc.
5. Plans (14 pages)
6. Report from the Urban Planning Division dated May 21, 2020
7. Inspection Report
8. Photos submitted by Peter Krahn in opposition to the matter
9. Presentation dated June 5, 2020, submitted by Brendan Salakoh in support of the application
10. Communication dated June 4, 2020, from Norm Gousseau, CEO, Entreprises Riel, in support of the application
11. Communication dated June 5, 2020, from Walter Kleinschmit in support of the application
12. Communication from Gavin Jag in opposition to the application

REPRESENTATIONS:

In Support:

Brian Cornelson
Jonathan Osachuk
Norman Gousseau
Walter Kleinschmit
Louise Moreau
Paul Moreau
Brendan Salakoh
Donovan Toews
Brent Lauman
Kevin Loewen

In Opposition:

Alison Bockstael
Sherry Denysuik
Brenda Hildebrand
Gavin Jag
Peter Krahn
Richard Wiebe

For Information:

Sophie Davie
Doug Porter

For the City:

E. Finnigan, Planner, Planning Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 3/2020

ADMINISTRATIVE REPORT

Title: DASZ 3/2020 – 782 Taché Avenue – 140 Grandin Street

Issue: An application for consideration at the Public Hearing to consolidate six lots and rezone from 'R2' (Residential Two-Family) and 'M2' (Manufacturing General) to 'RMF-L' (Residential Multi-Family Large) for the construction of a residential multi-family building.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision under Development Application No. DASZ 3/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 21, 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, subject to the following:

   A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated April 22nd, 2020 and attached as Schedule "B" to this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a "RMF-L" Residential Multi-Family Large District as shown on the map dated May 21, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed seven storeys and 71 feet.

ii. That, excluding the wall to the underground parking area and the ground floor terraces, the minimum setback to any principal building from the south property line shall not be less than 35 feet.

iii. That, excluding the wall to the underground parking area, the minimum setback to any principal building from the east property line shall not be less than 30 feet.

3. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. 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 the Development Application No. DASZ 3/2020, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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 of the By-law in accordance with the above.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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11. 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 in enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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

- The applicant is proposing to consolidate six lots and rezone from 'R2' (Residential Two-Family) and 'M2' (Manufacturing General) to 'RMF-L' (Residential Multi-Family Large) for the construction of a residential multi-family building.
- Subdivisions and rezonings 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 site will be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

HISTORY

North St. Boniface Secondary Plan Amendment SPA 1/2017

- On June 26, 2015, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Public Service to initiate a review of the North St. Boniface Secondary Plan to:

  A. Update the Plan;

  B. Align the Plan with the *Complete Communities Direction Strategy*;

  C. Ensure the Plan is consistent with and supports any amendments the Urban Planning Division will recommend be made to the Boulevard Provencher Planned Development Overlay 1;

  D. Consider possible amendments to the Lower Density Residential and Higher Density Residential policies contained in the IMPLEMENTATION section of the Plan; and

  E. Consider amending the Plan's Proposed Land Use Map to depict the Lower Density Residential and Higher Density Residential areas separately, instead of depicting them together as "Residential Policy Area" (which is currently the case).

- Following extensive community consultations a number of changes were made to the Plan to provide better alignment with *Complete Communities* as well as clearer policy direction for the mapped land use designation areas.
- On July 19, 2017, Council approved the amendments to the North St. Boniface Secondary Plan under file SPA 1/2017.
- The subject site is located within the North St. Boniface Secondary Plan and thus subject to its policies.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

The proposed 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:	Elise Finnigan, MA Planning
Date:	May 21st, 2020
File No.	DASZ 3/2020

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 3/2020 Riel Community Committee, dated May 21, 2020
3. Schedule "B" — Report of the Administrative Working Group – April 22nd, 2020
4. Appendix B — Plan Approval Design Guidelines

APPENDIX 'A'

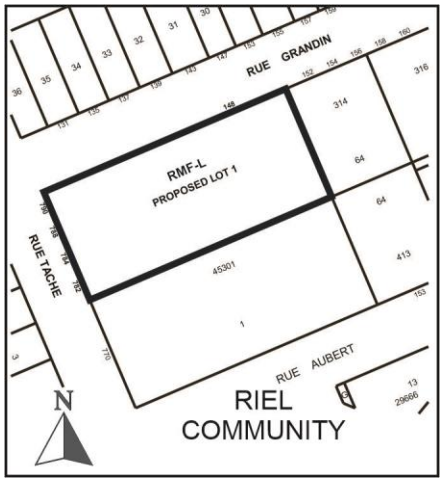
DATE: May 21st, 2020

FILE: **DASZ 3/2020**
RELATED FILES: DAV 20-116359/D

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.50 – North St. Boniface neighbourhood

SUBJECT: An application to consolidate six lots and rezone from 'R2' (Residential Two-Family) and 'M2' (Manufacturing General) to 'RMF-L' (Residential Multi-Family Large) for the construction of a residential multi-family building.

LOCATION: 790 Taché Avenue (see map below)



APPLICANT: Brendan Salakoh
298 Waterfront DR
Winnipeg , Manitoba R3B 0G5

OWNER: 1 DR. DAVID FRIESEN DR
Winnipeg , Manitoba R3X 0G8

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject properties are located on the northwest corner of Rue Notre Dame and Rue St. Joseph in the North St. Boniface neighbourhood of the St Boniface ward.
- The site is comprised of six (6) separate lots (i.e., 782, 784, 788, 790 Taché Avenue and 140 and 148 Grandin Street).
- The subject site is **approximately 39,225** square feet in area and is currently occupied by three single family dwellings and vacant industrial buildings.
- The site is located within the High Density Residential Policy Area under the North St. Boniface Secondary Plan.
- 782, 784, 788, and 790 Taché Avenue are zoned Residential Two-Family ('R2'); and 140 and 148 Grandin Street are zoned Manufacturing General ('M2'). The subject properties are located within the Areas of Stability – Mature Communities Policy Area under the *Complete Communities Direction Strategy*.

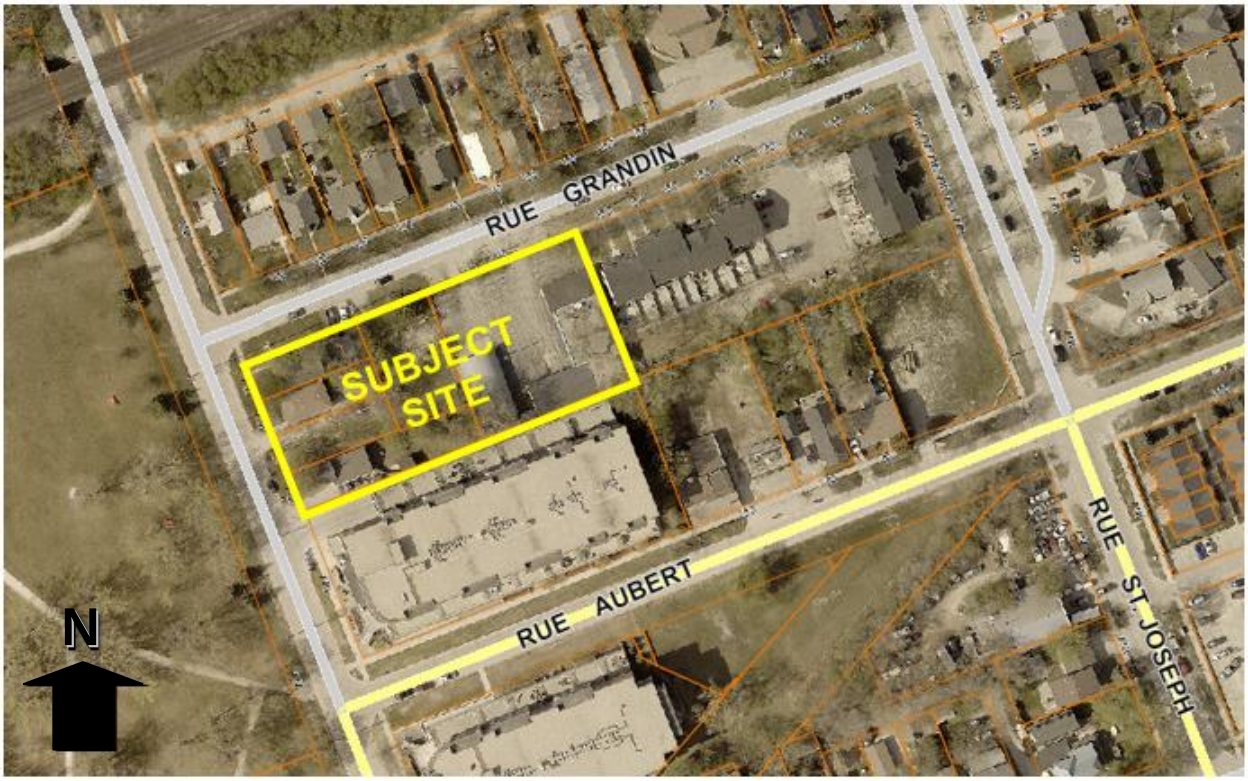


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rue Grandin; then single-family homes zoned Residential Two-Family (R2);

South: A 62 unit multi-family building zoned Residential Multi-Family Large (RMF-L); then Rue Aubert.

East: Row housing zoned Residential Multi-Family Medium (RMF-M); then Rue St. Joseph;

West: Taché Avenue; then Elzéar Goulet Park.

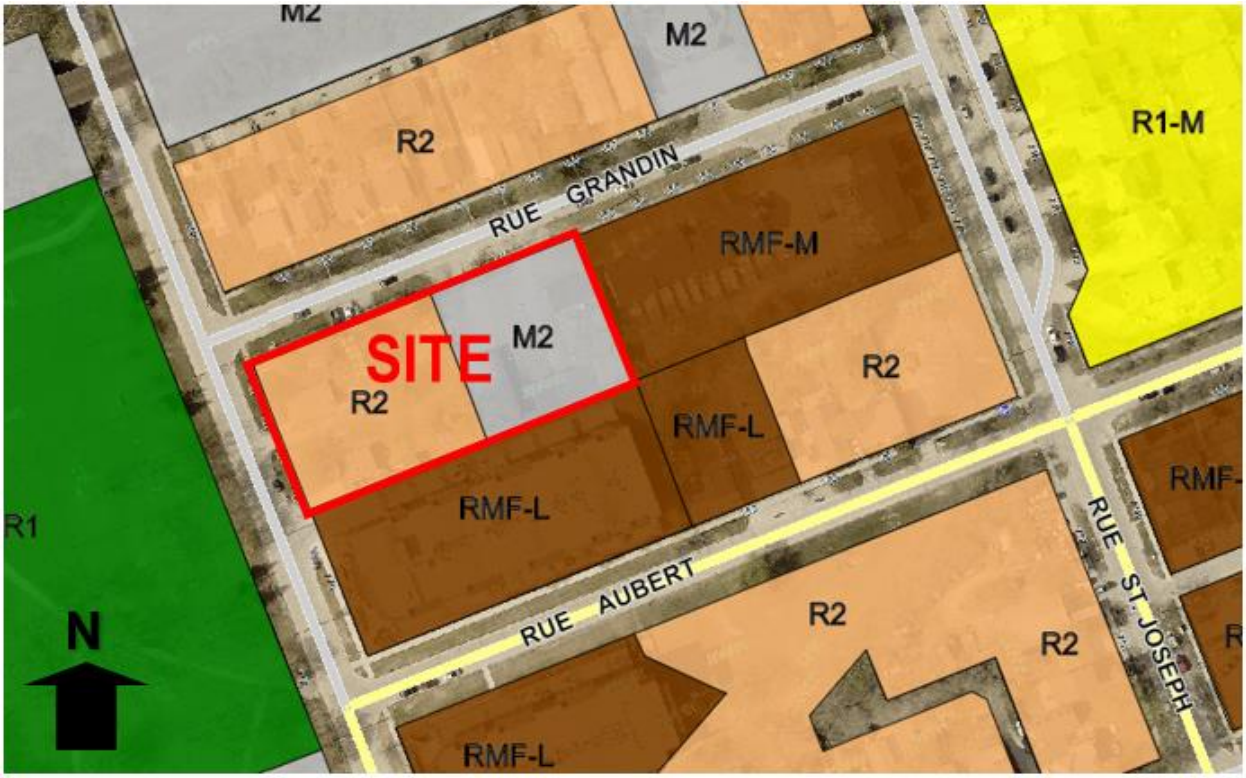


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate six existing lots and rezone from 'R2' (Residential Two-Family) and 'M2' (Manufacturing General) to 'RMF-L' (Residential Multi-Family Large) for the purposes of constructing a 7-storey multi-family residential building encompassing 87 units.
- A total of 117 parking stalls will be provided and located below grade under the building.
- As part of the 117 parking stalls, there will be 5 accessible parking stalls and 2 van accessible parking stalls.
- Vehicular access to the property is proposed by way of an approach located at the north east corner of the building off of Grandin Street.
- A landscaped amenity space including seating areas and a dog run is proposed along the east property line.
- Bicycle parking stalls will be provided near the main entrance and two indoor bicycle storage rooms will be provided on the second floor. The exact number of bicycle parking stalls for the project will be determined once the design for the two indoor bicycle storage rooms is finalized, however, the applicant has noted it will far exceed the minimum 14 stalls required under the Zoning By-law.
- A room for garbage and recycling will be located next to the ramp to the underground parking area.

- The proposed development requires variances for yard setbacks, visitor parking as well as insufficient landscaping (see associated variance application DAV 20-116359/D).

COLLABORATION

- The Urban Planning Division has been in communication with the applicant about the proposed development since an initial pre-application submission in the summer of 2019 as well as via subsequent emails and meetings in which the details of the proposed development were discussed including additional refinements to the design.

- The applicant undertook an extensive public engagement process including a number of meetings with community members and stakeholder groups as well as three public open houses. A detailed summary of the public engagement process is included in the applicant's letter of intent on page 3 to page 7.

ANALYSIS AND ISSUES

NORTH ST. BONIFACE SECONDARY PLAN (By-Law 30/2017)

- The objectives of the North St. Boniface Secondary Plan are:

  1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.

  2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.

  3. To encourage site and building plans that promote good urban design and are pedestrian focused.

  4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.

  5. To develop safe, convenient and functional community wide 'complete street' networks for public transit users, pedestrians and cyclists.

  6. To transition out industrial uses from residential areas.

  7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.

  8. To recognize and celebrate the neighbourhood's cultural assets.

  9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

- Under the North St. Boniface Secondary Plan, the subject property falls within the High Density Residential Policy Area. The objectives of this policy area are:

  1) To continue to provide a range of housing options with a focus on meeting multi-family housing needs;

  2) To ensure the design of all buildings reinforces and contributes to a strong residential streetscape character and pedestrian environment; and

3) To ensure the design of all buildings reinforces the relationship between the buildings and the street and contributes to the activity and vitality at the ground level facing the street.

- The policies guiding development within the High Density Residential Policy Area include:

  3.3.2.1 Single-family dwellings are permitted.

  3.3.2.2 Two-family and multi-family uses will be encouraged where there is a back lane.

  3.3.2.3 Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses shall only be considered where the property is at least 9,000 square feet in area.

  3.3.2.4 New commercial uses will only be permitted along avenue Taché and rue St. Joseph when part of a residential-commercial mixed use building.

  3.3.2.5 New standalone commercial development is not permitted. Applications for rezoning, subdivision, conditional use, variance, consent to registration or filing of a conveyance associated with new standalone commercial development shall be refused as per the City of Winnipeg Charter.

  3.3.2.6. Parking areas shall not be established in the front yard of residential multi-family or mixed-use buildings.

  3.3.2.7. All development applications for residential multi-family uses that seek to reduce the parking standards shall provide an analysis of how their project will minimize its impact of on-street parking capacity within the immediate area.

  3.3.2.8 New industrial uses or the expansion of existing industrial uses shall not be permitted.

  3.3.2.9 With the exception of structured parking, new private motor vehicle related uses or the expansion of existing private motor vehicle related uses shall not be permitted.

  3.3.2.10 The minimum lot area per dwelling unit for a multi-family residential development within the High Density Residential Policy Area should not be less than 400 square feet.

- This proposal meets all of the objectives and policies guiding development in the High Density Residential Policy Area.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently, the lands are zoned Residential Two-Family (‘R2’) and Manufacturing General (‘M2’). The ‘R2’ zone is primarily intended to accommodate the development of single- and two-family units. While the ‘M2’ zone is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations.

- The applicant is proposing to rezone the property to 'RMF-L' – Residential Multi-Family Large in order to permit a lot area per dwelling unit of 450 square feet which is required for the proposed 7-storey, 87 unit multi-family residential development. The dimensional standards for multi-family structures in the RMF-L zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet), a minimum corner side yard of 20 feet and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

The proposed multi-family residential development fits well within the immediate context of the surrounding neighbourhood which is characterized by a mix of multi-family, single family, and two family land uses. The property is a large corner lot with frontage on Taché Avenue.

CONSISTENCY WITH THE NORTH ST. BONIFACE SECONDARY PLAN

The proposed development is consistent with the objectives and policies directing development under High Density Residential Policy Area of the *North St. Boniface Secondary Plan*. More specifically:

- The proposal to construct a multi-family residential building with a lot area per dwelling unit of 450 square feet on a large corner lot aligns completely with the objectives of the High Density Policy area as well as the overall vision of the secondary plan. Introducing multi-family housing at this location contributes to the range of housing options available to residents. It also helps to support the vision for a thriving boulevard Provencher introducing more people to patronize local businesses and services along the boulevard. The additional density will also help introduce more people to utilize existing schools, libraries, as well as park space in the neighbourhood.
- The applicant has worked closely with the Urban Planning Division to develop a proposal that is complementary to the existing scale, character and built form of the area as well as the design objectives included in the secondary plan. More specifically, the building and site design encompass the following considerations:
    - the building is sited close to the sidewalk along Grandin Street and Taché Avenue with residential units at-grade as well as an attractive landscaping design which helps to support a more pedestrian-oriented, active street edge;
    - the ground floor units along Grandin Street include individual, private front entries and private terraces which is characteristic of the single-family homes along the street and helps to encourage interaction with the community and create a stronger connection to the street;
    - the parking area is located under the building concealed from street view;
    - the applicant is proposing increased setbacks to the townhouses to the east as well as the multi-family residential building to the south which helps to minimize any potential visual impact of the building mass on neighbouring properties.

- the building incorporates a high quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the streetedge along Taché Avenue and Grandin Street.

- The proposal helps the community context by transitioning out vacant / unsightly industrial uses.
- The proposed development also meets the secondary plan objectives of promoting sustainable development which is designed to minimize the spatial use of land.

RECOMMENDED SERVICING AGREEMENT

- Per the report of the Administrative Coordination Group (Schedule "B" of this report), conditions in the servicing agreement include a requirement that the applicant construct a public sidewalk on the south side of Grandin Street between Taché Avenue and St. Joseph Street where currently no sidewalk exists as well as plant trees in the public boulevard.
- The construction of a public sidewalk and planting of boulevard trees will significantly improve pedestrian safety and comfort along Grandin Street.

RECOMMENDED ZONING AGREEMENT

Height

To limit the potential shadowing of the neighbouring properties by the proposed development and recognizing the maximum building height permitted in the 'RMF-L' zone is 150 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to seven storeys and 71 feet.

Setbacks

The Public Service is recommending the east rear yard setback as well as the south side yard setback be restricted in the Zoning Agreement to a maximum of 30 feet for the rear yard and 35 feet for the south side yard which is consistent with the subject proposal. These setbacks are recommended to help ensure compatibility between the neighbouring properties and the proposed development.

Plan Approval

Normally the Division would recommend that plan approval be included in the zoning agreement. However, design review is required for all development in the North St. Boniface Secondary Plan area, therefore the Urban Planning Division does not need to include a plan approval with this application. Recommended design guidelines for approval are included in Appendix B to assist in the plan package evaluation.

Due to pedestrian safety concerns regarding the proposed width of the approach on Grandin Street, through the Design Review application the Urban Planning Division and the Public Works Department will require the width of the approach and drive aisle to be reduced to approximately 20 feet. This has been communicated to the applicant and they have agreed to adjust the plans accordingly.

LAND DEDICATION

- *When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.*
- *As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.*
- *The amount of land is not less than 10%.*
- *The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.*
- *The City is requesting cash in lieu for this application.*

RECOMMENDATION

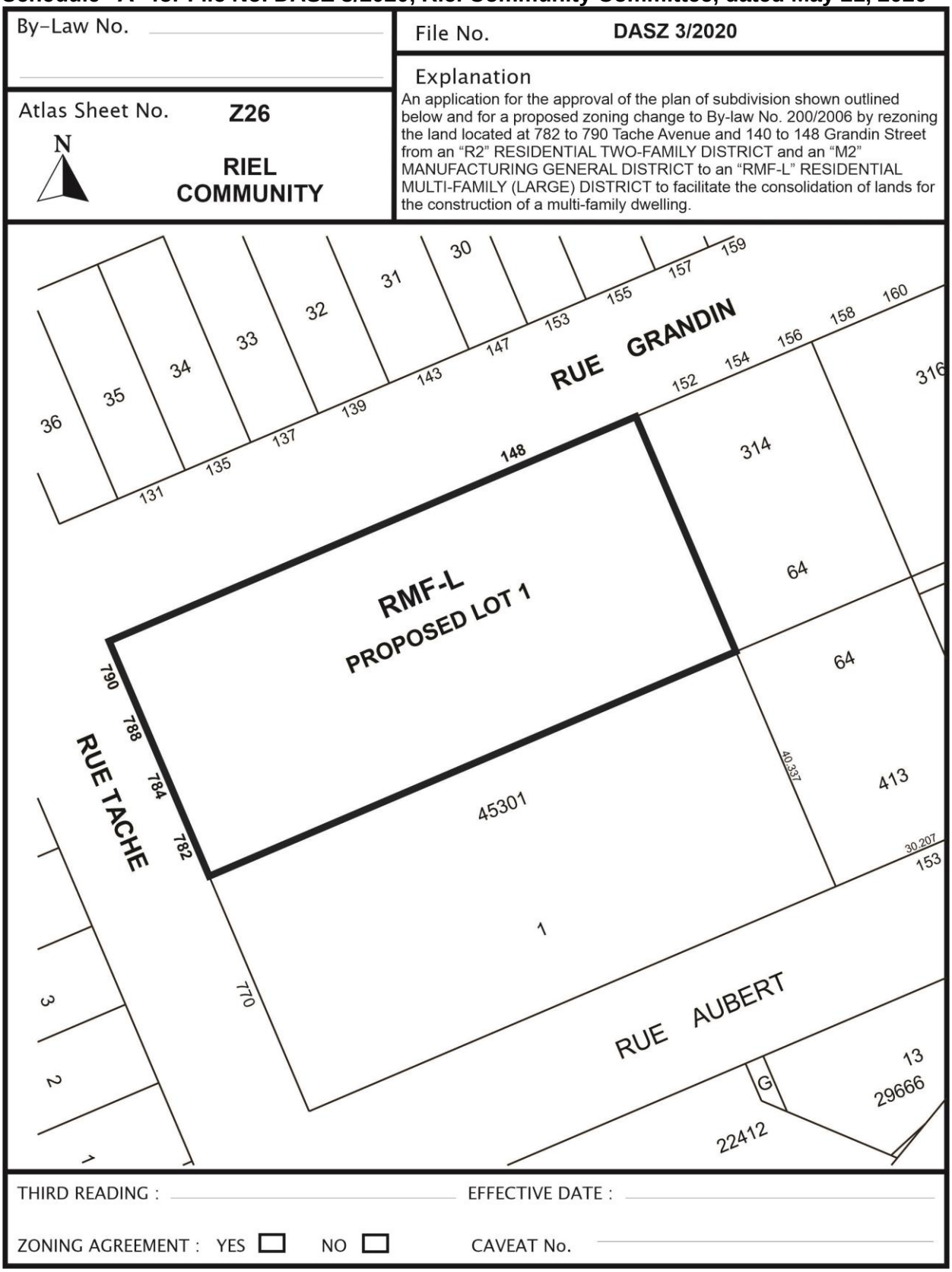
The Urban Planning Division recommends **approval with conditions** for the following reasons:

- The proposed development is consistent with the policies of the North St. Boniface Secondary Plan;
- The proposed development is located in the High Density Residential Policy Area, where high density residential developments are encouraged; and
- The proposed project incorporates all of the design elements envisaged for infill development in the High Density Residential Policy Area.

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

Report Prepared By: Elise Finnigan, MA Planning
PPD File # DASZ 3/2020

Schedule "A" for File No. DASZ 3/2020, Riel Community Committee, dated May 21, 2020



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – April 22, 2020

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 782 TO 790 TACHE AVENUE AND 140 TO 148 GRANDIN STREET

It is recommended that the approval of DASZ 3/2020, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Section I – Servicing Conditions

1) North St. Boniface Water Main Upgrades

The applicant shall pay to the City, in cash, on demand, their share of the North St. Boniface Water Main Upgrades installed by others, as determined by and to the satisfaction of the Director of Water and Waste.

2) Sidewalks

The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalks and all related works, on the standard alignment, 0.3m from the property line, on the south side of Grandin Street between Tache Avenue and St. Joseph Street where currently no sidewalk exists, as determined by and to the satisfaction of the Director of Public Works.

3) Boulevards

(a) The Developer shall, at no expense to the City, sod (if required) and plant trees on all boulevards abutting the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to and approved by the Director of Public Works.

(b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

4) Construction Traffic

(a) The Developer shall ensure that construction traffic uses access routes determined by the Director of Public Works;

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

5) Utilities

(a) The Developer shall, at no expense 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.

6) Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse related to construction and development of the Planned Area, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

7) Survey Monuments

(a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and restored as required by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

(b) Where the Director of Planning, Property and Development determines that all the survey monuments within the Planned Area have been found or restored to their original positions, the Director of Planning, Property and Development may waive the requirements for Plan of Survey Perpetuating Certain Monuments under clause (a).

Section II - Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

(a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

(b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 3/2020
May 8, 2020

"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch
Planning, Property & Development Department

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

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

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DASZ 3/2020 – 780 Taché Avenue – 140 Grandin Street

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street (Taché Avenue and Grandin Street) and surrounding developments and creates a cohesive visual identity for the neighbourhood.

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

1.3 Parking areas should be completely screened from view of the street.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

2. Building Orientation and Design

2.1 The building façades should be well-articulated and should avoid featureless building massing.

2.2 The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.

2.3 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, balconies, etc. to break up tracts of continuous blank walls.

2.4 Ground floor residential units facing the street should include individual, private front entries and private amenity space (i.e., patios, terraces, etc) to help encourage a stronger connection with the street.

3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

3.2 High-quality landscaping is required along the streetfront of the development (i.e. Taché Avenue and Grandin Street) as well as along the rear yard.

Exhibit “5” referred to in File DASZ 3/2020



780 TACHE AVENUE
CONDOMINIUMS

DEVELOPMENT APPLICATION
SUBMISSION CONTENTS

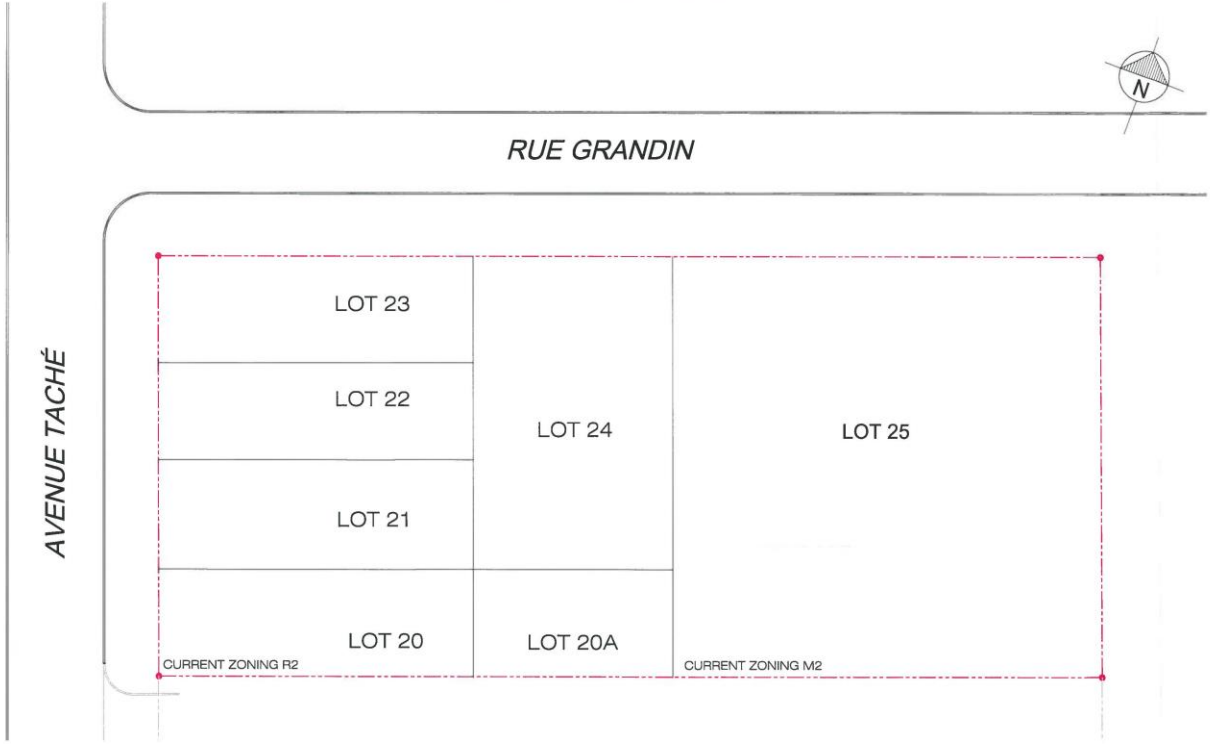
1. Plan of Rezoning
2. Parkade Plan
3. Main Floor & Site Plan
4. Typical Floor Plans 2 - 7
5. Landscape Plan
6. Site Section
7. Building Elevations
8. Building Elevations
9. Street Level Visualization @ Tache & Grandin
10. Street Level Visualization @ Grandin
11. Street Level Visualization @ Grandin
12. Street Level Visualization @ Grandin & Town-homes
13. Street Level Visualization @ Tache & Grandin at dusk

STREETSIDE DEVELOPMENTS
A QUALICO® Company

sevenzeroone architecture inc.

CURRENT ZONING: R2 AND M2

PROPOSED ZONING: RMF-L



PLAN 29666 WLTO
IN RL 75 PARISH OF ST. BONIFACE

STREETSIDE DEVELOPMENTS
A QUALICO Company

REV	DATE	DWG BY
	JULY 10TH	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

PROJECT TITLE:

780 TACHE CONDOMINIUMS

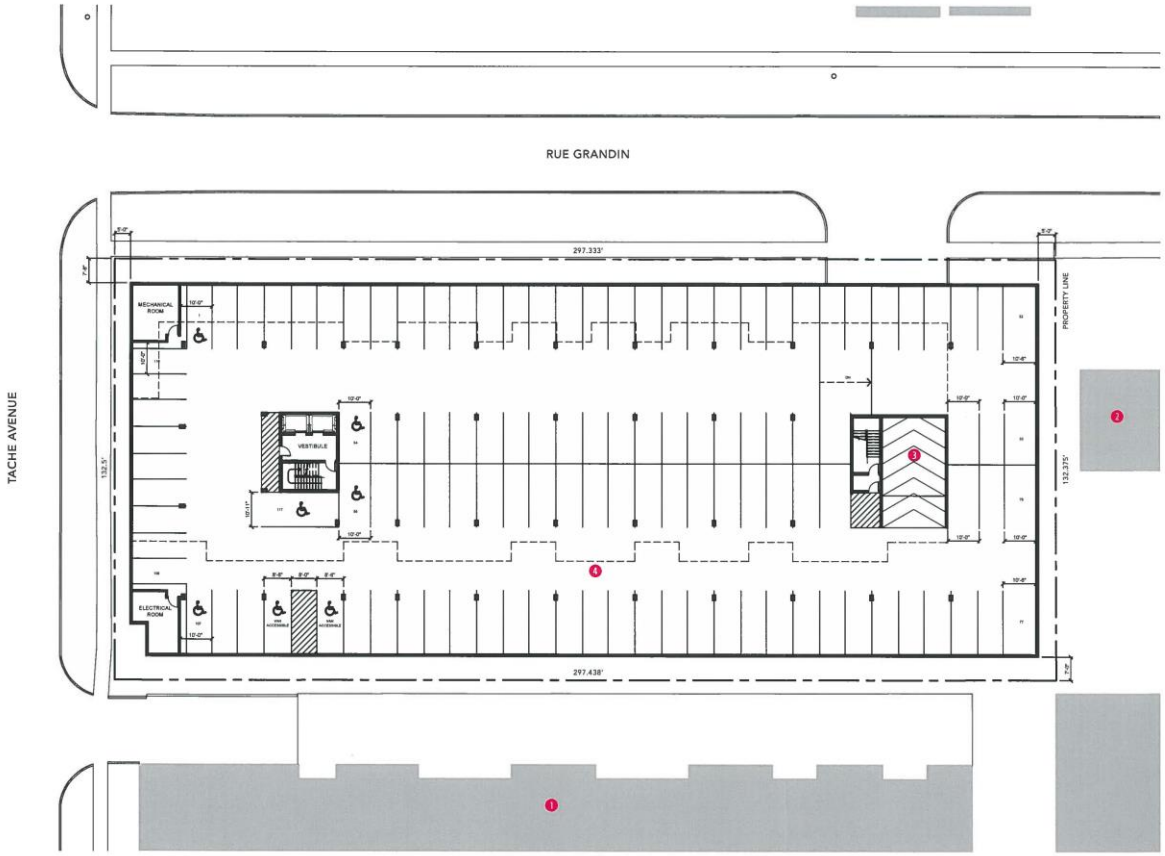
SP LOTS 20, 20A, 21, 22, 23, 24, 25
PLAN 29666 WLTO
IN RL 75 PARISH OF ST BONIFACE
WINNIPEG, MB

SCALE 1/32"=1'-0"

DATE: 07.10.19

SHEET TITLE:

PLAN OF REZONING



PARKADE PLAN
SCALE : 1/32" = 1'-0"

Property Details

Address: 780 Tache Avenue

Assessed Land Area: 39,224 sq.ft.

Proposed Development

Proposal: 87 unit multi-family condominium development

Building Size & Construction: 3.2.2.47. Group C, Any Height, Any Area, Sprinklered

Current Zoning District: R2 & M2

Proposed Rezoning: RMF-L
Min. Lot Area / Dwelling: 400 sq.ft.
Dwelling Units Permitted: 98 (87 proposed)
Building Area: 33,384 sq.ft.

Proposed Principal Uses:
Dwelling, multi-family (permitted)

Dimensional, Parking & Landscape Standards (RMF-L)

Minimum Front Yard: 25 ft. / alignment* (variance: 5'-0" proposed)
Minimum Rear Yard: 25 ft. (variance: 5'-0" proposed to parkade wall)
Minimum Interior Side Yard: 20 ft. (variance: 7'-0" proposed to parkade wall)
Minimum Corner Side Yard: 20 ft. (variance: 7'-8" proposed to parkade wall)
Maximum Building Height: 150 ft. (+/- 70'-7" proposed)
Parking Category 3: 1.5 stalls / dwelling unit required = 87 x 1.5 = 131
Adjustments to Parking Requirements:
Urban Infill Area Map 1: Total stalls 131 x 0.8 = 105 stalls required (117 stalls proposed)
Visitor Parking: 10% of required stalls = 13 stalls (variance: no visitor parking to be provided)
Accessible Parking: 5 accessible stalls including 2 van accessible stalls required & provided
Bicycle Parking: 1 lockable space per 10 required parking stalls = 14 spaces required and a minimum of 14 spaces are provided in second floor storage rooms and exterior lockable storage
Street Edge Landscaping: Refer to landscape plan

** PP&D will determine alignment based on the average setbacks of the two closest buildings on the same block.*

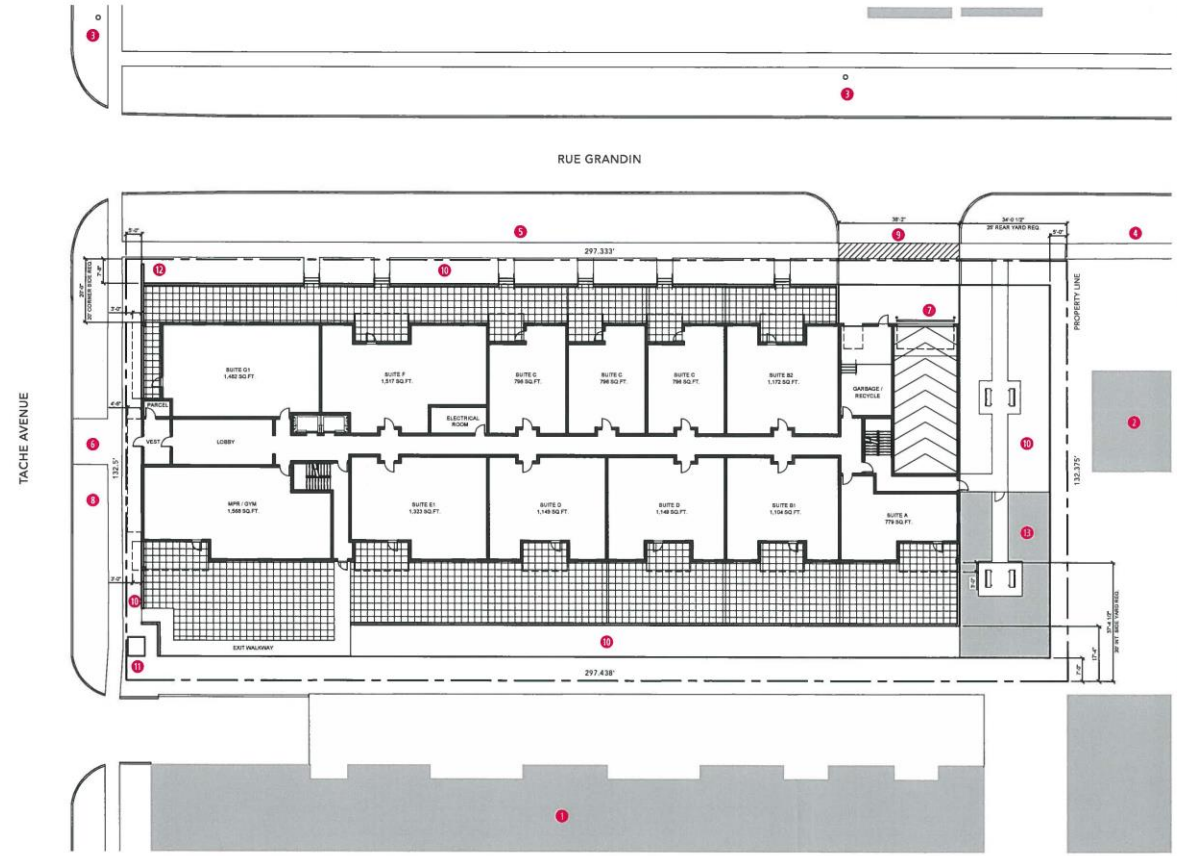
***additional variances may be required pending zoning review.*

Parkade Plan Keynotes

1. Existing condominium
2. Existing townhomes
3. Vehicle ramp down
4. Line of building above

780 TACHE AVENUE CONDOMINIUMS
PARKADE PLAN
DEVELOPMENT APPLICATION PACKAGE
FEBRUARY 6, 2020
sevenzeroone architecture inc.

STREETSIDE DEVELOPMENTS
A QUALICO Company



MAIN FLOOR & SITE PLAN
SCALE : 1/32" = 1'-0"

780 TACHE AVENUE CONDOMINIUMS

MAIN FLOOR & SITE PLAN

DEVELOPMENT APPLICATION PACKAGE

FEBRUARY 6, 2020

sevenzeroone architecture inc.

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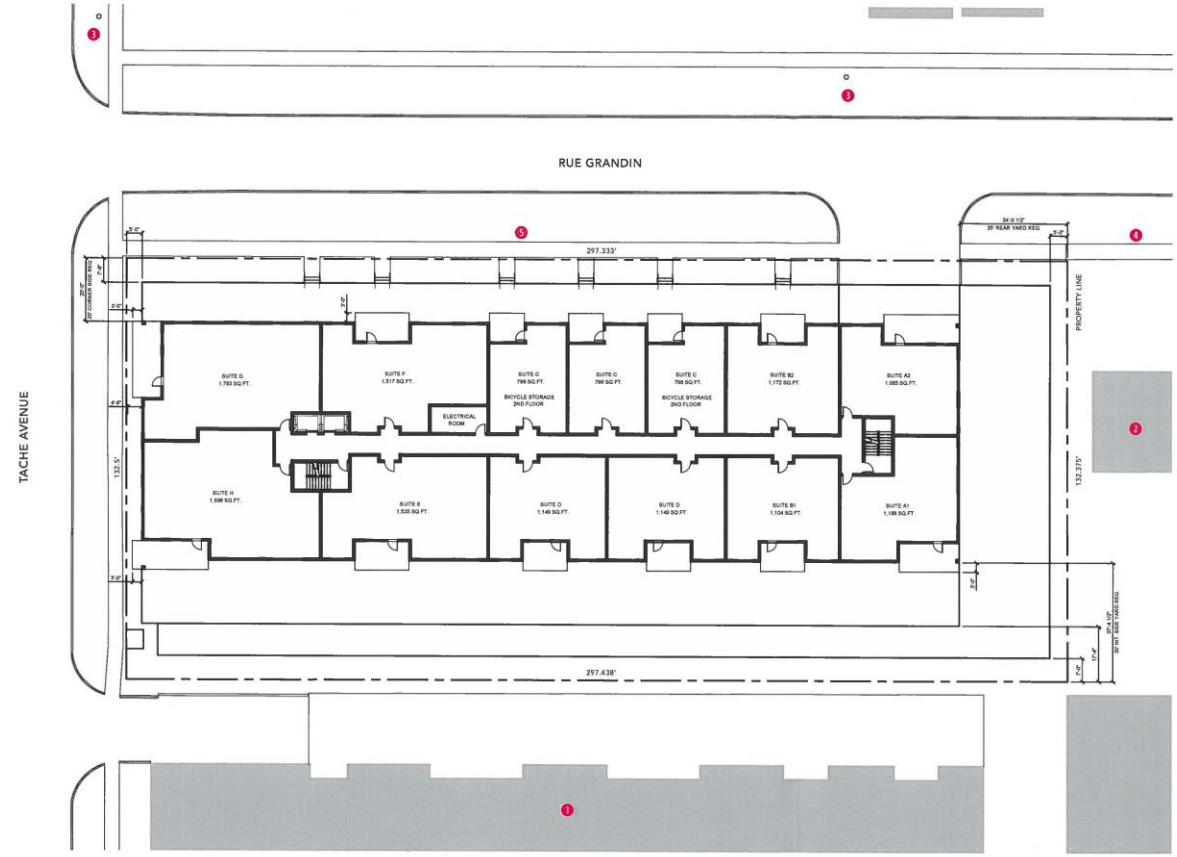
** PP&D will determine alignment based on the average setbacks of the two closest buildings on the same block.*

***additional variances may be required pending zoning review.*

Site Plan Keynotes

1. Existing condominium
2. Existing townhomes
3. Existing fire hydrant
4. Existing concrete sidewalk
5. New concrete sidewalk
6. Primary entrance
7. Ramp down to parkade
8. Repair and replace existing concrete sidewalk as necessary
9. Change in paving material texture / colour where sidewalk crosses driveway
10. Refer to landscape plan for terrace and landscape elements
11. Proposed electrical transformer location
12. Lockable visitor bicycle storage
13. Fenced dog run

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TYPICAL FLOOR PLAN 2-7
SCALE : 1/32" = 1'-0"

780 TACHE AVENUE CONDOMINIUMS
TYPICAL FLOOR PLANS
DEVELOPMENT APPLICATION PACKAGE
FEBRUARY 6, 2020
sevenzeroone architecture inc.

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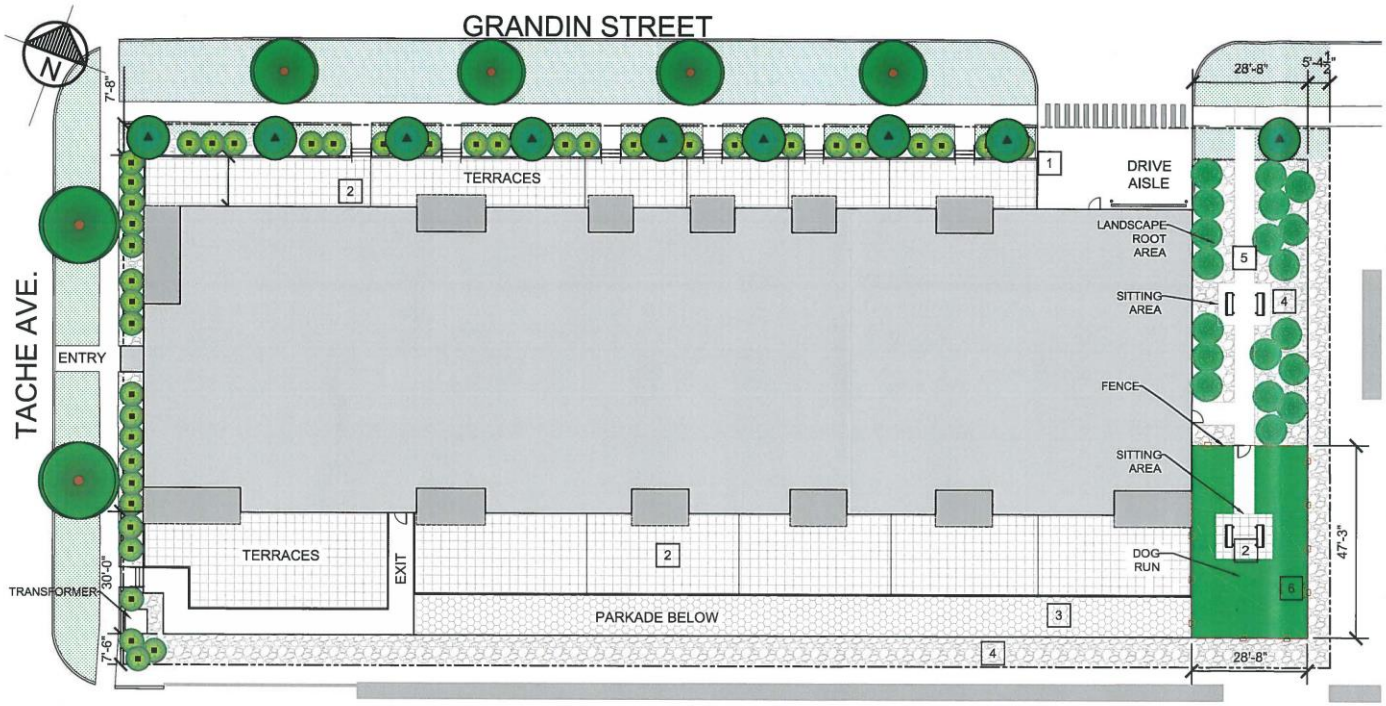
** PP&D will determine alignment based on the average setbacks of the two closest buildings on the same block.*

***additional variances may be required pending zoning review.*

Typical Floor Plan Keynotes

1. Existing condominium
2. Existing townhomes
3. Existing fire hydrant
4. Existing concrete sidewalk
5. New concrete sidewalk

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STREETSIDE DEVELOPMENTS
A QUALICO Company

REV	DATE	DWG BY
	JANUARY 10th, 2020	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:
BLOCK 4, PLAN 58042

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 206.1 STANDARD "A"

CITY OF WINNIPEG
LANDSCAPE REQUIREMENTS
TOTAL LOT AREA:
- 39,383.579 sq.ft. (3,658 sq.m)

STREET EDGE LANDSCAPING (GRANDIN STREET):
- 297 ft. STREET FRONTAGE
- TREES REQUIRED: 10

SHRUBS REQUIRED: 45
STREET EDGE LANDSCAPING (TACHE AVE.)
- 132 ft. STREET FRONTAGE
- TREES REQUIRED: 5

SHRUBS REQUIRED: 20
TOTAL TREES REQUIRED: 15
TOTAL SHRUBS REQUIRED: 65
BUILDING FOUNDATION PLANTING:
- 324 ft. FACADE FACING PUBLIC RIGHT OF WAY OR CONTAINING ENTRANCE
- SHRUBS REQUIRED: 33

TOTAL TREES PROVIDED: 15
TOTAL SHRUBS PROVIDED: 65

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 IN ALL AREAS INDICATED ON PLANTING PLAN TO CITY OF WINNIPEG SPECIFICATIONS.

LANDSCAPE PLAN KEY NOTES:

1	GARBAGE APPROACH (CONCRETE)	3	STONE ROOFING	5	WALKING PATH
2	PAVING STONE	4	STONE BED	6	ARTIFICIAL TURF

LANDSCAPE LEGEND:

Proposed Deciduous Trees
Prairie Expedition Elm, Basswood, Northern Treasure Ash, Mountain Ash, Spring Snow Crabapple

Proposed Deciduous Trees
Spring Snow Flowering Crabapple, Starlite Flowering Crabapple, Southerland Peashrub, Ivory Pillar Japanese Tree Lilac, Royal Crown Amur Maple, Korean Maple

Proposed Shrub
Buffalo Juniper, Alfredo Highbush Cranberry, False Spirea, Hedge Cotoneaster, Emerald Carousel Barberry, Abbotswood Potentilla, Goldfinger Potentilla, Karl Foerster Reed Grass, Sapphire Blue Oat Grass, Siberian Pearls Dogwood

Proposed Shrub
Caragana, Common Juniper, Emerald Carousel Barberry, Hedge Cotoneaster, Dwarf Pine

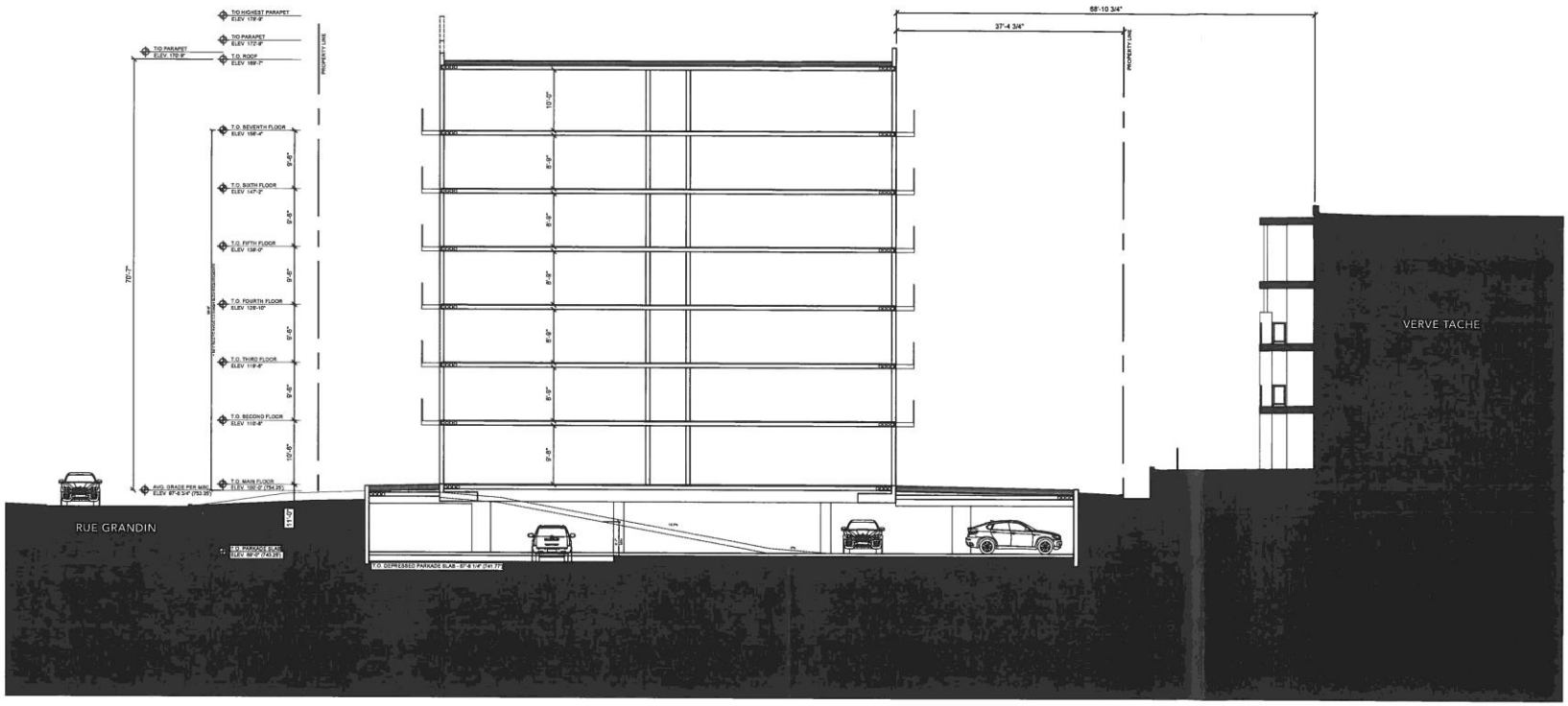
Sod
Stone bed

Note: Final placement of various species of plantings to be confirmed.

PROJECT TITLE:
TACHE CONDOMINIUMS
780 TACHE AVE
WINNIPEG, MB

SCALE: 1/25"=1'-0"
DATE: 01.10.20

SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER:



780 TACHE AVENUE CONDOMINIUMS

SITE SECTION - GRADE & BUILDING HEIGHT STUDY

DEVELOPMENT APPLICATION PACKAGE

FEBRUARY 6, 2020

sevenzeroone architecture inc.

STREETSIDE DEVELOPMENTS

A QUALICO® Company





1. James Hardie Smooth Reveal Panel system - colour 01 (Shou Sugi Ban)
2. James Hardie Smooth Reveal Panel system - colour 02 (Arctic White)
3. James Hardie Smooth Reveal Panel system - colour 03 (Sandbar)
4. AL13 aluminum composite panel system - colour SD333 (Galaxy Black)
5. 1/2" corrugated metal cladding - colour 55174 (Deep Grey)
6. Prefinished metal cap flashing
7. Limestone veneer cladding
8. Overhead garage door
9. Precast concrete balcony
10. Precast balcony roof
11. Entrance canopy
12. Proposed transformer location
13. Glass balcony / terrace guard
14. Wall mounted shielded luminaire

780 TACHE AVENUE CONDOMINIUMS

BUILDING ELEVATIONS

DEVELOPMENT APPLICATION PACKAGE

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STREETSIDE DEVELOPMENTS

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STREETSIDE DEVELOPMENTS

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780 TACHE AVENUE CONDOMINIUMS

STREET LEVEL VISUALIZATION AT CORNER OF TACHE & GRANDIN

DEVELOPMENT APPLICATION PACKAGE

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STREETSIDE DEVELOPMENTS

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780 TACHE AVENUE CONDOMINIUMS

STREET LEVEL VISUALIZATION ALONG GRANDIN STREET

DEVELOPMENT APPLICATION PACKAGE

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780 TACHE AVENUE CONDOMINIUMS

STREET LEVEL VISUALIZATION ALONG GRANDIN STREET

DEVELOPMENT APPLICATION PACKAGE

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STREETSIDE DEVELOPMENTS

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780 TACHE AVENUE CONDOMINIUMS

STREET LEVEL VISUALIZATION AT GRANDIN & TOWNHOMES

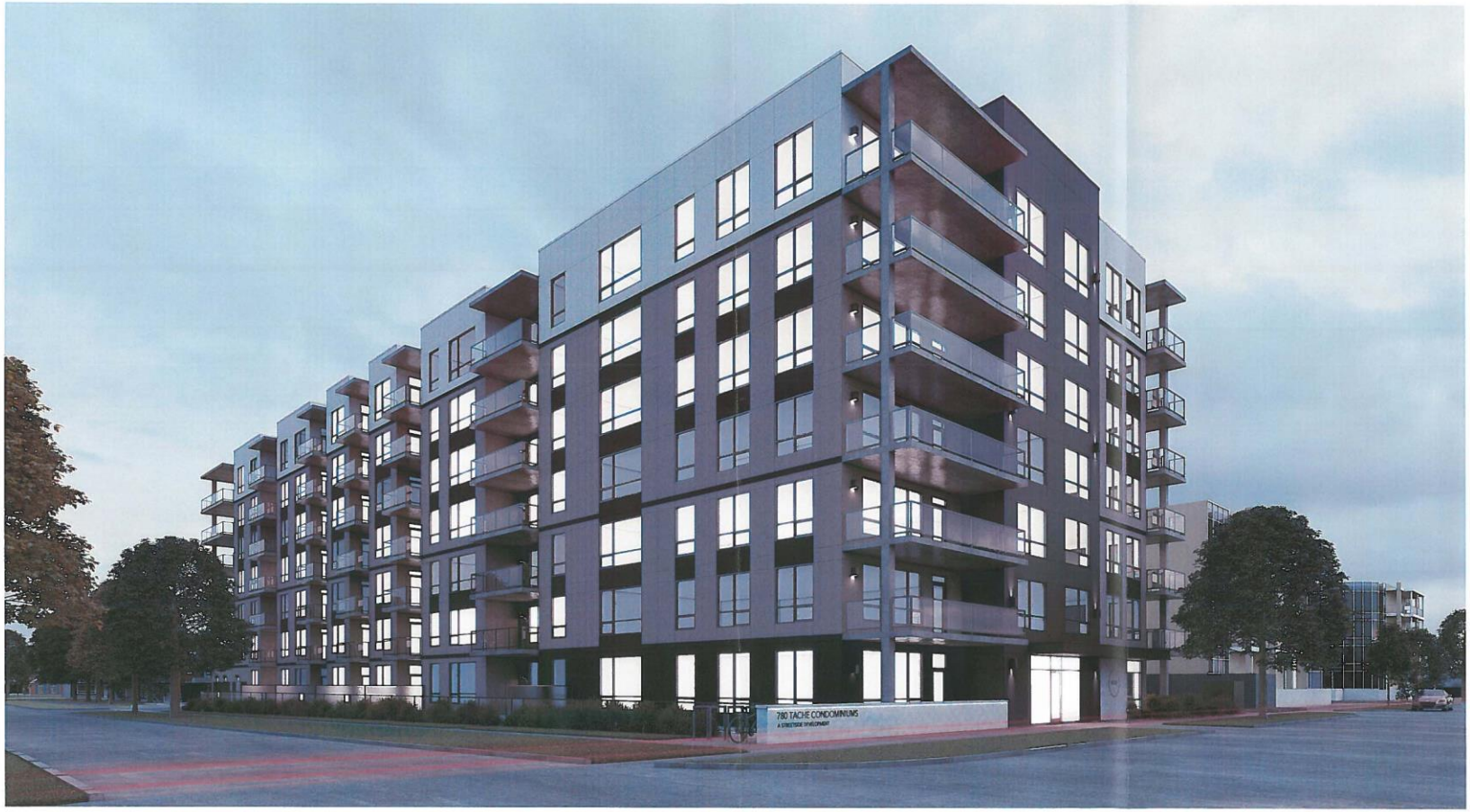
DEVELOPMENT APPLICATION PACKAGE

FEBRUARY 6, 2020

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STREETSIDE DEVELOPMENTS

A QUALICO® Company



780 TACHE AVENUE CONDOMINIUMS

STREET LEVEL VISUALIZATION AT CORNER OF TACHE & GRANDIN @ DUSK

DEVELOPMENT APPLICATION PACKAGE

FEBRUARY 6, 2020

sevenzeroone architecture inc.

STREETSIDE DEVELOPMENTS

A QUALICO Company