Minute No. 397
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

Item No. 12 Subdivision and Rezoning – 12 Crystal Avenue
(St. Vital Ward)
File DASZ 6/2020 [c/r DCU 218016/2019D & DAV 218151/2019D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 6/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 25, 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 January 29, 2020, with the following amendments:

   A. Amend Condition 3(a) by deleting "relocate the first wooden pole and anchor east of the west property line" and replacing with "relocate the anchors for the first wooden pole east of the west property line"

   B. Delete Condition 3(b) in its entirety

   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 lands to an "R2" Residential Two-Family District as shown on the map dated May 25, 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 6/2020, as determined by the City's Director of Planning, Property and Development.

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

COUNCIL DECISION (continued):

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 prepares and bring it directly to Council for enactment the By-law in accordance with the above.

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

8. That the zoning section of the By-law will come into force when the 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 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 – June 16, 2020

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 18, 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 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 with the following amendments:

- In Recommendation 2., add the following immediately after "Schedule "B", the report of the Administrative Coordinating Group, dated January 29, 2020":

  ", with the following amendments:

  A. Amend Condition 3(a) by deleting "relocate the first wooden pole and anchor east of the west property line" and replacing with "relocate the anchors for the first wooden pole east of the west property line

  B. Delete Condition 3(b) in its entirety

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

PUBLIC HEARING SUMMARY

File: DASZ 6/2020

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

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

Applicant: Veritas Development Group Ltd. (Landon Friesen)

Subject:



APPLICANT: Veritas Development Group Ltd.
FILE: DASZ 6/2020
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 "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT for the construction of a Multi-Family Dwelling use. **For information, phone Ms. S. Jerez, Planner at 204-986-7175.**
DEMANDEUR:
Veritas Development Group Ltd.
N° DE DOSSIER: DALZ 6/2020
PROJET: Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Règlement municipal no 200/2006 visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie R2 (secteur résidentiel bifamilial) afin de permettre la construction d'une habitation multifamiliale. **Pour plus de renseignements, communiquez avec Mme S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected: 12 Crystal Avenue

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, 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 6/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 25, 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 January 29, 2020***, with the following amendments:***

    A. Amend Condition 3(a) by deleting "relocate the first wooden pole and anchor east of the west property line" and replacing with "relocate the anchors for the first wooden pole east of the west property line

    B. Delete Condition 3(b) in its entirety

    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 lands to an "R2" Residential Two-Family District as shown on the map dated May 25, 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 6/2020, 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 prepares and bring it directly to Council for enactment the By-law in accordance with the above.

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

8. That the zoning section of the By-law will come into force when the 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 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 Riel Community Committee provided the following supporting reasons for its recommendation:

1. It's not a lot split, so I think that's what most people in Glenwood have objected to over the years. It's a densification of a lot that's bigger than 5,000 feet. As indicated, it's near the corner so it's not mid-block. As indicated, it's near schools. As indicated, it's near St Mary's road transit, so all of those are the kind of things I think we should look for when we look to densify.

2. I sympathize with some of the frustrations in Ms. Day's letter where she talks about efforts that have been made in Tuxedo & Armstrong Point, and they always seem to get rejected, whereas, here in this middle-class neighbourhood, all of these things keep getting approved. She talks about the neighbourhood being ruined I think is her term, or spoiled by all of these one-off, all of these continuous lot splits. I have a lot of sympathy for that. I do think we need to be treating different areas, the same way. We have put in heritage status at Armstrong point, talking about the preservation of spacious lawns. We have rejected lot splits of 100 foot lots in Tuxedo, we continue to do that, but this isn't a lot split, so I think that some of that debate is for a different day.

3. I get along well, I think, with the Planners here, but I have to object, and Councillor Orlikow has made this point, you can't talk about an area of stability, then have 96 different lot splits approved in a couple of years and still say it's an area of stability, you just can't. It's just not stability if you've got that much lot splitting. The question I'm going to keep asking every single time… If we could define what too much density was at the Parker Lands, how is it that every single application year after year is defined as low to moderate densification? I've asked, I will continue to ask, what's immoderate densification? What would too much be? I've never gotten an answer, it seems undefinable in the Glenwood and Varennes area. And I see the two areas are slightly different. I'm a little more in favour of redevelopment in the Varennes area, but I have to express on the record, my unbelievable frustration seeing a nine year process in the Parker Lands with the determination that that's just too much density, and year after year, application after application, we're told its low to moderate, but we can't define immoderate, so whatever you propose, its low to moderate. If we can define too much density in Parker Lands, surely to hell we can find too much density in the Glenwood area. It just seems baffling to me.

4. That said, those are my reasons. Mr. Sawatzky has been very forthright with me over the years and has tried to do some problem-solving, so I am in favour and those are my reasons to support this particular project on Crystal.

Exhibits Filed:

1. Application dated March 6, 2020
2. Notification of Public Hearing dated March 18, 2020
3. Plans (6 pages)
4. Report from the Urban Planning Division dated May 25, 2020
5. Inspection Report
6. Communication dated May 29, 2020, from Melinda Lim in opposition to the application
7. Communication dated June 3, 2020 from Donelda Day in opposition to the application
8. Communication dated June 5, 2020, from Kurtis Sawatzky in support of the application

REPRESENTATIONS:

In Support:

Kurtis Sawatzky

In Opposition:

Donelda Day
Melinda Lim

For Information:

Nil

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

Exhibit "4" referred to in File DASZ 6/2020

ADMINISTRATIVE REPORT

Title: DASZ 6/2020 – 12 Crystal AVE

Issue: For consideration at the public hearing for a subdivision and rezoning from an "R1-M" Residential Single-Family Medium District to an "R2" Residential Two-Family District in order to facilitate the establishment of a four (4) unit multi-family residential building at 12 Crystal Avenue

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
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 6/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 25, 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 January 29, 2020 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 lands to an "R2" Residential Two-Family District as shown on the map dated May 25, 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 6/2020, 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 prepares and bring it directly to Council for enactment the By-law in accordance with the above.

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

8. That the zoning section of the By-law will come into force when the 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 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 the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- 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 property may be rezoned and subdivided, subject to conditions.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design
Prepared by	Simi Jerez, MCP
Date:	May 25, 2020
File No.	DASZ 6/2020

List of Schedules and Attachments

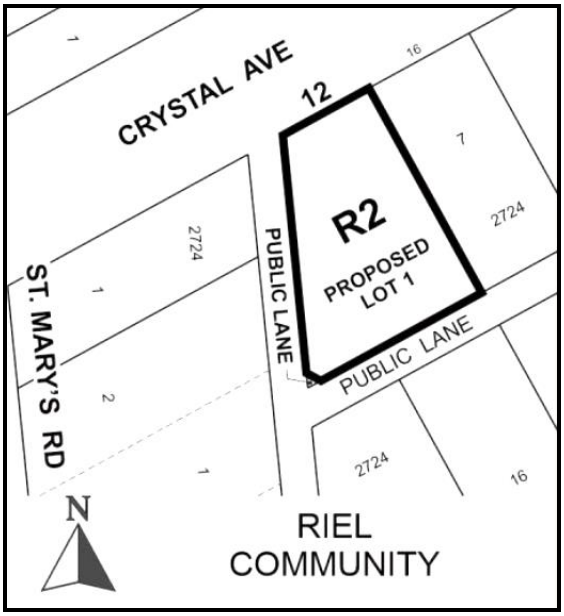
1.	Appendix A	Planning Discussion
2.	Schedule “A”	Recommended File No. DASZ 6/2020 Riel Community Committee, dated May 25, 2020
3.	Schedule “B”	Report of the Administrative Working Group – January 29, 2020

APPENDIX 'A'

DATE: May 25, 2020
FILE: **DASZ 6/2020**
RELATED FILES: DCU 19-218016\D, DAV19-218151/D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.555 - Royalwood

SUBJECT: To rezone the subject lands from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT for the construction of a Multi-Family Dwelling use. This application includes the subdivision of the southwest corner of the subject site for an expansion of the public lane.

LOCATION: 12 Crystal AVE
LEGAL DESCRIPTION: LOT 6 BLOCK 1 PLAN 2724 112 ST B



APPLICANT: Landon Friesen
128 James AVE Unit 100
Winnipeg , Manitoba R3B 0N8

OWNER: Landon Friesen
128 James AVE Unit 100
Winnipeg , Manitoba R3B 0N8

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the south side of Crystal Avenue between St. Mary's Road and St. Thomas Road, in the Varennes neighbourhood of the St Vital ward.
- The subject site is 6,647 square feet and is currently occupied by a one storey 560 square foot single family dwelling built in 1919.
- The site is located in close proximity to both St. Mary's Road and St. Thomas Road. St. Mary's Road is identified in the *Complete Communities Direction Strategy* as a Regional Mixed Use Corridor.
- The site is in the Areas of Stability – Mature Communities policy area under the *Complete Communities Direction Strategy*. The property is zoned "R1-M" Residential Single-Family Medium.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Crystal Avenue, then single family dwelling uses zoned "R1-M" Residential Single-family Medium.

South: Public lane, then single family dwelling uses zoned "R1-M" Residential Single-family Medium.

East: Single family dwelling uses zoned "R1-M" Residential Single-family Medium.

West: Public lane, then commercial uses zoned “C1” Commercial Neighbourhood and “C2” Commercial Community.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from “R1-M” Residential Single-Family Medium district to “R2” Residential Two-family district in order to demolish the existing single family dwelling and develop a four (4) unit multi-family dwelling use.
- This application includes the subdivision of the southwest corner of the lot to accommodate a corner expansion of the lane as the subject site is located at the junction of the north-south and east-west public lanes.
- The proposed one and one-half storey four (4) unit multi-family building will be 18 feet 7 inches in height (21 feet 7 inches to the roof peak).
- Each of the proposed 4 units will have separate entrances, with two located on the front (north) façade, and one on each of the west side and rear (south) elevations. In addition, each unit has a door to a private outdoor amenity space.
- Each of the proposed units will have three (3) bedrooms.

- The applicant is proposing to establish five (5) parking spaces, to be accessed directly from the public lanes (three from the south lane and two from the west lane), including one accessible stall. The applicant has also provided outdoor bicycle parking in the side ear yard.
- A site plan with landscaping, floor plans, and elevations have been provided.
- The applicant has a concurrent conditional use application (DCU 19-218016/D) to permit a Multi-family dwelling (4 units) in the 'R2' zoning district, as well as a concurrent variance application (DAV 20-113178/C) to permit reduced front, west side, and rear yards, parking spaces located within 10 feet of a window to a habitable room, and insufficient buffering to a parking area. Please see associated planner's reports for more information.

COLLABORATION

- The applicant has worked collaboratively with the Public Service to provide a mutually agreeable site plan and design.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Area of Stability – Mature 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 complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and that address the transition between new and existing development.
    - 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.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- The intent of the "R1-M" zoning district is to accommodate primarily single-family residential development in lower-density areas.
- The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet.

"R2" Residential Two-Family Medium District

- The Residential two-family (R2) district is intended to accommodate increased residential development in lower-density neighbourhoods, illustrated by the fact that the Multiple Family use is Conditional in the R2 zone.
- The R2 district requires: a minimum lot width of 25 feet, a minimum lot area of 5,000 square feet, side yards of 4 feet, a front yard of20 feet, and a rear yard of 25 feet. The maximum building height is 35 feet.

Reason for Rezoning and Subdivision

- The applicant is required to rezone the site from "R1-M" in order to develop a four (4) unit multi-family building.
- The Urban Planning and Design Division indicated to the applicant support for a rezoning to an "R2" Residential Two-family zoning district with a related Conditional Use application rather than a rezoning to a Residential Multi-family Small zoning district prior to a Divisional shift in direction to accept such proposals as the latter.
- The Public Service requested that the applicant undertake a subdivision to provide land at the southwest corner of the site to facilitate a minor widening of the public right of way at the point where the north-south and east-west lanes intersect.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The subject site is located in the Areas of Stability - Recent Communities policy area under the *Complete Communities Direction Strategy*. As stated above, this policy area supports infill development that is context sensitive and complementary to the existing scale, character and built form of the neighbourhood.
- As part of analyzing whether a project is "complementary" to existing development, the Urban Planning Division takes into consideration such things as land use, building heights, built-form, density, setbacks, parking, site access, and landscaping/buffering.
- The subject property is located in an area zoned "R1-M" Residential Single-family Medium and characterized by single-family housing, with a mix of small to medium scale commercial uses and multi-family dwellings located along the adjacent corridor.
- The subject site is located on a transitional lot at the west end of the block, at the corner of Crystal Avenue and the public lane serving the St. Mary's Road Regional Mixed Use Corridor, which is well serviced by Winnipeg Transit and a mix of commercial uses and residential scale. As a result of its location, it is atypical of the block in its irregularly shape and larger lot size.

- From the perspective of scale and built form, the proposed four-plex will be one and one-half storeys (18 feet 7 inches in height to the mid-roof line), which is below the maximum permitted height of 35 feet in both the “R1” and “R2” zoning districts and is consistent with a number of neighbouring properties. In addition, the applicant is proposing and east side yard of 4 feet from the proposed four-plex to the east side property line shared with the neighbouring dwelling.
- The proposed scale, character and built form of the proposed multi-family dwelling reflects existing development on the street and is compatible with adjacent land uses, providing a modest increase in density.
- The proposal to develop a multi-family project on the subject property bridges the existing development in the area, providing a modest increase in density and a suitable transition between the existing form, character and development on the street to the scale and uses along the St. Mary’s Road Regional Mixed Use Corridor. Rezoning the subject property from ‘R1-M’ to “R2” for the creation of four (4) unit multi-family dwelling use fits the land use context of the existing development surrounding the subject site.

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, or cash in lieu, to the City for parks purposes. For DASZ 6/2020, cash in lieu is being requested towards land dedication.

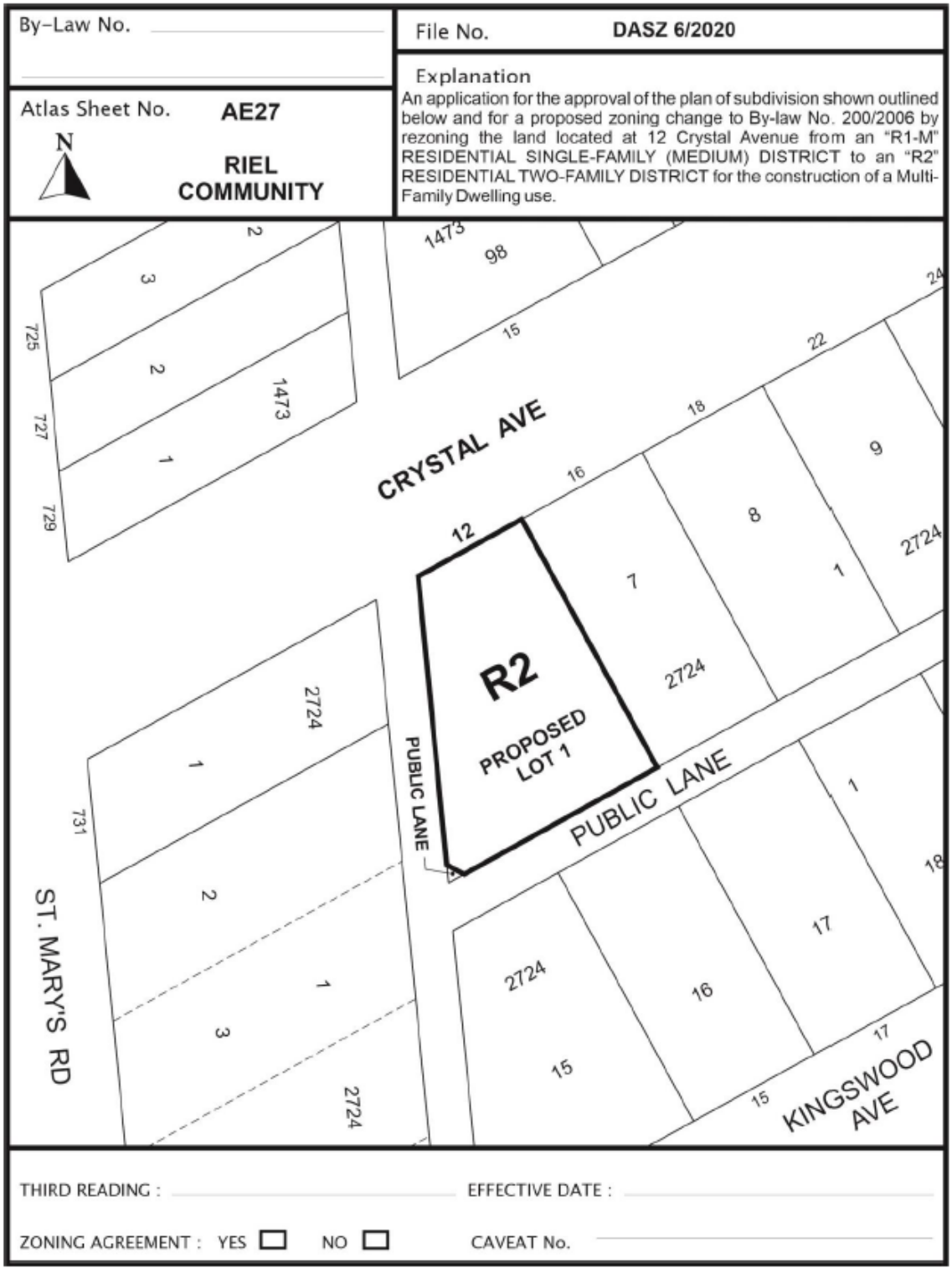
RECOMMENDATION

The Urban Planning Division recommends **approval** as the subject rezoning and subdivision is consistent with the intent of the policies in the *Complete Communities Direction Strategy* by promoting a mix of housing type and tenure in a context sensitive manner in Areas of Stability in order to meet the full life-cycle of housing needs within the community.

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

Report Prepared by: Simi Jerez
PPD File #: DASZ 6/2020

Schedule "A" for File No. DASZ 46/2016, Riel Committee, dated May 25, 2020



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – January 29, 2020

RE: PROPOSED REZONING OF LAND LOCATED AT 12 CRYSTAL AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 6/2020. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 2.0m x 2.0m corner cut where two Public Lanes intersect, as determined by and to the satisfaction of the Director of Public Works.

Section II - Servicing Conditions

1) Water System Assessment

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

2) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.30, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

3) Utilities

(a) The Developer shall, at no expense whatsoever to the City, relocate the first wooden pole and anchor east of the west property line, approximately 2.0m to the east, in consultation with Manitoba Hydro and to the satisfaction of the Director of Public Works.

(b) It should be noted that there is a guy wire where the proposed parking stalls are located. Manitoba Hydro will not permit vehicles to drive under a guy wire. As well, the relocation of the wooden pole and anchor approximately 2.0m to the east will impact the proposed parking.

THIS REPORT SUBMITTED BY:

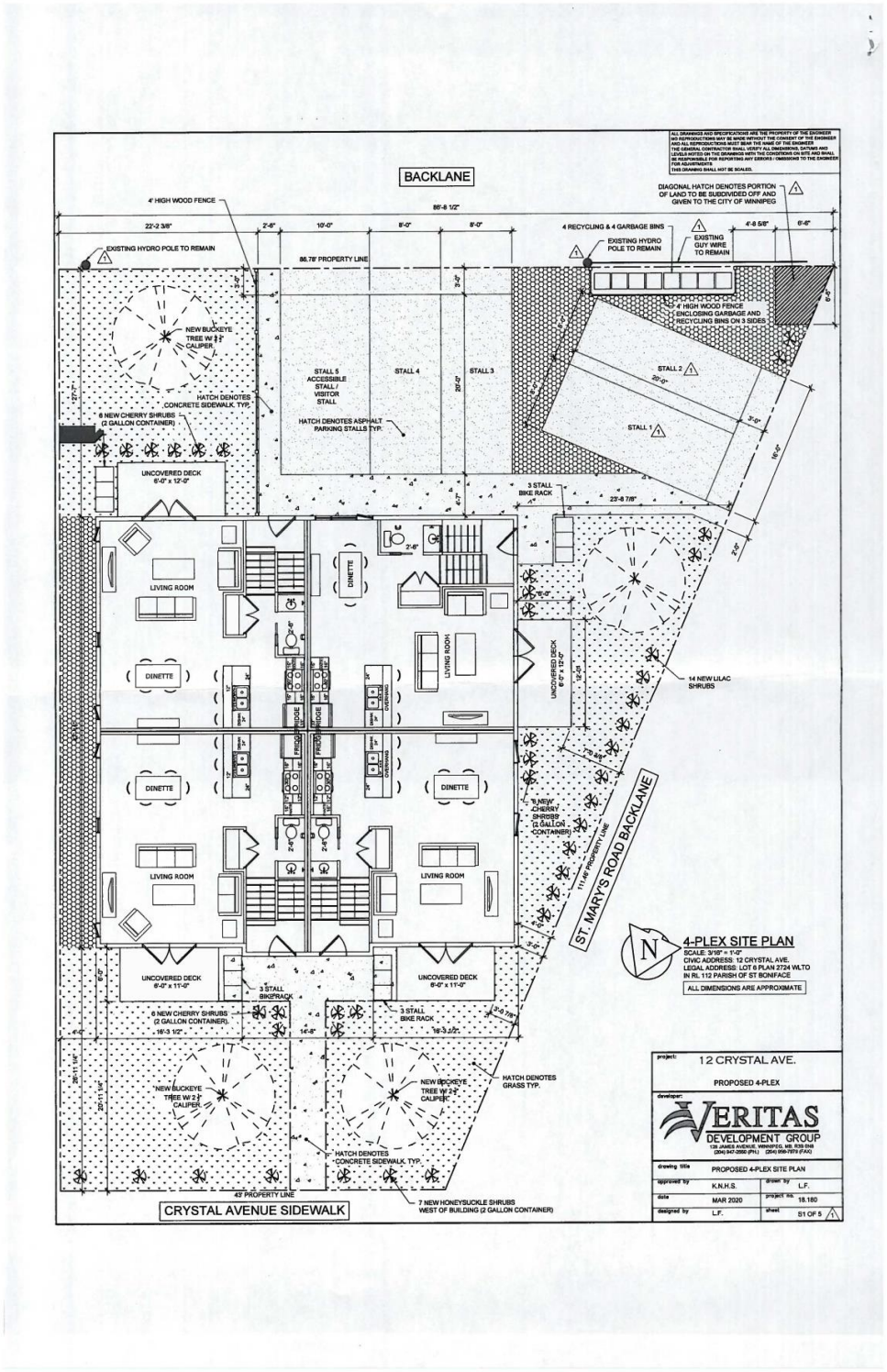
Administrative Co-ordinating Group
File No. DASZ 6/2020
March 4, 2020

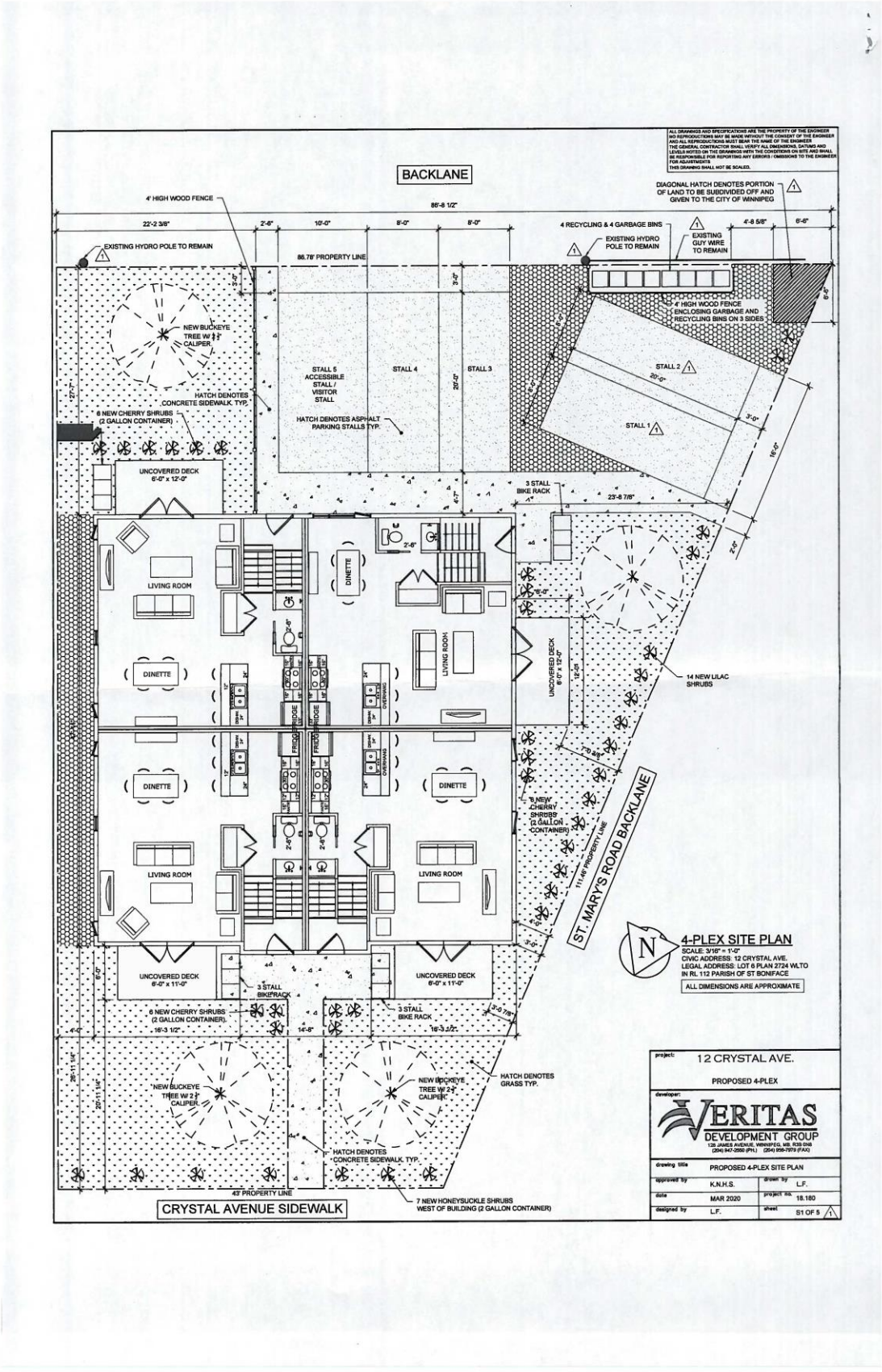
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

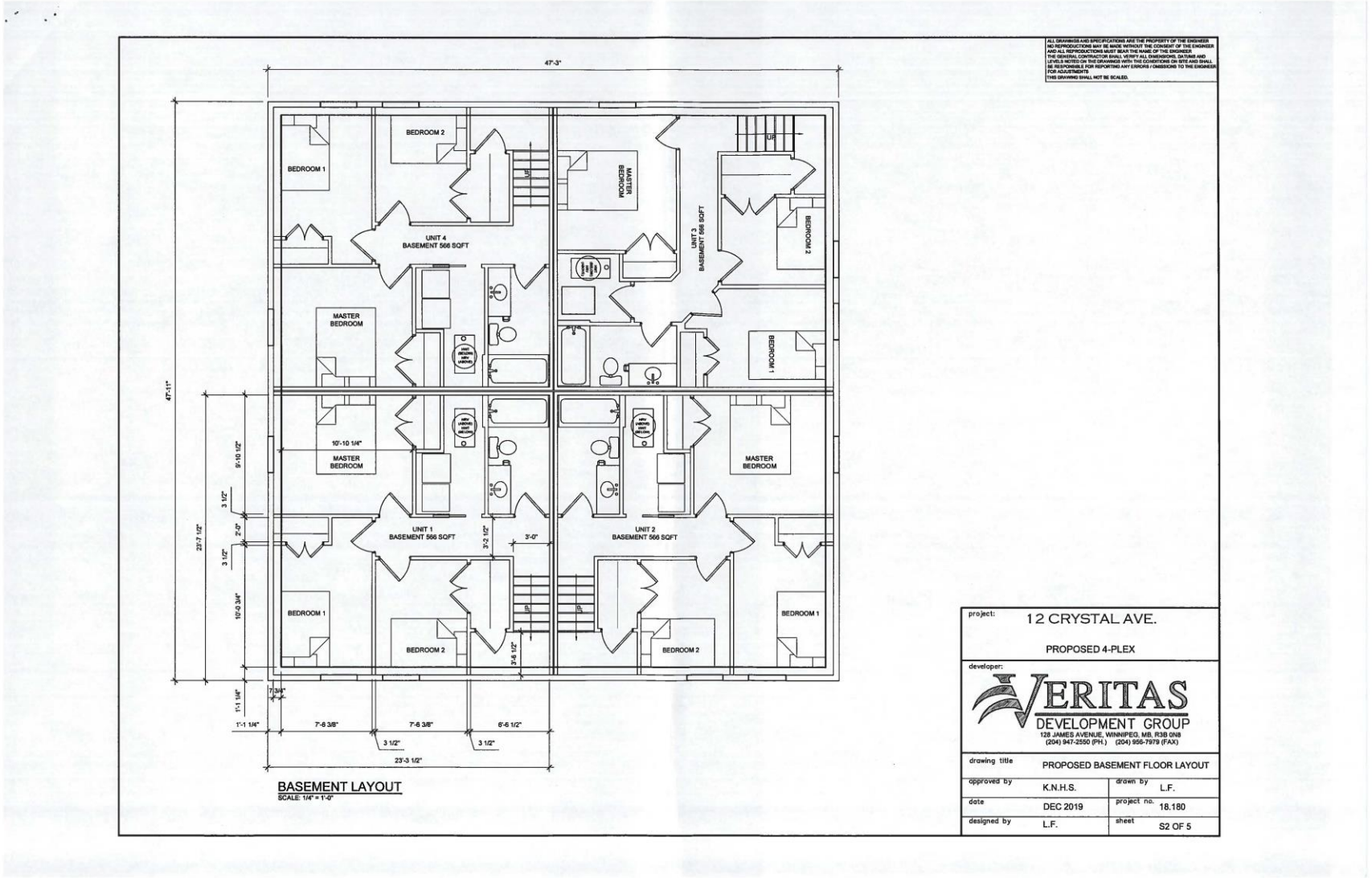
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water & Waste Department

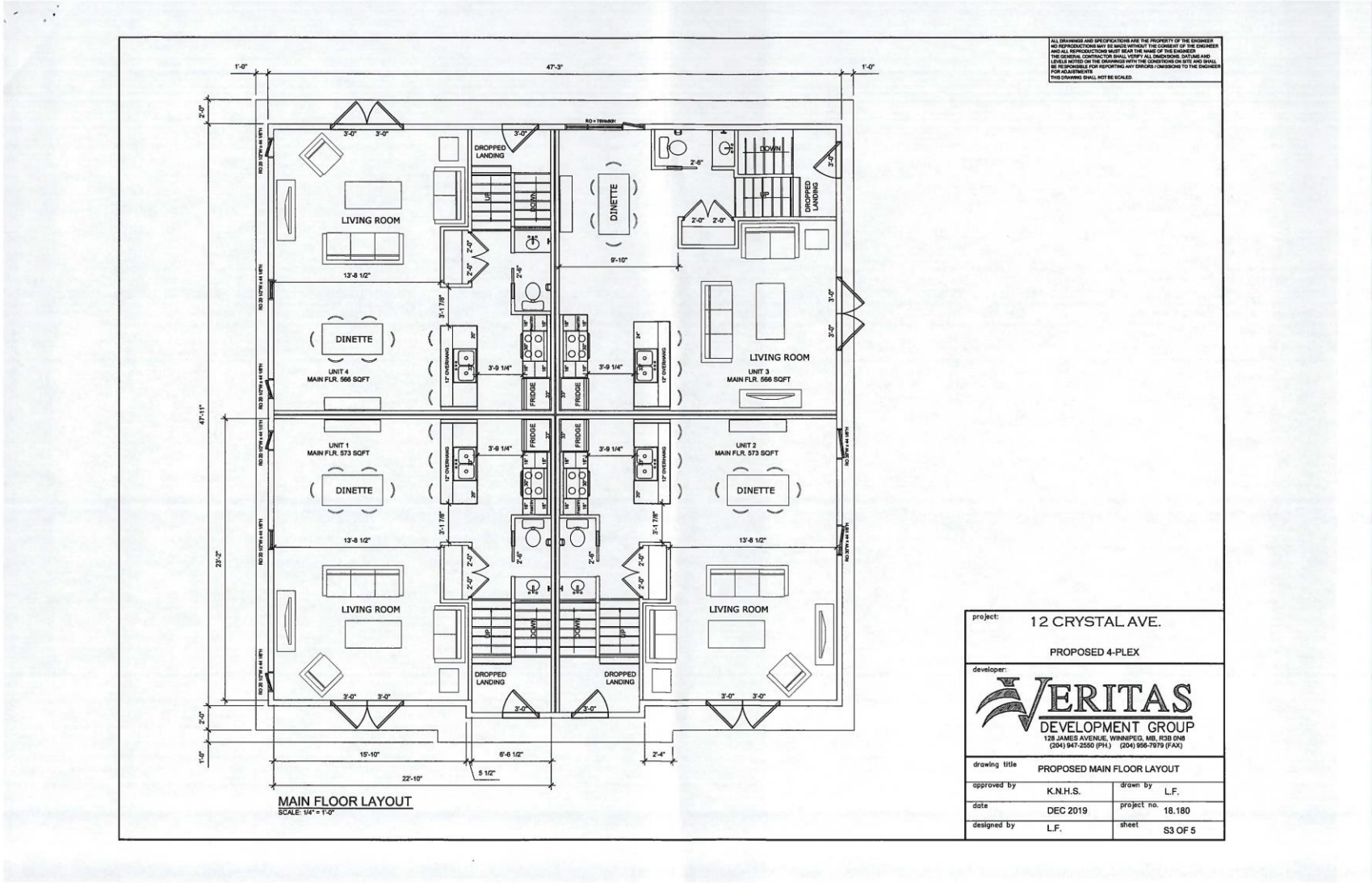
"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Engineering Division
Public Works Department

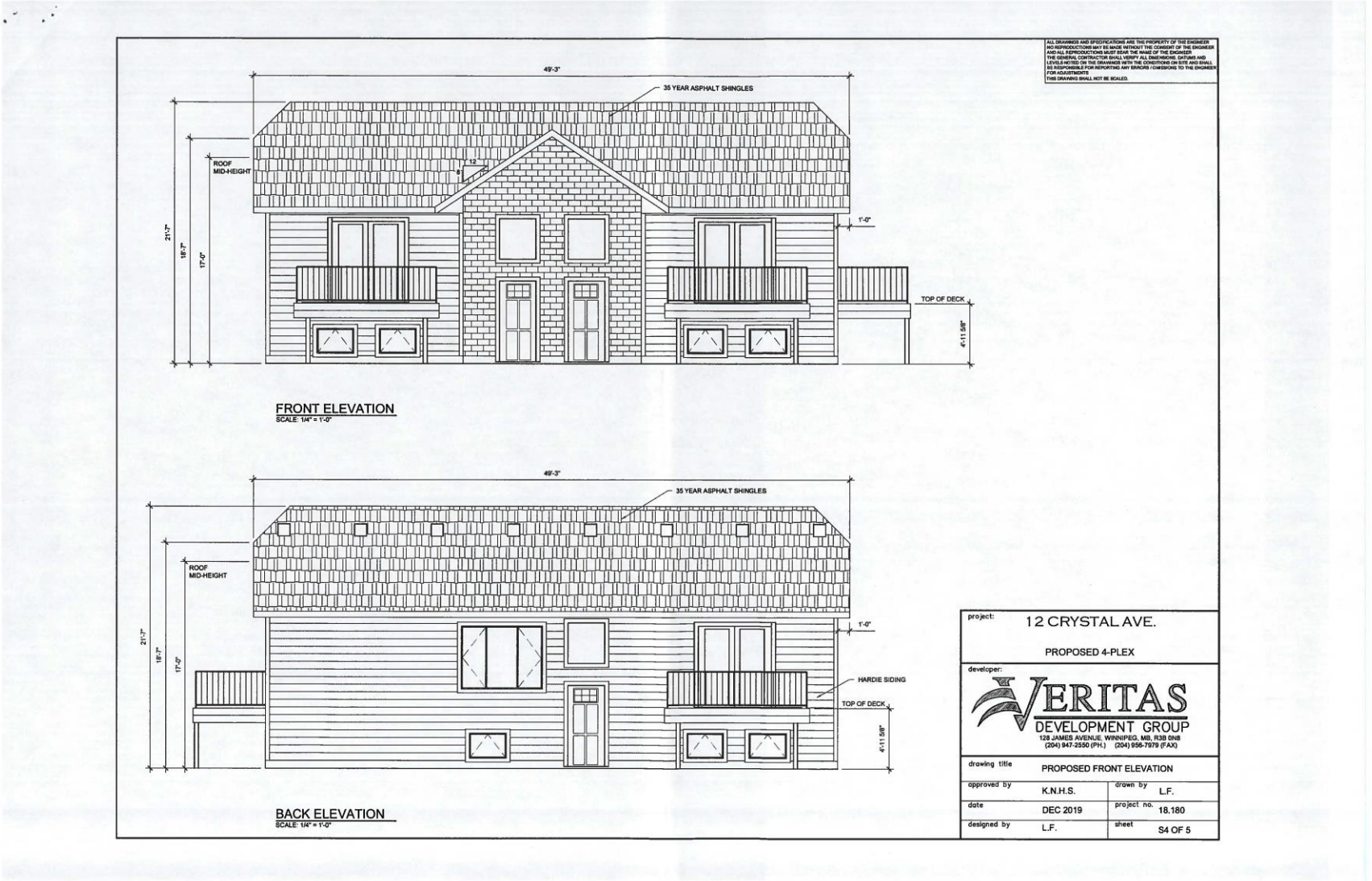
Exhibit "3" referred to in File DASZ 6/2020

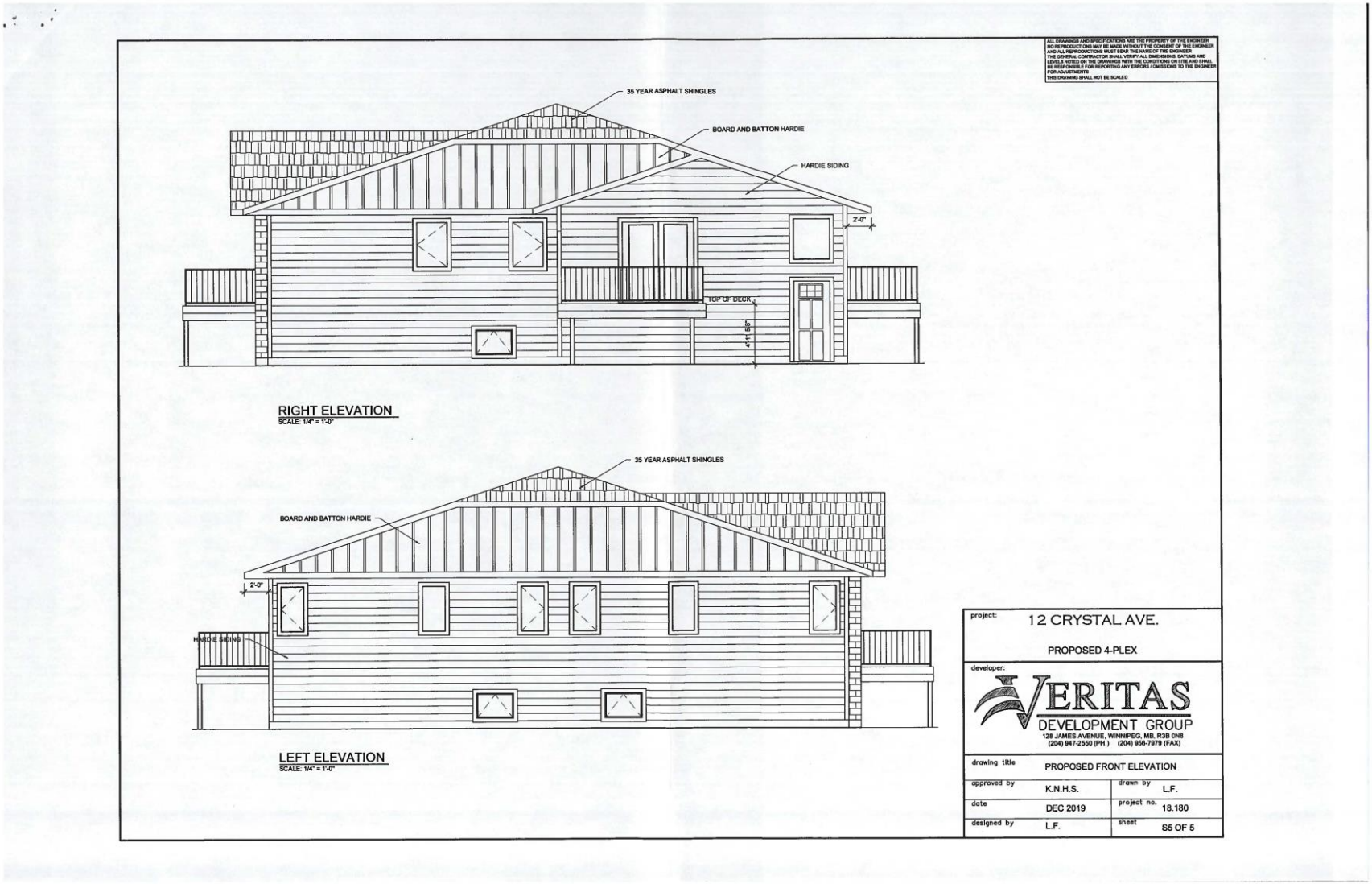



BACKLANE
4' HIGH WOOD FENCE
86'-8 1/2"
22'-2 3/8"
2'-6"
10'-0"
8'-0"
8'-0"
4'-8 5/8"
6'-6"
EXISTING HYDRO POLE TO REMAIN
86.78' PROPERTY LINE
4 RECYCLING & 4 GARBAGE BINS
EXISTING HYDRO POLE TO REMAIN
EXISTING GUY WIRE TO REMAIN
DIAGONAL HATCH DENOTES PORTION OF LAND TO BE SUBDIVIDED OFF AND GIVEN TO THE CITY OF WINNIPEG
4' HIGH WOOD FENCE ENCLOSING GARBAGE AND RECYCLING BINS ON 3 SIDES
NEW BUCKEYE TREE W/ 1" CALIPER
HATCH DENOTES CONCRETE SIDEWALK TYP.
6 NEW CHERRY SHRUBS (2 GALLON CONTAINER)
HATCH DENOTES ASPHALT PARKING STALLS TYP.
STALL 5 ACCESSIBLE STALL / VISITOR STALL
STALL 4
STALL 3
STALL 2
STALL 1
20'-0"
3'-0"
16'-0"
UNCOVERED DECK 6'-0" x 12'-0"
3 STALL BIKE RACK
23'-8 7/8"
LIVING ROOM
DINETTE
LIVING ROOM
UNCOVERED DECK 6'-0" x 12'-0"
14 NEW LILAC SHRUBS
DINETTE
DINETTE
DINETTE
LIVING ROOM
LIVING ROOM
9 NEW CHERRY SHRUBS (2 GALLON CONTAINER)
111.46' PROPERTY LINE
ST. MARY'S ROAD BACKLANE
UNCOVERED DECK 6'-0" x 11'-0"
3 STALL BIKE RACK
UNCOVERED DECK 6'-0" x 11'-0"
6 NEW CHERRY SHRUBS (2 GALLON CONTAINER)
3 STALL BIKE RACK
16'-3 1/2"
14'-8"
16'-3 1/2"
NEW BUCKEYE TREE W/ 2 1/2" CALIPER
NEW BUCKEYE TREE W/ 2 1/2" CALIPER
HATCH DENOTES GRASS TYP.
HATCH DENOTES CONCRETE SIDEWALK TYP.
43' PROPERTY LINE
7 NEW HONEYSUCKLE SHRUBS WEST OF BUILDING (2 GALLON CONTAINER)
CRYSTAL AVENUE SIDEWALK
4-PLEX SITE PLAN
SCALE: 3/16" = 1'-0"
CIVIC ADDRESS: 12 CRYSTAL AVE.
LEGAL ADDRESS: LOT 6 PLAN 2724 WLTO IN RL 112 PARISH OF ST BONIFACE
ALL DIMENSIONS ARE APPROXIMATE
project: 12 CRYSTAL AVE.
PROPOSED 4-PLEX
developer:
VERITAS
DEVELOPMENT GROUP
drawing title: PROPOSED 4-PLEX SITE PLAN
approved by: K.N.H.S.
drawn by: L.F.
date: MAR 2020
project no.: 18.180
designed by: L.F.
sheet: S1 OF 5


ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER
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LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL
BE RESPONSIBLE FOR REPORTING ANY ERRORS / OMISSIONS TO THE ENGINEER
FOR ADJUSTMENTS.
THIS DRAWING SHALL NOT BE SCALED.
47'-3"
47'-11"
BEDROOM 1
BEDROOM 2
UP
UNIT 4
BASEMENT 566 SQFT
MASTER
BEDROOM
MASTER
BEDROOM
UNIT 3
BASEMENT 566 SQFT
UP
BEDROOM 2
BEDROOM 1
10'-10 1/4"
MASTER
BEDROOM
MASTER
BEDROOM
9'-10 1/2"
3 1/2"
2'-0"
3 1/2"
10'-0 3/4"
23'-7 1/2"
UNIT 1
BASEMENT 566 SQFT
3'-2 1/2"
3'-0"
UNIT 2
BASEMENT 566 SQFT
BEDROOM 1
BEDROOM 2
3'-6 1/2"
BEDROOM 2
BEDROOM 1
7 3/4"
1'-1 1/4"
1'-1 1/4"
7'-8 3/8"
7'-8 3/8"
6'-6 1/2"
3 1/2"
3 1/2"
23'-3 1/2"
BASEMENT LAYOUT
SCALE: 1/4" = 1'-0"
project:
12 CRYSTAL AVE.
PROPOSED 4-PLEX
developer:
VERITAS
DEVELOPMENT GROUP
128 JAMES AVENUE, WINNIPEG, MB. R3B 0N8
(204) 947-2550 (PH.) (204) 956-7979 (FAX)
drawing title
PROPOSED BASEMENT FLOOR LAYOUT
approved by
K.N.H.S.
drawn by
L.F.
date
DEC 2019
project no.
18.180
designed by
L.F.
sheet
S2 OF 5


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FOR ADJUSTMENTS
THIS DRAWING SHALL NOT BE SCALED
LIVING ROOM
DINETTE
UNIT 4
MAIN FLR. 566 SQFT
UNIT 3
MAIN FLR. 566 SQFT
UNIT 1
MAIN FLR. 573 SQFT
UNIT 2
MAIN FLR. 573 SQFT
DROPPED LANDING
FRIDGE
DOWN
UP
MAIN FLOOR LAYOUT
SCALE: 1/4" = 1'-0"
project: 12 CRYSTAL AVE.
PROPOSED 4-PLEX
developer:
VERITAS
DEVELOPMENT GROUP
128 JAMES AVENUE, WINNIPEG, MB, R3B 0N8
(204) 947-2550 (PH.) (204) 956-7979 (FAX)
drawing title PROPOSED MAIN FLOOR LAYOUT
approved by K.N.H.S.
drawn by L.F.
date DEC 2019
project no. 18.180
designed by L.F.
sheet S3 OF 5


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FOR ADJUSTMENTS.
THIS DRAWING SHALL NOT BE SCALED.
49'-3"
35 YEAR ASPHALT SHINGLES
ROOF
MID-HEIGHT
12
8
21'-7"
18'-7"
17'-0"
1'-0"
TOP OF DECK
4'-11 5/8"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
49'-3"
35 YEAR ASPHALT SHINGLES
ROOF
MID-HEIGHT
21'-7"
18'-7"
17'-0"
1'-0"
HARDIE SIDING
TOP OF DECK
4'-11 5/8"
BACK ELEVATION
SCALE: 1/4" = 1'-0"
project:
12 CRYSTAL AVE.
PROPOSED 4-PLEX
developer:
VERITAS
DEVELOPMENT GROUP
128 JAMES AVENUE, WINNIPEG, MB, R3B 0N8
(204) 947-2550 (PH.) (204) 956-7979 (FAX)
drawing title
PROPOSED FRONT ELEVATION
approved by
K.N.H.S.
drawn by
L.F.
date
DEC 2019
project no.
18.180
designed by
L.F.
sheet
S4 OF 5


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35 YEAR ASPHALT SHINGLES
BOARD AND BATTON HARDIE
HARDIE SIDING
2'-0"
TOP OF DECK
4'-11 1/8"
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
35 YEAR ASPHALT SHINGLES
BOARD AND BATTON HARDIE
2'-0"
HARDIE SIDING
LEFT ELEVATION
SCALE: 1/4" = 1'-0"
project:
12 CRYSTAL AVE.
PROPOSED 4-PLEX
developer:
VERITAS
DEVELOPMENT GROUP
128 JAMES AVENUE, WINNIPEG, MB. R3B 0N8
(204) 947-2550 (PH.) (204) 956-7979 (FAX)
drawing title
PROPOSED FRONT ELEVATION
approved by
K.N.H.S.
drawn by
L.F.
date
DEC 2019
project no.
18.180
designed by
L.F.
sheet
S5 OF 5