Minutes – Executive Policy Committee – July 15, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

Item No. 13 Subdivision and Rezoning – 252, 256 & 260 River Road and 81 Blackmore Avenue (St. Vital Ward) File DASZ 4/2020 [c/r DAC 7/2019 & DAV 118191/2020D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under Development Application No. DASZ 4/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 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 22, 2020 and attached as Schedule "B" to this report, with the following amendments:

        i. Add the following new Section I:

        "Section I – Plan Considerations:

        1) The Developer shall, at no expense whatsoever to the City, legally open property required for a widening to the west side of River Road to accommodate a cycling, multi-use and/or pedestrian facility, all as determined by and to the satisfaction of the Director of Public Works."

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

ii. Renumber Section I – Servicing Conditions to the following:

"Section II – Servicing Conditions"

iii. In Section II, add the following new conditions:

"7) Private Approaches

The Developer shall, at no expense whatsoever to the City, submit application to the Public Works Department to remove or relocate the existing private approach to River Road, approximately 3.0m north of 252 River Road, and restore the boulevard, curb, and sidewalk, all as determined by and to the satisfaction of the Director of Public Works.

8) Multi-Use Pathway
The Developer shall, at no expense whatsoever to the City, construct a cycling, multi-use and/or pedestrian facility between Bishop Grandin Boulevard and the proposed private approach and all related works including but not limited to the possible removal of the existing sidewalk, all as determined by and to the satisfaction of the Director of Public Works.

9) Utilities
The Developer shall, pay the full cost to convert existing overhead services in River Road, abutting the Planned Area, to underground and replace with ornamental street lighting, to the satisfaction of the Director of Public Works.

10) River Road Intersection Improvements
The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, up to $25,000.00 of the costs to install a protected left traffic signal for northbound motorists at the intersection of Bishop Grandin Boulevard and River Road, or alternatively pay their share of the cost of implementing advance signal warning signage on Bishop Grandin Boulevard, as determined by and to the satisfaction of the Director of Public Works."

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

iv. Renumber Section II – Costs and Fees to the following:

"Section III – Costs and Fees"

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S" Residential Multi-Family Small District and "PR-1" Parks and Recreation 1 (Neighbourhood) as shown on the map dated June 11, 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. The owner must construct the Works in conformance with the plans submitted as "Appendix D", otherwise plans must be submitted showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. pedestrian pathways
f. fencing
g. landscaping

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, the minimum setback to any principal building from the south property line shall not be less than 80 feet.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment of the By-law in accordance with the above.

7. 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.

8. 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.

9. 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 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 in 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 – July 13, 2020

DECISION MAKING HISTORY:

Moved by Councillor Gillingham,

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.

Carried

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 13, 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 25, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- In Recommendation 1.A., delete the period after "Schedule "B" to this report" and replace with the following:

  ", with the following amendments:

  i. Add the following new Section I:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

"Section I – Plan Considerations:

1) The Developer shall, at no expense whatsoever to the City, legally open property required for a widening to the west side of River Road to accommodate a cycling, multi-use and/or pedestrian facility, all as determined by and to the satisfaction of the Director of Public Works."

ii. Renumber Section I – Servicing Conditions to the following:

"Section II – Servicing Conditions"

iii. In Section II, add the following new conditions:

"7) Private Approaches
The Developer shall, at no expense whatsoever to the City, submit application to the Public Works Department to remove or relocate the existing private approach to River Road, approximately 3.0m north of 252 River Road, and restore the boulevard, curb, and sidewalk, all as determined by and to the satisfaction of the Director of Public Works.

8) Multi-Use Pathway
The Developer shall, at no expense whatsoever to the City, construct a cycling, multi-use and/or pedestrian facility between Bishop Grandin Boulevard and the proposed private approach and all related works including but not limited to the possible removal of the existing sidewalk, all as determined by and to the satisfaction of the Director of Public Works.

9) Utilities
The Developer shall, pay the full cost to convert existing overhead services in River Road, abutting the Planned Area, to underground and replace with ornamental street lighting, to the satisfaction of the Director of Public Works.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

10) River Road Intersection Improvements
The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, up to $25,000.00 of the costs to install a protected left traffic signal for northbound motorists at the intersection of Bishop Grandin Boulevard and River Road, or alternatively pay their share of the cost of implementing advance signal warning signage on Bishop Grandin Boulevard, as determined by and to the satisfaction of the Director of Public Works."

iv. Renumber Section II – Costs and Fees to the following:

"Section III – Costs and Fees"

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

PUBLIC HEARING SUMMARY

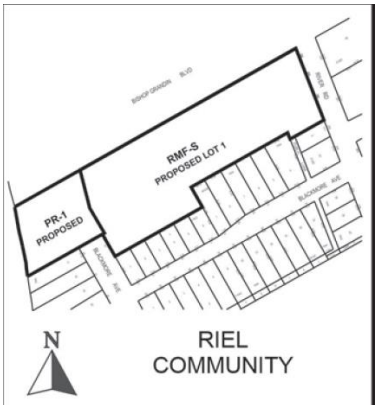
File: DASZ 4/2020

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

Public Hearing: June 25, 2020
Council Building, 510 Main Street

Applicant: Sherwood Development Ltd. (Louis Pereira)

Subject:



APPLICANT: Sherwood Development (2016) Ltd. (Louis Pereira)
FILE: DASZ 4/2020
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 "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT AND "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the consolidation of land, which includes the closing of the abutting public lane, to allow the construction of multi-family dwellings and the establishment of Public Reserve. **For information, phone Ms. E. Finnigan Planner at 204-986-8602**
DEMANDEUR: Sherwood Development (2016) Ltd. (Louis Pereira)
N° DE DOSSIER: DALZ 4/2020
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement délinéé 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 R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie RMF-S (secteur de petites habitations multifamiliales) et à la catégorie PR1 (secteur des parcs et des loisirs 1), en vue de faciliter le remembrement du bien-fonds, ce qui comprend la fermeture du droit de passage public adjacent, et de permettre la construction d'habitations multifamiliales et l'établissement d'une réserve publique. **Pour plus de renseignements, communiquez avec M^me^E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 252, 256 & 260 Road and 81 Blackmore 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 30, 2020

Community Committee Recommendation:

On June 25, 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 plan of subdivision under Development Application No. DASZ 4/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 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 22, 2020 and attached as Schedule "B" to this report***, with the following amendments:***

        i. Add the following new Section I:

        "Section I – Plan Considerations:

        1) The Developer shall, at no expense whatsoever to the City, legally open property required for a widening to the west side of River Road to accommodate a cycling, multi-use and/or pedestrian facility, all as determined by and to the satisfaction of the Director of Public Works."

        ii. Renumber Section I – Servicing Conditions to the following:

        "Section II – Servicing Conditions"

        iii. In Section II, add the following new conditions:

"7) Private Approaches

The Developer shall, at no expense whatsoever to the City, submit application to the Public Works Department to remove or relocate the existing private approach to River Road, approximately 3.0m north of 252 River Road, and restore the boulevard, curb, and sidewalk, all as determined by and to the satisfaction of the Director of Public Works.

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The Developer shall, at no expense whatsoever to the City, construct a cycling, multi-use and/or pedestrian facility between Bishop Grandin Boulevard and the proposed private approach and all related works including but not limited to the possible removal of the existing sidewalk, all as determined by and to the satisfaction of the Director of Public Works.

9) Utilities

The Developer shall, pay the full cost to convert existing overhead services in River Road, abutting the Planned Area, to underground and replace with ornamental street lighting, to the satisfaction of the Director of Public Works.

10) River Road Intersection Improvements

The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, up to $25,000.00 of the costs to install a protected left traffic signal for northbound motorists at the intersection of Bishop Grandin Boulevard and River Road, or alternatively pay their share of the cost of implementing advance signal warning signage on Bishop Grandin Boulevard, as determined by and to the satisfaction of the Director of Public Works."

iv. Renumber Section II – Costs and Fees to the following:

"Section III – Costs and Fees"

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S" Residential Multi-Family Small District and "PR-1" Parks and Recreation 1 (Neighbourhood) as shown on the map dated June 11, 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. The owner must construct the Works in conformance with the plans submitted as "Appendix D", otherwise plans must be submitted showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. pedestrian pathways
f. fencing
g. landscaping

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, the minimum setback to any principal building from the south property line shall not be less than 80 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 this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment of the By-law in accordance with the above.

7. 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.

8. 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.

9. 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 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 in 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. There is quite a history on this. I moved in to St. Vital in 1970. River Road was gravel and my friend Bob Watson talked to me recently about how great it was because his dad would take him out in the snowmobile in winter. You'd go down there, and then you're on to the Hydro right of way and you could go snowmobiling. Those days are long passed. Those days started to go, really, in the late 70's. We have a copy of the March 4, 1976 St Vital Lance paper and its important. It says "The Fort Garry-St. Vital Bridge gets OK". In here there's a line that says "the city's proposal included wide-looping road connections, cloverleaves and overpasses at three locations including River Road in St. Vital". That was the city's proposal, the province only put in half the money, or a little more than half of what was needed. We got what we got in 1978. It was good to get a bridge; it was good to get Bishop Grandin done but, no overpasses.

2. One of my predecessors Councillor Pierce, for whom I named a park, fascinating woman, first female Councillor for St. Vital, said in 1976 “Let’s gets a bridge & connection to St. Mary’s right now. The rest, extensions and overpasses will come in the future”. I can’t fault her, but she thought, obviously that someday these overpasses will be built, and as you heard Mr. Patman say “We’re not there yet, and we may not be there very soon”. We’ve got that situation then since 1978, Bishop Grandin intersects with River Road at a level crossing, there are no overpasses, there are no cloverleaves. That has undoubtedly increased traffic down River Road. So has further expansion to the south.

3. So the history of the area deserves a little more run-through if you can bear with me. In 2001 there was a proposal for this same site which was put forward by the Y, more than 200 opposed to that, roughly 50 in favour. A petition with over 1,800 names, so actually more opposition to that, than what we have in front of us today. The Y proposal was for a building of 59,000 square feet, this is only two-thirds that size. The Y proposal was for 277 parking stalls, this is about two-thirds of that. The Y would have had 8,000 members and about (based on the study of the day), 1,300 traffic movements coming in and out, this is far less than that. This is quite a bit less onerous than the Y proposal of 2001. I think Councillor Steeves was right in 2001 to reject that proposal and wait for something better to come along. This is that “something better”. Its 19 years later, but I think it’s a better proposal. We’ve been through I think four different proposals in my 8.5 years. Councillor Steeves probably dealt with some as well. This is the first one that’s made it this far, because the staff has been prepared to support it.

4. The temptation for the public might be to say “Well Steeves sided with the residents, but Councillor Mayes decided to ignore them.” Actually, the Y proposal was opposed by the administration. That was a negative report and Councillor Steeves backed that. This is the other way; the administration has said quite strongly they favour this proposal. So like Councillor Steeves, I’m going to go with the administrative recommendation for the site.

5. In 2003 there was a nearby expansion in the River Pointe area, in fact some of the people who object to this proposal today, are in the houses that were approved in 2003. A street called Riverhaven Grove was put in, it was the last bit of the River Pointe area. A number of people then living in River Pointe objected to that expansion. It was 55 against and five in favour. Councillor Steeves voted to proceed with it. The staff recommended proceeding with it, so Riverhaven Grove, which is a very nice street, got approved in 2003. My point here is to say look, a number of expansions has occurred over the last 20 years, that has increased traffic. Like my predecessor, I’m voting with what the staff is recommending.

6. In 2007, there was an expansion in the River Pointe area for a street called Settlers Road. People appeared in opposition to that. The staff I think correctly said "No, we're going to finish that off". That's always been the vision for the neighbourhood is to finish-off Settlers, when the greenhouse/nursery gets purchased, so Qualico did that. Councillor Steeves I think correctly supported adding another 22 homes on Settlers Road. A number of expansions over time - there was community opposition to those, there is community opposition today. I take that seriously. I think my colleagues do, I think Councillor Steeves did when there was community opposition, but sometimes you have to take a step back and say I think this is the right thing for the community.

7. As indicated I had requisitioned two different traffic studies on River Road at least. One was 2013 looking at people living on the connecting streets objected to cut-through traffic. They, ironically, would like to see more on to River Road and Bishop. There were traffic counts done there on Avalon, Woodlawn, Greendell, Riel, Riverbend, the staff recommended no changes to the model that was currently in place. Which as far as a left-hand turn from northbound St. Mary's on to River in the morning, what people do there is they try and cut through. What I didn't want as a result of this proposal today was to try and encourage people to start cutting through. We haven't done that. We haven't said no left coming out of the new development, because that would have caused people to do U-turns on Blackmore or on Avalon, or on some of the other nearby streets.

8. Similarly, there was a traffic study done on River Road North of Bishop in 2018. It also didn't recommend any changes. I am alarmed to hear from Mr. Patman that his count is 9,000 instead of 5,000, which is what I was told in 2013, but in a way, that makes the developer's case which is that there's already a lot of traffic, we're only adding a very small bit to that.

9. There was some opposition saying nothings been done in our community and we pay high taxes. With respect, people do pay high taxes if their properties are worth a lot of money. It's a multiplier. It's the mill rate. If your property is worth more, you pay more. I'm perhaps being a little defensive here, but in the Minnetonka area, I have put money in to Darwin school for the basketball, and the Indigenous project. I've put in money for the new play structure at Minnetonka school (split that with the school division). If your child goes to a public high school and lives in this area, they probably go to Dakota, which I'm proud to say we've put in close to $2,000,000.00 there through the city. They might go to Collège Jeanne Sauve, and the city has put in $500,000.00 there. A writer has indicated they were upset about school cut-backs; well maybe the school board has made some reductions. The three biggest schools to receive funding from the city in this last term of office were all in St. Vital; Victor Mager, Dakota and C JS. If you live in this area, and your child goes to a public high school, I think we've backed those schools.

10. 20-something million dollar addition to Dakota Community centre, biggest expansion in the history of Winnipeg Community Centres. Also, recently $80,000.00 in to Greendell Community Centre, built on the earlier $300,000.00 that Rochelle Squires and I put in to Greendell Community Centre, so, money has gone in to the Centres.

11. St Vital Park, millions have gone in there. The pavilion, the toboggan slide, the washroom, the upcoming paving, the new staff house, the new boat launch Councillor Steeves put in, so, several millions has gone in to St. Vital Park, which is about 200 metres north of this site. A couple hundred thousand has gone in to St. Germain Park, which is about 200 metres east of this site, put a new play structure in it. Oakleaf Park, which is about 400 metres east of this site. In short, I think a fair bit of money has gone in to the neighbourhood.

12. At the risk of belabouring my point, the list of streets re-paved in the neighbourhood since 2012 includes Darwin, Winslow, Twin Pine, parts of River, Weeping Willow, Golden Willow, Oakridge is being done this year, Oakleaf is being done this year, Robertson was done, Riverbend was done , Metz was done, Millfield was done, Woodlawn and parts of Avalon. We put some money in to road paving in this neighbourhood. All of which is to say is, yes, we have as a city invested in to this neighbourhood.

13. Two items are left, people saying, put it somewhere else. It's a nice looking building, put it somewhere else where it's more appropriate like St. Mary's Road or St. Anne's Road, well…we've just dealt with some on St. Anne's Road, and people opposed buildings going in there. Councillor Chambers before he was a Councillor was here on the all-night session on Normand Park, which is on St. Mary's Road, where people said, no, this isn't appropriate, put it further south, put it outside the city, don't put it here on St. Mary's Road. I think its human nature to say, "There's got to be somewhere else where you can put these buildings". I think that's human nature, but, I have to say, it's a 5 acre site next to very-good bike paths, next to good transit, it's got good access to schools if people want access to schools, I mean it's a 55+ building, that might not be a big issue, but it's certainly got fantastic access to parks; River Pointe Park, the park that runs along the top of the dike that people can walk on. They can get to St. Vital Park. This is a very good site for potential development.

14. I remember saying to somebody on St. Anne's Road, when they objected and said "No, I think this huge lot behind me should always be a single-family home, even though where I am living is developed as condos", well at some point as a city, you have to move beyond rural zoning. If you have a five acre site, I think it's not unreasonable to say, we've got to make better use of this. The roadway went in in '78; I think this is the time to take the opportunity to do that.

15. Traffic. In a way, this is an opportunity to dynamite some action on traffic, which I know Steeves tried to do, and which I have tried to do with some studies, and to Councillor Allard's credit, very recently his committee approved of the yellow-flashing light advance warning on Bishop, which was a breakthrough in my ward. So this is an opportunity and I think Mr. Patman is serious when he says let's take a look at this, that is a clogged-up intersection. I know that. I've knocked on Mr. Geiger's door; I've knocked-on everybody's door around there. It isn't that I'm the roadblock and the rest of Council desperately wants to build an overpass, and for self-destructive reasons, I don't want that to go ahead. I'd love an overpass; I don't have the tens of millions of dollars. This however means I think we'll finally get some action at looking at doing something at this intersection. Its looks exactly the way it did in '78 or '79 when I used to go through there and the traffic has undoubtable increased. We can't block people from coming out to River Road. St. Amant is down the street. It's been there longer than anybody. People have to be able to work there, and to visit, and to get there. There is going to be access on to River, there isn't an overpass, what can we do? We can look at the signalization and try and make this better. The cut-through that was created about ten years ago through the median, we can see if we can make better use of that, but we'll come back to that.

16. In short, the height variance, really, I'll come back to that, it's pretty minor, and seven feet, but the setback is way, way more than what would be required. I think it's better for people on Blackmore than to have a 35 foot building built right-up against the back of their property. In short, it does seem like a good spot for some densification. It is near parks, it is near bike-paths, it is near transit.

17. Oddly, something the developer isn't doing, which is popular too, we have people asking us all the time to asphalt the path that runs along the top of the dike that behind all those properties in River Pointe. People ask for that quite often, except if they live in River Pointe, where they very much don't want that. The developer isn't proposing to do that. I'm fine with that. I think that's a reasonable compromise.

18. In short, I understand the concerns about traffic, but if you look at the history, I think Councillor Steeves did the right thing in 2001- he followed the staff recommendation. I think I'm doing the right thing for 2020 following the staff recommendation.

19. Somebody said "Hey I feel threatened when you say it could get worse than this"; it could get worse than that. We're not threatening; we're making a factual statement. I think Mr. Pereira has put in some effort here to try and accommodate the concerns. There were people in the wake of that January open-house who wrote-in in favour. There were people who wrote-in since then saying "Yeah, I'm in favour of this". There were people who wrote-in saying "Hey, if you could do this and this on traffic, I actually could live with this". So we're trying to take some steps on traffic. Look, I know it's about traffic. We had people saying there will be more litter, there'll be more crime. There's no evidence of that. Yes, there will be more pedestrian traffic, but we're not opposed to that. We like people out using the Bishop Grandin Greenway and the various pathways. I think there will be more bike usage if we do some of the steps that Ms. Finnigan has worked very hard on over the years on this. We've been talking about this property for several years together.

20. It doesn't give me any great pleasure to approve this, but I think it's the right thing to do under the circumstances. Perhaps to belabour the point, Councillor Steeves rejected the Y proposal & went with the staff, I think that was the right thing. Councillor Steeves voted to go ahead with expansion of Riverhaven and Settlers, there was opposition from River Pointe to that, but I think those were the right decisions too and he backed the staff on that. Based on what we've heard today, the willingness to do something about the traffic, I think that's the opportunity that's being presented here.

Exhibits Filed:

1. Application dated March 18, 2020
2. Notification of Public Hearing dated May 8, 2020
3. Manitoba Status of Titles 1890678/1, 2025049/1, 3002424/1, 2018901/1
4. Letter of authorization dated November 21, 2019, from Paul L Champagne to Sherwood Developments (2016) Ltd.
5. Letter of authorization dated February 5, 2020, from Fouad Ghazali (signed by Susan Ghazali, Power of Attorney for Fouad Ghazali) to Sherwood Developments (2016) Ltd.
6. Surveyor's Building Location Certificate and sketch dated between the 8th and 28th days of January, 2020
7. Caveats 88-11014, 88-11015
8. Arborist's Report dated February 19, 2020
9. Submissions from the applicant with 22 supporting letters from residents dated January 14 and January 25, 2020
10. Plans (32 pages)
11. Report from the Urban Planning Division dated June 11, 2020
12. Inspection Report
13. Communication dated June 19, 2020, from Julie Husband in opposition to the application
14. Communication dated June 19, 2020, from Gary Hanson in opposition to the application
15. Communication dated June 20, 2020, from Allan Malbranck in opposition to the application
16. Communication dated June 19, 2020, from Amber Armour in opposition to the application
17. Communication dated June 20, 2020, from Amiotosh Ghosh in opposition to the application
18. Communication dated June 20, 2020, from Anita Malbranck in opposition to the application
19. Communication dated June 20, 2020, from Brian and Donna Jones in opposition to the application
20. Communication dated June 20, 2020, from Bruce and Wendy Zimmerman in opposition to the application
21. Communication dated June 20, 2020, from Carla Johns in opposition to the application
22. Communication dated June 20, 2020, from Carol Northam in opposition to the application
23. Communication dated June 20, 2020, from Darlia Melanson in opposition to the application
24. Communication dated June 19, 2020, from David and Donna Robertson in opposition to the application
25. Communication dated June 20, 2020, from Don Bartos in opposition to the application
26. Communication dated June 19, 2020, from Emery Lajtai in opposition to the application

Exhibits Filed (continued):

27. Communication dated June 20, 2020, from Ernie and Carol Kyliuk in opposition to the application
28. Communication dated June 19, 2020, from Frank and Sharon Peters in opposition to the application
29. Communication dated June20, 2020, from G. Nault in opposition to the application
30. Communication dated June 20, 2020, from Garry Peterbaugh and Candace Trussler in opposition to the application
31. Communication dated June 20, 2020, from Glen and Cindy MacGillivray in opposition to the application
32. Communication dated June 20, 2020, from Grant and Shellie Hatch in opposition to the application
33. Communication dated June 20, 2020, from Grenville and Marisa Mowat in opposition to the application
34. Communication dated June 20, 2020, from Heather Cunningham in opposition to the application
35. Communication dated June 20, 2020, from Heather Shaer in opposition to the application
36. Communication dated June 20, 2020, from Jeff Noiseux and Shirley Caron in opposition to the application
37. Communication dated June 20, 2020, from Judy and Gord Reid in opposition to the application
38. Communication dated June 20, 2020, from Keith, Karen, Kalie, Kasia and Kyla Peters in opposition to the application
39. Communication dated June 19, 2020, from Kelly and Brian Brown in opposition to the application
40. Communication dated June 19, 2020, from Krutika Vishwakarma in opposition to the application
41. Communication dated June 19, 2020, from Lori Campbell in opposition to the application
42. Communication dated June 20, 2020, from Marcel and Kathryn Hermary in opposition to the application
43. Communication dated June 20, 2020, from Nizar Guindi, Mervat Sefin, Mariam Guindi and Mina Guindi in opposition to the application
44. Communication dated June 19, 2020, from Phil and Gisele Hudson in opposition to the application
45. Communication dated June 19, 2020, from Raghvendra Vishwakarma in opposition to the application
46. Communication dated June 19, 2020, from Robert and Dori Chunn in opposition to the application
47. Communication dated June 20, 2020, from Robert and Laura Carr in opposition to the application
48. Communication dated June 19, 2020, from Robert and Margaret Young in opposition to the application

Exhibits Filed (continued):

49. Communication dated June 23, 2020, from Ronda Pfeiffer in support of the application
50. Communication dated June 20, 2020, from Ross and Melissa McDonell in opposition to the application
51. Communication dated June 20, 2020, from Sharron and Gerry Carriere in opposition to the application
52. Communication dated June 20, 2020, from Shehryar, Saba, Muhammad, Humera and Asandyar Gill in opposition to the application
53. Communication dated June 19, 2020, from Shelley and Germain Garand in opposition to the application
54. Communication dated June 20, 2020, from Susan J. Melnick in opposition to the application
55. Communication dated June 20, 2020, from Suzanne Esquivel in opposition to the application
56. Communication dated June 20, 2020, from Sylvie and Eric Einarsson in opposition to the application
57. Communication dated June 19, 2020, from Tim Armour in opposition to the application
58. Communication dated June 20, 2020, from Xikui Wang and Chang Luo in opposition to the application
59. Communication dated June 19, 2020, from George and Chantal Green in support of the application
60. Communication dated June 20, 2020, from Nate Sawatzky in support of the application
61. Communication dated June 21, 2020, from Alanna and John Richmond in opposition to the application
62. Communication dated June 21, 2020, from Gary and Joann Wensel in opposition to the application
63. Communication dated June 21, 2020, from Michelle and Bob Stanson in opposition to the application
64. Communication dated June 21, 2020, from Arthur and Marie Proulx in opposition to the application
65. Communication dated June 21, 2020, from Mary Backus and Bill Hamiltonin opposition to the application
66. Communication dated June 21, 2020, from Frank Machovec in opposition to the application
67. Communication dated June 21, 2020, from June Johnson in opposition to the application
68. Communication dated June 21, 2020, from Louise and Garry Lemay in opposition to the application
69. Communication dated June 21, 2020, from Bette & Reid Birss in opposition to the application
70. Communication dated June 21, 2020, from Jo Gretsinger in opposition to the application
71. Communication dated June 21, 2020, from Lynne Pedden in opposition to the application

Exhibits Filed (continued):

72. Communication dated June 21, 2020, from Katarina Makus, Karen Makus, Kurt Makus and Dominic Leydier in opposition to the application
73. Communication dated June 21, 2020, from Kristjan Blackie in opposition to the application
74. Communication dated June 21, 2020, from Simon Liao in opposition to the application
75. Communication dated June 21, 2020, from Gordon and Margareth Rybuck in opposition to the application
76. Communication dated June 21, 2020, from Michael and Anna Ryan in opposition to the application
77. Communication dated June 21, 2020, from Marnie Brown in opposition to the application
78. Communication dated June 21, 2020, from Nader Roman, George Roman, Michael Roman and Kareem Hanna in opposition to the application
79. Communication dated June 21, 2020, from Irene Raabe in opposition to the application
80. Communication dated June 21, 2020, from Stuart and Rebecca Thompson in opposition to the application
81. Communication dated June 21, 2020, from Kathy and Glenn McRae in opposition to the application
82. Communication dated June 21, 2020, from Corrine and Alan Scott in opposition to the application
83. Communication dated June 21, 2020, from Bernard and Hygiea Casiano in opposition to the application
84. Communication dated June 21, 2020, from Michael Hicks in opposition to the application
85. Communication dated June 21, 2020, from Roger and Beverley Wieringa in opposition to the application
86. Communication dated June 21, 2020, from Mark and Jean Pascoe in opposition to the application
87. Communication dated June 21, 2020, from Brent Wall in opposition to the application
88. Communication dated June 21, 2020, from Sean Fitzmaurice in opposition to the application
89. Communication dated June 22, 2020, from Marie and Ken Grouette in opposition to the application
90. Communication dated June 22, 2020, from Milt Toews in opposition to the application
91. Communication dated June 22, 2020, from Alexis Botkin in opposition to the application
92. Communication dated June 22, 2020, from Shawn Clark in opposition to the application
93. Communication dated June 22, 2020, from Desiree Riel in opposition to the application

Exhibits Filed (continued):

94. Communication dated June 22, 2020, from Paul and Susan Lachance in opposition to the application
95. Communication dated June 22, 2020, from Paul and Karen Boucher in opposition to the application
96. Communication dated June 22, 2020, from Rick Pelletier in opposition to the application
97. Communication dated June 22, 2020, from Bill Tedford in opposition to the application
98. Communication dated June 22, 2020, from Mary Anderson in opposition to the application
99. Communication dated June 22, 2020, from Erika Zeller in opposition to the application
100. Communication dated June 22, 2020, from Tony and Lori Ranta Rodrigues in opposition to the application
101. Communication dated June 22, 2020, from Colin McIsaac in opposition to the application
102. Communication dated June 22, 2020, from Darin Brecht in opposition to the application
103. Communication dated June 22, 2020, from Roger Schellenberg in opposition to the application
104. Communication dated June 22, 2020, from Lea Clarke in opposition to the application
105. Communication dated June 22, 2020, from Bob and Marilyn Clasper in opposition to the application
106. Communication dated June 22, 2020, from Arlene Solvason in opposition to the application
107. Communication dated June 22, 2020, from Marci Riel in opposition to the application
108. Communication dated June 22, 2020, from Tony Cyre in opposition to the application
109. Communication dated June 22, 2020, from Debbie Grenier in opposition to the application
110. Communication dated June 22, 2020, from Bev Bryce in opposition to the application
111. Communication dated June 22, 2020, from Robert and Janice Brickey in opposition to the application
112. Communication dated June 22, 2020, from Susan Taillieu in opposition to the application
113. Communication dated June 22, 2020, from Ryan Gibson in opposition to the application
114. Communication dated June 22, 2020, from Phyllis Klassen in opposition to the application
115. Communication dated June 22, 2020, from Len Klassen in opposition to the application
116. Communication dated June 22, 2020, from Ken Manswell in opposition to the application

Exhibits Filed (continued):

117. Communication dated June 22, 2020, from Alice Pelletier in opposition to the application
118. Communication dated June 22, 2020, from George Pelletier in opposition to the application
119. Communication dated June 22, 2020, from Pat Reitmeier in opposition to the application
120. Communication dated June 22, 2020, from Rob Finlayson in opposition to the application
121. Communication dated June 22, 2020, from Riley Wiggett in opposition to the application
122. Communication dated June 22, 2020, from Fred Mostowy in opposition to the application
123. Communication dated June 22, 2020, from Jeff and Daniela Bews in opposition to the application
124. Communication dated June 22, 2020, from Robert and Patricia Johnson in opposition to the application
125. Communication dated June 22, 2020, from Michelle Smith in opposition to the application
126. Communication dated June 22, 2020, from Karen and John Linde in opposition to the application
127. Communication dated June 22, 2020, from Len Peterson in opposition to the application
128. Communication dated June 22, 2020, from Thomas and Yvonne MacQuarrie in opposition to the application
129. Communication dated June 22, 2020, from Jesse and Tiffany Perry in opposition to the application
130. Communication dated June 22, 2020, from Murray and Johanna Abbott in opposition to the application
131. Communication dated June 22, 2020, from Henry and Pauline Napastiuk in opposition to the application
132. Communication dated June 22, 2020, from Fedra Salias in opposition to the application
133. Communication dated June 22, 2020, from Wendell and Brenda Dyck in opposition to the application
134. Communication dated June 22, 2020, from Carlie Koltek and Steve Tuhkanen in opposition to the application
135. Communication dated June 22, 2020, from Jeff Krieg in opposition to the application
136. Communication dated June 22, 2020, from Dale Purvis in opposition to the application
137. Communication dated June 22, 2020, from Jesse Prokopchuk in opposition to the application
138. Communication dated June 22, 2020, from Barb Purvis in opposition to the application
139. Communication dated June 22, 2020, from Monica Huisman opposition to the application

Exhibits Filed (continued):

140. Communication dated June 22, 2020, from Elora and Teresa Gibbons in opposition to the application
141. Communication dated June 22, 2020, from Kimberley Mozil in opposition to the application
142. Communication dated June 22, 2020, from Jaesuk and Won Chul Son in opposition to the application
143. Communication dated June 22, 2020, from Leonard Peters in opposition to the application
144. Communication dated June 22, 2020, from Todd, Cathie and Julia Webber in opposition to the application
145. Communication dated June 22, 2020, from Roland Philippot in opposition to the application
146. Communication dated June 22, 2020, from Doug Ross in opposition to the application
147. Communication dated June 22, 2020, from Bill Forrest in opposition to the application
148. Communication dated June 22, 2020, from Andrea Simpson Bowen in opposition to the application
149. Communication dated June 22, 2020, from Jasmin Bowen in opposition to the application
150. Communication dated June 22, 2020, from Trina Duffy in opposition to the application
151. Communication dated June 22, 2020, from Lance Bowen in opposition to the application
152. Communication dated June 23, 2020, from Jo-Anne and Duncan Sirett in opposition to the application
153. Communication dated June 22, 2020, from Judy Anaka in opposition to the application
154. Communication dated June 22, 2020, from Maureen & Matthew Forrest in opposition to the application
155. Communication dated June 22, 2020, from Don, Darlene and Michael Daley in opposition to the application
156. Communication dated June 22, 2020, from Margaret and Michael Kitt in opposition to the application
157. Communication dated June 22, 2020, from Mike Grenier in opposition to the application
158. Communication dated June 22, 2020, from Jade Kleven & Josh Beauchemin in to the application
159. Communication dated June 22, 2020, from Nicole Gierek in opposition to the application
160. Communication dated June 22, 2020, from Judy Wiegner in opposition to the application
161. Communication dated June 23, 2020, from Norman Dale Watson and Lorraine A. Nogue in opposition to the application
162. Communication dated June 23, 2020, from Nancy Cooke for information to the application

Exhibits Filed (continued):

163. Communication dated June 23, 2020, from Lynn Gillson in opposition to the application
164. Communication dated June 23, 2020, from Laura Fisher in opposition to the application
165. Communication dated June 23, 2020, from Alex and Bev Loewen in opposition to the application
166. Communication dated June 23, 2020, from Wilson and Michelle Brown in opposition to the application
167. Communication dated June 23, 2020, from Inga Zahodnik in opposition to the application
168. Communication dated June 23, 2020, from Brigette and Mitchell Lavitt opposition to the application
169. Communication dated June 23, 2020, from Amr Marwany and Annna Bardina in opposition to the application
170. Communication dated June 23, 2020, from Jamie Chopek and Jennifer Gulay in opposition to the application
171. Communication dated June 23, 2020, from Debbie Sanders in opposition to the application
172. Communication dated June 23, 2020, from Howard Ward and Janice Beales in opposition to the application
173. Communication dated June 23, 2020, from Qi Liu in opposition to the application
174. Communication dated June 23, 2020, from Geoff Johnson in opposition to the application
175. Communication dated June 23, 2020, from Jessica and Scott Bateman in opposition to the application
176. Communication dated June 23, 2020, from Liz Duerksen in opposition to the application
177. Communication dated June 23, 2020, from Petra Russell and Al Katz in opposition to the application
178. Communication dated June 23, 2020, from Bill and Ingrid Ward in opposition to the application
179. Communication dated June 23, 2020, from Frank and Joy Novotny in opposition to the application
180. Communication dated June 23, 2020, from Lionel Ferré and Julie Mongeon-Ferré in opposition to the application
181. Communication dated June 23, 2020, from Sheldon Swan in opposition to the application
182. Communication dated June 23, 2020, from Lyn Heinkel in opposition to the application
183. Communication dated June 23, 2020, from Richard Westwood in opposition to the application
184. Communication dated June 23, 2020, from Steve Geiger in opposition to the application
185. Communication dated June 23, 2020, from Donna Alexiuk in opposition to the application

Exhibits Filed (continued):

186. Communication dated June 23, 2020, from Ron Duncan in opposition to the application
187. Communication dated June 23, 2020, from Janice Hanford in opposition to the application
188. Communication dated June 23, 2020, from Brenda Clendenning in opposition to the application
189. Communication dated June 23, 2020, from Raymond & Lacona Cunningham in opposition to the application
190. Communication dated June 23, 2020, from Marion Vadacchino in opposition to the application
191. Communication dated June 23, 2020, from Lori and Kevin Morawecki in opposition to the application
192. Communication dated June 23, 2020, from Linda & Gerard Cousin in opposition to the application
193. Communication dated June 23, 2020, from Wendy Spratt in opposition to the application
194. Communication dated June 23, 2020, from Ben Clendenning in opposition to the application
195. Communication dated June 23, 2020, from Charles Lunn and Mary Anne Stayner in opposition to the application
196. Communication dated June 23, 2020, from Kristine Watson in opposition to the application
197. Communication dated June 23, 2020, from Ola Norrie in opposition to the application
198. Communication dated June 23, 2020, from Ivan Pankratz in opposition to the application
199. Communication dated June 23, 2020, from Peter Clendenning in opposition to the application
200. Communication dated June 23, 2020, from Darren Desrochers and Jamie-Lee Miller in opposition to the application
201. Communication dated June 23, 2020, from Mélanie Dheilly in opposition to the application
202. Communication dated June 23, 2020, from Christine and Hugh Ross in opposition to the application
203. Communication dated June 23, 2020, from Zaida Thiessen in opposition to the application
204. Communication dated June 23, 2020, from Yolande Vincent in opposition to the application
205. Communication dated June 23, 2020, from Richard Sherby in opposition to the application
206. Communication dated June 23, 2020, from Bernie and Maria Lodge in opposition to the application
207. Communication dated June 23, 2020, from Yolande Dagenais in opposition to the application
208. Communication dated June 23, 2020, from Gayle and Barry McPherson in opposition to the application

Exhibits Filed (continued):

209. Communication dated June 23, 2020, from Dennis Hudyma in opposition to the application
210. Communication dated June 23, 2020, from Nikki McDowell and Scott Dewar in opposition to the application
211. Communication dated June 23, 2020, from Suzanne Gagne in opposition to the application
212. Communication dated June 23, 2020, from Michael Galbichka in opposition to the application
213. Communication dated June 23, 2020, from Kim Tyson and John Shearer in opposition to the application
214. Communication dated June 23, 2020, from Jim Stacey in opposition to the application
215. Communication dated June 23, 2020, from James Watson in opposition to the application
216. Communication dated June 23, 2020, from Jackie Bertrand in opposition to the application
217. Communication dated June 23, 2020, from Dr. Karine Levasseur and Jim Hopps in opposition to the application
218. Communication dated June 23, 2020, from Glenn and Diane Marks in opposition to the application
219. Communication dated June 23, 2020, from Ian Bourke in opposition to the application
220. Communication dated June 23, 2020, from John Helliar in opposition to the application
221. Communication dated June 23, 2020, from Kim Kernot in opposition to the application
222. Communication dated June 23, 2020, from Brant Schuerbeke in opposition to the application
223. Communication dated June 23, 2020, from Évariste Manéné in opposition to the application
224. Communication dated June 23, 2020, from Linda Latisnere in opposition to the application
225. Communication dated June 23, 2020, from Murray and Wendy Salo in opposition to the application
226. Communication dated June 23, 2020, from Annette St. Onge in opposition to the application
227. Communication dated June 23, 2020, from Anita Mohoric and Wayne Copet in opposition to the application
228. Communication dated June 23, 2020, from Patricia Cyre in opposition to the application
229. Communication dated June 23, 2020, from Guilluame Dagenais in opposition to the application
230. Communication dated June 23, 2020, from Nancy Chapman in opposition to the application
231. Communication dated June 23, 2020, from Elaine Buchanan in opposition to the application

Exhibits Filed (continue):

232. Communication dated June 24, 2020, from Vladimir Shpunt in opposition to the application
233. Communication dated June 24, 2020, from Todd Monnier in opposition to the application
234. Communication dated June 24, 2020, from G.L. Houde in opposition to the application
235. Communication dated June 24, 2020, from Gerald Humphreys in opposition to the application
236. Communication dated June 24, 2020, from Laurey Craig in opposition to the application
237. Communication dated June 24, 2020, from Rob and Taryn Baker in opposition to the application
238. Communication dated June 24, 2020, from Debbie Bashucky in opposition to the application
239. Communication dated June 24, 2020, from Justin Shaer in opposition to the application
240. Communication dated June 24, 2020, from Lisa Bouma in opposition to the application
241. Communication dated June 24, 2020, from Alex and Carol Ord in opposition to the application
242. Communication dated June 24, 2020, from Nada Lefko in opposition to the application
243. Communication dated June 24, 2020, from Krista Clendenning in opposition to the application
244. Communication dated June 24, 2020, from W & R Thiessen in opposition to the application
245. Communication dated June 24, 2020, from David Coates and Muriel Robidoux Coates in opposition to the application
246. Communication dated June 24, 2020, from Bruce Forsyth opposition to the application
247. Communication dated June 24, 2020, from Paul Stepnuk in opposition to the application
248. Communication dated June 24, 2020, from Dan Moreau in opposition to the application
249. Communication dated June 24, 2020, from Doug and Maria Mathieson in opposition to the application
250. Communication dated June 24, 2020, from Darcy Zaporzan in opposition to the application
251. Communication dated June 24, 2020, from V & M Smoluk in opposition to the application
252. Communication dated June 24, 2020, from Brian Stepnuk in opposition to the application
253. Communication dated June 24, 2020, from Olivia Zaporzan in opposition to the application
254. Communication dated June 24, 2020, from Scott Spearman in opposition to the application

Exhibits Filed (continued):

255. Communication dated June 24, 2020, from Jean-Pierre Grolet in opposition to the application
256. Communication dated June 24, 2020, from John Di Noto in opposition to the application
257. Communication dated June 24, 2020, from Jessica Belanger in opposition to the application
258. Communication dated June 24, 2020, from Rob & Sandi Coghlan in opposition to the application
259. Communication dated June 24, 2020, from Alex Zaporzan in opposition to the application
260. Communication dated June 24, 2020, from Harvey and Daniela Driedger in opposition to the application
261. Communication dated June 24, 2020, from Barry J. Bentham in opposition to the application
262. Communication dated June 24, 2020, from J. and S. Ogden in opposition to the application
263. Communication dated June 24, 2020, from D & D Zubrack in opposition to the application
264. Communication dated June 24, 2020, from Debra and Kirk Warren in opposition to the application
265. Communication dated June 24, 2020, from Bob Hooper in opposition to the application
266. Communication dated June 24, 2020, from Mia Schorpion in opposition to the application
267. Communication dated June 24, 2020, from Rachel and Jason Niziol in opposition to the application
268. Communication dated June 24, 2020, from John Truss and Rosemarie Todaschuk in opposition to the application
269. Communication dated June 24, 2020, from R. and L. Janis in opposition to the application
270. Communication dated June 24, 2020, from Ron & Susan Stutski in opposition to the application
271. Communication dated June 24, 2020, from Al Hagglund in opposition to the application
272. Communication dated June 24, 2020, from Grant and Shawna Bartlett in opposition to the application
273. Communication dated June 24, 2020, from Lawrence Palmer in opposition to the application
274. Communication dated June 24, 2020, from Mark Korytowski and Sandra Korytowski in opposition to the application
275. Communication dated June 24, 2020, from Gayle Rakowski in opposition to the application
276. Communication dated June 24, 2020, from Bette Palmquist in opposition to the application
277. Communication dated June 24, 2020, from Douglas and Brenda McDonald in opposition to the application

Exhibits Filed (continued)

278. Communication dated June 24, 2020, from Gail Tretiak in opposition to the application
279. Communication dated June 24, 2020, from Marilyn Hooper in opposition to the application
280. Communication dated June 24, 2020, from Bob and Rosanne Broeska in opposition to the application
281. Communication dated June 24, 2020, from Fernie and Angie Conrad in opposition to the application
282. Communication dated June 24, 2020, from William P. Hlatky in opposition to the application
283. Communication dated June 24, 2020, from Norman and Mary Popadynetz in opposition to the application
284. Communication dated June 24, 2020, from Bogdan & Natalie Galaniuk in opposition to the application
285. Communication dated June 24, 2020, from Barbara Schott in opposition to the application
286. Communication dated June 24, 2020, from Tracy Elder in opposition to the application
287. Communication dated June 24, 2020, from Jamie Lefoko in opposition to the application
288. Communication dated June 24, 2020, from Stanley Eng in opposition to the application
289. Communication dated June 24, 2020, from Emily and Pauline Griffith in opposition to the application
290. Communication dated June 24, 2020, from Corinne Dedecker in opposition to the application
291. Communication dated June 24, 2020, from Garrett Krieg in opposition to the application
292. Communication dated June 24, 2020, from Brooke and Scott Page in opposition to the application
293. Communication dated June 24, 2020, from Chris Andrew and Jennifer Horsman in opposition to the application
294. Communication dated June 24, 2020, from Amanda Jorundson in opposition to the application
295. Communication dated June 24, 2020, from Marvin and Anne-Marie Gordon in opposition to the application
296. Communication dated June 24, 2020, from Ted Oxenforth in opposition to the application
297. Communication dated June 24, 2020, from Alix Younger and Greg Baete in opposition to the application
298. Communication dated June 24, 2020, from Glenis Younger in opposition to the application
299. Communication dated June 24, 2020, from Xingguang Yu in opposition to the application
300. Communication dated June 24, 2020, from Allan Thordarson in opposition to the application

Exhibits Filed (continued):

301. Communication dated June 24, 2020, from Bronwyn Penner and Dennis Holigroski in opposition to the application
302. Communication dated June 24, 2020, from Julie and Graham Penny in opposition to the application
303. Communication dated June 24, 2020, from Nixon O and Ngoc Trinh in opposition to the application
304. Communication dated June 24, 2020, from Justin Livingstone in opposition to the application
305. Communication dated June 24, 2020, from Clint Castle in opposition to the application
306. Communication dated June 24, 2020, from Lori Oxenforth in opposition to the application
307. Communication dated June 24, 2020, from Gord and Karen Redmann in opposition to the application
308. Communication dated June 24, 2020, from John Dedecker in opposition to the application
309. Communication dated June 24, 2020, from James and Karen Schellenberg in opposition to the application
310. Communication dated June 24, 2020, from Mike Gierek in opposition to the application
311. Communication dated June 24, 2020, from Bahar Davoodifar in opposition to the application
312. Communication dated June 24, 2020, from Michele Desautels in opposition to the application
313. Communication dated June 24, 2020, from Donna Cram opposition to the application
314. Communication dated June 22, 2020, from Mary and Don Hanson opposition to the application
315. Presentation submitted by Louis Pereira in support of the application
316. Arborist presentation submitted by Guy Shelemy in support of the application

REPRESENTATIONS:

In Support:

Brad Cook
Marnie Courage
Chantal Green
George Green
Marion Guinn
Rodger Guinn
Richard Harlow
Janelle Kaminsky
Maggie Khounthaving
Fausto Pereira
Jason Pereira
Louis Pereira
Ronda Pfeiffer
Nate Sawatzky
Guy Shelamy

In Opposition:

Johanna Abbott
Murray Abbott
Donna Alexiuk
Judy Anaka
Mary Anderson
Chris Andrew
Amber Armour
Tim Armour
Mary Backus
Greg Baete
Rob Baker
Taryn Baker
Annna Bardina
Grant Bartlett
Shawna Bartlett
Don Bartos
Debbie Bashucky
Jessica Bateman
Scott Bateman
Janice Beales
Jessica Belanger
Barry J. Bentham
Jackie Bertrand
Josh Beauchemin
Daniela Bews
Jeff Bews
Bette Birss
Reid Birss
Kristjan Blackie
Alexis Botkin
Karen Boucher
Paul Boucher
Lisa Bouma
Ian Bourke
Andrea Simpson Bowen
Jasmin Bowen
Lance Bowen
Darin Brecht
Janice Brickey
Robert Brickey
Bob Broeska
Rosanne Broeska
Brian Brown
Kelly Brown
Ken Brown
Marnie Brown
Michelle Brown
Wilson Brown
Bev Bryce
Elaine Buchanan
Lori Campbell
Shirley Caron
Laura Carr
Robert Carr
Gerry Carriere
Sharron Carriere
Bernard Casiano
Hygiea Casiano
Clint Castle
Nancy Chapman
Jamie Chopek
Dori Chunn
Robert Chunn
Shawn Clark
Lea Clarke
Bob Clasper
Marilyn Clasper
Ben Clendenning
Brenda Clendenning
Krista Clendenning
Peter Clendenning
David Coates
Muriel Robidoux Coates
Rob Coghlan
Sandi Coghlan
Angie Conrad
Fernie Conrad
Wayne Copet
Gerard Cousin
Linda Cousin
Laurey Craig
Donna Cram
Heather Cunningham
Lacona Cunningham
Raymond Cunningham
Patricia Cyre
Tony Cyre
Guilluame Dagenais
Yolande Dagenais
Darlene Daley
Don Daley
Michael Daley
Bahar Davoodifar
Corinne Dedecker
John Dedecker
Michele Desautels
Darren Desrochers
Scott Dewar
Mélanie Dheilly
John Di Noto
Daniela Driedger
Harvey Driedger
Liz Duerksen
Trina Duffy
Ron Duncan
Brenda Dyck
Wendell Dyck
Eric Einarsson
Sylvie Einarsson
Tracy Elder
Stanley Eng
Suzanne Esquivel
Lionel Ferré
Rob Finlayson
Laura Fisher
Sean Fitzmaurice
Bill Forrest
Matthew Forrest
Maureen Forrest
Bruce Forsyth
Suzanne Gagne
Bogdan Galaniuk
Natalie Galaniuk
Michael Galbichka
Germain Garand
Shelley Garand
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Amiotosh Ghosh
Elora Gibbons
Teresa Gibbons
Ryan Gibson
Mike Gierek

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Humera Gill
Muhammad Gill
Saba Gill
Shehryar Gill
Lynn Gillson
Anne-Marie Gordon
Marvin Gordon
Debbie Grenier
Mike Grenier
Jo Gretsinger
Jean-Pierre Grolet
Emily Griffith
Pauline Griffith
Ken Grouette
Marie Grouette
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Mina Guindi
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Jennifer Gulay
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Bill Hamilton
Janice Hanford
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Don Hanson
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Mary Hanson
Grant Hatch
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Lyn Heinkel
John Helliar
Kathryn Hermary
Marcel Hermary
Michael Hicks
William P. Hlatky
Dennis Holigroski
Bob Hooper
Marilyn Hooper
Jim Hopps
Jennifer Horsman
G.L. Houde
Gisele Hudson
Phil Hudson
Dennis Hudyma
Monica Huisman
Gerald Humphreys
Julie Husband
L. Janis
R. Janis
Carla Johns
Geoff Johnson
June Johnson
Patricia Johnson
Robert Johnson
Brian Jones
Donna Jones
Amanda Jorundson
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Margaret Kitt
Michael Kitt
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Phyllis Klassen
Jade Kleven
Carlie Koltek
Mark Korytowski
Sandra Korytowski
Garrett Krieg
Jeff Krieg
Carol Kyliuk
Ernie Kyliuk
Paul Lachance
Susan Lachance
Emery Lajtai
Linda Latisnere
Karine Levasseur
Brigette Lavitt
Mitchell Lavitt
Jamie Lefko
Nada Lefko
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Karen Linde
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Bev Loewen
Charles Lunn
Chang Luo
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Glen MacGillivray
Frank Machovec
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Yvonne MacQuarrie
Karen Makus
Katarina Makus
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Évariste Manéné
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Susan J. Melnick
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Ola Norrie
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Frank Novotny
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Ted Oxenforth
Brooke Page
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Lawrence Palmer
Bette Palmquist
Ivan Pankratz
Jean-Pierre Parenty
Jean Pascoe
Mark Pascoe
Lynne Pedden
Alice Pelletier
George Pelletier
Rick Pelletier
Bronwyn Penner
Graham Penny
Julie Penny
Jesse Perry
Tiffany Perry
Kalie Peters
Karen Peters
Kasia Peters
Keith Peters
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Kyla Peters
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Frank Peters
Leonard Peters
Sharon Peters
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Jesse Prokopchuk
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Marie Proulx
Barb Purvis
Dale Purvis
Irene Raabe
Gayle Rakowski
Gord Redmann
Karen Redmann
Gord Reid
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Desiree Riel
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Donna Robertson
Pina Robinson
Lori Ranta Rodrigues
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Jason Rodway
George Roman
Michael Roman
Nader Roman
Christine Ross
Doug Ross
Hugh Ross
Petra Russell
Anna Ryan
Michael Ryan
Gordon Rybuck
Margareth Rybuck
Fedra Salias
Murray Salo
Wendy Salo
Debbie Sanders
James Schellenberg
Karen Schellenberg
Roger Schellenberg
Mia Schorpion
Barbara Schott
Brant Schuerbeke
Alan Scott
Corrine Scott
Mervat Sefin
Heather Shaer
Justin Shaer
John Shearer
Richard Sherby
Vladimir Shpunt
Duncan Sirett
Jo-Anne Sirett
Michelle Smith
Arlene Solvason
Jaesuk Son
Won Chul Son
V. Smoluk
M. Smoluk
Scott Spearman
Wendy Spratt
Annette St. Onge
Jim Stacey
Bob Stanson
Michelle Stanson
Mary Anne Stayner
Brian Stepnuk
Paul Stepnuk
Ron Stutski
Susan Stutski
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Susan Taillieu
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John Truss
Candace Trussler
Steve Tuhkanen
Kim Tyson
Marion Vadacchino
Yolande Vincent
Krutika Vishwakarma
Raghvendra Vishwakarma
Brent Wall
Xikui Wang
Bill Ward
Howard Ward
Ingrid Ward
Debra Warren
Kirk Warren
James Watson
Kristine Watson
Norman Dale Watson
Cathie Webber
Julia Webber
Todd Webber
Gary Wensel
Joann Wensel
Richard Westwood
Judy Wiegner
Beverley Wieringa
Roger Wieringa
Riley Wiggett
Margaret Young
Robert Young
Alix Younger
Steve Younger
Glenis Younger
Xingguang Yu
Inga Zahodnik
Alex Zaporzan
Darcy Zaporzan
Olivia Zaporzan
Erika Zeller
Wendy Zimmerman
Bruce Zimmerman
D & D Zubrack

For Information:

Nancy Cooke

For the City:

E. Finnigan, Planner, Planning Property and Development Department
D. Patman, Manager of Transportation, Public Works Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "32" referred to in File DASZ 4/2020

ADMINISTRATIVE REPORT

Title: DASZ 4/2020 – 260 River Road

Issue: An application for consideration at the Public Hearing to consolidate four existing lots as well as an undeveloped public lane and rezone from 'R1-M' (Residential Single-Family Medium) to 'RMF-S' (Residential Multi-Family Small) and 'PR-1' Parks and Recreation 1 (Neighbourhood) to facilitate the construction of a multi-family development and to facilitate the extension of the Boni-Vital Parkway.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

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 4/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 11, 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 22, 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-S" Residential Multi-Family Small District and "PR-1" Parks and Recreation 1 (Neighbourhood) as shown on the map dated June 11, 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. The owner must construct the Works in conformance with the plans submitted as “Appendix D”, otherwise plans must be submitted showing the location and design of any and all proposed:

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) pedestrian pathways;

(f) fencing; and

(g) landscaping.

on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (“Director”) and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, the minimum setback to any principal building from the south property line shall not be less than 80 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 this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the “By-law”) is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment of the By-law in accordance with the above.

7. 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.

8. 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.

9. 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 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 in 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

- The applicant is proposing to consolidate four existing lots as well as an undeveloped public lane and rezone from R1-M (Residential Single-Family Medium) to 'RMF-S' (Residential Multi-Family Small) and 'PR-1' Parks and Recreation 1 (Neighbourhood) to facilitate the construction of a multi-family development and to facilitate the extension of the Boni-Vital Parkway.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject properties will be consolidated and rezoned to 'RMF-S' and 'PR-1'.

HISTORY

DAZ 235/2001

DAZ 235/2001 was an application to rezone the subject property to 'PR-2' Parks and Recreation 2 (Community) for the construction of a 59,414 square foot YM-YWCA facility. The application was rejected by the Riel Community Committee.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan, MA Planning
Date:	June 11, 2020
File No.	DASZ 4/2020

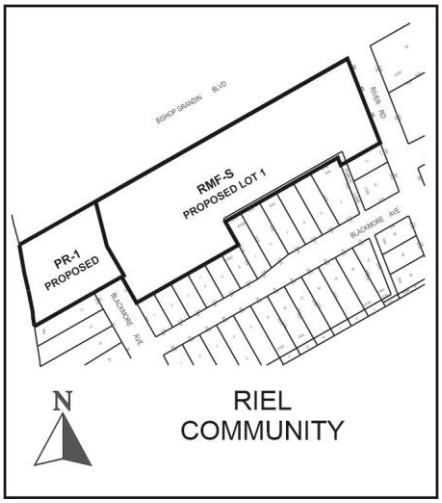
1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 4/2020 Riel Community Committee, dated June 11, 2020.
3. Schedule "B" — Report of the Administrative Working Group – April 22, 2020
4. Appendix B — Plan Approval Design Guidelines
5. Appendix C — Letter from arborist dated February 19, 2020
6. Appendix D — Plans submitted by applicant for DASZ 4/2020

APPENDIX 'A'

FILE: **DASZ 4/2020**
RELATED FILES: DAV 20-118191\D, DAC 7/2019
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.519 – Minnetonka Neighbourhood

SUBJECT: To consolidate four existing lots as well as an undeveloped public lane and rezone from 'R1-M' (Residential Single-Family Medium) to 'RMF-S' (Residential Multi-Family Small) and 'PR-1' Parks and Recreation 1 (Neighbourhood) to facilitate the construction of a multi-family development and to facilitate the extension of the Boni-Vital Parkway.

LOCATION: 260 River RD



APPLICANT: Louis Pereira
554 St Mary's RD Unit 200

Winnipeg , Manitoba R2M 3L5

OWNER: FOUAD GHAZALI
881 DUDLEY AVE
Winnipeg , Manitoba R3M 1R1

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject properties are located on the southwest corner of River Road and Bishop Grandin Boulevard, in the Minnetonka neighbourhood of the St Vital ward.
- The site is comprised of four (4) separate lots (i.e., 252, 256, and 260 River Road and 81 Blackmore Avenue) as well as an undeveloped public lane.
- The subject site is **approximately 4.9** acres in area and is currently occupied by two single family dwellings.
- The subject properties are located within the Areas of Stability – Recent Communities Policy Area under the *Complete Communities Direction Strategy*. The site 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: Bishop Grandin Greenway and Bishop Grandin Boulevard;

South: Single-family homes zoned 'R1-M' (Residential Single Family Medium) fronting onto Blackmore Avenue.

East: River Road; then single-family homes zoned 'R1-M' (Residential Single Family Medium).

West: The City's Primary Line of Defence (i.e., the dike); then the Red River.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate four existing lots as well as an undeveloped public lane (see associated Lane Closing application DAC 7/2019) and rezone approximately 3.9 acres of land from 'R1-M' (Residential Single-Family Medium) to 'RMF-S' (Residential Multi-Family Small) for the purposes of constructing two 4-storey multi-family buildings. The buildings will contain a total of 128 residential units.
- Approximately 1.1 acres of land abutting the Red River will be rezoned to 'PR-1' Parks and Recreation 1 (Neighbourhood) and become publicly owned park space facilitating the extension of the Boni-Vital Parkway.
- A total of 192 parking stalls will be provided. Forty-two (42) parking stalls will be located at-grade and 150 parking stalls will be located below grade under the building.
- As part of the 192 parking stalls, there will be 19 visitor parking stalls and 18 accessible parking stalls.
- The development will include 40 bicycle parking spaces.
- Vehicular access to the property is proposed by way of an approach off River Road.
- Two pedestrian/cycling access points are proposed connecting the site to the public pedestrian/cycling pathways that run along the west side and north side of the property.

- The proposed development requires a variance for the proposed height of the buildings (see associated variance application DAV 20-118191\D).

ANALYSIS AND ISSUES

COLLABORATION

With the Urban Planning and Design Division

- The applicant has collaborated with the Urban Planning and Design Division on the subject development since the outset of the project. Discussions have taken place via email, phone, and in-person meetings.

With the Public

- The applicant held an open house on January 14, 2020 at the Greendell Community Centre.
- The applicant advertised the open house via a sign posted on the site as well as via the distribution of 300 invitations that were hand delivered to residents living within a 500m radius of the property.
- The open house was attended by 91 people.
- The applicant indicates that the main feedback received related to concerns about an increase in traffic along River Road.

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* (CCDS) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities'* Urban Structure map. 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.
    - 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.
    - Support Complete Communities by ensuring diverse and high quality housing stock.
    - Focus housing growth to areas that have municipal servicing capacity to support intensification in addition to commercial and recreational amenities.

- Provide opportunities to increase multi-modal connectivity when redevelopment occurs.

- Infill development is discussed within the Recent Communities introduction under the *CCDS*, that states:
    - *Recent Communities can also accommodate some infill development to increase housing choice, increase options for aging in place, and to maximize the use of existing infrastructure.*
- The Parks, Places and Open Spaces section of *CCDS* also applies to the subject application as approximately 1.1 acres of land will become publicly owned park space and an extension of the Boni-Vital Parkway. With regard to this proposal, the key policies guiding the development in regards to our Parks, Places and Open Spaces include:
    - Maintain our Ribbons of Green (riverbanks, urban street trees, green corridors) and provide a well-managed urban forest that contributes to air, water, environmental and aesthetic quality.
    - Protect and enhance public access to our riverbank and forest environments and expand ecological networks and linkages.
    - Provide safe and accessible park spaces and a continuous and integrated linear parkway network that connects neighbourhoods and communities to their parks and other major city attractions.
    - Continue to develop and improve pedestrian and bicycle friendly environments by expanding and enhancing the citywide multi-use path network.

PEDESTRIAN AND CYCLING STRATEGIES

- The Pedestrian and Cycling Strategies are intended to implement Winnipeg's walking and biking vision, including infrastructure investments. The Pedestrian and Cycling Strategies are ultimately intended to support and build on the vision and policy direction of several overarching documents: OurWinnipeg, Direction Strategies (including CCDS), and the City's Universal Design Policy, as well as the Transportation Master Plan
- This project will help meet the following Key Directions from the Pedestrian and Cycling Strategy:
    - One of the key directions from this strategy is to expand and enhance the pedestrian and bicycle network (Key Direction 1A & 1B).
    - 2B.v. Continue to look for opportunities to maximize connectivity between the pedestrian and bicycle networks and transit network.
    - 5A.x. Aim to achieve pedestrian and cycling connections from new development sites to surrounding existing and anticipated networks.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

CURRENT ZONING DISTRICT:

"R1-M" Residential Single-Family Medium

The R1-M zone is intended to accommodate primarily single-family development in lower-density areas. The dimensional standards in the R1-M zone are: a minimum front yard of 15 feet (except where a new residential structure is constructed on a block where at least 80 percent of the lots are developed then the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block); a minimum rear yard of 25 feet; a minimum side yard of 4 feet and, a maximum building height of 35 feet. The minimum lot area is 3,500 square feet.

PROPOSED ZONING DISTRICTS:

"RMF-S" Residential Multi-Family Small District

The RMF-S zone is intended to accommodate the development of multi-family units in areas with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-S zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 4 feet, a minimum corner side yard of 5 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1250 square feet.

"PR1" Parks and Recreation 1 (Neighbourhood) District

The PR1 district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, no parking facilities are associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

Reason for the Subdivision and Rezoning

The applicant is proposing to consolidate four existing lots as well as an undeveloped public lane and rezone from R1-M (Residential Single-Family Medium) to RMF-S (Residential Multi-Family Small) and 'PR-1' Parks and Recreation 1 (Neighbourhood) to facilitate the construction of two 4-storey residential multi-family buildings and to facilitate the extension of the Boni-Vital Parkway.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The Urban Planning Division is supportive of a multi-family residential development on the subject property. The subject site is located along a major arterial roadway (i.e., Bishop Grandin Blvd) and a collector street (i.e., River Road). The site is within walking to distance to four bus routes (route #16; #54; #75; and #676) and abuts two active transportation pathways (i.e., the Bishop Grandin Greenway and the Boni-Vital Parkway).
- In order to meet the full life-cycle of housing needs within a community, *Complete Communities* encourages a mix of housing types in Recent Communities. At present, 94 percent of housing within the Minnetonka neighbourhood are single-family detached homes resulting in few housing options for residents no longer able or interested to live in single-family housing, such as older residents looking to downsize. The subject development is proposed to provide rental accommodation targeted to people aged 50+, an age cohort that represents approximately 43 percent of residents living in the Minnetonka neighbourhood according to the 2016 Census data.

- 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. Most notably, the applicant has gone to great lengths to ensure the park-like character of the site with its river front setting is preserved by ensuring the building and site design encompass the following considerations:
    - fifty-eight (58) percent of the site (not including the lands dedicated as public park space) will be maintained as green space. This is largely made possible by locating the majority of the parking underground;
    - the buildings as well as the drive aisle are sited such that as many of the existing mature trees located on the south property line can be preserved. The applicant has engaged a professional arborist who completed an initial assessment of the existing trees in the winter months when the material for the application submission was being compiled. The arborist has committed to perform a more thorough assessment prior to construction (see Appendix C). As a condition of approval for the associated variance application, the Public Service is recommending that a report by a professional arborist be submitted prior to the issuance of site grading and development permits in order to assess the health of the existing trees as well as the measures required to be employed before, during, and after construction to preserve/protect the trees.
    - a high quality landscape plan is proposed as part of the project including a total of 135 new trees;
    - sod will be planted on the roof of a section of the underground parkade located partially above grade, between the two buildings;
    - the applicant is proposing to include two pedestrian/cycling pathways one that will connect the development to the Bishop Grandin Greenway to the north; and one that will connect to the extension of the Boni-Vital Parkway to the west;
    - 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 appearance of the development.

- It is also important to note that ensure compatibility with the neighbouring properties to the south, the applicant is proposing a significant south side yard setback from the proposed buildings to the single-family homes located along this shared property boundary. The bulk of the development includes a setback in excess of 100 feet from the south property line. A small portion of the building closest to River Road includes a setback of approximately 85 feet to the shared property boundary with 264 River Road.
- A key direction policy of the *Complete Communities Direction Strategy* is to focus growth in a manner that: "*concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities"*. One of the ways that the City can grow sustainably while tackling its infrastructure deficit is through infill development. Capitalizing on remnant properties within existing built up communities provides an opportunity to accommodate growth while not adding significant impact on the provision of city services and infrastructure. The subject site is one of the last sites in the Minnetonka Neighbourhood that has good access, is fully serviced and is large enough to accommodate a multi-family residential housing development of this scale

PARKS AND PATHWAYS

- As a condition of a subdivision and rezoning application, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The subject application provides a great opportunity to acquire strategic riverbank lands required to help extend the Boni-Vital Pathway, an important natural green space and public recreation corridor for the city (see Figure 3).
- As part of this application, the developer will be responsible for the construction of the trail extension along the primary dike.

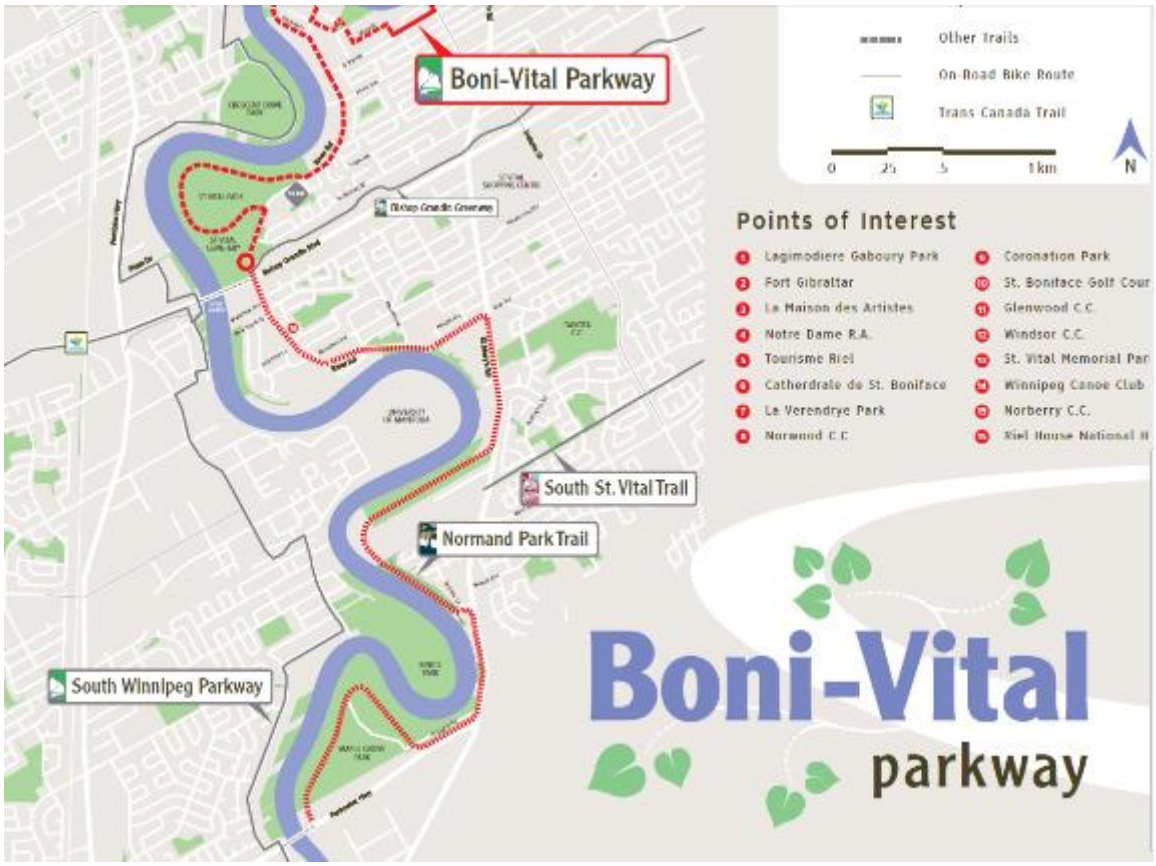


Figure 3: Boni-Vital Parkway

RECOMMENDED ZONING AGREEMENT

Substantial Conformance/Plan Approval

Recognizing the amount of work that has been done on the design of the project in consultation with the Urban Planning Division to-date, we are recommending the project either be built in substantial conformance with the drawings submitted as part of the DASZ application and included in Appendix D of this report, or if changes are required, that the revised plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review.

Setback

While the applicant is proposing a significant south side yard setback in excess of 85 feet, the Public Service is recommending this setback be restricted in the Zoning Agreement to 80 feet. This setback is recommended to help ensure compatibility between the existing single-family dwellings and the proposed development.

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Areas of Stability – Recent Communities policy area* in the *Complete Communities Direction Strategy* which supports context sensitive infill development that addresses the transition between new and existing development and supports a mix of housing types in order to meet the full life-cycle of housing needs within the community.
- The proposal is designed with a high degree of quality helping to ensure the park-like character of the site with its river front setting is preserved.
- The development will help to facilitate an extension of the Boni-Vital Parkway.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 4/2020

Schedule “A” for File No. DASZ 4/2020, Riel Community Committee, dated June 11th, 2020.

By–Law No. _____

File No. **DASZ 4/2020**

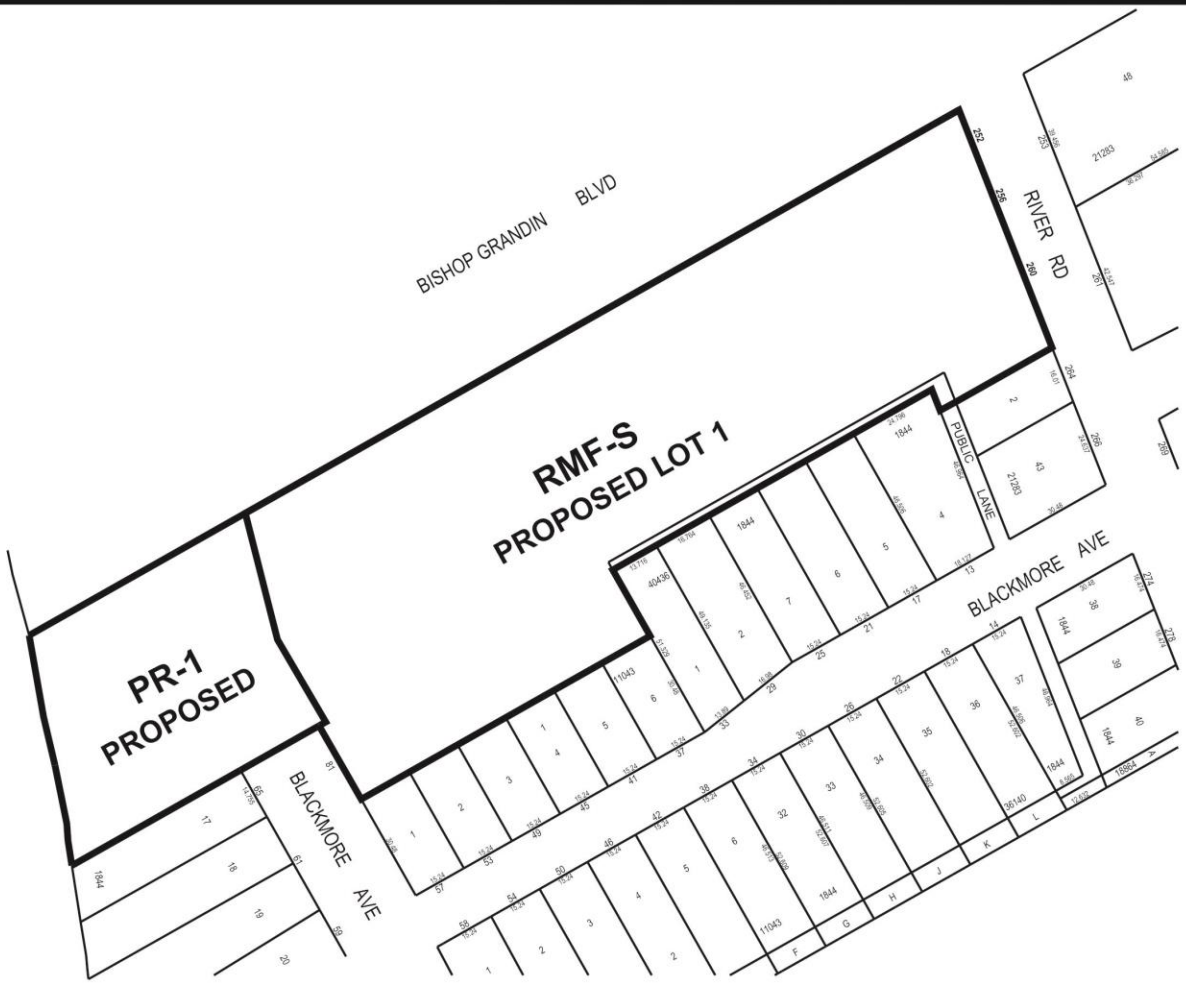
Atlas Sheet No. **AJ25**

N

RIEL COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 252, 256 & 260 River Road and 81 Blackmore from an “R1-M” RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an “RMF-S” RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT AND “PR-1” PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to facilitate the consolidation of land, which includes the closing of the abutting public lane, to allow the construction of multi-family dwellings and the establishment of PUBLIC RESERVE.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – April 22, 2020

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 252, 256, AND 260 RIVER ROAD, 81 BLACKMORE AVENUE AND ABUTTING PUBLIC LANE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 4/2020. It is recommended that the approval of DASZ 4/2020, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items, where applicable:

Section I – Servicing Considerations

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) Water Mains

The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the water mains installed by others in River Road, based on the portion of frontage of 252 River Road, as determined by and to the satisfaction of the Director of Water and Waste.

3) Wastewater Sewers

The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the wastewater sewers installed by others in River Road, based on the portion of frontage of 252 River Road, as determined by and to the satisfaction of the Director of Water and Waste.

4) Land Drainage Sewers

The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the land drainage system (trunk and lateral), as determined by and to the satisfaction of the Director of Water and Waste.

5) Flood Protection

All construction works must be in accordance with flood proofing criteria.

6) Public Reserve

(a) The Developer shall dedicate as Public Reserve at least 8% of the land contained within the overall development area and shall, at no expense whatsoever to the City, undertake landscape improvements and pay their share of the cost of services in streets abutting the dedicated land all in accordance with plans and specifications approved by the Director of Public Works.

(b) If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Planning, Property, and Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash, or, by the provision of an equivalent value of additional site amenities in the Public Reserves within the Planned Area, as approved by the Directors of Public Works and Planning Property and Development.

i. The lands comprising the City's Primary Line of Defence (the dike) shall not count towards Public Reserve dedication area.

(c) Landscape improvements of the Public Reserve lands shall be done in accordance with plans and specifications provided by the Developer and approved, prior to the commencement of construction, by the Directors of Public Works and Water and Waste. The scope of landscaping is expected to include some nominal grading, sodding, and land drainage, as well as construction of path(s) and provision of parkway signage:

i. Path construction includes supply and installation of the segment of *Bonivital Parkway* path which shall be constructed along the top of the dike, and shall connect the Bishop Grandin Greenway Trail, out to Blackmore Avenue, and shall include restoration of the balance of the area, or any damaged areas, with sod.

ii. If deemed necessary by the Director of Public Works, the Developer shall, at no expense whatsoever to the City, supply and install bollards at the south limit of the path to prevent vehicle access onto the path, the specific details of which shall be confirmed through the Park plan approval process;

iii. It is hereby acknowledged that most of the riverbank lands will not require landscape improvements, but that in lieu of those works, the Developer shall supply and install, at no expense whatsoever to the City, *Bonivital Parkway* trail related signage at the north and south limits of the path, in conformance with the City's current the details and specifications.

(d) The Developer shall, at no expense whatsoever to the City, install continuous property line delineation between their private property and the adjacent Public Reserve, by way of bollards or solid fence (material and style is at the Developer's discretion), which shall be sited within the private property limits and established by caveat to be the private property owners responsibility to maintain and repair thereafter.

i. For the west property limit, adjacent the dike, the Developer will need to confirm that the fence alignment will not to compromise the dike's

integrity, to the satisfaction of the Director of Water and Waste, or otherwise must shift it eastward.

(e) The City will support the extension of a path from the private property connecting to the existing and proposed public paths - west to *Bonivital Parkway* and north to the *Bishop Grandin Greenway*, subject to the following:

i. All paths must be constructed by the Developer, at no expense whatsoever to the City;

ii. Work to be done in accordance with plans and specifications provided by the Developer and approved, prior to the commencement of construction, by the Directors of Public Works and, for works within the limits of the dike, by the Director of Water and Waste;

iii. The Developer shall obtain all necessary permits and agreements (a temporary construction easement may be required prior to undertaking these additional works on City land);

iv. The City shall not be responsible to control public access onto the private property, by these paths;

v. The Developer shall be responsible to maintain the portion of path on their land, and the City to conduct regular maintenance on the portion of the path on public land;

vi. The Developer shall be responsible for at least half the cost of repairs/refurbishment of the path on City land.

(f) Public Reserve improvements shall be undertaken by the time the build out has reached 80% and completed before reaching 100%, unless an extension of time has been previously approved, in writing, by the Director of Public Works.

(g) The Developer shall assume responsibility for all Public Reserve sites until they are developed, and throughout the maintenance period until Final Acceptance Certificate for Parks has been issued by the Director of Public Works.

(h) The Developer shall, at no expense whatsoever to the City, maintain Public Reserve improvements, in accordance with specifications approved by the Director of Public Works, for a period of two years following the issuance of a Construction Completion Certificate. The City reserves the right to impose longer maintenance terms for amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of Public Reserve improvements.

(i) Securities retained for Public Reserve improvements may be reduced following the issuance of a Construction Completion Certificate and site inspection and approval by the City, but shall not be released in full until as-built drawings have been received and accepted as complete by the Director of Public Works and Final Acceptance for Parks has been issued.

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 4/2020
June 15, 2020

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

"Original Signed by D. Beaton, M.L. Arch"
D. Beaton, M.L. Arch,

Parks & Urban Design Division
Planning, Property and Development Department

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

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DASZ 4/2020 – 260 River Road

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street as well as the abutting active transportation pathways and neighbouring properties 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 screened with landscaping or active uses.

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.

3. Landscaping

3.1 The existing mature landscaping along the south property boundary should be preserved where possible.

3.2 High-quality landscaping should be provided along the streetedge of the site as well as along the shared property boundaries with the Bishop Grandin Greenway and the Boni-Vital Parkway.

APPENDIX 'C' **Letter from professional arborist**

Shelemy Arborist Services
Diagnosis · Treatment · Consulting

Province of Manitoba · Licensed & Insured Arborist
Landscape Pesticide · Certified (ACC) & Licensed Applicator
Integrated Pest Management (IPM) · IPM Certified (ACC)
International Society of Arboriculture (ISA) · ISA Certified
Manitoba Arborist Training Program · University of Manitoba
Management Studies Program · University of Winnipeg graduate
Communications Program · University of Winnipeg graduate

Guy Shelemy
PR - 4775A

113 St. Andrews Road, St Andrews, Manitoba, Canada R1A 2Y4 ph. (204) 334-0127 (no text) email: guy.shelemy@arboristservices.ca
website: arboristservices.ca

February 19, 2020

Louis Pereira
Sherwood Developments (2016) Ltd.
200 – 554 St. Mary's Road
Winnipeg, Manitoba
R2M 3L5

Re: 260 River Road

Dear Mr. Louis Pereira,

On December 5, 2019, I completed an initial viewing and some photography of the trees at the site of your proposed 260 River Road location. As winter conditions are in effect, much of what I need to examine is currently inaccessible.

There is a variety of cottonwood, elm, willow, ash, and spruce on the site of various form and branch structure. Many of the trees on the site are considered "re-gen" as they have grown from epicormic shoot growths from previous existing trees on the site. The trees of most primary significance at this time are the cottonwoods located on the south west corner of the property.

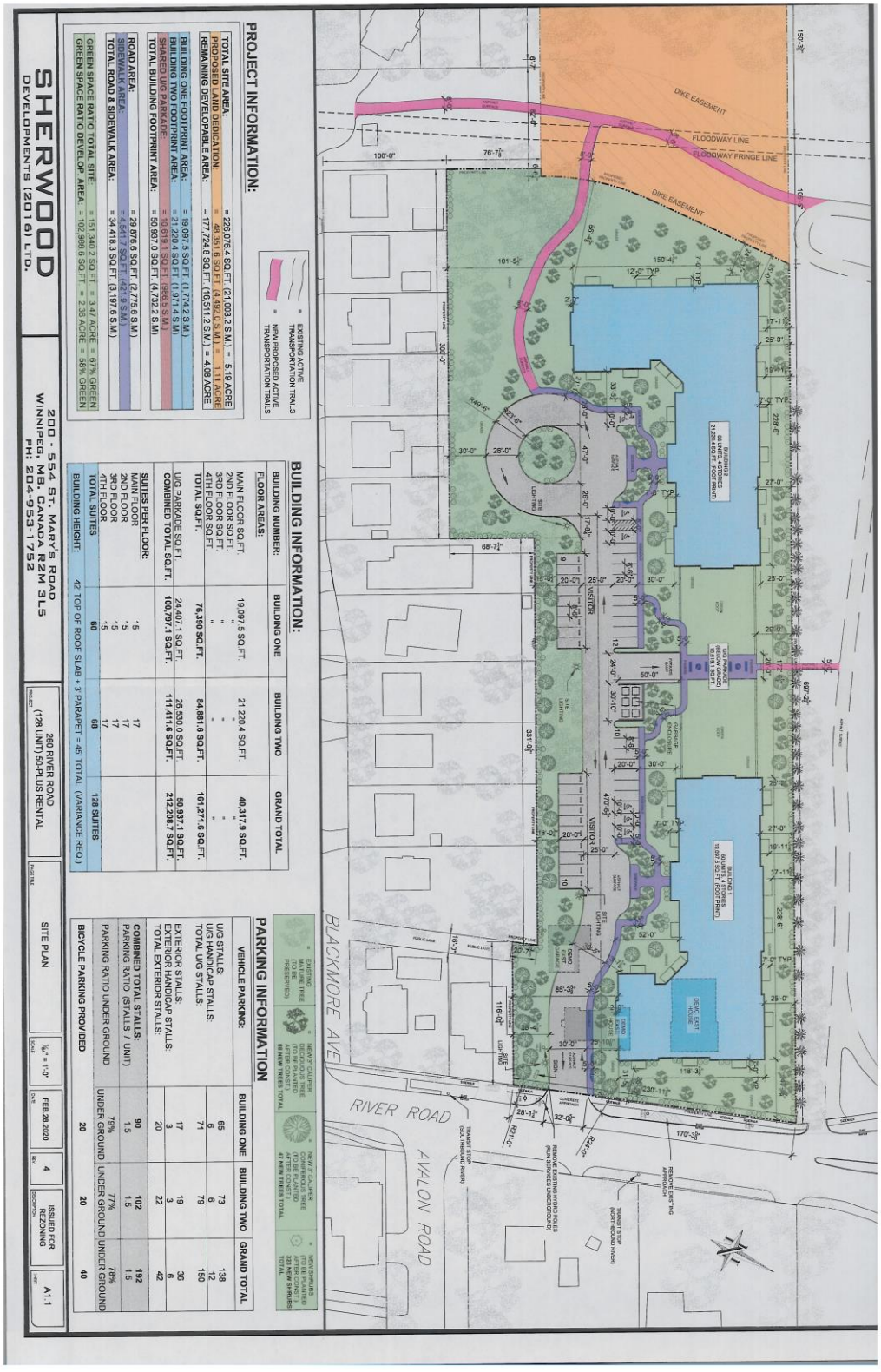
I will return to the site this spring once conditions are more suitable for assessment and field data collection that is required to complete the arborist report. This will be prior to any commencement of construction.

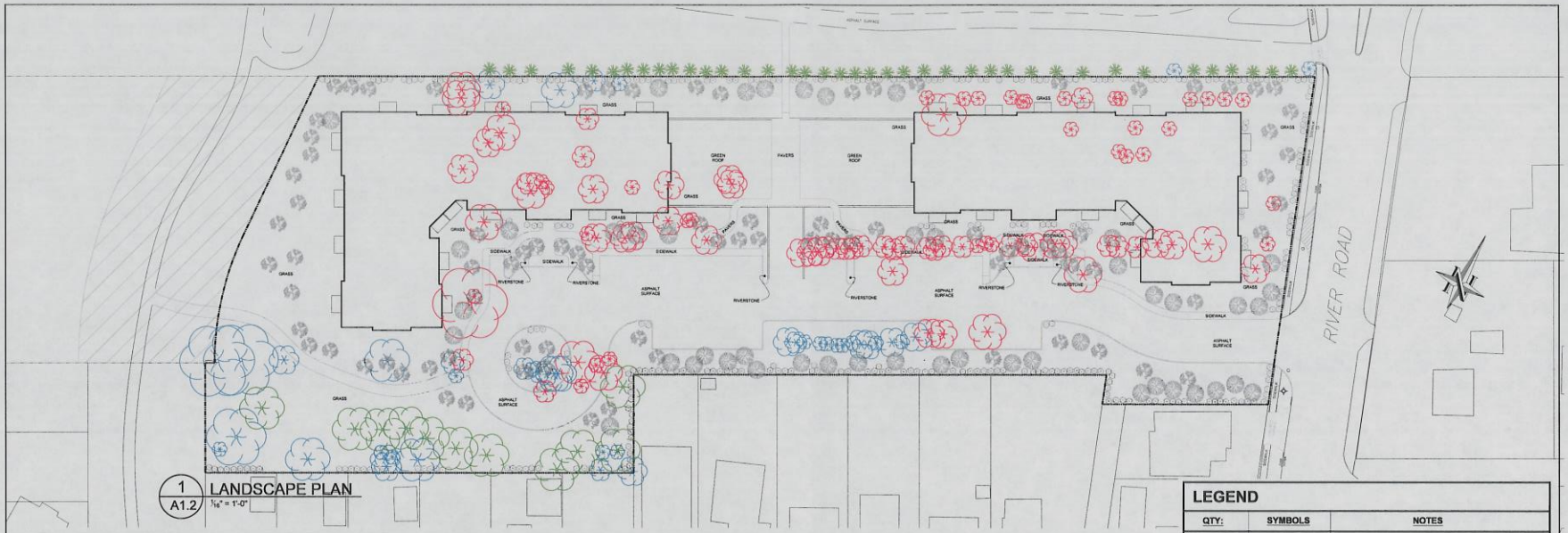
Sincere Regards,

Guy Shelemy

Guy Shelemy

APPENDIX 'D' – PLANS SUBMITTED AS PART OF DASZ 4/2020





1 A1.2 LANDSCAPE PLAN
3/16" = 1'-0"

LANDSCAPE BUFFERING QTY.

LOCATION	NUMBER OF TREES REQ.	NUMBER OF TREES PROVIDED	NUMBER OF TREES PRESERVED OVER 12" IN DIAMETER MEASURED AT BREAST HEIGHT	TOTAL NUMBER OF TREES (EXISTING AND PRESERVED)	NUMBER OF SHRUBS REQ.	NUMBER OF SHRUBS PROVIDED	NUMBER OF SHRUBS EXISTING
STREET EDGE LANDSCAPING: RIVER ROAD BISHOP GRANDIN	 8 23	 10 24	 1 6	 11 30	 35 105	 35 105	 0 27
BUILDING FOUNDATION LANDSCAPING FOR PRIMARY ENTRANCE: BUILDING 1 BUILDING 2	 0 0	 13 13	 0 0	 13 13	 16 16	 16 16	 - -
BUILDING 1 FOUNDATION LANDSCAPING ALONG RIVER ROAD	-	-	-	-	12	12	-
ALONG SOUTH PROPERTY LINE (INTERIOR SIDE YARD)	0	34	26	60	125	125	-
ALONG WEST PROPERTY LINE (REAR YARD)	0	13	4	17	0	0	-
PARKING LOT INTERIOR (1, 405.5 SQ.FT)	5	9	20	29	14	14	-

LEGEND

QTY:	SYMBOLS	NOTES
44		EXISTING MATURE TREES TO BE PRESERVED OVER 12" IN DIAMETER MEASURED AT BREAST HEIGHT
11		EXISTING MATURE TREES TO BE PRESERVED UNDER 12" IN DIAMETER MEASURED AT BREAST HEIGHT
90		EXISTING MATURE TREES TO BE REMOVED OVER 12" IN DIAMETER MEASURED AT BREAST HEIGHT
88		NEW 3" CALIPER DECIDUOUS TREE (TO BE PLANTED AFTER CONST.)
47		NEW 3" CALIPER CONIFEROUS TREE (TO BE PLANTED AFTER CONST.)
39		EXISTING MATURE SHRUBS TO BE PRESERVED
323		NEW SHRUBS (TO BE PLANTED AFTER CONST.)

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

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SHERWOOD
DEVELOPMENTS (2016) LTD.
200 - 554 St. Mary's Road
Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

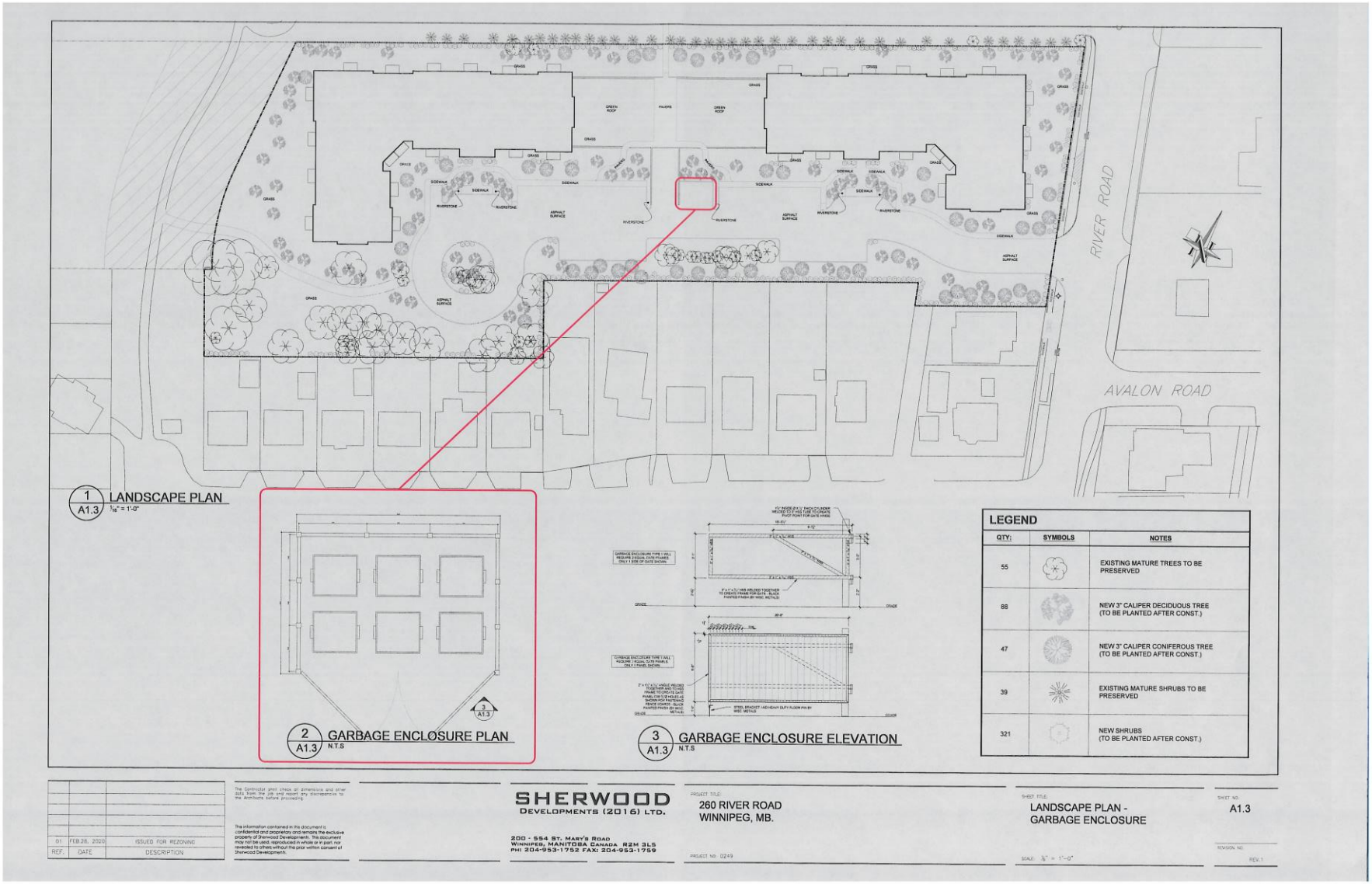
PROJECT NO: 0249

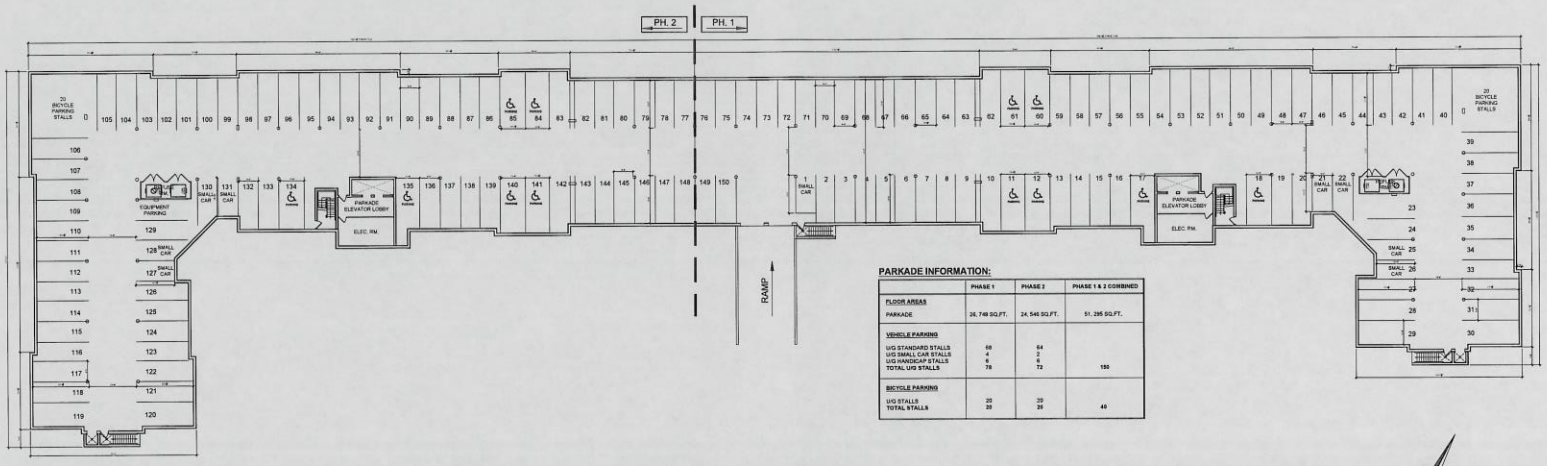
SHEET TITLE:
LANDSCAPE PLAN -
TREES TO REMAIN,REMOVED &
NEW TREES TO BE PLANTED

SCALE: 3/16" = 1'-0"

SHEET NO.
A1.2

REVISION NO.
REV.1


RIVER ROAD
AVALON ROAD
1 A1.3 LANDSCAPE PLAN 1/16" = 1'-0"
2 A1.3 GARBAGE ENCLOSURE PLAN N.T.S
3 A1.3 GARBAGE ENCLOSURE ELEVATION N.T.S
LEGEND
QTY: | SYMBOLS | NOTES
55 | EXISTING MATURE TREES TO BE PRESERVED
88 | NEW 3" CALIPER DECIDUOUS TREE (TO BE PLANTED AFTER CONST.)
47 | NEW 3" CALIPER CONIFEROUS TREE (TO BE PLANTED AFTER CONST.)
39 | EXISTING MATURE SHRUBS TO BE PRESERVED
321 | NEW SHRUBS (TO BE PLANTED AFTER CONST.)
01 FEB 28, 2020 ISSUED FOR REZONING
REF. DATE DESCRIPTION
SHERWOOD DEVELOPMENTS (2016) LTD.
200 - 554 St. Mary's Road
Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759
PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.
PROJECT NO: 0249
SHEET TITLE: LANDSCAPE PLAN - GARBAGE ENCLOSURE
SHEET NO: A1.3
REVISION NO: REV: 1



PARKADE INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
PARKADE	26, 749 SQ.FT.	24, 546 SQ.FT.	51, 295 SQ.FT.
VEHICLE PARKING			
U/G STANDARD STALLS	66	64	
U/G SMALL CAR STALLS	4	2	
U/G HANDICAP STALLS	6	6	
TOTAL U/G STALLS	76	72	150
BICYCLE PARKING			
U/G STALLS	20	20	
TOTAL STALLS	20	20	40

1 / A2.1 OVERALL PARKADE PLAN
N.T.S

REF.	DATE	DESCRIPTION
01	FEB 28, 2020	ISSUED FOR REZONING

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Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

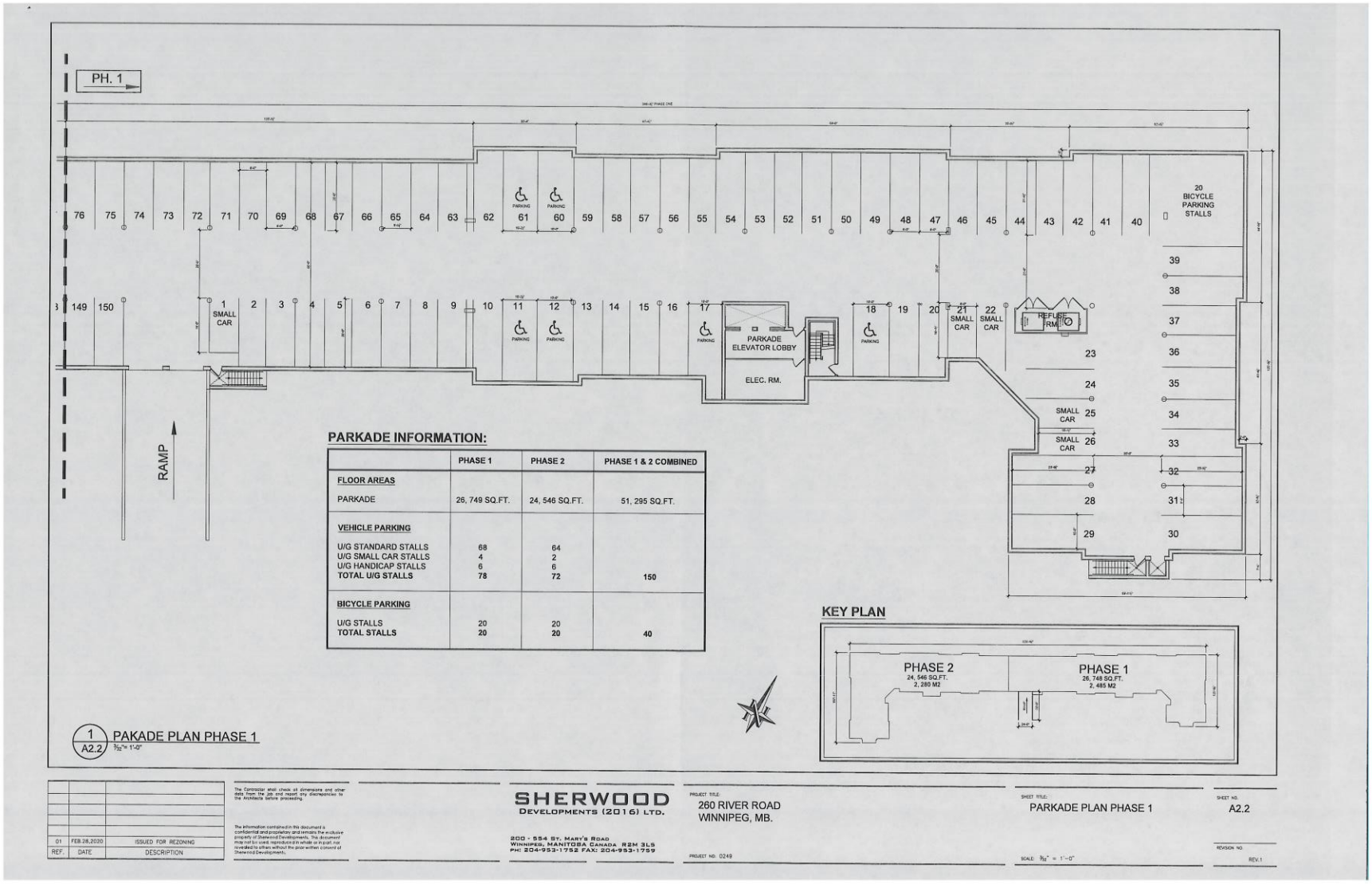
PROJECT NO: 0249

SHEET TITLE:
OVERALL PARKADE PLAN

SCALE: N.T.S

SHEET NO.
A2.1

REVISION NO.
REV.1



PARKADE INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
PARKADE	26, 749 SQ.FT.	24, 546 SQ.FT.	51, 295 SQ.FT.
VEHICLE PARKING			
U/G STANDARD STALLS	68	64	
U/G SMALL CAR STALLS	4	2	
U/G HANDICAP STALLS	6	6	
TOTAL U/G STALLS	**78**	**72**	**150**
BICYCLE PARKING			
U/G STALLS	20	20	
TOTAL STALLS	**20**	**20**	**40**

KEY PLAN

1 / A2.2 PAKADE PLAN PHASE 1
3/32" = 1'-0"

REF.	DATE	DESCRIPTION
01	FEB.28,2020	ISSUED FOR REZONING

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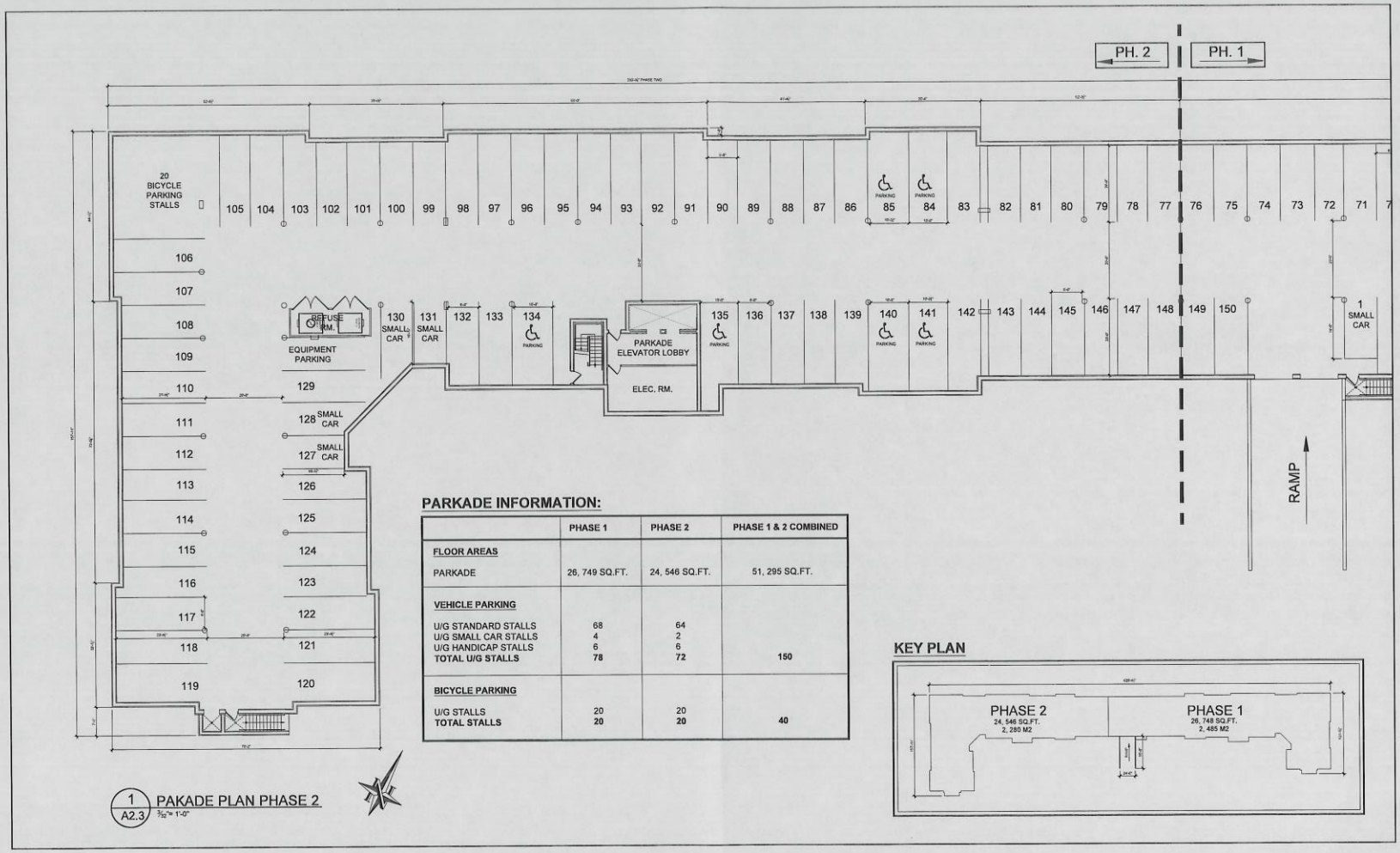
Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.
PROJECT NO: 0249

SHEET TITLE: PARKADE PLAN PHASE 1
SCALE: 3/32" = 1'-0"

SHEET NO. A2.2
REVISION NO. REV.1



1 / A2.3 PAKADE PLAN PHASE 2 3/32" = 1'-0"

PARKADE INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
PARKADE	26, 749 SQ.FT.	24, 546 SQ.FT.	51, 295 SQ.FT.
VEHICLE PARKING			
U/G STANDARD STALLS	68	64	
U/G SMALL CAR STALLS	4	2	
U/G HANDICAP STALLS	6	6	
TOTAL U/G STALLS	**78**	**72**	**150**
BICYCLE PARKING			
U/G STALLS	20	20	
TOTAL STALLS	**20**	**20**	**40**

KEY PLAN

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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WINNIPEG, MANITOBA CANADA R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

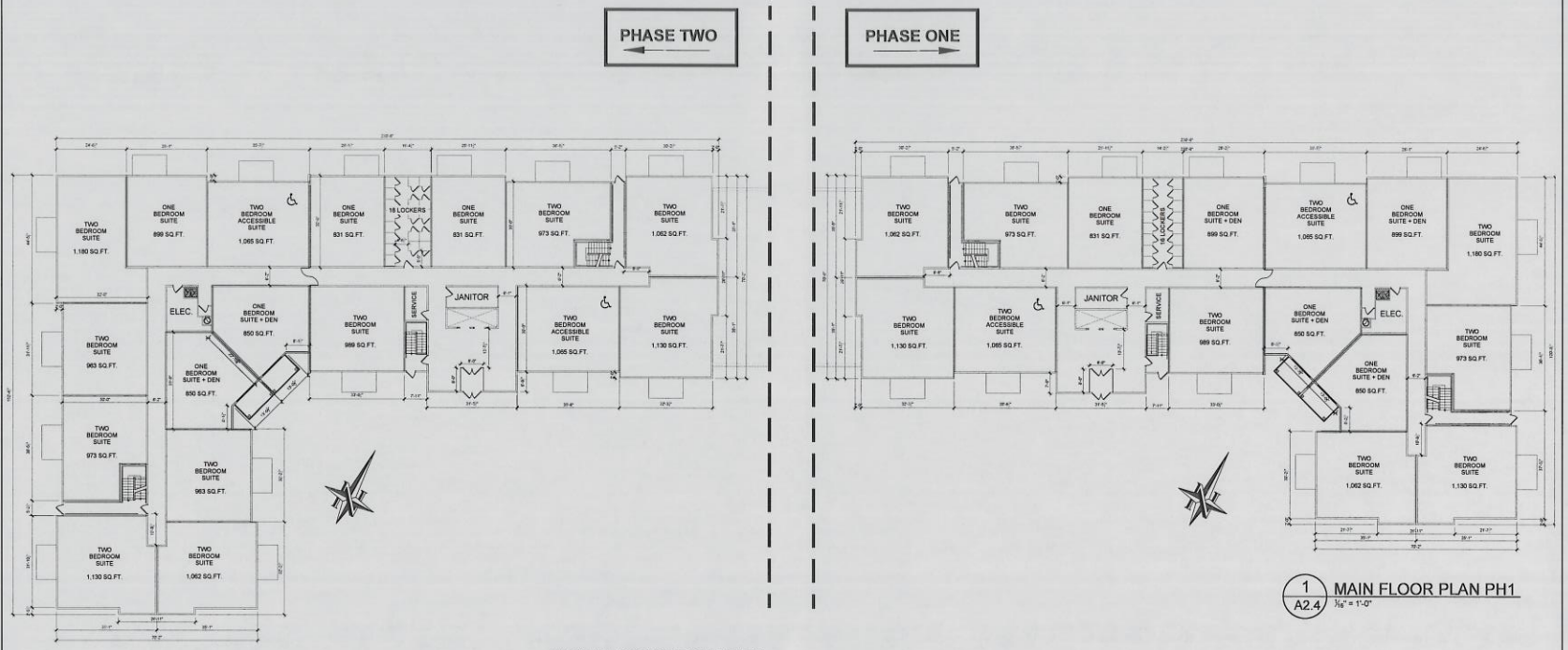
PROJECT NO: 0249

SHEET TITLE: PARKADE PLAN PHASE 2

SCALE: 3/32" = 1'-0"

SHEET NO. A2.3

REVISION NO. REV.0



2 A2.4 MAIN FLOOR PLAN PH2
3/16" = 1'-0"

1 A2.4 MAIN FLOOR PLAN PH1
3/16" = 1'-0"

MAIN FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
MAIN FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
MAIN FLOOR RENTAL SUITES:			
ONE BEDROOM	1	3	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	8	10	
TWO BEDROOM ACCESSIBLE	2	2	
TOTAL MAIN FLOOR SUITES	**15**	**17**	**32**
MAIN FLOOR LOCKER:			
LOCKERS	**16**	**18**	

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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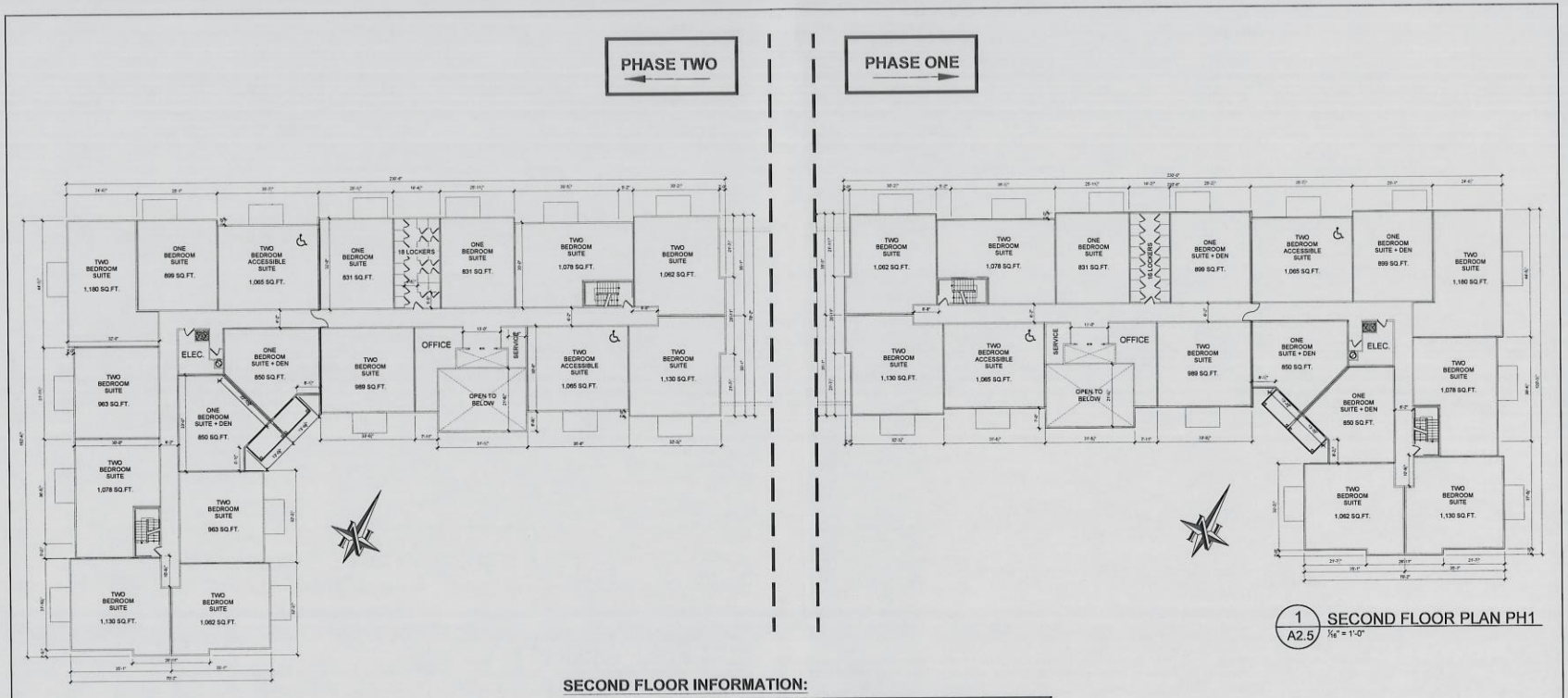
Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.
PROJECT NO: 0249

SHEET TITLE: MAIN FLOOR PLAN PH1 & PH 2
SCALE: 3/16" = 1'-0"

SHEET NO. A2.4
REVISION NO. REV.0



2 / A2.5 SECOND FLOOR PLAN PH2
3/16" = 1'-0"

1 / A2.5 SECOND FLOOR PLAN PH1
3/16" = 1'-0"

SECOND FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
SECOND FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
SECOND FLOOR RENTAL SUITES:			
ONE BEDROOM	1	3	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	8	10	
TWO BEDROOM ACCESSIBLE	2	2	
TOTAL SECOND FLOOR SUITES	**15**	**17**	**32**
SECOND FLOOR LOCKER:			
LOCKERS	**16**	**18**	

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architects before proceeding.

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DEVELOPMENTS (2016) LTD.
200 - 554 ST. MARY'S ROAD
WINNIPEG, MANITOBA CANADA R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

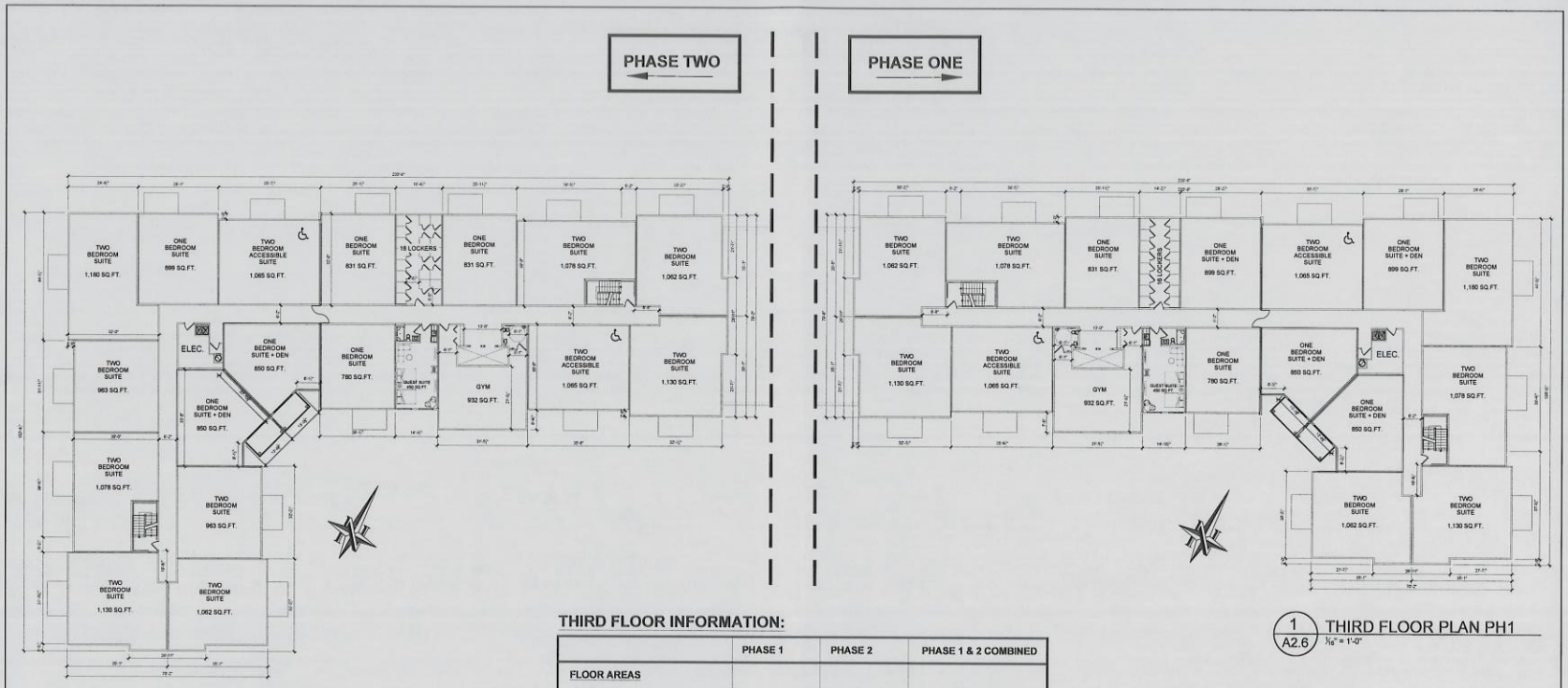
PROJECT NO: 0249

SHEET TITLE: SECOND FLOOR PLAN PH1 & PH 2

SHEET NO. A2.5

SCALE: 3/16" = 1'-0"

REVISION NO. REV.0



2 A2.6 THIRD FLOOR PLAN PH2
1/16" = 1'-0"

1 A2.6 THIRD FLOOR PLAN PH1
1/16" = 1'-0"

THIRD FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
THIRD FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
THIRD FLOOR RENTAL SUITES:			
ONE BEDROOM	2	4	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	7	9	
TWO BEDROOM ACCESSIBLE	2	2	
TOTAL SECOND FLOOR SUITES	**15**	**17**	**32**
THIRD FLOOR LOCKER:			
LOCKERS	**16**	**18**	
THIRD FLOOR AMENITIES:			
GYM	1	1	2
GUEST SUITE	1	1	2
LOUNGE	0	0	0

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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200 - 554 ST. MARY'S ROAD
WINNIPEG, MANITOBA CANADA R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

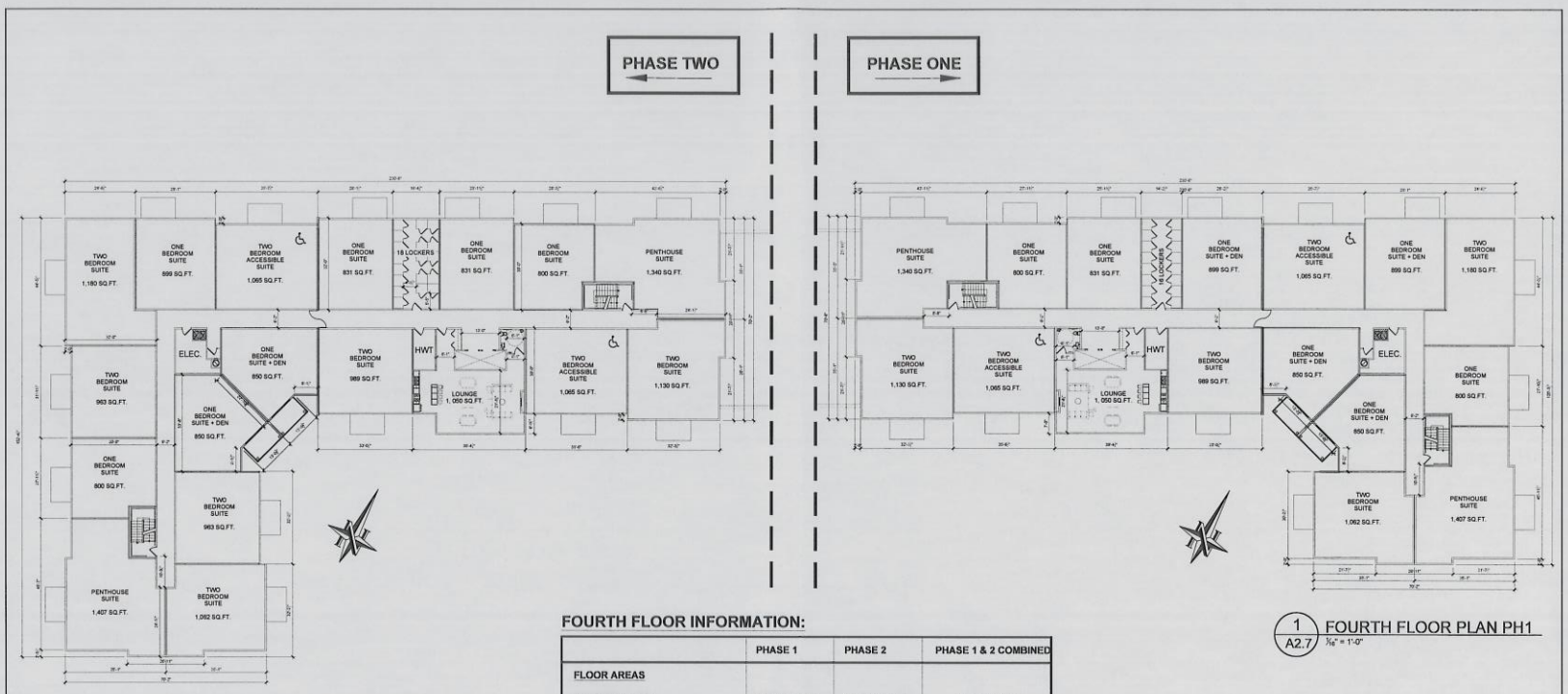
PROJECT NO. 0249

SHEET TITLE:
THIRD FLOOR PLAN PH1 & PH 2

SHEET NO.
A2.6

SCALE: 1/16" = 1'-0"

REVISION NO.
REV.0



2 A2.7 FOURTH FLOOR PLAN PH2
3/16" = 1'-0"

1 A2.7 FOURTH FLOOR PLAN PH1
3/16" = 1'-0"

FOURTH FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
FOURTH FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
FOURTH FLOOR RENTAL SUITES:			
ONE BEDROOM	3	5	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	4	6	
TWO BEDROOM ACCESSIBLE	2	2	
PENTHOUSE SUITES	2	2	
TOTAL SECOND FLOOR SUITES	**15**	**17**	**32**
FOURTH FLOOR LOCKER:			
LOCKERS	**16**	**18**	
FOURTH FLOOR AMENITIES:			
GYM	0	0	0
GUEST SUITE	0	0	0
LOUNGE	1	1	2

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

PROJECT NO: 0249

SHEET TITLE: FOURTH FLOOR PLAN PH1 & PH 2

SHEET NO. A2.7

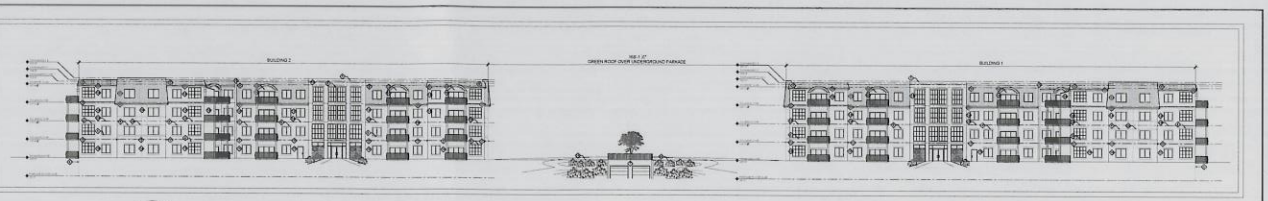
SCALE: 3/16" = 1'-0"

REVISION NO. REV.0

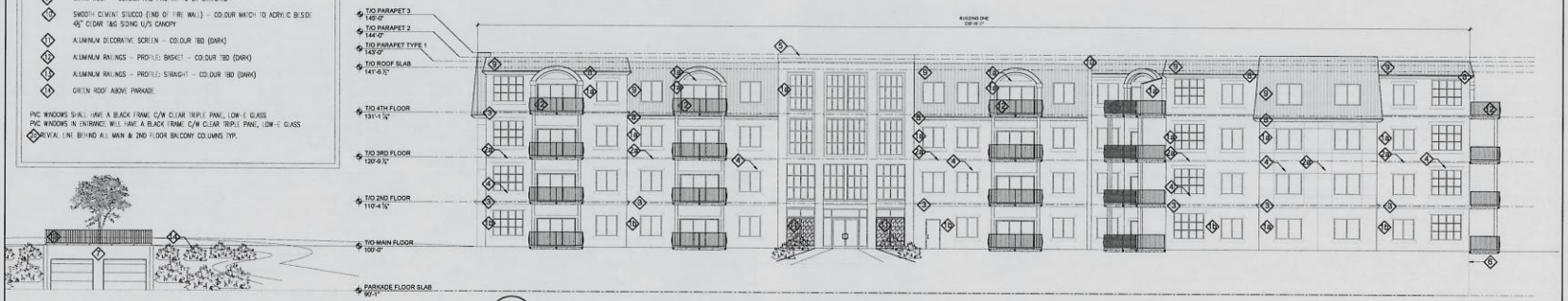
EXTERIOR FINISHES

1. ACRYLIC STUCCO - COLOUR 1 - TBD (LIGHT COLOUR) C/W STUCCO REVEAL AT JOINTS (¾" "V" PROFILE REVEAL STRIP)
2. ACRYLIC STUCCO - COLOUR 2 - TBD (DARK COLOUR) C/W STUCCO REVEAL AT JOINTS (¾" "V" PROFILE REVEAL STRIP)
3. STUCCO REVEAL LINE (¾" "V" PROFILE REVEAL STRIP)
4. EIFS BAND BUILD OUT - ACRYLIC STUCCO - COLOUR 1 TBD (LIGHT COLOUR)
5. EIFS WINDOW BAND BUILD OUT - ACRYLIC STUCCO -COLOUR 1 TBD (LIGHT COLOUR)
6. EIFS CORNICE - ACRYLIC STUCCO - COLOUR 1 - TBD (LIGHT COLOUR)
7. CEMENT PARGING - CHARCOAL GRAY (EXTEND MIN 16" BELOW GRADE)
8. EXPOSED CONCRETE
9. PREFINISHED METAL FASCIA/TRIM/FLASHING - COLOUR TO BE SELECTED
10. METAL ROOF - COLOUR AND PROFILE TO BE SELECTED
11. SMOOTH CEMENT STUCCO (END OF FIRE WALL) - COLOUR MATCH TO ACRYLIC BESIDE 4½" CEDAR I&G SIDING U/S CANOPY
12. ALUMINUM DECORATIVE SCREEN - COLOUR TBD (DARK)
13. ALUMINUM RAILINGS - PROFILE: BASKET - COLOUR TBD (DARK)
14. ALUMINUM RAILINGS - PROFILE: STRAIGHT - COLOUR TBD (DARK)
15. GREEN ROOF ABOVE PARKADE

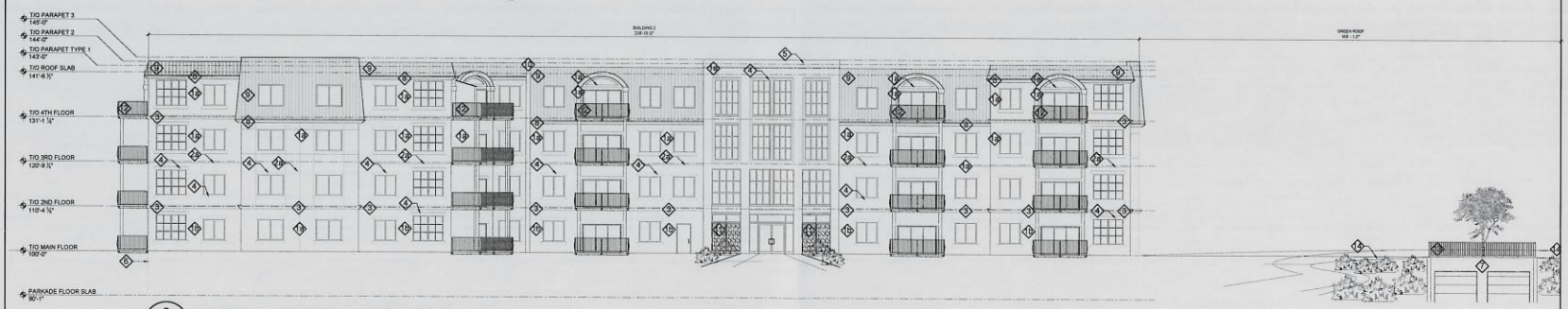
PVC WINDOWS SHALL HAVE A BLACK FRAME C/W CLEAR TRIPLE PANE, LOW-E GLASS
PVC WINDOWS IN ENTRANCE WILL HAVE A BLACK FRAME C/W CLEAR TRIPLE PANE, LOW-E GLASS
REVEAL LINE BEHIND ALL MAIN & 2ND FLOOR BALCONY COLUMNS TYP.



1 / A3.1 OVERALL SOUTH ELEVATION - BUILDING 1 & 2
N.T.S



2 / A3.1 SOUTH ELEVATION - BUILDING 1
3/32" = 1'-0"



3 / A3.1 SOUTH ELEVATION - BUILDING 2
3/32" = 1'-0"

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

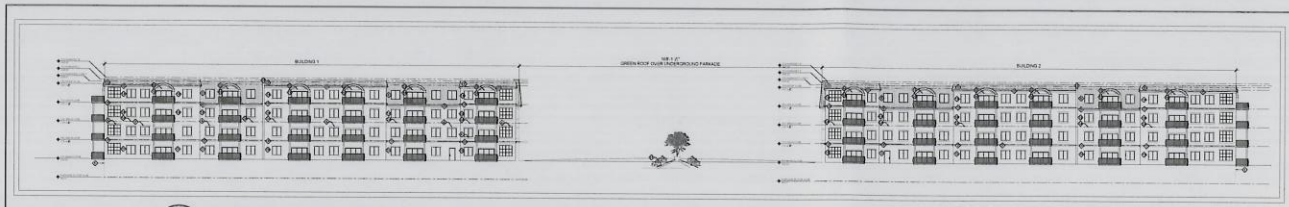
PROJECT NO: 0249

SHEET TITLE:
SOUTH ELEVATION
BUILDING 1 & BUILDING 2

SCALE: 3/32" = 1'-0"

SHEET NO.
A3.1

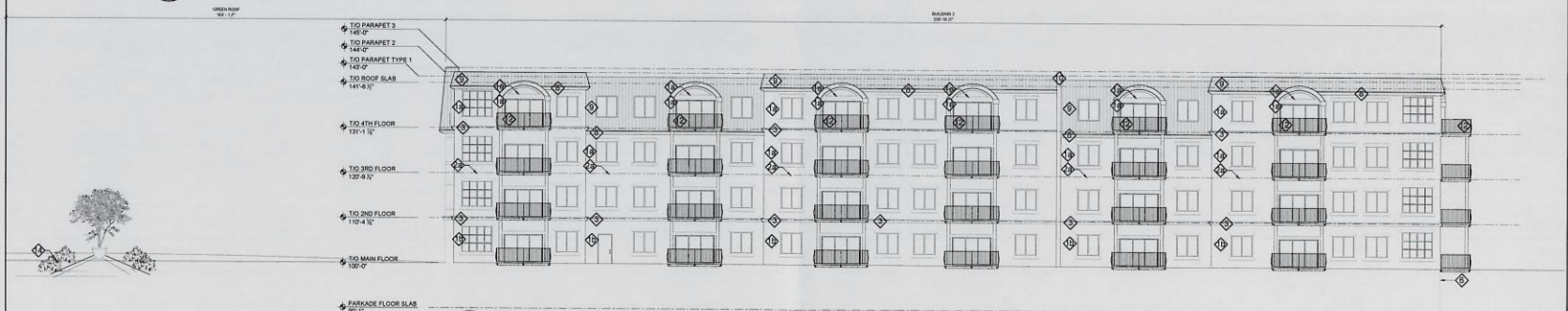
REVISION NO.
REV.0



1 A3.2 OVERALL NORTH ELEVATION - BUILDING 1 & 2
N.T.S



2 A3.2 NORTH ELEVATION - BUILDING 1
3/32" = 1'-0"



3 A3.2 NORTH ELEVATION - BUILDING 2
3/32" = 1'-0"

EXTERIOR FINISHES

1. ACRYLIC STUCCO - COLOUR 1 - TBD (LIGHT COLOUR) C/W STUCCO REVEAL AT JOINTS (¾" "V" PROFILE REVEAL STRIP)
2. ACRYLIC STUCCO - COLOUR 2 - TBD (DARK COLOUR) C/W STUCCO REVEAL AT JOINTS (¾" "V" PROFILE REVEAL STRIP)
3. STUCCO REVEAL LINE (¾" "V" PROFILE REVEAL STRIP)
4. EIFFS BAND BUILD OUT - ACRYLIC STUCCO - COLOUR 1 TBD (LIGHT COLOUR)
5. EIFFS WINDOW BAND BUILD OUT - ACRYLIC STUCCO - COLOUR 1 TBD (LIGHT COLOUR)
6. EIFFS CORNICE - ACRYLIC STUCCO - COLOUR 1 - TBD (LIGHT COLOUR)
7. CEMENT PARGING - CHARCOAL GRAY (EXTEND MIN 16" BELOW GRADE)
8. EXPOSED CONCRETE
9. PREFINISHED METAL FASCIA/TRIM/FLASHING - COLOUR TO BE SELECTED
10. METAL ROOF - COLOUR AND PROFILE TO BE SELECTED
11. SMOOTH CEMENT STUCCO (END OF FIRE WALL) - COLOUR MATCH TO ACRYLIC BESIDE 4½" CEDAR T&G SIDING U/S CANOPY
12. ALUMINUM DECORATIVE SCREEN - COLOUR TBD (DARK)
13. ALUMINUM RAILINGS - PROFILE: BASKET - COLOUR TBD (DARK)
14. ALUMINUM RAILINGS - PROFILE: STRAIGHT - COLOUR TBD (DARK)
15. GREEN ROOF ABOVE PARKADE

PVC WINDOWS SHALL HAVE A BLACK FRAME C/W CLEAR TRIPLE PANE, LOW-E GLASS
PVC WINDOWS IN ENTRANCE WILL HAVE A BLACK FRAME C/W CLEAR TRIPLE PANE, LOW-E GLASS
16. REVEAL LINE BEHIND ALL MAIN & 2ND FLOOR BALCONY COLUMNS TYP.

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

PROJECT NO: 0249

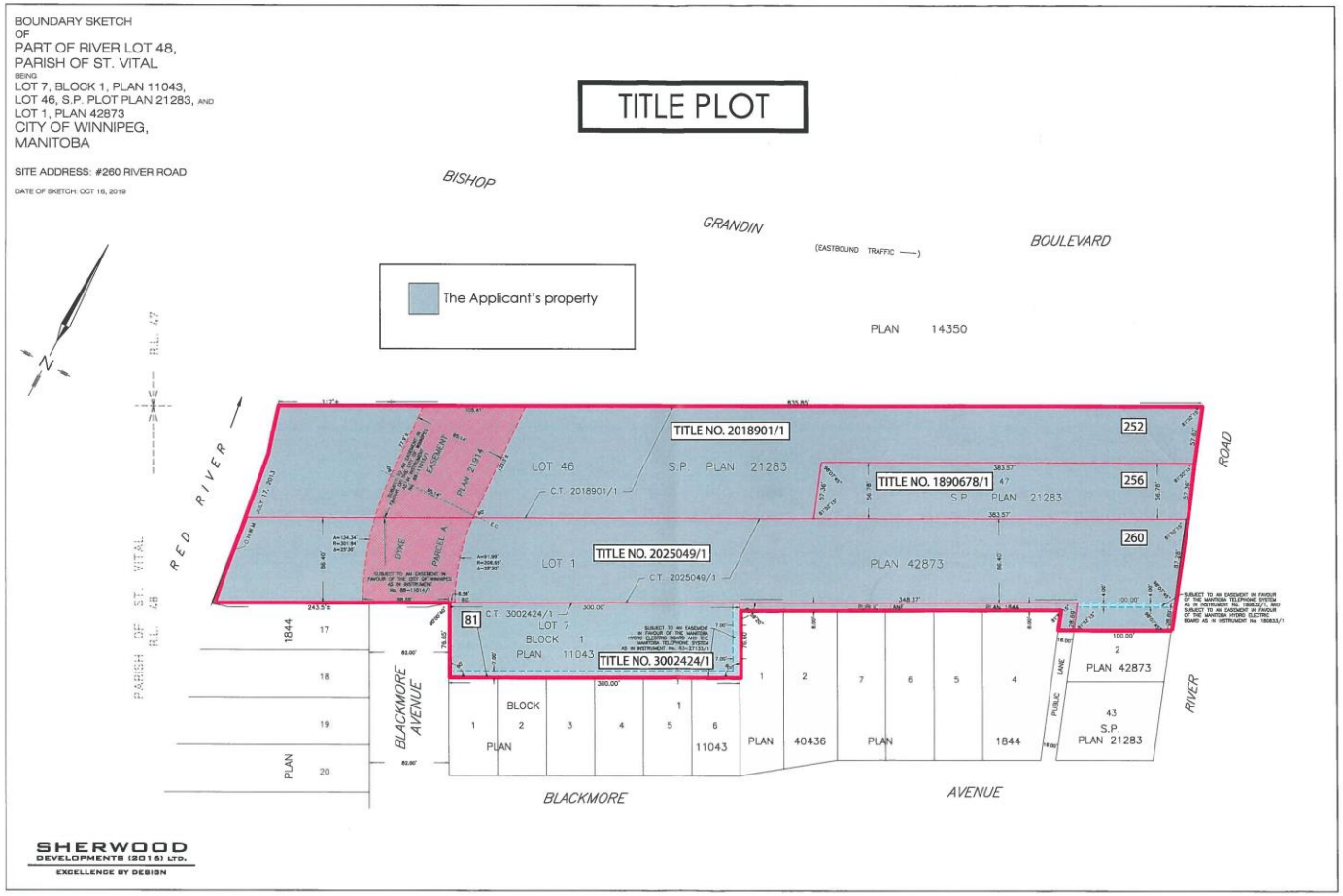
SHEET TITLE:
NORTH ELEVATION
BUILDING 1 & BUILDING 2

SHEET NO.
A3.2

REVISION NO.
REV.0

SCALE: 3/32" = 1'-0"

Exhibit “31” referred to in File DASZ 4/2020

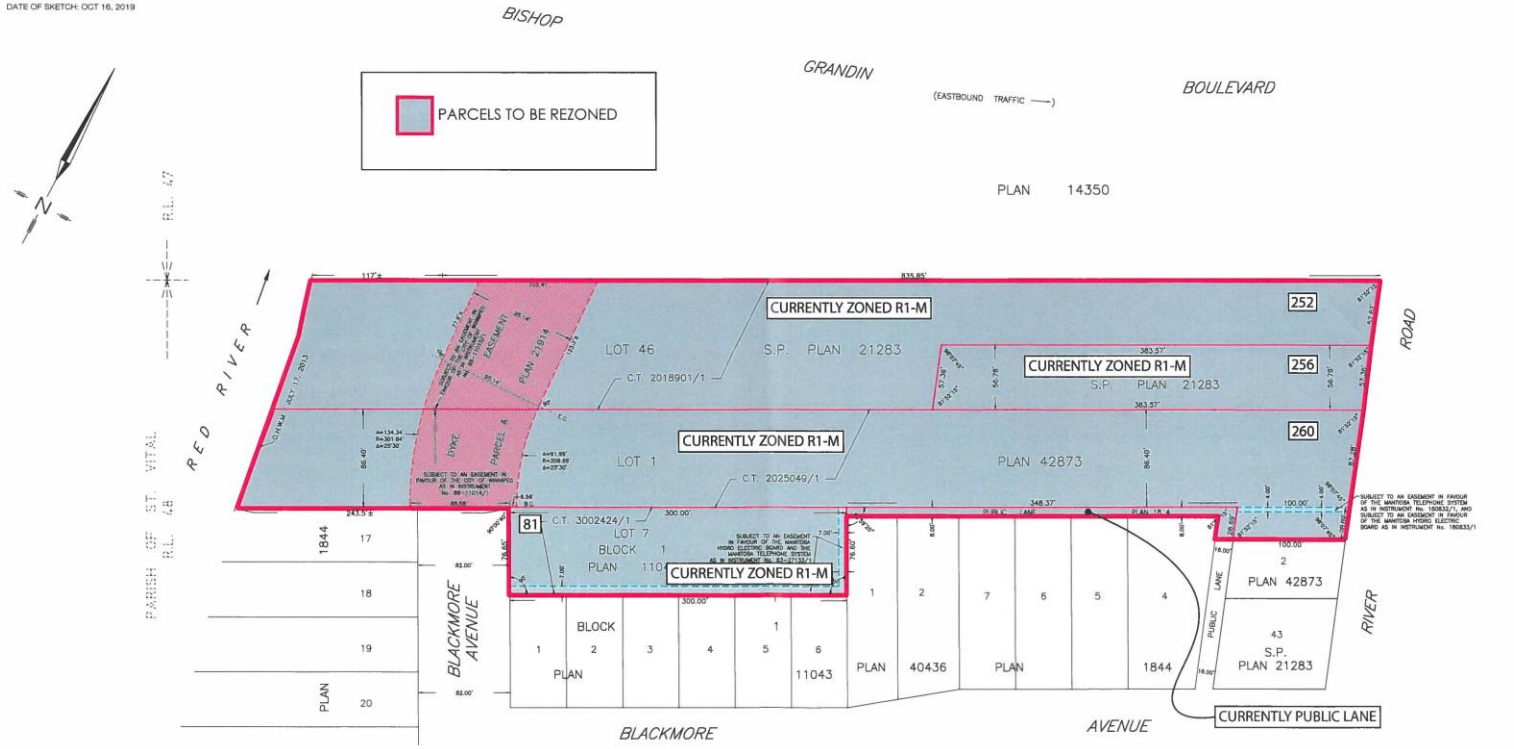


BOUNDARY SKETCH
OF
PART OF RIVER LOT 48,
PARISH OF ST. VITAL
BEING
LOT 7, BLOCK 1, PLAN 11043,
LOT 46, S.P. PLOT PLAN 21283, AND
LOT 1, PLAN 42873
CITY OF WINNIPEG,
MANITOBA

SITE ADDRESS: #260 RIVER ROAD

DATE OF SKETCH: OCT 16, 2019

PLAN OF SUBDIVISION: CURRENT ZONING PLAN



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DEVELOPMENTS (2016) LTD.
EXCELLENCE BY DESIGN

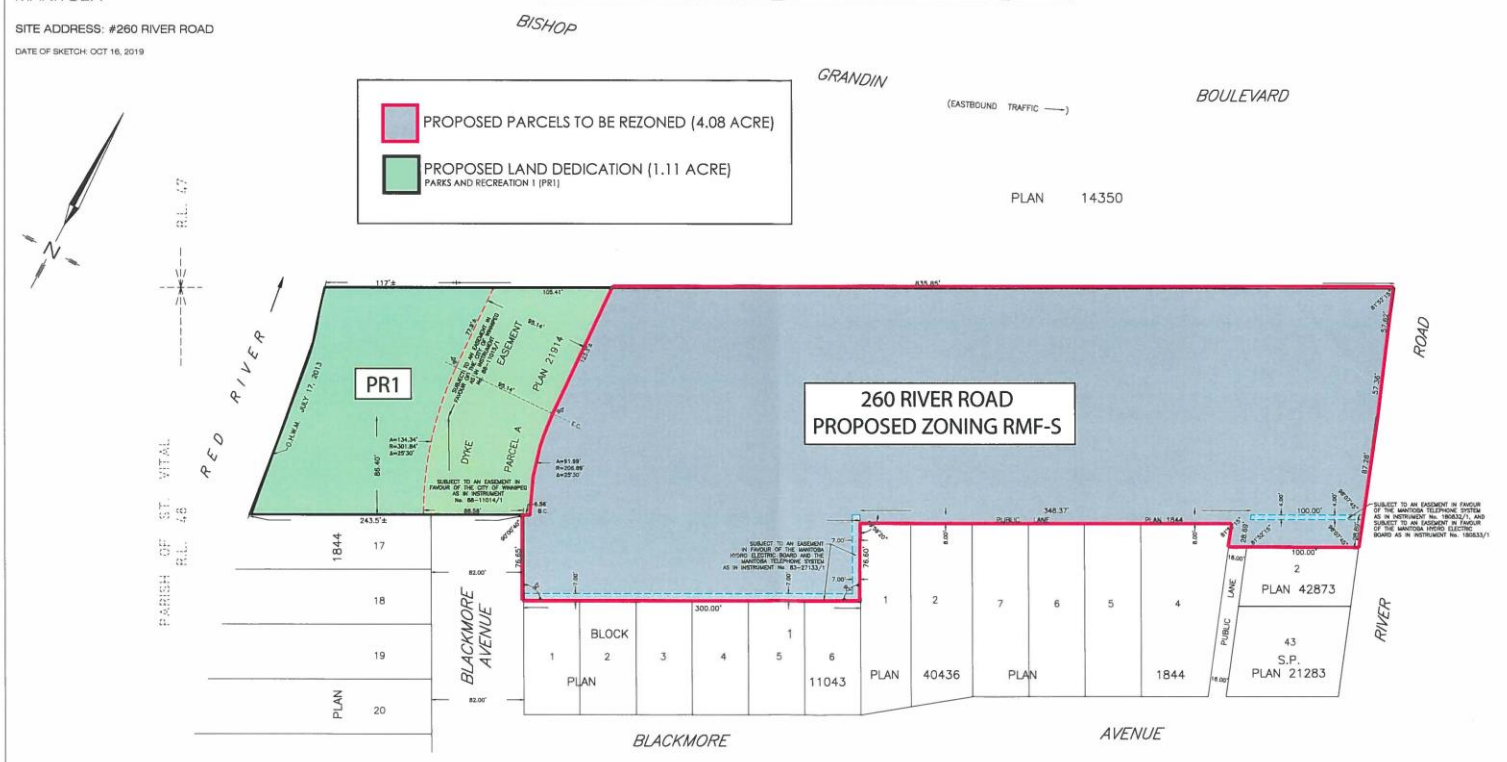
PAGE 1 OF 2

BOUNDARY SKETCH
OF
PART OF RIVER LOT 48,
PARISH OF ST. VITAL
BEING
LOT 7, BLOCK 1, PLAN 11043,
LOT 46, S.P. PLOT PLAN 21283, AND
LOT 1, PLAN 42873
CITY OF WINNIPEG,
MANITOBA

SITE ADDRESS: #260 RIVER ROAD

DATE OF SKETCH: OCT 16, 2019

PLAN OF SUBDIVISION: PROPOSED ZONING PLAN



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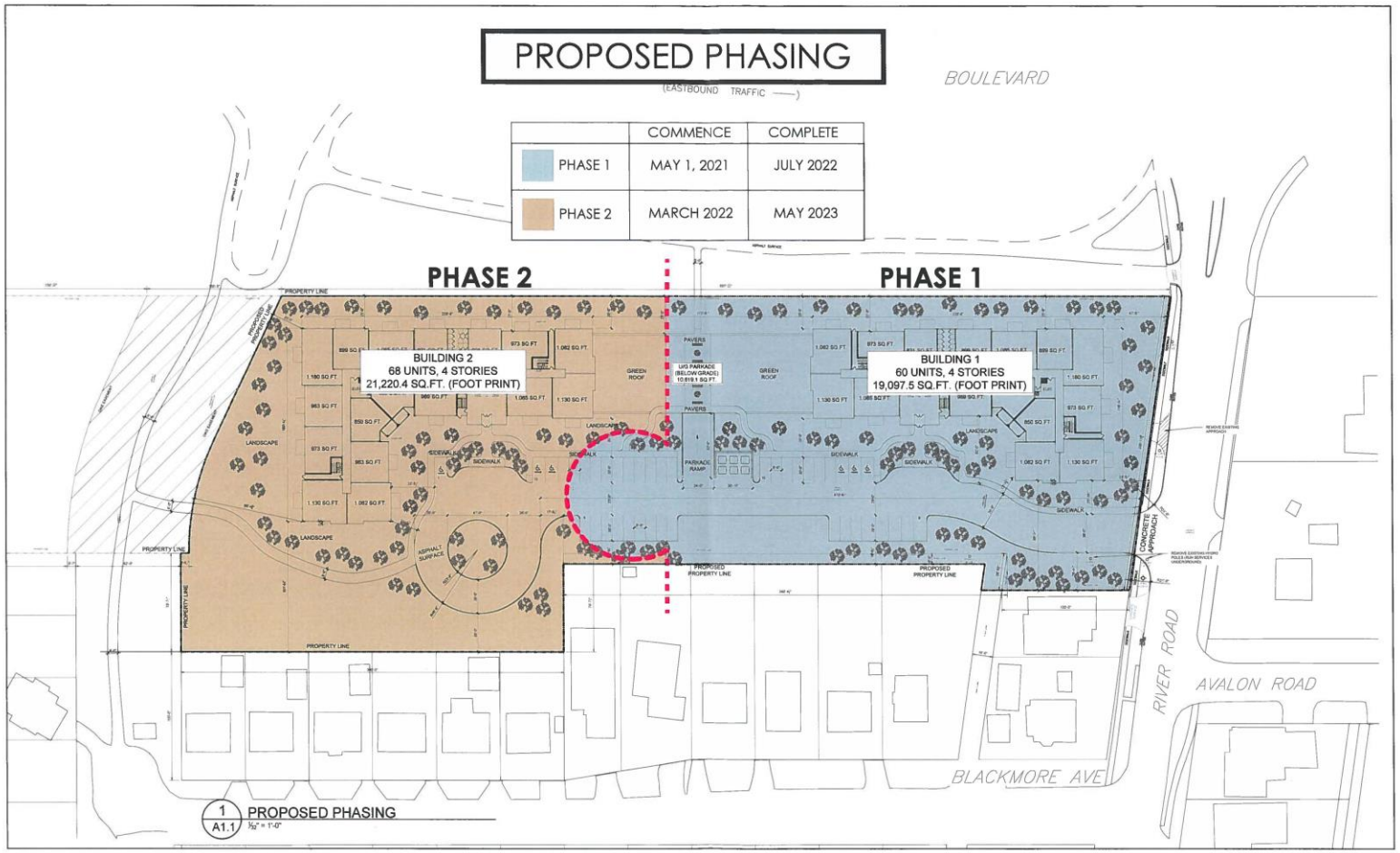
EXCELLENCE BY DESIGN

PAGE 2 OF 2



01		ISSUED FOR REZONING
REF.	DATE	DESCRIPTION

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PH: 204-953-1753 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

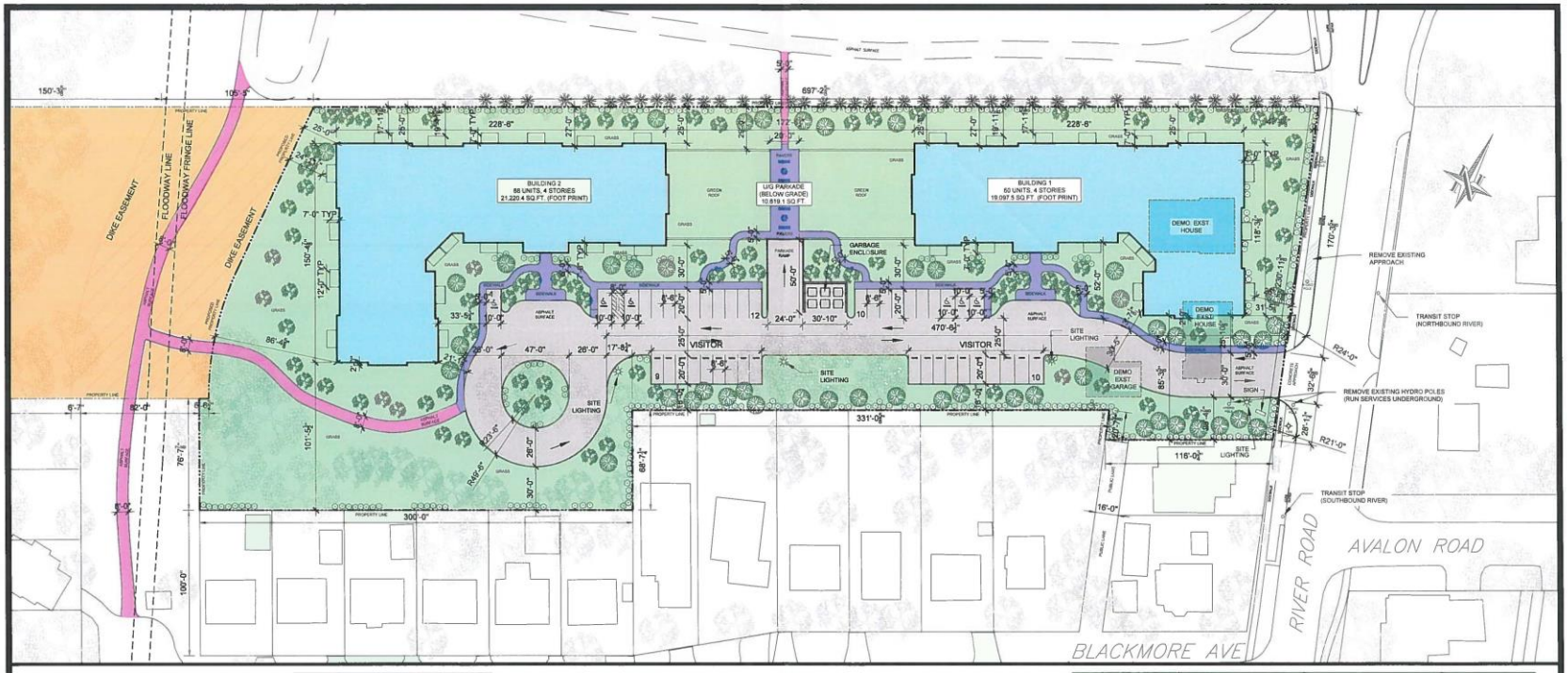
PROJECT NO: 0249

SHEET TITLE:
PROPOSED PHASING

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

SHEET NO.
A.1.1

REVISION NO.
REV.0



= EXISTING ACTIVE TRANSPORTATION TRAILS

= NEW PROPOSED ACTIVE TRANSPORTATION TRAILS

PROJECT INFORMATION:

TOTAL SITE AREA:	= 226,076.4 SQ.FT. (21,003.2 S.M.) = 5.19 ACRE
PROPOSED LAND DEDICATION:	= 48,351.6 SQ.FT. (4,492.0 S.M.) = 1.11 ACRE
REMAINING DEVELOPABLE AREA:	= 177,724.8 SQ.FT. (16,511.2 S.M.) = 4.08 ACRE
BUILDING ONE FOOTPRINT AREA:	= 19,097.5 SQ.FT. (1,774.2 S.M.)
BUILDING TWO FOOTPRINT AREA:	= 21,220.4 SQ.FT. (1,971.4 S.M)
SHARED U/G PARKADE:	= 10,619.1 SQ.FT. (986.5 S.M.)
TOTAL BUILDING FOOTPRINT AREA:	= 50,937.0 SQ.FT. (4,732.2 S.M)
ROAD AREA:	= 29,876.6 SQ.FT. (2,775.6 S.M.)
SIDEWALK AREA:	= 4,541.7 SQ.FT. (421.9 S.M.)
TOTAL ROAD & SIDEWALK AREA:	= 34,418.3 SQ.FT. (3,197.6 S.M.)
GREEN SPACE RATIO TOTAL SITE:	= 151,340.2 SQ.FT. = 3.47 ACRE = 67% GREEN
GREEN SPACE RATIO DEVELOP. AREA:	= 102,988.6 SQ.FT. = 2.36 ACRE = 58% GREEN

BUILDING INFORMATION:

BUILDING NUMBER:	**BUILDING ONE**	**BUILDING TWO**	**GRAND TOTAL**
FLOOR AREAS:			
MAIN FLOOR SQ.FT.	19,097.5 SQ.FT.	21,220.4 SQ.FT.	**40,317.9 SQ.FT.**
2ND FLOOR SQ.FT.	"	"	"
3RD FLOOR SQ.FT.	"	"	"
4TH FLOOR SQ.FT.	"	"	"
TOTAL SQ.FT.	**76,390 SQ.FT.**	**84,881.6 SQ.FT.**	**161,271.6 SQ.FT.**
U/G PARKADE SQ.FT.	24,407.1 SQ.FT.	26,530.0 SQ.FT.	**50,937.1 SQ.FT.**
COMBINED TOTAL SQ.FT.	**100,797.1 SQ.FT.**	**111,411.6 SQ.FT.**	**212,208.7 SQ.FT.**
SUITES PER FLOOR:			
MAIN FLOOR	15	17	
2ND FLOOR	15	17	
3RD FLOOR	15	17	
4TH FLOOR	15	17	
TOTAL SUITES	**60**	**68**	**128 SUITES**
BUILDING HEIGHT:	42' TOP OF ROOF SLAB + 3' PARAPET = 45' TOTAL (VARIANCE REQ.)		

= EXISTING MATURE TREE (TO BE PRESERVED)

= NEW 3" CALIPER DECIDUOUS TREE (TO BE PLANTED AFTER CONST.) **88 NEW TREES TOTAL**

= NEW 3" CALIPER CONIFEROUS TREE (TO BE PLANTED AFTER CONST.) **47 NEW TREES TOTAL**

= NEW SHRUBS (TO BE PLANTED AFTER CONST.) **323 NEW SHRUBS TOTAL**

PARKING INFORMATION

VEHICLE PARKING:	**BUILDING ONE**	**BUILDING TWO**	**GRAND TOTAL**
U/G STALLS:	65	73	138
U/G HANDICAP STALLS:	6	6	12
TOTAL U/G STALLS:	71	79	150
EXTERIOR STALLS:	17	19	36
EXTERIOR HANDICAP STALLS:	3	3	6
TOTAL EXTERIOR STALLS:	20	22	42
COMBINED TOTAL STALLS:	**90**	**102**	**192**
PARKING RATIO (STALLS / UNIT)	1.5	1.5	1.5
PARKING RATIO UNDER GROUND	79% UNDER GROUND	77% UNDER GROUND	78% UNDER GROUND
BICYCLE PARKING PROVIDED	**20**	**20**	**40**

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200 - 554 ST. MARY'S ROAD
WINNIPEG, MB. CANADA R2M 3L5
PH: 204-953-1752

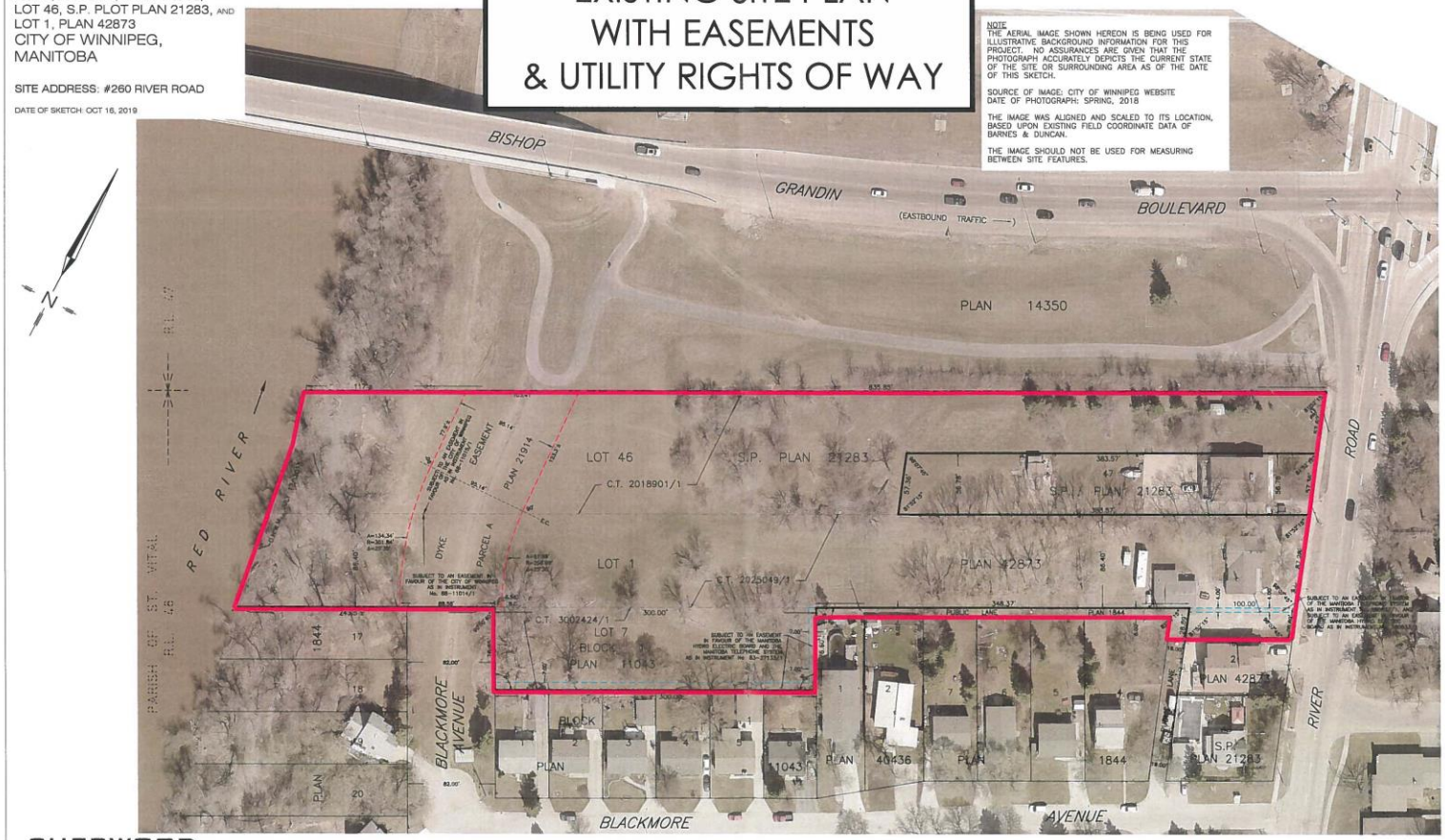
PROJECT	PAGE TITLE	SCALE	DATE	REV.	DESCRIPTION	SHEET
260 RIVER ROAD (128 UNIT) 50-PLUS RENTAL	SITE PLAN	1/64" = 1'-0"	FEB.28.2020	4	ISSUED FOR REZONING	A1.1

BOUNDARY SKETCH
OF
PART OF RIVER LOT 48,
PARISH OF ST. VITAL
BEING
LOT 7, BLOCK 1, PLAN 11043,
LOT 46, S.P. PLOT PLAN 21283, AND
LOT 1, PLAN 42873
CITY OF WINNIPEG,
MANITOBA

SITE ADDRESS: #260 RIVER ROAD

DATE OF SKETCH: OCT 16, 2019

EXISTING SITE PLAN WITH EASEMENTS & UTILITY RIGHTS OF WAY



NOTE
THE AERIAL IMAGE SHOWN HEREON IS BEING USED FOR ILLUSTRATIVE BACKGROUND INFORMATION FOR THIS PROJECT. NO ASSURANCES ARE GIVEN THAT THE PHOTOGRAPH ACCURATELY DEPICTS THE CURRENT STATE OF THE SITE OR SURROUNDING AREA AS OF THE DATE OF THIS SKETCH.

SOURCE OF IMAGE: CITY OF WINNIPEG WEBSITE
DATE OF PHOTOGRAPH: SPRING, 2018

THE IMAGE WAS ALIGNED AND SCALED TO ITS LOCATION, BASED UPON EXISTING FIELD COORDINATE DATA OF BARNES & DUNCAN.

THE IMAGE SHOULD NOT BE USED FOR MEASURING BETWEEN SITE FEATURES.

SHERWOOD
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EXCELLENCE BY DESIGN



1 A1.2 LANDSCAPE PLAN 1/8" = 1'-0"

LANDSCAPE BUFFERING QTY.

LOCATION	NUMBER OF TREES REQ.	NUMBER OF TREES PROVIDED	NUMBER OF TREES PRESERVED OVER 12" IN DIAMETER MEASURED AT BREAST HEIGHT	TOTAL NUMBER OF TREES (EXISTING AND PRESERVED)	NUMBER OF SHRUBS REQ.	NUMBER OF SHRUBS PROVIDED	NUMBER OF SHRUBS EXISTING
STREET EDGE LANDSCAPING: RIVER ROAD BISHOP GRANDIN	 8 23	 10 24	 1 6	 11 30	 35 105	 35 105	 0 27
BUILDING FOUNDATION LANDSCAPING FOR PRIMARY ENTRANCE: BUILDING 1 BUILDING 2	 0 0	 13 13	 0 0	 13 13	 16 16	 16 16	 - -
BUILDING 1 FOUNDATION LANDSCAPING ALONG RIVER ROAD	-	-	-	-	12	12	-
ALONG SOUTH PROPERTY LINE (INTERIOR SIDE YARD)	0	34	26	60	125	125	-
ALONG WEST PROPERTY LINE (REAR YARD)	0	13	4	17	0	0	-
PARKING LOT INTERIOR (1, 405.5 SQ.FT)	5	9	20	29	14	14	-

LEGEND

QTY:	SYMBOLS	NOTES
44		EXISTING MATURE TREES TO BE PRESERVED OVER 12" IN DIAMETER MEASURED AT BREAST HEIGHT
11		EXISTING MATURE TREES TO BE PRESERVED UNDER 12" IN DIAMETER MEASURED AT BREAST HEIGHT
90		EXISTING MATURE TREES TO BE REMOVED OVER 12" IN DIAMETER MEASURED AT BREAST HEIGHT
88		NEW 3" CALIPER DECIDUOUS TREE (TO BE PLANTED AFTER CONST.)
47		NEW 3" CALIPER CONIFEROUS TREE (TO BE PLANTED AFTER CONST.)
39		EXISTING MATURE SHRUBS TO BE PRESERVED
323		NEW SHRUBS (TO BE PLANTED AFTER CONST.)

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD
WINNIPEG, MB.

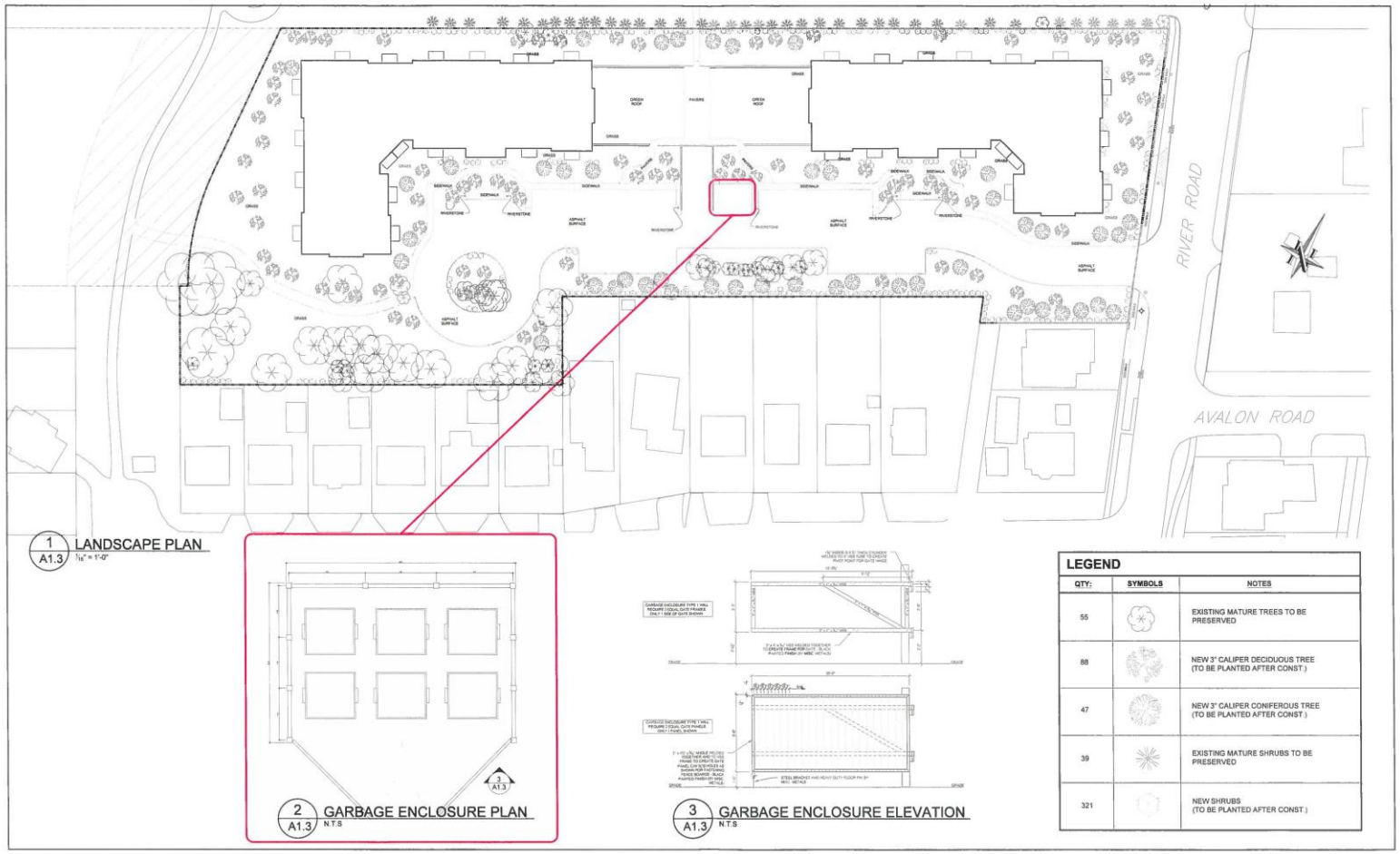
PROJECT NO: 0249

SHEET TITLE: LANDSCAPE PLAN -
TREES TO REMAIN,REMOVED &
NEW TREES TO BE PLANTED

SCALE: 1/8" = 1'-0"

SHEET NO: A1.2

REVISION NO: REV.1



REV.	DATE	DESCRIPTION
01	FEB 28, 2020	ISSUED FOR REZONING

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Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

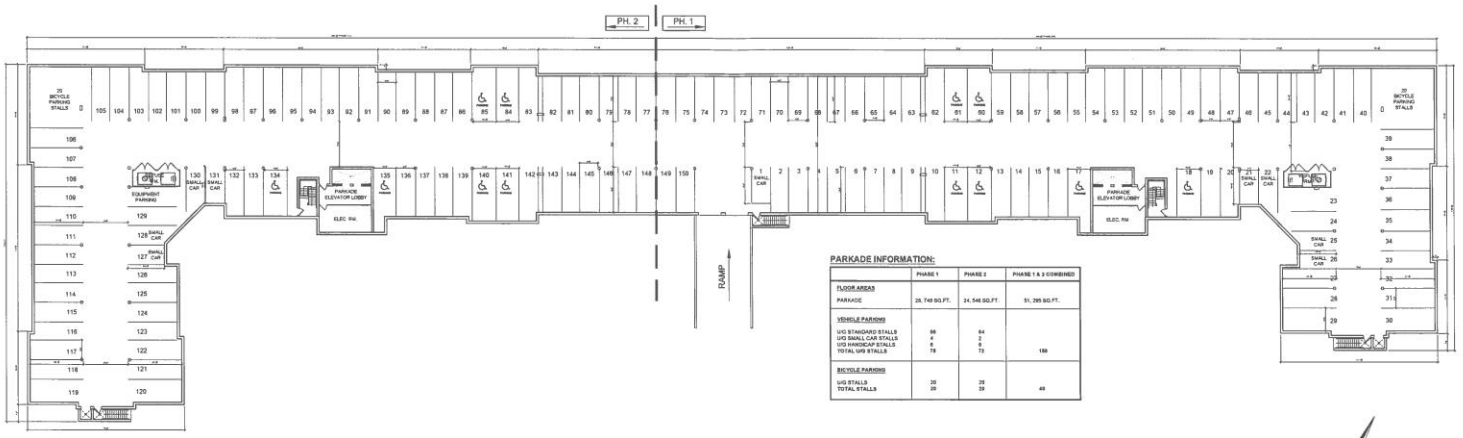
PROJECT NO. 0245

SHEET TITLE: LANDSCAPE PLAN - GARBAGE ENCLOSURE

SCALE: 1/16" = 1'-0"

SHEET NO: A1.3

REVISION NO: REV 1



PARKADE INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
PARKADE	28, 749 SQ.FT.	24, 546 SQ.FT.	51, 295 SQ.FT.
VEHICLE PARKING			
UG STANDARD STALLS	68	64	
UG SMALL CAR STALLS	4	3	
UG HANDICAP STALLS	6	6	
TOTAL UG STALLS	78	73	151
BICYCLE PARKING			
UG STALLS	20	20	
TOTAL STALLS	20	20	40

1 / A2.1 OVERALL PARKADE PLAN
N.T.S

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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DEVELOPMENTS (2016) LTD.
200 - 554 St. Mary's Road
Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

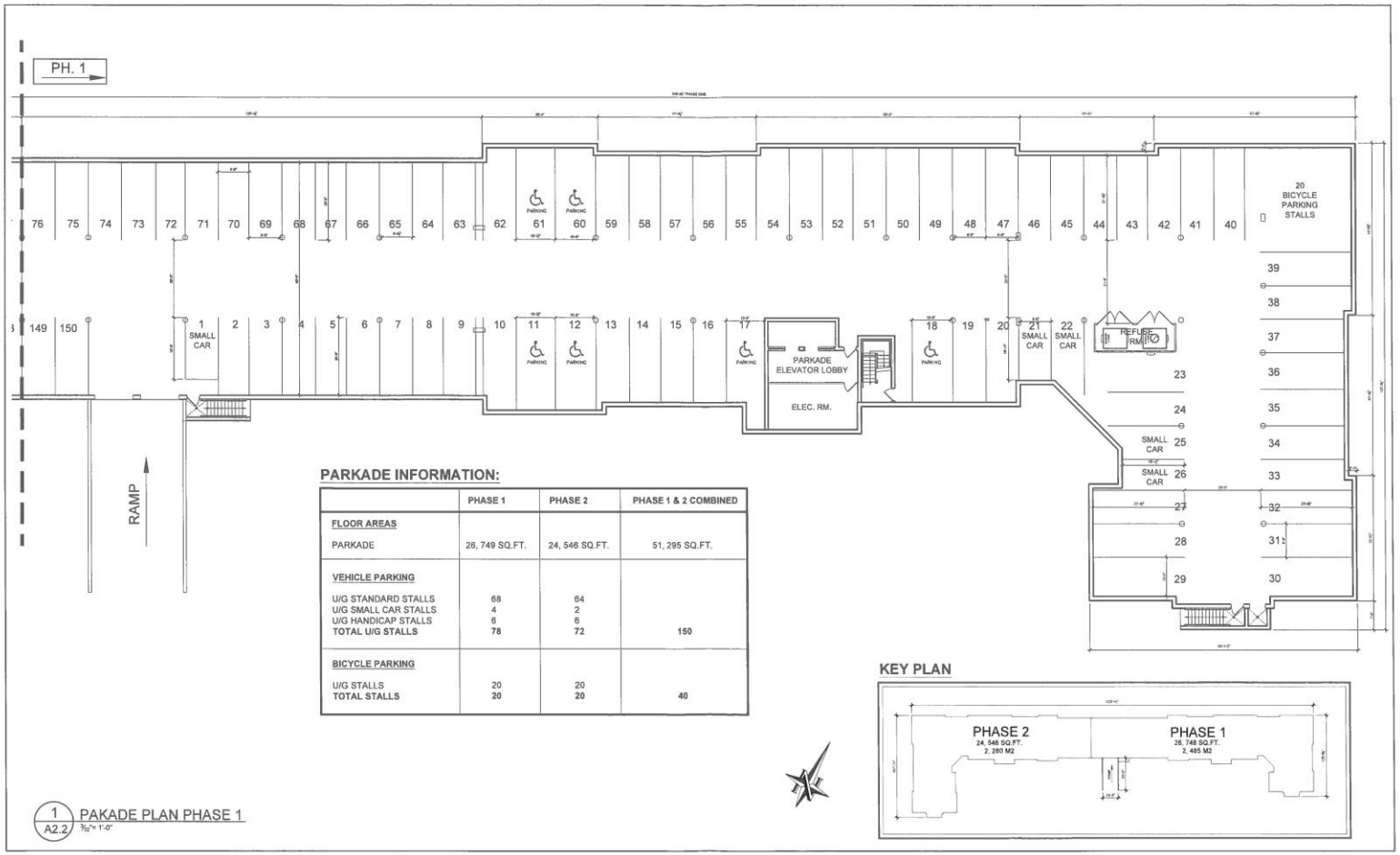
PROJECT NO. 0249

SHEET TITLE: OVERALL PARKADE PLAN

SCALE N.T.S

SHEET NO. A2.1

REVISION NO. REV 1



PARKADE INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
PARKADE	26, 749 SQ.FT.	24, 546 SQ.FT.	51, 295 SQ.FT.
VEHICLE PARKING			
U/G STANDARD STALLS	68	64	
U/G SMALL CAR STALLS	4	2	
U/G HANDICAP STALLS	6	6	
TOTAL U/G STALLS	**78**	**72**	**150**
BICYCLE PARKING			
U/G STALLS	20	20	
TOTAL STALLS	**20**	**20**	**40**

KEY PLAN

1 / A2.2 PAKADE PLAN PHASE 1
3/32"= 1'-0"

REF.	DATE	DESCRIPTION
01	FEB.28,2020	ISSUED FOR REZONING

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200 - 554 St. Mary's Road
Winnipeg, Manitoba, Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

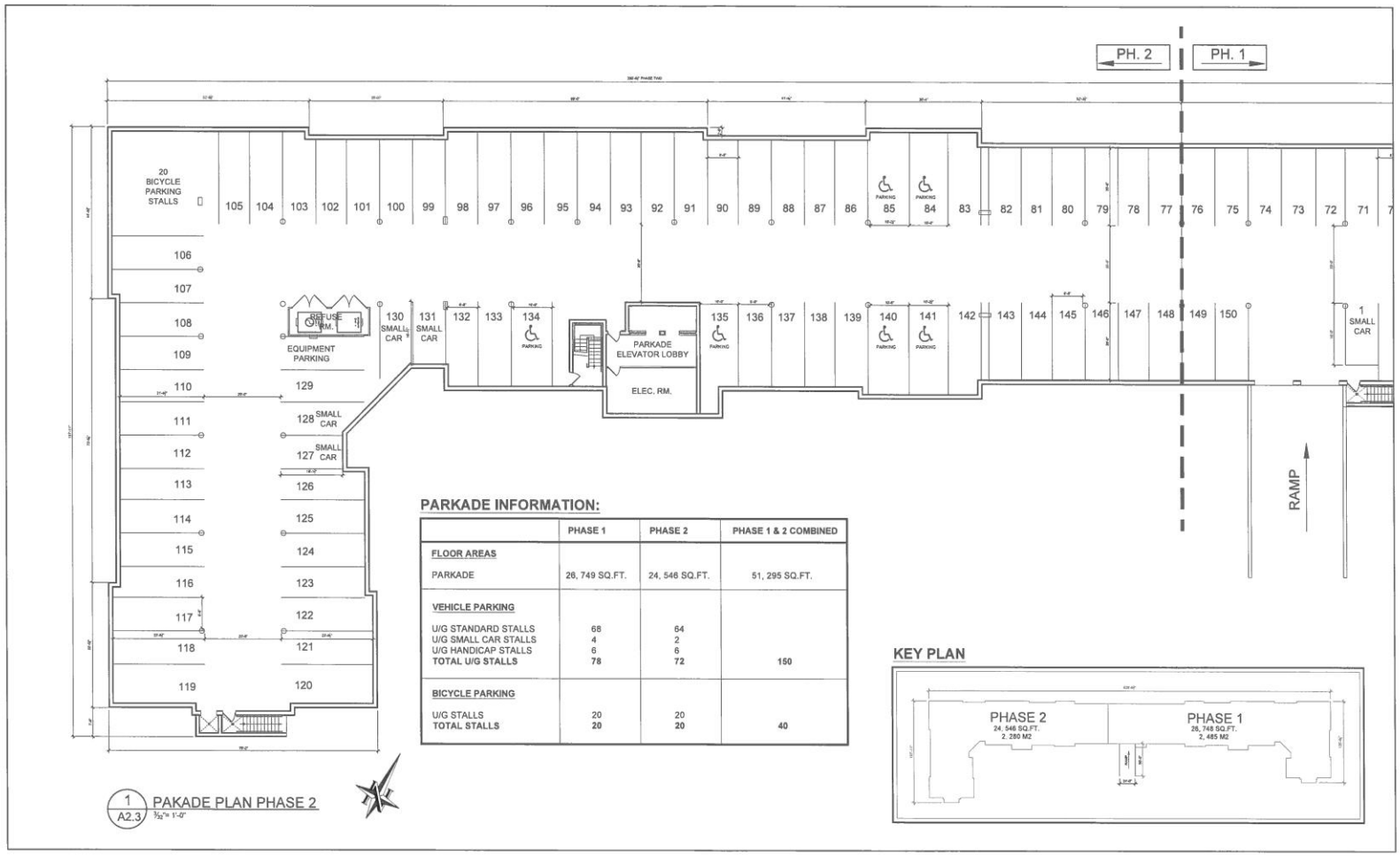
PROJECT NO. 0249

SHEET TITLE: PARKADE PLAN PHASE 1

SCALE: 3/32" = 1'-0"

SHEET NO. A2.2

REVISION NO. REV 1



PARKADE INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
PARKADE	26, 749 SQ.FT.	24, 546 SQ.FT.	51, 295 SQ.FT.
VEHICLE PARKING			
U/G STANDARD STALLS	68	64	
U/G SMALL CAR STALLS	4	2	
U/G HANDICAP STALLS	6	6	
TOTAL U/G STALLS	**78**	**72**	**150**
BICYCLE PARKING			
U/G STALLS	20	20	
TOTAL STALLS	**20**	**20**	**40**

KEY PLAN

1 A2.3 PAKADE PLAN PHASE 2
3/32"= 1'-0"

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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200 - 554 St. Mary's Road
Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1782 FAX: 204-953-1789

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

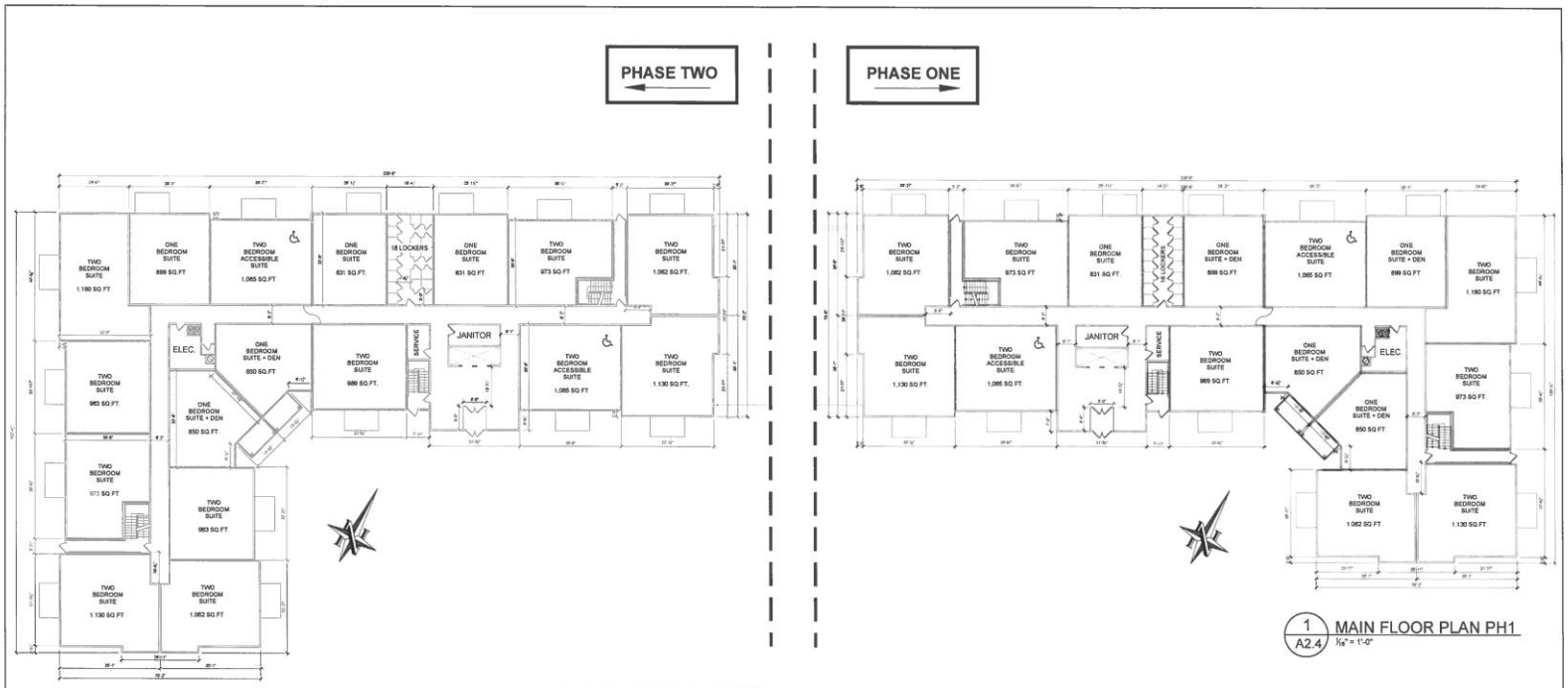
PROJECT NO. 0249

SHEET TITLE: PARKADE PLAN PHASE 2

SHEET NO. A2.3

SCALE: 3/32" = 1'-0"

REVISION NO REV.0



2 A2.4 MAIN FLOOR PLAN PH2
3/16" = 1'-0"

1 A2.4 MAIN FLOOR PLAN PH1
3/16" = 1'-0"

MAIN FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
MAIN FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
MAIN FLOOR RENTAL SUITES:			
ONE BEDROOM	1	3	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	8	10	
TWO BEDROOM ACCESSIBLE	2	2	
TOTAL MAIN FLOOR SUITES	**15**	**17**	**32**
MAIN FLOOR LOCKER:			
LOCKERS	**16**	**18**	

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

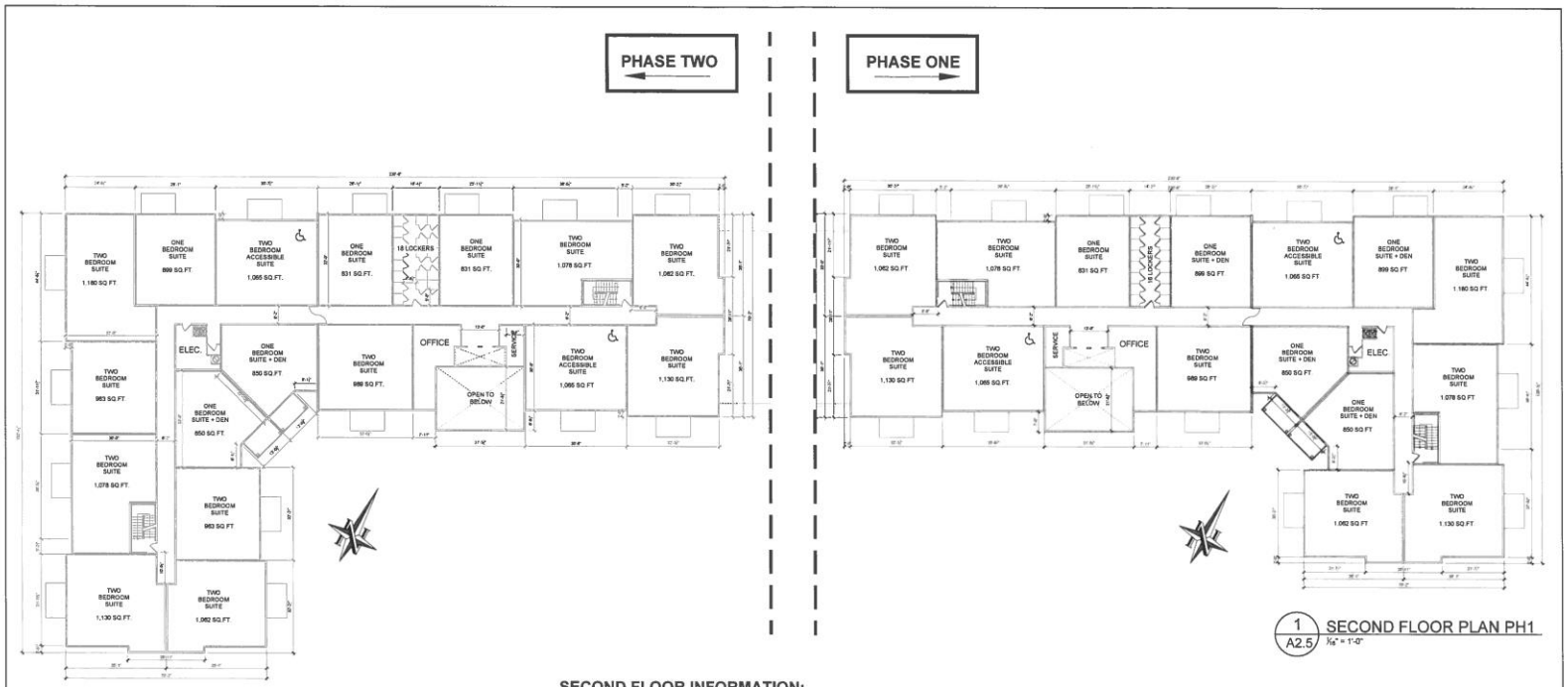
PROJECT NO: 0349

SHEET TITLE: MAIN FLOOR PLAN PH1 & PH 2

SHEET NO: A2.4

SCALE: 3/16" = 1'-0"

REVISION NO: REV.0



2 A2.5 SECOND FLOOR PLAN PH2
1/16" = 1'-0"

1 A2.5 SECOND FLOOR PLAN PH1
1/16" = 1'-0"

SECOND FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
SECOND FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
SECOND FLOOR RENTAL SUITES:			
ONE BEDROOM	1	3	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	8	10	
TWO BEDROOM ACCESSIBLE	2	2	
TOTAL SECOND FLOOR SUITES	**15**	**17**	**32**
SECOND FLOOR LOCKER:			
LOCKERS	**16**	**18**	

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

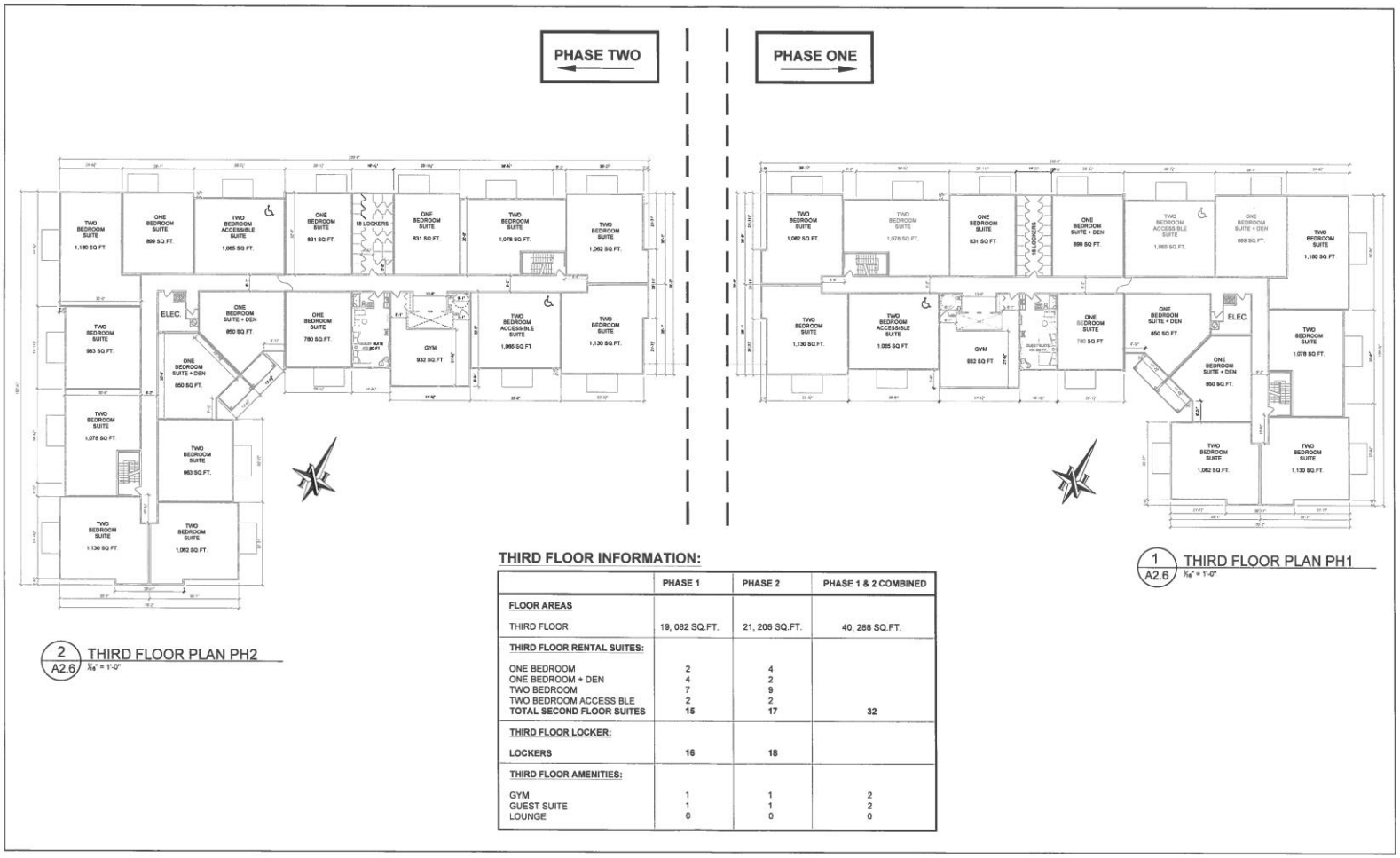
PROJECT NO: 0249

SHEET TITLE: SECOND FLOOR PLAN PH1 & PH 2

SHEET NO. A2.5

SCALE: 1/16" = 1'-0"

REVISION NO. R1.V.0



2 A2.6 THIRD FLOOR PLAN PH2
3/16" = 1'-0"

1 A2.6 THIRD FLOOR PLAN PH1
3/16" = 1'-0"

THIRD FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
THIRD FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
THIRD FLOOR RENTAL SUITES:			
ONE BEDROOM	2	4	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	7	9	
TWO BEDROOM ACCESSIBLE	2	2	
TOTAL SECOND FLOOR SUITES	**15**	**17**	**32**
THIRD FLOOR LOCKER:			
LOCKERS	**16**	**18**	
THIRD FLOOR AMENITIES:			
GYM	1	1	2
GUEST SUITE	1	1	2
LOUNGE	0	0	0

REF.	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.

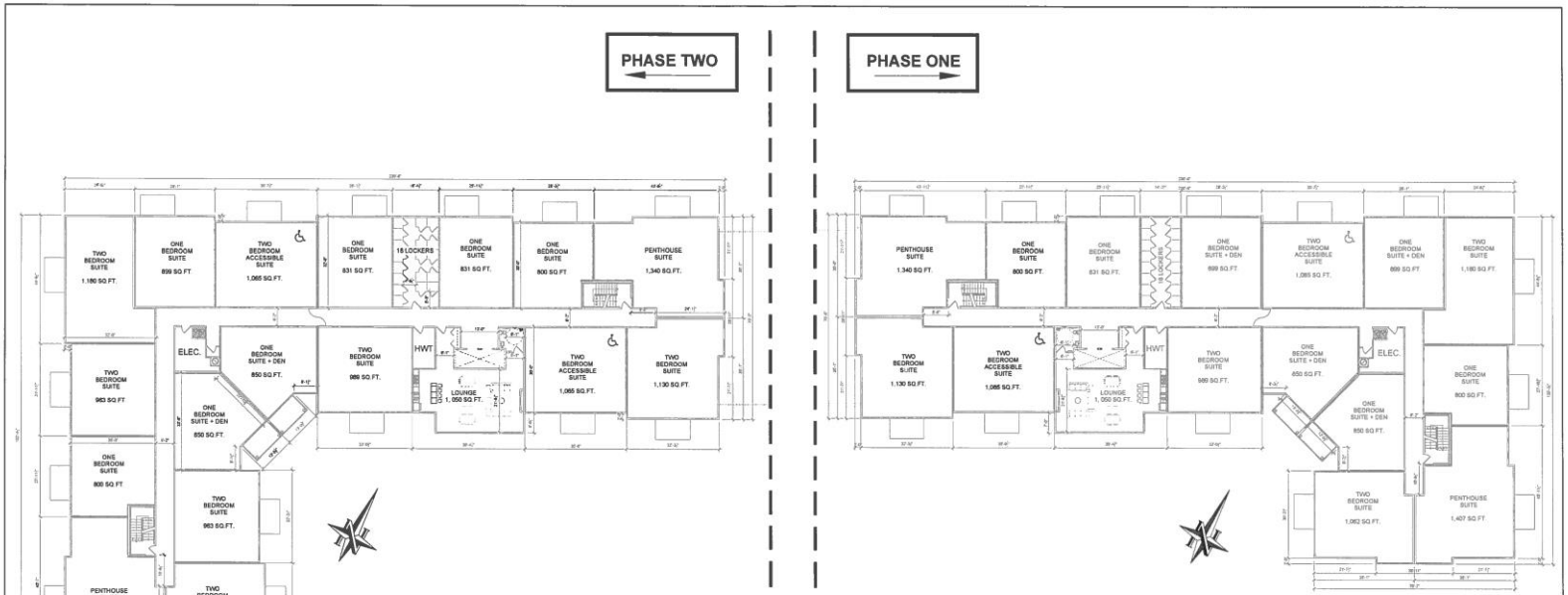
PROJECT NO. 0249

SHEET TITLE: THIRD FLOOR PLAN PH1 & PH 2

SHEET NO. A2.6

SCALE: 3/16" = 1'-0"

REVISION NO. REV.0



2 A2.7 FOURTH FLOOR PLAN PH2
3/16" = 1'-0"

1 A2.7 FOURTH FLOOR PLAN PH1
3/16" = 1'-0"

FOURTH FLOOR INFORMATION:

	PHASE 1	PHASE 2	PHASE 1 & 2 COMBINED
FLOOR AREAS			
FOURTH FLOOR	19, 082 SQ.FT.	21, 206 SQ.FT.	40, 288 SQ.FT.
FOURTH FLOOR RENTAL SUITES:			
ONE BEDROOM	3	5	
ONE BEDROOM + DEN	4	2	
TWO BEDROOM	4	6	
TWO BEDROOM ACCESSIBLE	2	2	
PENTHOUSE SUITES	2	2	
TOTAL SECOND FLOOR SUITES	**15**	**17**	**32**
FOURTH FLOOR LOCKER:			
LOCKERS	**16**	**18**	
FOURTH FLOOR AMENITIES:			
GYM	0	0	0
GUEST SUITE	0	0	0
LOUNGE	1	1	2

REF	DATE	DESCRIPTION
01	FEB.28, 2020	ISSUED FOR REZONING

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PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE: 260 RIVER ROAD WINNIPEG, MB.
PROJECT NO: 0249

SHEET TITLE: FOURTH FLOOR PLAN PH1 & PH 2
SHEET NO: A2.7
SCALE: 3/16" = 1'-0"
REVISION NO: REV.0



REF.	DATE	DESCRIPTION
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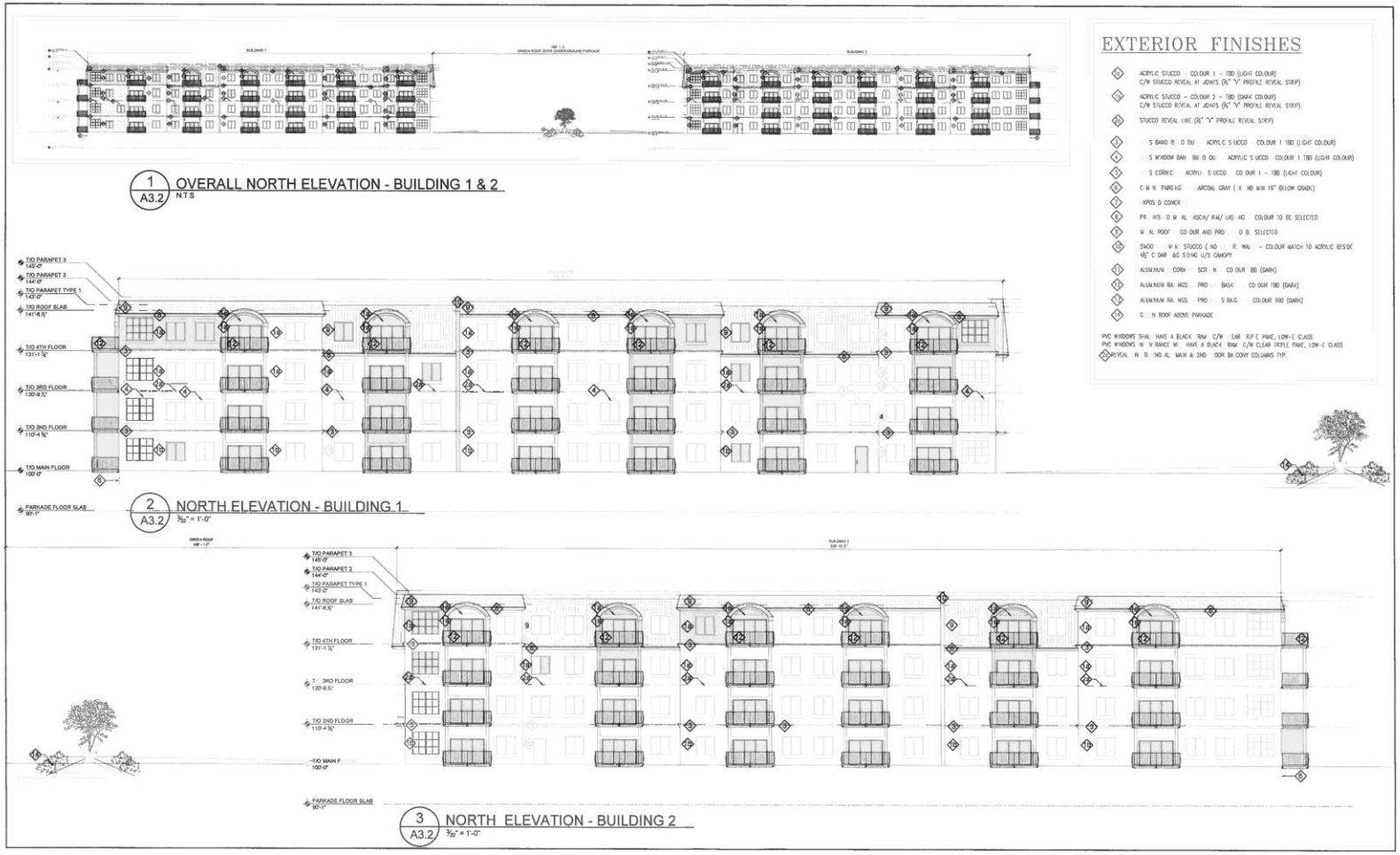
WINNIPEG, MANITOBA CANADA R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT NO: 0249

260 RIVER ROAD
WINNIPEG, MB.

SOUTH ELEVATION
BUILDING 1 & BUILDING 2

A3.1



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Winnipeg, Manitoba Canada R2M 3L5
PH: 204-953-1752 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

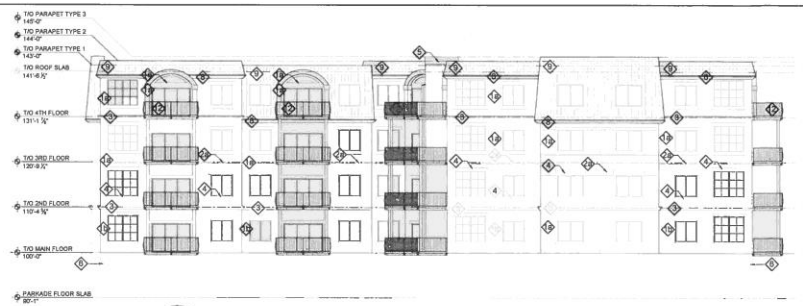
PROJECT NO: 0249

SHEET TITLE:
NORTH ELEVATION
BUILDING 1 & BUILDING 2

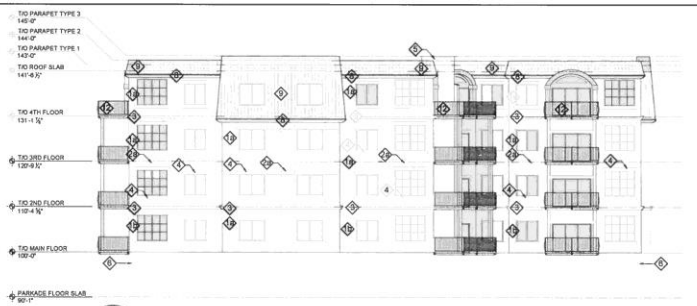
SCALE: 3/32" = 1'-0"

SHEET NO
A3.2

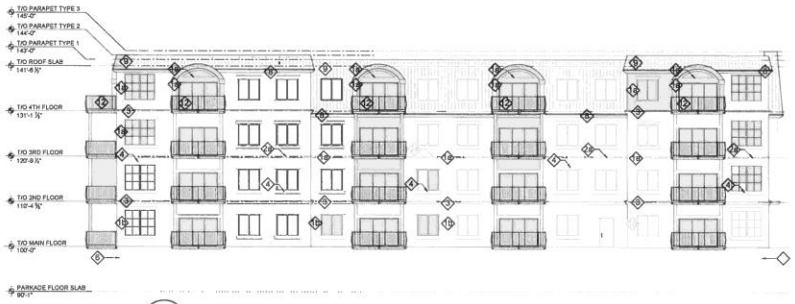
REVISION NO
R:V.0



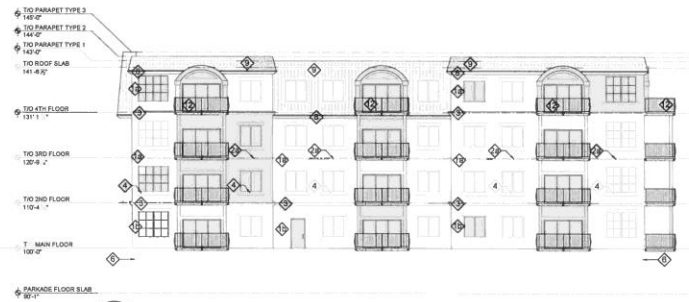
1 A3.3 EAST ELEVATION - BUILDING 2
3/32" = 1'-0"



2 A3.3 WEST ELEVATION - BUILDING 1
3/32" = 1'-0"

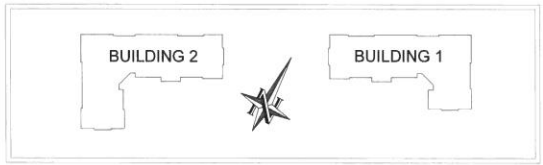


3 A3.3 WEST ELEVATION - BUILDING 2
3/32" = 1'-0"



4 A3.3 EAST ELEVATION - BUILDING 1
3/32" = 1'-0"

KEY PLAN



EXTERIOR FINISHES

- ACRYLIC STUCCO - COLOUR 1 - TBD (LIGHT COLOUR)
  C/W STUCCO REVEAL AT JOINTS (¾" "V" PROFILE REVEAL STRIP)
- ACRYLIC STUCCO - COLOUR 2 - TBD (DARK COLOUR)
  C/W STUCCO REVEAL AT JOINTS (¾" "V" PROFILE REVEAL STRIP)
- STUCCO REVEAL - NIC (¾" "V" PROFILE REVEAL STRIP)
- FIS BAND BUILD OUT - ACRYLIC STUCCO - COLOUR 1 - TBD (LIGHT COLOUR)
- FIS WINDOW BAND BUILD OUT - ACRYLIC STUCCO - COLOUR 1 TBD (DARK COLOUR)
- FIS CORNICE - ACRYLIC STUCCO - COLOUR 1 - TBD (DARK COLOUR)
- MONT PARGING - CHARCOAL GRAY (EXTEND MIN 16" BELOW GRADE)
- EXPOSED CONCRETE
- PREFINISHED METAL COPING/RAIN/FLASHING - COLOUR TO BE SELECTED
- METAL ROOF - COLOUR AND PROFILE TO BE SELECTED
- SMOOTH CEMENTITIOUS SIDING (OVER FACE OF FIRE WALL) - COLOUR WHITE
- 4½" CEDAR TANG AND GROOVE SIDING
- ALUMINUM DECORATIVE CORNICE - COLOUR TBD (DARK)
- ALUMINUM RAILING - PICKET SPACING 4" CC - COLOUR BD (DARK)
- ALUMINUM RAILING - PICKET SPACING DARK - COLOUR BD (DARK)
- GRADE BEAM FACE - CHARCOAL

PVC WINDOWS SHALL BE A BRONZE TONE C/W CLEAR TRIPLE PANE, ON EXPOSED PVC WINDOWS IN WHITE WILL BE LACK FRAME C/W CLEAR TRIPLE PANE, LOW-E SLAB
REVEAL IN BOTH ALUMINUM & 2ND FLOOR BALCONY COLOURS TBD

REV.	DATE	DESCRIPTION
01	FEB 28, 2020	ISSUED FOR REZONING

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DEVELOPMENTS (2016) LTD.
200 - 554 St. Mary's Road
Winnipeg, Manitoba Canada R2M 3L5
PHONE 204-953-1752 FAX: 204-953-1759

PROJECT TITLE:
260 RIVER ROAD
WINNIPEG, MB.

PROJECT NO: 0249

SHEET TITLE:
EAST & WEST ELEVATIONS
BUILDING 1 & BUILDING 2

SCALE: 3/32" = 1'-0"

SHEET NO.
A3.3

REVISION NO
REV.0

260 RIVER ROAD



BUILDING 1

SOUTH VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 2
SOUTH VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 1 & 2
OUTDOOR SEATING AREA

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 2

VIEW FROM BISHOP GRANDIN
& RED RIVER

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



VIEW OF APPROACH
FROM RIVER ROAD

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 1

VIEW FROM RIVER ROAD

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



VIEW FROM RED RIVER
& BLACKMORE AVE.

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 2 & 1
COURTYARD VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BIRDS EYE VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 1
SOUTH VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 2

COURTYARD VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

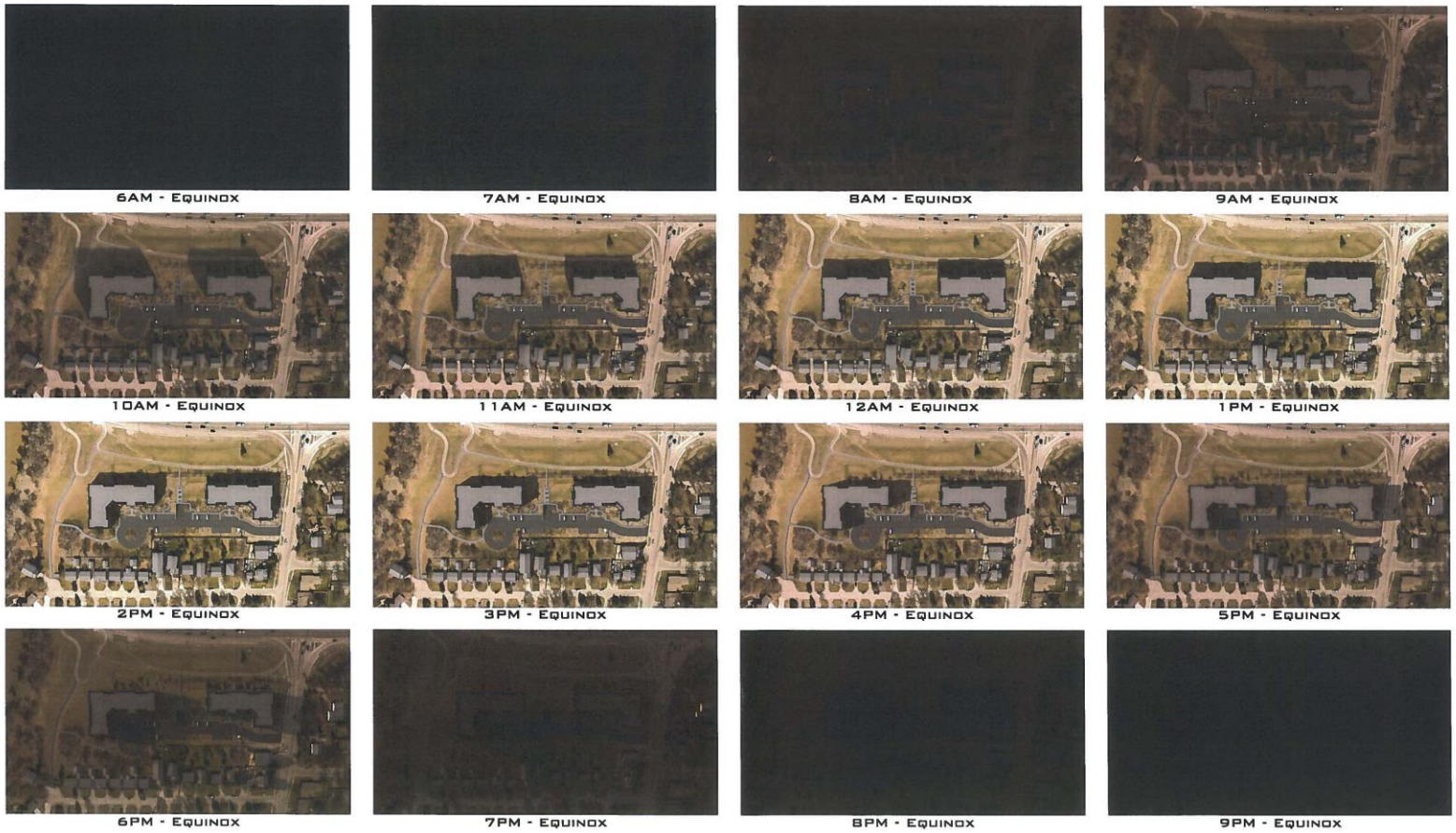


SHERWOOD
DEVELOPMENTS (2016) LTD.

260 RIVER ROAD

SUNLIGHT STUDY - SUMMER SOLSTICE

FEBRUARY 2020

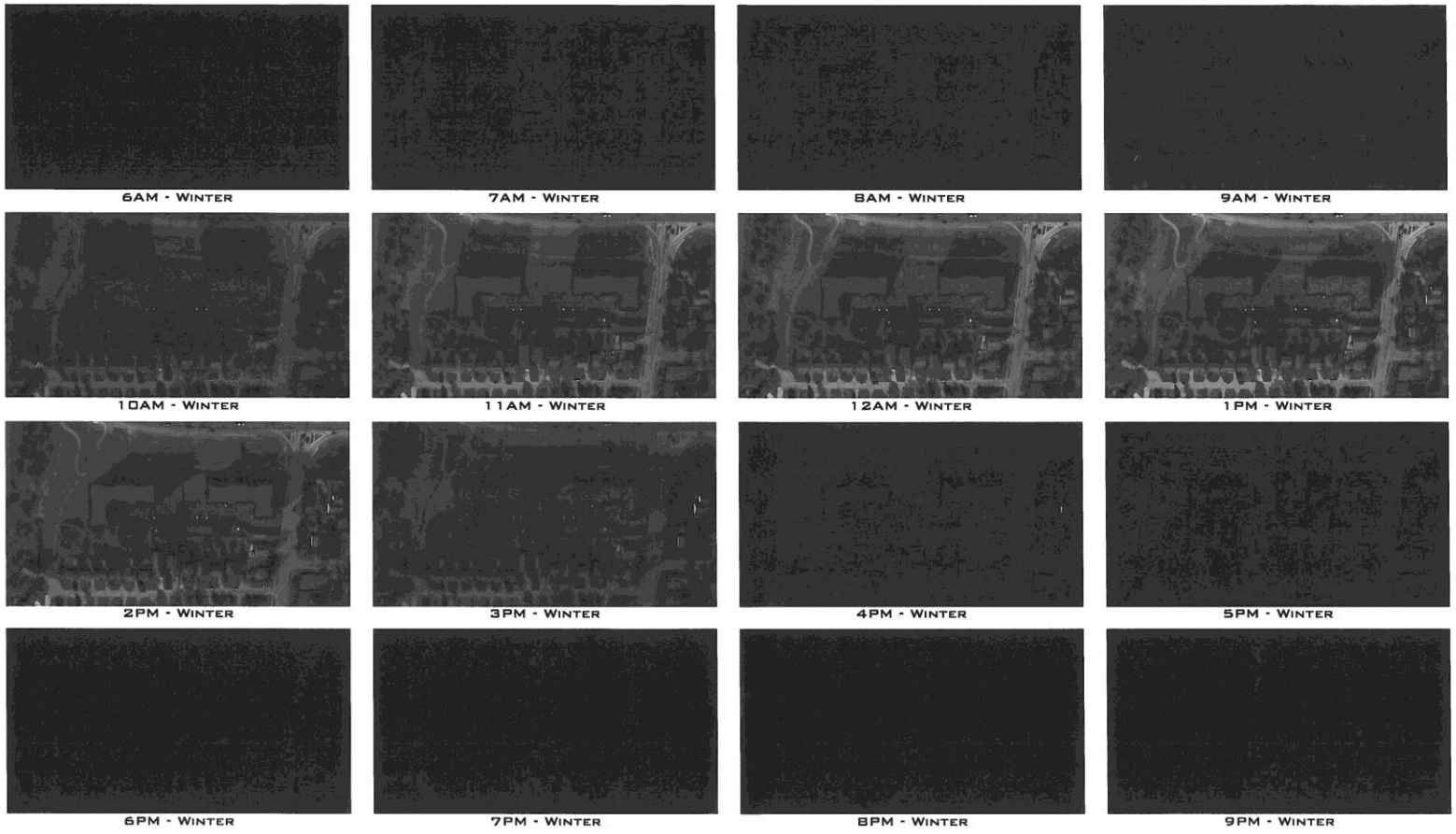


SHERWOOD
DEVELOPMENTS (2016) LTD.

260 RIVER ROAD

SUNLIGHT STUDY - SPRING/FALL EQUINOX

FEBRUARY 2020



SHERWOOD
DEVELOPMENTS (2016) LTD.

260 RIVER ROAD

SUNLIGHT STUDY - WINTER SOLSTICE

FEBRUARY 2020

260 RIVER ROAD



BUILDING 1
SOUTH VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 2
SOUTH VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 1 & 2
OUTDOOR SEATING AREA

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 2

VIEW FROM BISHOP GRANDIN
& RED RIVER

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



VIEW OF APPROACH
FROM RIVER ROAD

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 1

VIEW FROM RIVER ROAD

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



VIEW FROM RED RIVER
& BLACKMORE AVE.

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 2 & 1
COURTYARD VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BIRDS EYE VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

260 RIVER ROAD



BUILDING 1
SOUTH VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

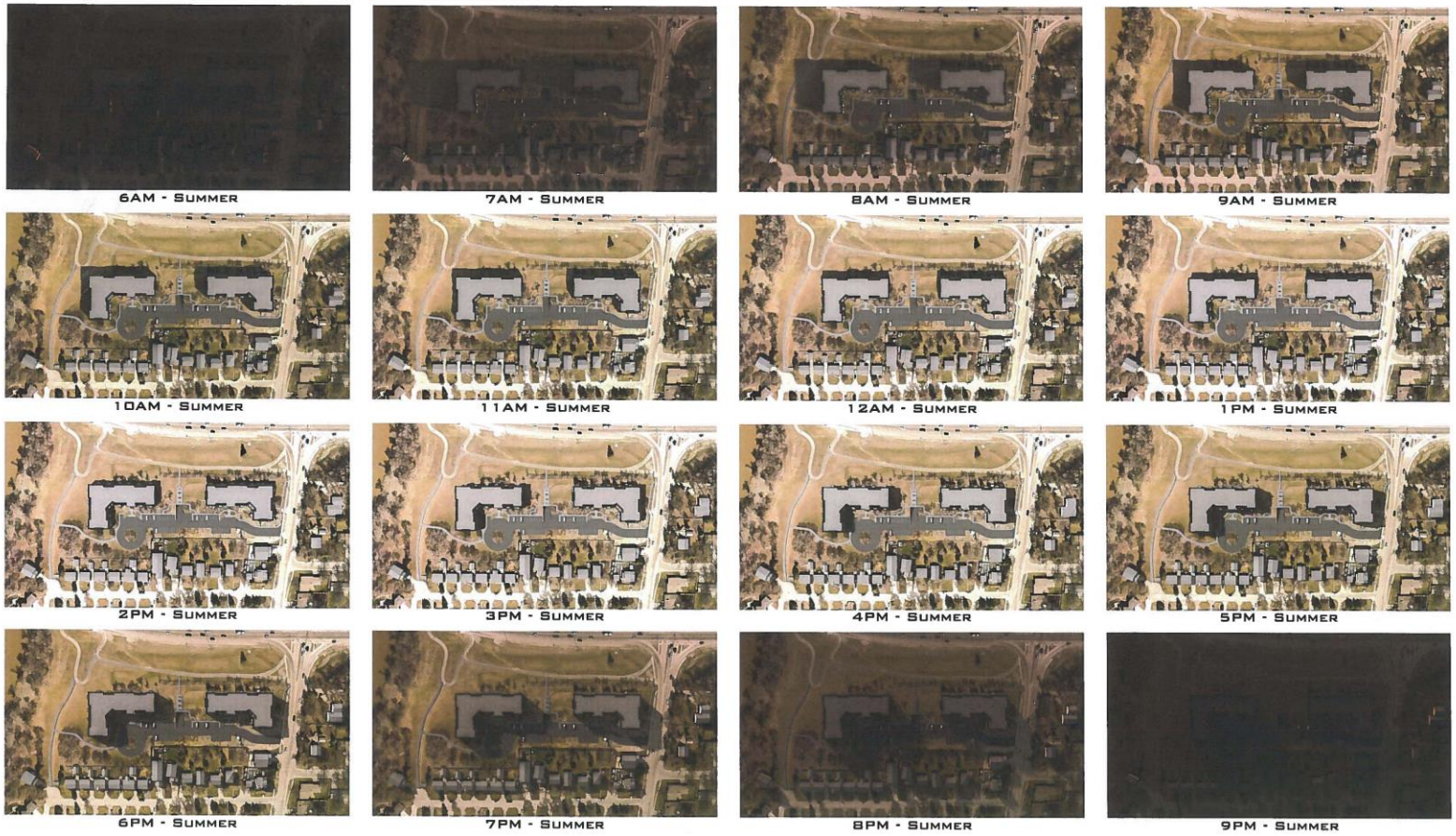
260 RIVER ROAD



BUILDING 2

COURTYARD VIEW

SHERWOOD
DEVELOPMENTS (2016)
EXCELLENCE BY DESIGN

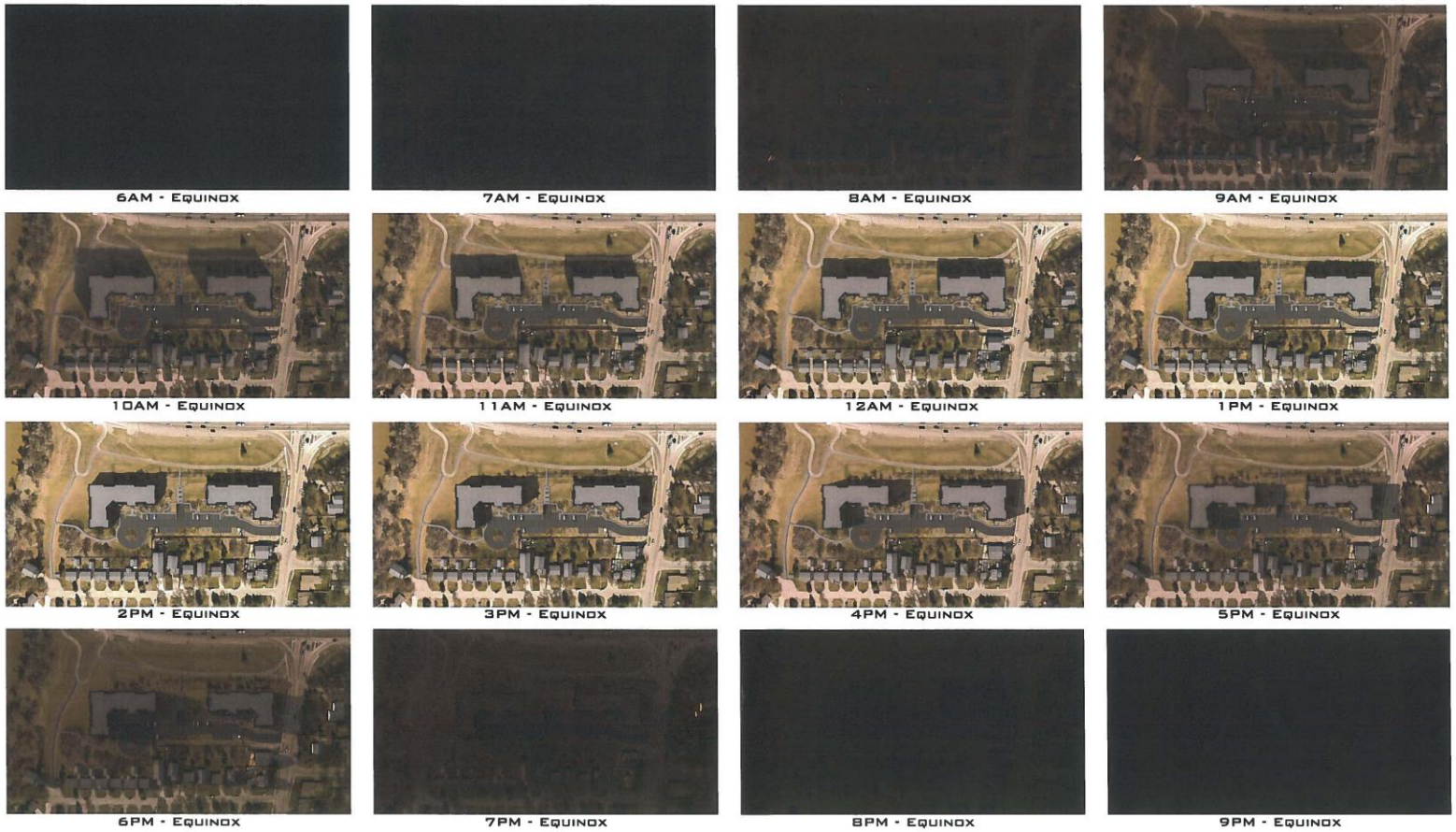


SHERWOOD
DEVELOPMENTS (2016) LTD.

260 RIVER ROAD

SUNLIGHT STUDY - SUMMER SOLSTICE

FEBRUARY 2020

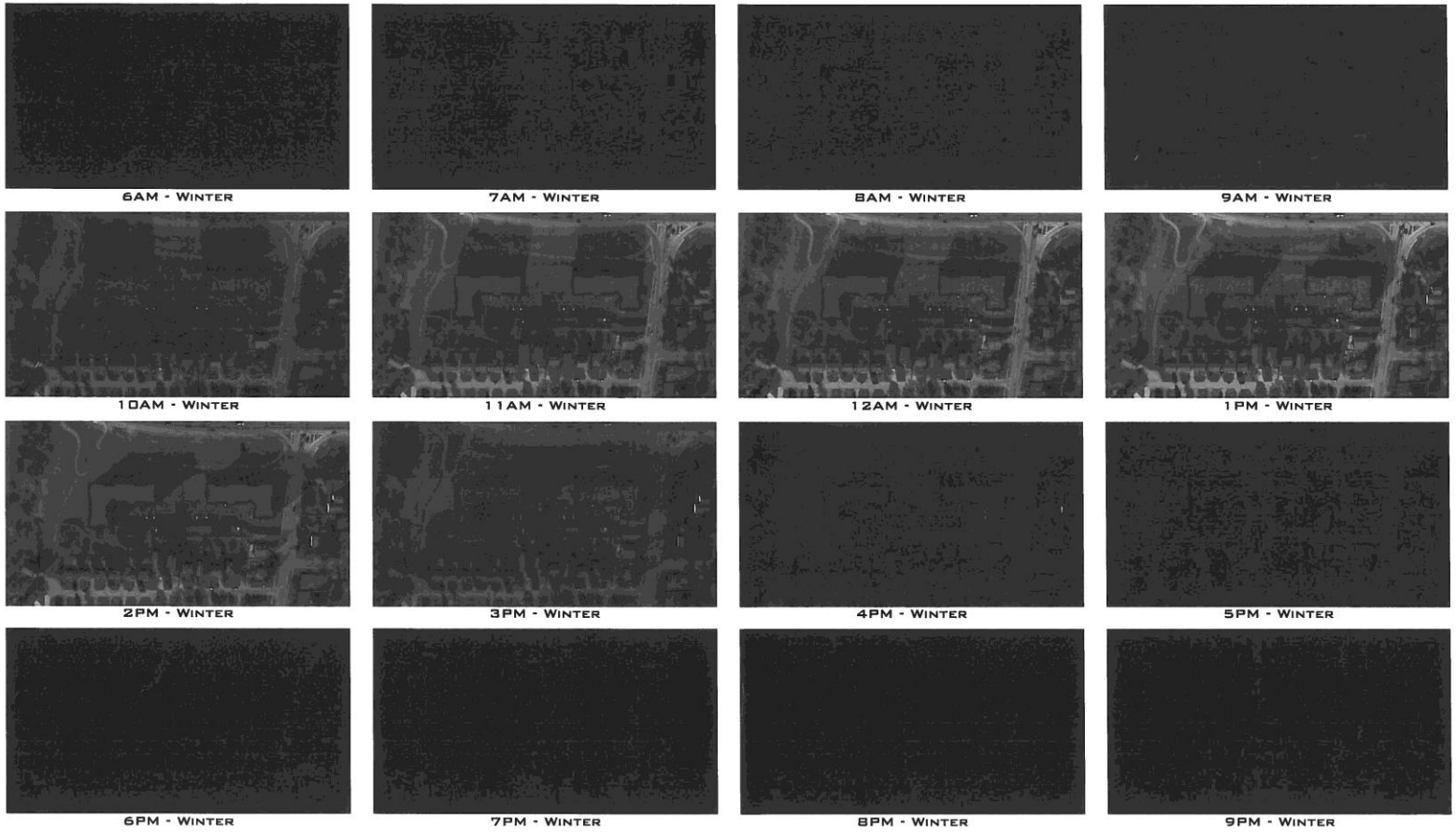


SHERWOOD
DEVELOPMENTS (2016) LTD.

260 RIVER ROAD

SUNLIGHT STUDY - SPRING/FALL EQUINOX

FEBRUARY 2020



SHERWOOD
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260 RIVER ROAD

SUNLIGHT STUDY - WINTER SOLSTICE

FEBRUARY 2020