Agenda – Executive Policy Committee – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

Moved by Councillor

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

Item No. 16 Rezoning – 149 Lindsay Street
(River Heights-Fort Garry Ward)
File DAZ 206/2020 [c/r DAV 169357/2020D]

STANDING COMMITTEE RECOMMENDATION:

On December 7, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/20 by rezoning the subject land to an "RMF-S PDO-1 Airport Vicinity Protection Area & PDO-1 Academy Road Neighbourhood Main Street" Residential Multi Family Small District as shown on the map dated November 2, 2020 and attached as Schedule "A" to this report.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated October 23, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

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

Agenda – Executive Policy Committee – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 7, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 27, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On November 2, 2020, the City Centre Community Committee adjourned the public hearing to its meeting on November 27, 2020 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

File: DAZ 206/2020

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gilroy
Councillor Rollins

Public Hearing: November 27, 2020
November 2, 2020
Council Building, 510 Main Street

Applicant: Dwell Design Homes (Braydin Huynen)

Subject:



Premises Affected: 149 Lindsay Street

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

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: November 30, 2020

Community Committee Recommendation:

On November 27, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/20 by rezoning the subject land to an "RMF-S PDO-1 Airport Vicinity Protection Area & PDO-1 Academy Road Neighbourhood Main Street" Residential Multi Family Small District as shown on the map dated November 2, 2020 and attached as Schedule "A" to this report.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated October 23, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

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

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

1. The neighbor has indicated that they would like the adjournment for litigation purposes and that path is still open for them, however we have laid this matter over already for a month not only to allow them the opportunity to talk to the developer but also to their neighbors and today I still have just them. The other neighbors have not indicated support or opposition but they did have the opportunity to do that.

2. Secondly on the issue about land value, the City doesn't do that role. In the end they have their own recourse through litigation or through the courts if they choose that path.

3. Parking is a problem in the area – we know that – but these four units have a 1:1 ratio. There is no variance for parking so that isn't even before us. They are building to what's allowed, however I do them hear about the parking study and that has been discussed with a number of neighbors in the past and will be in the future.

4. The examples of a four plex going up on an end cap. I hear the applicant say they worked on Stafford. You'll see it on the right side of Harvard – there's a four plex that was developed there. It's an example of design that fits into the neighborhood and it's on an end cap so that is there for their viewing.

5. The idea about retaining this River Heights neighborhood as exclusively a single-family neighborhood I do concur with. Every neighborhood is different and River Heights is generally a single-family neighborhood but we also have to agree where we're going to increase in density. End caps along regional streets is where that density should go. This is four units facing Academy so it is appropriate to go there based on OurWinnipeg and Complete Communities

6. The shadow studies were good. Helped some of my concerns on the shadowing. There will be some impact to the neighbor but some of that is being mitigated. I do appreciate the additional of the greenage around it and also the setback from the neighboring property.

Exhibits Filed:

1. Application dated August 4, 2020
2. Notification of Public Hearing dated November 2, 2020
3. Manitoba Status of Title 3048542/1
4. Letter of authorization dated July 17, 2020 from Marc Kipnes, Crystal Ionics Inc. to Braydin Huynen, Dwell Design Homes
5. Plans (6 pages)
6. Arborist Report and Tree Protection Plan dated June 22, 2020
7. Report from the Urban Planning Division dated October 20, 2020
8. Communication dated October 20, 2020, from Tyler Ellis in support of the application
9. Communication dated October 20, 2020 from Jon Blumberg in support of the application
10. Communication dated October 20, 2020 from Parminder Muhar in support of the application
11. Communication dated October 21, 2020 from Adam Pimentel in support of the application
12. Inspection Report
13. Communication dated October 29, 2020 from Frank Szafranski in support of the application
14. Recording of Representations of the adjourned public hearing held on November 2, 2020
15. Notice of Adjournment dated November 4, 2020
16. Revised Report from the Urban Planning Division dated November 18, 2020
17. Communication dated November 20, 2020, from Tyler Ellis in support of the application
18. Shadow studies in support of the application, submitted by Braydin Huynen, Dwell Design Homes on November 24, 2020
19. Recording of Representations of public hearing held on November 27, 2020

REPRESENTATIONS:

In Support:

Jon Blumberg
Tyler Ellis
Braydin Huynen
Daniel MacGibbon
Parminder Muhar
Adam Pimentel
Frank Szafranski
Yaron Walter

In Opposition:

Bernie Martins
Susanne Marius

For Information:

Kelly Moss

For the City:

D. Harris, Planner, Planning, Property and Development Department
M. Robinson, Senior Planner, Planning, Property and Development Department

Exhibit “16” referred to in File DAZ 206/2020

ADMINISTRATIVE REPORT-Revised

Title: DAZ 206/20 at 149 Lindsay St.

Issue: For consideration at the public hearing to rezone the property at 149 Lindsay St. to the “RMF-S” district to establish a four (4) unit multi-family residential use.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D.Harris, RPP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/20 by rezoning the subject land to an “RMF-S PDO-1 Airport Vicinity Protection Area & PDO-1 Academy Road Neighbourhood Main Street” Residential Multi Family Small District as shown on the map dated ~~November 3~~,(Correction) November 2, 2020 and attached as Schedule “A” to this report.

2. That the developer shall meet all terms and conditions as outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated October 23, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City’s Director of Planning, Property and Development.

4. 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.

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

6. 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 wishes to rezone the subject property from the “R1-M” district to the “RMF-S” district to enable the establishment of a four (4) unit multi-family building at 149 Lindsay St.
- 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 land will be **rezoned**.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	November 18, 2020 (Revised)
File No.	DAZ 206/20

APPENDIX 'A'

DATE: October 20, 2020

FILE: **DAZ 206/20**

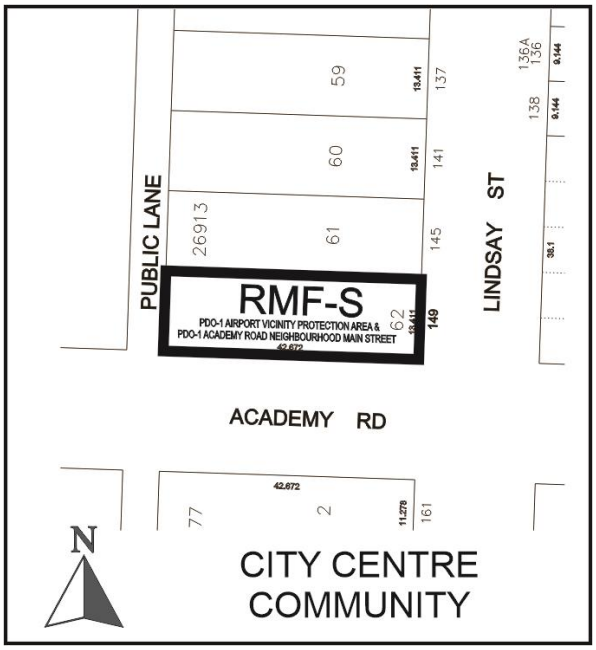
RELATED FILES: DAV 20-169375D

COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.631 Wellington Crescent

SUBJECT: To rezone the subject land from R1-M to RMF-S (PDO-1 Airport Vicinity Protection Area & PDO-1 Academy Road Neighbourhood Main Street) to permit the establishment of a four (4) unit multi-family residential building.

LOCATION: 149 Lindsay St.



LEGAL DESCRIPTION: SP LOT 62 PLAN 26913 WLTO IN RL 54 TO 56 PARISH OF ST BONIFACE

APPLICANT: Dwell Design Homes (Braydin Huynen)
671 Pembina Hwy
Winnipeg MB,
R3M 2L6

OWNER: Crystal Ionics Inc.
671 Pembina Hwy
Winnipeg MB,
R3M 2L6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north west corner of Lindsay St. and Academy Rd. in the Wellington Crescent neighbourhood of the River Heights-Fort Garry ward.
- The site is located in a Mature Community as designated in the *Complete Communities Direction Strategy*.
- The property is zoned “R1-M PDO-1 Airport Vicinity Protection Area 2 & Academy Road Neighbourhood Main Street PDO-1 AREA 2” Residential Single Family (Medium) and is 6158 sq. ft. in area.
- The site has 140 feet of frontage on Academy Road and 44 feet of frontage along Lindsay Street.
- A single-family dwelling constructed in 1948 currently located on site.



Figure 1: Subject site and surrounding area (flown 2018)

SURROUNDING LAND USE AND ZONING

The subject area is characterized by a mix of low-density residential uses with small scale commercial and institutional land uses fronting Academy Rd. Land uses directly adjacent to the subject site include:

North: Single family residential uses zoned “R1-M” Residential Single-Family Medium district.

South: Academy Rd. then two family residential use zoned “R1-M” Residential Single-Family Medium district.

East: A place of worship zoned “R1-S” Residential Single-Family Small district.

West: City owned vacant land zoned “PR1” Parks and Recreation Neighbourhood district.

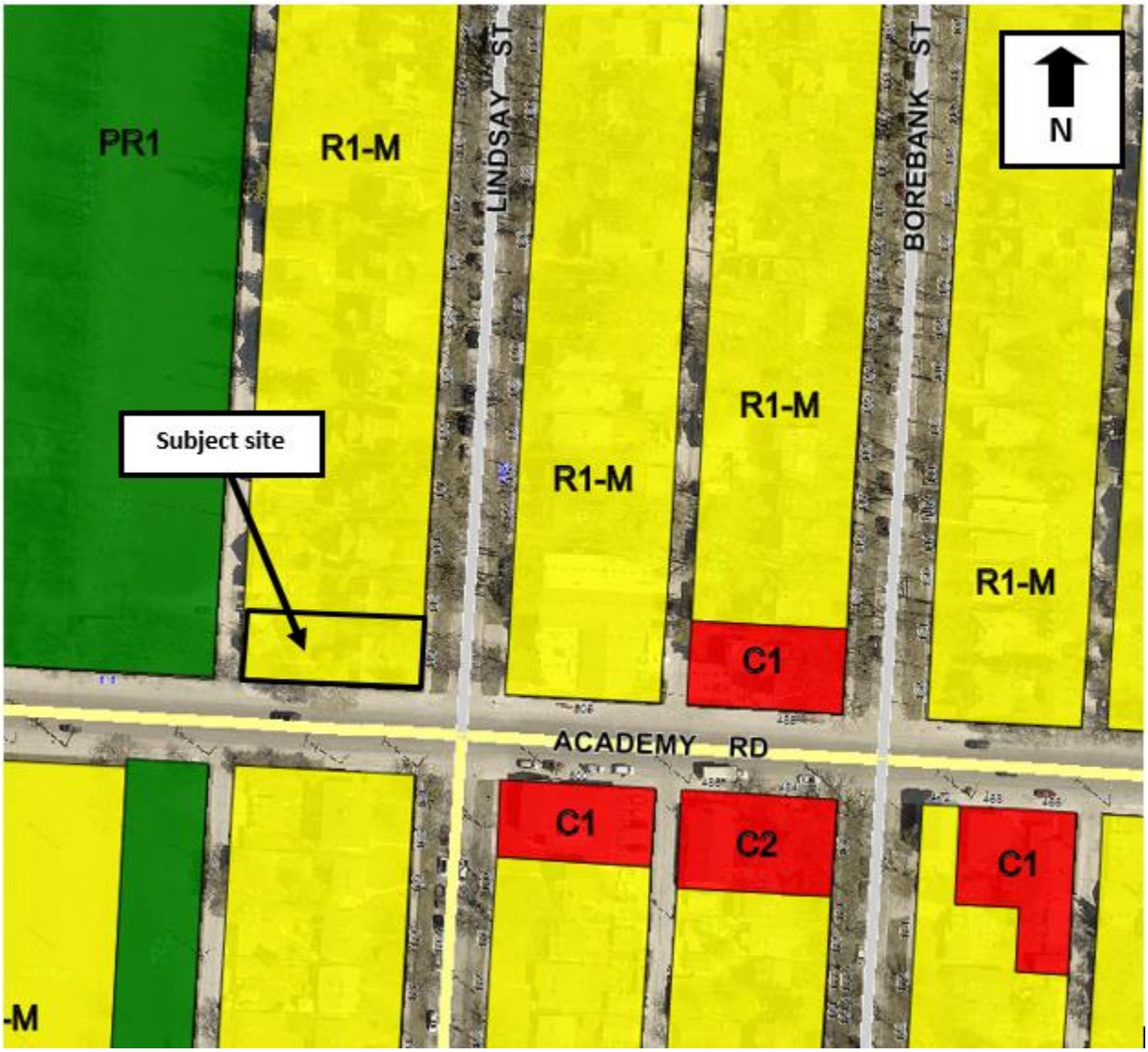


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property to the "RMF-S" Residential Multi-Family Small district to enable the establishment of a two (2) storey, four (4) unit town house style residential development.
- The proposed development will include four (4) motor vehicle parking spaces located behind the proposed building in an attached garage which takes access from a public lane.
- A corresponding variance application (DAV 20-169357D) is required to enable the proposed development. Please refer to this variance report for additional information.
- Variances for front yard setback and lot area are required to enable the establishment of a four (4) unit townhouse on site.

REASON FOR APPLICATION

- 149 Lindsay St. is currently zoned "R1-M" Residential Single Family Medium district.
- The "R1-M" district does not permit the establishment of multi-family residential uses.
- The applicant wishes to develop a four (4) unit multi-family residential development on site.
- In order to accommodate this higher density, a rezoning to the "RMF-S" Residential Multi-Family Small district is required.
- The RMF-S district enables a maximum residential density of one (1) residential unit per 1250 sq. ft. of site area.
- Given the property at 149 Lindsay St. is 6158 sq. ft. in area, the proposed four (4) unit building would result in an approvable density of 1539 sq. ft. per dwelling unit.

Collaboration with the Public Service:

- The submitted design is the product of numerous discussions between the applicant and the Urban Planning Division.
- At the recommendation of the Urban Planning Division the applicant undertook a pre-application. The applicant was provided a feedback letter on June 9, 2020.
- The applicant has responded to requests by the Urban Planning Division and have developed a concept that is consistent with area character in that submitted designs:
    - Propose a two storey building construction ~~(26 feet tall)~~ *Correction: proposed building is 33'4" feet in height*
    - Provides a larger interior side yard of 7'6" to reduce impact on adjacent uses
    - Employs a design with a pitched roof
    - Provides individual, ground oriented entrances for each of the four (4) units in a fashion that activates Lindsay St. and Academy Rd.
    - Employs a mix of façade materials including brick veneer.
    - Requires minimal variances to enable the proposed development (please see associated variance report for complete analysis)

PUBLIC ENGAGEMENT

- As part of the pre-application feedback letter provided to the applicant, the Urban Planning Division strongly encouraged the applicant to undertake neighbourhood consultation as part of their subject rezoning application.
- It should be noted this application process has taken place during the COVID-19 pandemic and has required alternative forms of public engagement to be employed.
- Given current social distancing protocols the applicant chose to engage by hand delivering informational material (see Appendix 1) outlining their proposal to all properties on Lindsay St between Wellington Cres. and Academy Rd. This material was also distributed to the two nearest properties on the south side of Academy Rd.
- In addition to the mail drop the applicant did speak with the owner of 115 Lindsay St. who expressed support for the project.
- The applicant's letter of intent states they did not receive any other feedback resulting from their engagement efforts.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject property is located in the Areas of Stability – Mature Communities Policy Area under *the Complete Communities Direction Strategy*. Key policies guiding the development of Areas of Stability include relevant to this application include:
    - Encourage intensification to occur at centres and along corridors.
    - 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 address the transition between new and existing developments.
    - Support Complete Communities by ensuring diverse and high-quality housing stock.
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

The proposal to establish a four (4) unit townhouse development at 149 Lindsay Street, increasing housing choice along the Academy Road corridor is **consistent** with policies guiding the development in the Mature Communities policy area.

- In addition to being located within a Mature Community, the subject property fits the description of a Neighbourhood Mixed Use Corridor as described in the *Complete Communities Direction Strategy.*
- Neighbourhood Mixed Use Corridor Policies which apply to this proposed development include:
    - Direction 1: Promote orderly, minor intensification of Neighbourhood mixed use corridors that is in character with the surrounding neighbourhood.

- Promote the location of new development within existing clusters of commercial or multiple family developments.
- Support the minor intensification of Neighbourhood Mixed Use Corridors keeping in character with the surrounding neighbourhood.

The proposed four (4) unit townhouse development **is also consistent** with Neighbourhood Mixed Use Corridors policies in that proposed development represents a minor intensification of a corner, corridor fronting property and is demonstrating a contextually sensitive design.

AIRPORT VICINITY PROTECTION AREA SECONDARY PLAN

- The *Airport Vicinity Protection Area Secondary Plan (AVPA)* is intended to govern land use in proximity to the Winnipeg International Airport in a manner that reduces potential land use conflict.
- The AVPA plan outlines two policy areas which pose different levels of restriction on the intensity of residential development.
- 149 Lindsay Ave. is located in the more permissive Area II of the AVPA which permits multi-family residential development to maximum density of 35 dwelling units per acre.
- This translates to a permitted residential density of one (1) dwelling unit per 1244 sq. ft. of site area.
- The proposed four (4) unit development on the subject 6158 sq. ft. lot at 149 Lindsay St. results in a permitted density of 1539 sq. ft. per dwelling unit.

Given the subject property is located in Area II of the AVPA and the proposed density is less than 35 dwelling units per acre, the proposed development is consistent with AVPA policy.

ZONING BY-LAW 200/2006

- The RMF-S district is the lowest density multi-family residential zoning district in Zoning By-law 200/2006 enabling a density of one (1) dwelling unit per 1250 sq. ft. of site area.
- The proposed rezoning to “RMF-S” Residential Multi-Family Small district would enable the establishment of four (4) residential units at 149 Lindsay St.
- The dimensional standards regulating multi-family development are very similar in scale to entitlements granted under “R1” Residential Single-Family zoning districts.

Given these regulations, the RMF-S zoning district does facilitate a contextually consistent multi-family development to occur

Airport Vicinity Protection Area Planned Development Overlay 1

- As outlined above, the Airport Vicinity Area Plan and its associated Planned Development Overlay (PDO-1) is:

  “…intended to minimize the exposure of residential and other sensitive land uses to aircraft and their potential impacts, including noise, to minimize risks to public safety from aircraft accidents, and to discourage traffic congestion and incompatible land uses proximate to, and within, airport influence areas. In addition, the District is intended to ensure that the 24-hour operation of Winnipeg’s airport continues to contribute to the

economic vitality of the city and the region by avoiding or mitigating potential land use conflicts."

- The AVPA is divided into two policy areas that apply different levels of restriction on the intensity of residential development.
- 149 Lindsay St. is located in area II of the AVPA and is subject to the following regulation
    - (3) (b) new multi-family dwellings may be constructed not exceeding a density of 85 units per hectare (35 dwelling units per acre)

  The proposed four (4) unit development on the subject 6158 sq. ft. lot at 149 Lindsay St. results in a permitted density of 1539 sq. ft. per dwelling unit.

Given the subject property is located in Area II of the AVPA and the proposed density is less than 35 dwelling units per acre, the proposed development is consistent with AVPA PDO regulation.

Academy Road Neighbourhood Main Street Planned Development Overlay 1

- The Academy Road Neighbourhood Main Streets Planned Development Overlay (PDO) is intended to respect and reinforce the character of Academy Road as a Neighbourhood Main Street to River Heights.
- The Academy Road PDO is divided into three policy areas:
    - Area 1-Shops and services
        - Area 1a: Sub area of area 1
    - Area 2-Living
- The subject property is located in Area 2-Living of the Academy Road PDO.
- Zoning By-law 200/2006 Schedule O-4 section 5.0 states the intent of Area 2 regulations is to:

  "maintain and respect the integrity of the existing residential neighbourhood, by prohibiting non-residential uses in the Academy Living Area."
- Section 5.3 of the Academy Road. PDO lists the following uses as prohibited:
    - Commercial sales and service uses

The proposed establishment of a multi-family residential use is **not restricted** by the Academy Road PDO.

ADDITIONAL CONSIDERATIONS

Trees and Landscaping

- At the request of the Urban Planning Division the applicant provided an arborist report for the subject property.
- It is acknowledged that redevelopment will result in the inevitable loss of numerous trees on site.
- The applicant has indicated their intention to preserve as many trees as possible on site, particularly in the front yard setback portion of the site.
- The applicant will follow the recommendations of the arborist report to ensure the public boulevard tree will not be impacted by this private construction project.

Conditions of approval

Substantial conformance

- The submitted design is the product of numerous discussions between the applicant and the Urban Planning Division.
- A substantial conformance condition of approval has been placed on the corresponding variance application (DAV 20-169357) to ensure the subject four plex at 149 Lindsay Ave is built as proposed.

Plan Approval

- As is customary with most rezoning applications, a Plan Approval condition has been placed on the corresponding variance application (DAV 20-169357D).
- As stated above, the submitted design is satisfactory to the Urban Planning Division. The Plan Approval condition enables final review of construction level drawings including confirmation of final cladding material choice.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The rezoning will result in a modest increase in density on this corner lot thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood.
- The rezoning is consistent with the policies in *Complete Communities*, the *Airport Vicinity Protection Area Plan* and the Academy Road PDO.

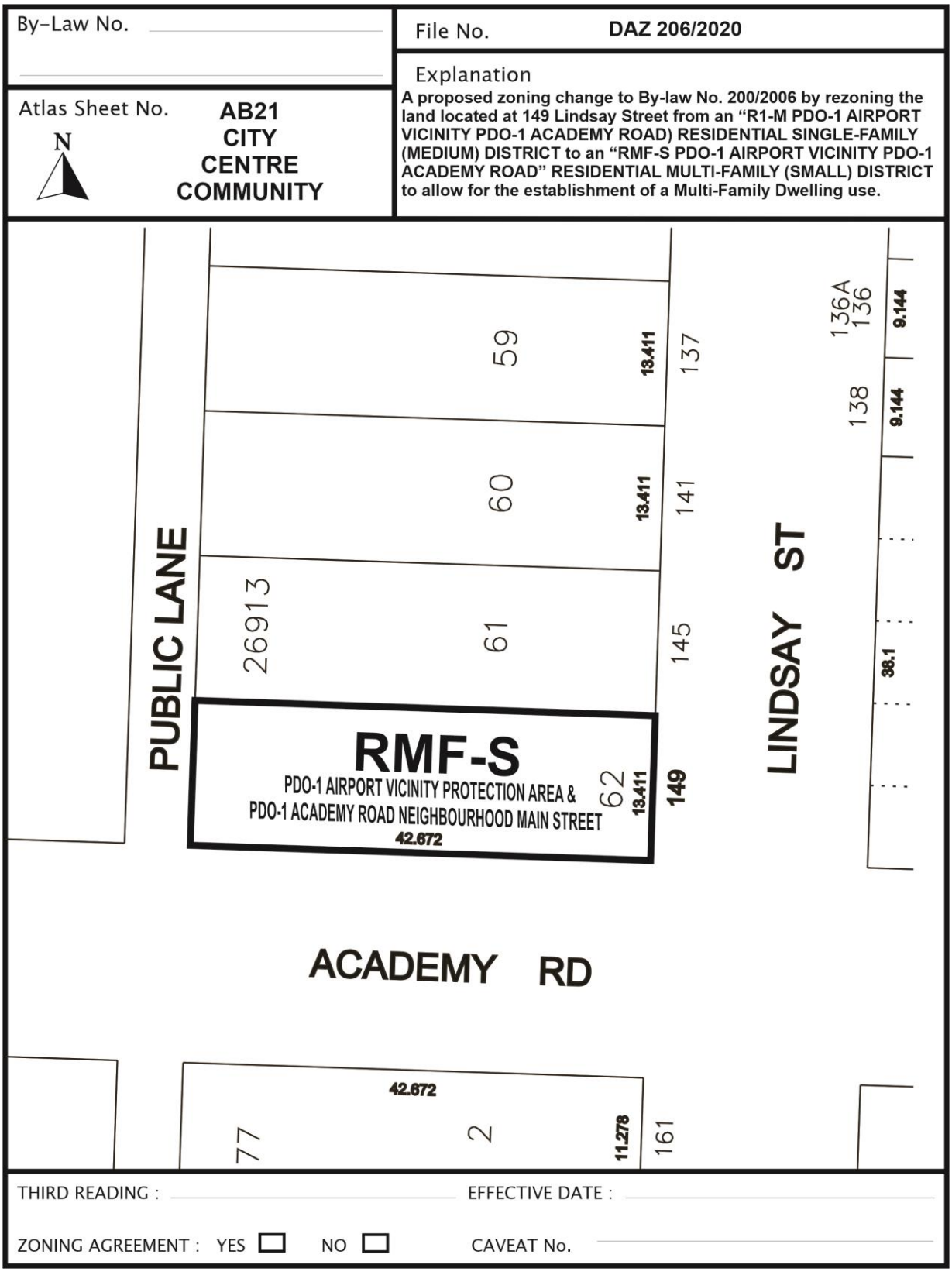
RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be rezoned into the “RMF- S” Residential Multi-Family Small district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DAZ 206/20

Schedule "A" for File DASZ 206/2020, City Centre Community Committee, November 2, 2020 (Corrected)



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 149 LINDSAY STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 206/2020. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Conditions

1) Water System Assessment

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

2) Combined Sewer District

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

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

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

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 206/2020
October 23, 2020

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

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division

Appendix 1 Public Engagement Mailer distributed by applicant

For your information or support. A new small scale multi-family Building is being proposed for the corner of Academy and Lindsay.





A public hearing is planned for the rezoning and variance application to permit 4 townhome suites with 3 private entrances off Academy and 1 off Lindsay.



Please contact Braydin Huynen (braydin@dwelldesignhomes.com) for more Information or to show your support prior to the public hearing.

Delivered to all homes on Lindsay St. between Wellington Cres. & Academy

For your information or support. A new small scale multi-family Building is being proposed for the corner of Academy and Lindsay.





A public hearing is planned for the rezoning and variance application to permit 4 townhome suites with 3 private entrances off Academy and 1 off Lindsay.

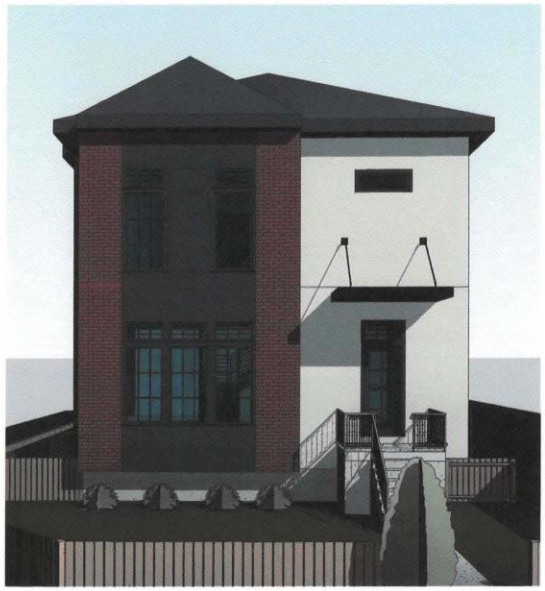


Please contact Braydin Huynen (braydin@dwelldesignhomes.com) for more Information or to show your support prior to the public hearing.

Exhibit “5” referred to in File DAZ 206/2020



1 Academy



2 Lindsay

Articulated Design Union 673 Mulvey Ave Winnipeg, MB. R3M 1G2 Phone: (204) 284-6911 email: info@designunion.ca	Project Address: 149 Lindsay	**Drawn by:**	DM
		Date:	July 23 2020
		Scale:	
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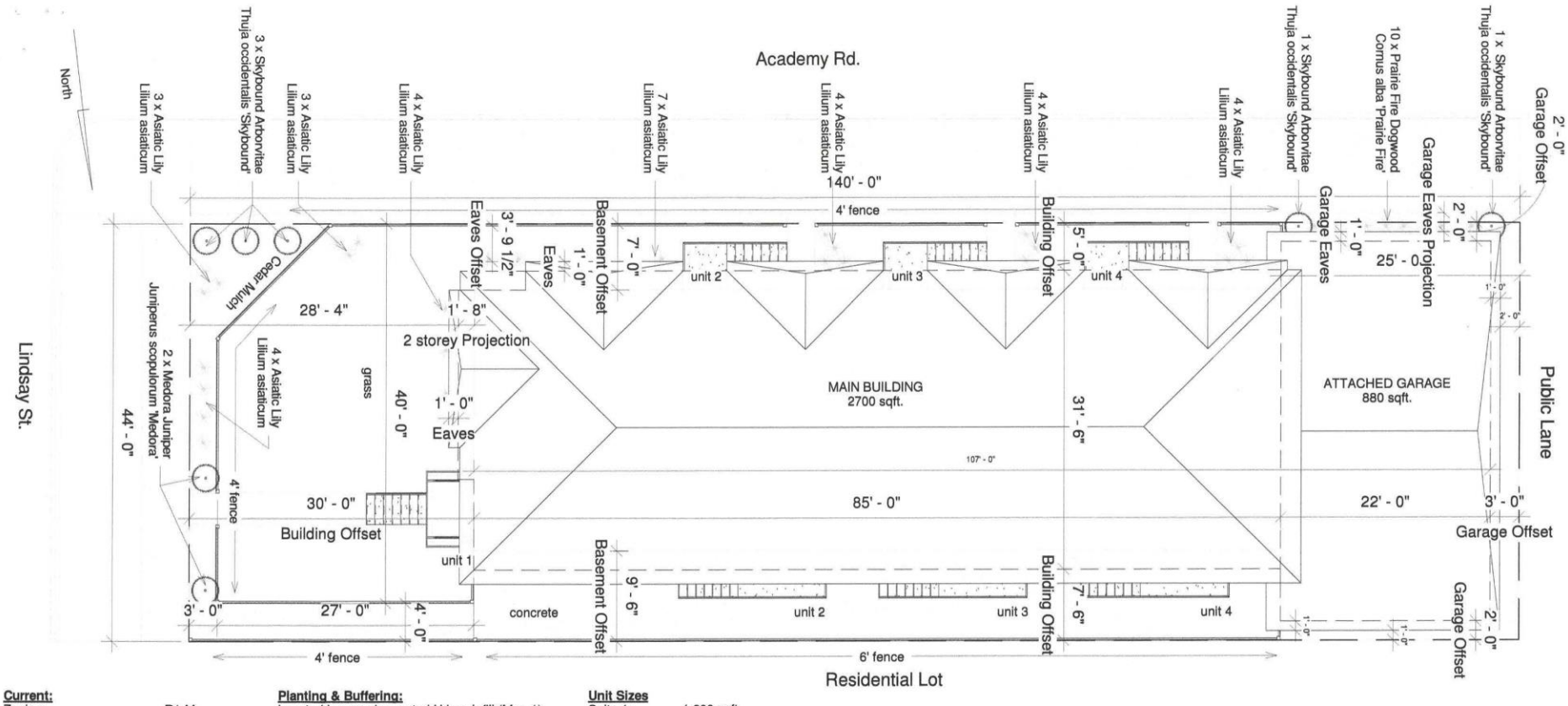

Current:
Zoning: R1-M
Lot Area: 6160 sqft

Proposed
Zoning: RMF-S
Units: 4
Lot area / Dwelling Unit 1540 sqft
Main Building Area: 2700 sqft
Garage Area: 880 sqft

Civic Address: 149 Lindsay St.
Legal Address: SP lot 62 Plan 26913 in RL 54 to 56 Parish of St Boniface

Planting & Buffering:
Located in area desgnated Urban Infill (Map 1)

South
4' Fence
Street Edge Landscaping (140 ft, Academy)
5 trees
21 shrubs
South Foundation Landscaping (85 ft)
11 shrubs

East
4' Fence
East Street Edge Landscaping (44 ft, Lindsay)
2 tree
7 shrubs
East Foundation Landscaping (31.5 ft)
4 shrubs

West & North
No planting, 4' & 6' Fencing

Unit Sizes
Suite 1: 1,800 sqft
Suite 2 - 4: 1,650 sqft

Articulated Design Union
673 Mulvey Ave Winnipeg, MB. R3M 1G2
Phone: (204) 284-6911
email: info@designunion.ca

Project Address: 149 Lindsay	Drawn by: DM
	Date: July 23 2020
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Site Plan	Page Number: A100

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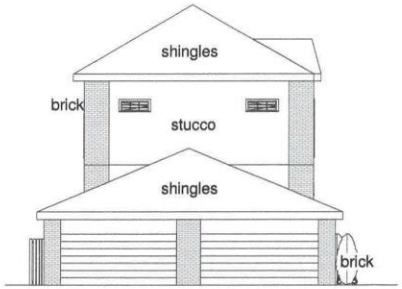
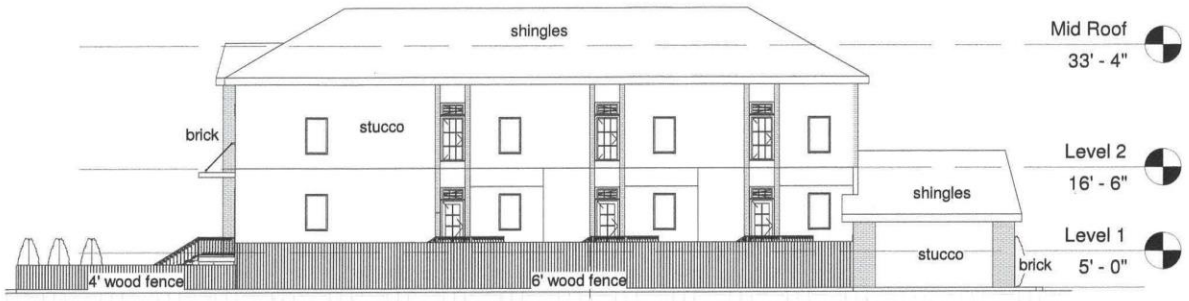
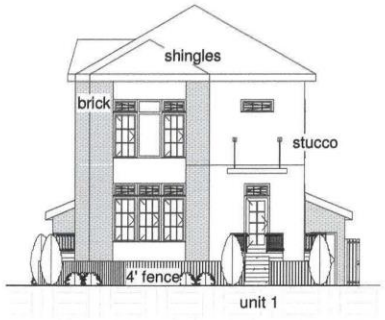


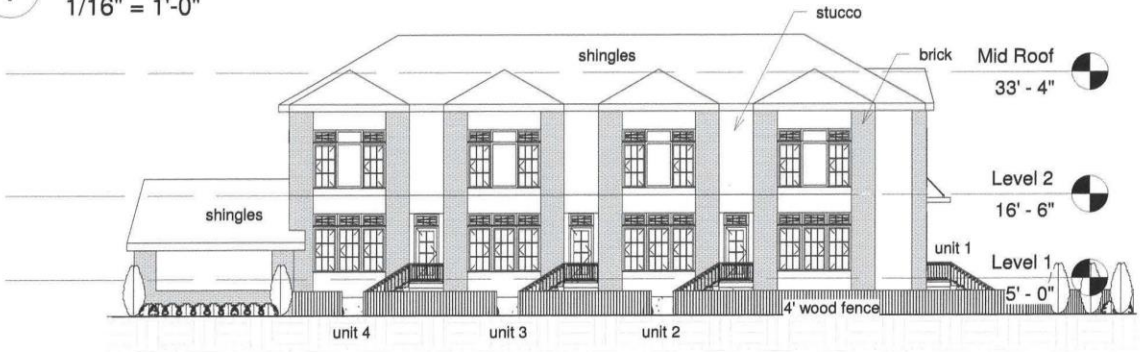
3 Rear
1/16" = 1'-0"



1 Side Yard
1/16" = 1'-0"



4 Front
1/16" = 1'-0"



2 Academy
1/16" = 1'-0"

Articulated Design Union
673 Mulvey Ave Winnipeg, MB. R3M 1G2
Phone: (204) 284-6911
email: info@designunion.ca

Project Address: 149 Lindsay	**Drawn by:**	DM
	Date:	July 23 2020
	Scale:	1/16" = 1'-0"
Elevations	**Page Number:**	A101

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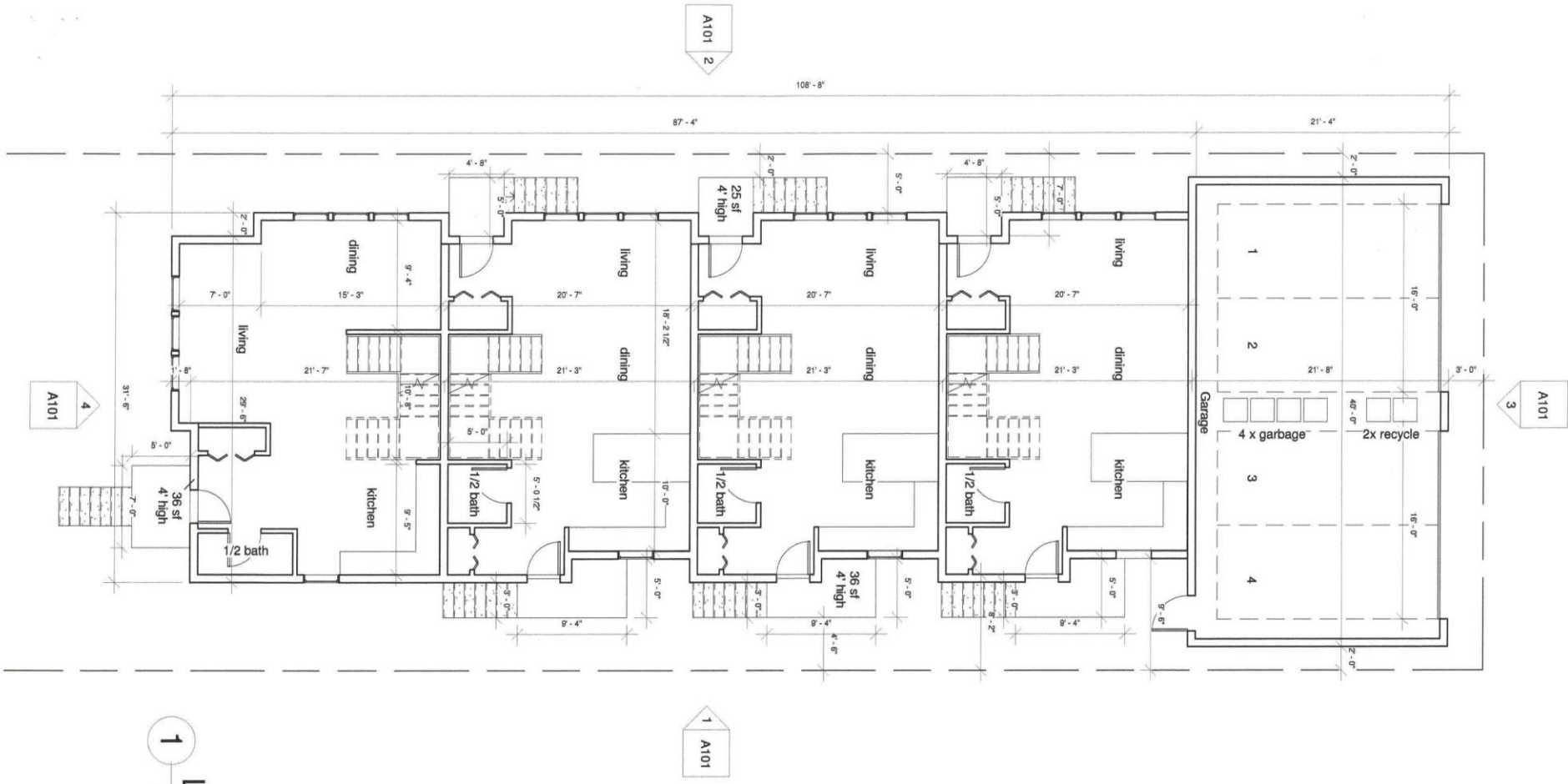

1 Level 1

1/8" = 1'-0"

Articulated Design Union 673 Mulvey Ave Winnipeg, MB. R3M 1G2 Phone: (204) 284-6911 email: info@designunion.ca	Project Address: 149 Lindsay	**Drawn by:**	DM
		Date:	July 23 2020
		Scale:	1/8" = 1'-0"
	Level 1	**Page Number:**	A102

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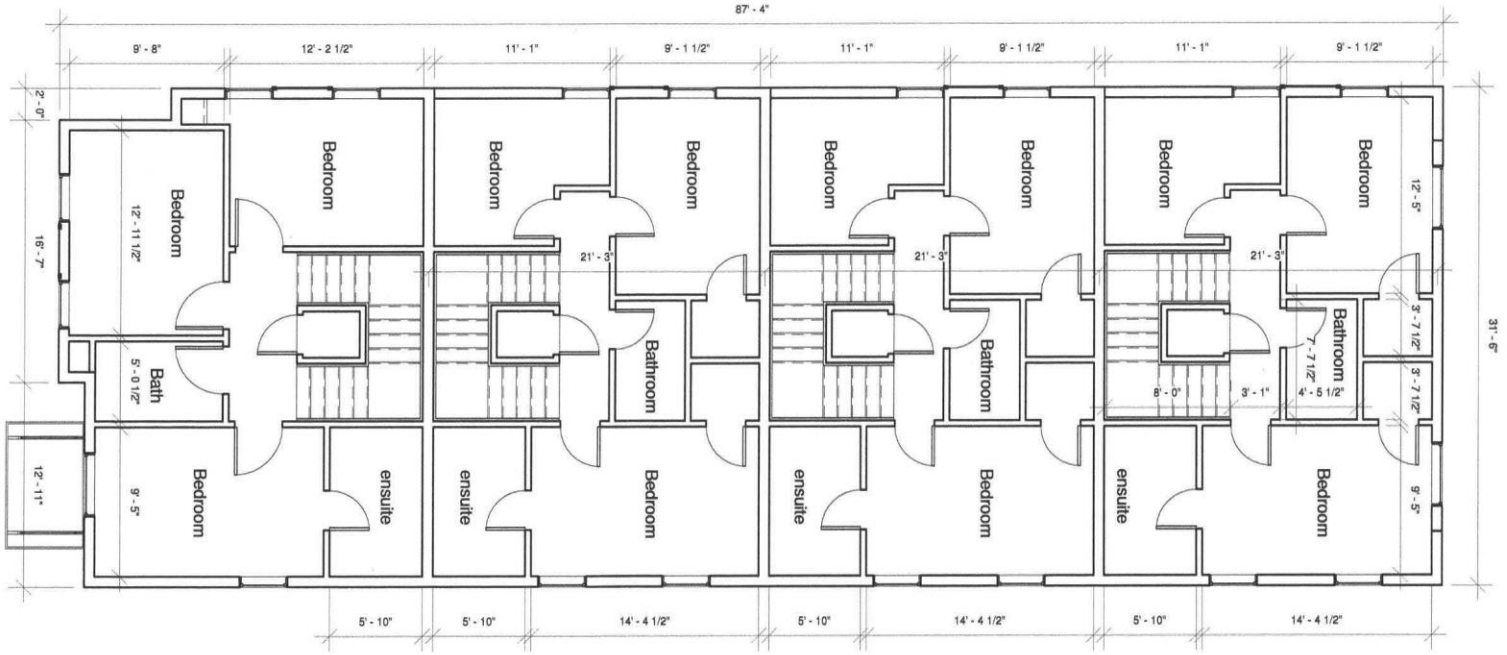
1 Level 2

1/8" = 1'-0"



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		Date:	July 23 2020
		Scale:	1/8" = 1'-0"
	Level 2	**Page Number:**	A103

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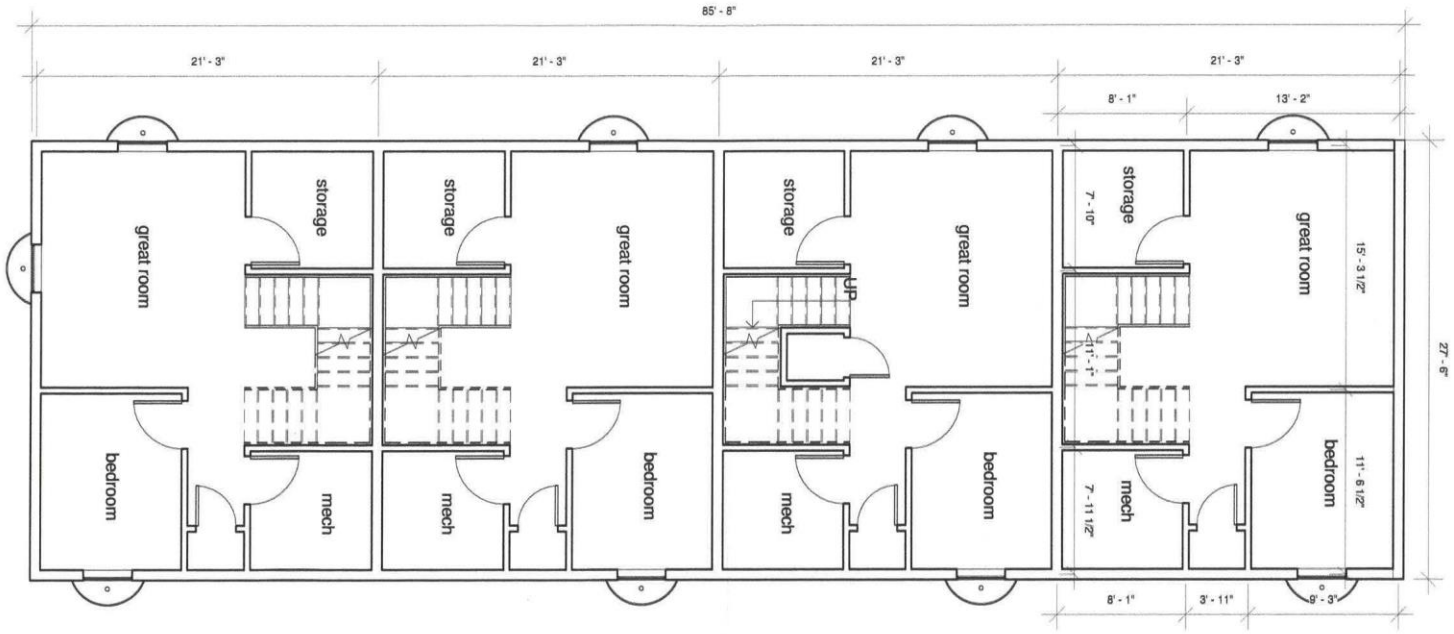
1

Basement

1/8" = 1'-0"



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Basement	
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