Agenda – Executive Policy Committee – February 17, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

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. 10 Rezoning – 2402 Ferrier Street
(Old Kildonan Ward)
File DAZ 209/2020 [c/r DAV 194037/2020D]

STANDING COMMITTEE RECOMMENDATION:

On February 12, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan 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 209/2020 by rezoning the subject land to a "RMF-S" Residential Multi-Family (Small) District as shown on the map dated January 6, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping; and
            g. Free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

On the Owner's Land ("Works") to the Lord Selkirk – West Kildonan Community Committee and the City's Director of Planning, Property and Development ("Director") 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 no permanent or temporary structure be permitted for construction anywhere within 17.5 feet (5.33 metres) of the rear (west) property line.

iii. That the following principal uses shall be conditional principal uses in the planned area:

a. assisted living facility;
b. single-room occupancy; and
c. protection and emergency services.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 14, 2020 and attached as Schedule "B" to this report.

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

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

2. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

3. 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.

4. 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.

5. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 12, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 2, 2021, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Add the following new Recommendation:

  "1.A.iii. That the following principal uses shall be conditional principal uses in the planned area:

  a. assisted living facility;
  b. single-room occupancy; and
  c. protection and emergency services."

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

On January 6, 2021, the Lord Selkirk-West Kildonan Community Committee adjourned the public hearing to its meeting on February 2, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

File: DAZ 209/2020

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Eadie, Chairperson
Councillor Santos
Councillor Sharma

Public Hearing: February 2, 2021
January 6, 2021
Council Building, 510 Main Street

Applicant: Affinity Architecture Inc. (Evan Hanson)

Subject:



Premises Affected: 2402 Ferrier Street

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

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: February 3, 2021

Community Committee Recommendation:

On February 2, 2021, the Lord Selkirk-West Kildonan 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2020 by rezoning the subject land to a "RMF-S" Residential Multi-Family (Small) District as shown on the map dated January 6, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping; and
            g. Free-standing signage

            On the Owner's Land ("Works") to the Lord Selkirk – West Kildonan Community Committee and the City's Director of Planning, Property and Development ("Director") 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 no permanent or temporary structure be permitted for construction anywhere within 17.5 feet (5.33 metres) of the rear (west) property line.

iii. That the following principal uses shall be conditional principal uses in the planned area:

a. assisted living facility;
b. single-room occupancy; and
c. protection and emergency services.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 14, 2020 and attached as Schedule "B" to this report.

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

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

2. 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.

3. 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.

4. 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.

5. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

7. That the proper Officers of the City be authorised 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 Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. This proposal here is compatible with the area and it adds new housing that is much needed and Mr. Hanson has done public engagement and as a result that he has modified the plan to include more parking for this development.

2. I do appreciate it and we all do, when applicants work in good faith with the neighbours that will be surrounding this development so thank you for that.

Exhibits Filed:

1. Application dated October 26, 2020
2. Notification of Public Hearing dated November 23, 2020
3. Manitoba Status of Title 2719582/1
4. Letter of authorization dated July 29, 2020 from Simone Yvette Hryhoruk to Affinity Architecture Inc.
5. Summary of Public Consultation
6. Plans (11 pages)
7. Report from the Urban Planning Division dated December 15, 2020
8. Inspection Report
9. Communication dated December 24, 2020, from Nieves Servida and Jacqueline Servida with respect to the application
10. Presentation in support of the application submitted by the Applicant at the public hearing
11. Recording of Representations of public hearing held on January 6, 2021
12. Letter of Adjournment dated January 7, 2021
13. Recording of Representations of public hearing held on February 2, 2021

REPRESENTATIONS:

In Support:

Evan Hanson
Clark Hryhoruk
Simone Hryhoruk

In Opposition:

Nil

For Information:

Ben McGillivary
Nieves Servida
Jacqueline Servida

For the City:

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

ADMINISTRATIVE REPORT

Title: DAZ 209/2020 – 2402 Ferrier Street

Issue: An application for consideration at the public hearing to rezone the property from "R1-E" Residential Single-Family (Estate) to “RMF-S” Residential Multi-Family (Small) to facilitate the construction of a proposed Multi-Family Dwelling use

Critical Path: Lord Selkirk-West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer, MCP			

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2020 by rezoning the subject land to a “RMF-S” Residential Multi-Family (Small) District as shown on the map dated January 6, 2021 and attached as Schedule “A” to this report, subject to the following conditions:

    A. That the owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

        i. That the Owner must submit plans showing the location and design of any and all proposed:

            a. Buildings

            b. Accessory parking areas

            c. Private approaches

            d. Garbage enclosures

            e. Fencing

            f. Landscaping; and

            g. Free-standing signage

            On the Owner’s Land (“Works”) to the Lord Selkirk – West Kildonan Community Committee and the City’s Director of Planning, Property and Development (“Director”) 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 no permanent or temporary structure be permitted for construction anywhere within 17.5 feet (5.33 metres) of the rear (west) property line.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated December 14, 2020 and attached as Schedule "B" to this report.

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

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

2. 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.

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6. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

7. That the proper Officers of the City be authorised to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the property from ""R1-E" Residential Single-Family (Estate) to "RMF-S" Residential Multi-Family (Small) to facilitate the establishment of a proposed Multi-Family Dwelling use and accessory parking areas (27 dwelling units and 45 parking stalls).
- 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 proposal can proceed.

SUBMITTED BY

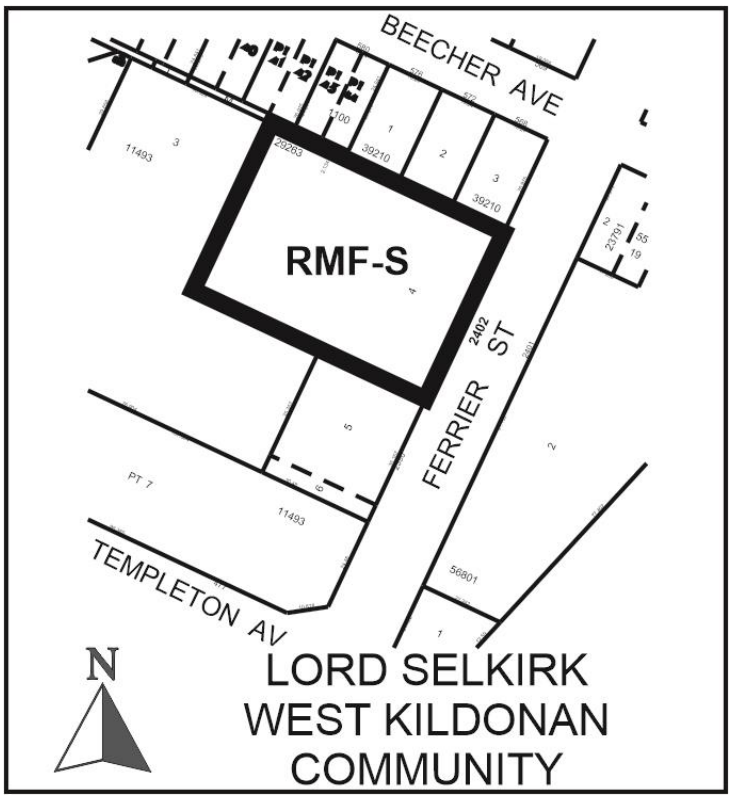
Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by	R. Hayer, MCP
Date:	December 15, 2020
File No.	DAZ 209/2020

Attachments

- Appendix "A," Planning Discussion
- Schedule "A," of File DAZ 209/2020**,** Lord Selkirk - West Kildonan Community Committee, dated January 6, 2021**.**
- Schedule "B," Report of The Administrative Coordinating Group – May 6, 2020, RE: Proposed Rezoning of Land Located at 2402 Ferrier Street.
- Schedule "C," Property Requirement – 2402 Ferrier Street.

APPENDIX 'A'

DATE:	December 8, 2020
FILE:	**DAZ 209/2020**
RELATED FILES:	DAV 20-194037\D
COMMUNITY:	Lord Selkirk-West Kildonan
NEIGHBOURHOOD #:	3.324 (Templeton-Sinclair)
SUBJECT:	To rezone the subject land from "R1-E" Residential Single-Family (Estate) to "RMF-S" Residential Multi-Family (Small) District
LOCATION:	2402 Ferrier Street
LEGAL DESCRIPTION:	LOT 4 PLAN 11493 19 K



APPLICANT:	Evan Hanson (Affinity Architecture Inc.) 4 Fort St Unit 200 Winnipeg, MB R3C 1C4
OWNER:	Simone Hryhoruk 79 Duluth Bay Winnipeg, MB R2J 1W6
RECOMMENDATION:	Approval, with conditions

SITE DESCRIPTION

- The subject site is located on the west side of Ferrier Street, in the Templeton-Sinclair neighbourhood of the Old Kildonan ward.
- The subject site is currently zoned “R1-E” Residential Single-Family (Estate) District, and contains a single-family dwelling constructed in 1956, and a detached garage taking access from a private approach on Ferrier Street.
- The subject site is approximately 157 feet wide by 220 feet deep, providing for a total lot area of +/- 34,604 sq. ft. (0.79 acres).
- The site is designated “Areas of Stability – Recent Community” policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family dwellings zoned “R1-E” Residential Single-Family (Estate) District; then Beecher Avenue.

South: Single-family dwelling zoned “R1-E” Residential Single-Family (Estate) District; and vacant land zoned “R1-E” Residential Single-Family (Estate) District.

East: Ferrier Street; then single-family dwelling on land zoned “RMF-M” Residential Multi-Family (Medium) District.

West: Vacant land zoned “R1-E” Residential Single-Family (Estate) District. Land west of the subject site is under City of Winnipeg Ownership and is intended to accommodate a future right-of-way (McGregor Street extension to future Chief Peguis Trail Extension corridor).

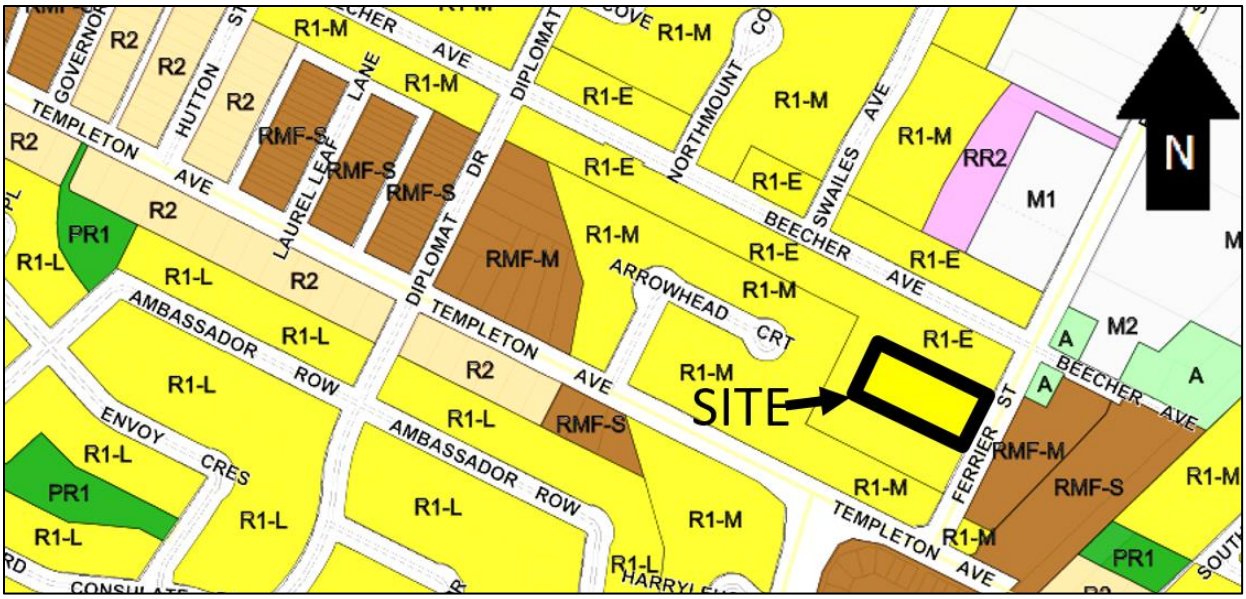


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The subject application proposes to rezone 2402 Ferrier Street from “R1-E” Residential Single-Family (Estate) to “RMF-S” Residential Multi-Family (Small) District. The proposed site plan and building elevations are shown on Figure 3.
- The proposed development is a three-storey multi-family building containing 27 dwelling units, and accessory parking area with 45 stalls (1.60 parking stalls per unit ratio).
- The main building façade would be oriented to face the public street and include a pedestrian connection from the building’s primary entrance to the future sidewalk on Ferrier Street. Vehicle access would be from Ferrier Street, at a location near the existing private approach.
- A greenspace more than 17.5 feet wide has been provided in the rear yard of the property, and is provided to accommodate the future re-alignment of the McGregor Street right-of-way (as described later in this report).
- As noted in the related report under file DAV 20-194037\D, Variances have been requested to the proposed “RMF-S” Multi-Family dimensional standards and a report has been submitted for consideration by the Lord Selkirk-West Kildonan Community Committee. Please see the related Administrative Report for analysis on the variance application.

Collaboration:

- In 2019, the Owner submitted a Pre-Application regarding the proposed rezoning. The Public Service communicated support and provided suggestions to improve the site plan. The applicant agreed to these comments, including bringing the building closer to Ferrier Street and relocating parking and loading areas to the rear of the site.
- The applicant notes they held a community consultation event on July 22, 2020 at Kildonan Park. They note that the event was advertised in community papers and direct invitations were sent to homes within 300 feet of the subject property. A summary of comments was submitted alongside the subject application. These include concerns with privacy, traffic, and noise due to construction.

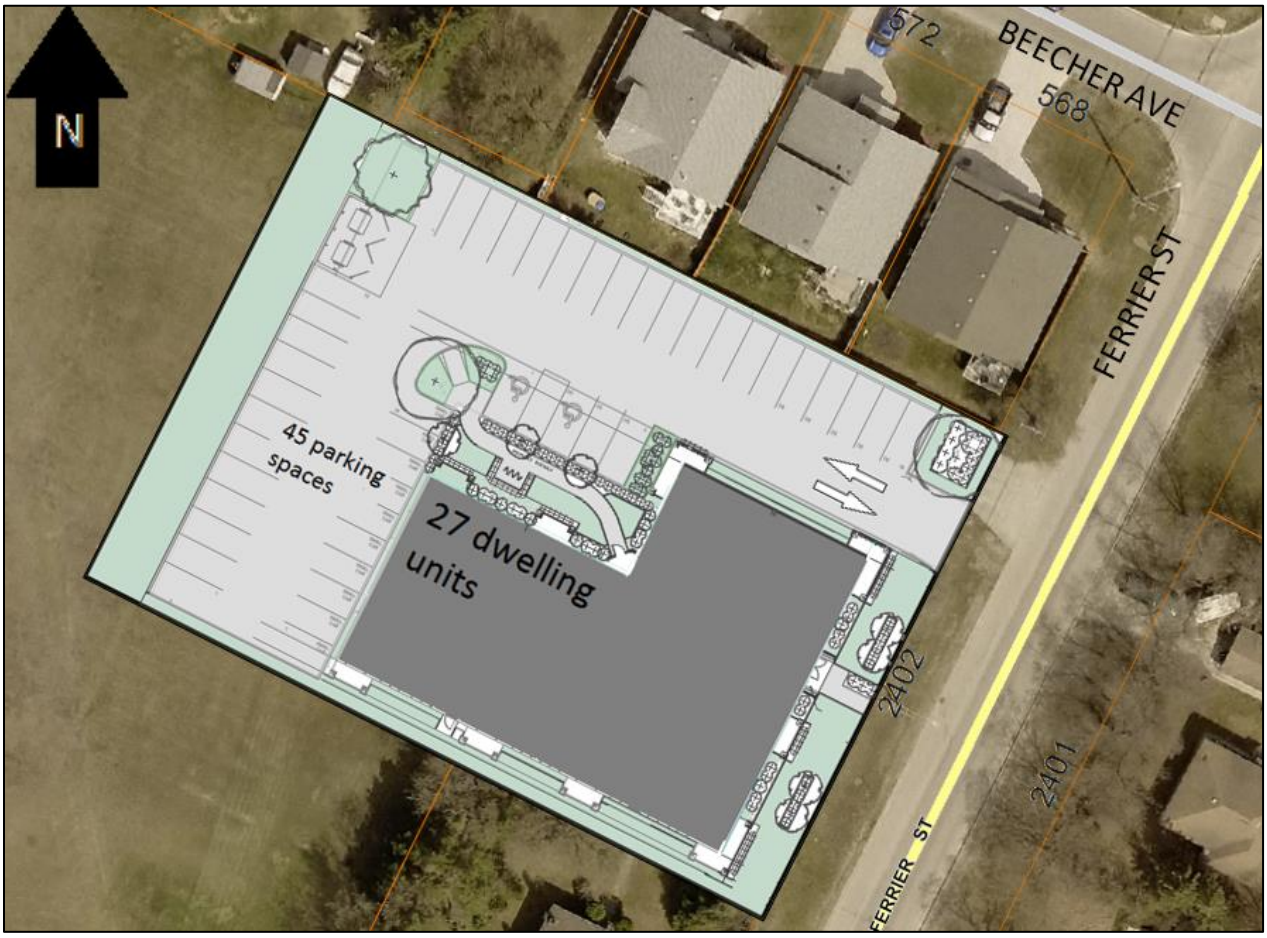


Figure 3: Proposed Site Plan.



Figure 4: Proposed front elevation (facing east), submitted by applicant.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy:

- The subject site is located in a 'Recent Communities' policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*. Key Policies include the following:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *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 proposed rezoning would be generally consistent with the above noted policies for the following reasons:
    - The site plan design proposes to minimize massing impacts by siting the building away from residential properties west and north of the site.
    - The general architectural style of the proposed dwelling has been designed to complement the suburban character of housing in the area.
- Thus, the proposed rezoning would be generally consistent with *the Complete Communities Direction Strategy* of *OurWinnipeg*.

Compatibility and Adverse Effect:

- The proposed rezoning to "RMF-S" Residential Multi-Family (Small) District would be compatible with area and is unlikely to pose an adverse effect on the adjacent area for the following reasons:
    - The "RMF-S" District establishes dimensional standards such as building heights and required yards which generally are comparable to typical "R1" Residential Single-Family zoning districts, such as "R1-L" and "R1-M".
    - For example, the "RMF-S" allows for a maximum building height of 35 feet, which is consistent with allowable heights on adjacent properties.
    - Although required side yard setbacks for the "R1-E" district is greater, the "RMF-S" zone is more aptly compared to other single-family zoning districts such as "R1-L" Residential Single-Family (Large), which requires minimum side yards of 4 feet.
    - The property across the street is zoned "RMF-M" and this zoning district permits building heights upwards of 60 feet.
    - Thus, the overall building massing is considered compatible, and is unlikely to be detrimental to the use, safety, and convenience of the adjoining properties and adjacent area.
    - The subject street also contains a mix of zoning districts and land uses. The street can be described as undergoing a slow transition, as older industrial uses to the north are being phased out and new residential development with a variety of dwelling unit type

and tenure has been occurring near the site to the south and east, as well as significant residential development further north of the site in Precinct ‘G’.

- Thus, the application is recommended for approval, subject to conditions.

Conditions of Approval:

Plan Approval

- The Urban Planning Division recommends that final plans be submitted to the Director of Planning, Property and Development and the Lord Selkirk – West Kildonan Community Committee for review prior to the issuance of a development permit on the site.
- The inclusion of this clause will allow the Public Service and the Community Committee to review the final development plans and ensure the development is compatible with the surrounding context.

No Build Area

- A portion of land along the west interior side yard has been identified as being required for the future McGregor Street right-of-way extension, which is a Public Works project associated with the future Chief Peguis Trail Extension corridor (CPTE).
- To accommodate future public works, the Administration recommends a zoning agreement clause to prohibit any construction within the portion of land required for the future right-of-way project (see Figure 5).

Land Dedication

- As a condition of rezoning, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10-percent and the developer is to provide land or ‘cash in lieu’.
- The Public Service is requesting cash in lieu for this application.

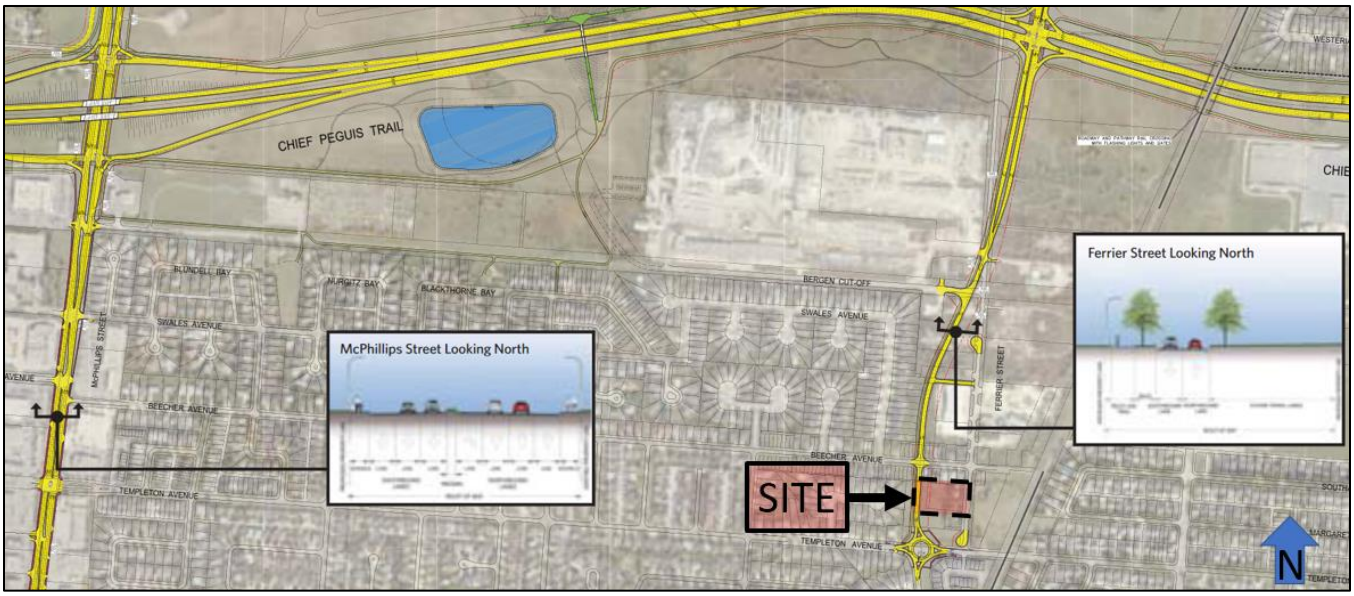


Figure 5: Subject site shown in context of future Chief Peguis Trail Extension and related works.

RECOMMENDATIONS

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

- The proposed development is consistent with existing development pattern in the area. It is also important to note that the proposal aligns with *Our Winnipeg and Complete Communities Direction Strategy*.
- The Urban Planning Division recommends that the proposed rezoning be approved.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division
Report Prepared by: R. Hayer
PPD File # DAZ 202/2020

APPENDIX "B"
Schedule "A" for File No. DAZ 209/2020, Lord Selkirk-West Kildonan Community Committee, dated January 6, 2021.

By-Law No. _____

File No. **DAZ 209/2020**

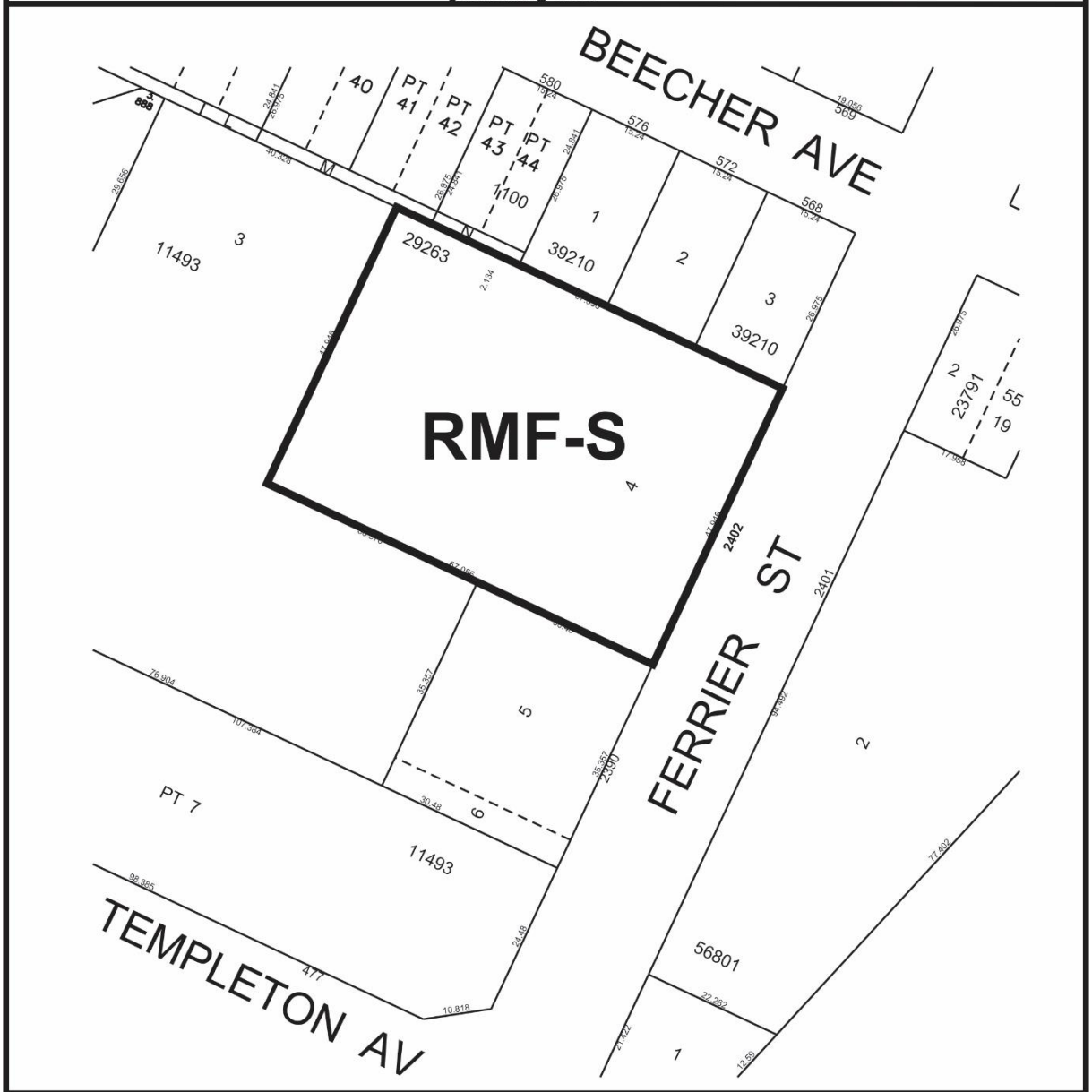
Atlas Sheet No. **T26**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 2402 Ferrier Street from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the establishment of a multi-family dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 2402 FERRIER STREET

It is recommended that the approval of DAZ 209/2020, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Section I – Plan Considerations

1) Property is required for the future McGregor Street extension as illustrated in the attached Schedule C;

2) The Developer shall permit the City to register a caveat against the title of the lot such that no new building or other permanent structures shall be permitted to be constructed on the lands outlined in the attached Schedule C.

Section II – Servicing Conditions

1) Land Drainage Sewers

   (a) The Developer shall pay to the City, in cash, prior to the release of agreements, their share of the land drainage lateral sewers installed by others in Ferrier Street, as determined by and to the satisfaction of the Director of Water and Waste.

   (b) The Developer shall pay to the City, in cash, prior to the release of agreements, their share of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

2) Ferrier Street Improvements

   The Developer shall pay to the City, in cash, prior to the release of agreements, their share of the services previously installed, or to be installed, by the City and/or others, including but not limited to asphalt pavement and all related works, boulevard landscaping, ornamental street lighting and land drainage facilities, all as determined by and to the satisfaction of the Director of Public Works.

3) Sidewalks

   The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works, on the standard alignment, 0.3m from the property line, on the west side of Ferrier Street from the south limit of the Planned Area to Beecher Avenue, as determined by and to the satisfaction of the Director of Public Works.

4) Construction Traffic

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

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

5) Utilities

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

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

6) Litter and Refuse Control and Clean-Up

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

7) Survey Monuments

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

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

Section III - 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. DAZ 209/2020
December 14, 2020

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

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

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

SCHEDULE C

PROPERTY REQUIREMENT - 2402 FERRIER STREET

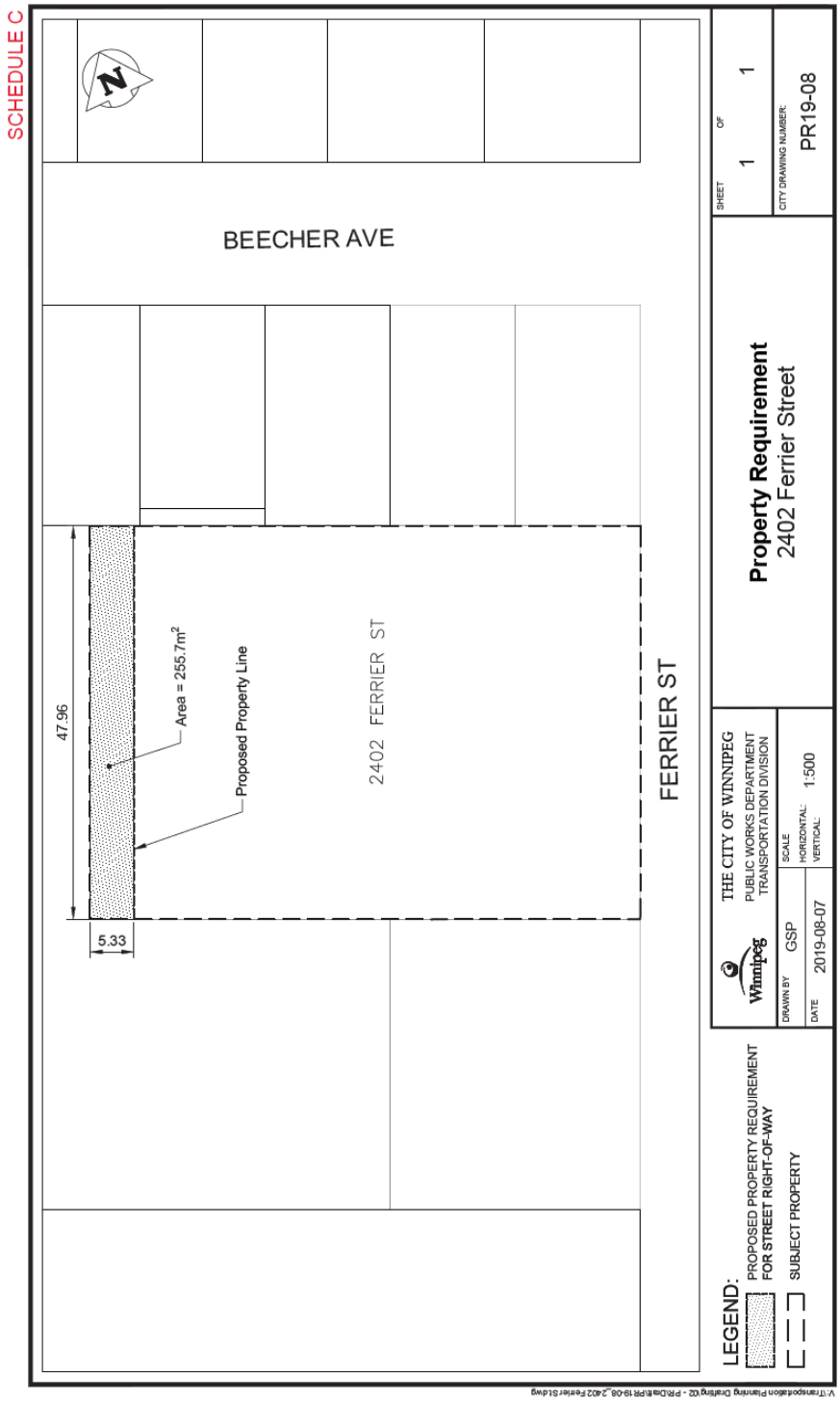
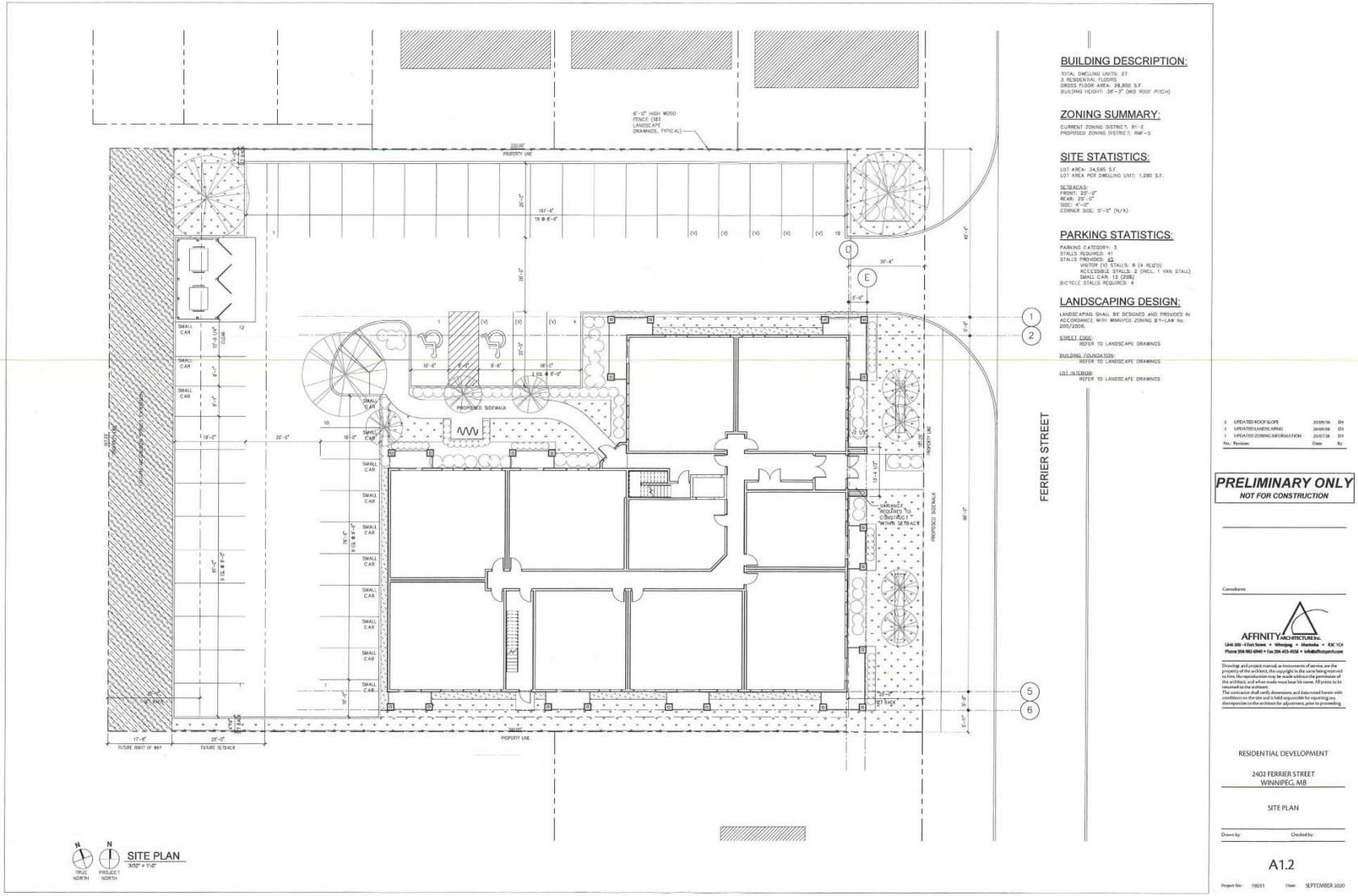
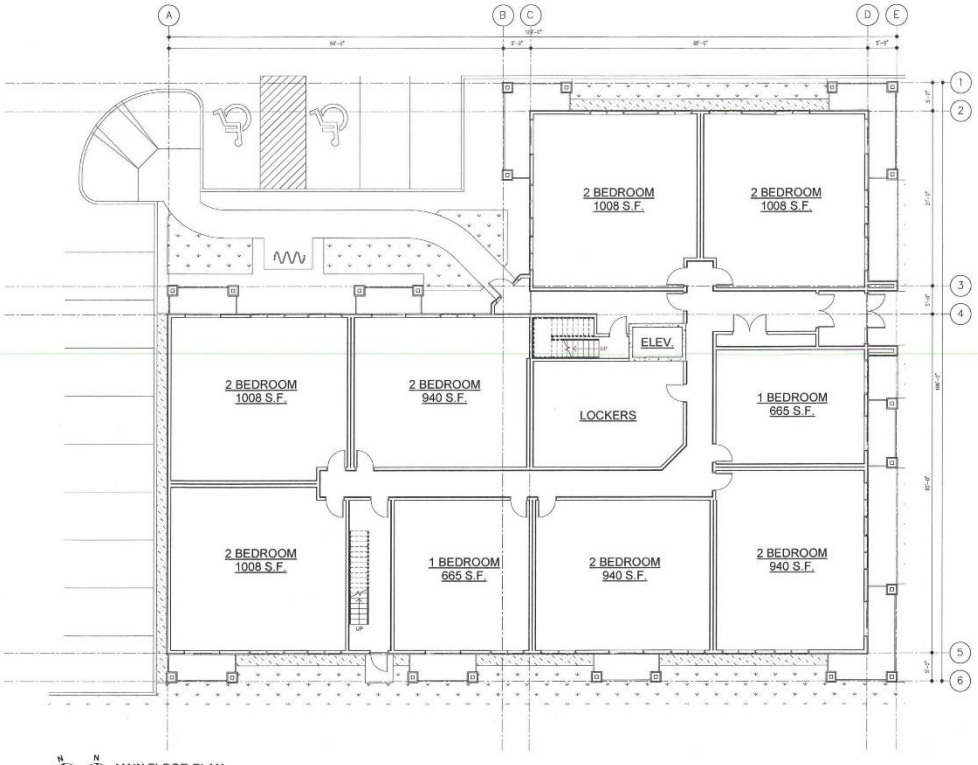


Exhibit “6” referred to in File DAZ 209/2020





MAIN FLOOR PLAN

1/8" = 1'-0"

No:	Revision	Date:	By:
3	UPDATED ROOF SLOPE	2019/11/30	EH
2	UPDATED LANDSCAPING	2019/11/08	EH
1	UPDATED ZONING INFORMATION	2019/11/01	EH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 205 - 4 Fort Street • Winnipeg • Manitoba • R3C 1C4
Phone 204-982-6940 • Fax 204-453-4566 • info@affinityarch.com

Drawings and project manual, as instruments of service are the property of this architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

RESIDENTIAL DEVELOPMENT

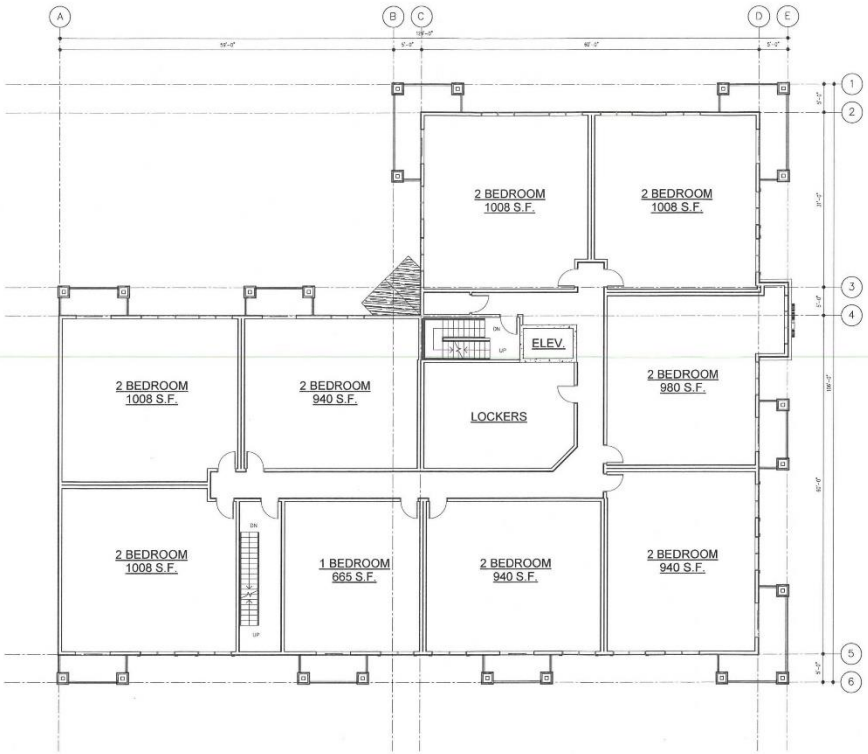
2402 FERRIER STREET
WINNIPEG, MB

MAIN FLOOR PLAN

Drawn by: JT Checked by: EH

A2.1

Project No: 19031 Date: SEPTEMBER 2020



SECOND FLOOR PLAN

1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

No.	Revision	Date	By
2	UPDATED ROOF SLOPE	2020/10/	DH
1	UPDATED ZONING INFORMATION	2020/10/	DH

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

AFFINITY ARCHITECTURE Inc.
Unit 205 – 1 Fort Street • Winnipeg • Manitoba • R3C 1C4
Phone 204-982-0940 • Fax 204-453-9356 • info@affinityarch.com

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RESIDENTIAL DEVELOPMENT

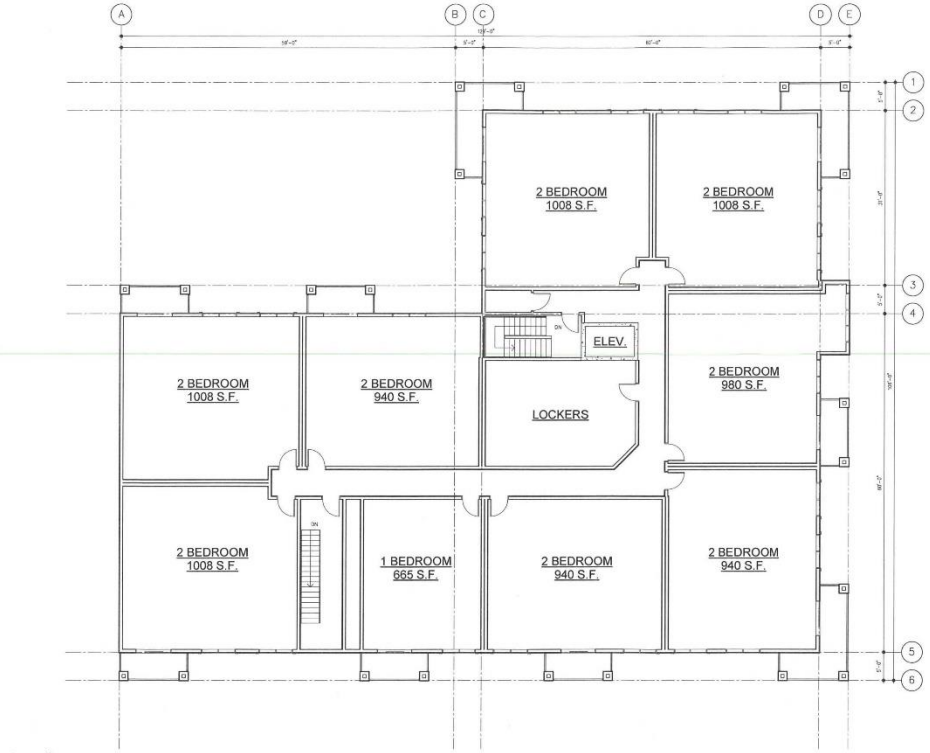
2402 FERRIER STREET
WINNIPEG, MB

SECOND FLOOR PLAN

Drawn by: Author Checked by: Checker

A2.2

Project No. 19031 Date SEPTEMBER 2020



THIRD FLOOR PLAN

3 UPDATED ROOF SLOPE 20/09/30 EH
2 UPDATED ZONING INFORMATION 20/07/28 EH
No. Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.

RESIDENTIAL DEVELOPMENT

2402 FERRIER STREET
WINNIPEG, MB

THIRD FLOOR PLAN

Drawn by: Author Checked by: Checker

A2.3

Project No: 19031 Date: SEPTEMBER 2020



EXTERIOR BUILDING ELEVATION - EAST



EXTERIOR BUILDING ELEVATION - SOUTH

No.	Revision	Date	By
3	UPDATED ROOF SLOPE	2019/11/30	EH
2	UPDATED LANDSCAPING	2019/11/18	EH
1	UPDATED ZONING INFORMATION	2019/11/18	EH

PRELIMINARY ONLY
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Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg • Manitoba • R3C 1C4
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RESIDENTIAL DEVELOPMENT

2402 FERRIER STREET
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS - EAST AND SOUTH

Drawn by: Checked by:

A4.1

Project No.: 19031 Date: SEPTEMBER 2020



EXTERIOR BUILDING ELEVATION - WEST

1/8" = 1'-0"



EXTERIOR BUILDING ELEVATION - NORTH

1/8" = 1'-0"

No.	Revision	Date	By
3	UPDATED ROOF SLOPE	20/09/30	DS
2	UPDATED LANDSCAPING	20/09/08	DS
1	UPDATED ZONING INFORMATION	20/07/28	DS

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg • Manitoba • R3C 1C4
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RESIDENTIAL DEVELOPMENT

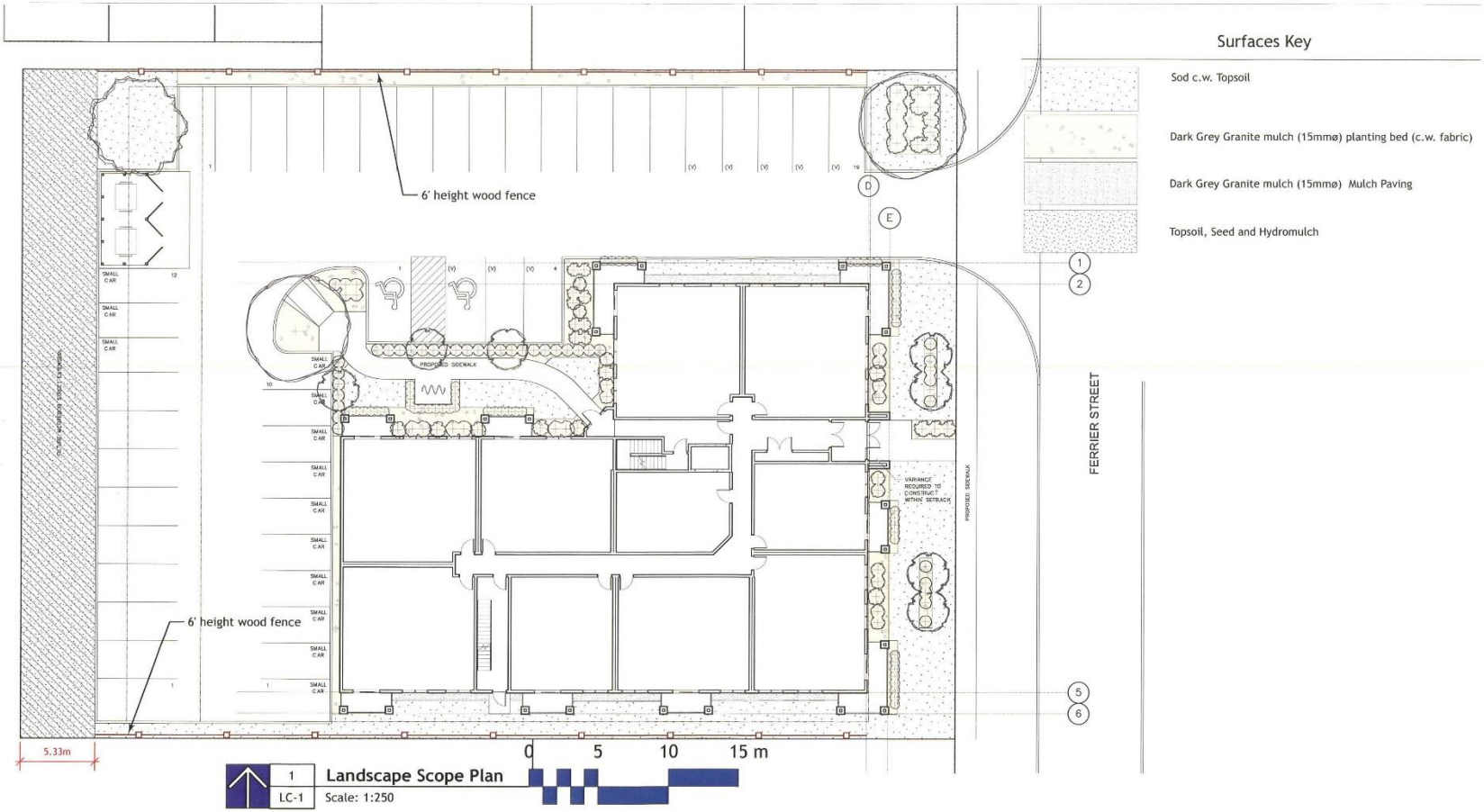
2402 FERRIER STREET
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS-
WEST AND NORTH

Drawn by: Checked by:

A4.2

Project No: 19031 Date: SEPTEMBER 2020



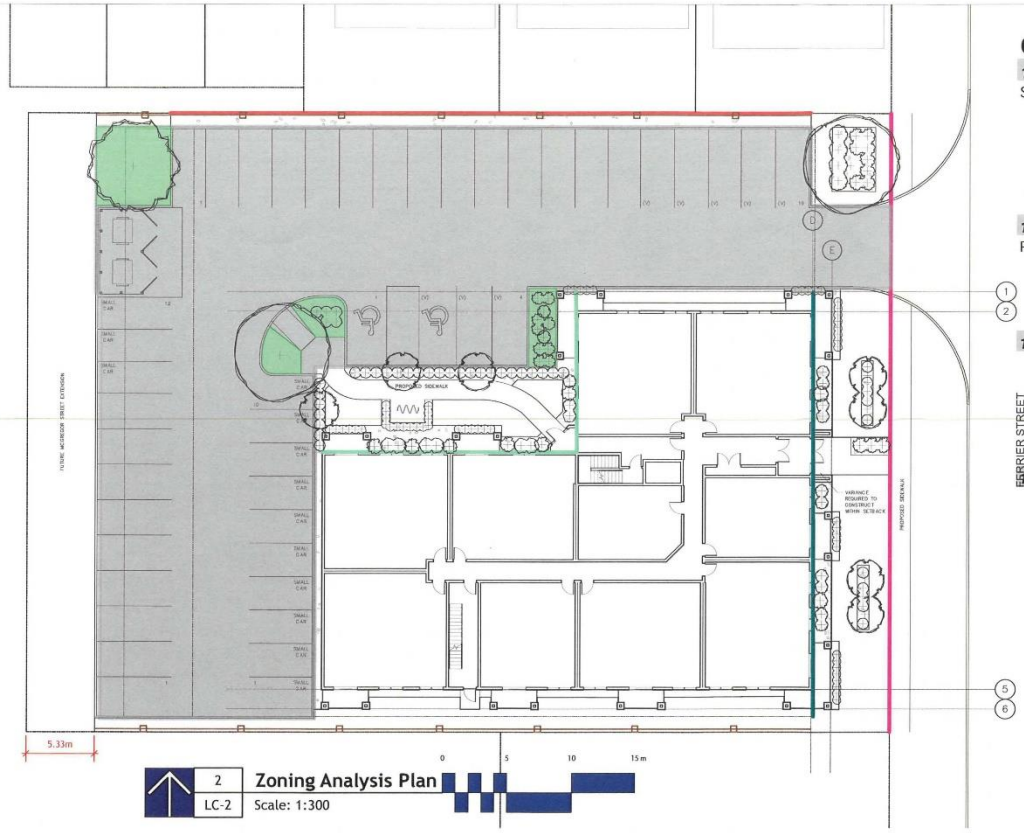
No.	Date	Issue Notes
B	2020-09-16	Revised for Zoning Application (Fence added)
A	2020-09-08	For Zoning Application

Drawing No.

LC-1 *of* 5

Residential Development
2402 Ferrier St
Landscape Scope Plan

Dean Spearman
Landscape Architect



2 Zoning Analysis Plan
LC-2 Scale: 1:300

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Ferrier St. 157 Lin ft.

	Required	Proposed
Trees	5	5
Shrubs	24	53

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

Farrier St. 107 Lin Ft.

	Required	Proposed
Shrubs	11	12

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area 15075 Sq. Ft.

	Required	Proposed
Required Landscape Area	753	709
Trees	3	4
Shrubs	8	14

190 (7)a Buffering of Residential Uses from Non-Residential Impacts

Residental/Non Resident 162 Lin ft.

Option B Zoning Analysis Keyovided

- Frontage - 1
- Principle Facade - 1
- Parking lot Gross area
- Parking lot Interior Landscape
- Residential Buffer

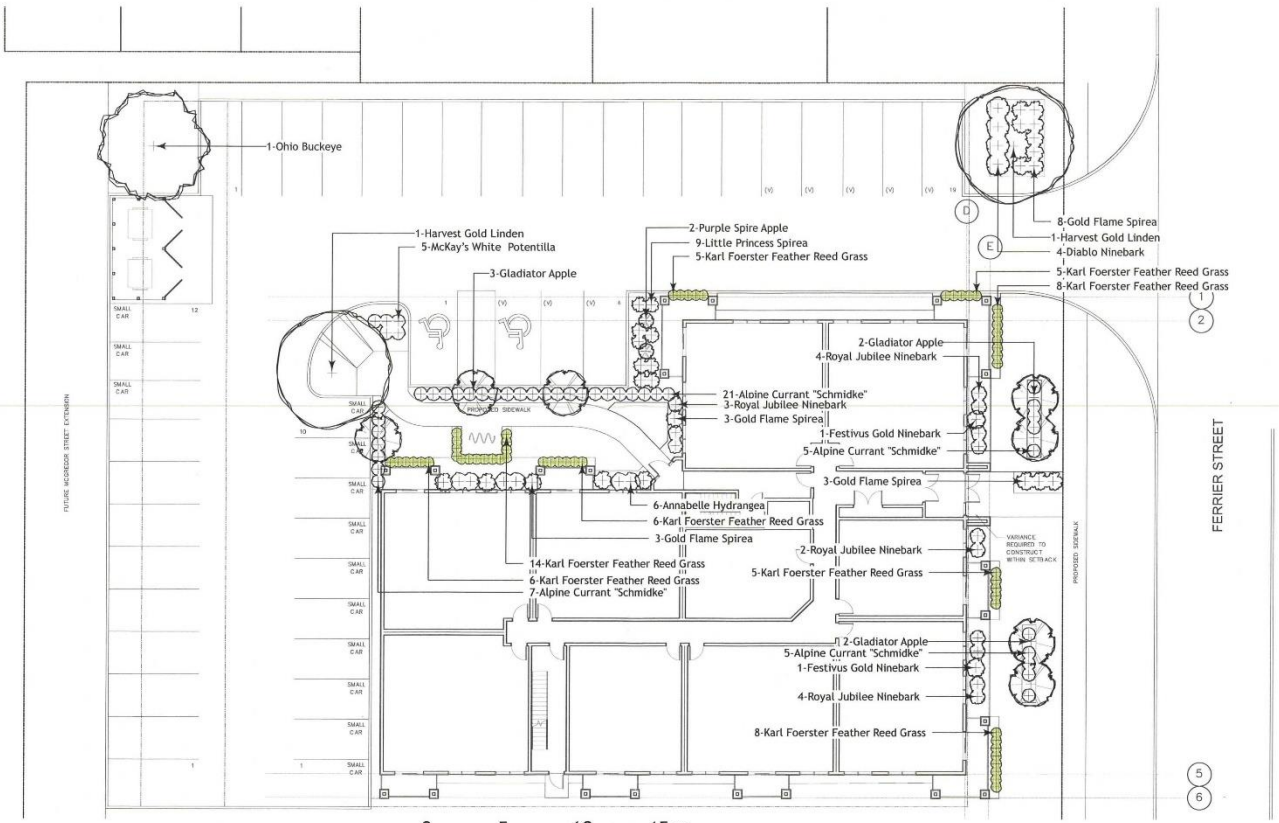
No.	Date	Issue Notes
B	2020-09-16	Revised for Zoning Application (Fence added)
A	2020-09-08	For Zoning Application

Drawing No.

LC-2 of 5

Residential Development
2402 Ferrier St
Landscape Zoning Analysis

Dean Spearman
Landscape Architect



1 Planting Plan
LC-3 Scale: 1:250

No.	Date	Issue Notes
B	2020-09-16	Revised for Zoning Application (Fence added)
A	2020-09-08	For Zoning Application

Drawing No.

LC-3 *of* 5

Residential Development
2402 Ferrier St
Planting Plan

Dean Spearman
Landscape Architect

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size
Evergreen Trees			
Trees			
Ohio Buckeye	Aesculus glabra	1	50 mm ø 3.5-4.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Purple Spire Apple	Malus 'Jefspire'	2	50 mm ø 3.5-4.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Gladiator Apple	Malus x adstringens 'Durleo'	7	50 mm ø 3.5-4.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Harvest Gold Linden	Tilia mongolica 'Harvest Gold'	2	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	6	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	2	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Diablo Ninebark	Physocarpus opulifolius 'Diablo'	4	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	13	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
McKay's White Potentilla	Potentilla fruticosa 'McKay's White'	5	25 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	38	24" ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Little Princess Spirea	Spiraea japonica 'Little Princess'	9	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Gold Flame Spirea	Spirea bumalda 'Goldflame'	17	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	57	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		163	
Total Plants in Drawing		163	

No.	Date	Issue Notes
B	2020-09-16	Revised for Zoning Application (Fence added)
A	2020-09-08	For Zoning Application

Drawing No.

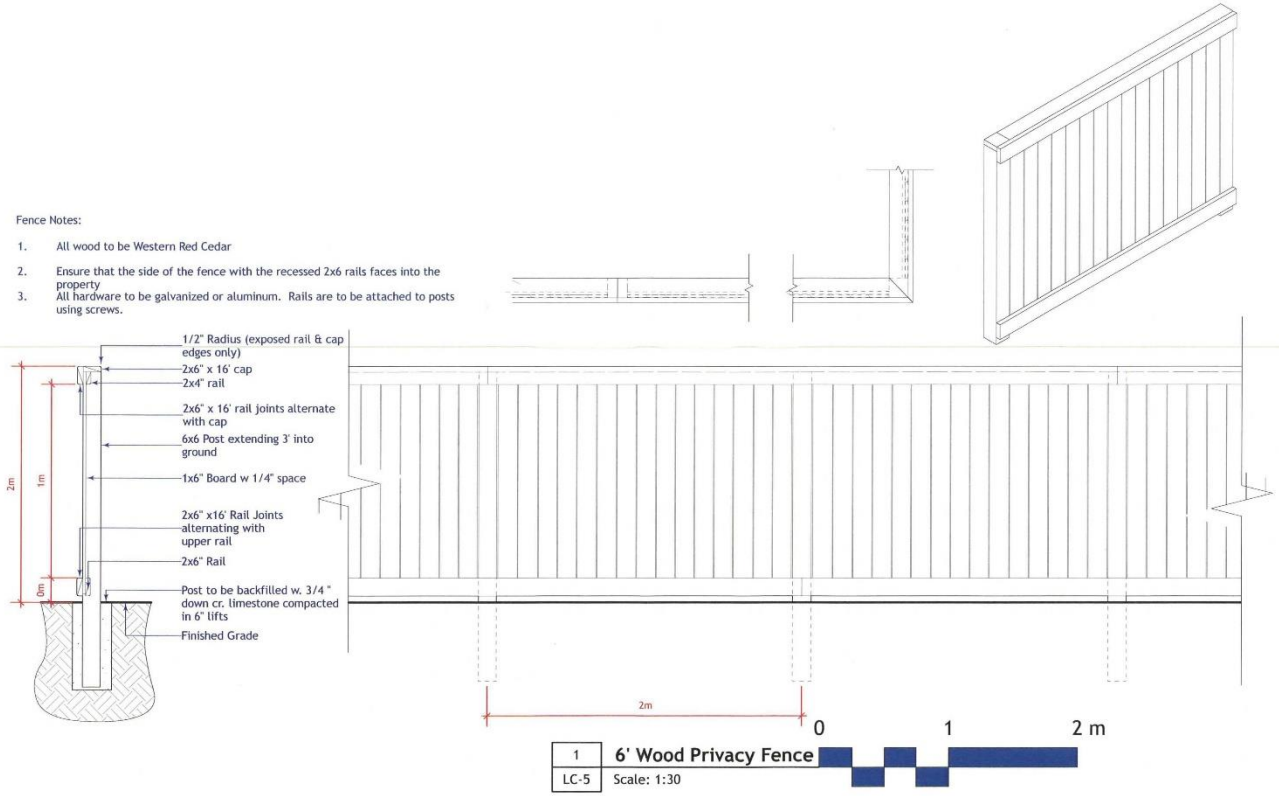
LC-4 *of* 5

Residential Development
2402 Ferrier St
Plant Schedule

Dean Spearman
Landscape Architect

Fence Notes:

1. All wood to be Western Red Cedar
2. Ensure that the side of the fence with the recessed 2x6 rails faces into the property
3. All hardware to be galvanized or aluminum. Rails are to be attached to posts using screws.



1	**6' Wood Privacy Fence**
LC-5	Scale: 1:30

No.	Date	Issue Notes
B	2020-09-16	Revised for Zoning Application (Fence added)
A	2020-09-08	For Zoning Application

Drawing No.

LC-5 *of* 5

Residential Development

2402 Ferrier St

Fence Detail

Dean Spearman
Landscape Architect