Agenda – Council – March 25, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

Item No. 7 Subdivision and Rezoning – 2536 McPhillips Street (Old Kildonan Ward) File DASZ 28/2020 [c/r DAV 218739/2020D]

STANDING COMMITTEE RECOMMENDATION:

On March 17, 2021, 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 subdivision under Development Application No. DASZ 28/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 8, 2021 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 conditions:

    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 January 20, 2021 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District and "C2" Commercial Community District as shown on the map dated March 8, 2021 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 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
            g. free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan 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 no habitable room shall be located less than 50 feet (15.24 metres) from the northern boundary on proposed Lot 1 and Lot 2 under DASZ 28/2020.

iii. That there shall be no billboard signs, mobile signs, or A-board signs on the entire site, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

iv. That the Owner shall release and indemnify the City such that the City shall not be deemed liable or in any way responsible for impacts to the Owners land, including general inconveniences, resulting from any City activities conducted at the City of Winnipeg Fire and Paramedic Service property located north of the subject site at 2546 McPhillips Street.

v. That for those portions of the Owners Land zoned "RMF-M" Residential Multi-Family (Medium) District, the Owner must, at no expense to the City, construct and thereafter maintain, both to the satisfaction of the Director of Planning, Property and Development, a landscape buffer at least eight (8) feet wide along the northern and western limit of the "RMF-M" land, which buffer must include at least one (1) deciduous or coniferous tree planted for each twenty (20) linear feet of lot line, and a 6.5-foot tall (1.98 metres) continuous opaque fence.

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").

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

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

5. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 28/2020, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 15, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 15, 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 March 8, 2021, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

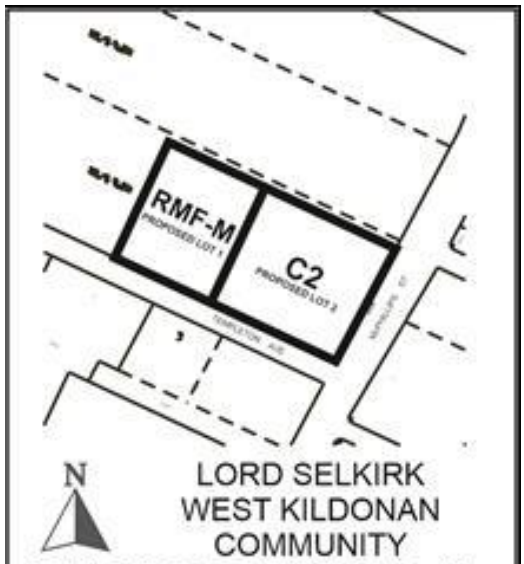
File: DASZ 28/2020

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

Public Hearing: March 8, 2021
Council Building, 510 Main Street

Applicant: Raymond S.C. Wan Architect (Raymond Wan)

Subject:



APPLICANT: Raymond S.C. Wan Architect (Raymond Wan)
FILE: DASZ 28/2020
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 "M2" MANUFACTURING GENERAL DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and a "C2" COMMERCIAL COMMUNITY DISTRICT to facilitate the establishment of two (2) zoning lots and to allow the establishment of a Multi-Family Dwelling use and the maintenance of an auto dealership. **For information, phone Mr. R. Hayer, Planner at 204-986-7168.**

Premises Affected: 2536 McPhillips 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: March 8, 2021

Community Committee Recommendation:

On March 8, 2021, the Lord Selkirk-West Kildonan 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 subdivision under Development Application No. DASZ 28/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 8, 2021 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 conditions:

    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 January 20, 2021 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 an "RMF-M" Residential Multi-Family (Medium) District and "C2" Commercial Community District as shown on the map dated March 8, 2021 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 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 City's Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan 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 no habitable room shall be located less than 50 feet (15.24 metres) from the northern boundary on proposed Lot 1 and Lot 2 under DASZ 28/2020.

iii. That there shall be no billboard signs, mobile signs, or A-board signs on the entire site, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

iv. That the Owner shall release and indemnify the City such that the City shall not be deemed liable or in any way responsible for impacts to the Owners land, including general inconveniences, resulting from any City activities conducted at the City of Winnipeg Fire and Paramedic Service property located north of the subject site at 2546 McPhillips Street.

v. That for those portions of the Owners Land zoned "RMF-M" Residential Multi-Family (Medium) District, the Owner must, at no expense to the City, construct and thereafter maintain, both to the satisfaction of the Director of Planning, Property and Development, a landscape buffer at least eight (8) feet wide along the northern and western limit of the "RMF-M" land, which buffer must include at least one (1) deciduous or coniferous tree planted for each twenty (20) linear feet of lot line, and a 6.5-foot tall (1.98 metres) continuous opaque fence.

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

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

B. a Zoning Agreement in accordance with recommendation 2, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 28/2020, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

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

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason for its recommendation:

1. I'm excited about this new housing stock, it is needed in the area and this aligns with OurWinnipeg and the policies we have set out to grow that area of the city, that neighbourhood.

Exhibits Filed:

1. Application dated November 20, 2020
2. Notification of Public Hearing dated January 18, 2021
3. Manitoba Status of Title 3049973/1
4. Letter of authorization dated October 21, 2020 from RANJOY Sales & Leasing Ltd. to Raymond S. C. Wan, Architect
5. Surveyor's Building Location Certificate and sketch dated between March 11, 2020 and May 11, 2020
6. Plans (25 pages)
7. Report from the Urban Planning Division dated February 24, 2021
8. Inspection Report
9. Presentation dated February 18, 2021, in opposition to the application submitted by the Steve Snyder at the public hearing.
10. Recording of Representations of the public hearing held on March 8, 2021

REPRESENTATIONS:

In Support:

Raymond Wan
Jim Gaulthier
Randy Gaulthier

In Opposition:

Steve Snyder

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DASZ 28/2020

ADMINISTRATIVE REPORT

Title: DASZ 28/2020 – 2536 McPhillips Street

Issue: For consideration at the public hearing for a subdivision and rezoning to subdivide into two (2) lots, Lot 1 and Lot 2, and rezone proposed Lot 1 to "RMF-M" Residential Multi-Family (Medium) District and proposed Lot 2 to "C2" Commercial Community District.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 28/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 8, 2021 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 conditions:
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(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 City's Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan 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.

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v. That for those portions of the Owners Land zoned "RMF-M" Residential Multi-Family (Medium) District, the Owner must, at no expense to the City, construct and thereafter maintain, both to the satisfaction of the Director of Planning, Property and Development, a landscape buffer at least eight (8) feet wide along the northern and western limit of the "RMF-M" land, which buffer must include at least one (1) deciduous or coniferous tree planted for each twenty (20) linear feet of lot line, and a 6.5-foot tall (1.98 metres) continuous opaque fence.

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   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.

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

OURWINNIPEG POLICY ALIGNMENT

The proposed development aligns with *OurWinnipeg* Section 01, Direction 3: *"Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development would align with the following Key Direction in the Winnipeg Climate Action Plan: *"Ensure New Areas of Growth are Designed According to the Principles of Complete Communities."*

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	R. Hayer, MCP
Date:	February 24, 2020
File No.	DASZ 28/2020

List of Schedules and Attachments

- Appendix “A,” Planning Discussion.
- Schedule “A,” of File DASZ 28/2020**,** Lord Selkirk - West Kildonan Community Committee, dated March 8, 2021**.**
- Schedule “B,” Report of the Administrative Co-ordinating group, dated January 20, 2021 Re: Proposed Subdivision and Rezoning of Land Located At 2536 McPhillips Street.

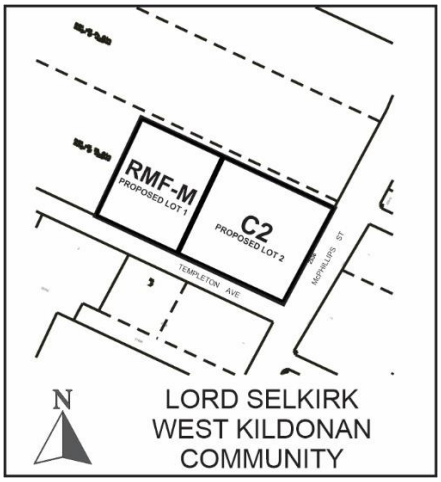
APPENDIX 'A'

DATE:	February 26, 2021
FILE:	**DASZ 28/2020**
RELATED FILES:	DAV 20-218739\D
COMMUNITY:	Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #:	3.326 (Leila North)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to subdivide into two (2) lots, Lot 1 and Lot 2, and rezone proposed Lot 1 to "RMF-M" Residential Multi-Family (Medium) District and proposed Lot 2 to "C2" Commercial Community District.

LOCATION: 2536 McPhillips Street

LEGAL DESCRIPTION: PT OTM LOT 20 K WHICH LIES S OF A STR LINE DRAWN N OF PARL TO & PERP DIST 335F FROM S LIMIT SAID LOT & E OF A STR LINE DRAWN NLY AT RT ANGLES TO S LIMIT SAID LOT FROM A POINT IN SAME DIST WLY THEREON 642.45F FROM E LIMIT SAID LOT



APPLICANT: Raymond Wan (Raymond S. C. Wan Architect)
50 Willow Ave
Winnipeg, MB R3N 0G8

OWNERS: Ranjoy Sales & Leasing LTD.
1400 McPhillips St
Winnipeg, MB R2V 4G6

RECOMMENDATION: Approval

DISCUSSION

SITE DESCRIPTION

- The subject site is located at the northwest corner of McPhillips Street and Templeton Avenue in the Leila North neighbourhood and the Old Kildonan Ward.
- Currently on the site is an existing one-storey commercial/industrial building that is being renovated and converted to a motor-vehicle sales dealership (KIA dealership).
- The site has +/- 335 feet of frontage along McPhillips Street and +/- 642 feet along Templeton Avenue, providing for a total lot area of 218,226 square feet (5.0 acres).
- The subject site is designated under the "Area of Stability – Recent Community" policy of the *Complete Communities Direction Strategy* of *OurWinnipeg*.
- The subject site is currently zoned "M2" Manufacturing General under the Winnipeg Zoning By-law.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: City of Winnipeg Fire Paramedic Service Academy, zoned "M2" Manufacturing General District.

South: Templeton Avenue; then a residential multi-family building containing 90 dwelling units on land zoned "RMF-M" Residential Multi-family (Medium) and a motor-vehicle sales dealership zoned "C4" Commercial Regional.

East: McPhillips Street; then a private gym (Shapes) on lands zoned "C3" Commercial Corridor.

West: Land drainage retention pond on the same parcel as the City of Winnipeg Fire Paramedic Service Academy, zoned "M2" Manufacturing General District.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the property into two (2) lots; proposed Lot 1 and Lot 2.
- Proposed Lot 1 (westerly lot) would be:
    - roughly 2.15 acres in size;
    - rezoned to “RMF-M” Residential Multi-Family (Medium) District; and
    - would be developed with a seven-storey, residential multi-family building containing 117 dwelling units and accessory parking containing 187 parking stalls.
- Proposed Lot 2 (easterly lot) would be:
    - roughly 2.85 acres in size;
    - rezoned to “C2” Commercial Corridor District; and
    - would maintain the motor-vehicle sales dealership that is currently under construction on the subject property.
- Please note that motor-vehicle sales are permitted under the existing “M2” Manufacturing General District; therefore, the subject application is not seeking approval to establish the car dealership.
- The proposed plan of subdivision and rezoning is shown on Figure 3.

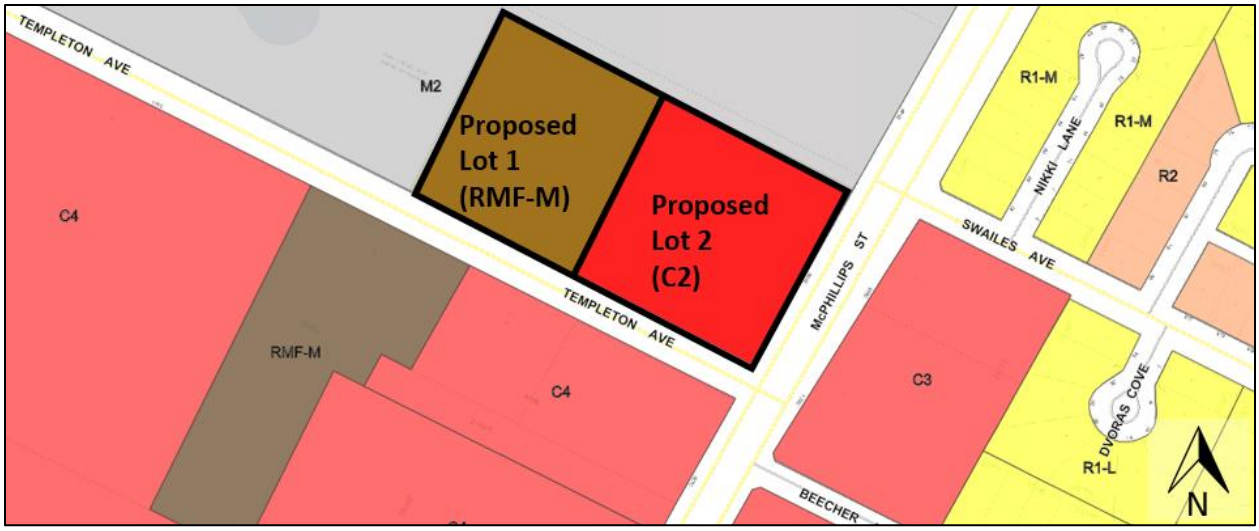


Figure 3: Proposed Plan of Subdivision and Rezoning.

Site and Building Design (proposed Lot 1):

- With respect to the proposed development on proposed Lot 1, preliminary plans of development have been submitted with the subject application, including site plans and building elevations.
- The proposed residential multi-family building would contain 117 dwelling units and accessory parking areas with 187 parking stalls.
- Sample floor plans submitted by the applicant show that the residential units would be a mix of one- and two- bedroom units. The letter of intent suggests that the proposed development would be geared towards housing for seniors.
- The proposed building would contain a wing that would be seven (7) storeys in height (+/- 74 feet) and a shorter wing that would be six (6) storeys in height (+/- 58 feet).
- The proposed building is situated in a manner that its primary residential entrances are oriented towards the parking area, and would face south towards Templeton Avenue.
- The accessory parking area would contain 123 underground parking stalls, and 64 surface parking stalls.
- Access to the parking area would be from two (2) new private approaches on Templeton Avenue. The Public Works Department will review the location of the proposed private approaches to ensure they conform with relevant City standards for parking access.
- Variances are required to accommodate the proposed development on proposed Lot 1.
- Please refer to the Administrative Report for file no. DAV 20-218739\D for discussion and analysis regarding the proposed Variances.
- The site plan and building elevation submitted with the subject application is shown on Figures 4 and 5.

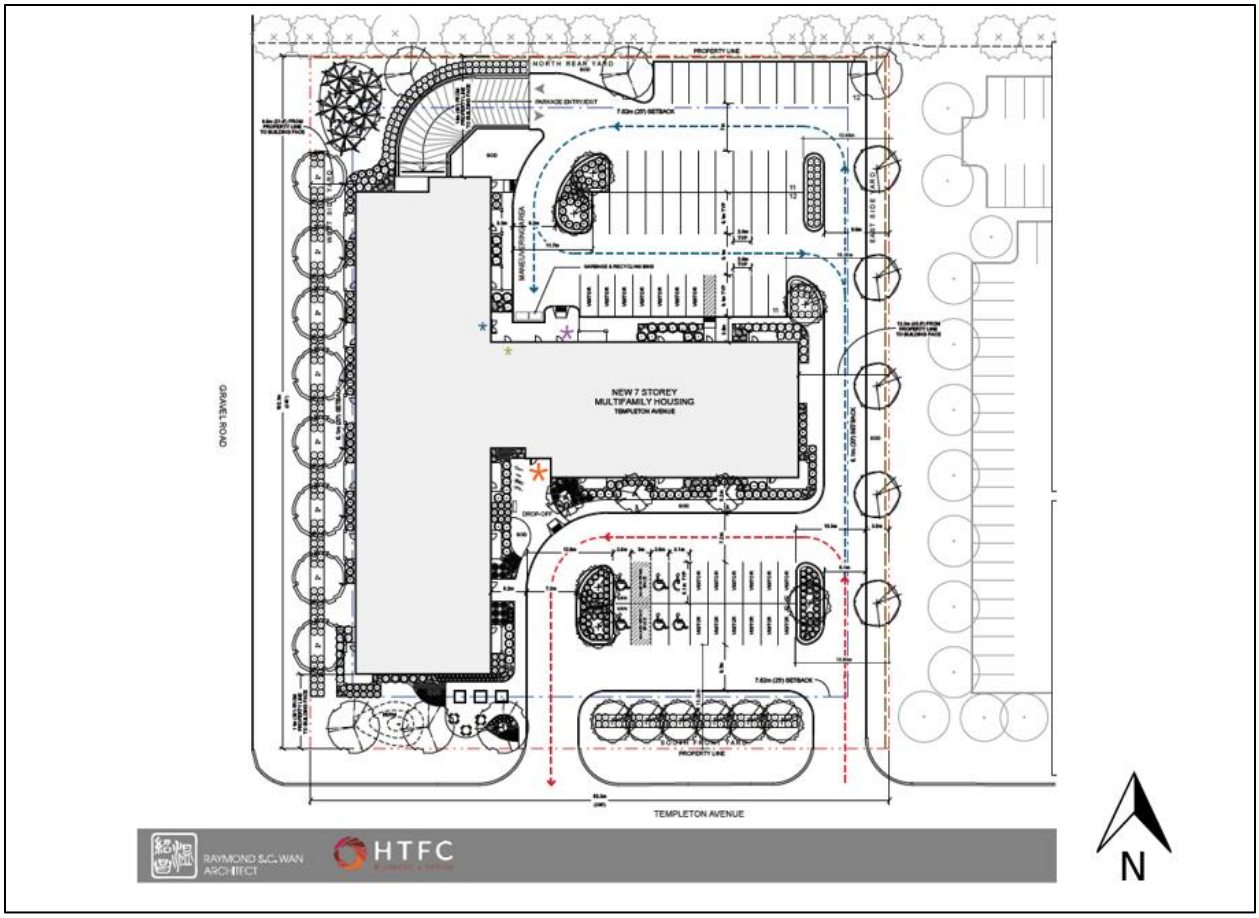


Figure 4: Proposed site plan.



Figure 5: Proposed building elevation, looking north from Templeton Avenue.

Collaboration:

- The applicant engaged in conversations with the Public Service in late 2020 in order to discuss the proposal. The applicant has not submitted information to suggest that any public consultation occurred prior to the submission of the subject application.
- At the time, the Public Service communicated general support for the proposed multi-family development on proposed Lot 1, with the caveat that proposed Lot 2 be rezoned to a Commercial District under the same application.

ANALYSIS AND ISSUES

OurWinnipeg and the 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.*
    - *Within Recent Communities, Intense and Diverse Development will be Encouraged in Centres and Corridors.*
    - *Support a mix of commercial services and employment uses that serve the local community.*
    - *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 subdivision and rezoning would be generally consistent with the above noted policies for the following reasons:
    - The proposed rezoning to "RMF-M" Residential Multi-Family (Medium) on proposed Lot 1 would be consistent with the zoning of the multi-family zoning lot south of the site, across the street.
    - The proposed rezoning to C2 would allow the applicant to maintain the vehicle dealership currently under construction the site, while also ensuring that future uses on the proposed Lot 2 would support a mix of commercial services and employment uses that serve the local community while being compatible with the proposed multi-family development to the west.

Compatibility and Adverse Effect:

- The proposed subdivision would be generally compatible with the area, in that, no variances to lot area requirements would be required to establish either proposed Lot 1 or Lot 2.

- The proposed rezoning to “RMF-M” Residential Multi-Family (Small) District would be compatible with the area and is unlikely to pose an adverse effect on the adjacent area for the following reasons:
    - Rezoning proposed Lot 1 to an “RMF-M” Residential Multi-Family (Medium) District adds to the diversity and variety of housing in the area.
    - Future development on proposed Lot 1 would add new residential dwellings to an area with existing municipal servicing to support new growth.
    - Proposed Lot 1 would also be near existing transit stops on McPhillips, and near commercial amenities to support the day-to-day needs of residents.
    - Furthermore, the property the south side of Templeton Avenue (across the street from proposed Lot 1) is zoned “RMF-M” Residential Multi-Family (Medium) and contains multi-family dwellings (90 units).
- The proposed rezoning to “C2” Commercial Community District would be compatible with the area and is unlikely to pose an adverse effect on the adjacent area for the following reasons:
    - Rezoning proposed Lot 2 to a “C2” Commercial Community District ensures that future development on proposed Lot 2 can comply with the dimensional standards applicable under the “C2” District.
    - The aforementioned dimensional standards under the “C2” zone would allow for future development that would be much more compatible with the proposed residential development on Lot 1 when compared with the dimensional standards under the existing “M2” Manufacturing General District. For example:
        - The “C2” District limits commercial development to a maximum of 50 feet and residential development to a maximum of 60 feet; whereas the “M2” District permits a maximum height of 100 feet.
        - The “M2” District also allows Industrial Service related use, Manufacturing and Production Uses, Warehousing and Freight Movement Uses, and Waste and Salvage Uses, all of which have the potential to create compatibility issues when located near residential dwellings. For this reason, rezoning proposed Lot 2 to a “C2” District is necessary to mitigate against any future compatibility issues that may arise.
    - Permitted land uses under the “C2” Commercial Community District would be consistent with the Recent Communities policy designation under *the Complete Communities Direction Strategy*, as the “C2” zone allows for commercial services and employment uses that serve the local community, as well as allowing for future residential intensification as well.
    - The proposed rezoning to “C2” is unlikely to have a detrimental effect on commercial lands in other parts of the City. Modern car dealerships require a large amount of land, and in light of this, many have relocated to suburban areas of the City. Furthermore, the car dealership on proposed Lot 2 is already permitted, and the intent of rezoning proposed Lot 2 to a “C2” district is primarily to ensure future development is compatible with the area and consistent with the *Complete Communities Direction Strategy*.

- Furthermore, the property at the south west corner of McPhillips Street and Templeton Avenue (across the street from proposed Lot 2) contains a vehicle dealership and is zoned “C3” Commercial Corridor District.

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
M2	NA	NA	25	0	0	15	100	2.0

NOTES:

a. Where the rear or side lot line abuts the side or rear lot line of an R1, R2 or RMF zoning district, a 25 foot yard must be provided along the side or rear lot line. The side or rear yard must be landscaped pursuant to sections 188 through 193, *Landscaping and Buffering*, and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind.

Table 1: Dimensional Standards under the existing “M2” Manufacturing General District.

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/ Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/ Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/ Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-M	9,000	800	25 / NA	25	8 [note b]	20/ NA	8	NA / 60

Zoning District	Minimum/ Maximum Front Yard (Ft.) [note a]	Minimum Rear Yard (Ft.) (note b) *amended 95/2014*	Minimum Interior Side Yard (Ft.) [note b]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
Non-Residential Structures						
C2	0 / NA	25 [note c]	0	0	49	3.0

Table 2: Dimensional Standards under the proposed “RMF-M” and “C2” Districts.

Conditions of Approval:

Plan Approval

- The Public Service 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.

Prohibiting Habitable Rooms near the North Property Line and Indemnity Agreement:

- North of the subject site is a City Owned property that is zoned “M2” Manufacturing General.

- At present, the property to the north is the City of Winnipeg Fire Paramedic Service Academy which uses this City-owned property for training including daily live fire exercises.
- Recommending a restriction on allowing residential uses to be constructed within 50 feet of the north limit of the subject site, adjacent to the training academy, would ensure future development on either proposed Lot 1 or Lot 2 does not become incompatible with the area.
- Recommending that the Owner be required to submit an indemnity agreement acknowledging that they would not hold the City responsible for damages or general inconveniences caused due to activities at the Academy are included to ensure that the Academy can continue to operate without becoming incompatible with the surrounding area.

Restriction on Signage:

- It is recommended that billboard signs, mobile signs, or A-board signs be restricted from being placed on either proposed Lot 1 or Lot 2, except that a mobile sign be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit, to ensure that signage on the property is limited to signage compatible with residential uses.

Landscape Buffer and Fencing:

- It is recommended that the applicant install an 8 feet wide landscape buffer along the northern and western limit of proposed Lot 1, which buffer would include a minimum of one (1) tree per 35 feet of linear lot line and three (3) shrubs per each 20 feet of lot line.
- It is also recommended that a 6.5-foot tall opaque fence be constructed and maintained along the entire rear (north) and side (east and west) property lines on proposed Lot 1.

Servicing Agreement:

- As per Schedule “B” to this report, the Public Service recommends the applicant enter into a servicing agreement. Please refer to the conditions under Schedule “B” for details regarding the Servicing Agreement.

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.

RECOMMENDATION

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

- The subdivision and rezoning, subject to the recommended conditions, complies with policies for Recent Communities under the *Complete Communities Direction Strategy* and would be compatible with the surrounding area.
- Conditions of approval are included to ensure future development remains compatible and to mitigate against any potential adverse effects.

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

Report Prepared by: R. Hayer, MCP
PPD File #: DASZ 28/2020

Schedule "A" for File DASZ 28/2020, Lord Selkirk West Kildonan Community Committee, dated March 8, 2021

By-Law No. _____

File No. **DASZ 28/2020**

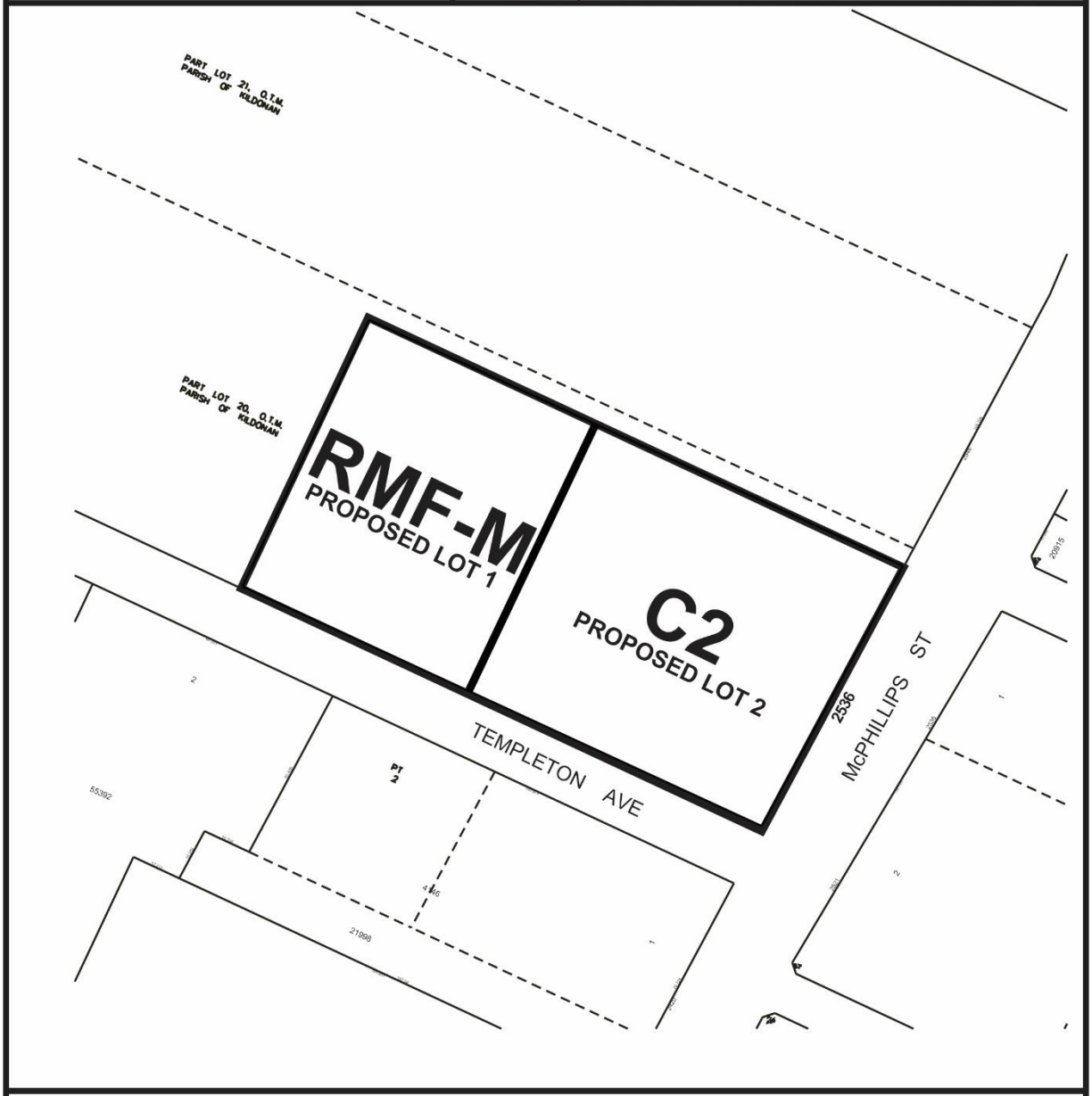
Atlas Sheet No. **S24**

N

LORD SELKIRK WEST KILDONAN 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 2536 McPhillips Street from an "M2" MANUFACTURING GENERAL DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and a "C2" COMMERCIAL COMMUNITY DISTRICT to facilitate the establishment of two (2) zoning lots and to allow the establishment of a Multi-Family Dwelling use and the maintenance of an auto dealership.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 2536 MCPHILLIPS STREET

It is recommended that the approval of DASZ 28/2020, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Section I – Plan Considerations

1. The Developer shall, at no expense to the City, legally open, property required for a 0.660m widening of the McPhillips Street right-of-way abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

2. The Developer shall, at no expense to the City, legally open, property required for a 3.883m widening of the Templeton Avenue right-of-way abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

3. The Developer shall enter into, and register and maintain in perpetuity by way of caveat against the title to Lot 2, an appropriate joint services easement agreement or private easement agreement with owners of Lot 1 to enable the servicing of Lot 1 with water. Said agreement shall further absolve the City from any costs or responsibility for the private joint services.

Section II – Servicing Conditions

1) Wastewater Sewer

The applicant shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the wastewater sewer installed by others in Templeton Avenue, as determined by and to the satisfaction of the Director of Water and Waste.

2) Sidewalks

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

3) Boulevards

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

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

4) Traffic Signals

The Developer shall pay, to the City, in cash, on demand, 25% of the costs to install traffic control signals at the intersection of McPhillips Street and Templeton Avenue (north intersection), and all related works, as determined by and to the satisfaction of the Director of Public Works.

5) 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.

6) 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 will 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.

7) Litter and Refuse Control and Clean-Up

(a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

(b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

8) Survey Monuments

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

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

Section II - Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

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

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

3) Administration Fees

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

THIS REPORT SUBMITTED BY:

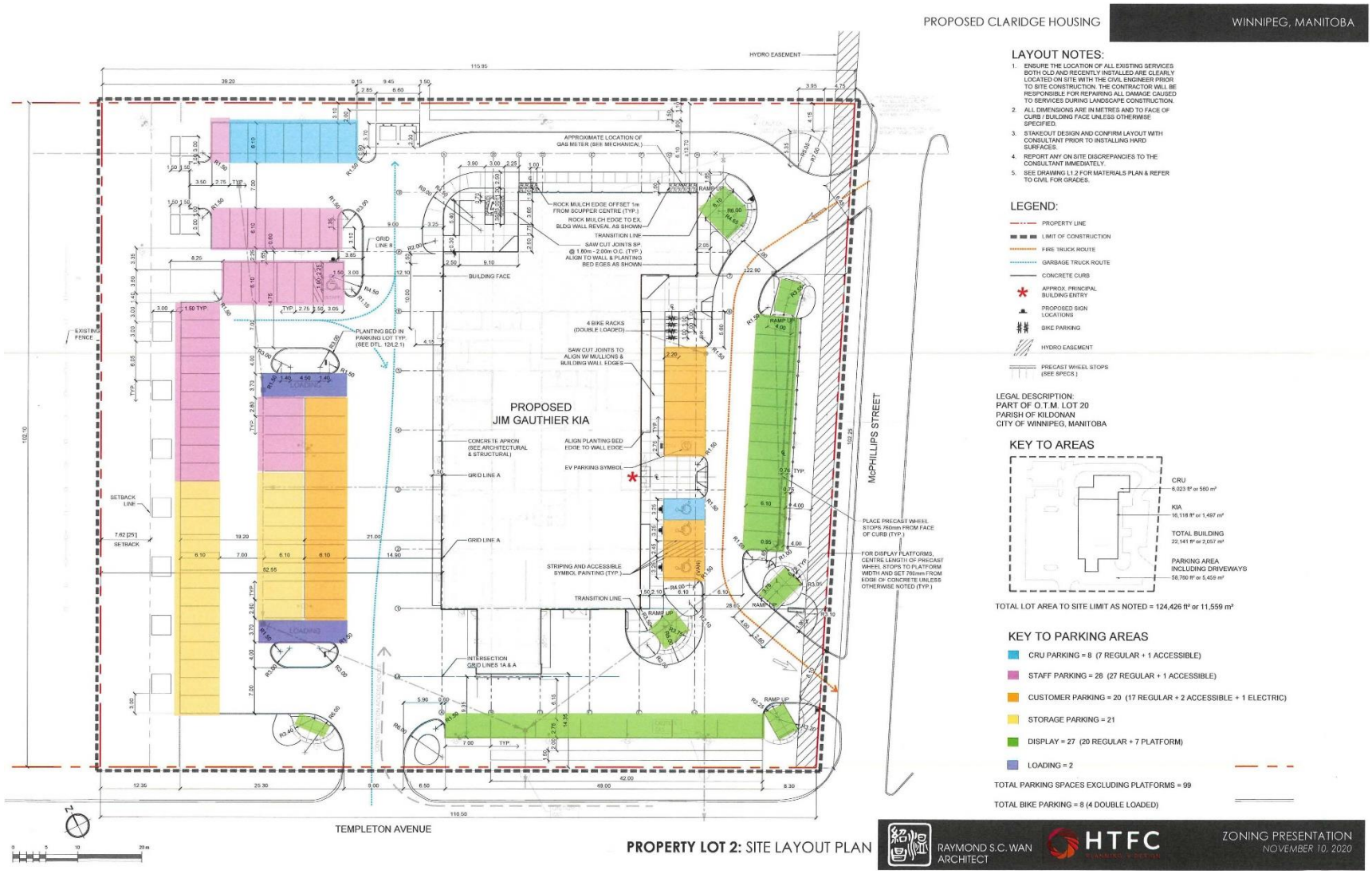
Administrative Co-ordinating Group
File No. DASZ 28/2020
January 20, 2020

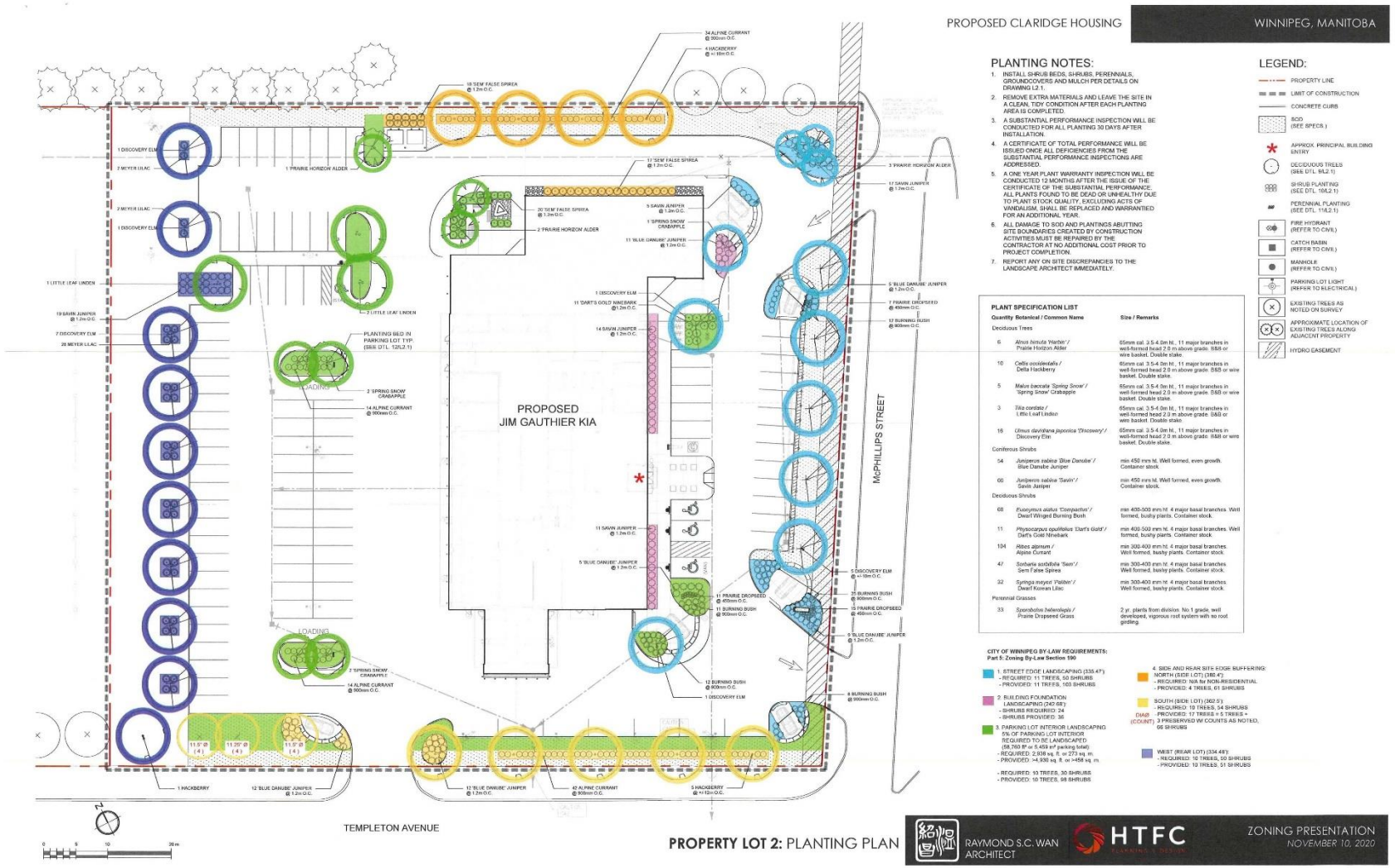
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.,
Land Development Branch
Planning, Property & Development Department

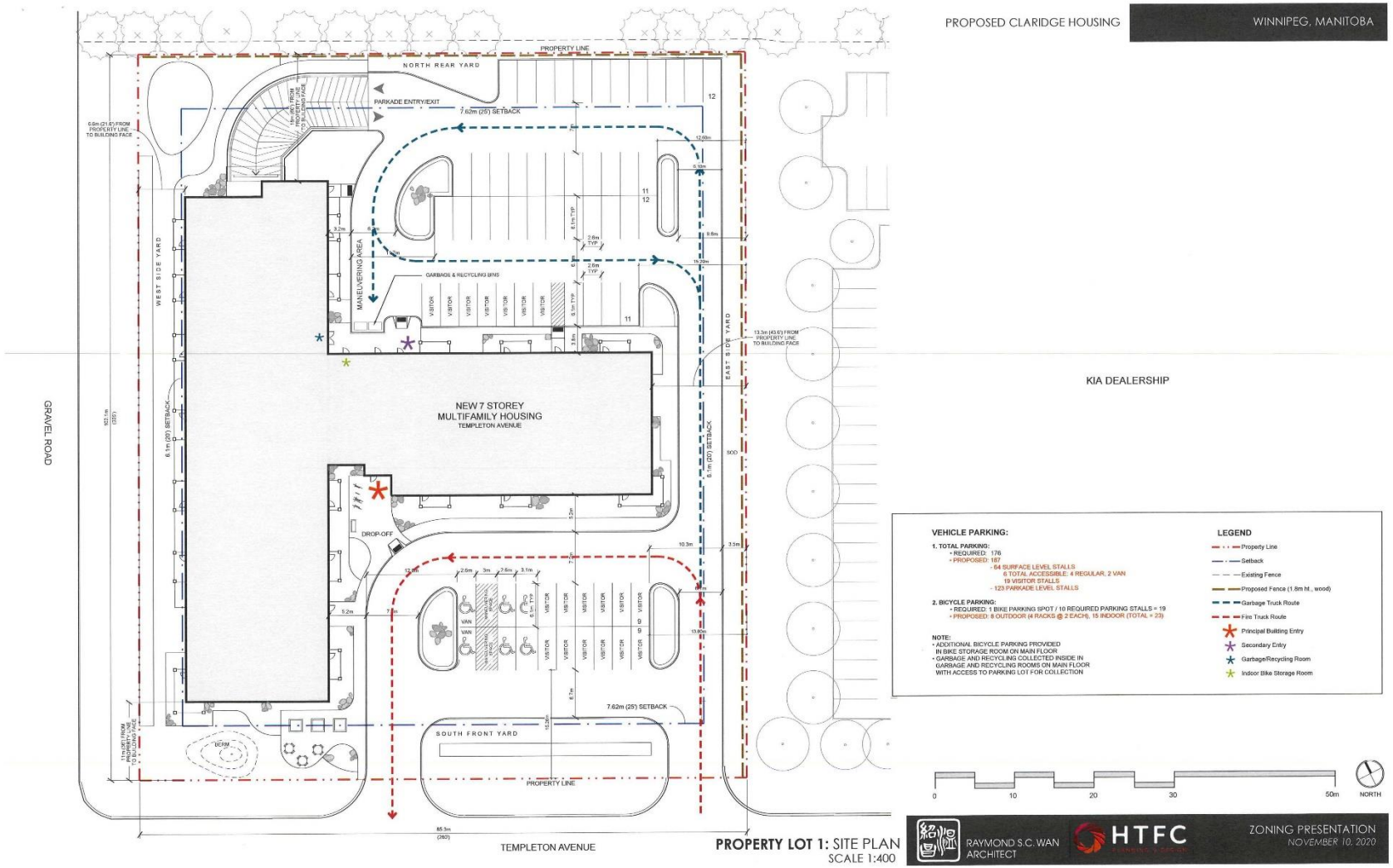
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water & Waste Department

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

Exhibit “6” referred to in File DASZ 28/2020




PROPOSED CLARIDGE HOUSING
WINNIPEG, MANITOBA
PROPOSED JIM GAUTHIER KIA
McPHILLIPS STREET
TEMPLETON AVENUE
PROPERTY LOT 2: PLANTING PLAN
PLANTING NOTES:
1. INSTALL SHRUB BEDS, SHRUBS, PERENNIALS, GROUNDCOVERS AND MULCH PER DETAILS ON DRAWING L2.1.
2. REMOVE EXTRA MATERIALS AND LEAVE THE SITE IN A CLEAN, TIDY CONDITION AFTER EACH PLANTING AREA IS COMPLETED.
3. A SUBSTANTIAL PERFORMANCE INSPECTION WILL BE CONDUCTED FOR ALL PLANTING 30 DAYS AFTER INSTALLATION.
4. A CERTIFICATE OF TOTAL PERFORMANCE WILL BE ISSUED ONCE ALL DEFICIENCIES FROM THE SUBSTANTIAL PERFORMANCE INSPECTIONS ARE ADDRESSED.
5. A ONE YEAR PLANT WARRANTY INSPECTION WILL BE CONDUCTED 12 MONTHS AFTER THE ISSUE OF THE CERTIFICATE OF THE SUBSTANTIAL PERFORMANCE. ALL PLANTS FOUND TO BE DEAD OR UNHEALTHY DUE TO PLANT STOCK QUALITY, EXCLUDING ACTS OF VANDALISM, SHALL BE REPLACED AND WARRANTIED FOR AN ADDITIONAL YEAR.
6. ALL DAMAGE TO SOD AND PLANTINGS ABUTTING SITE BOUNDARIES CREATED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST PRIOR TO PROJECT COMPLETION.
7. REPORT ANY ON SITE DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
LEGEND:
PROPERTY LINE
LIMIT OF CONSTRUCTION
CONCRETE CURB
SOD (SEE SPECS.)
APPROX. PRINCIPAL BUILDING ENTRY
DECIDUOUS TREES (SEE DTL. 9/L2.1)
SHRUB PLANTING (SEE DTL. 10/L2.1)
PERENNIAL PLANTING (SEE DTL. 11/L2.1)
FIRE HYDRANT (REFER TO CIVIL)
CATCH BASIN (REFER TO CIVIL)
MANHOLE (REFER TO CIVIL)
PARKING LOT LIGHT (REFER TO ELECTRICAL)
EXISTING TREES AS NOTED ON SURVEY
APPROXIMATE LOCATION OF EXISTING TREES ALONG ADJACENT PROPERTY
HYDRO EASEMENT
PLANT SPECIFICATION LIST
Quantity Botanical / Common Name — Size / Remarks
Deciduous Trees
6 Alnus tenuta 'Hakhin' / Prairie Horizon Alder — 65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
10 Celtis occidentalis / Delta Hackberry — 65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
5 Malus baccata 'Spring Snow' / 'Spring Snow' Crabapple — 65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
3 Tilia cordata / Little Leaf Linden — 65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
16 Ulmus davidiana japonica 'Discovery' / Discovery Elm — 65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
Coniferous Shrubs
54 Juniperus sabina 'Blue Danube' / Blue Danube Juniper — min 450 mm ht. Well formed, even growth. Container stock
66 Juniperus sabina 'Savin' / Savin Juniper — min 450 mm ht. Well formed, even growth. Container stock.
Deciduous Shrubs
68 Euonymus alatus 'Compactus' / Dwarf Winged Burning Bush — min 400-500 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
11 Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark — min 400-500 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock
104 Ribes alpinum / Alpine Currant — min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
47 Sorbaria sorbifolia 'Sem' / Sem False Spirea — min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
32 Syringa meyeri 'Palibin' / Dwarf Korean Lilac — min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
Perennial Grasses
33 Sporobolus heterolepis / Prairie Dropseed Grass — 2 yr. plants from division. No.1 grade, well developed, vigorous root system with no root girdling.
CITY OF WINNIPEG BY-LAW REQUIREMENTS:
Part 5: Zoning By-Law Section 190
1. STREET EDGE LANDSCAPING (335.47')
- REQUIRED: 11 TREES, 50 SHRUBS
- PROVIDED: 11 TREES, 103 SHRUBS
2. BUILDING FOUNDATION LANDSCAPING (240.68')
- SHRUBS REQUIRED: 24
- SHRUBS PROVIDED: 36
3. PARKING LOT INTERIOR LANDSCAPING
5% OF PARKING LOT INTERIOR REQUIRED TO BE LANDSCAPED (58,760 ft² or 5,459 m² parking total)
- REQUIRED: 2,938 sq. ft. or 273 sq. m.
- PROVIDED: >4,936 sq. ft. or >458 sq. m.
- REQUIRED: 10 TREES, 30 SHRUBS
- PROVIDED: 10 TREES, 98 SHRUBS
4. SIDE AND REAR SITE EDGE BUFFERING:
NORTH (SIDE LOT) (380.4')
- REQUIRED: N/A for NON-RESIDENTIAL
- PROVIDED: 4 TREES, 61 SHRUBS
SOUTH (SIDE LOT) (362.5')
- REQUIRED: 10 TREES, 54 SHRUBS
- PROVIDED: 17 TREES = 5 TREES + 3 PRESERVED W/ COUNTS AS NOTED, 66 SHRUBS
WEST (REAR LOT) (334.48')
- REQUIRED: 10 TREES, 50 SHRUBS
- PROVIDED: 10 TREES, 51 SHRUBS
RAYMOND S.C. WAN ARCHITECT
HTFC PLANNING + DESIGN
ZONING PRESENTATION
NOVEMBER 10, 2020



PROPERTY LOT 1: SITE PLAN
SCALE 1:400



PROPERTY LOT 1: LANDSCAPE PLAN
SCALE 1:400

PROPOSED CLARIDGE HOUSING

WINNIPEG, MANITOBA

LANDSCAPE BUFFERING

TOTAL PARKING FIELD = 34,610 sq ft.

1. PARKING FIELD: 1,731 sq ft.
(5% of parking lot interior required to be landscaped)
- REQUIRED: 1 TREE / 300 sq ft. = 6 TREES
- PROPOSED: 6 TREES
- REQUIRED: 1 SHRUB / 100 sq ft. = 17 SHRUBS
- PROPOSED: 60 SHRUBS ± 5%

2. BUILDING FOUNDATION: 109 ft. (EAST FACE)
215 ft. (SOUTH FACE)
- REQUIRED: 1 SHRUB / 10 ft. = 11 SHRUBS (EAST FACE)
- REQUIRED: 1 SHRUB / 10 ft. = 25 SHRUBS (SOUTH FACE)
- PROPOSED = 60 SHRUBS, EAST FACE ± 5%
  = 60 SHRUBS, SOUTH FACE ± 5%

3. STREET EDGE (TEMPLETON AVE, 280 ft.):
- REQUIRED: 1 TREE / 30 ft. = 9 TREES
- PROPOSED: 9 TREES
- REQUIRED: 3 SHRUBS / 20 ft. = 42 SHRUBS
- PROPOSED = 45 SHRUBS ± 5%

4. STREET EDGE (FUTURE WEST ROAD, 335 ft.):
- REQUIRED: 1 TREE / 30 ft. = 11 TREES
- PROPOSED: 13 TREES
- REQUIRED: 3 SHRUBS / 20 ft. = 50 SHRUBS
- PROPOSED = 80 SHRUBS ± 5%

Note: Site exceeds all zoning by-law requirements

PLANT SIZES:
Deciduous Trees min. 2 1/2" caliper
Coniferous Trees min. 6' height
Shrub species zone 2 & 3
(in accordance with the Canadian Nursery Trades Association)

LEGEND

- Property Line
- Setback
- Existing Fence
- Proposed Fence (1.8m ht., wood)
- Principal Building Entry
- Secondary Entry
- Garbage/Recycling Room
- Indoor Bike Storage Room
- Concrete Sidewalk
- Woodchip Mulch Shrub Bed
- Sod
- Granite Field Stone Boulders (600-1200mm ø)
- Bike Rack (Maglin "Iconic Collection" Bike Rack, Colour: White, RAL 9016)
- Bench (Maglin"Iconic Collection" Backed Bench /w arms, Colour: White, RAL 9016)
- Raised Wood Planters (1.8m x 1.8m)

TREE SPECIES

- Delta Hackberry
- Brandon American Elm
- 'Harvest Gold' Linden
- Multi-Stem Birch
- Multi-Stem Birch
- 'True North' American Linden
- Black Hills White Spruce
- Existing Trees

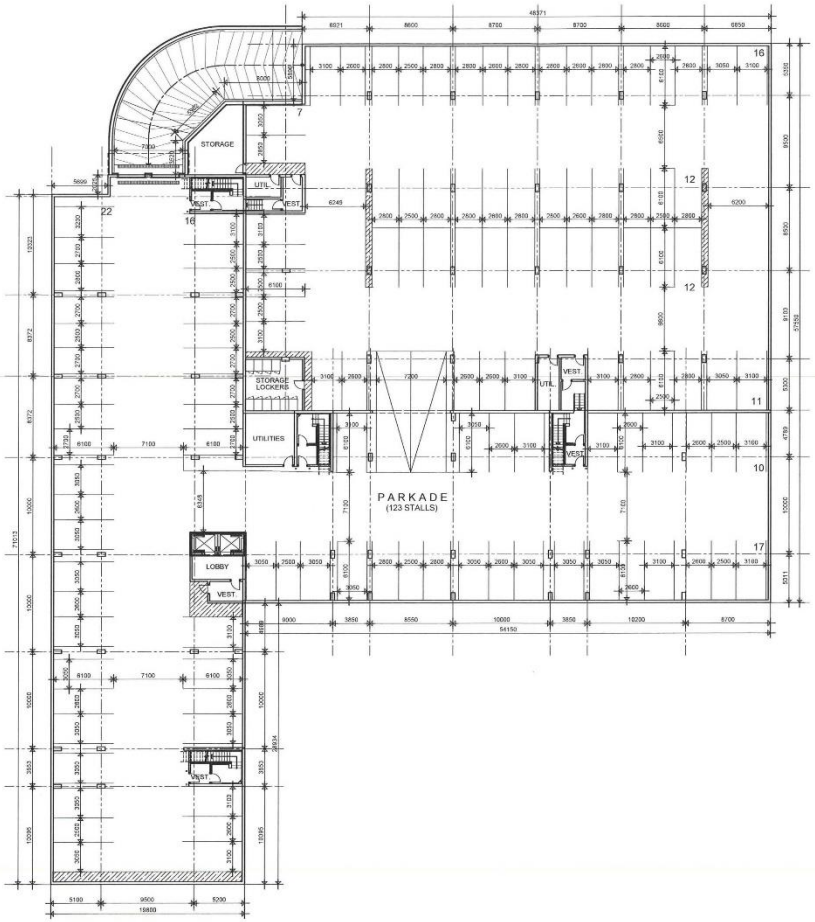
PLANT SPECIFICATION LIST

Quantity	Botanical / Common Name	Size / Remarks
	Coniferous Trees	
5	*Picea glauca 'Densata'* / Black Hills White Spruce	min 455 mm ø. Well formed, even growth. Container stock.
	Deciduous Trees	
3	*Betula papyrifera* / Multi-Stem Birch	Multi-stemmed, 65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
8	*Celtis occidentalis* / Delta Hackberry	65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
12	*Tilia americana 'Dorre'* / True North American Linden	65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
5	*Tilia mongolica 'Harvest Gold'* / Harvest Gold Linden	65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
6	*Ulmus americana 'Brandon'* / Brandon American Elm	65mm cal. 3.5-4.0m ht., 11 major branches in well-formed head 2.0 m above grade. B&B or wire basket. Double stake.
	Coniferous Shrubs	
19	*Juniperus horizontalis 'Hughes'* / HughesJuniper	min 450 mm ø. Well formed, even growth. Container stock.
10	*Juniperus sabina 'Skandia'* / Skandia Juniper	min 450 mm ø. Well formed, even growth. Container stock.
	Deciduous Shrubs	
29	*Cornus alba 'Bailhalo'* / Ivory Halo Dogwood	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
47	*Euonymus alatus 'Compactus'* / Dwarf Winged Burning Bush	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
38	*Physocarpus opulifolius 'Dart's Gold'* / Dart's Gold Ninebark	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
23	*Potentilla fruticosa 'Ultra'* Mango Tango Potentilla	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.

Quantity	Botanical / Common Name	Size / Remarks
	Deciduous Shrubs Continued	
252	*Ribes alpinum* / Alpine Currant	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
71	*Sorbaria sorbifolia 'Sem'* / Sem False Spirea	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
58	*Spirea x bumalda 'Goldflame'* / Goldflame Spirea	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
5	*Syringa meyeri 'Palibin'* / Dwarf Korean Lilac	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
15	*Viburnum trilobum 'Compactum'* / Compact American Cranberry	min 300-400 mm ht. 4 major basal branches. Well formed, bushy plants. Container stock.
	Perennial Grasses	
47	*Calamagrostis acutiflora 'Karl Foerester'* / Karl Foerester Grass	2 yr. plants from division. No.1 grade, well developed, vigorous root system with no root girdling.
82	*Hemerocallis x 'Barbara Mitchell'* / Barbara Mitchell Daylily	2 yr. plants from division. No.1 grade, well developed, vigorous root system with no root girdling.

0 10 20 30 50m NORTH

RAYMOND S.C. WAN ARCHITECT | HTFC PLANNING & DESIGN | ZONING PRESENTATION NOVEMBER 10, 2020



N

Parking Required	Units	Rate	Total
Residential	117	1.5	175.5
Total Parking Required			**176**

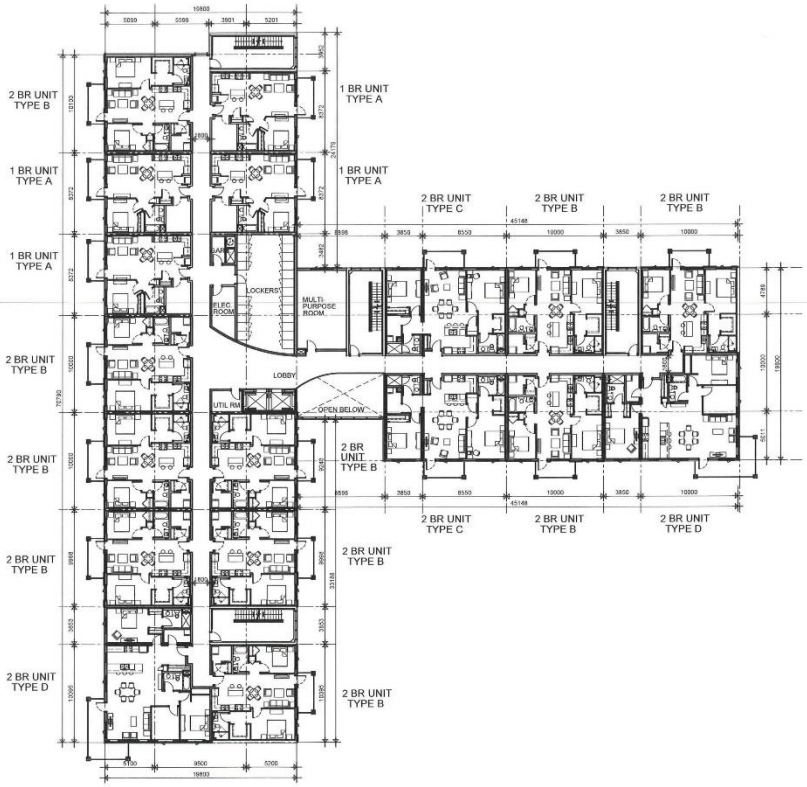
Parking Provided	Stalls
Surface Parking	64
Parkade Level	123
Total Parking Provided	**187**

PARKADE LEVEL FLOOR PLAN
SCALE 1:400



Unit	Type	Main Level	2nd Level	3rd Level	4th Level	5th Level	6th Level	7th Level	Total Unit	pct.
1 Bedroom Unit	Type A	3	4	4	4	4	4	4	27	23.08
2 Bedroom Unit - 1	Type B	8	10	10	10	10	10	7	65	55.56
2 Bedroom Unit - 2	Type C	1	2	2	2	2	2		11	9.40
2 Bedroom Unit - 3	Type D	2	2	2	2	2	2	1	13	11.11
Guest Suite	Type E	-	-	-	-	-	-	1	1	0.85
Units per Level		**14**	**18**	**18**	**18**	**18**	**18**	**13**	**117**	

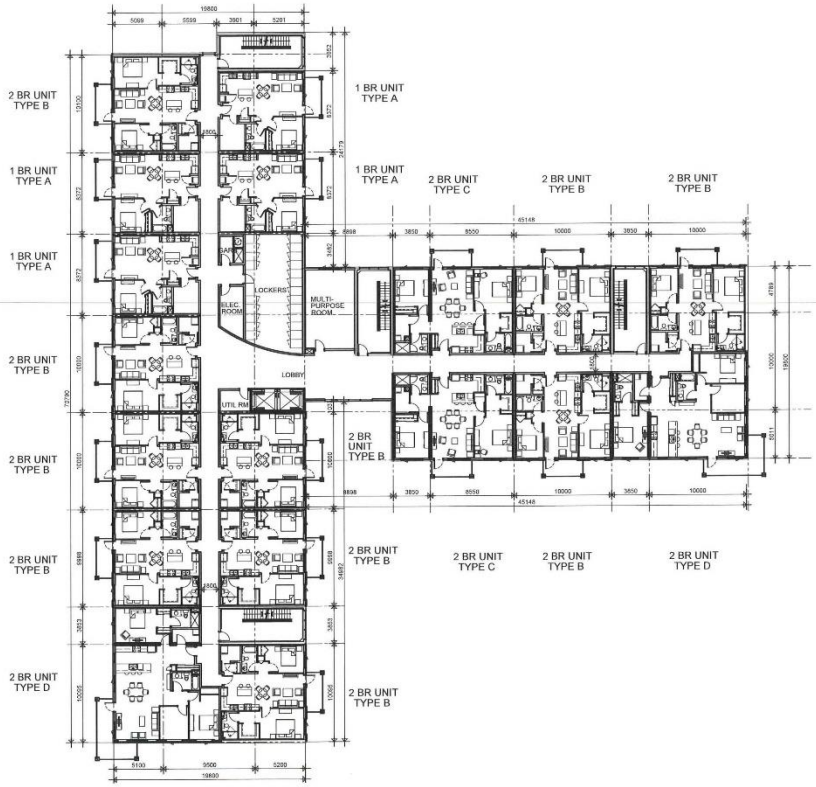
MAIN LEVEL FLOOR PLAN
SCALE 1:400



N

Unit	Type	Main Level	2nd Level	3rd Level	4th Level	5th Level	6th Level	7th Level	Total Unit	pct.
1 Bedroom Unit	Type A	3	4	4	4	4	4	4	27	23.08
2 Bedroom Unit - 1	Type B	8	10	10	10	10	10	7	65	55.56
2 Bedroom Unit - 2	Type C	1	2	2	2	2	2		11	9.40
2 Bedroom Unit - 3	Type D	2	2	2	2	2	2	1	13	11.11
Guest Suite	Type E	-	-	-	-	-	-	1	1	0.85
Units per Level		**14**	**18**	**18**	**18**	**18**	**18**	**13**	**117**	

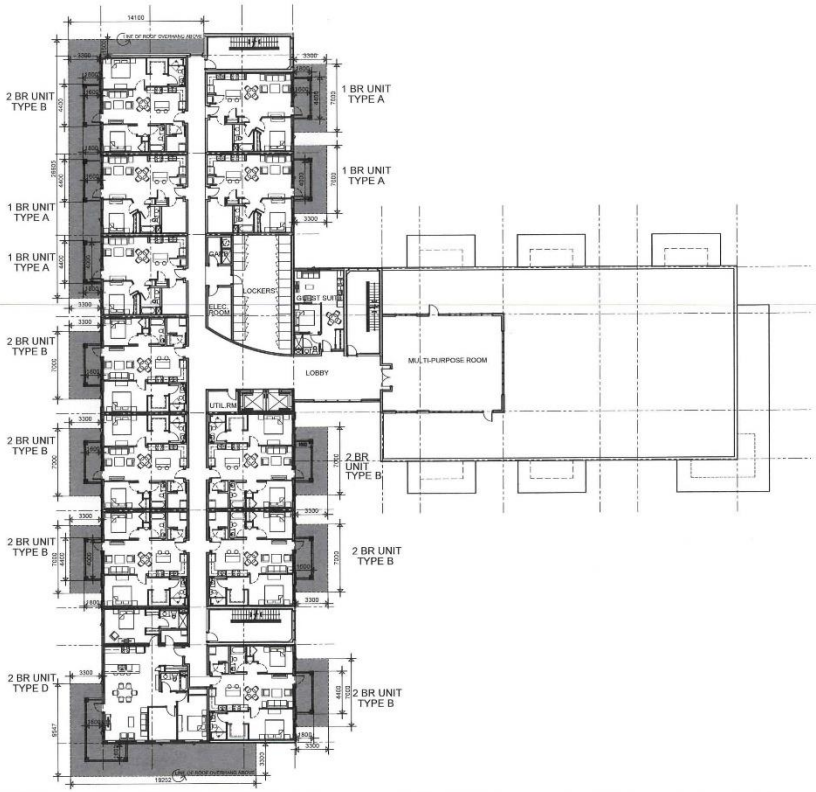
SECOND LEVEL FLOOR PLAN
SCALE 1:400





Unit	Type	Main Level	2nd Level	3rd Level	4th Level	5th Level	6th Level	7th Level	Total Unit	pct.
1 Bedroom Unit	Type A	3	4	4	4	4	4	4	27	23.08
2 Bedroom Unit - 1	Type B	8	10	10	10	10	10	7	65	55.56
2 Bedroom Unit - 2	Type C	1	2	2	2	2	2		11	9.40
2 Bedroom Unit - 3	Type D	2	2	2	2	2	2	1	13	11.11
Guest Suite	Type E	-	-	-	-	-	-	1	1	0.85
Units per Level		**14**	**18**	**18**	**18**	**18**	**18**	**13**	**117**	

THIRD - SIXTH LEVEL FLOOR PLAN
SCALE 1:400

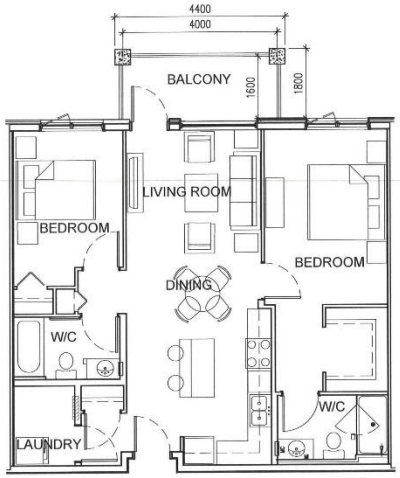


Unit	Type	Main Level	2nd Level	3rd Level	4th Level	5th Level	6th Level	7th Level	Total Unit	pct.
1 Bedroom Unit	Type A	3	4	4	4	4	4	4	27	23.08
2 Bedroom Unit - 1	Type B	8	10	10	10	10	10	7	65	55.56
2 Bedroom Unit - 2	Type C	1	2	2	2	2	2		11	9.40
2 Bedroom Unit - 3	Type D	2	2	2	2	2	2	1	13	11.11
Guest Suite	Type E	-	-	-	-	-	-	1	1	0.85
Units per Level		**14**	**18**	**18**	**18**	**18**	**18**	**13**	**117**	

SEVENTH LEVEL FLOOR PLAN
SCALE 1:400



1 BR UNIT
TYPE A (796 SQFT)
(EXCLUDING BALCONY)

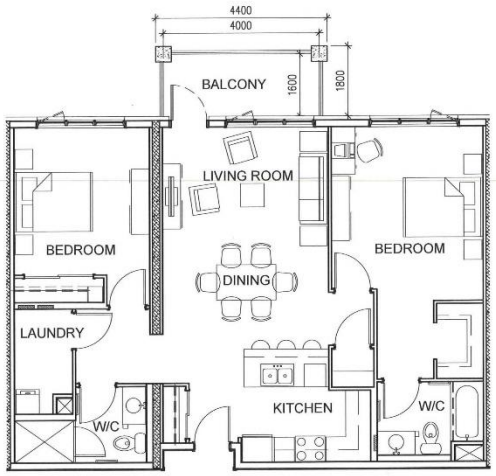


2 BR UNIT
TYPE B (952 SQFT)
(EXCLUDING BALCONY)

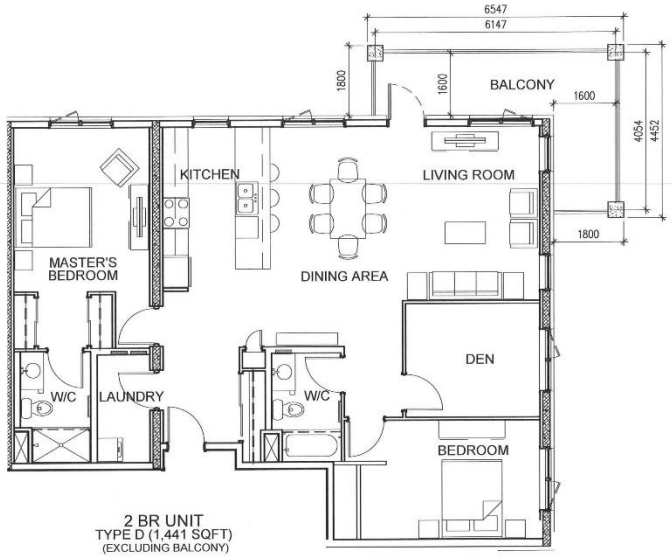


GUEST SUITE
TYPE E (498 SQFT)

UNIT BLOW-UP PLANS
SCALE 1:100



2 BR UNIT
TYPE C (1,176 SQFT)
(EXCLUDING BALCONY)



2 BR UNIT
TYPE D (1,441 SQFT)
(EXCLUDING BALCONY)

UNIT BLOW-UP PLANS
SCALE 1:100



LEGEND

- 1A EIFS TYPE 1 COLOR: MOUNTAIN FOG
- 1B EIFS TYPE 2 COLOR: WINTER EVE
- 1C EIFS TYPE 3 COLOR: CHARCOAL
- 2A ALUMINUM COMPOSITE PANEL COLOR: OZZ ORANGE
- 2B ALUMINUM COMPOSITE PANEL COLOR: RED IRON OXIDE
- 3A MASONRY TYPE 1 COLOR: ONYX IRONSPOT
- 3B MASONRY TYPE 2 TYNDALL STONE - SPLIT FACE COLOR: GREY
- 04 ALUMINUM CURTAIN WALL COLOR: BLACK
- 05 SPANDREL PANEL COLOR: MEDIUM GRAY
- 06 ALUMINUM BALCONY RAILING COLOR: BLACK C/W GLASS PANELS
- 07 METAL CLADDING COLOR: BLACK



LEGEND

- 1A EIFS TYPE 1 COLOR: MOUNTAIN FOG
- 1B EIFS TYPE 2 COLOR: WINTER EVE
- 1C EIFS TYPE 3 COLOR: CHARCOAL
- 2A ALUMINUM COMPOSITE PANEL COLOR: OZZ ORANGE
- 2B ALUMINUM COMPOSITE PANEL COLOR: RED IRON OXIDE
- 3A MASONRY TYPE 1 COLOR: ONYX IRONSPOT
- 3B MASONRY TYPE 2 TYNDALL STONE - SPLIT FACE COLOR: GREY
- 04 ALUMINUM CURTAIN WALL COLOR: BLACK
- 05 SPANDREL PANEL COLOR: MEDIUM GRAY
- 06 ALUMINUM BALCONY RAILING COLOR: BLACK C/W GLASS PANELS
- 07 METAL CLADDING COLOR: BLACK



LEGEND

- 1A EIFS TYPE 1 COLOR: MOUNTAIN FOG
- 1B EIFS TYPE 2 COLOR: WINTER EVE
- 1C EIFS TYPE 3 COLOR: CHARCOAL
- 2A ALUMINUM COMPOSITE PANEL COLOR: OZZ ORANGE
- 2B ALUMINUM COMPOSITE PANEL COLOR: RED IRON OXIDE
- 3A MASONRY TYPE 1 COLOR: ONYX IRONSPOT
- 3B MASONRY TYPE 2 TYNDALL STONE - SPLIT FACE COLOR: GREY
- 04 ALUMINUM CURTAIN WALL COLOR: BLACK
- 05 SPANDREL PANEL COLOR: MEDIUM GRAY
- 06 ALUMINUM BALCONY RAILING COLOR: BLACK C/W GLASS PANELS
- 07 METAL CLADDING COLOR: BLACK



LEGEND

- 1A EIFS TYPE 1 COLOR: MOUNTAIN FOG
- 1B EIFS TYPE 2 COLOR: WINTER EVE
- 1C EIFS TYPE 3 COLOR: CHARCOAL
- 2A ALUMINUM COMPOSITE PANEL COLOR: OZZ ORANGE
- 2B ALUMINUM COMPOSITE PANEL COLOR: RED IRON OXIDE
- 3A MASONRY TYPE 1 COLOR: ONYX IRONSPOT
- 3B MASONRY TYPE 2 TYNDALL STONE - SPLIT FACE COLOR: GREY
- 04 ALUMINUM CURTAIN WALL COLOR: BLACK
- 05 SPANDREL PANEL COLOR: MEDIUM GRAY
- 06 ALUMINUM BALCONY RAILING COLOR: BLACK C/W GLASS PANELS
- 07 METAL CLADDING COLOR: BLACK













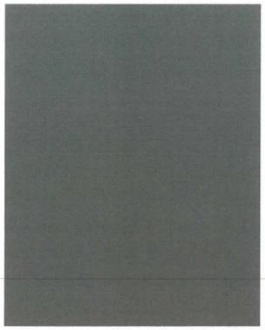






MATERIAL LEGEND

SPANDREL



MEDIUM GRAY

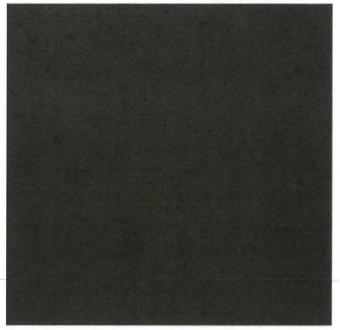


MOUNTAIN FOG

EIFS SYSTEM

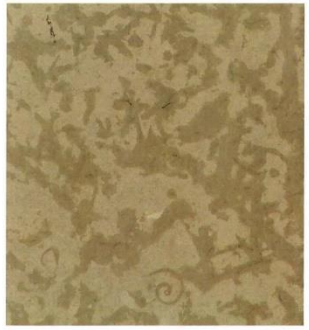


WINTER EVE

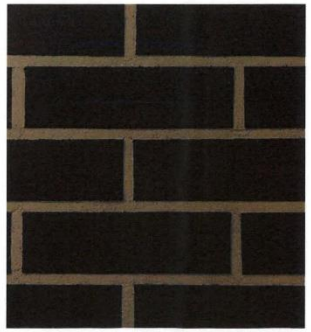


CHARCOAL

MASONRY

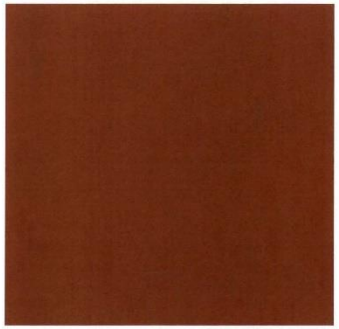


TYNDALL -GREY



ONYX IRONSPOT

COMPOSITE PANEL



OZZ ORANGE



RED IRON OXIDE