Agenda – Executive Policy Committee – April 21, 2021

REPORTS

Item No. 22 Subdivision and Rezoning – 349 Wardlaw Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 2/2021 [c/r DAV 102500/2021D]

COMMUNITY COMMITTEE RECOMMENDATION:

On April 12, 2021, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 2/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 12, 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.

2. That the developer shall meet all conditions identified in Schedule "B" – Report of the Administrative Coordinating Group, dated March 25, 2021.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" – Residential Mixed Use District as shown on the map dated April 12, 2021 and attached as Schedule "A" to this report.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 2/2021, as determined by the City's Director of Planning, Property and Development.

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

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

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

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

12. That the variance order for File No. DAV 2-102500\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 2/2021.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On April 12, 2021, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DASZ 2/2021

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

Public Hearing: April 12, 2021
Council Building, 510 Main Street

Applicant: Chagas Architecture + Development Inc. (Pedro Chagas)

Subject:



Premises Affected: 349 Wardlaw Avenue

For submission to: Executive Policy Committee

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

Report date: April 12, 2021

Community Committee Recommendation:

On April 12, 2021, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 2/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 12, 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.

2. That the developer shall meet all conditions identified in Schedule "B" – Report of the Administrative Coordinating Group, dated March 25, 2021.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" – Residential Mixed Use District as shown on the map dated April 12, 2021 and attached as Schedule "A" to this report.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 2/2021, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

12. That the variance order for File No. DAV 2-102500\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 2/2021.

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

1. This is sensitive to the pedestrian environment at Scott and Wardlaw. Scott is a beautiful street and I would emphasize Scott Street more so than Wardlaw on this particular project. Both beautiful streets and both really important to the pedestrian environment. The sidewalk use is evident in the grazing, the addition and maintenance of the commercial as well as residential.

2. The support of RMU here can't be more strongly stated. The age friendly and accessible is really critical. For this neighborhood in particular and it's something that I've been working on with the Rainbow Resource Centre who have had a longstanding plan to do accessible senior friendly housing for LGBTQ2S+ which is a critical need in Winnipeg. This project does exactly that.

3. This is a priority for me to increase housing types of this variety. In addition to it being so close to rapid transit, being bike supportive and getting rid of surface parking lot that isn't going to be utilized as much as this building are my top reasons for supporting the project. This is the housing we critically need.

Exhibits Filed:

1. Application dated January 15, 2021
2. Notification of Public Hearing dated March 3, 2021
3. Manitoba Status of Titles 2785323/1 and 2785394/1
4. Letter of authorization dated December 17, 2020 from Peter Giannuzzi, 7080493 Manitoba Ltd. and Greg Fiorentino 7080493 Manitoba Ltd. to Pedro Chagas, Chagas Architecture + Development Inc.
5. Plans (5 pages)
6. Report from the Urban Planning Division dated March 31, 2021
7. Inspection Report
8. Recording of Representations

REPRESENTATIONS:

In Support:

Pedro Chagas

In Opposition:

Nil

For Information:

Nil

For the City:

A. Ross, Planner, Planning, Property and Development Department

Exhibit “6” referred to in File DASZ 2/2021

ADMINISTRATIVE REPORT

Title: DASZ 2/2021 349 Wardlaw Avenue

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the establishment of a 4 storey, 24 unit multifamily dwelling with commercial on the ground floor.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 2/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated April 12, 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.
2. That the developer shall meet all conditions identified in Schedule “B” - Report of the Administrative Coordinating Group, dated March 25, 2021.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU” - Residential Mixed Use District as shown on the map dated April 12, 2021 and attached as Schedule “A” to this report.
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 2/2021, as determined by the City’s Director of Planning, Property and Development.
5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the “By-law”) is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

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9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

12. That the variance order for File No. DAV 2-102500\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 2/2021.

REASON FOR THE REPORT

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 subdivision and rezoning for DASZ 2/2021 349 Wardlaw Avenue will be approved with conditions.

HISTORY

N/A

CONSULTATION

N/A

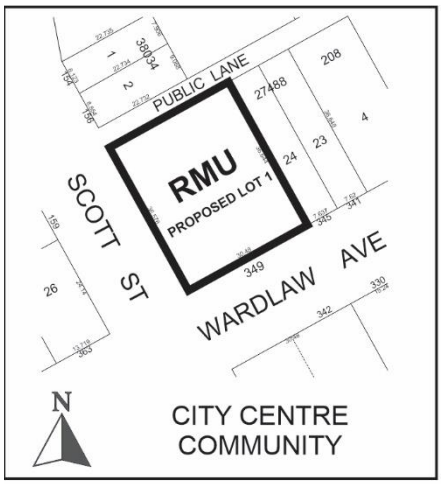
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: March 31, 2021
File No: DASZ 2/2021

DATE: March 31, 2021
FILE: **DASZ 2/21**
RELATED FILES: DAV 21-102500|D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **111** - River-Osborne

SUBJECT: For a subdivision and rezoning for DASZ 2/2021 349 Wardlaw Avenue to permit the construction of a 15-storey multifamily dwelling with 96 units.

LOCATION: 349 Wardlaw AVE
LEGAL DESCRIPTION: LOT 1/2 BLOCK 2 PLAN 208 31/5 ST B



APPLICANT: Pedro Chagas (Chagas Architect + Development)
61 Airport Rd
Winnipeg, MB R3H 0V5

OWNER: 7080493 MANITOBA LTD.
341 Wardlaw Ave (ATTN GREGORY FIORENTINO)
Winnipeg, MB R3L 0L5

SITE DESCRIPTION

The subject property is located on the northeast corner of Wardlaw Avenue and Scott Street, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward (See Figure 1).

The property is located within a Mature Community under the *Complete Communities Direction Strategy,* and falls within the boundaries of the *Osborne Village Neighbourhood Plan.*

The property contains two underlying lots which are proposed to be consolidated through this application.

The property is currently zoned “C2" – Commercial Community district, and through this application is proposed to be rezoned to an “RMU" – Residential Mixed Use district.

The property is 12,030 sq. ft.in size. It contains a single-storey commercial building which will be demolished, as well as accessory surface parking.



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

The immediate area is characterized by a mix of residential and commercial development, with primarily residential development in varying densities on the north side of the block and primarily commercial development on the south side of the block. Donald Street, an arterial road, is one block to the east.

The property is a little over 400m., or a 5-minute walk, to the Harkness Rapid Transit Station. There is regular transit service one block north on Stradbrook Avenue and one block east on

Donald Street. There is also high frequency service with several routes located a 3.5-minute walk away, on Osborne Street.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear lane, then Two-family dwelling uses zoned "C1" – Commercial Neighborhood district.

South: Wardlaw Avenue, then Office uses zoned "M1" – Light Manufacturing district.

East: Office uses zoned "C1" – Commercial Neighborhood district.

West: Scott Street, then Single family and Commercial (corner store) uses zoned "C1" – Commercial Neighbourhood and "RMF-M" – Residential Multifamily – Medium district, respectively.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to rezone the property from a “C2” – Commercial Community District to an “RMU” - Residential Mixed Use District, and to consolidate the two existing underlying lots, in order to establish a 4-storey development with 24 upper-storey units, and 3 commercial units on the ground floor.

The existing onsite commercial building will be demolished.

The development requires variances for yards, parking and fencing. See Administrative Report for Associated File No. DAV 21-102500\D for more information on variances.

The new multifamily building is designed with active uses fronting both Wardlaw Avenue and Scott Street, contains 22 vehicle parking spaces, indoor bike parking, inset balconies, and an elevator.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make adjustments to the project. Specifically, the following adjustments were made to the development through the collaborative planning process leading up to receipt of the application:

Active streetscape

An earlier-proposed site plan underwent a major redesign at the request of the Division in order to provide ‘active uses’ against Scott St. instead of a parking screening wall. The applicant enlarged the lobby and added a commercial unit along Scott, and introduced a high visibility bicycle room along Scott. These uses will be glazed with transparent glass at the Division’s request in order to provide good interplay between the interior and exterior of the building at the sidewalk level.

Approach

The applicant agreed to remove a previously proposed vehicular approach from Scott Street which would have interrupted the sidewalk; and instead directed all vehicular access to the public lane behind the bulding.

Height

The applicant agreed to reduce their previously proposed 5 storey height to 4 storeys in order to meet the policies of the *Osborne Village Neighbourhood Plan.*

Yards

The applicant agreed to adjust their previously proposed zero feet for their front, corner side and interior side yards; instead providing 5 ft, 5 ft., and 6 ft. respectively. The applicant agreed to landscape all of these yards.

Pedestrian connections

The applicant agreed to ensure their pedestrian connections to main building entrances meet accessibility standards for width and edge treatment.

Length of stalls off the lane

The applicant agreed to provide the required 23 ft. for length of the parking stalls off the lane. This eliminated a variance.

Visitor parking

The applicant agreed to provide their zoning complement of 2 visitor stalls. This eliminated another variance.

Exterior materials

The *Osborne Village Neighbourhood Plan* prioritizes façade materials are compatible with the traditional context. The applicant has provided 'substantial' materials that include vibrantly coloured pre-finished panels and glazing.

OurWinnipeg

Direction 9 of *OurWinnipeg* states:

- Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.

That Direction sets out the following Enabling Strategy:

- With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.

The proposed development provides an elevator which enables access to those living with mobility challenges and supports universal accessibility, identified as a priority in *OurWinnipeg*.

Housing that supports universal accessibility allows for 'aging-in-place' – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

Complete Communities Direction Strategy

Per the *Complete Communities Direction Strategy,* the proposed development falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

The proposal represents a density increase in a Mature Community, and adds to the mix of housing types in the neighbourhood, in a context sensitive manner in alignment with goals of *Complete Communities.*

Osborne Village Neighbourhood Plan

This property falls within the “Village Mixed Use Transition” area of the *Osborne Village Neighbourhood Plan.* The policies of the Village Mixed Use Transition Area are as follows:

- *6.1.1.A Residential development in Mixed-Use Transition areas will conform to the Village Medium Density Residential (V-MDR) policies;*
- *6.1.1.B Commercial and employment uses in Mixed-Use Transition areas should be compatible in lot size, building scale, and character to the existing context (particularly that of the immediate block);*
- *6.1.1.C New developments and additions will have a minimum height of two storeys and a maximum height of four storeys;*
- *6.1.1.D Non-residential uses are not to emit any noise, odour, dust, smoke, or similarly objectionable operational characteristics detectable outside the building.*

The development complies with 6.1.1.B and 6.1.1.D; and with a height of 4 storeys, complies with policy 6.1.1.C.

The development conforms with policy 6.1.1.A. The Village Medium Density Area, which is applicable to residential development in this policy area, governs the scale of buildings based on height, rather than density. This development, at 4 storeys, meets the intent of these Plan policies.

The Plan also contains policies guiding character, urban form and design (Section 3.1). Key highlights relevant to this development include:

- *Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*
- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*
- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;*

Taking in to account the immediate context on Wardlaw Avenue and the proximity to Donald Street, the development is reflective of contextual built form.

Setbacks, further described below, are designed to minimize adverse effect on neighbouring properties.

The development builds on the local pedestrian orientation of buildings by providing ‘active uses’ (residential and commercial units, lobby) facing both streets.

The development locates the parking underground and behind the building, taking it out of view of public streets.

The development complies with the policies of the *Osborne Village Neighbourhood Plan.*

WINNIPEG ZONING BY-LAW 200/06

There are 3 variances associated with the development. These are analyzed in the Administrative Report for Associated File No. DAV 19-155941\D.

PARKING

The proposed development contains 21 parking stalls. At a ratio of approximately 0.81, the Division is supportive of the parking ratio which is just above the standard ratio supported in parts of Osborne Village that are close to high frequency or rapid transit. Please see the Administrative Report for Associated File No. DAV 21-102599\D for more information on parking.

RAPID TRANSIT

The property is a 5-minute walk to northbound and southbound rapid transit service at Harkness Station.

WATER AND WASTE SERVICING

The Department of Water and Waste (Engineering) provided the following feedback:

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

Combined Sewer District

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

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

    ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

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

The Department of Water and Waste (Solid Waste) provided the following feedback:

- For 24 dwellings the property would require 3 cubic metres of service for both recycling and garbage per week. That would consist of a $3m^3$ front end bin for garbage and eight 360L recycling carts.
- The commercial and residential portions of the property are not allowed to share service under the Solid Waste Bylaw and will need to apply separately.

- The City provides a front-load garbage bin service for commercial businesses that put out a maximum of 3.0 cubic metres of garbage and recycling per week or up to 600 litres of cart service per week based on the entire taxable property.
- The property will need to determine what level of service it will require for the commercial portion if it is front end bin collection a larger collection area will be needed.

PUBLIC CONSULTATION

The applicant indicates the following regarding consultation (summarized):

- On July 7, 2020, 5,210 residents within a 1 km radius of the site were mailed through Canada Post.
- The mailing included draft plans and a description of the project, an invite to an open house, and a request for emails or phone calls for those not able to attend open house.
- Open house details:
    - FABCA-PMG projects ltd.
    - 341 Wardlaw Avenue
    - July 28, 2020
    - 6:00 pm – 7:30 pm
- There were 23 attendees of the open house.
- There were 30 responses by phone or email.
- Applicant indicates:
    - *"Generally we only had positive support from all who attended."*
    - *Majority of inquiries were regarding unit availability"*
    - *"We had a local business express interest on the lower commercial floor"*
- On August 10, 2020, all residents who attended the open house were emailed plans, with the phone number and email again included.

OTHER CONSIDERATIONS

Plan Approval

Associated Variance File. No DAV 21-102500\D contains a Plan Approval condition. If the development is built in substantial conformance with the approved plans, the proponent may apply for building permits. However if plans are changed, an administrative plan approval process will be required in order to provide Urban Planning Division the opportunity to review.

Small car signage

The stalls designated for small cars are required to be marked as such with vertical signage, to help maintain functional vehicular circulation in the parking area.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because the development:

- Supports universal accessibility and aging-in-place in alignment with policy goals of *OurWinnipeg.*
- Represents a density increase in a Mature Community, and adds to the mix of housing types in the neighbourhood in a context sensitive manner in alignment with goals of *Complete Communities.*
- Complies with the policies of the *Osborne Village Neighbourhood Plan.*
- Supports existing neighbourhood infrastructure including the Harkness Rapid Transit Station.
- Is reflective of contextual built form, including setbacks designed to minimize adverse effect on neighbouring properties.
- Builds on the local pedestrian orientation of buildings by providing ‘active uses’ facing both streets.
- Broadens the mix of housing types available in the River-Osborne neighbourhood.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 2/21 349 Wardlaw Ave.

Schedule “A” for File No. DASZ 2/21, City Centre Community Committee, April 12, 2021

By–Law No. _____

File No. **DASZ 2/2021**

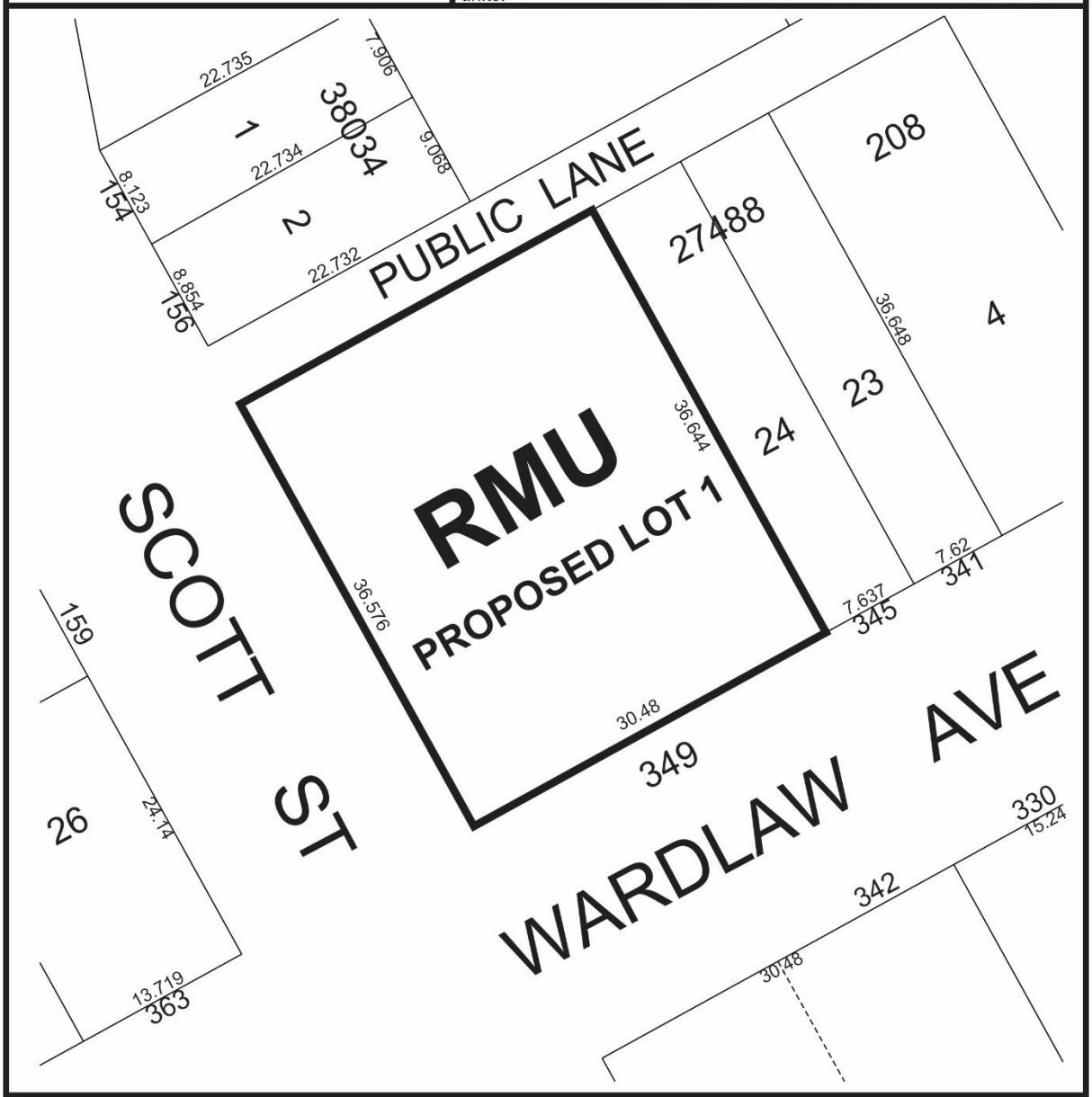
Atlas Sheet No.

N

AB25
CITY CENTRE
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 349 Wardlaw Avenue from a “C2” COMMERCIAL COMMUNITY DISTRICT to an “RMU” RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of land to allow the construction of a mixed use development, containing residential dwelling units.



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 349 WARDLAW AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 2/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the process.

Section II - Servicing Considerations

1) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

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

THIS REPORT SUBMITTED BY:

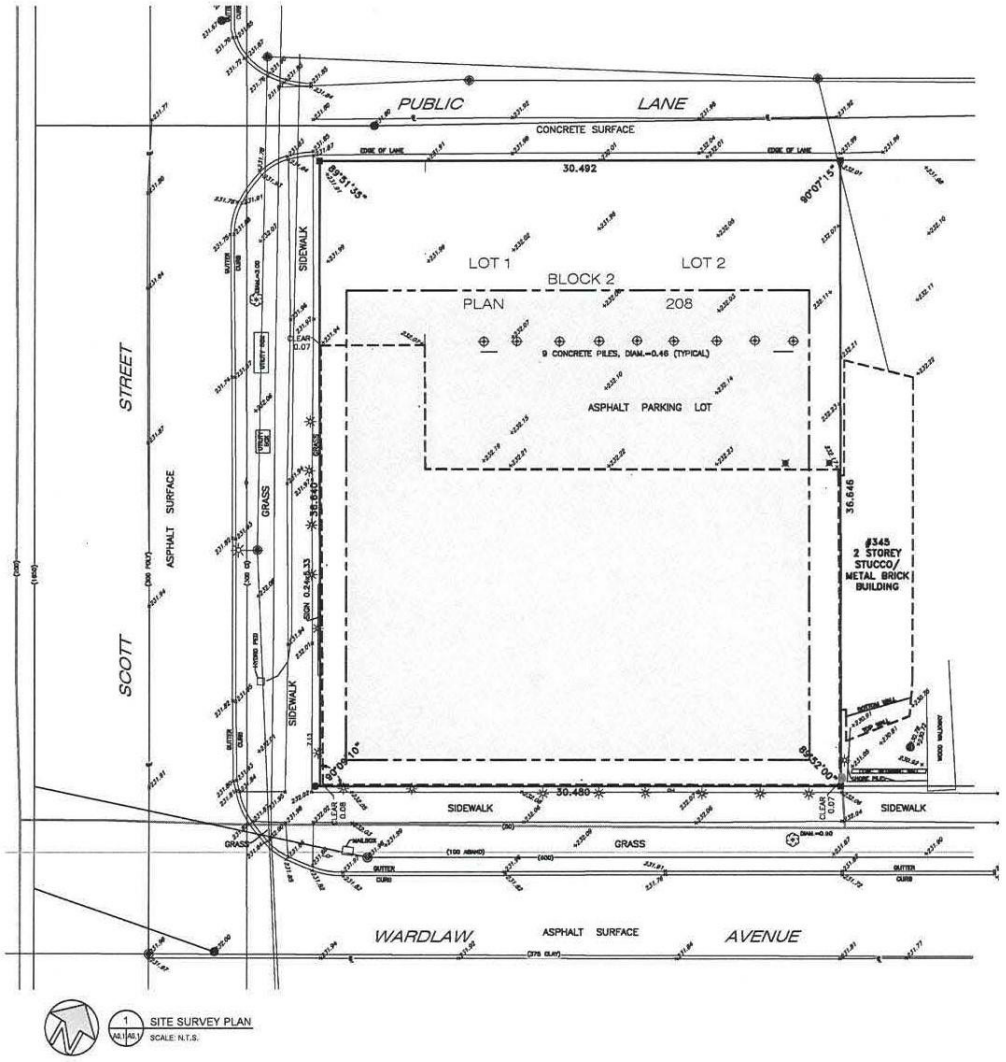
Administrative Co-ordinating Group
File No. DASZ 2/2021
March 25, 2021

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

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

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

Exhibit “5” referred to in File DASZ 2/2021



chagas
architecture + development inc.

DRAFTLINE DESIGNS
CUSTOM HOME DESIGN AND DRAFTING SERVICES

LEGEND:

PROPERTY LINE
EXISTING BUILDING
NEW BUILDING OUTLINE

FOR INFORMATION ONLY

PRELIMINARY
NOT FOR CONSTRUCTION

No.	ISSUED FOR	DATE	BY
D	ZONE REVISION	12-18-2020	PC
C	ZONING REVISION	12-16-2020	PC
B	RE-ISSUED FOR REVIEW	12-11-2020	PC
A	ISSUED FOR REVIEW	09-29-2020	PC

DRAWN BY: IH CHECKED BY: PC

PRINTING DATE:

Drawings and specifications, as instruments of service are the property of the architect, the copyright in the same being reserved to them. No reproduction may be made without the permission of the architects, and when made, must bear their names. All prints to be returned.

The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting discrepancy to the architects for adjustment.

SEAL:

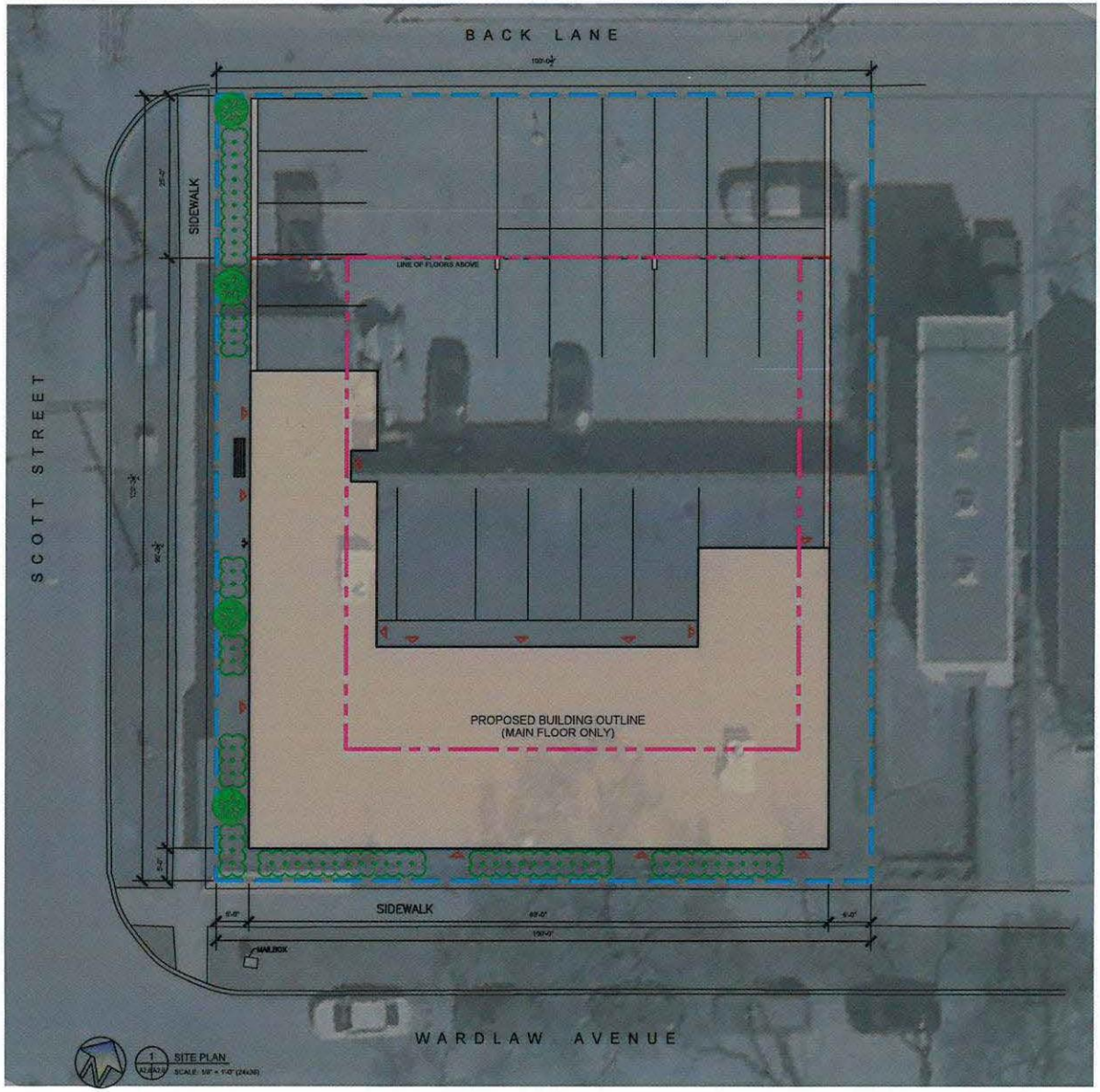
349 WARDLAW AVENUE

WINNIPEG, MANITOBA

SITE SURVEY PLAN
FOR INFORMATION ONLY

PROJECT NO. 1926

A0.1



PROPERTY INFORMATION

CIVIC ADDRESS:	349 WARDLAW AVENUE
REGISTERD OWNER:	7080493 MANITOBA LTD.
LOT AREA:	100'-0" x 120'-0"
ATLAS NO.:	AB-25
TYPE OF LOT:	CORNER LOT
PROPOSED USE(S):	COMMERCIAL SALES (MAIN FLOOR) MULTI-FAMILY DWELLING (2nd TO 4th FLOOR) TOTAL 24 DWELLINGS

RE-ZONE FROM C2 TO RMU
DIMENSIONAL STANDARDS

	REQUIRED	PROPOSED
LOT AREA	9000	
DWELLING UNIT/LOT	11 DWELLINGS	24 DWELLINGS
FRONT YARD	20'-0" TO BUILDING	5'-0" TO BUILDING
WEST CORNER SIDE YARD	20'-0" TO BUILDING	5'-0" TO BUILDING
EAST SIDE YARD	11'-0" TO BUILDING	6'-0" TO BUILDING
REAR YARD	25'-0"	25'-0"
NUMBER OF STOREYS	4 STOREY MAX AS PER V-MDR	4 STOREYS
BUILDING HEIGHT	RMU MAX. 100'-0"	41'-0"
DENSITY (SQ. FT./DU)		
PARKING CATEGORY (RESIDENTIAL)	3 / 0.8	19
PARKING COMMERCIAL	1/1000 SQ. FT.	3
PARKING SPACES PROVIDED		22

BUILDING AREA

MAIN FLOOR AREA:	3,819 SQ. FT.
SECOND FLOOR AREA:	7,965 SQ. FT.
THIRD FLOOR AREA:	7,965 SQ. FT.
FOURTH FLOOR AREA:	7,965 SQ. FT.
TOTAL GROSS AREA:	27,714 SQ. FT.

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DRAFTLINE DESIGNS
CUSTOM HOME DESIGN AND DRAFTING SERVICES

LEGEND:

- PROPERTY LINE
- PROPOSED SETBACK
- REQUIRED SETBACK
- BUILDING OUTLINE (MAIN FLOOR ONLY)
- HANDICAP PARKING STALL
- 4 - JAPANESE TREE LILAC WITH 3-1/2" CALIPER
- 130 - SNOWBERRY MIN. 2 GALLON CONTAINER
- BENCH
- ENTRY / EXIT POINT

PRELIMINARY
NOT FOR CONSTRUCTION

No.	ISSUED FOR	DATE	BY
D	ZONE REVISION	12-19-2020	PC
C	ZONING REVISION	12-16-2020	PC
B	RE-ISSUED FOR REVIEW	12-11-2020	PC
A	ISSUED FOR REVIEW	09-29-2020	PC

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PRINTING DATE:

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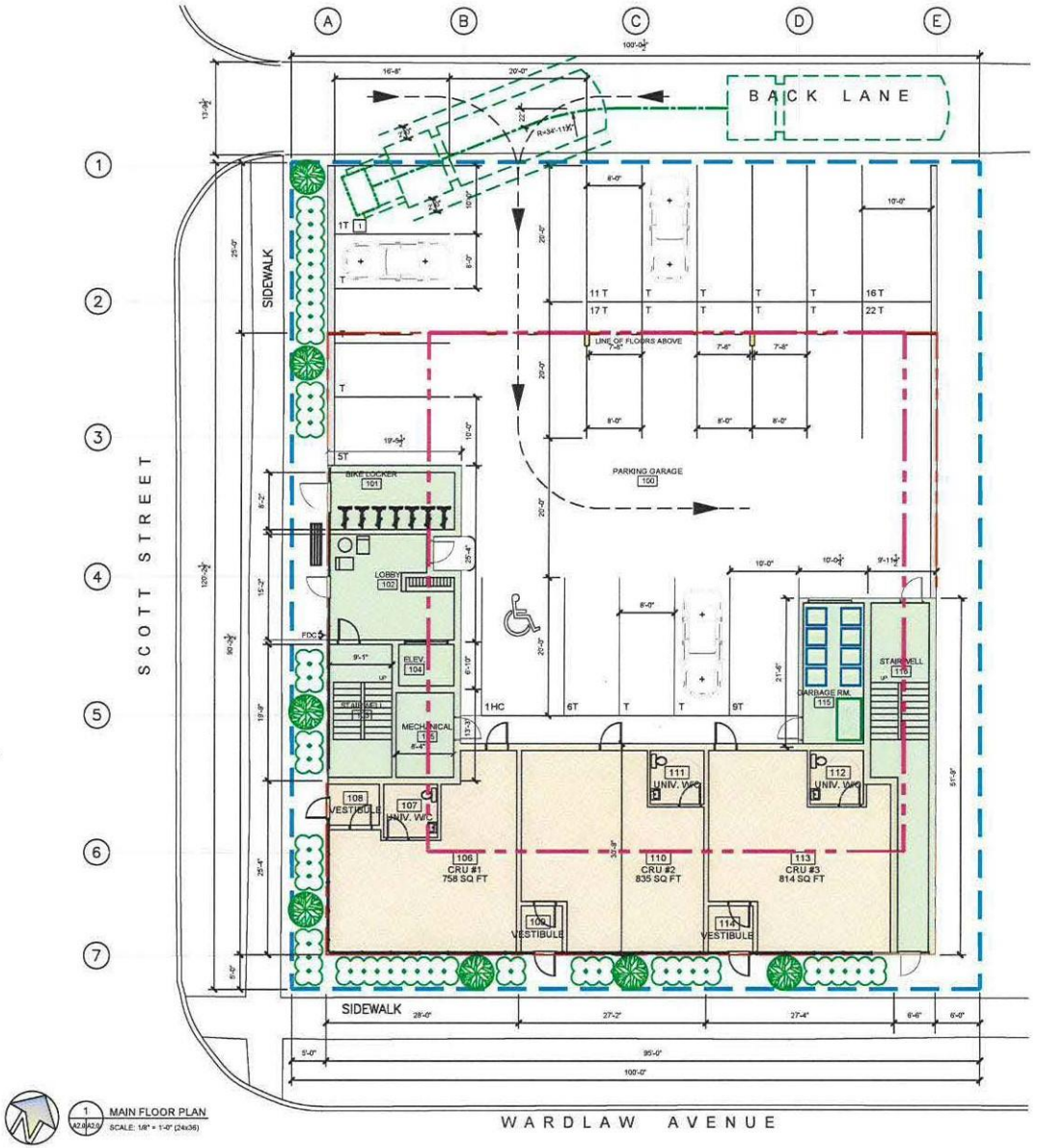
349 WARDLAW AVENUE

WINNIPEG, MANITOBA

SITE PLAN

PROJECT NO. 1926

A0.2



architecture + development inc.

DRAFTLINE DESIGNS
CUSTOM HOME DESIGN AND DRAFTING SERVICES

LEGEND:

- PROPERTY LINE
- PROPOSED SETBACK
- REQUIRED SETBACK
- COMMON AREA
- CRU'S
- WALL MOUNTED BIKE RACK
- HANDICAP PARKING STALL
- 4 - JAPANESE TREE LILAC WITH 2-1/2" CALIPER
- 130 - SNOWBERRY MIN. 2 GALLON CONTAINER
- BENCH
- FDC - FIRE DEPARTMENT CONNECTION
- 360L RECYCLE BINS
- 3 CUBIC METER WHEELED GARBAGE BIN
- GARBAGE TRUCK PATH (22')

KEYNOTE:

1. GARBAGE STORAGE AND PICKUP - PARKING STALL #1 - BUILDING OPERATION CARETAKER WILL RELOCATE GARBAGE BINS AND CONTAINERS FROM GARBAGE ROOM TO TENANT STALL #1 ANGLED 22° FROM BACKLANE. THE BUILDING OPERATIONS WILL COORDINATE GARBAGE DAY PICKUP WITH PARKING STALL USE.

No.	ISSUED FOR	DATE	BY
F	REVISED AS PER CITY REQUEST	01-06-2021	PC
E	REVISED FOR GARBAGE PU	12-30-2020	PC
D	ZONE REVISION	12-19-2020	PC
C	ZONING REVISION	12-16-2020	PC
B	RE-ISSUED FOR REVIEW	12-11-2020	PC

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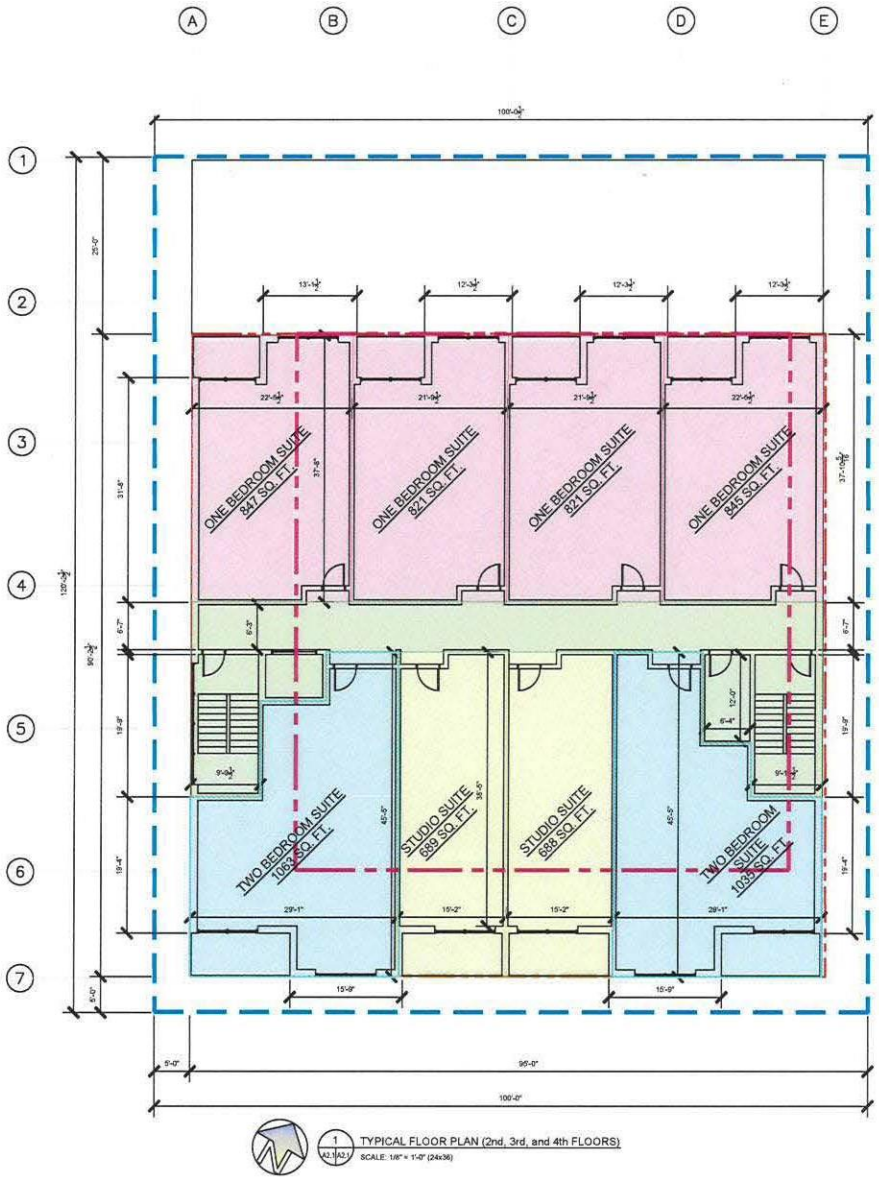
349 WARDLAW AVENUE

WINNIPEG, MANITOBA

MAIN FLOOR PLAN

PROJECT NO. 1926

A2.0



1 / A2.1 / A2.1 TYPICAL FLOOR PLAN (2nd, 3rd, and 4th FLOORS)
SCALE: 1/8" = 1'-0" (24x36)

CHAGAS architecture + development inc.

DRAFTLINE DESIGNS
CUSTOM HOME DESIGN AND DRAFTING SERVICES

LEGEND:
- PROPERTY LINE
- PROPOSED SETBACK
- REQUIRED SETBACK
- COMMON AREA
- STUDIOSUITE
- ONE BEDROOM SUITE
- TWO BEDROOM SUITE

PRELIMINARY
NOT FOR CONSTRUCTION

No.	ISSUED FOR	DATE	BY
D	ZONE REVISION	12-16-2020	PC
C	ZONING REVISION	12-16-2020	PC
B	RE-ISSUED FOR REVIEW	12-11-2020	PC
A	ISSUED FOR REVIEW	09-29-2020	PC

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M.A.I.

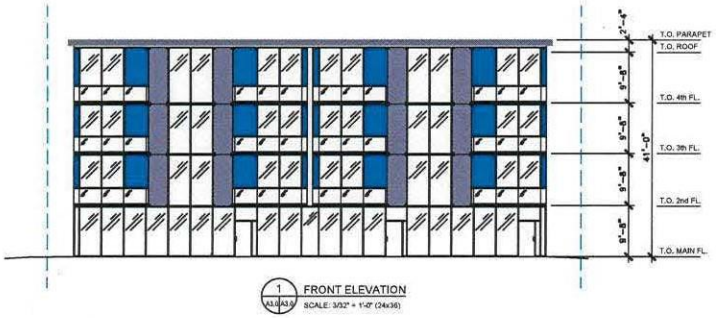
349 WARDLAW AVENUE

WINNIPEG, MANITOBA

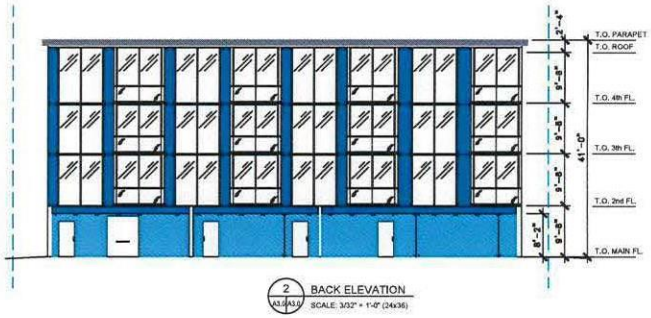
TYPICAL FLOOR PLAN
2nd, 3rd & 4th FLOORS

PROJECT NO. 1926

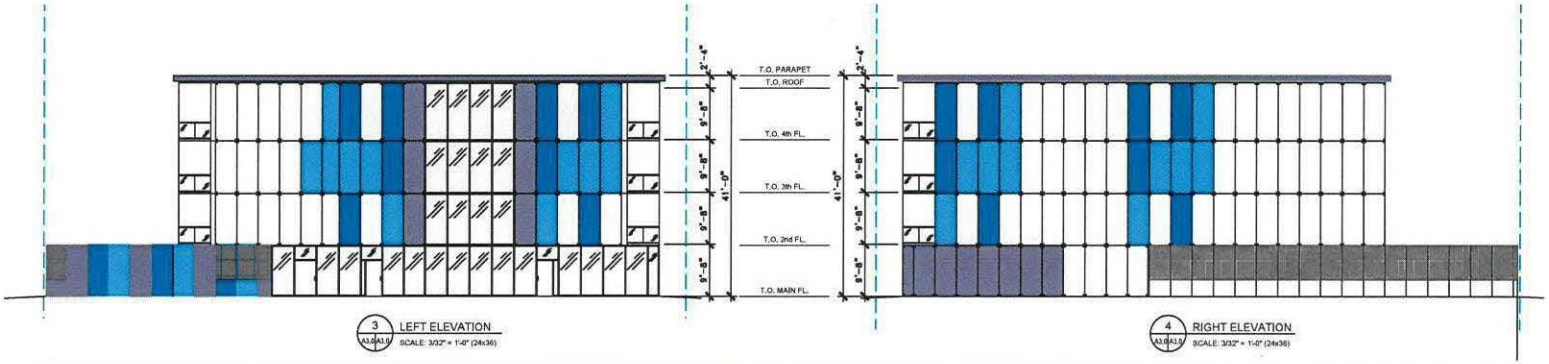
A2.1



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" (24x36)



2 BACK ELEVATION
SCALE: 3/32" = 1'-0" (24x36)



3 LEFT ELEVATION
SCALE: 3/32" = 1'-0" (24x36)

4 RIGHT ELEVATION
SCALE: 3/32" = 1'-0" (24x36)



VIEW TOWARDS SOUTH ON SCOTT STREET



VIEW TOWARDS NORTH ON WARDLAW AVENUE

CHAGAS
architecture + development inc.

DRAFTLINE DESIGNS
CUSTOM HOME DESIGN AND DRAFTING SERVICES

LEGEND:

- PROPERTY LINE
- HARDIE PANEL BOARD TYPE 1
- HARDIE PANEL BOARD TYPE 2
- HARDIE PANEL BOARD TYPE 3
- HARDIE PANEL BOARD TYPE 4
- 1600 SERIES KAWNEER CURTAIN WALL C/W THERMALLY BROKEN DUAL PANE TRANSPARENT GLAZING
- BALCONY GLASS RAILING
- PERFORATED HARDIE PANEL SCREEN WALL TO PROVIDE 70% TRANSPARENCY

PRELIMINARY
NOT FOR CONSTRUCTION

No.	ISSUED FOR	DATE	BY
D	ZONE REVISION	12-18-2020	PC
C	ZONING REVISION	12-16-2020	PC
B	RE-ISSUED FOR REVIEW	12-11-2020	PC
A	ISSUED FOR REVIEW	09-29-2020	PC

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WINNIPEG, MANITOBA

EXTERIOR ELEVATIONS

PROJECT NO. 1926

A3.0