Minute No. 393
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

Item No. 7 Rezoning – 1350 Henderson Highway
(North Kildonan Ward)
File DAZ 212/2020 [c/r DAV 228606/2020D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2020 by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated April 7, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

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

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

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

        ii. That, the height of principal buildings shall be limited to a maximum of 35 feet.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

COUNCIL DECISION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., 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").

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

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

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

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

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

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

COUNCIL DECISION (continued):

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

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

9. That the variance order under File DAV 20-228606\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 DAZ 212/2020.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 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 April 19, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 7, 2021, the East Kildonan-Transcona 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

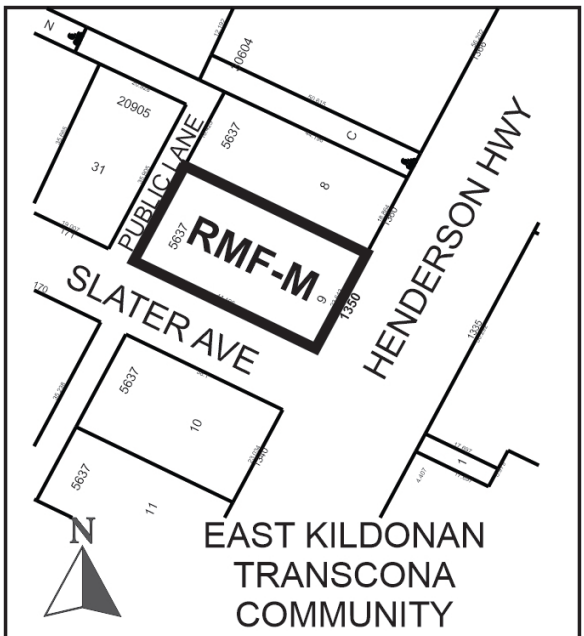
File: DAZ 212/2020

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Browaty
Councillor Nason

Public Hearing: April 7, 2021
Council Building, 510 Main Street

Applicant: 10066091 Manitoba Ltd. (Chris Thorne)

Subject:



APPLICANT: 10066091 Manitoba Ltd. (Chris Thorne)
FILE: DAZ 212/2020
PROPOSAL: To rezone the land shown outlined above from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the establishment of a Multi-Family Dwelling use. **For information, phone R. Hayer, Planner at 204-986-7168.**

Premises Affected: 1350 Henderson Highway

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

Prepared by: T. Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: April 7, 2021

Community Committee Recommendation:

On April 7, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2020 by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated April 7, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

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

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

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

ii. That, the height of principal buildings shall be limited to a maximum of 35 feet.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., 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").

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

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

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

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

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

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

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

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

9. That the variance order under File DAV 20-228606\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 DAZ 212/2020.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. According to OurWinnipeg our major corridors are areas where we are looking for things like density and having single family homes on Henderson at this point, is I think an appropriate interpretation of our master plan. It was pointed out that what was proposed in terms of height is very context sensitive to the single-family properties nearby and they are keeping the height to 35 feet. The property has been shifted in such a way, the variances are reducing the proximity to the other single-family homes nearby. When we do this type of intensification we normally start at corridors and that is in fact what exactly is being proposed here.

2. When it comes to property values the experience has generally been unless its something very obtuse, if you are building a hog barn next to a single family, if you are doing something very much not consistent with the plan it becomes problematic but that is not the case here in my opinion and my interpretation of what is being proposed.

3. The Boese's comments today and their concerns went as far as to purchase the neighbouring property and you are probably right, had the two properties been combined they probably would have proposed something far more intense. They in fact achieved what they were after in terms of the proposed redevelopment being far more context sensitive to the immediate neighbourhood because the other property was not combined.

Exhibits Filed:

1. Application dated December 16, 2020
2. Notification of Public Hearing dated March 3, 2021
3. Manitoba Status of Title 3081959/1
4. Surveyor's Building Location Certificate and sketch dated November 12, 2019
5. Plans (9 pages)
6. Arborist Report dated December 7, 2020
7. Report from the Urban Planning Division dated March 23, 2021
8. Inspection Report
9. Presentation dated April 7, 2021, in support of the application submitted by Brendan Salakoh
10. Communication dated April 7, 2021, from David Ellie in opposition to the application
11. Recording of Representations

REPRESENTATIONS:

In Support:
Brendan Salakoh
Chris Thorne
Kurtis Sawatzky

In Opposition:
Pat Boese
Ron Boese
Shawn Boese
David Ellie
Walter Kampen

For Information:
Nil

For the City:
F. Ojo, Planner, Planning, Property and Development Department
G. Doney, Senior Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 212/2020

ADMINISTRATIVE REPORT

Title: DAZ 212/2020 – 1350 Henderson Highway

Issue: An application for consideration at the public hearing to rezone the property from "R1-L" Residential Single-Family (Large) to "RMF-M" Residential Multi-Family (Medium) to permit the construction of a multi-family building.

Critical Path: East Kildonan - Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer			

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 212/2020 by rezoning the subject land to a "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated April 7, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

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

            a. Buildings

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            d. Garbage enclosures

            e. Fencing

            f. Landscaping; and

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

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

9. That the variance order under File DAV 20-228606\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 DAZ 212/2020.

REASON FOR THE REPORT

- The applicant is proposing to rezone the property from "R1-L" Residential Single-Family (Large) to “RMF-M” Residential Multi-Family (Medium) in order to construct a multi-family building and accessory parking area (12 dwelling units and 14 parking stalls).
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposal can proceed.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- Ensure new areas of growth are designed according to the principles of Complete Communities

SUBMITTED BY

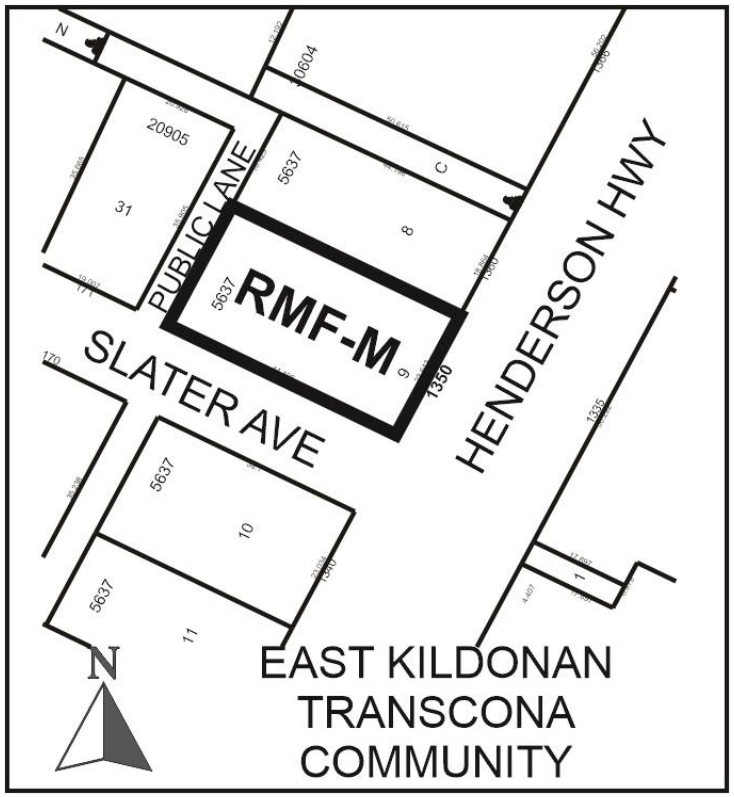
Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by	Rakvinder Hayer, MCP
Date:	March 23, 2021
File No.	DAZ 212/2020

Attachments

- **Appendix “A,” Planning Discussion**
- **Schedule “A,” of File** DAZ 212/2020**,** East Kildonan - Transcona **Community Committee, dated** April 7, 2021**.**
- **Schedule “B,” Report of The Administrative Coordinating Group – February 11, 2021, RE: Proposed Rezoning of Land Located at 1350 Henderson Highway.**

APPENDIX 'A'

DATE:	March 23, 2021
FILE:	**DAZ 212/2020**
RELATED FILES:	DAV 20-228606\D
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.411 (Kildonan Drive)
SUBJECT:	**To rezone the subject land from "R1-L" Residential Single-Family (Large) to "RMF-M" Residential Multi-Family (Medium) District**
LOCATION:	1350 Henderson Highway
LEGAL DESCRIPTION:	LOT 9 PLAN 5637 58 K



APPLICANT: Chris Thorne (10066091 MANITOBA LTD.)
79 Fernwood Ave
Winnipeg, MB R2M 1B6

OWNER: Same as applicant

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site is located at the northwest corner of Henderson Highway and Slater Street in the Kildonan Drive neighbourhood and the North Kildonan Ward.
- Currently on the site is a single-family dwelling constructed in 1946 and backing onto to a public lane.
- The existing dwelling on the subject site takes access from a private approach on Henderson Highway.
- The subject site is approximately 77.5 feet wide by 145 feet deep, providing for a total lot area of +/- 11,229 sq. ft. (0.79 acres).
- The site is zoned “R1-L” Residential Single-Family (Large) district.
- The site is designated “Transformative Areas – Regional Mixed-Use Corridor” policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family dwelling zoned “R1-L” Residential Single-Family (Large) district; then commercial uses zoned “C2” Commercial Corridor district.

South: Slater street; then single-family dwellings zoned “R1-L” Residential Single-Family (Large) district.

East: Henderson Highway; then a residential multi-family building containing 133 dwelling units and zoned “RMF-M” Residential Multi-Family (Medium) district.

West: A public lane; then single-family dwellings zoned “R1-L” Residential Single-Family (Large).

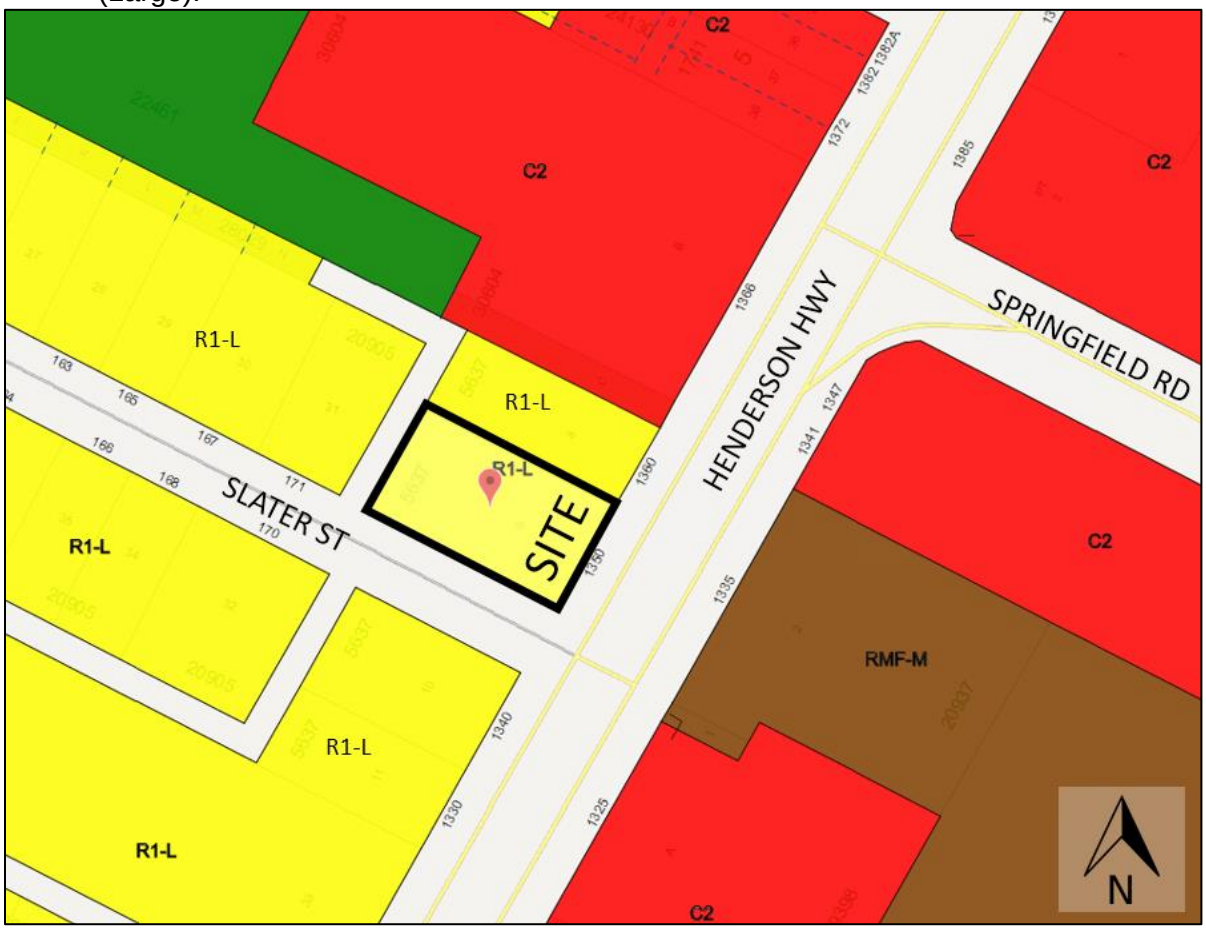


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to demolish the existing single-family dwelling and rezone the property to an “RMF-M” Residential Multi-Family (Medium) district in order to construct a multi-family building containing 12 dwelling units and accessory parking area with 14 stalls.
- As noted in the related Planner’s report under the associated file DAV 20-228606\D, Variances have been requested to accommodate aspects of the proposal and a report

has been submitted for consideration by the East Kildonan-Transcona Community Committee. Please refer to the related Administrative Report for analysis on the Variance application.

Site and Building Design (See Figures 3 and 4):

- Preliminary plans of development submitted with the subject application show that the proposed multi-family building would be three-storeys in height (+/- 34.86 feet). The primary building entrance would face east towards Henderson Highway.
- The accessory parking area containing 14 stalls, including one (1) accessible parking stall, would be located behind the proposed multi-family building. A new private approach on Slater Street is proposed in order to access the proposed parking area.

Collaboration:

Pre-Application:

- In May 2020, the applicant submitted a Draft Application (Pre-App) in order to obtain comments from the Winnipeg Public Service. The applicant has taken steps to incorporate comments provided by the Public Service into the proposed plans. Specifically, the design of the accessory parking area has been modified to be consistent with comments provided in the pre-application feedback letter.
- In addition, the feedback letter advised the applicant to consult with an Arborist to survey on-site vegetation to ensure existing on-site trees can be preserved, and also conduct public engagement with surrounding neighbourhood residents.

Arborist Report:

- The applicant engaged a Manitoba Certified Arborist and has submitted an Arborist Report that identifies 20 trees on the subject property. The report also details their approximate ages and condition. The trees, mainly consisting of Elms, Maples, and Spruces, are in varying states of health, with the Arborist recommending removal of several.
- The applicant identifies eight (8) trees with higher chances for survival and proposes to preserve these trees during and post-construction. Proposed trees for preservation include the following:
    - Maintenance of three (3) existing trees along Slater Avenue. The Arborist identifies these trees as two (2) American Elm and one (1) Manitoba Maple.
    - Maintenance of five (5) existing trees along the north interior side yard. The Arborist identifies these trees as White Spruce.

Public Engagement:

- The submitted letter of intent details public engagement activities, including a series of stakeholder meetings that occurred in Fall, 2020. The letter notes that the initial round of stakeholder meetings occurred in October, 2020, and a second round of engagement occurred in November, 2020. The letter notes that public engagement notifications were hand delivered by the applicant's project team.

- The applicant notes in the letter of intent that that comments/concerns identified during the public engagement included traffic, site access, property values, building heights, parking, trees, privacy, density, views and aesthetics. The applicant notes in their letter that they have taken steps to address these concerns in drafting the proposed plans of development.



Figure 3: Proposed Site Plan.



Figure 4: Proposed east elevation facing Henderson Highway (left) and south elevation facing Slater Street (right).

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject site is designated under the "Regional Mixed-Use Corridor" policy area of *the Complete Communities Direction Strategy* under *OurWinnipeg*.
- Regional Mixed-Use Corridors are a subset under the "Transformative Areas-Centres and Corridors" policy area of *Complete Communities*.
- Per *OurWinnipeg*:
    - *Transformative Areas – areas where significant change is anticipated that present the best opportunity for accommodating the most sustainable manner of significant growth and change*.
- Per the *Complete Communities Direction Strategy*:
    - *Develop centres and corridors as focal points, characterized by a mix of uses, higher density developments, opportunities for gathering and other social interaction and a high-level of accessibility through multiple modes of transportation.*
    - *Support a range of housing opportunities in terms of type, tenure, unit size.*
    - *Mitigate the potential impact of new development on neighbouring streets, parks and properties.*
    - *Promote innovative parking strategies and high intensity developments, including locating parking lots to the rear of developments, encouraging the development*

of underground parking or parking structures and encouraging the preservation and/or planting of trees and other types of vegetation within and around surface parking lots.

- *By intensifying development with a mix of uses, corridors will become destinations while continuing to serve as primary transportation routes for residents.*
- *Focus a broad mix of residential, employment and retail development within strategic locations along corridors*.

- The proposed rezoning would be generally consistent with the above noted policies for the following reasons:
  - The subject property is well served by the primary transit network on Henderson Highway, and located close to commercial amenities that would support the day-to-day needs of residents.
  - The proposed development adds to the diversity and supply of housing in the area, and does so by intensifying a site located on a major regional roadway.
  - The proposed development would contain sufficient parking supply, which would be located behind the proposed building, in a manner that mitigates the potential impact on the surrounding area by retaining existing vegetation, planting new vegetation, and providing fencing and screening to mitigate impacts.
- Thus, the proposed rezoning would be generally consistent with *the Complete Communities Direction Strategy* of *OurWinnipeg*.

Compatibility and Adverse Effect:

- The proposed rezoning to “RMF-M” Residential Multi-Family (Medium) District would be compatible with area and is unlikely to pose an adverse effect on the adjacent area for the following reasons:
  - Although the “RMF-M” District establishes dimensional standards such as building heights which are significantly more intense when compared to a typical “R1” Residential Single-Family zoning districts, a Zoning Agreement clause is recommended to limit the maximum building height so that future development would be consistent with maximum permitted heights on adjacent properties.
  - The property to the east (located across Henderson Highway) is zoned “RMF-M” and contains an existing development (133 dwelling units) with a density that is more than four-times as the proposed level of development density under the subject application. The proposed development would contain a density of 935 sq. ft. lot area per unit; whereas the existing multi-family development across the street contains a density of 226 sq. ft. lot area per dwelling unit.
  - The subject street also contains a mix of zoning districts and land uses, including multi-family and commercial uses.
  - The overall intensity of the development, in terms of density and building massing, is considered compatible, and is unlikely to be detrimental to the use, safety, and convenience of the adjoining properties and adjacent area.

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

Conditions of Approval:

Plan Approval:

- The Urban Planning Division recommends that final plans be submitted to the Director of Planning, Property and Development and the East Kildonan-Transcona 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.

Height Limit:

- In light of the surrounding context, which consists mainly of low-rise single-family dwellings in the immediate vicinity of the subject site, it is recommended that building heights be limited to 35 feet maximum.

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.

RECOMMENDATIONS

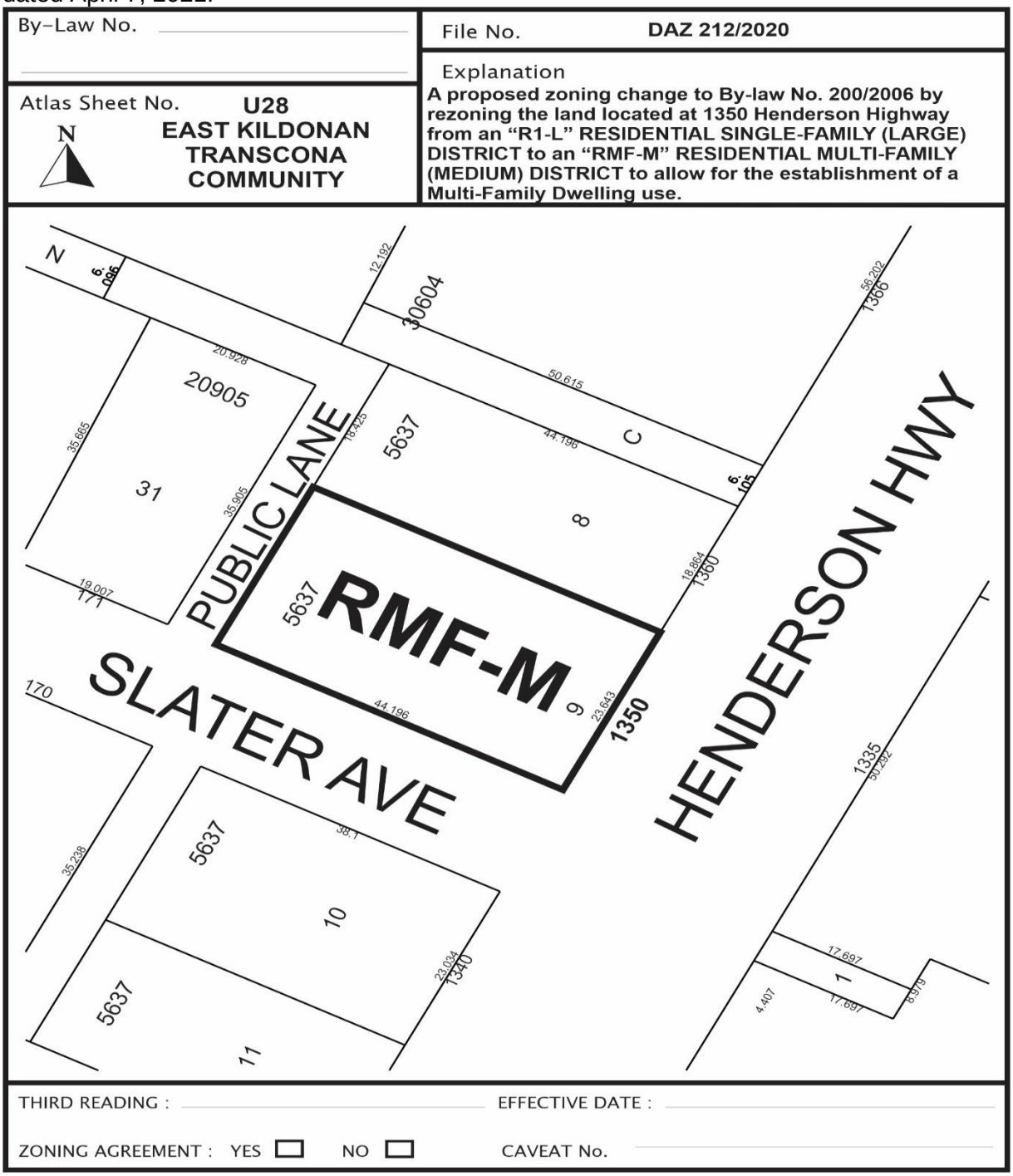
The Urban Planning Division recommends **approval with conditions** for the following reasons:

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

This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division
Report Prepared by: Rakvinder Hayer, MCP
PPD File # DAZ 212/2020

APPENDIX "B"

Schedule "A" for File No. DAZ 212/2020, East Kildonan-Transcona Community Committee, dated April 7, 2021.



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 1350 HENDERSON HIGHWAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 212/2020. The applicant should take into consideration the following servicing and design requirements, costs and considerations in the redevelopment of the site:

Section I – General Comments

1. The Public Works Department has advised the following:

   a. Private approaches require separate application to the Public Works Department;

   b. The proposed private approach to Slater Avenue is non-conforming under the Private Access By-law due to the proposed fence along the north side of Slater Avenue. The fence will need to be lower near the approach and/or stopped prior to the approach to increase sight lines;

   c. No approaches will be permitted to Henderson Highway;

   d. The existing private approach on the west side of Henderson Highway will need to be removed and the sidewalk, curb and boulevard works will need to be restored; and,

   e. The site should be designed such that refuse vehicles are not backing out onto Slater Avenue; and,

   The Public Works Department can work with the Developer through the private approach application.

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

2. Share of Services

The Developer shall pay to the City, in cash, on demand, their share of the costs to construct Portland cement concrete pavements and all related works, including but not limited to land drainage sewer, in the north-south Public Lane abutting the west limit of the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

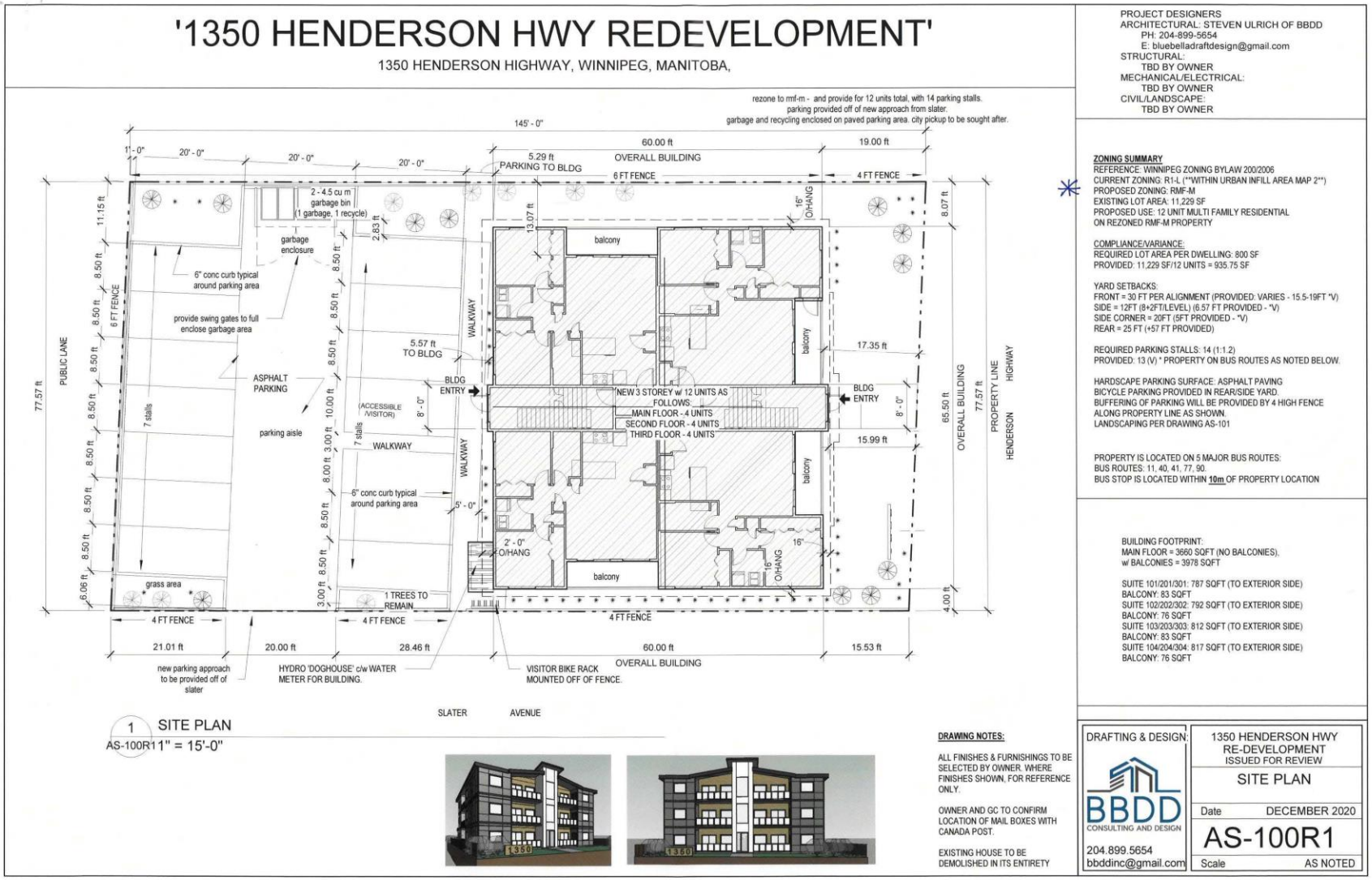
Administrative Co-ordinating Group
File No. DAZ 212/2020
February 11, 2021

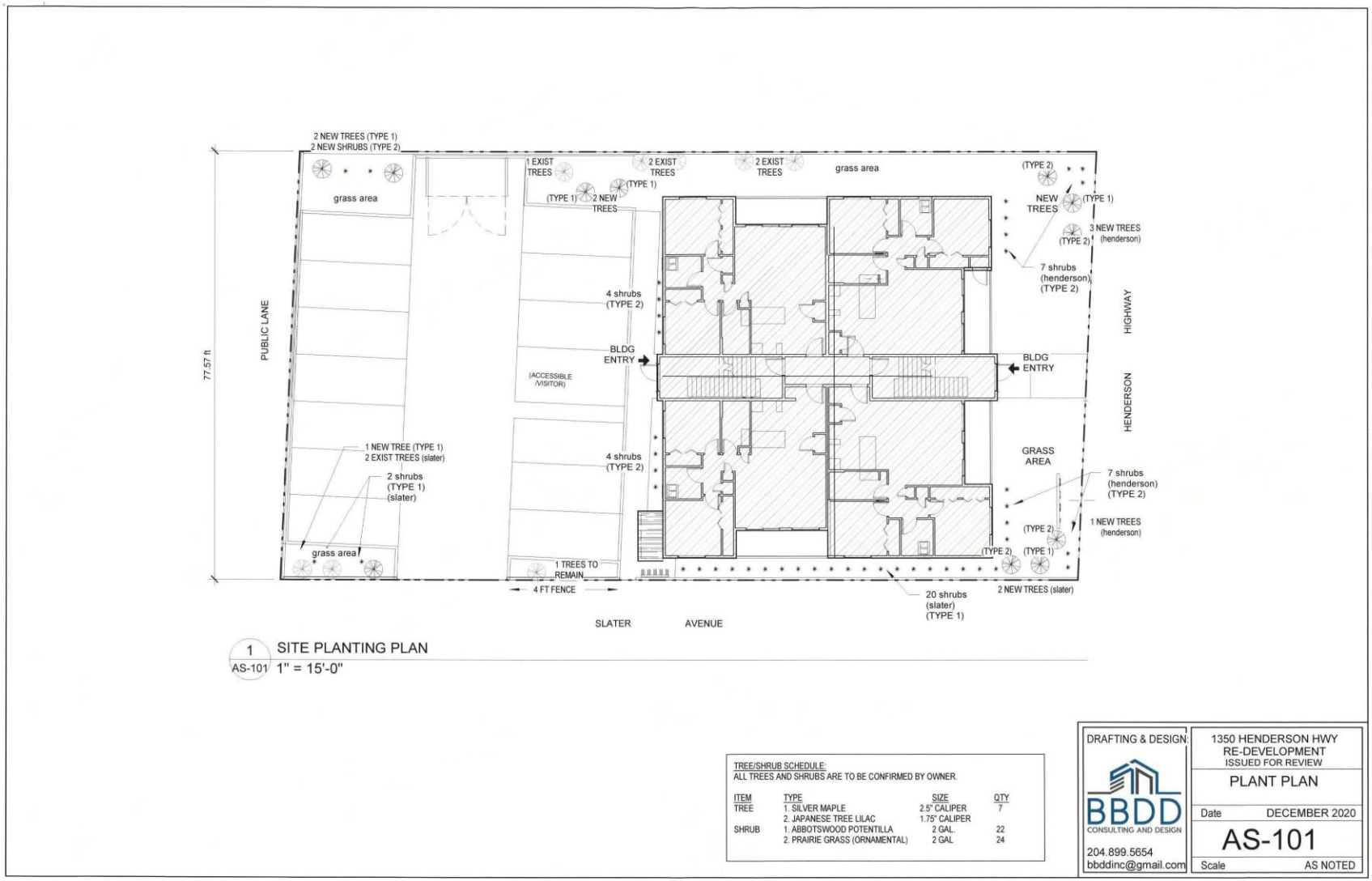
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*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.
Engineering Division
Public Works Department

Exhibit "5" referred to in File DASZ 212/2020





1 / AS-101 SITE PLANTING PLAN
1" = 15'-0"

TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.

ITEM	TYPE	SIZE	QTY
TREE	1. SILVER MAPLE	2.5" CALIPER	7
	2. JAPANESE TREE LILAC	1.75" CALIPER	
SHRUB	1. ABBOTSWOOD POTENTILLA	2 GAL.	22
	2. PRAIRIE GRASS (ORNAMENTAL)	2 GAL	24

DRAFTING & DESIGN:
BBDD CONSULTING AND DESIGN
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bbddinc@gmail.com

1350 HENDERSON HWY
RE-DEVELOPMENT
ISSUED FOR REVIEW

PLANT PLAN

Date DECEMBER 2020

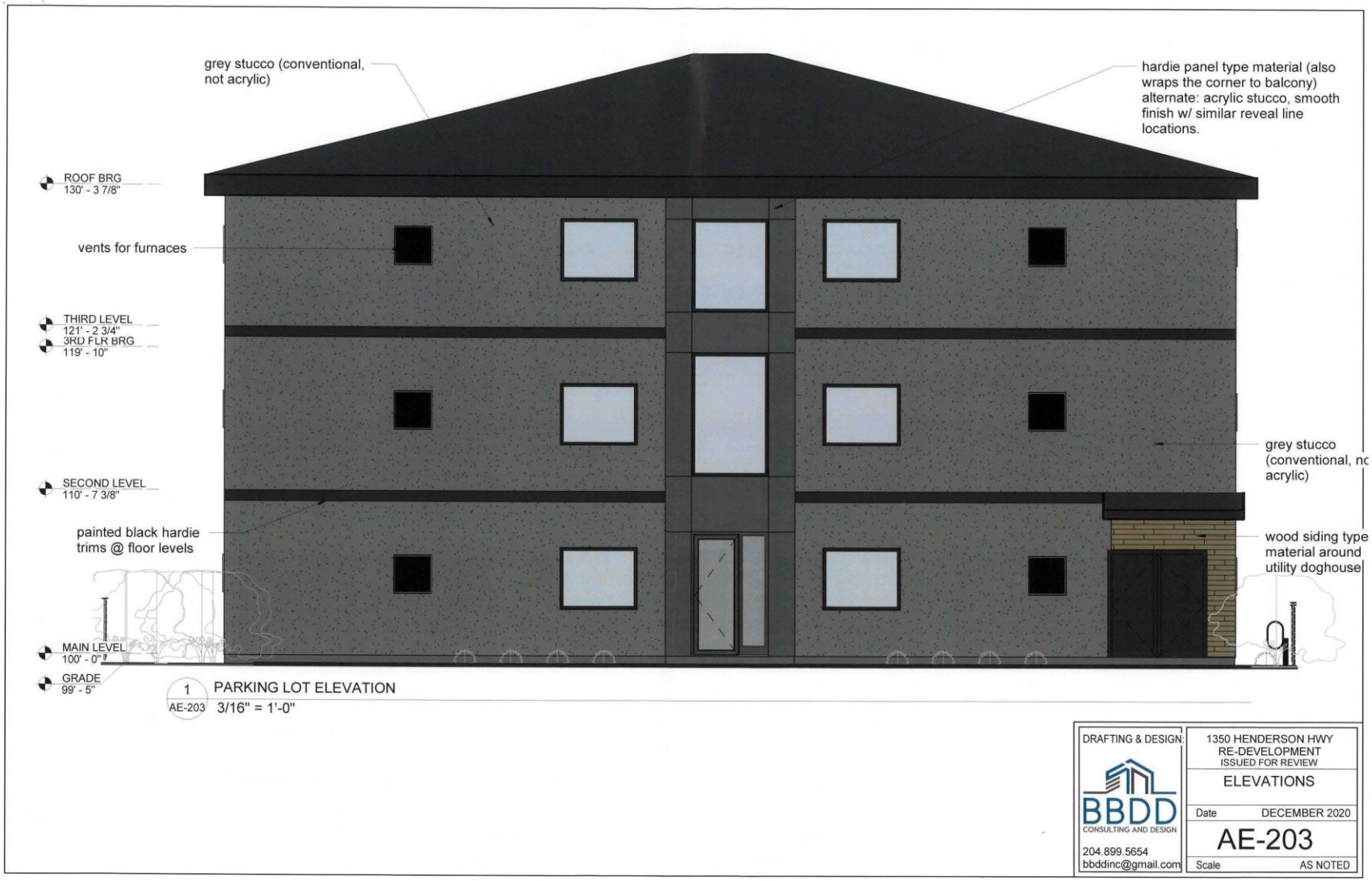
AS-101

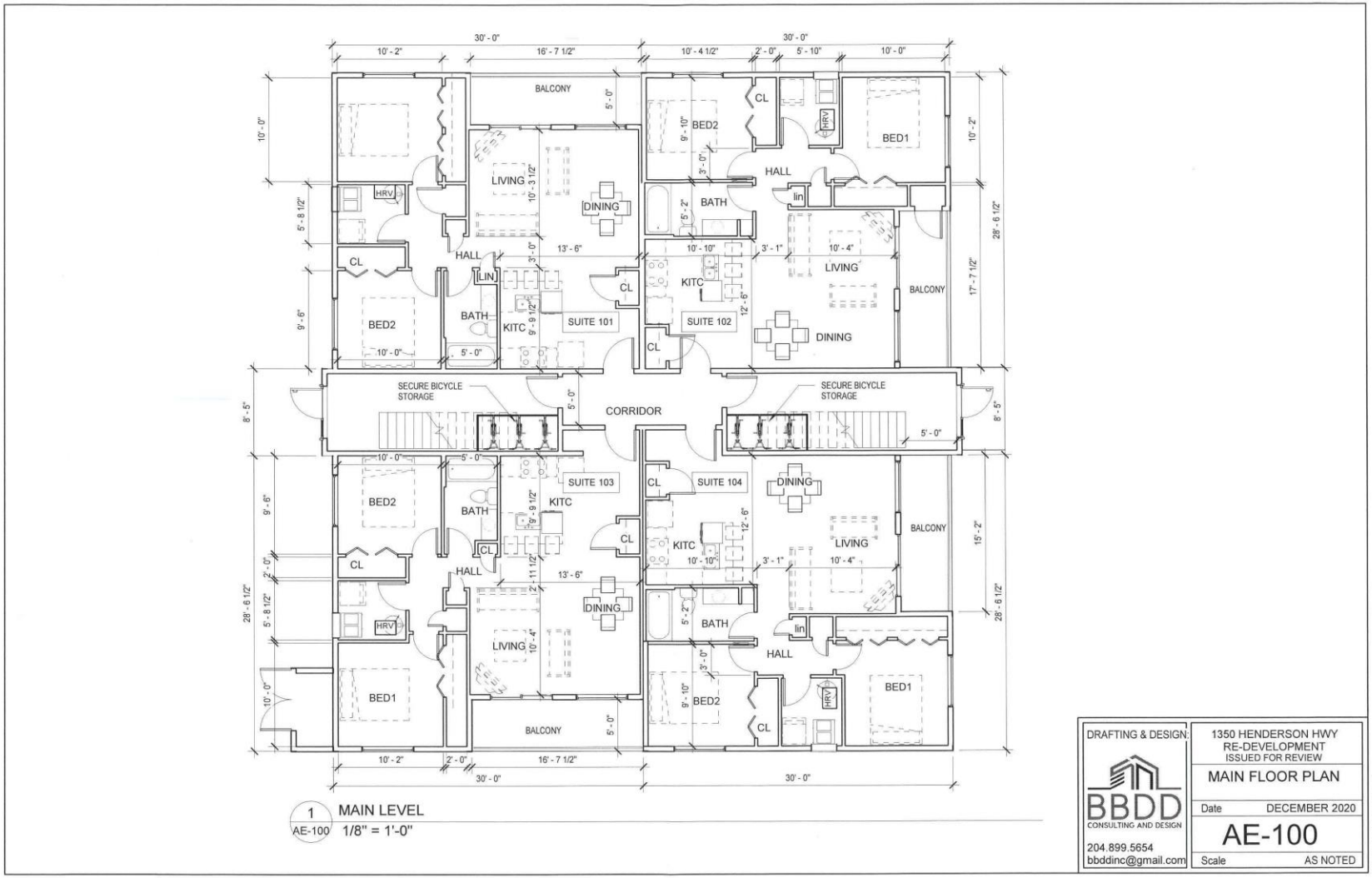
Scale AS NOTED


wood siding type material - only along the one wall
acrylic stucco - white or off white/beige in appearance (also wraps the corner to balcony)
hardie panel type material (also wraps the corner to balcony) alternate: acrylic stucco, smooth finish w/ similar reveal line locations.
EQ
EQ
ROOF BRG
130' - 3 7/8"
THIRD LEVEL
121' - 2 3/4"
3RD FLR BRG
119' - 10"
34.66 ft
BUILDING HEIGHT
SECOND LEVEL
110' - 7 3/8"
2ND FLR BRG
109' - 2 5/8"
painted black hardie trims around windows and @ floor levels
MAIN LEVEL
100' - 0"
GRADE
99' - 5"
1350
1 HENDERSON HIGHWAY ELEVATION
AE-200 3/16" = 1'-0"
FINISH OPTIONS:
HARDIE FINISH (SIM BUT NO TEXTURE - SMOOTH FINISH)
HORIZONTAL WOOD FINISH
STUCCO/ACRYLIC FINISHES
FASCIA, EAVES, GUTTERS, DOWNSPOUTS
ROOFING: SHINGLES
COLOUR OPTION 1
Blonde Oak
STO 37100 ACRYLIC
KAYCAN BLACK
BP MYSTIQUE 42 - TWILIGHT GREY
COLOUR OPTION 2
Pine Zebrawood
CONVENTIONAL STUCCO
OTHER FINISHES:
DOORS: PAINTED TO SIMILAR COLOUR AS PANEL SIDING
NOTE: COLOUR OPTIONS ARE PRELIMINARY AND FINAL COLOURS TO BE SELECTED BY OWNER & GC.
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RE-DEVELOPMENT
ISSUED FOR REVIEW
ELEVATIONS
Date DECEMBER 2020
AE-200
Scale AS NOTED


wood siding type material - only along the one wall
ROOF BRG
130' - 3 7/8"
THIRD LEVEL
121' - 2 3/4"
3RD FLR BRG
119' - 10"
grey stucco (conventional, not acrylic)
SECOND LEVEL
110' - 7 3/8"
MAIN LEVEL
100' - 0"
GRADE
99' - 5"
vents for furnaces
hardie panel type material (also wraps the corner to balcony) alternate: acrylic stucco, smooth finish w/ similar reveal line locations.
painted black hardie trims around windows and @ floor levels
1
AE-201
SLATER AVENUE ELEVATION
3/16" = 1'-0"
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RE-DEVELOPMENT
ISSUED FOR REVIEW
ELEVATIONS
Date DECEMBER 2020
AE-201
Scale AS NOTED


grey stucco (conventional, not acrylic)
wood siding type material - only along the one wall
ROOF BRG
130' - 3 7/8"
vents for furnaces
THIRD LEVEL
121' - 2 3/4"
hardie panel type material (also wraps the corner to balcony)
alternate: acrylic stucco, smooth finish w/ similar reveal line locations.
SECOND LEVEL
110' - 7 3/8"
2ND FLR BRG
109' - 2 5/8"
grey stucco (conventional, not acrylic)
MAIN LEVEL
100' - 0"
GRADE
99' - 5"
painted black hardie trims @ floor levels
1
AE-202
SIDE ELEVATION
3/16" = 1'-0"
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RE-DEVELOPMENT
ISSUED FOR REVIEW
ELEVATIONS
Date DECEMBER 2020
AE-202
Scale AS NOTED


grey stucco (conventional, not acrylic)
hardie panel type material (also wraps the corner to balcony) alternate: acrylic stucco, smooth finish w/ similar reveal line locations.
ROOF BRG 130' - 3 7/8"
vents for furnaces
THIRD LEVEL 121' - 2 3/4"
3RD FLR BRG 119' - 10"
grey stucco (conventional, nc acrylic)
SECOND LEVEL 110' - 7 3/8"
painted black hardie trims @ floor levels
wood siding type material around utility doghouse
MAIN LEVEL 100' - 0"
GRADE 99' - 5"
1 AE-203 PARKING LOT ELEVATION 3/16" = 1'-0"
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ELEVATIONS
Date DECEMBER 2020
AE-203
Scale AS NOTED



1 AE-100 MAIN LEVEL
1/8" = 1'-0"

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RE-DEVELOPMENT
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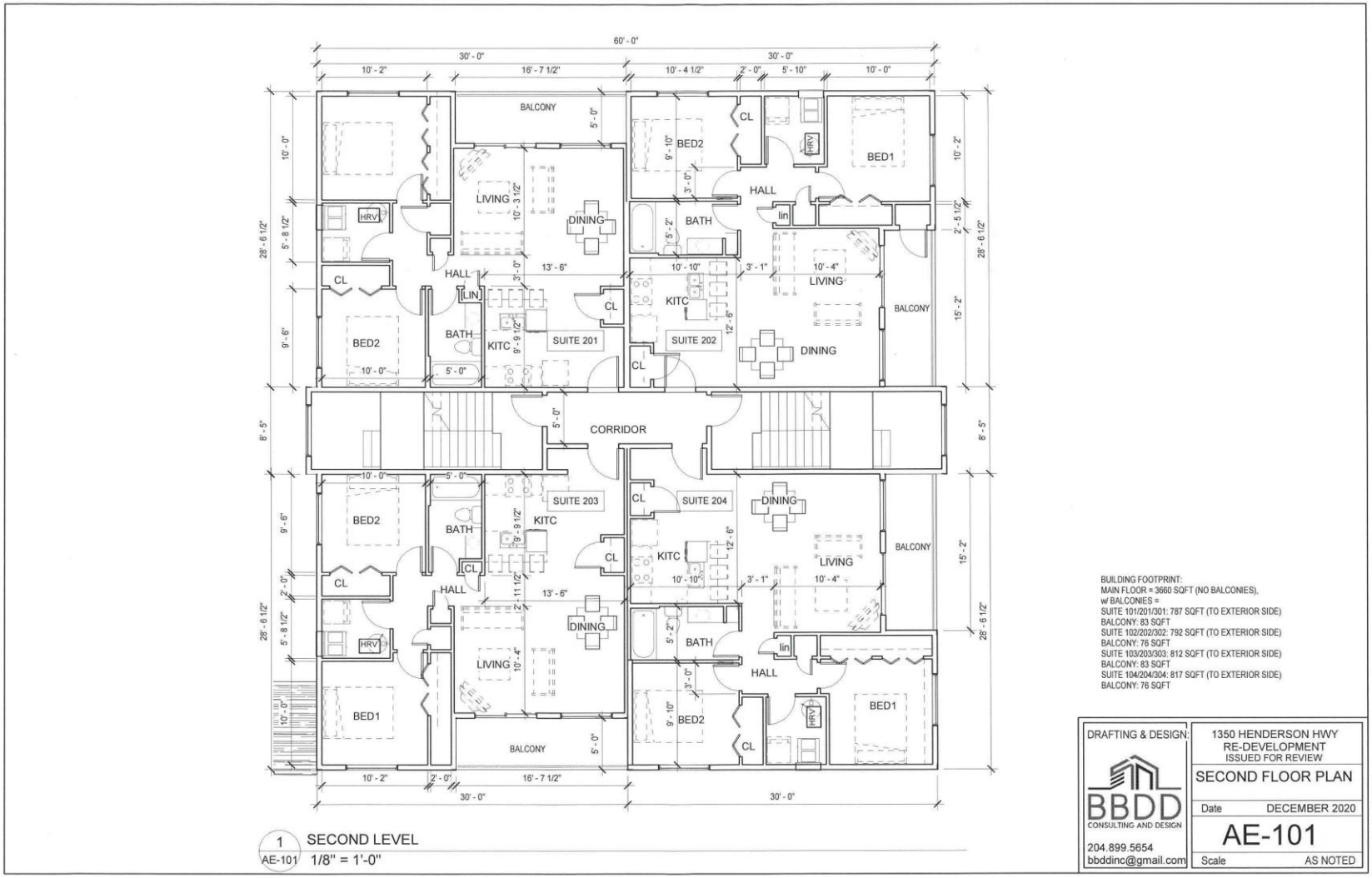
MAIN FLOOR PLAN

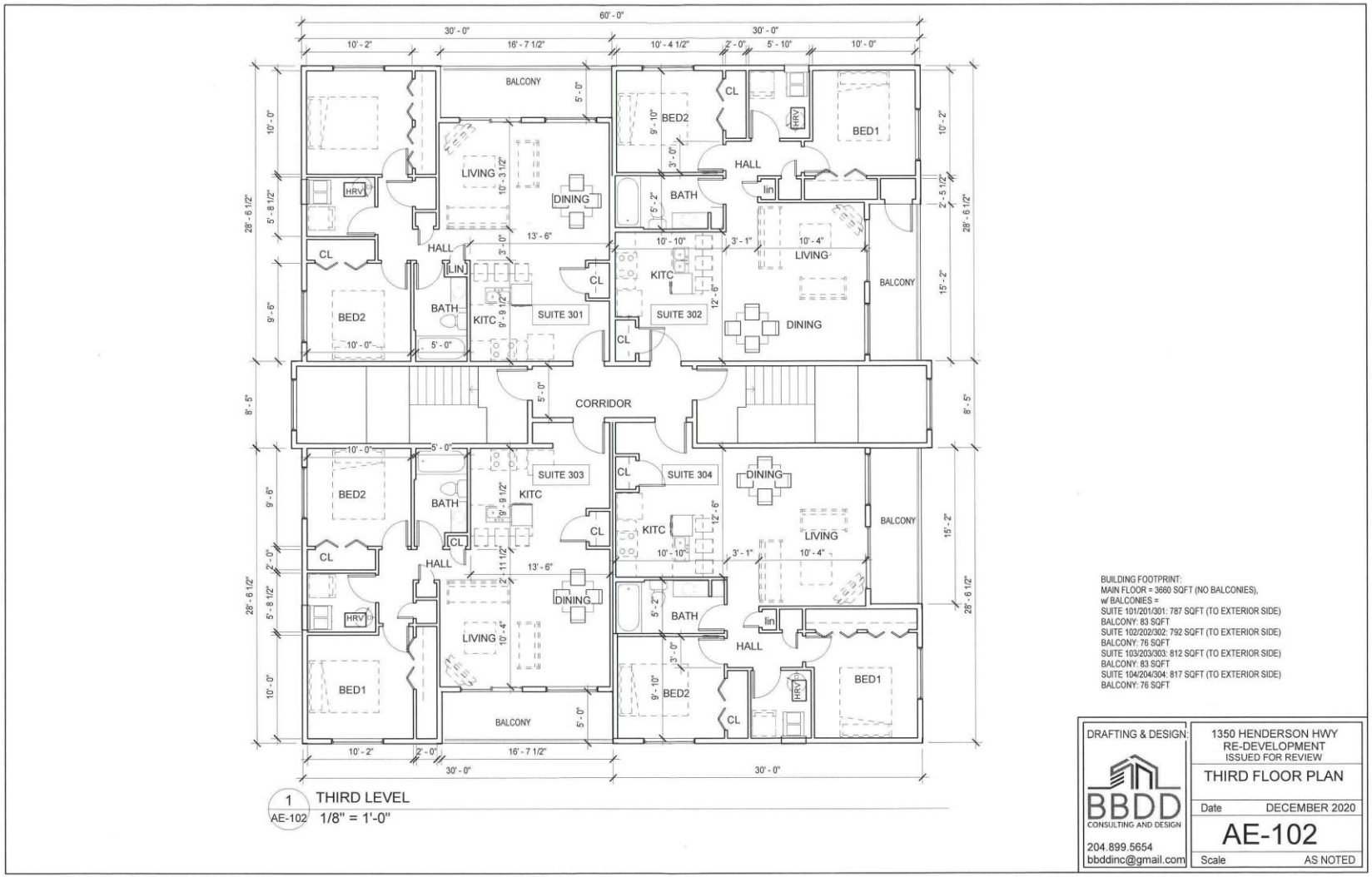
Date DECEMBER 2020

AE-100

Scale AS NOTED

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60' - 0"
30' - 0"
30' - 0"
10' - 2"
16' - 7 1/2"
10' - 4 1/2"
2' - 0"
5' - 10"
10' - 0"
BALCONY
5' - 0"
BED2
CL
HRV
BED1
LIVING
DINING
HALL
BATH
lin
SUITE 201
SUITE 202
KITC
CORRIDOR
SUITE 203
SUITE 204
BUILDING FOOTPRINT:
MAIN FLOOR = 3660 SQFT (NO BALCONIES),
w/ BALCONIES =
SUITE 101/201/301: 787 SQFT (TO EXTERIOR SIDE)
BALCONY: 83 SQFT
SUITE 102/202/302: 792 SQFT (TO EXTERIOR SIDE)
BALCONY: 76 SQFT
SUITE 103/203/303: 812 SQFT (TO EXTERIOR SIDE)
BALCONY: 83 SQFT
SUITE 104/204/304: 817 SQFT (TO EXTERIOR SIDE)
BALCONY: 76 SQFT
1 AE-101
SECOND LEVEL
1/8" = 1'-0"
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1350 HENDERSON HWY
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SECOND FLOOR PLAN
Date DECEMBER 2020
AE-101
Scale AS NOTED
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1 THIRD LEVEL
AE-102 1/8" = 1'-0"

BUILDING FOOTPRINT:
MAIN FLOOR = 3660 SQFT (NO BALCONIES),
w/ BALCONIES =
SUITE 101/201/301: 787 SQFT (TO EXTERIOR SIDE)
BALCONY: 83 SQFT
SUITE 102/202/302: 792 SQFT (TO EXTERIOR SIDE)
BALCONY: 76 SQFT
SUITE 103/203/303: 812 SQFT (TO EXTERIOR SIDE)
BALCONY: 83 SQFT
SUITE 104/204/304: 817 SQFT (TO EXTERIOR SIDE)
BALCONY: 76 SQFT

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1350 HENDERSON HWY
RE-DEVELOPMENT
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THIRD FLOOR PLAN

Date DECEMBER 2020

AE-102

Scale AS NOTED

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