Agenda – Executive Policy Committee – July 14, 2021

REPORTS

Item No. 12 Subdivision and Rezoning – 1125 Pembina Highway
(River Heights-Fort Garry Ward)
File DASZ 13/2021 [c/r DCU 128400/2021D and DAV 128396/2021D]

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 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 13/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 25, 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 June 7, 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 June 25, 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 13/2021, 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 That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8 unless the developer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 21-128396\D and the conditional use order for File No. DCU 21-128400\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 13/2021.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 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 13/2021

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

Public Hearing: June 25, 2021
Council Building, 510 Main Street

Applicant: Foresight Development Group Inc. (Mehul Patel)

Subject:



Premises Affected: 1125 Pembina Highway

For submission to: Executive Policy Committee

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

Report date: June 25, 2021

Community Committee Recommendation:

On June 25, 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 13/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 25, 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 June 7, 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 June 25, 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 13/2021, 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 7 and 8 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 21-128396\D and the conditional use order for File No. DCU 21-128400\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 13/2021.

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

1. Consider that this is near jubilee station and I want to acknowledge the green build element that is more to the minimum standard. This mixed-use building is a building that I hold as an ambition all the way down Pembina to support the local commercial area and in some cases mixed-use builds new commercial that is needed along this very important corridor to which we have really strengthened through rapid transit.

2. The live/work units are a good addition and the variances are suitable for the mixed-use development.

3. I want to acknowledge the applicant’s public consultation, that the rail safety FCM guidelines have been considered, and the tree partnership with the City.

Exhibits Filed:

1. Application dated June 8, 2021
2. Notification of Public Hearing dated May 14, 2021
3. Manitoba Status of Titles 1164895/1 and 1164896/1
4. Letter of authorization dated October 18, 2020 from Garry W. Reid, Fort Garry Branch No. 90 of the Royal Canadian Legion to 10059459 Manitoba Inc. and its principals: Ryan Ridge, Kurtis Sawatzky, Mehul Patel and Marcien Bouchard
5. Letter of authorization dated April 15, 2021 from Garry W. Reid, Fort Garry Branch No. 90 of the Royal Canadian Legion to Foresight Development Group and its principals: Ryan Ridge, Kurtis Sawatzky, Mehul Patel and Marcien Bouchard
6. Plans (7 pages)
7. Report from the Urban Planning Division dated June 17, 2021
8. Inspection Report
9. Presentation in support of the application submitted by the Applicant at the public hearing
10. Recording of Representations

REPRESENTATIONS:

In Support:

Ryan Ridge
Matthew Robinson
Kurtis Sawatzky

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DASZ 13/2021

ADMINISTRATIVE REPORT

Title: DASZ 13/2021 – 1125 Pembina Highway

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the construction of a multifamily dwelling with 76 units and 6 live-work units.

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 13/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 25, 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 June 7, 2021.
3. That Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District as shown on the map dated June 25, 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 13/2021, 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 7 and 8 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 21-128396\D and the conditional use order for File No. DCU 21-128400\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 13/2021.

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 13/2021 – 1125 Pembina Highway will be approved.

HISTORY

The applicant filed a pre-application with the City in December, 2020 in order to gain early input on the proposal from City departments.

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

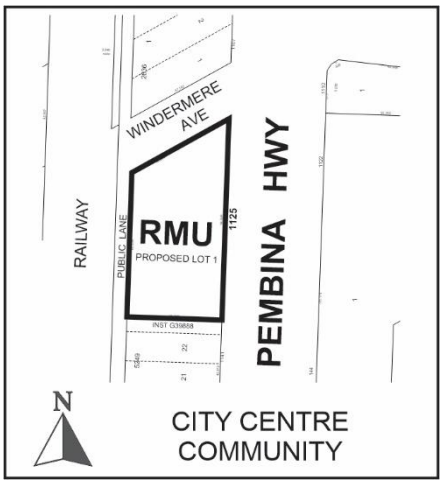
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: June 17, 2021
File No: DASZ 13/2021

DATE: June 17, 2021
FILE: **DASZ 13/21**
RELATED FILES: DCU 21-128400\D, DAV 21-128396\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **1.602** - Beaumont

SUBJECT: For a subdivision and rezoning to permit the construction of a multifamily dwelling with 76 units and 6 live-work units.`

LOCATION: 1125 Pembina Highway
LEGAL DESCRIPTION: EXC LANE PL 7233 LOT 23/24 PLAN 5249 9/10 ST B



APPLICANT: Mehul Patel (Foresight Development Group Inc.)
128 James Ave Unit 100
Winnipeg, MB R3B 0N8

OWNER: FORT GARRY BRANCH NO 90 ROYAL CANADIAN LEGION
1125 Pembina Hwy
Winnipeg, MB R3T 2A3

APPENDICES: **A – Applicant's Consultation Report**
B – Rail Proximity Development Viability Assessment (DVA)
(Posted on City's Decision Making Information System)

SITE DESCRIPTION

The subject property is located on the southwest corner of Pembina Highway and Windemere Avenue, in the Beaumont neighbourhood of the River Heights - Fort Garry ward.

The site is located on a Regional Mixed Use Corridor per the *Complete Communities Direction Strategy.* The property is zoned "C2" – Commercial Community, is 30,770 sq. ft. in size, and currently contains a Royal Canadian Legion building and surface parking.

The property backs onto the Canadian National (CN) Letellier Principal Branch Line.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Windemere Avenue, then commercial uses, zoned "C2" – Commercial Community.

South: Commercial uses, zoned "C2" – Commercial Community.

East: Pembina Highway, then Rear lane, commercial uses, zoned "C2" – Commercial Community.

West: Canadian National (CN) Letellier principal branch rail line, then single family residential uses, zoned "R1-M" – Residential Single Family – Medium).

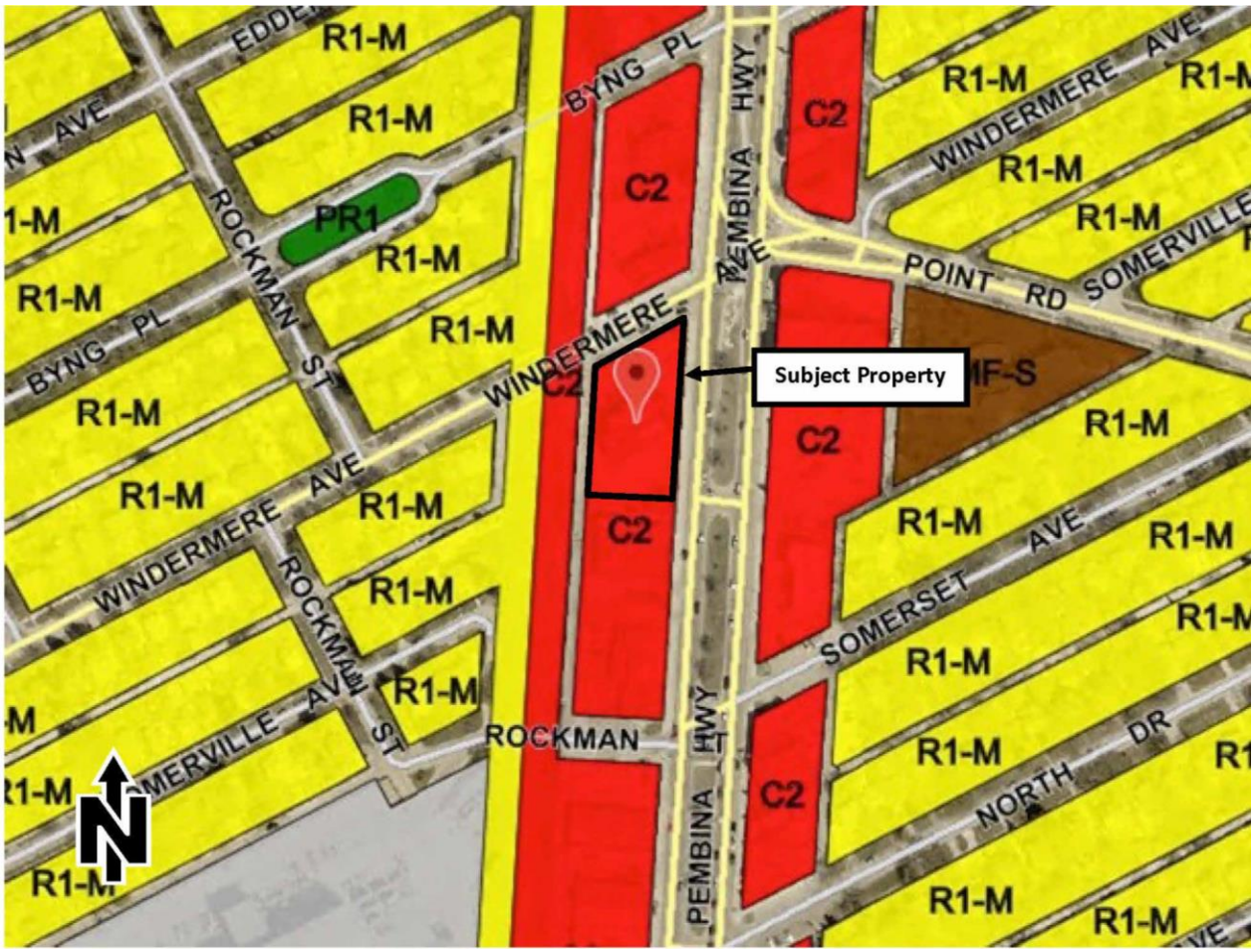


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks a subdivision and rezoning to consolidate two underlying lots and rezone the property to the “RMU” – Residential Mixed Use District.

The development proposal includes demolishing the existing onsite commercial building (Royal Canadian Legion) and constructing a 6-storey residential building with 76 regular dwelling units and 6 live-work dwelling units, for a total of 82 units.

The proposal also requires a Conditional Use (Associated File DCU 21- 128400\D) in order to allow for the 6 live/work units; and a Variance (Associated File DAV 21-128396\D) for yards, density, parking and garbage enclosure.

The proposal will provide 71 parking stalls, for a total parking ratio of 0.87 stalls per dwelling unit.

The proposal includes 46 bicycle parking stalls, and an interior bike / dog wash station.

The new building will provide accessibility through its inclusion of an elevator.

The parking area will be underground behind the building accessed from the public lane, hidden from view of streets.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make adjustments to the project. Specifically, the following elements were incorporated into the design as a result of the collaborative planning process leading up to receipt of the application:

- The Division requested that existing front vehicular approaches off Pembina be reduced or eliminated and that vehicle access be taken exclusively from the rear lane in order to prioritize safety of pedestrians. The applicant redesigned the project to meet this request.
- The applicant agreed to position the building close to Pembina with the parking underground and behind, hidden from view of streets.
- The applicant agreed to provide 'active uses' up to the street (rather than parking or a parking screening wall).
- The Division requested that the building be broken up with a left to right rhythm to provide visual interest; and that the side and rear facades provide similar design detail as the front façade, given all facades will be very visible in the community. This is provided.
- Mixed use is provided through live/work units on the ground floor.
- The density is within the Multifamily (Large) range, and the height is mid-rise; both are deemed appropriate by the Division for this location on a Corridor.
- The applicant submitted an engineer's report confirming rail safety given the property backs onto the CN Letellier principal branch line.
- At the request of the Division, the development provides at or above 0.8 vehicle parking stalls per unit and a significant complement of indoor and outdoor bike parking (46 stalls).
- The applicant agreed to:
    - Include a seamless pedestrian connection to the transit stop at Pembina and Windermere.
    - Meet the required number and locations of accessible and van accessible stalls.
    - Provide a minimum of 10 ft. from the front yard to residential units.
    - Meet the required 23 feet in length for multifamily parking stalls located directly off a lane.

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*.

Residential development 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

The subject site is located on a Regional Mixed Use Corridor. The Key Direction of the *Complete Communities* Corridor Policy Area states:

- *By intensifying development with a mix of uses, Corridors will become destinations while continuing to serve as primary transportation routes for residents.*

The Directions for Corridors are:

- *Focus a broad mix of residential, employment and retail development within strategic locations along Corridors.*
- *Where appropriate, develop Corridors in accordance with Transit Oriented Development principles.*

The proposed development serves as an example of intensification of one of the City's major corridors, at a key intersection, and adjacent to high frequency transit service. The site is also within proximity of a rapid transit station (Jubilee Station).

Inclusion of live work units can help address the growing work from home needs of the City's population.

The proposal meets the above policies of *Complete Communities.*

WINNIPEG ZONING BY-LAW 200/06

Rezoning and subdivision

The applicant filed a pre-application with the City in December, 2020 in order to gain early input on the proposal from City departments. This provided review by the departments of Public Works, Water and Waste, Transit, and others which helped shape the project prior to filing of the formal application in March, 2021.

As noted above, the proposed development meets Complete Communities policies for this location on Pembina Highway, which is of one of the City's major corridors.

The property is also located at a key intersection, adjacent to high frequency transit, and within walkable proximity of rapid transit.

Higher density residential and mixed use development reinforces the vitality of corridors by adding people to frequent local shop and services. It also supports the city's transit system and helps combat sprawl.

Comments from other departments are included under "Servicing Considerations", below.

The Division supports the rezoning and subdivision for the above reasons.

Variances and conditional use

There are 6 Variances and a Conditional Use associated with the development. These are analyzed in the Administrative Report for Associated File Nos. DAV 21-128396\D and DCU 21-128400\D.

Parking

The proposed development contains 0.87 vehicle parking stalls per dwelling unit; a ratio supported by the Division for reasons identified in the Administrative Report for Associated File DAV 21-128396\D.

SERVICING CONSIDERATIONS

Water and Waste Department

There is adequate water and wastewater servicing for the proposed development. Additional review will be done by the Department should the plans of development change during the process.

Public Works Department

The Developer will be required to open property required for an 8x15 metre corner cut at the southwest corner of the Pembina Highway and Windermere Avenue intersection, to provide space for the existing transit shelter.

PUBLIC CONSULTATION

At the request of the Division, the applicant conducted public consultation, and provided the following information (summarized by the Division).

Advertisement
Flyers were delivered to 240 households in proximity to the subject site, and advertising was placed in the Sou'wester local newspaper with a circulation of approximately 41,800.

Method
Virtual Open Houses (Zoom):

- April 13, 2021 at 7pm. 12 participants, 21 Questions and Comments received.
- April 15, 2021 at 7pm. 5 participants, 8 Questions and Comments received.
- April 17, 2021 at 3pm (engagement cancelled due to low registration).

All virtual Open House sessions were recorded and made available to those who could not attend. Each session ran approximately one hour, beginning with a 25-minute presentation followed by a Q&A.

Members of the public could submit questions throughout the Open House sessions, and/or via the RSVP form on a website.

Common Themes
The applicant indicates that the key feedback themes from the consultation process included traffic, parking, building height, operations, and construction.

More engagement detail can be found in the *1125 Pembina Highway Community Engagement Report* provided by the applicant, attached as Appendix A.

ADDITIONAL CONSIDERATIONS

Rail proximity

As noted above, the property backs onto the CN Letellier Principal Branch Line. The City of Winnipeg follows the Federation of Canadian Municipalities (FCM) Rail Proximity Guidelines when considering new developments.

The FCM Guidelines may be adhered to as written or if not feasible, an acceptable alternative may be proposed by submitting a Development Viability Assessment (DVA) to the City, prepared by a professional engineer. The applicant hired Dillon Consulting whose DVA concluded that the proposed development meets rail safety standards. For more information, see Appendix B.

Tree partnership

The applicant is proposing some landscaping along Windemere and Pembina however is deficient by 8 trees for the street edge landscaping requirement along Pembina.

Instead of applying to vary the street edge landscaping, the developer agreed with an option from the Urban Planning Division to apply for an Alternative Equivalency Compliance (AEC). Specifically, the applicant agreed to provide tree-supportive infrastructure in the front public right of way.

What is tree-supportive infrastructure and why is it being provided?

- Tree-supportive infrastructure can take the form of silva cells, in ground tree vaults or other technologies.
- Space constraints on this infill property prevents the full zoning requirement of front yard trees to be planted on the private property.
- In spite of above, Urban Planning Division and the Forestry Division of Public Works identified that there is a high need for viable trees on Pembina, which have been disappearing along general canopy decline in the city in recent years.
- Growth challenges due to road salt mean trees will not survive between the bulding and Pembina long term without tree-supportive infrastructure.
- The tree partnership includes:
    - The developer will install at their expense a silva cell.
    - The City of Winnipeg Public Works Department will plant 1-2 trees and maintain them thereafter.
    - The infrastructure and the tree(s) become City assets following construction.

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.*
- Promotes the enhancement of existing Regionals Mixed Use Corridors through intensification.
- Is located at an existing node and intersection along Pembina Highway.
- Pembina Highway contains high frequency transit service and the property is within walking distance of Jubilee Rapid Transit Station.
- Includes a tree partnership for the provision of pubic tree(s).
- Was significantly adjusted to best meet design intention reflected in the Complete Communities Direction Strategy and proposed by the Urban Planning Division.
- Meets rail safety standards per a submitted engineering report.
- Was the subject of significant neighbourhood consultation.
- Provides a significant amount of bicycle parking.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 13/21 – 1125 Pembina Highway

Schedule “A” for File No. DASZ 13/21, City Centre Community Committee, June 25, 2021

By-Law No. _____

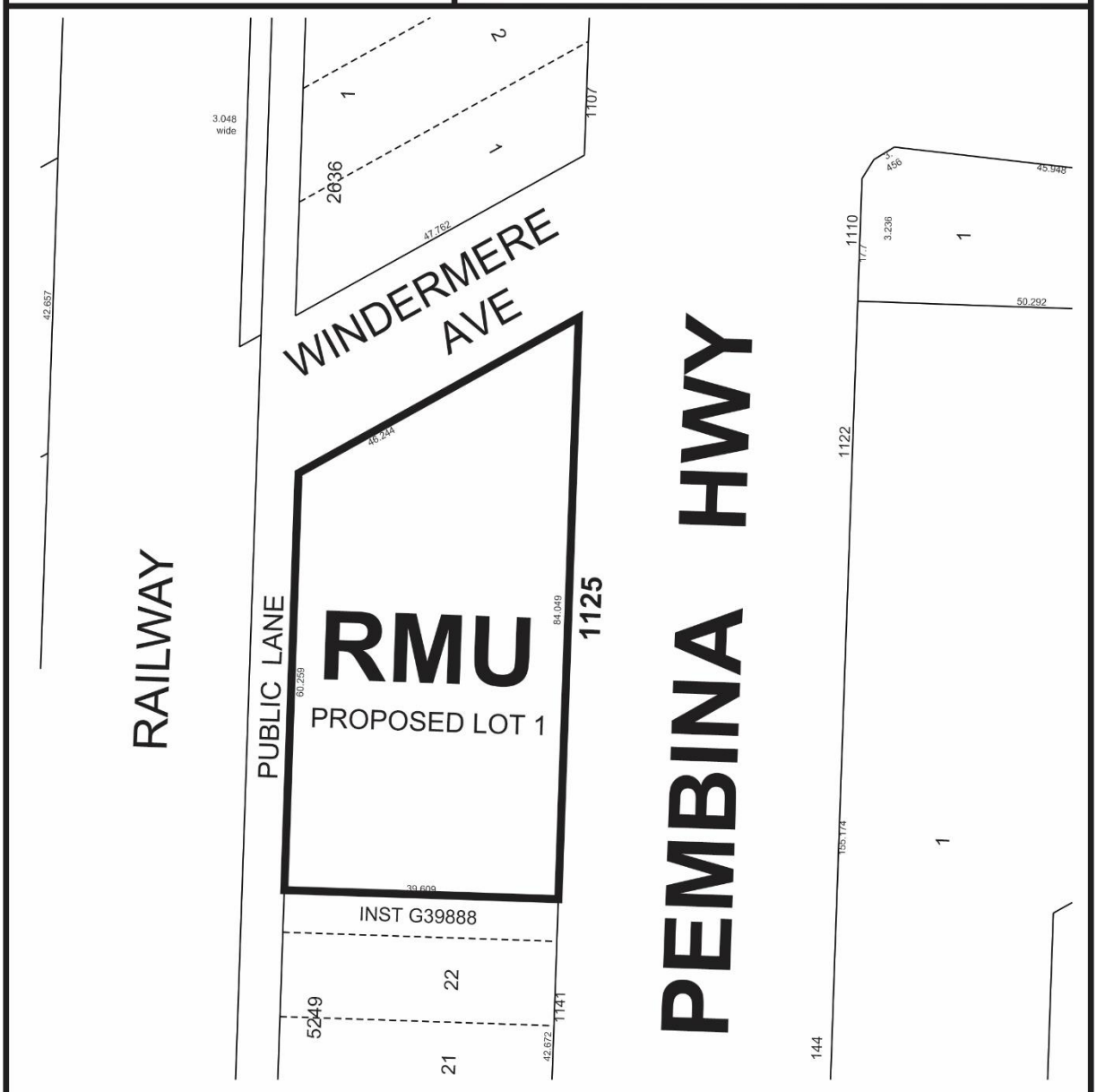
File No. **DASZ 13/2021**

Atlas Sheet No. **AF24**

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 1125 Pembina Highway from a “C2” COMMERCIAL COMMUNITY DISTRICT to an “RMU” RESIDENTIAL MIXED-USE DISTRICT to facilitate the consolidation of land for the construction of a Multi-Family Dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1125 PEMBINA HIGHWAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 13/2021. 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 and wastewater 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 – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for 8.0m x 15.0m corner cut in the southwest corner of the Pembina Highway and Windermere Avenue intersection, to the satisfaction of the Directors of Winnipeg Transit and Public Works.

THIS REPORT SUBMITTED BY:

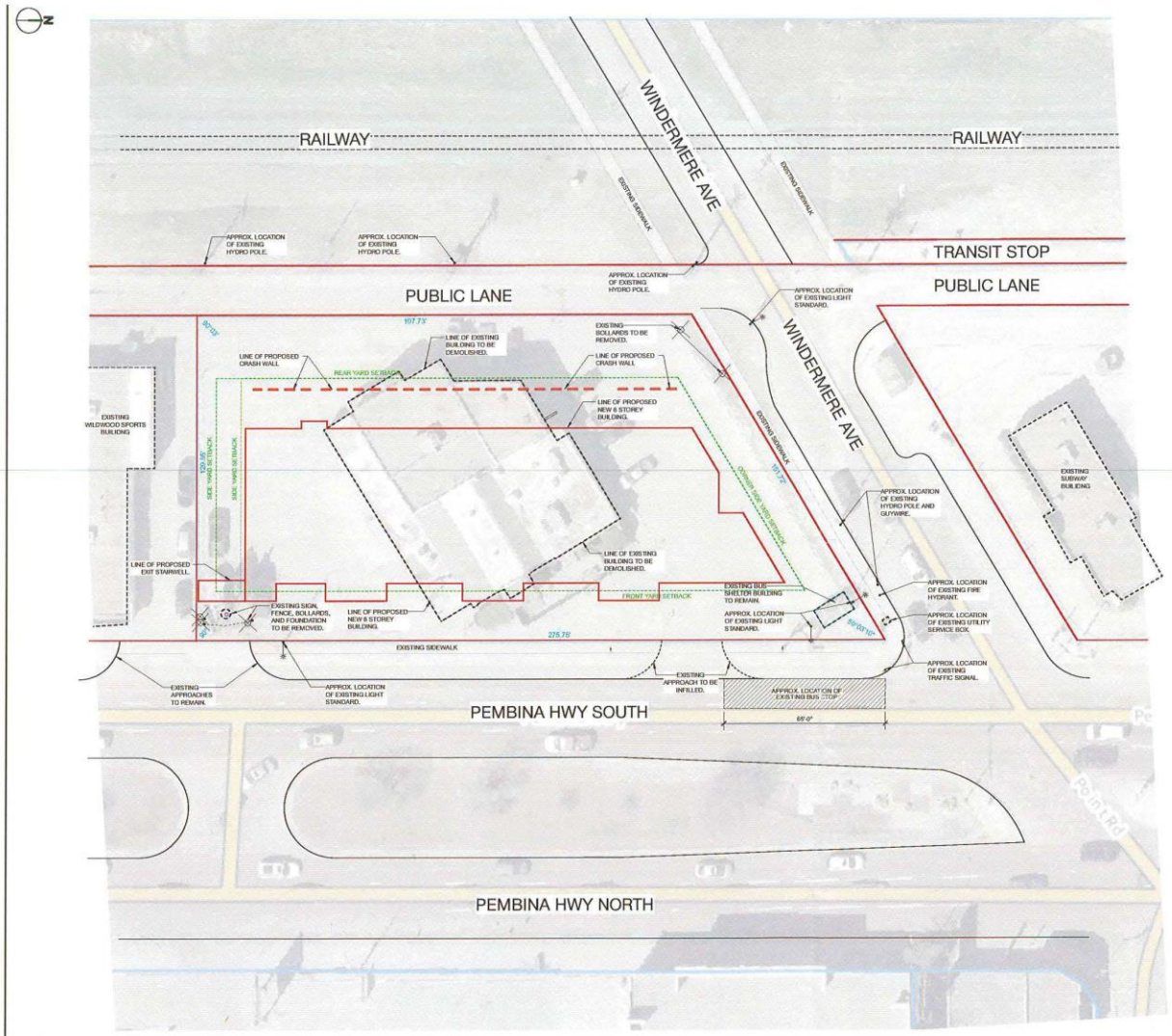
Administrative Co-ordinating Group
File No. DASZ 13/2021
June 7, 2021

"*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 “6” referred to in File DASZ 13/2021



KEY PLAN
SCALE: 1 : 20-0"

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND ARE THE COPYRIGHT OF THE CONSULTANT. THE SPECIFICATIONS OF THE CONSULTANT HAS ALL REPRODUCTIONS MUST BEAR THE NAME OF THE CONSULTANT.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS NOTED ON THE DRAWINGS WITH THE CONDITIONS ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY ERRORS OR OMISSIONS TO THE ENGINEER FOR ADJUSTMENTS.
THIS DRAWING SHALL NOT BE SCALED.

Revisions

Date	Revision

KNH KAHLEY, NAGY & HENDERSON ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

Northern Sky Architecture Inc.

Stamp

Stamp

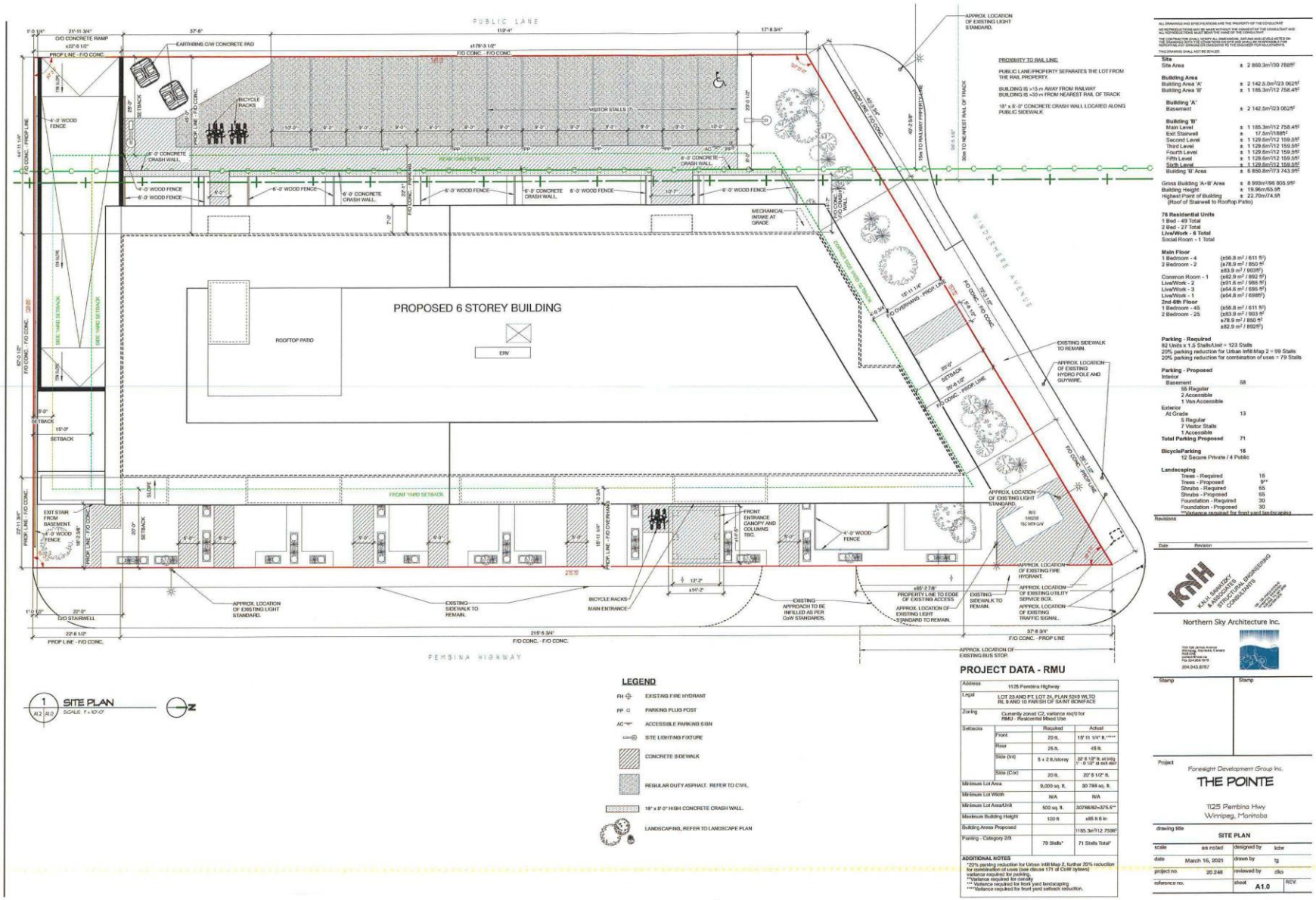
Project

Foresight Development Group Inc.

THE POINTE

1125 Pembina Hwy
Winnipeg, Manitoba

drawing title	KEY PLAN		
scale	as noted	designed by	kcw
date	March 2, 2021	drawn by	tg
project no.	20.248	reviewed by	dko
reference no.		sheet A1.0	REV.



1 SITE PLAN
A1.2 A2.0
SCALE: 1" = 10'-0"

LEGEND

- FH — EXISTING FIRE HYDRANT
- PP — PARKING PLUG POST
- AC — ACCESSIBLE PARKING SIGN
- SITE LIGHTING FIXTURE
- CONCRETE SIDEWALK
- REGULAR DUTY ASPHALT. REFER TO CIVIL
- 18" x 8'-0" HIGH CONCRETE CRASH WALL.
- LANDSCAPING, REFER TO LANDSCAPE PLAN

PROJECT DATA - RMU

Address	1125 Pembina Highway		
Legal	LOT 23 AND PT. LOT 24, PLAN 5249 WLTO RL 9 AND 10 FWISH OF SAINT BONIFACE		
Zoning	Currently zoned C2, variance req'd for RMU - Residential Mixed Use		
Setbacks		Required	Actual
	Front	20 ft.	15' 11 1/4" ft.*****
	Rear	25 ft.	45 ft.
	Side (Int)	5 + 2 ft./storey	20' 6 1/2" ft. at bldg 1", 6 1/2" at exit stair
	Side (Cor)	20 ft.	20' 6 1/2" ft.
Minimum Lot Area		9,000 sq. ft.	30 788 sq. ft.
Minimum Lot Width		N/A	N/A
Minimum Lot Area/Unit		500 sq. ft.	30788/82=375.5**
Maximum Building Height		100 ft	±65 ft 6 in
Building Areas Proposed			1185.3m²/12 758ft²
Parking - Category 2/5		79 Stalls*	71 Stalls Total*

ADDITIONAL NOTES

*20% parking reduction for Urban Infill Map 2, further 20% reduction for combination of uses (see clause 171 of CoW bylaws) variance required for parking.
**Variance required for density
***Variance required for front yard landscaping
****Variance required for front yard setback reduction.

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THIS DRAWING SHALL NOT BE SCALED

Site
Site Area ± 2 860.3m²/30 788ft²

Building Area
Building Area 'A' ± 2 142.5.0m²/23 062ft²
Building Area 'B' ± 1 185.3m²/12 758.4ft²

Building 'A'
Basement ± 2 142.5m²/23 062ft²

Building 'B'
Main Level ± 1 185.3m²/12 758.4ft²
Exit Stairwell ± 17.5m²/188ft²
Second Level ± 1 129.6m²/12 159.5ft²
Third Level ± 1 129.6m²/12 159.5ft²
Fourth Level ± 1 129.6m²/12 159.5ft²
Fifth Level ± 1 129.6m²/12 159.5ft²
Sixth Level ± 1 129.6m²/12 159.5ft²
Building 'B' Area ± 8 850.8m²/73 743.9ft²

Gross Building 'A+B' Area ± 8 993m²/96 805.9ft²
Building Height ± 19.96m/65.5ft
Highest Point of Building (Roof of Stairwell to Rooftop Patio) ± 22.70m/74.5ft

76 Residential Units
1 Bed - 49 Total
2 Bed - 27 Total
Live/Work - 6 Total
Social Room - 1 Total

Main Floor
1 Bedroom - 4 (±56.8 m² / 611 ft²)
2 Bedroom - 2 (±78.9 m² / 850 ft²
±83.9 m² / 903ft²)
Common Room - 1 (±82.9 m² / 892 ft²)
Live/Work - 2 (±91.6 m² / 986 ft²)
Live/Work - 3 (±64.6 m² / 695 ft²)
Live/Work - 1 (±64.8 m² / 698ft²)
2nd-6th Floor
1 Bedroom - 45 (±56.8 m² / 611 ft²)
2 Bedroom - 25 (±83.9 m² / 903 ft²
±78.9 m² / 850 ft²
±82.9 m² / 892ft²)

Parking - Required
82 Units x 1.5 Stalls/Unit = 123 Stalls
20% parking reduction for Urban Infill Map 2 = 99 Stalls
20% parking reduction for combination of uses = 79 Stalls

Parking - Proposed
Interior
Basement 58
55 Regular
2 Accessible
1 Van Accessible
Exterior
At Grade 13
5 Regular
7 Visitor Stalls
1 Accessible
Total Parking Proposed 71

BicycleParking 16
12 Secure Private / 4 Public

Landscaping
Trees - Required 16
Trees - Proposed 97*
Shrubs - Required 65
Shrubs - Proposed 65
Foundation - Required 30
Foundation - Proposed 30
*Variance required for front yard landscaping

Revisions

Date	Revision

K.N.J. SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

Northern Sky Architecture Inc.

Stamp

Stamp

Project

Foresight Development Group Inc.

THE POINTE

1125 Pembina Hwy
Winnipeg, Manitoba

drawing title
SITE PLAN

scale	as noted	designed by	kdw
date	March 16, 2021	drawn by	tg
project no.	20.248	reviewed by	dko
reference no.		sheet	A1.0
			REV.


PUBLIC LANE
PROPOSED 6 STOREY BUILDING
PEMBINA HIGHWAY
WINDERMERE AVENUE
EARTHBINS C/W CONCRETE PAD
BICYCLE RACKS
VISITOR STALLS (7)
6'-0" WOOD FENCE
6'-0" CONCRETE CRASH WALL
MECHANICAL INTAKE AT GRADE
FRONT ENTRANCE CANOPY AND COLUMNS TYP.
EXIT STAIR FROM BASEMENT
BICYCLE RACKS MAIN ENTRANCE
EXISTING SIDEWALK TO REMAIN.
EXISTING APPROACH TO BE INFILLED AS PER CoW STANDARDS.
APPROX. LOCATION OF EXISTING LIGHT STANDARD.
APPROX. LOCATION OF EXISTING HYDRO POLE AND GUYWIRE.
APPROX. LOCATION OF EXISTING FIRE HYDRANT.
APPROX. LOCATION OF EXISTING UTILITY SERVICE BOX.
APPROX. LOCATION OF EXISTING TRAFFIC SIGNAL.
APPROX. LOCATION OF EXISTING BUS STOP
PROPERTY LINE TO EDGE OF EXISTING ACCESS
APPROX. LOCATION OF EXISTING LIGHT STANDARD TO REMAIN.
PROXIMITY TO RAIL LINE:
PUBLIC LANE/PROPERTY SEPARATES THE LOT FROM THE RAIL PROPERTY.
BUILDING IS >15 m AWAY FROM RAILWAY
BUILDING IS >30 m FROM NEAREST RAIL OF TRACK
15" x 8'-0" CONCRETE CRASH WALL LOCATED ALONG PUBLIC SIDEWALK
30m TO NEAREST RAIL OF TRACK
15m TO RAILWAY PROPERTY LINE
SETBACK
PROP LINE - F/O CONC.
F/O CONC. - F/O CONC.
F/O CONC. - PROP LINE
F/O OVERHANG - PROP LINE
CONCRETE SIDEWALK
REGULAR DUTY ASPHALT, REFER TO CIVIL
18" x 8'-0" HIGH CONCRETE CRASH WALL.
LEGEND
EXISTING FIRE HYDRANT
PARKING PLUG POST
ACCESSIBLE PARKING SIGN
SITE LIGHTING FIXTURE
CONCRETE SIDEWALK
REGULAR DUTY ASPHALT, REFER TO CIVIL
18" x 8'-0" HIGH CONCRETE CRASH WALL.
LANDSCAPING
EVERGREEN SHRUBS
PYGMY CANADIAN
SAVIN JUNIPER
DECIDUOUS SHRUB
MORGEN AMBER DOGWOOD
EVERGREEN TREE
COLORADO BLUE SPRUCE
DECIDUOUS TREE
AMUR MAPLE
TREMBLING ASPEN
PLANTER BOXES
PATIO PAVERS
CRUSHED STONE
SOD
2 LANDSCAPING PLAN
SCALE: 1" = 10'-0"
Site
Site Area ± 2 860.3m²/30 788ft²
Building Area
Building Area 'A' ± 2 142.5.0m²/23 062ft²
Building Area 'B' ± 1 185.3m²/12 758.4ft²
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Gross Building 'A+B' Area ± 8 993m²/96 805.9ft²
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Highest Point of Building ± 22.70m/74.5ft
(Roof of Stairwell to Rooftop Patio)
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Live/Work - 3 (±64.6 m² / 695 ft²)
Live/Work - 1 (±64.8 m² / 698ft²)
2nd-6th Floor
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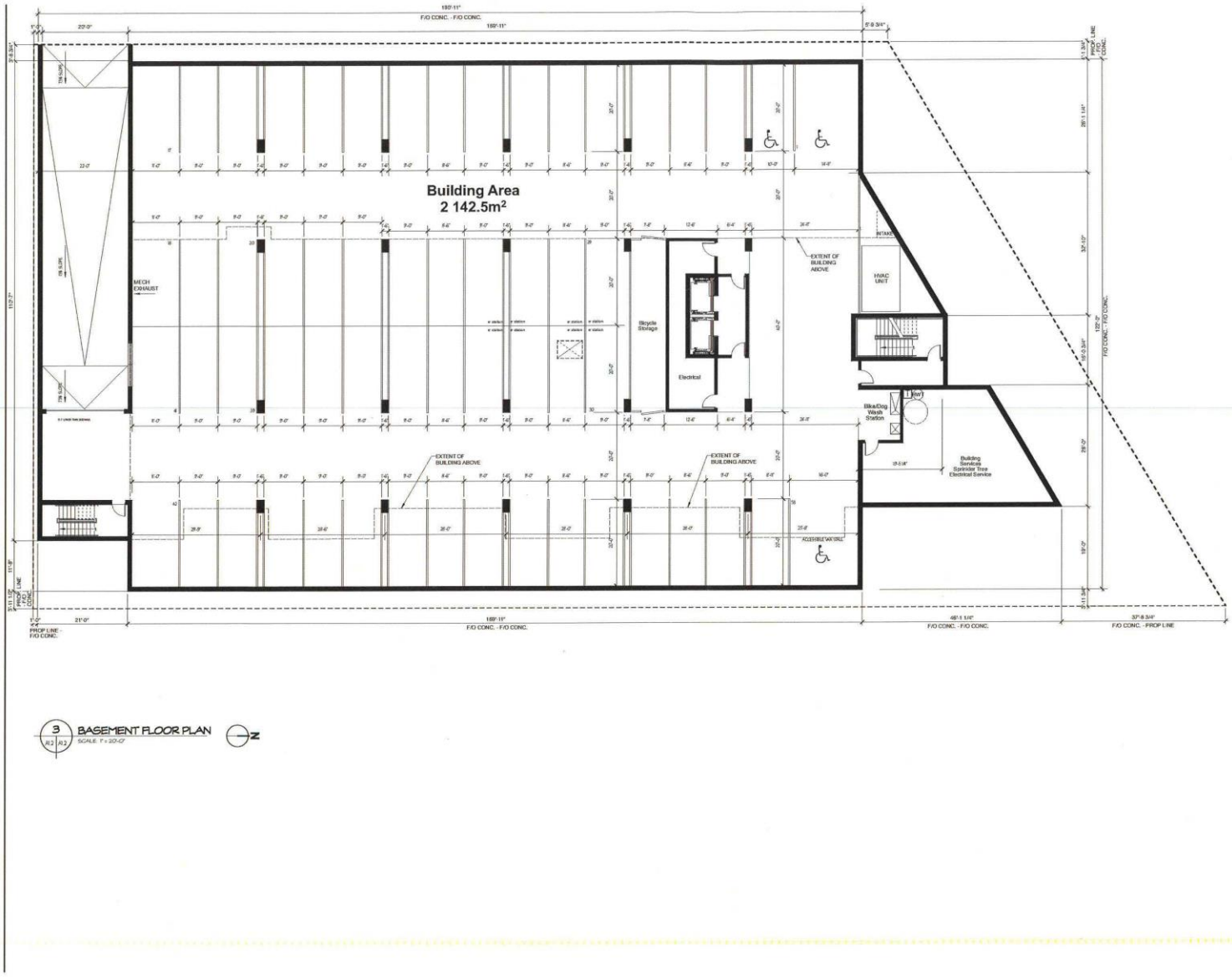
2 Accessible
1 Van Accessible
Exterior
At Grade 13
5 Regular
7 Visitor Stalls
1 Accessible
Total Parking Proposed 71
BicycleParking 16
12 Secure Private / 4 Public
Landscaping
Trees - Required 16
Trees - Proposed 9**
Shrubs - Required 55
Shrubs - Proposed 55
Foundation - Required 30
Foundation - Proposed 30
**Variance required for 3mnt yard landscaping
Revisions
Date Revision
KNH & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS
Northern Sky Architecture Inc.
Stamp
Stamp
Project
Foresight Development Group Inc.
THE POINTE
1125 Pembina Hwy
Winnipeg, Manitoba
drawing title
LANDSCAPING PLAN
scale as noted
designed by kdw
date March 16, 2021
drawn by tg
project no. 20.248
reviewed by dko
reference no.
sheet A1.1
REV.



3 A2 A2 BASEMENT FLOOR PLAN
SCALE: 1" = 20'-0"

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Revisions

Date	Revision

K.N.H. SHANTZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS

Northern Sky Architecture Inc.

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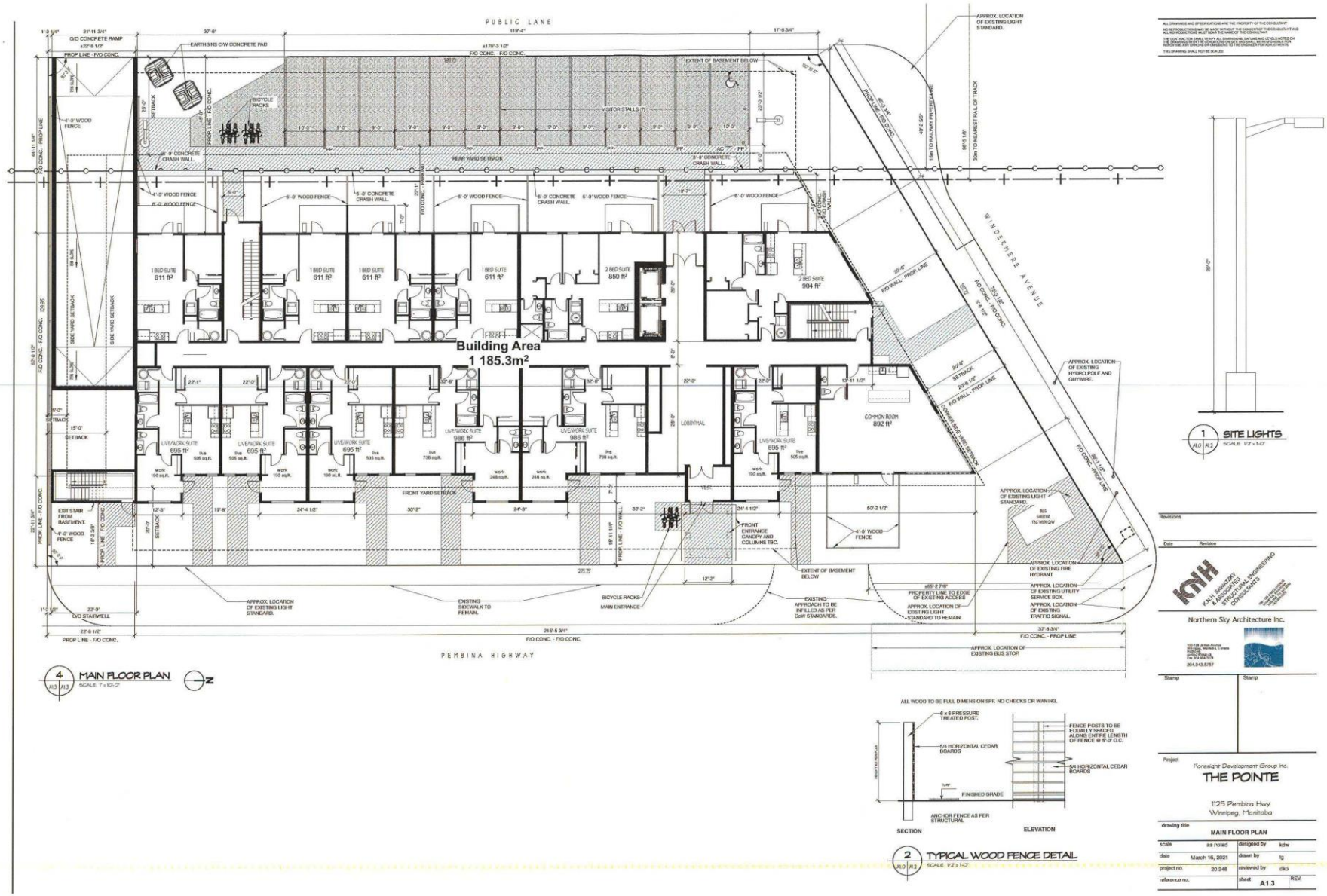
Project
Foresight Development Group Inc.
THE POINTE
1125 Pembina Hwy
Winnipeg, Manitoba

drawing title	BASEMENT FLOOR PLAN		
scale	as noted	designed by	kdw
date	March 16, 2021	drawn by	tg
project no.	20.248	reviewed by	dko
reference no.		sheet A1.2	REV.



4 MAIN FLOOR PLAN
SCALE: 1" = 10'-0"

2 TYPICAL WOOD FENCE DETAIL
SCALE: 1/2" = 1'-0"

1 SITE LIGHTS
SCALE: 1/2" = 1'-0"

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THIS DRAWING SHALL NOT BE SCALED

Revisions

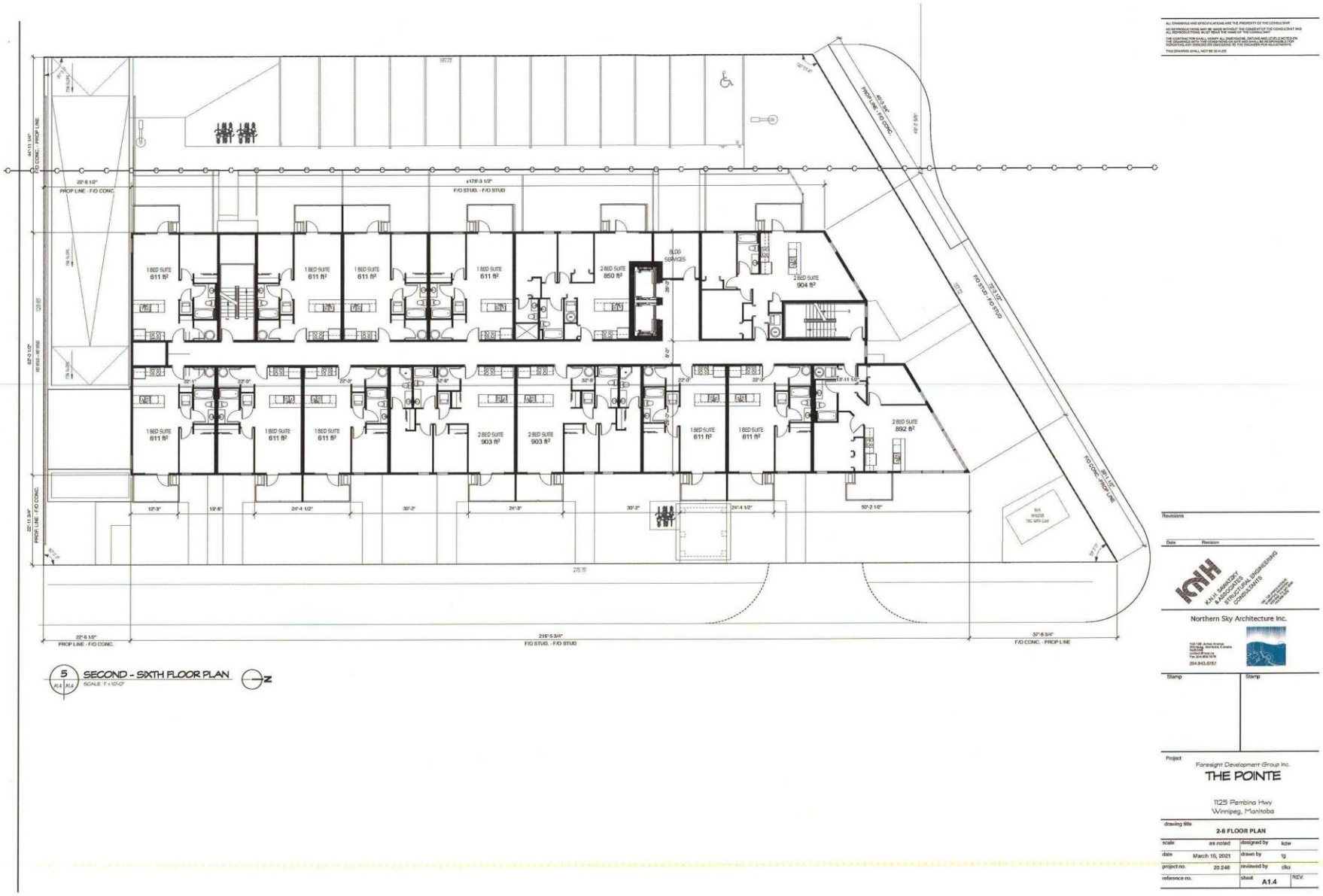
Date	Revision

KNH
K.N.J. SHANTZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS
Northern Sky Architecture Inc.
204.943.5757

Stamp

Project
Foresight Development Group Inc.
THE POINTE
1125 Pembina Hwy
Winnipeg, Manitoba

drawing title	MAIN FLOOR PLAN		
scale	as noted	designed by	kdw
date	March 16, 2021	drawn by	tg
project no.	20.248	reviewed by	dko
reference no.		sheet	A1.3
			REV.



1 BED SUITE 611 ft²
2 BED SUITE 850 ft²
2 BED SUITE 904 ft²
2 BED SUITE 903 ft²
2 BED SUITE 892 ft²
BLDG SERVICES
PROP LINE - F/O CONC.
F/O STUD. - F/O STUD
F/O CONC. - PROP LINE
215'-5 3/4"
37'-8 3/4"
22'-6 1/2"
SECOND - SIXTH FLOOR PLAN
SCALE: 1" = 10'-0"
Revisions
Date
Revision
KAH
K.A.H. SAWATZKY & ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS
Northern Sky Architecture Inc.
Stamp
Stamp
Project
Foresight Development Group Inc.
THE POINTE
1125 Pembina Hwy
Winnipeg, Manitoba
drawing title
2-6 FLOOR PLAN
scale
as noted
designed by
kdw
date
March 16, 2021
drawn by
tg
project no.
20.246
reviewed by
dko
reference no.
sheet
A1.4
REV.


1 East Elevation
Scale: NTS
2 West Elevation
Scale: NTS
3 South Elevation
Scale: NTS
4 North Elevation
Scale: NTS
5 Perspective
Scale: NTS
6 Perspective
Scale: NTS
LEGEND:
WOOD GRAIN ARCHITECTURAL METAL SIDING (ACCENT)
PREFINISHED ARCHITECTURAL METAL SIDING COLOUR 1(MID TONE)
HARDIE PANEL COLOUR 2 (BASE)
HARDIE PANEL COLOUR 3 (ACCENT)
PREFINISHED METAL FASCIA COLOUR 2 (FASCIAS)
PREFINISHED METAL FASCIA COLOUR 3 (ACCENT)
CONCRETE CRASH WALL
Revisions
Date
Revision
Northern Sky Architecture Inc.
KNH Sawatzky & Associates Ltd.
Stamp
Stamp
Project
THE POINTE
1125 Pembina Hwy
Winnipeg, Manitoba
drawing title
PRELIM. RENDERINGS
scale
as noted
designed by
kdw
date
March 2021
drawn by
tg
project no.
20.246
reviewed by
dkp
reference no.
sheet
A3.3
REV.