Agenda – Council – July 22, 2021

Report – Executive Policy Committee – July 14, 2021

Item No. 5 Rezoning – 1171 Concordia Avenue
(Elmwood-East Kildonan Ward)
File DAZ 206/2021 [c/r DAV 137292/2021D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 14, 2021, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/2021 by rezoning the subject land to a "CMU" Commercial Mixed-Use District as shown on the map dated June 4, 2021, and attached as Schedule "A" to this report.

2. That the Developer meet all the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2021.

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 variance order under File DAV 21-137292D 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 206/2021.

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

Agenda – Council – July 22, 2021

Report – Executive Policy Committee – July 14, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 14, 2021, the Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 28, 2021, the East Kildonan-Transcona 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

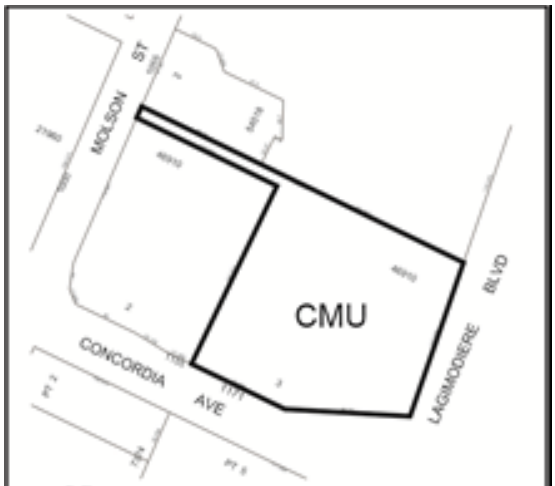
File: DAZ 206/2021

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

Public Hearing: June 28, 2021
Council Building, 510 Main Street

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

Subject:



APPLICANT : Raymond S.C. Wan Architect (Raymond Wan)
FILE : DAZ 206/2021
PROPOSAL : To rezone the land shown outlined above from a "C3" COMMERCIAL CORRIDOR DISTRICT to a "CMU" COMMERCIAL MIXED-USE DISTRICT to allow the establishment of a mixed-use development, which includes uses such as a Multi-Family Dwelling use, an Indoor Amusement Enterprise use (Health & Fitness Centre), a Day Care Centre use, a Medical Clinic use and Retail uses. **For information, phone G. Doney, Planner at 204-986-2688.**

Premises Affected: 1171 Concordia Avenue

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

Report date: June 28, 2021

Community Committee Recommendation:

On June 28, 2021, the East Kildonan-Transcona 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/2021 by rezoning the subject land to a "CMU" Commercial Mixed-Use District as shown on the map dated June 4, 2021, and attached as Schedule "A" to this report.

2. That the Developer meet all the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2021.

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 variance order under File DAV 21-137292D 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 206/2021.

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

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

1. It's an excellent project. For its size it's in the appropriate location. It's an excellent location for the services it's providing. In general, a great enhancement for its services to our community and to the people of all 3 Wards and for whoever else who will be able to take advantage of the services and amenities that this project will offer.

Exhibits Filed:

1. Application dated April 16, 2021
2. Notification of Public Hearing dated May 25, 2021
3. Manitoba Status of Title 2270571/1
4. Letter of authorization dated March 19, 2021 from Les W. Janzen, CEO, Concordia Wellness Projects Inc. to Raymond S.C. Wan, Architect and McGowan Russell Group
5. Plan of Topographic Survey dated December 16, 2020
6. Caveats 3571650/1, 3571651/1
7. Declaration of Easement dated April 8, 2021
8. Artist's Conceptual Rendering of the subject property
9. Context Plan and Design Plans (15 pages)
10. Coloured Elevations and Massing Study dated March 25, 2021
11. Sun Shadow Simulation dated March 25, 2021
12. Report from the Urban Planning Division dated June 4, 2021
13. Inspection Report
14. Presentation dated June 28, 2021, in support of the application submitted by Taren Wan, Raymond S.C. Wan, Architect
15. Landscape Plan in support of the application submitted by the McGowan Russell Group

REPRESENTATIONS:

In Support:

Jessie Almero
Giancarlo Bellabono
Les Janzen
Melissa Neirink
Nolan Ploegman
Hardy Rahn
Susan Russell
Ray Wan
Taren Wan

In Opposition:

Nil

REPRESENTATIONS (continued):

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development

Exhibit "12" referred to in File DAZ 206/2021

ADMINISTRATIVE REPORT

Title: DAZ 206/2021 – 1171 Concordia Avenue

Issue: Rezoning Application to Accommodate a Proposed Mixed-Use Development

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Doney, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 206/2021 by rezoning the subject land to a "CMU" Commercial Mixed-Use District as shown on the map dated June 4, 2021, and attached as Schedule "A" to this report.

2. That the Developer meet all the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 31, 2021.

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 variance order under File DAV 21-137292D 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 206/2021.

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

REASONS FOR REPORT

This report is required because a rezoning application requires a public hearing.

OURWINNIPEG POLICY ALIGNMENT

As stated in the Analysis and Issues section of Appendix "A,":

- The Key Direction that applies to the Recent Communities policy area is in the Areas of Stability sections of OurWinnipeg and Complete Communities. It states: "Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population"; and
- The proposed rezoning and the proposed development comply with this Key Direction.

Therefore, the proposed rezoning and the proposed development align with the policies of *OurWinnipeg.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The *Winnipeg Climate Action Plan* states the following:

> *Strategic opportunity #4 – facilitate compact, complete development and increase density;* and
>
> *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

The proposed rezoning and the proposed development align with the Climate Action Plan because the rezoning would facilitate a development that would increase density and be be near three public transit routes.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	June 4, 2021
File No.	DAZ 206/2021

Schedules and Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DAZ 206/2021, East Kildonan – Transcona Community Committee, dated June 4, 2019**

APPENDIX "A," PLANNING DISCUSSION

DATE: June 4, 2019

FILE: **DAZ 206/2021**

RELATED FILE: DAV 21-137292D

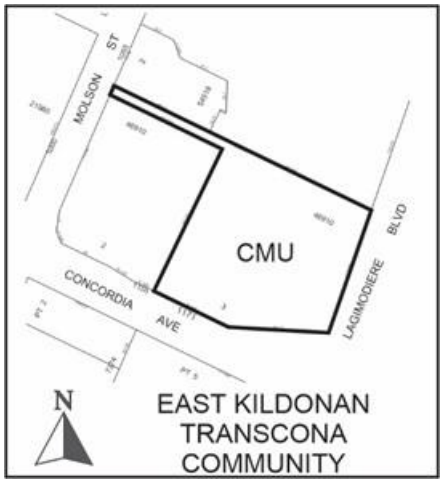
COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 423 (Eaglemere)

SUBJECT: Proposed Rezoning and Mixed-Use Development

LOCATION: 1171 Concordia Avenue

LEGAL DESCRIPTION: Lot 3, Plan 46910 WLTO



APPLICANT: Raymond Wan
50 Willow Ave.
Winnipeg, MB

OWNERS Concordia Wellness Projects Inc.

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- Is at the northwest corner of Lagimodière and Concordia;
- Is accessed by motor-vehicle from Concordia and from Molson, by way of the property at the northeast corner of Molson and Concordia;
- Is in the Eaglemere Neighbourhood and the Elmwood East-Kildonan Ward;
- Is comprised of one lot in a plan of subdivision, which is irregularly shaped, as shown on the figures below;

- Is 246,915 square feet (5.67 acres);
- Contains a parking area and undeveloped land;
- Is zoned “C3” Commercial Corridor;
- Is in a Recent Communities policy area of *OurWinnipeg* and *Complete Communities*; and
- Is subject to a zoning agreement that is registered as a caveat on the property, as per DASZ 51/2006, which requires, in part, plans of proposed buildings, parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to be approved by the Director of Planning, Property and Development and the East Kildonan Transcona Community Committee.

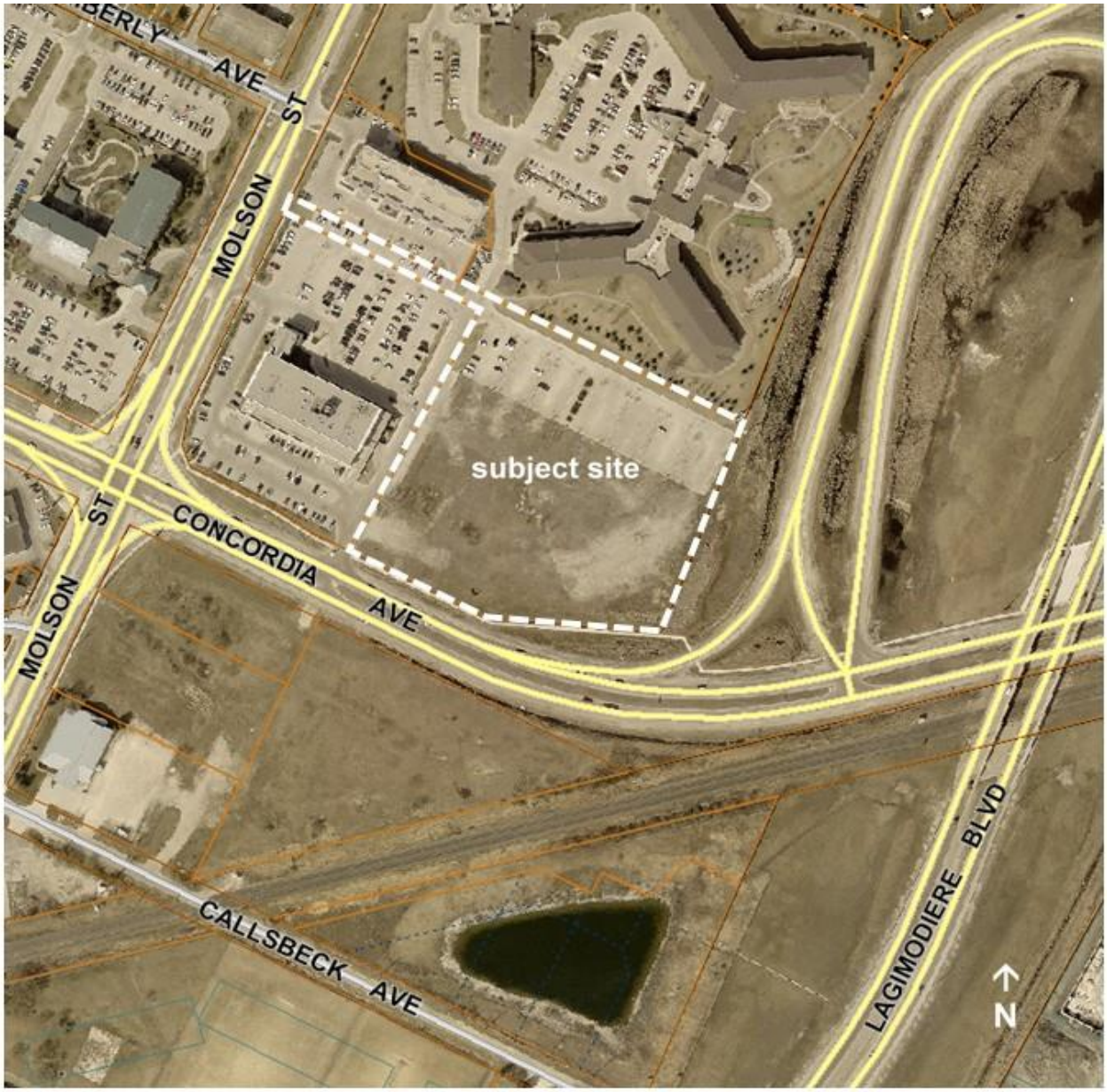


Figure 1: 2018 Aerial Photography & Assessment Parcels

SURROUNDING LAND USE AND ZONING

Developments near the site are shown on Figure 1 and existing zoning districts are shown on Figure 2.

North: A four-storey multi-family dwelling and a three-storey care home, both zoned "RMF-M" Residential Multi-Family (Medium). These are owned by the owner of the subject site (Concordia Wellness Projects Inc.).

South: Concordia Avenue (an arterial road) then an undeveloped property that was approved for rezoning to "C2" Commercial-Community District by Council on March 22, 2018, and an undeveloped property zoned "RR5" Rural Residential 5.

East: Lagimodière Boulevard (an expressway).

West: A three-storey building containing a mix of commercial uses, including retail sales and a clinic, zoned "C3" Commercial Corridor. This is owned by the owner of the subject site (Concordia Wellness Projects Inc.).

Also of note are:

- that three public transit routes are west of the site, on Concordia Avenue and on Molson Street; and
- that Concordia Avenue has a rural cross-section and that the full-range of municipal infrastructure is on Molson Street.

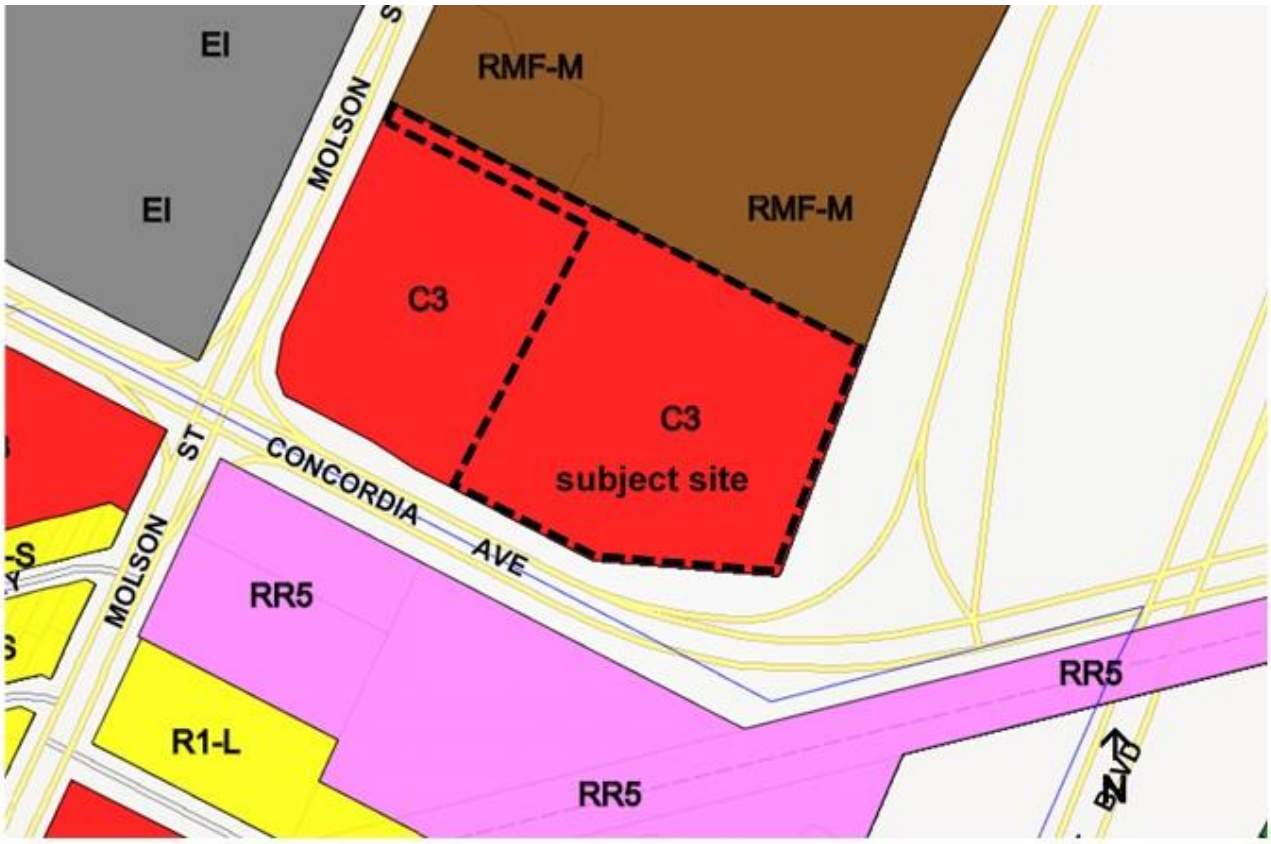


Figure 2: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal includes:

- Removing the existing parking area;
- Constructing a mixed-use, seven storey, building that would contain:
  - 277 dwelling units, 113 of which would include a meal plan in the rent,
  - a day care centre,
  - a fitness facility, which is a type of indoor amusement enterprise as per the Winnipeg Zoning By-law,
  - a medical clinic and
  - retail sales uses
- Providing 478 parking spaces, 219 of which would be in the basement of the proposed building;
- Creating a shared open space between the proposed building and the existing building to the north; and
- Establishing trees and shrubs on the site.

The "CMU" Commercial Mixed-Use District is the most appropriate zoning district because:

- The proposed uses are permitted uses in this district;
- Uses that may require conditions of approval to ensure they would be compatible with the site context are conditional uses in this district;
- Uses that are generally not compatible with the site context are not allowed in this district; and
- Other requirements of this district, such as height, yard, parking supply, and landscaping requirements, provide guidance on the design of a proposed development and allow for scrutiny of any proposed variances to these requirements.

In order for the proposed development to proceed, the rezoning application that is the subject of this report site has to be approved, the rezoning process has to be completed, and Variance Application DAV 21-137292D has to be approved. The report on the variance application recommends approval of all the proposed variances.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning and Design Division to ensure the Division had sufficient information to analyse the proposed development.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNIITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction that applies to the Recent Communities policy area is in the Areas of Stability sections of *OurWinnipeg* and *Complete Communities*. It states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*"

The following policies, under Direction 1 of Section 04 (Areas of Stability) of *Complete Communities*, also apply to the Recent Communities policy area:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- *Encourage intensification to occur at centres and along corridors.*
- *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
- *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.*
- *Support a mix of commercial services and employment uses that serve the local community.*
- *Where intensification/densification of housing occurs, ensure that the types of open space - passive, active, and plazas - respond to community needs.*

In addition, Direction 3 of Section 06 (Commercial Areas) of *Complete Communities*, applies to the proposed commercial aspects of the proposed development. It states:

> *Ensure communities have a range of commercial services to meet their local needs in order to complete the communities and to minimize the need for travel.*

The proposed rezoning and the associated development proposal comply with the aforementioned Directions and policies because:

- The proposed development would add 277 new dwelling units to the neighbourhood, 113 of which would include a meal plan in the rent, as well as a day care centre, a fitness facility, a mediical clinic and retail sales uses;
- The submitted shadow study shows that abutting and nearby properties would not be in the shadow of the proposed building for a long period of time for most days of the year;
- The site is abutting an arterial road (Concordia Avenue) and an expressway (Lagimodière Boulveard);
- Public transit routes are west of the site, on Concordia Avenue and on Molson Street;
- Existing municipal service capacity is adequate for the proposed development, as indicated in the Administrative Co-ordinating Group Report, Schedule B to this report;

- The proposal would create a shared open space between the proposed building and the existing building to the north; and
- The plan approval clause in the existing zoning agreement requires plans of the proposed development to be approved by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee.

RECOMMENDATIONS

The Urban Planning and Design Division is recommending approval subject to standard conditions of approval.

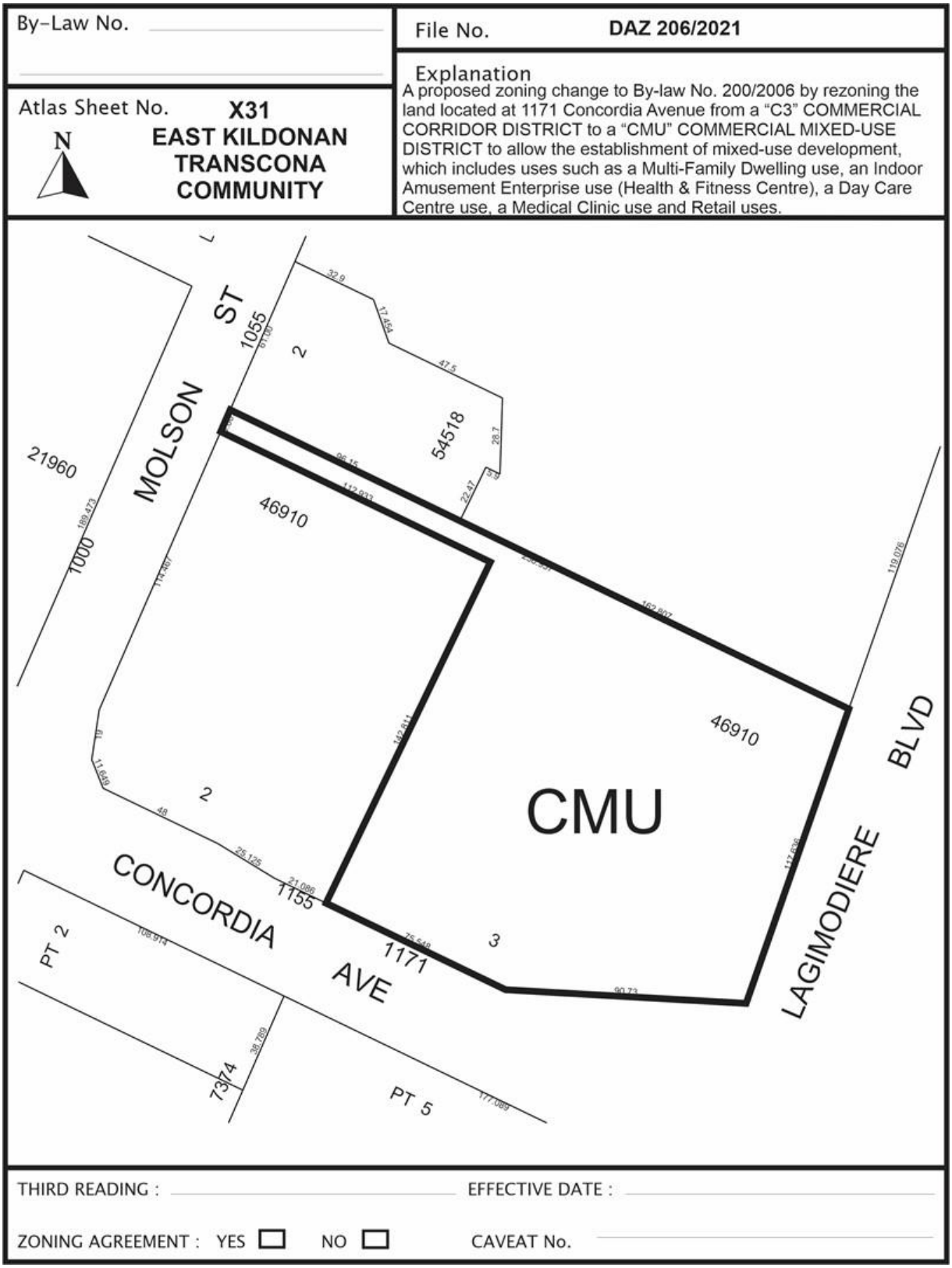
The Division also recommends the existing zoning agreement to remain as a caveat on the title.

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

Report Prepared by: Glen Doney

PPD File #: DAZ 206/2021

SCHEDULE "A" OF FILE DAZ 206/2021, East Kildonan – Transcona Community Committee, dated June 4, 2019



SCHEDULE "B," REPORT OF THE ADMINISTRATIVE COORDINATING GROUP
RE: PROPOSED REZONING OF LAND LOCATED AT 1171 CONCORDIA AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 206/2021. The Developer should take into consideration the following servicing and design considerations in the redevelopment of the site:

Section I – General Comments

1) There are outstanding servicing costs payable for this phase of development under the original servicing agreement AG 51/06. Should you have any questions, please contact the Land Development Branch directly at (204) 986-7394.

2) The Public Works Department has advised that the Developer and all successors in title to the lots in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads. The cross-access agreement shall be reviewed and approved by the Public Works Department prior to registration at WLTO.

   a) If a cross-access easement agreement already exists, the Developer shall provide a copy of the agreement to the City.

3) The Water and Waste Department has indicated that there is adequate servicing for the proposed development based on the provided development plans of 113 assisted living units and 165 independent living units. Additional review will be required by their Department should the plans of development change during the design process.
   It will be the Developer's responsibility to ensure that the private water main is designed to provide adequate fire protection for the development.

THIS REPORT SUBMITTED BY:

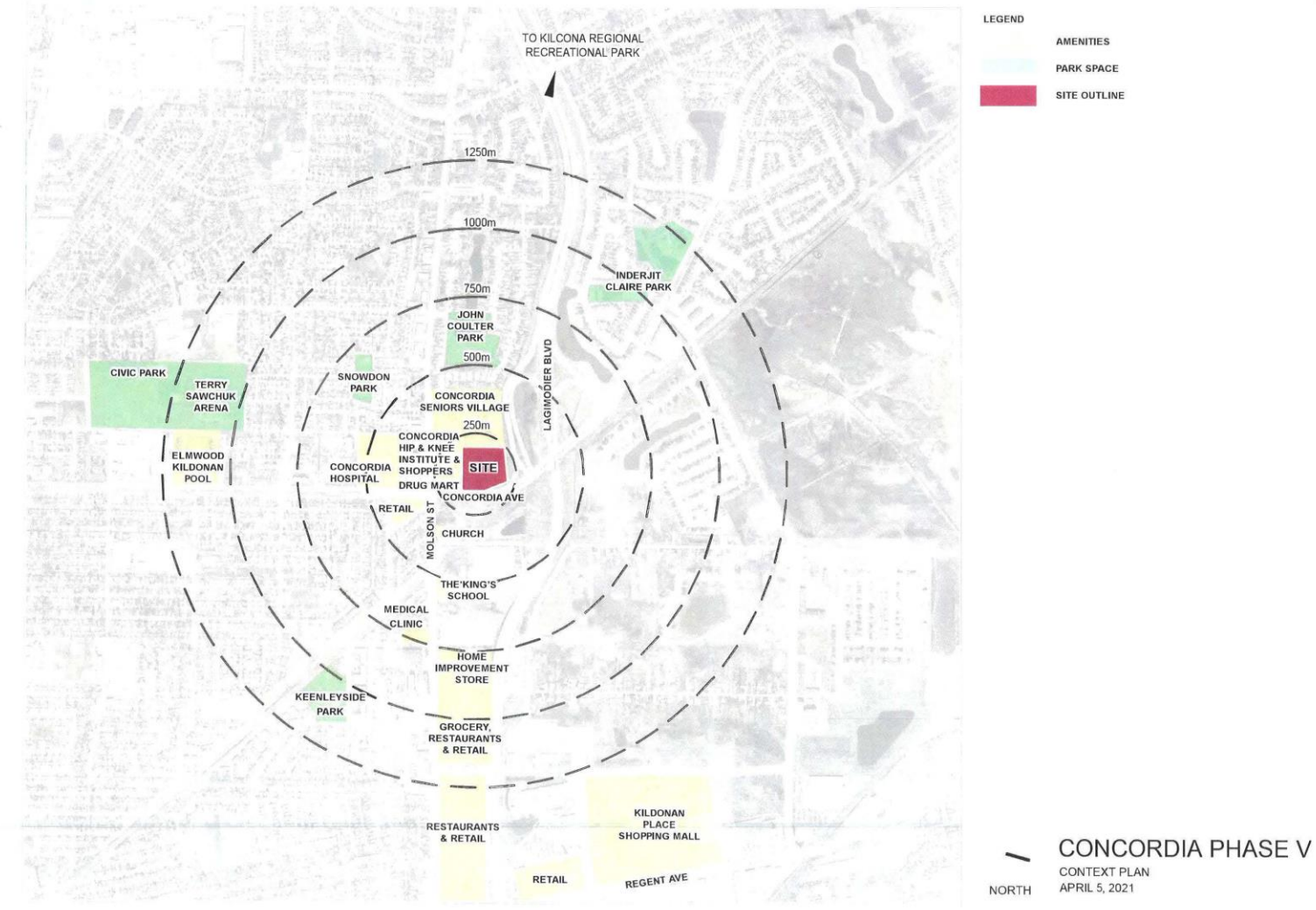
Administrative Co-ordinating Group
File No. DAZ 206/2021
May 31, 2021

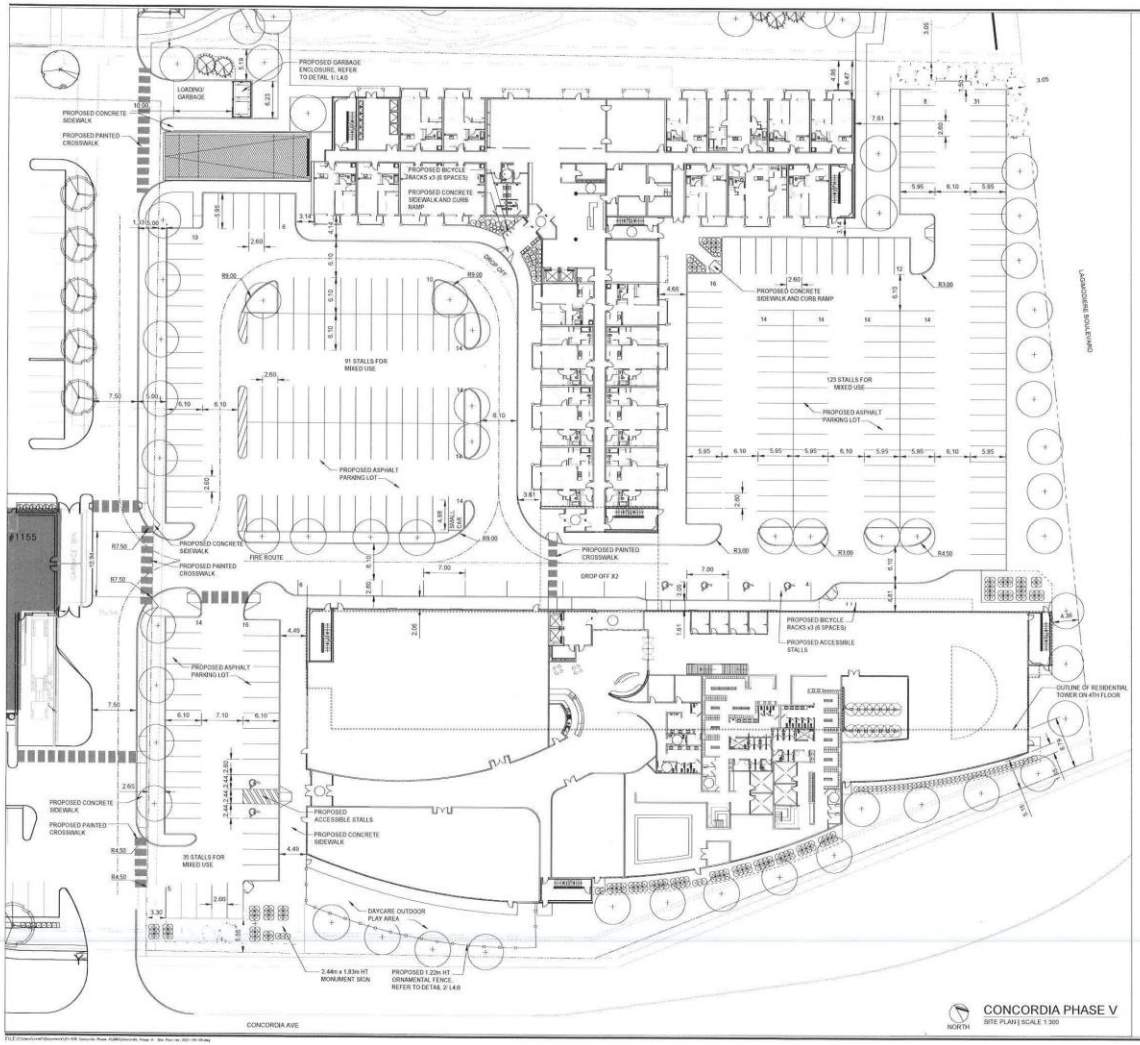
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

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

Exhibit “9” referred to in File DAZ 206/2021





PARKING STATISTICS		
PARKING SPACES	PMP REQUIRED	PROVIDED
6 STOREY ASSISTED LIVING (114 UNITS)		
1 STALL/ 5 UNITS + 12 VISITOR	35	35 UNDERGROUND
7 STOREY INDEPENDENT LIVING (153 UNITS)		
1 STALL/ UNIT + 15 VISITOR	179	179 UNDERGROUND
TOTAL RESIDENTIAL STALLS	214	219 UNDERGROUND
HEALTH AND WELLNESS FACILITY (MIXED USE)		
	259	259 SURFACE STALLS
TOTAL HEALTH AND WELLNESS FACILITY STALLS	259	259 SURFACE STALLS
TOTAL PARKING	473	259 SURFACE STALLS
		219 UNDERGROUND
ACCESSIBLE STALLS		
	9	6 SURFACE STALLS
		3 UNDERGROUND
VAN ACCESSIBLE STALLS	3	2 SURFACE STALLS
		1 UNDERGROUND

PARKING STATISTICS- REQUIRED BY CITY OF WPG ZONING BY-LAW	
	REQUIRED
RESIDENTIAL UNITS (277 TOTAL UNITS)	
1.5 STALLS/ UNIT	416
MIXED USE BUILDING (86, 952 SQ FT)	
CRU, HEALTH ASSOCIATES, PHYSIOTHERAPY, CRU (14, 128 SQ FT)	
1 STALL/ 250 SQ FT	57
DAYCARE (100 CHILDREN & 15 STAFF)	
1 STALL/ 10 CHILDREN PLUS 1 STALL/ 3 STAFF	15
HEALTH & FITNESS (57, 248 SQ FT)	
1 STALL/ 100 SQ FT	572
TOTAL PARKING	1160
80% REDUCTION APPLIED FOR COMBINATION OF USES LOCATED WITHIN A SINGLE BUILDING	928

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- CONCRETE SIDEWALK
- TOPSOIL AND SOD
- WOOD MULCH PLANTING BED
- PAINTED PEDESTRIAN CROSSING
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- ACCESSIBLE PARKING STALL

No.	Revisions	Date	By
1	REVISED ZONING SUBMISSION	10.13.2021	MV

Date: 03 - 24 - 2021 | Scale: AS NOTED

Designed By	Drawn By	Checked By
SR	MN	SR

Seals

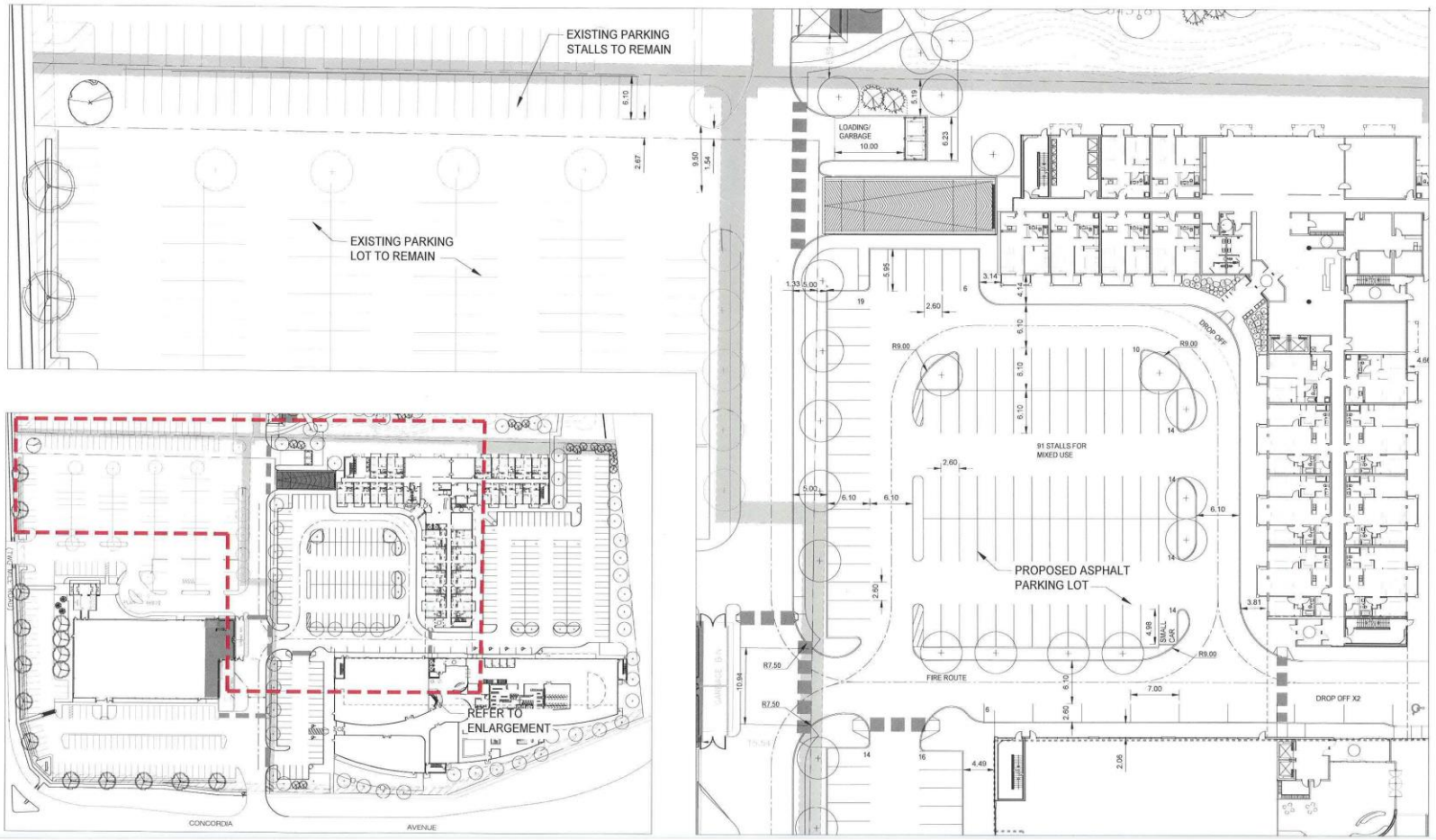
McGOWAN•RUSSELL

Client

Project Title: **CONCORDIA PHASE V**

Sheet Title: SITE PLAN

Project No.: **20-039** | Drawing No.: L1.0

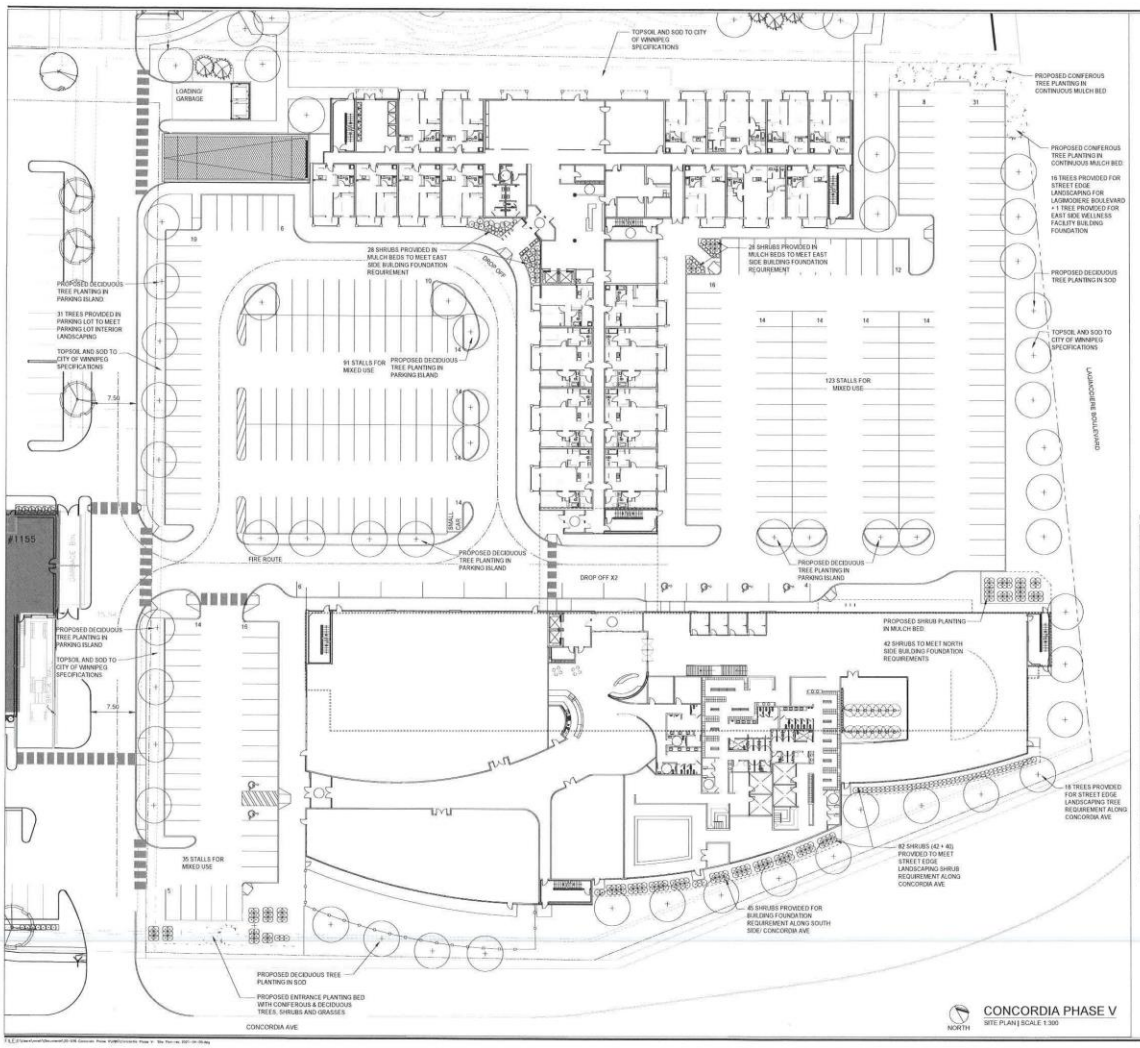


CONCORDIA PHASE V

NORTH WEST PARKING ENLARGEMENT

SCALE 1:500 | APRIL 2021

NORTH



LANDSCAPE STATISTICS - CONCORDIA PHASE V: 1171 CONCORDIA AVE		
	REQUIRED	PROPOSED
STREET EDGE LANDSCAPING		
CONCORDIA AVENUE : 199m (544.6 FT)		
1 TREE/ 30 FT	18	18
3 SHRUBS/ 20FT	82	82
LAGIMODIERE BOULEVARD: 117.6m (385.8FT)		
1 TREE/ 30 FT	13	16
3 SHRUBS/ 20FT	58	0 (SEE NOTE 1)
BUILDING FOUNDATION: 1 SHRUB/ 10FT		
ASSISTED LIVING- RESIDENTIAL BLDG		
WEST SIDE: 85.7m (281.17FT)	28	28
EAST SIDE: 86.3m (283.14FT)	28	28
INDEPENDENT LIVING/HEALTH & WELLNESS FACILITY		
NORTH SIDE: 125.6m (412.73FT)	41	42
SOUTH SIDE: 135.9m (445.86FT)	45	45
EAST SIDE: 27.6m (90.5FT)	9	0 (SEE NOTE 2)
PARKING LOT INTERIOR		
5% OF 10,561sm (113, 677.65 SQFT)	5,683 SQ. FT.	5, 683 SQ.FT
1 TREE/ 300 SQ FT	19	31
1 SHRUB/ 100 SQ FT	57	0 (SEE NOTE 3)
TOTAL TREES	50	65
TOTAL SHRUBS	348	236 (SEE NOTES 1-3)

NOTE:

1. IN LIEU OF 58 SHRUBS REQUIRED TO BE PLANTED FOR STREET EDGE LANDSCAPING ALONG LAGIMODIERE BOULEVARD, A VARIANCE WILL BE APPLIED FOR TO ALLOW 3 ADDITIONAL TREES THAT WILL BE EQUIVALENT TO 60 SHRUBS (WHERE 1 TREE = 20 SHRUBS)
2. IN LIEU OF 9 SHRUBS REQUIRED TO BE PLANTED ALONG THE EAST SIDE OF THE WELLNESS FACILITY, A VARIANCE WILL BE APPLIED FOR TO ALLOW 1 ADDITIONAL TREE THAT WILL BE EQUIVALENT TO 20 SHRUBS (WHERE 1 TREE = 20 SHRUBS)
3. IN LIEU OF 57 SHRUBS REQUIRED TO BE PLANTED FOR PARKING LOT INTERIOR LANDSCAPING, A VARIANCE WILL BE APPLIED FOR TO ALLOW 3 ADDITIONAL TREES THAT WILL BE EQUIVALENT TO 60 SHRUBS (WHERE 1 TREE = 20 SHRUBS)
4. PLANT MATERIAL IN EXCESS OF THE ABOVE LANDSCAPE STATISTICS ARE TO THE DISCRETION OF THE PROPERTY OWNER

PLANT LIST

KEY	COMMON NAME/ BOTANICAL NAME
DECIDUOUS TREES	
A	SILVER MAPLE 'SILVER CLOUD'/ ACER SACCHARINUM 'SILVER CLOUD'
B	BASSWOOD/ TILIA AMERICANA
C	HARVEST GOLD LINDEN/ TILIA MONGOLICA 'HARVEST GOLD'
D	DISCOVERY ELM/ ULMUS AMERICANA 'DISCOVERY'
COLUMNAR DECIDUOUS TREES	
E	EMERALD SPIRE ROSYBLOOM CRABAPPLE/ MALUS X ADSTRINGENS 'JEFGREEN'
F	GLADIATOR ROSYBLOOM CRABAPPLE/ MALUS X ADSTRINGENS 'DURLEO'
COMIFEROUS TREES	
G	BLACKHILL SPRUCE/ PICEA GLAUCA 'DENSATA'
DECIDUOUS SHRUBS	
H	DWARF WINGED BURNING BUSH/ EUONYMUS ALATUS 'COMPACTA'
J	ROYAL JUBILEE NINEBARK/ PHYSOCARPUS OPULIFOLIUS 'JEFROY'
K	GOLDMOUND SPIREA/ SPIREA JAPONICA 'GOLDMOUND'
L	CHARISMA LILAC/ SYRINGA X PRESTONIAE 'CHARISMA'
PERENNIALS/ GRASSES	
M	KARL FOERSTER FEATHER REED GRASS/ CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
N	BLUE FESCUE GRASS/ FESTUCA OVINA GLAUCA 'SELECT'

NOTE: PLANT LIST SUBJECT TO AVAILABILITY AT TIME OF PLANTING

LEGEND

- PROPERTY LINE
- APPROXIMATE LIMIT OF WORK
- CONCRETE SIDEWALK
- TOPSOIL AND SOD
- WOOD MULCH PLANTING BED
- PAINTED PEDESTRIAN CROSSING
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- ACCESSIBLE PARKING STALL

No.	Revisions	Date	By
1	REVISED ZONING SUBMISSION	03/24/21	MN

Date: 03-24-2021 | Scale: AS NOTED

Designed By: SR | Drawn By: MN | Checked By: SR

Seals

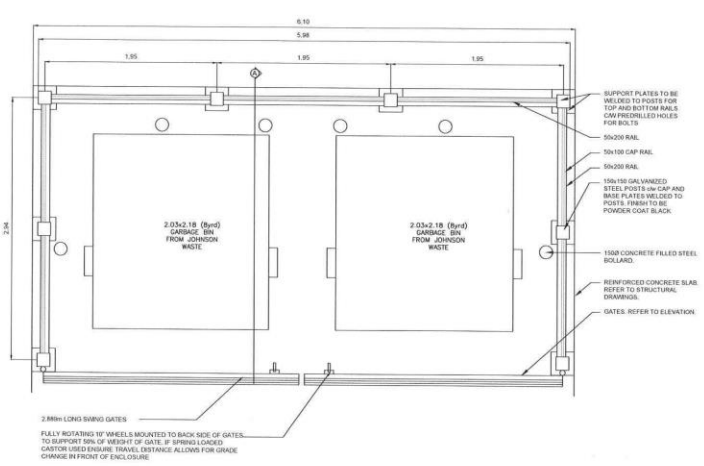
McGOWAN·RUSSELL

Client

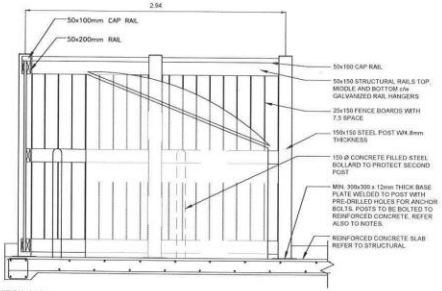
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Sheet Title: LANDSCAPE PLAN

Project No: 20-039 | Drawing No: L3.0



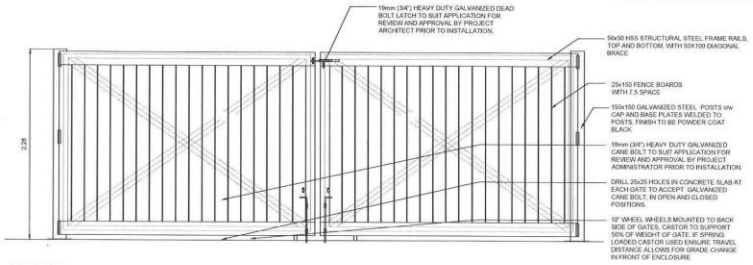
PLAN



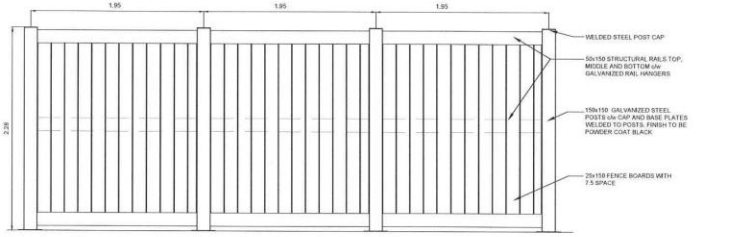
SECTION A–A

1 GARBAGE ENCLOSURE ON REINFORCED CONCRETE SLAB
L4.0 N.T.S.

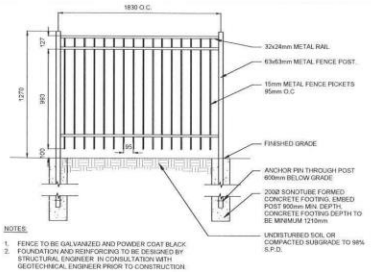
NOTES:
1. CONTRACTOR TO PROVIDE STAMPED ENGINEERED SHOP DRAWINGS FOR ALL SUPPORT STRUCTURES, MOUNTING BRACKETS AND HARDWARE. DIMENSIONS PROVIDED ARE FOR DESIGN INTENT ONLY.
2. ALL FASTENINGS AND HARDWARE TO BE GALVANIZED AND ARE TO BE INCLUDED WITH THE SUPPLY AND INSTALLATION OF THE POSTS AND FENCE ALL FASTENINGS AND HARDWARE TO BE OF SIZE SUITABLE TO APPLICATION. CONTRACTOR TO ADVISE CONTRACT ADMINISTRATOR PRIOR TO ANY CHANGES. NOMINAL LUMBER SIZES SHOWN.
3. ALL WOOD TO BE PRESSURE TREATED (ACQ-C/D) LUMBER. PAINT ALL CUTS WITH APPROVED WOOD PRESERVATIVE.
4. ALL REINFORCING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO PROVIDE ADDITIONAL STEEL SUPPORT FOR GATE STRUCTURE AND GATE HINGES



WOOD GATES



PARTIAL REAR ELEVATION



NOTES:
1. FENCE TO BE GALVANIZED AND POWDER COAT BLACK.
2. FOUNDATION AND REINFORCING TO BE DESIGNED BY STRUCTURAL ENGINEER IN CONSULTATION WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

2 1220mm HT ORNAMENTAL METAL FENCE
L4.0 N.T.S.

No.	Revisions	Date	By
Date: 03-24-2021	Scale: AS NOTED		
Designed By: SR	Drawn By: MN	Checked By: SR	

Seals:

M cG O W A N · R U S S E L L

Client:

Project Title:
CONCORDIA PHASE V

Sheet Title:
DETAILS

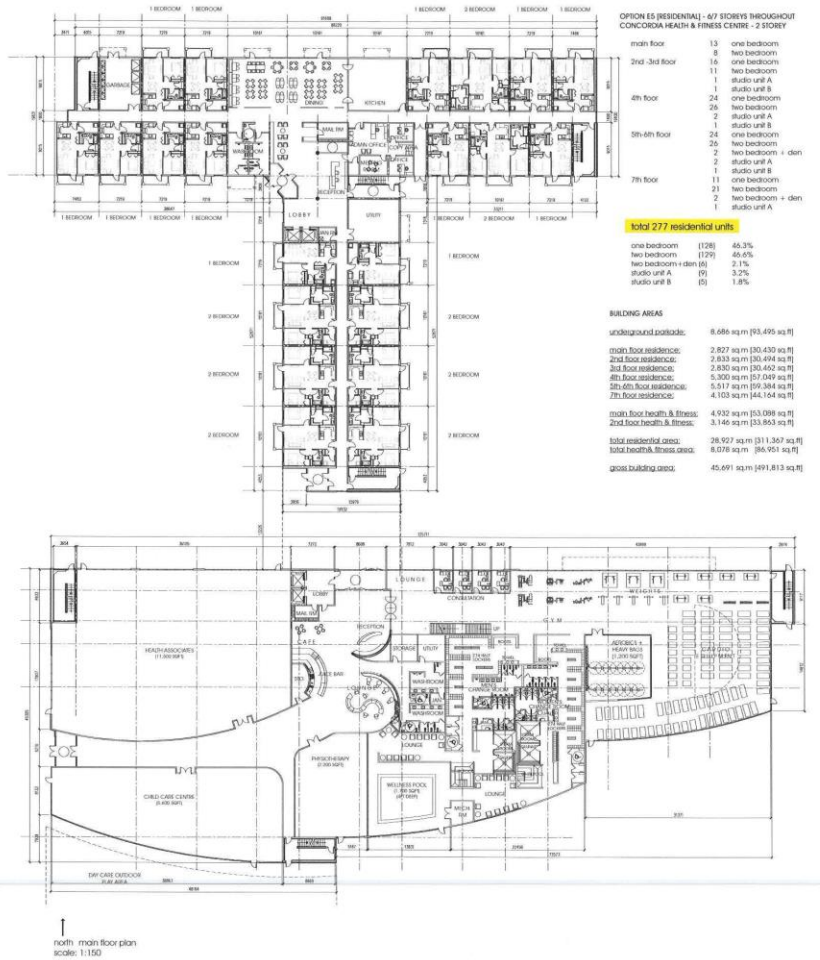
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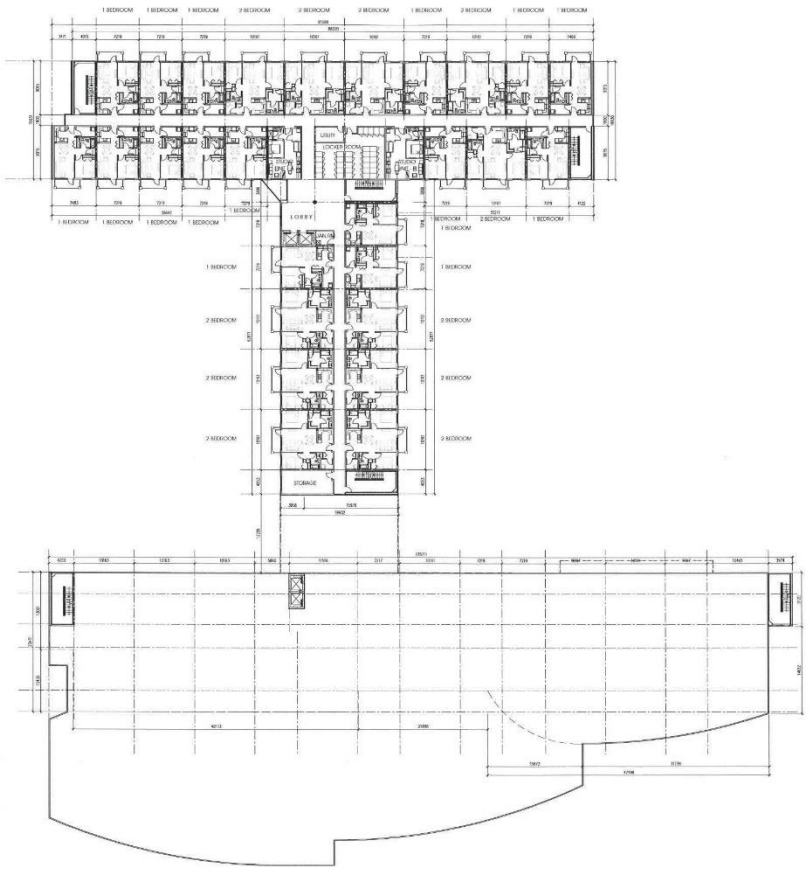
PROPOSED CONCORDIA PHASE V
WINNIPEG, MANITOBA

DESIGN PLANS
OPTION E5

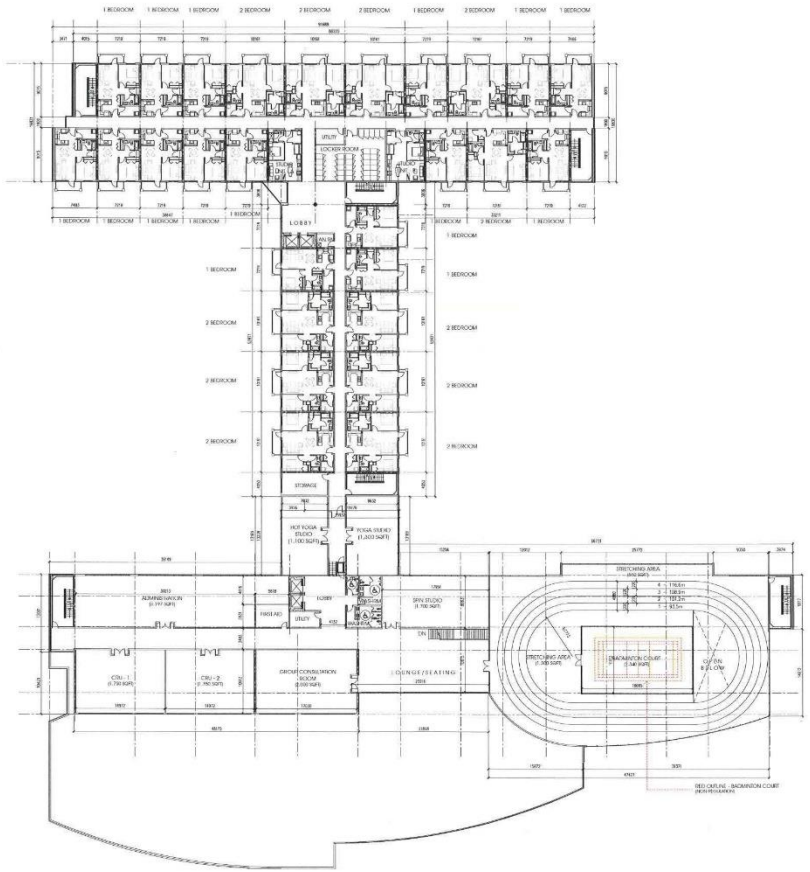
RAYMOND S.C. WAN
ARCHITECT

APRIL 5, 2021

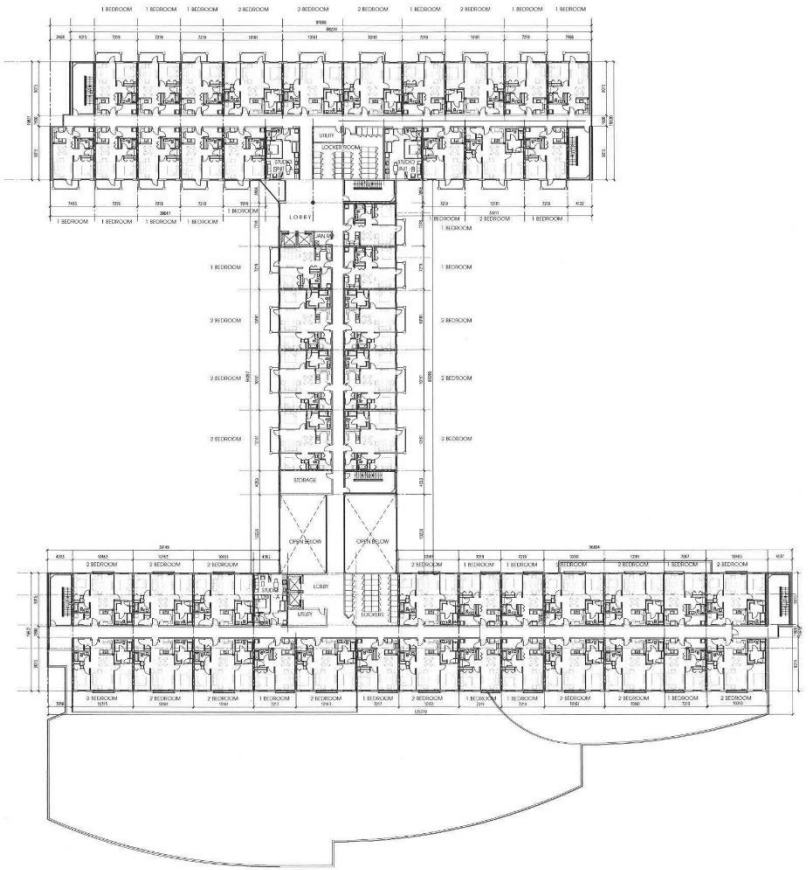

OPTION E5 (RESIDENTIAL) - 6/7 STOREYS THROUGHOUT
CONCORDIA HEALTH & FITNESS CENTRE - 2 STOREY
main floor 13 one bedroom
8 two bedroom
2nd -3rd floor 16 one bedroom
11 two bedroom
1 studio unit A
1 studio unit B
4th floor 24 one bedroom
26 two bedroom
2 studio unit A
1 studio unit B
5th-6th floor 24 one bedroom
26 two bedroom
2 two bedroom + den
2 studio unit A
1 studio unit B
7th floor 11 one bedroom
21 two bedroom
2 two bedroom + den
1 studio unit A
total 277 residential units
one bedroom (128) 46.3%
two bedroom (129) 46.6%
two bedroom + den (6) 2.1%
studio unit A (9) 3.2%
studio unit B (5) 1.8%
BUILDING AREAS
underground parkade: 8,686 sq.m [93,495 sq.ft]
main floor residence: 2,827 sq.m [30,430 sq.ft]
2nd floor residence: 2,833 sq.m [30,494 sq.ft]
3rd floor residence: 2,830 sq.m [30,462 sq.ft]
4th floor residence: 5,300 sq.m [57,049 sq.ft]
5th-6th floor residence: 5,517 sq.m [59,384 sq.ft]
7th floor residence: 4,103 sq.m [44,164 sq.ft]
main floor health & fitness: 4,932 sq.m [53,088 sq.ft]
2nd floor health & fitness: 3,146 sq.m [33,863 sq.ft]
total residential area: 28,927 sq.m [311,367 sq.ft]
total health& fitness area: 8,078 sq.m [86,951 sq.ft]
gross building area: 45,691 sq.m [491,813 sq.ft]
north main floor plan
scale: 1:150
CONCORDIA PHASE V | AFFORDABLE SENIOR HOUSING
DP-14 OPTION E5 | APRIL 5, 2021



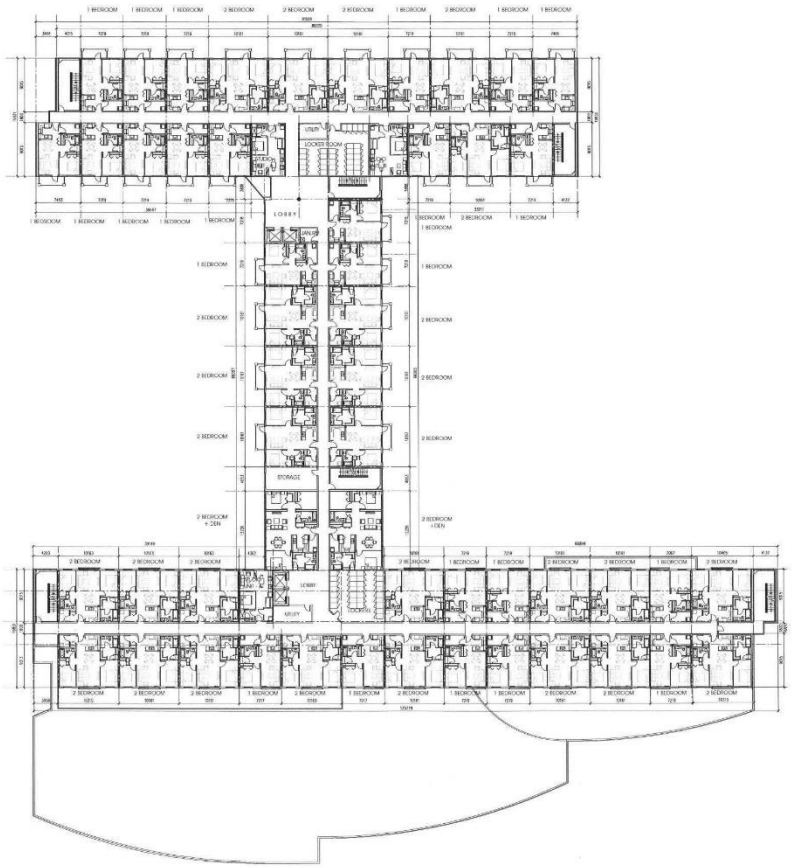
north second floor plan
scale: 1:150



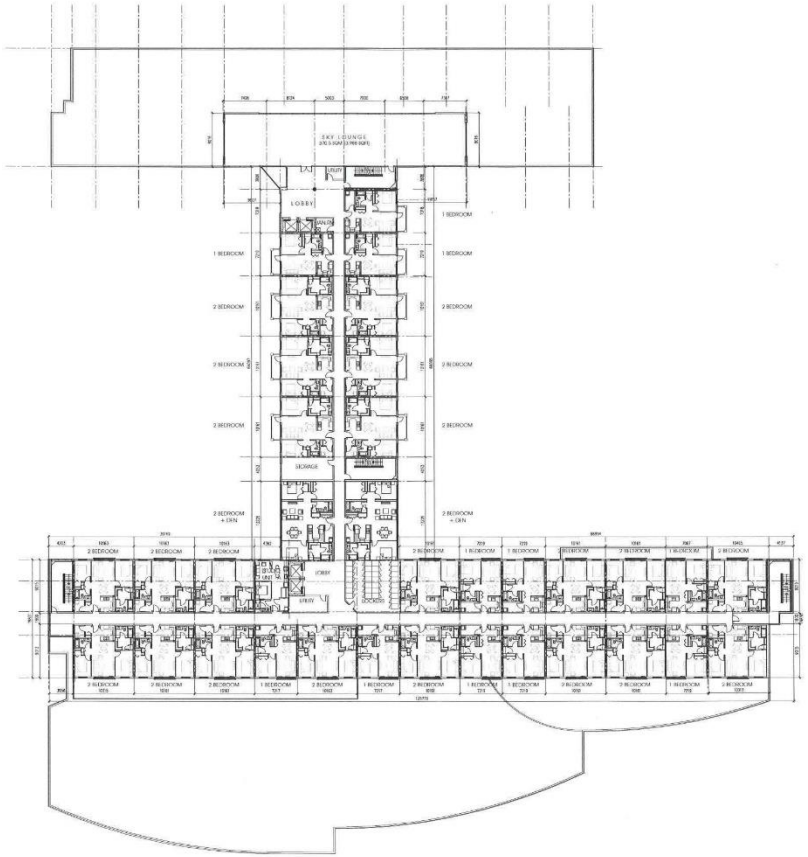
north third floor plan
scale: 1:150



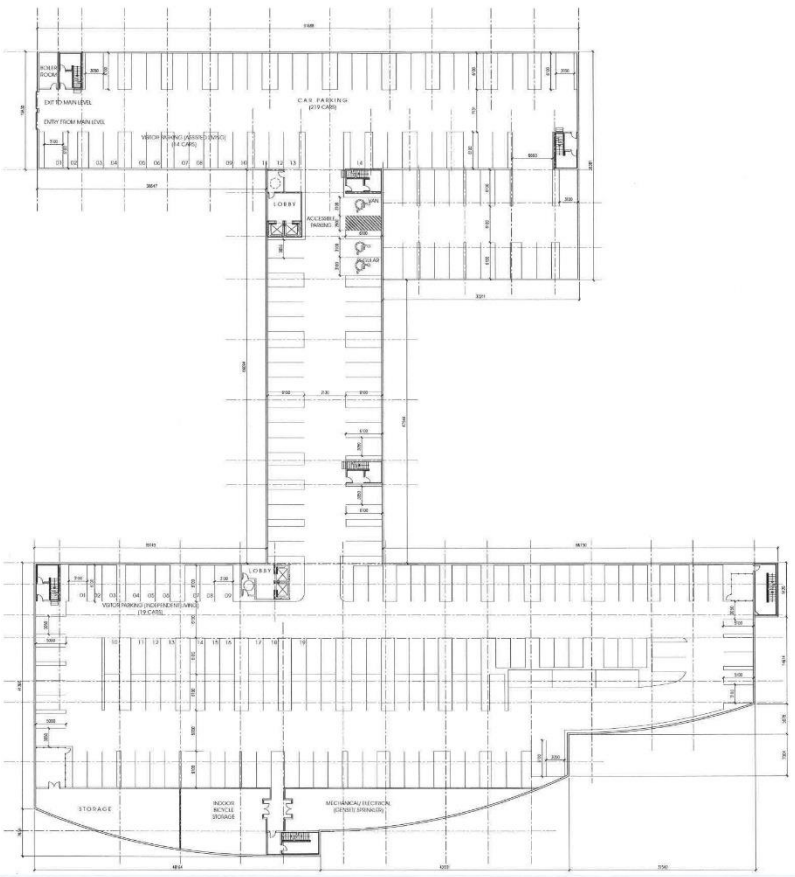
north fourth floor plan
scale: 1:150



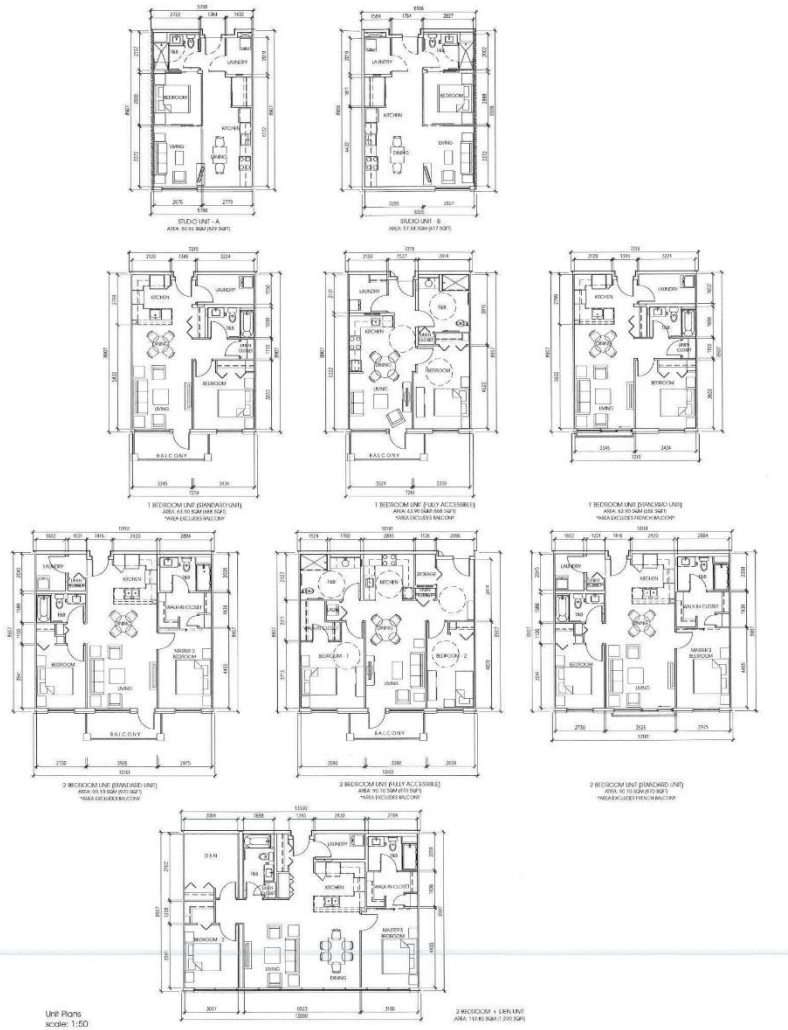
north fifth to sixth floor plan
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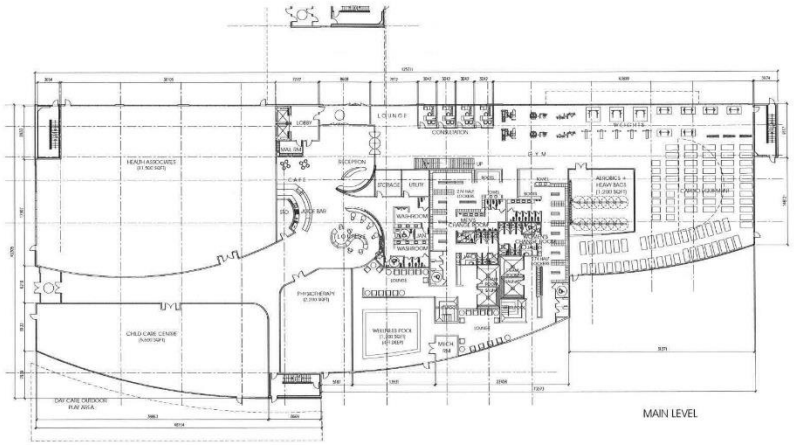


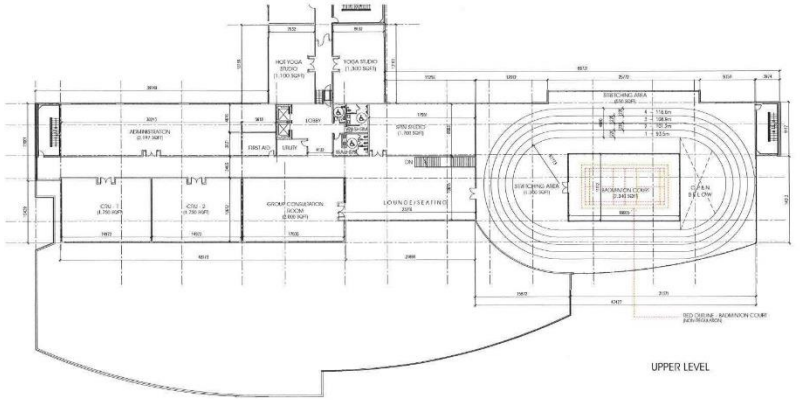
north seventh floor plan
scale: 1:150



north parkade level floor plan
scale: 1:150


STUDIO UNIT - A
STUDIO UNIT - B
1 BEDROOM UNIT (STANDARD UNIT)
1 BEDROOM UNIT (FULLY ACCESSIBLE)
1 BEDROOM UNIT (STANDARD UNIT)
2 BEDROOM UNIT (STANDARD UNIT)
2 BEDROOM UNIT (FULLY ACCESSIBLE)
2 BEDROOM UNIT (STANDARD UNIT)
2 BEDROOM + DEN UNIT
Unit Plans
scale: 1:50





Floor Plans
scale: 1:150