Minute No. 742
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 13, 2021

Item No. 3 Subdivision and Rezoning – 321 Pandora Avenue West (Transcona Ward)
File DASZ 1/2021 [c/r DCU 214737/2020D and DAV 142086/2020D]

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 subdivision under Development Application No. DASZ 1/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 15, 2021, and attached as Schedule "C" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning a portion of the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 15, 2021, and attached as Schedule "C" to this report.

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 Development Application No. DASZ 1/2021, 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 the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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 Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 13, 2021

COUNCIL DECISION (continued):

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

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

8. 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 recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. 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.

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

11. That Variance Order DAV 20-142086D and Conditional Use Order DCU 20-214737D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 1/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 13, 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 October 20, 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 October 13, 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 September 27, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- In Recommendations 1 and 2, delete the words “Schedule A” and replace with “Schedule C”

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

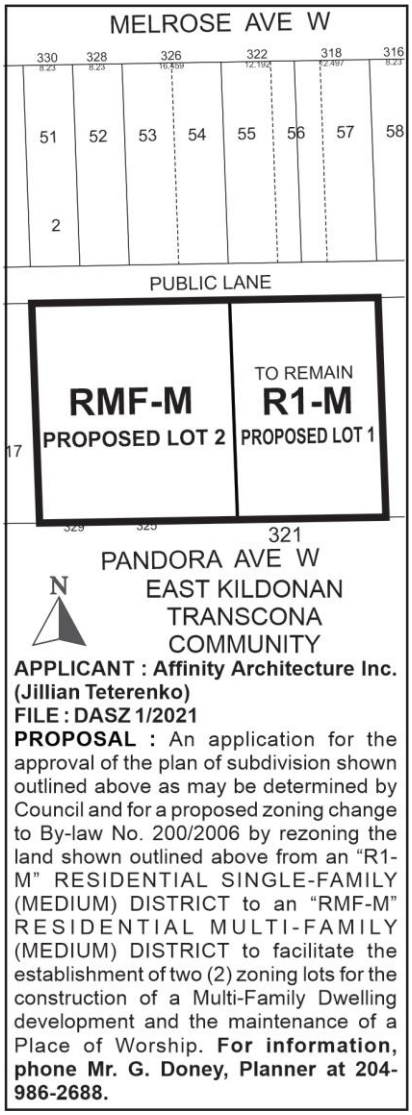
File: DASZ 1/2021

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

Public Hearing: September 27, 2021
Council Building, 510 Main Street

Applicant: Affinity Architecture Inc. (Jillian Teterenko)

Subject:



Premises Affected: 321 Pandora Avenue West

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

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

Report date: September 27, 2021

Community Committee Recommendation:

On September 27, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 1/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 15, 2021, and attached as ***Schedule "C"*** to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning a portion of the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 15, 2021, and attached as ***Schedule "C"*** to this report.

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 Development Application No. DASZ 1/2021, 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 the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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 Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

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

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

8. 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 recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. 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.

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

11. That Variance Order DAV 20-142086D and Conditional Use Order DCU 20-214737D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 1/2021.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. This has been a parking lot that has served the community with regards to the church community for several years. The dynamic of the church community has changed such that they are looking to shrink their footprint.

2. I think this is in keeping with properties to the east and to the west that have seen significant revitalization. An area that was a former public works site that was transformed into a condominium development. We have an area just to the east, Station development, that is a very attractive development and I think this will be too another successful development in our community. It is a place people want to live, Transcona. Its still affordable in most regards. I know residents do argue over what's affordable in todays outlook but this development does look very nice and I look forward to its realization.

Exhibits Filed:

1. Application dated July 8, 2021
2. Notification of Public Hearing dated August 12, 2021
3. Manitoba Status of Titles 1776093/1, 1776141/1, 1776146/1, 1776152/1
4. Letter of authorization dated February 9, 2021 from The Anglican Church of Canada Parish of St. George's to JTEC Holdings Ltd.
5. Surveyor's Building Location Certificate and sketch dated April 13, 2020
6. Caveat 80-5141/1
7. Plans (9 pages)
8. Report from the Urban Planning Division dated September 15, 2021
9. Inspection Report
10. Presentation/Photos/Documentation dated September 24, 2021, in support of the application submitted by the Applicant
11. Schedule "C" in support of the application submitted by the Winnipeg Public Service at the public hearing

REPRESENTATIONS:

In Support:

Evan Hanson
Jeff Steendam
Jillian Teterenko

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "8" referred to in File DASZ 1/2021

ADMINISTRATIVE REPORT

Title: DASZ 1/2021 – 321 Pandora Ave. W

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create two lots from the subject site, keep the existing "R1-M" Residential Single-Family zoning on the proposed easterly lot and rezone the proposed westerly lot to "RMF-M" Residential Multi-Family Medium District to facilitate the development of a multi-family dwelling containing 17 dwelling units.

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
Glen Doney, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 1/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 15, 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 Winnipeg Zoning By-law No. 200/06 be amended by rezoning a portion of the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 15, 2021, and attached as Schedule "A" to this report.

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 Development Application No. DASZ 1/2021, 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 the plan of subdivision (the "Plan") as prepared by the Manitoba Land

Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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 Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

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

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

8. 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 recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. 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.

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

11. That Variance Order DAV 20-142086D and Conditional Use Order DCU 20-214737D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 1/2021.

REASONS FOR REPORT

This report is required because a proposed plan of subdivision and rezoning application requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed in accordance with Schedule "A" to this report.

CONSULTATION

The Land Development Branch was consulted in the preparation of this report.

OURWINNIPEG POLICY ALIGNMENT

The Key Direction of *OurWinnipeg* that applies to the subject site states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *OurWinnipeg* because it would facilitate a development that would increase the supply of new apartment-style dwelling units in an established neighbourhood that has the full range of municipal infrastructure and a range of services and amenities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Strategic Opportunities in the *Winnipeg Climate Action Plan* states: "*Facilitate compact, complete development and increase density*."

The proposal aligns with this Strategic Opportunity and with the *Winnipeg Climate Action Plan* because the proposed plan of subdivision and rezoning application would facilitate a development that would increase the number of dwelling units in an established neighbourhood with the full range of municipal infrastructure and a range of services and amenities.

SUBMITTED BY

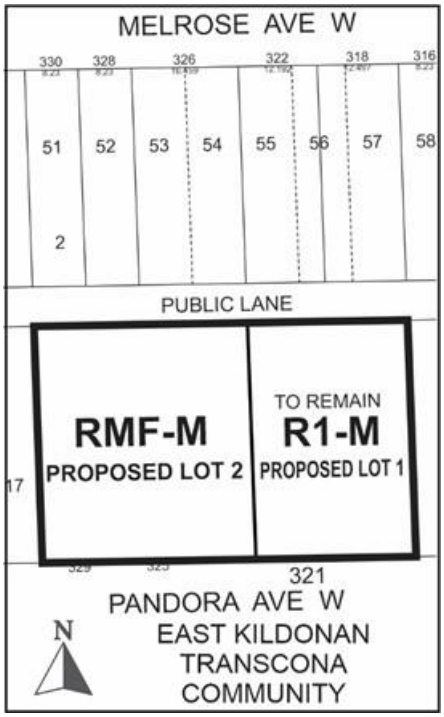
Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney, RPP, MCIP
Date:	September 15, 2021
File No.	DASZ 1/2021

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 1/2021, East Kildonan – Transcona Community Committee, dated**
  September 15, 2021

APPENDIX "A," PLANNING DISCUSSION

DATE:	September 15, 2021
FILE:	**DASZ 1/2021**
RELATED FILES:	DCU 20-214737D & DAV 20-142086D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	402 (Melrose)
SUBJECT:	For a Subdivision and Rezoning to create two lots from the subject site, keep the existing "R1-M" Residential Single-Family zoning on the proposed easterly lot and rezone the proposed westerly lot to "RMF-M" Residential Multi-Family Medium District to facilitate the development of a multi-family dwelling containing 17 dwelling units.
LOCATION:	321 Pandora Ave. W
LEGAL DESCRIPTION:	Lots 10 to 16, Block 2, Plan 1504



APPLICANT:	Affinity Architecture, Jillian Teterenko 200 – 4 Fort Street Winnipeg, MB R3C 1C4

OWNERS: Anglican Church of Canada, Parish of St.George's

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- Is on the north side of Pandora Avenue West;
- Is in the Melrose Neighbourhood and the Transcona Ward;
- Is zoned "R1-M" Residential Single-Family (Medium);
- Is in a Mature Communities Policy Area of *OurWinnipeg* and *Complete Communities*.
- Is 22,682 square feet;
- Contains a place of worship and an accessory parking area; and
- Is subject to a City caveat that pertains to a land drainage pipe which extends through the site from the public lane to Pandora Avenue West;

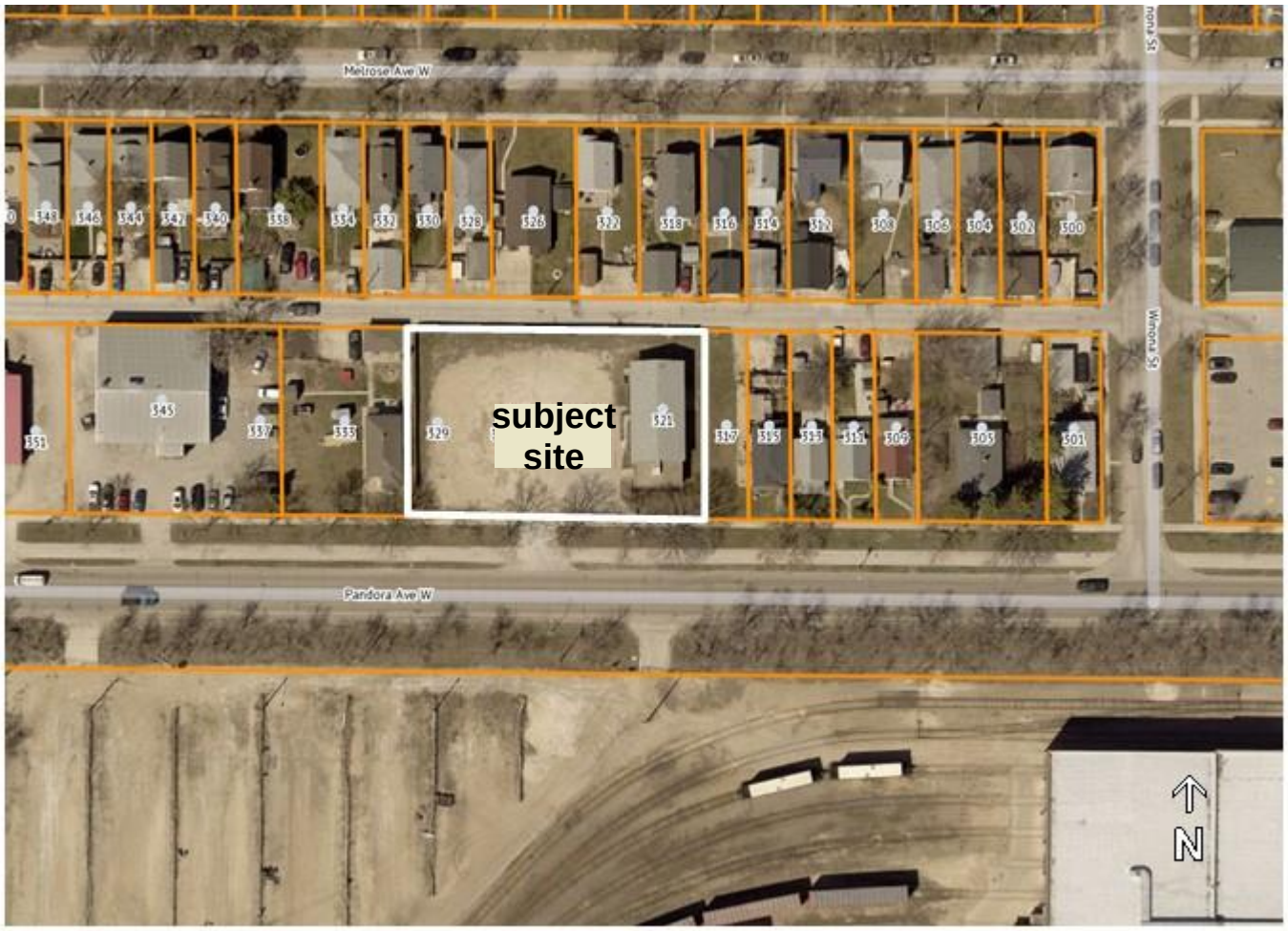


Figure 1: 2021 Aerial Photography and Existing Assessment Parcels

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1 and 2:

North: Public lane then single-family dwellings zoned “R1-M” Residential Single-Family (Medium).

East: Vacant lot zoned “R1-M” Residential Single-Family (Medium).

South: Pandora Avenue West then a rail yard zoned “M3” Manufacturing – Heavy.

West: Single-family dwelling zoned “R1-M” Residential Single-Family (Medium).

Also of note are:

- The site is in an established residential neighbourhood that has a variety of services and amenities;
- On the same block as the site are a property zoned “M1” Manufacturing – Light and a property zoned “C2” Commercial Community;
- On the block west of the site is a property zoned “RMF-S” Residential Multi-Family (Small) and on the block east of the site is a property zoned “RMF-L” Residential Multi-Family (Large);
- The portion of the rail yard that is within approximately 590 feet of Pandora Avenue West is subject to Section 4.3.1 of the Transcona Yards Plan, which states: “*Light industrial, commercial, institutional and/or office uses shall be encouraged to be developed as opportunities arise*”; and
- The Water and Waste Department has noted that there is adequate servicing for the proposed development based on the provided development plans.

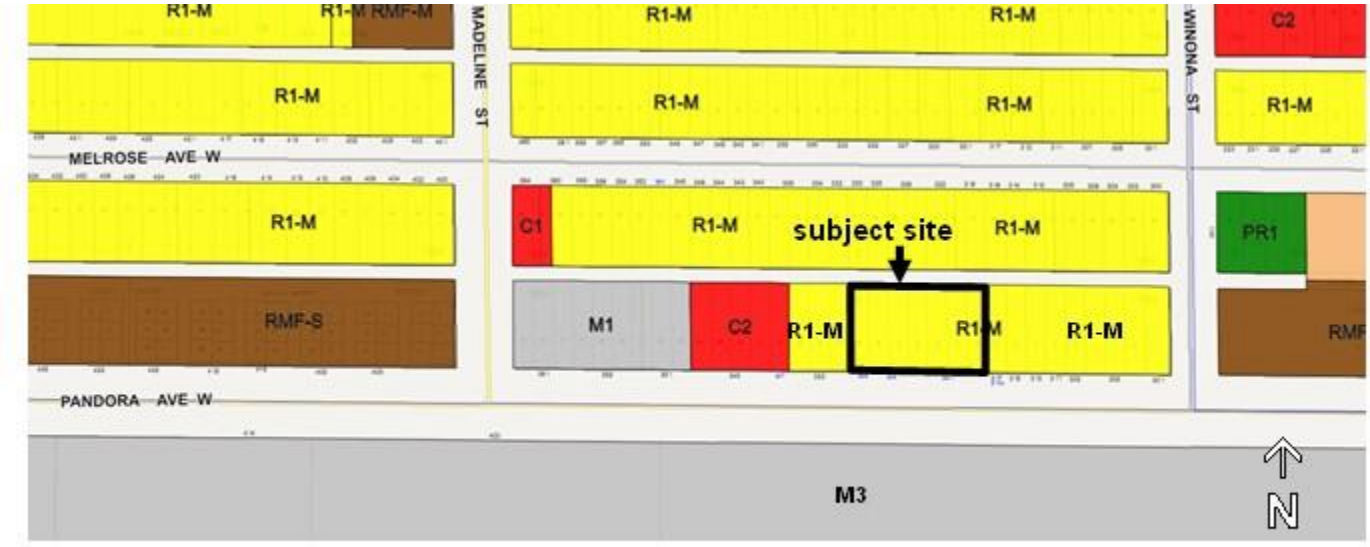


Figure2: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed plan of subdivision and rezoning would:

- Create two lots from the subject site;
- Keep the existing "R1-M" Residential Single-Family Zoning on the proposed easterly lot, which would encompass an existing place of worship;
- Remove the existing parking area;
- Rezone the proposed westerly lot to "RMF-M" Residential Multi-Family (Medium); and
- Facilitate the development of a proposed multi-family dwelling containing 17 dwelling units and the development of parking areas on each proposed lot.

Also of note are that:

- 12 parking spaces would be on the easterly proposed lot and 25 would be on the westerly proposed lot;
- A cross access agreement would be entered into because the main parking aisles would be partly on each lot and because spaces would be shared among the two principal uses;
- A cross access agreement would be entered into because one garbage enclosure, to be on the easterly proposed lot, would be shared among the two principal uses;
- Garbage and recycling pickup would be done privately.
- The average west side yard to the proposed building would be 14.0 feet, which is what is required in the "RMF-M" Residential Multi-Family (Medium) District;
- Seven trees and several shrubs and grasses would be planted in the front yards of both proposed lots; and
- The applicant submitted shadow study drawings which are in the document called "321 Pandora W., Summary of Public Consultation."

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning and Design Division and created a development proposal that is supported by the Division.

PUBLIC ENGAGEMENT

The applicant submitted a document called "321 Pandora W., Summary of Public Consultation." It states:

- Flyers, a site plan, building elevations and shadow study drawings were distributed to approximately 65 homes in the neighbourhood;
- The flyers said that the proposed multi-family dwelling would be "affordable" and provided an e-mail address to send comments to.

- Three residents were concerned with shadows from the proposed building and one of these residents was also concerned about the project being affordable housing, shadows from the proposed building, increased traffic on the public lane, loss of property value, increased cost of home insurance and parking in the public lane.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

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 of *OurWinnipeg* and *Complete Communities* that applies to the Mature Communities Policy Area is in the Areas of Stability sections of these plans. It states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

Certain policies under Direction 1 of the Areas of Stability section of *Complete Communities* apply to the proposal. They state:

- *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.*

The plan of subdivision and rezoning application and the associated development proposal comply with the aforementioned Directions and policies for the following reasons:

- Pandora Avenue West is a collector road, which is a suitable corridor for multi-family residential.
- The existing zoning of other properties along Pandora Avenue West, on the same block or the adjacent block , contains a mix of zoning districts including "RMF-S" Residential Multi-Family (Small), "RMF-L" Residential Multi-Family (Large), "M1" Manufacturing – Light and "C2" Commercial Community.

- The portion of the rail yard that is within approximately 590 feet of Pandora Avenue West is subject to Section 4.3.1 of the Transcona Yards Plan, which states: "*Light industrial, commercial, institutional and/or office uses shall be encouraged to be developed as opportunities arise*."
- The application would facilitate a development that would increase the supply of new, apartment-style dwelling units in an established neighbourhood that has a variety of services and amenities and sufficient municipal servicing capacity.
- The average west side yard to the proposed building would be 14.0 feet, which is what is required in the "RMF-M" Residential Multi-Family (Medium) District.
- The shadow study shows that shadows will have minimal impact on abutting and nearby properties. Trees and shrubs would be established south of the proposed building and south of the existing place of worship.
- The recommended zoning agreement, requiring plan approval by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee, would enable another review of the design of the proposed development.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of Schedule "A" to this report because:

- The proposed plan of subdivision and rezoning, and the associated development, comply with *OurWinnipeg* and *Complete Communities*.

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

Report Prepared by: Glen Doney, RPP, MCIP
PPD File #: DASZ 1/2021

SCHEDULE "A" OF FILE DASZ 1/2021, East Kildonan – Transcona Community Committee, dated September 15, 2021

By-Law No. _____

File No. **DASZ 17/2021**

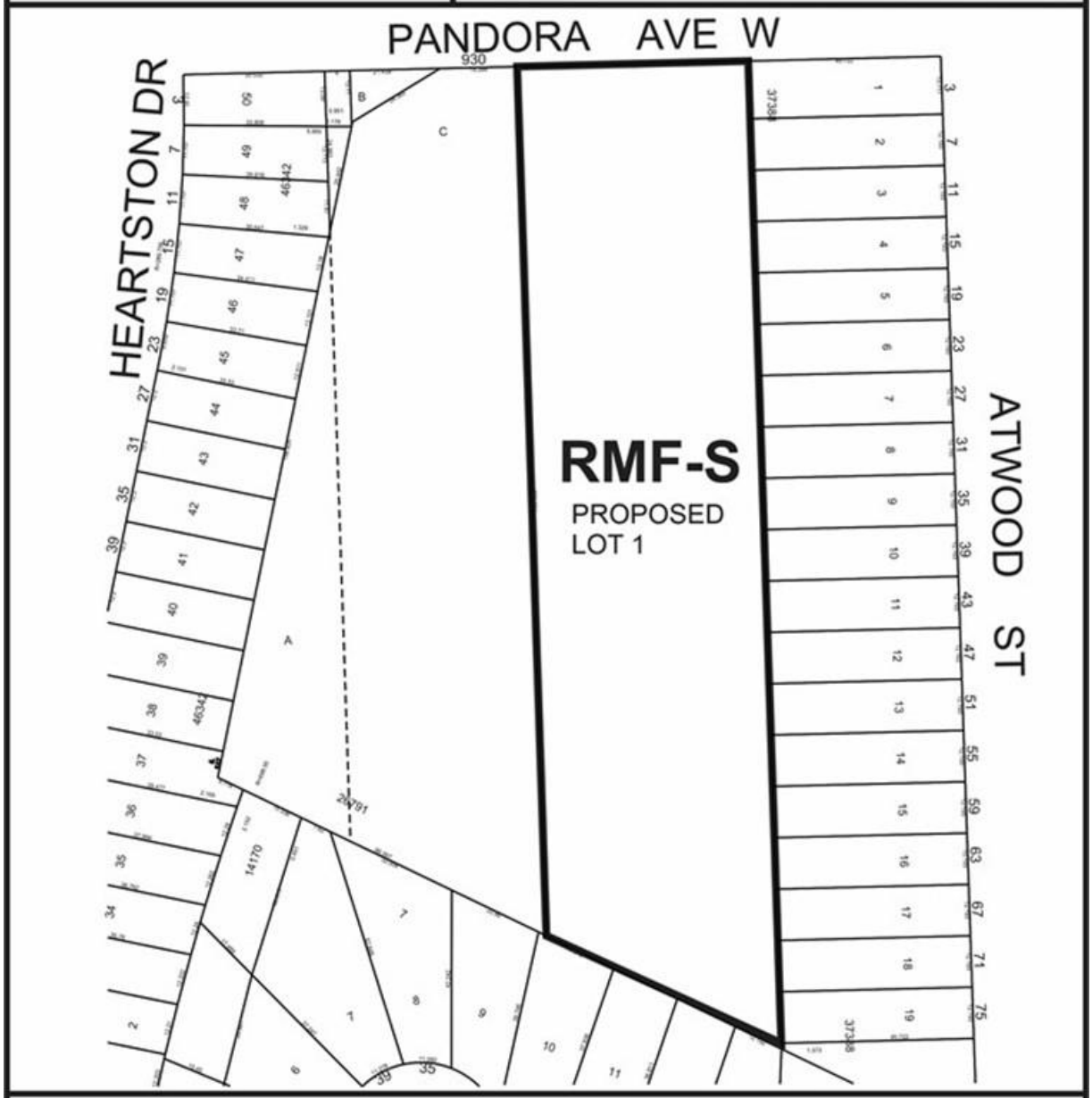
Atlas Sheet No. **Z32**

N

EAST KILDONAN TRANSCONA 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 on the south side of Pandora Avenue West between Atwood Street and Heartstone Drive from an "M1" MANUFACTURING LIGHT DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling development.



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 321 PANDORA AVENUE WEST, dated September 14, 2021

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 1/2021. 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 has advised that there is adequate 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 design process.

2) The Public Works Department has advised that private approaches require separate application to their Department. Please contact Public Works at PWDPrivateAccess@winnipeg.ca to discuss further.

3) There appears to be a large boulevard tree that would need to be removed to accommodate the proposed private approach. The applicant should contact the City's Urban Forestry Division prior to finalizing the site plan to determine if UFD will permit the removal of the existing tree. The proposed private approach may also require the relocation of an existing fire hydrant.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 1/2021
September 14, 2021

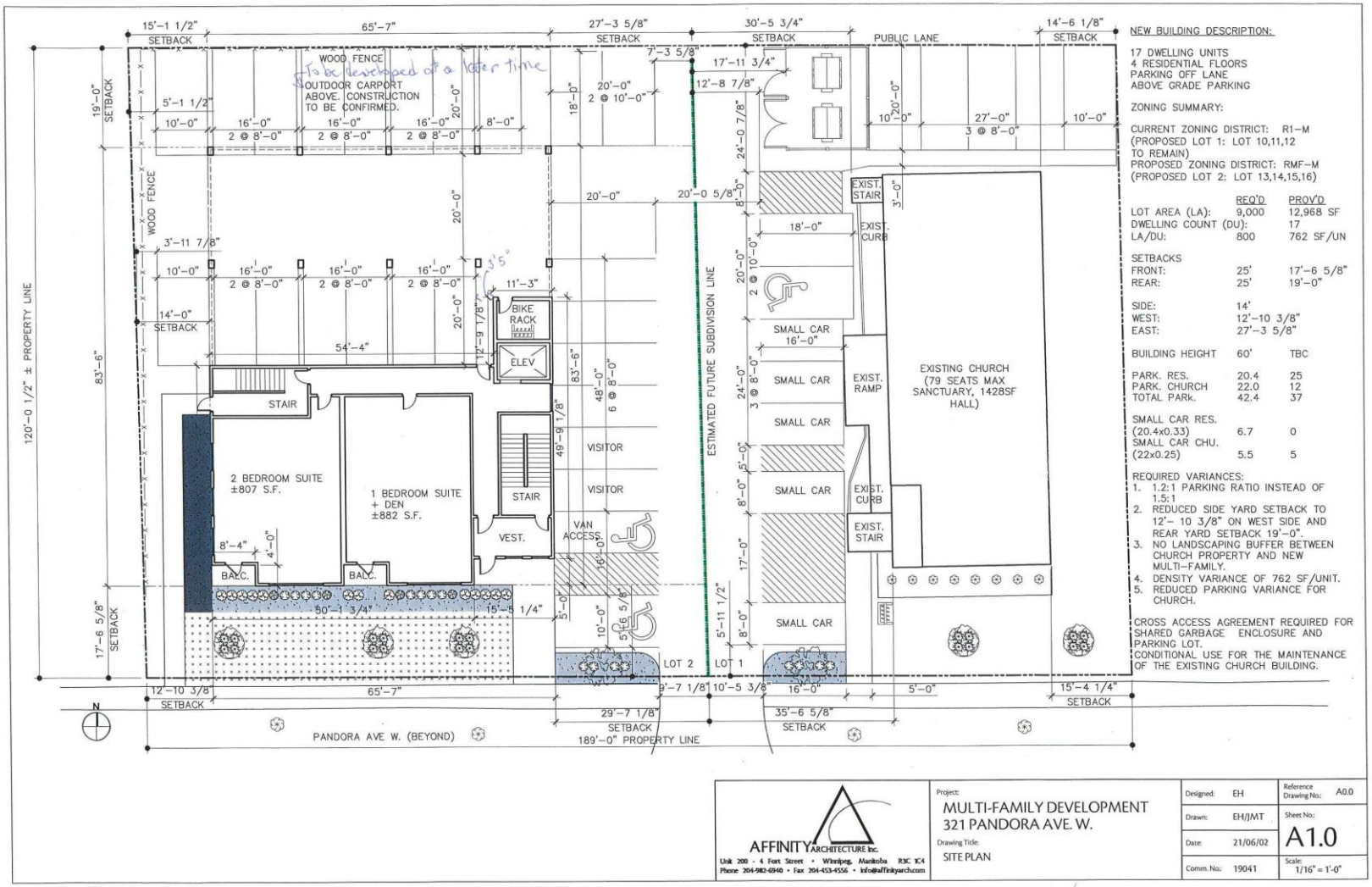
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*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 "7" referred to in File DASZ 1/2021





NEW BUILDING DESCRIPTION:

17 DWELLING UNITS
4 RESIDENTIAL FLOORS
PARKING OFF LANE
ABOVE GRADE PARKING

ZONING SUMMARY:

CURRENT ZONING DISTRICT: R1–M
(PROPOSED LOT 1: LOT 10,11,12 TO REMAIN)
PROPOSED ZONING DISTRICT: RMF–M
(PROPOSED LOT 2: LOT 13,14,15,16)

	REQ'D	PROV'D
LOT AREA (LA):	9,000	12,968 SF
DWELLING COUNT (DU):		17
LA/DU:	800	762 SF/UN
SETBACKS		
FRONT:	25'	17'–6 5/8"
REAR:	25'	19'–0"
SIDE:	14'	
WEST:		12'–10 3/8"
EAST:		27'–3 5/8"
BUILDING HEIGHT	60'	TBC
PARK. RES.	20.4	25
PARK. CHURCH	22.0	12
TOTAL PARK.	42.4	37
SMALL CAR RES. (20.4x0.33)	6.7	0
SMALL CAR CHU. (22x0.25)	5.5	5

REQUIRED VARIANCES:
1. 1.2:1 PARKING RATIO INSTEAD OF 1.5:1
2. REDUCED SIDE YARD SETBACK TO 12'– 10 3/8" ON WEST SIDE AND REAR YARD SETBACK 19'–0".
3. NO LANDSCAPING BUFFER BETWEEN CHURCH PROPERTY AND NEW MULTI–FAMILY.
4. DENSITY VARIANCE OF 762 SF/UNIT.
5. REDUCED PARKING VARIANCE FOR CHURCH.

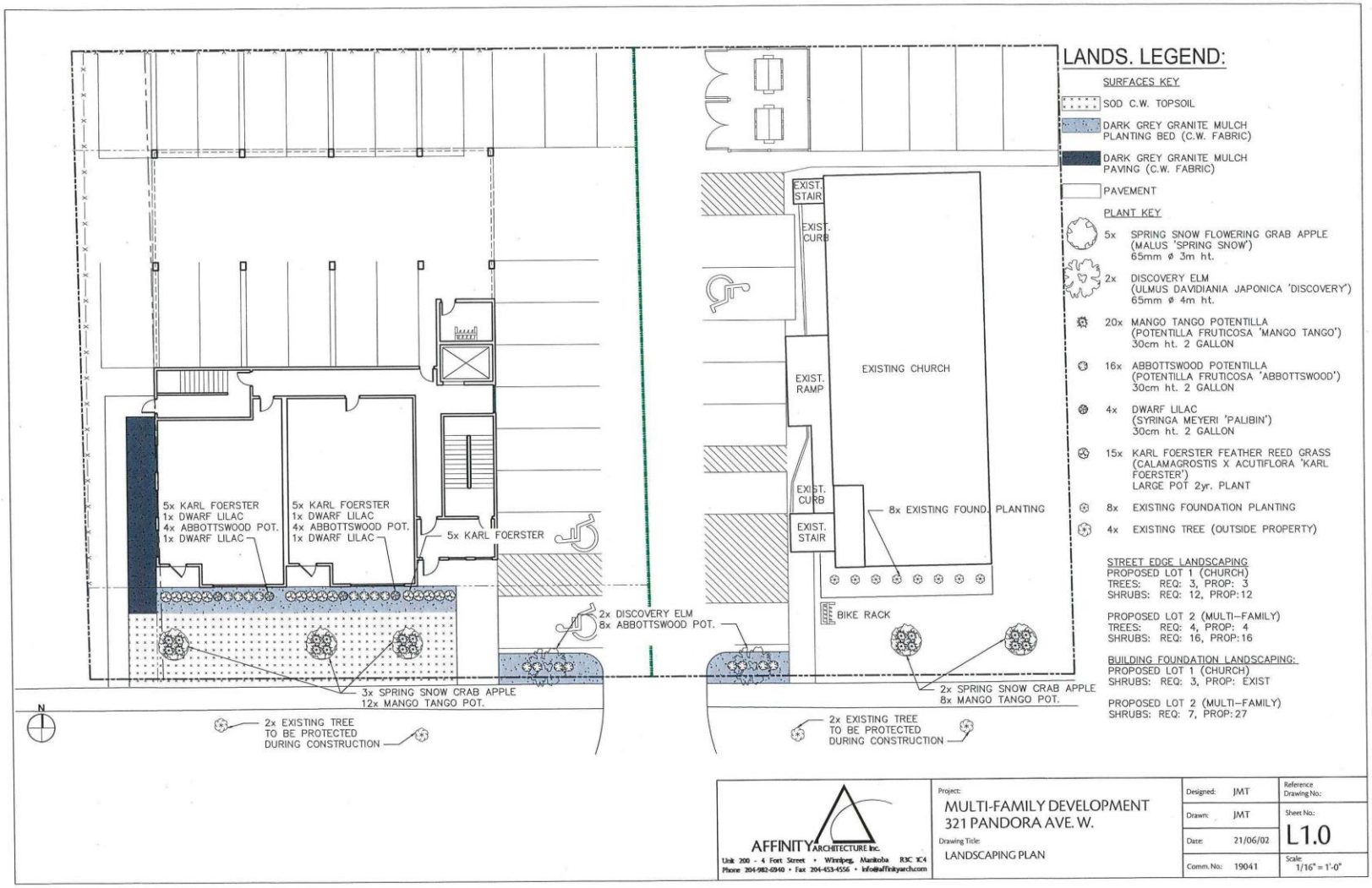
CROSS ACCESS AGREEMENT REQUIRED FOR SHARED GARBAGE ENCLOSURE AND PARKING LOT.
CONDITIONAL USE FOR THE MAINTENANCE OF THE EXISTING CHURCH BUILDING.

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: MULTI-FAMILY DEVELOPMENT
321 PANDORA AVE. W.

Drawing Title: SITE PLAN

Designed:	EH
Drawn:	EH/JMT
Date:	21/06/02
Comm. No.:	19041
Reference Drawing No.:	A0.0
Sheet No.:	A1.0
Scale:	1/16" = 1'-0"


LANDS. LEGEND:
SURFACES KEY
SOD C.W. TOPSOIL
DARK GREY GRANITE MULCH PLANTING BED (C.W. FABRIC)
DARK GREY GRANITE MULCH PAVING (C.W. FABRIC)
PAVEMENT
PLANT KEY
5x SPRING SNOW FLOWERING GRAB APPLE (MALUS 'SPRING SNOW') 65mm ø 3m ht.
2x DISCOVERY ELM (ULMUS DAVIDIANIA JAPONICA 'DISCOVERY') 65mm ø 4m ht.
20x MANGO TANGO POTENTILLA (POTENTILLA FRUTICOSA 'MANGO TANGO') 30cm ht. 2 GALLON
16x ABBOTTSWOOD POTENTILLA (POTENTILLA FRUTICOSA 'ABBOTTSWOOD') 30cm ht. 2 GALLON
4x DWARF LILAC (SYRINGA MEYERI 'PALIBIN') 30cm ht. 2 GALLON
15x KARL FOERSTER FEATHER REED GRASS (CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER') LARGE POT 2yr. PLANT
8x EXISTING FOUNDATION PLANTING
4x EXISTING TREE (OUTSIDE PROPERTY)
STREET EDGE LANDSCAPING
PROPOSED LOT 1 (CHURCH)
TREES: REQ: 3, PROP: 3
SHRUBS: REQ: 12, PROP: 12
PROPOSED LOT 2 (MULTI-FAMILY)
TREES: REQ: 4, PROP: 4
SHRUBS: REQ: 16, PROP: 16
BUILDING FOUNDATION LANDSCAPING:
PROPOSED LOT 1 (CHURCH)
SHRUBS: REQ: 3, PROP: EXIST
PROPOSED LOT 2 (MULTI-FAMILY)
SHRUBS: REQ: 7, PROP: 27
EXIST. STAIR
EXIST. CURB
EXISTING CHURCH
EXIST. RAMP
EXIST. CURB
EXIST. STAIR
8x EXISTING FOUND. PLANTING
BIKE RACK
5x KARL FOERSTER 1x DWARF LILAC 4x ABBOTTSWOOD POT. 1x DWARF LILAC
5x KARL FOERSTER 1x DWARF LILAC 4x ABBOTTSWOOD POT. 1x DWARF LILAC
5x KARL FOERSTER
2x DISCOVERY ELM 8x ABBOTTSWOOD POT.
3x SPRING SNOW CRAB APPLE 12x MANGO TANGO POT.
2x SPRING SNOW CRAB APPLE 8x MANGO TANGO POT.
2x EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION
2x EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION
N
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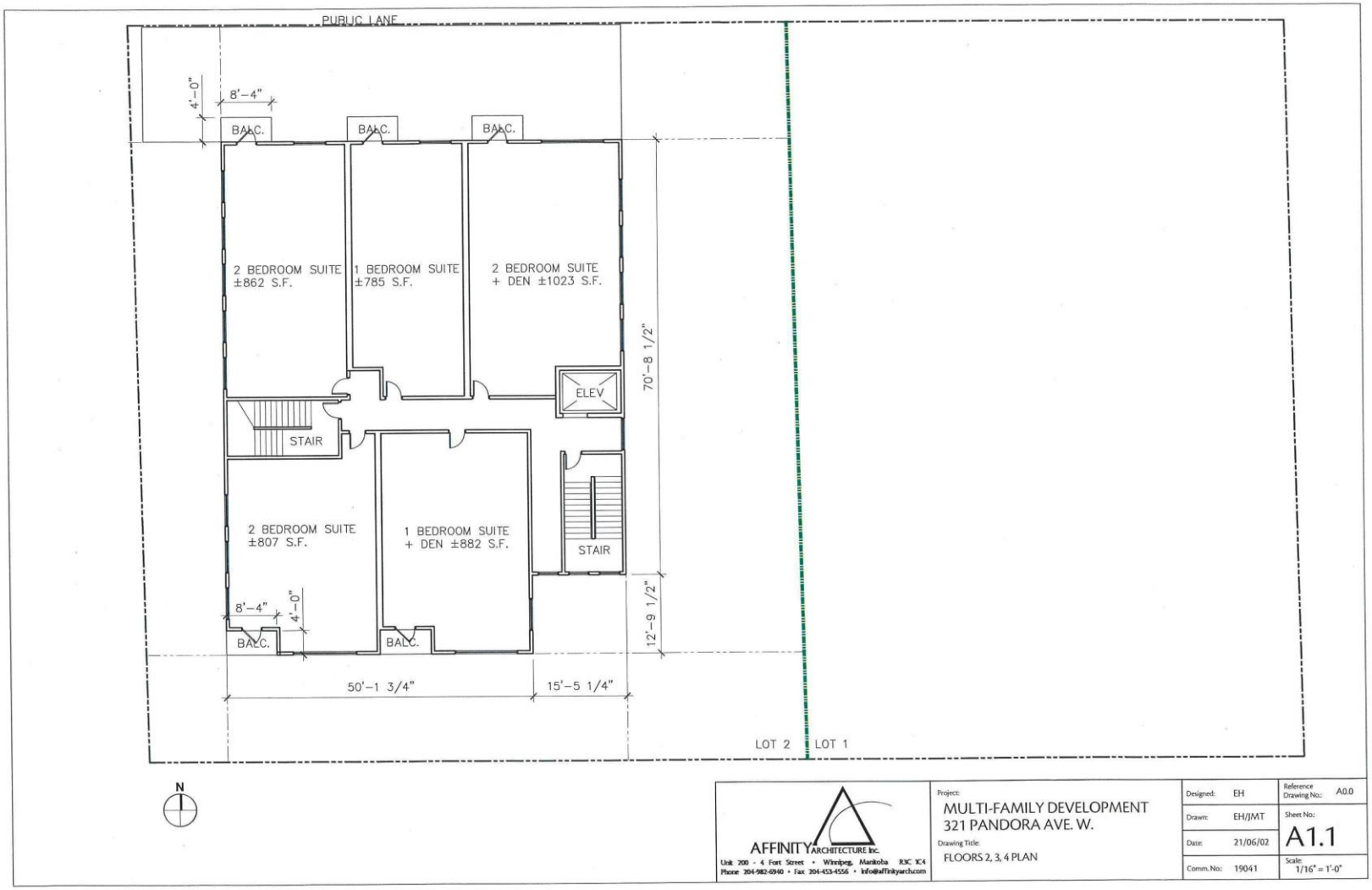
Project:
MULTI-FAMILY DEVELOPMENT
321 PANDORA AVE. W.
Drawing Title:
LANDSCAPING PLAN
Designed: JMT
Drawn: JMT
Date: 21/06/02
Comm. No.: 19041
Reference Drawing No.:
Sheet No.: L1.0
Scale: 1/16" = 1'-0"


PUBLIC LANE
4'-0"
8'-4"
BALC.
BALC.
BALC.
2 BEDROOM SUITE ±862 S.F.
1 BEDROOM SUITE ±785 S.F.
2 BEDROOM SUITE + DEN ±1023 S.F.
ELEV
STAIR
70'-8 1/2"
2 BEDROOM SUITE ±807 S.F.
1 BEDROOM SUITE + DEN ±882 S.F.
STAIR
8'-4"
4'-0"
BALC.
BALC.
12'-9 1/2"
50'-1 3/4"
15'-5 1/4"
LOT 2
LOT 1
N
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Project:
MULTI-FAMILY DEVELOPMENT
321 PANDORA AVE. W.
Drawing Title:
FLOORS 2, 3, 4 PLAN
Designed: EH
Drawn: EH/JMT
Date: 21/06/02
Comm. No.: 19041
Reference Drawing No.: A0.0
Sheet No.: A1.1
Scale: 1/16" = 1'-0"


T.O. ROOF RIDGE
161'-1 1/4"
T.O. ROOF RIDGE
160'-2 7/8"
T.O. ROOF DORM./PEAK
153' - 5 1/2"
T.O. ROOF DECK
143' - 8 1/2"
T.O. FOURTH FLOOR
132' - 9 3/8"
T.O. THIRD FLOOR
121'-10 1/4"
T.O. SECOND FLOOR
110'-11 1/8"
T.O. MAIN FLOOR
100'-0"
1
A1.2
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
T.O. ROOF RIDGE
160'-2 7/8"
T.O. ROOF RIDGE
158'-5 1/4"
T.O. ROOF DORM./PEAK
153' - 5 1/2"
T.O. ROOF DECK
143' - 8 1/2"
T.O. FOURTH FLOOR
132' - 9 3/8"
T.O. THIRD FLOOR
121'-10 1/4"
T.O. SECOND FLOOR
110'-11 1/8"
T.O. MAIN FLOOR
100'-0"
2
A1.2
NORTH ELEVATION
SCALE: 1/16" = 1'-0"
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Project:
MULTI-FAMILY DEVELOPMENT
321 PANDORA AVE. W.
Drawing Title:
NORTH & SOUTH ELEVATIONS
Designed: JMT
Drawn: JMT
Date: 21/06/02
Comm. No.: 19041
Reference Drawing No.: A0.0
Sheet No.: A1.2
Scale: 1/16" = 1'-0"


T.O. ROOF RIDGE
161'-1 1/4"
T.O. ROOF RIDGE
158'-5 1/4"
T.O. ROOF DORM./PEAK
153' - 5 1/2"
T.O. ROOF DECK
143' - 8 1/2"
T.O. FOURTH FLOOR
132' - 9 3/8"
T.O. THIRD FLOOR
121'-10 1/4"
T.O. SECOND FLOOR
110'-11 1/8"
T.O. MAIN FLOOR
100'-0"
1
A1.3
EAST ELEVATION
SCALE: 1/16" = 1'-0"
2
A1.3
WEST ELEVATION
SCALE: 1/16" = 1'-0"
Carport to be developed at a later time as per applicant
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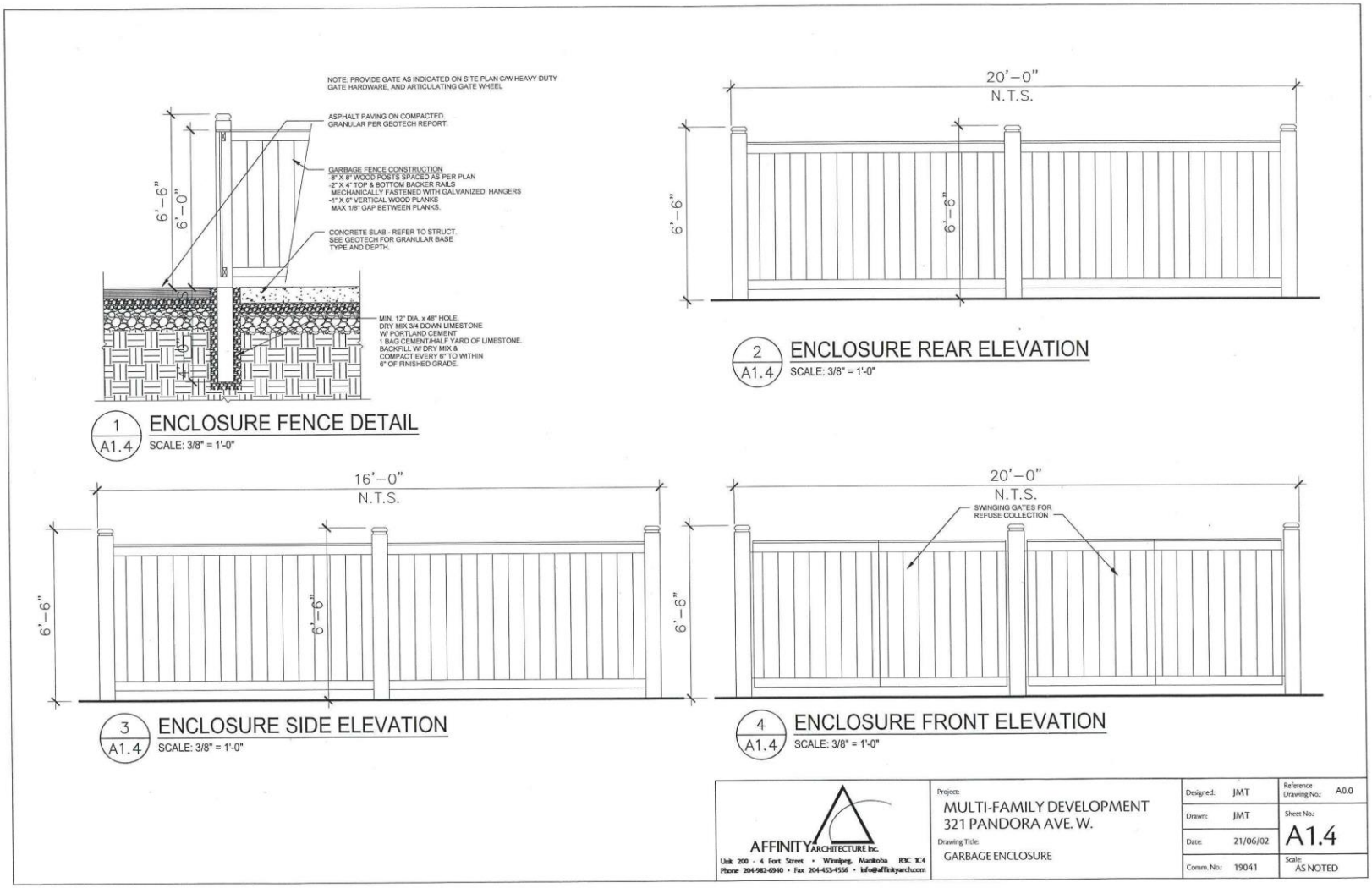
Project:
MULTI-FAMILY DEVELOPMENT
321 PANDORA AVE. W.
Drawing Title:
EAST & WEST ELEVATIONS
Designed: JMT
Drawn: JMT
Date: 21/06/02
Comm.No: 19041
Reference Drawing No.: A0.0
Sheet No.: A1.3
Scale: 1/16" = 1'-0"


NOTE: PROVIDE GATE AS INDICATED ON SITE PLAN C/W HEAVY DUTY GATE HARDWARE, AND ARTICULATING GATE WHEEL
ASPHALT PAVING ON COMPACTED GRANULAR PER GEOTECH REPORT.
GARBAGE FENCE CONSTRUCTION
-8" X 8" WOOD POSTS SPACED AS PER PLAN
-2" X 4" TOP & BOTTOM BACKER RAILS MECHANICALLY FASTENED WITH GALVANIZED HANGERS
-1" X 6" VERTICAL WOOD PLANKS MAX 1/8" GAP BETWEEN PLANKS.
CONCRETE SLAB - REFER TO STRUCT. SEE GEOTECH FOR GRANULAR BASE TYPE AND DEPTH.
MIN. 12" DIA. x 48" HOLE. DRY MIX 3/4 DOWN LIMESTONE W/ PORTLAND CEMENT. 1 BAG CEMENT/HALF YARD OF LIMESTONE. BACKFILL W/ DRY MIX & COMPACT EVERY 6" TO WITHIN 6" OF FINISHED GRADE.
6'-6"
6'-0"
1 A1.4 ENCLOSURE FENCE DETAIL
SCALE: 3/8" = 1'-0"
20'-0" N.T.S.
6'-6"
2 A1.4 ENCLOSURE REAR ELEVATION
SCALE: 3/8" = 1'-0"
16'-0" N.T.S.
3 A1.4 ENCLOSURE SIDE ELEVATION
SCALE: 3/8" = 1'-0"
20'-0" N.T.S.
SWINGING GATES FOR REFUSE COLLECTION
4 A1.4 ENCLOSURE FRONT ELEVATION
SCALE: 3/8" = 1'-0"
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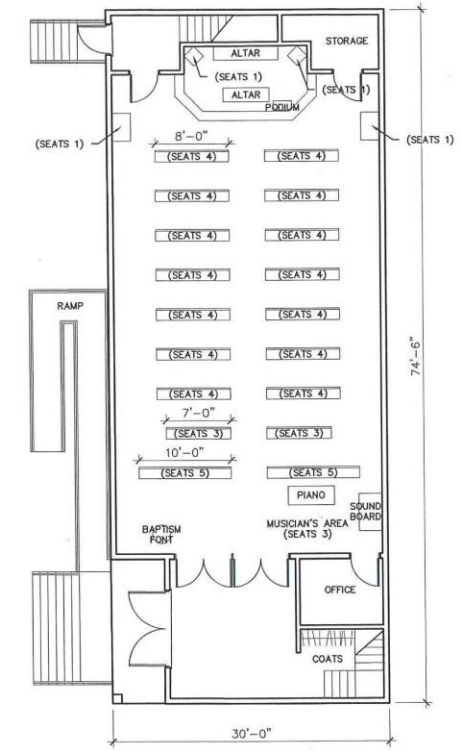
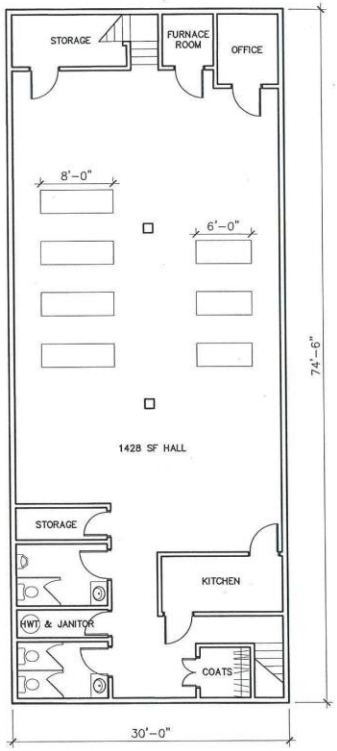
Project: MULTI-FAMILY DEVELOPMENT 321 PANDORA AVE. W.
Drawing Title: GARBAGE ENCLOSURE
Designed: JMT
Drawn: JMT
Date: 21/06/02
Comm. No.: 19041
Reference Drawing No.: A0.0
Sheet No.: A1.4
Scale: AS NOTED



N

1 / A1.5 MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 / A1.5 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

EXISTING BUILDING DESCRIPTION:

I CHURCH
2 FLOORS (79 SEAT CAPACITY SANCTUARY
HALL IN BASEMENT)
PARKING OFF LANE
ABOVE GRADE PARKING

ZONING SUMMARY:

CURRENT ZONING DISTRICT: R1–M (LOT 1
REMAIN)

BUILDING HEIGHT ±21'–8" E

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Project:
MULTI-FAMILY DEVELOPMENT
321 PANDORA AVE. W.

Drawing Title:
EXISTING CHURCH FLOOR PLAN

Designed:	
Drawn: TC	
Date: 21/06/02	
Comm. No: 19041	
Reference Drawing No: A0.0	
Sheet No: A1.5	
Scale: 3/32" = 1'-0"	


T.O. ROOF DORM./PEAK
121' – 8"
T.O. GRADE
100' – 0"
1
A1.6
WEST ELEVATION
SCALE: 3/32" = 1'-0"
2
A1.6
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
T.O. ROOF DORM./PEAK
121' – 8"
T.O. GRADE
100' – 0"
3
A1.6
EAST ELEVATION
SCALE: 3/32" = 1'-0"
4
A1.6
NORTH ELEVATION
SCALE: 3/32" = 1'-0"
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Project:
MULTI-FAMILY DEVELOPMENT
321 PANDORA AVE. W.
Drawing Title:
EXISTING CHURCH ELEVATIONS
Designed:
Drawn: TC/JMT
Date: 21/06/02
Comm.No: 19041
Reference Drawing No: A0.0
Sheet No: A1.6
Scale: 3/32" = 1'-0"