Agenda – Council – November 25, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

Item No. 7 Subdivision and Rezoning – 634 Portage Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 33/2021 [c/r DAV 181382/2021D]

STANDING COMMITTEE RECOMMENDATION:

On November 17, 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 following to Council:

1. That the subdivision under Development Application No. DASZ 33/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 29, 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 September 23, 2021.

3. That 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 October 29, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings;
            b. accessory parking areas;
            c. garbage enclosures;
            d. exterior lighting;
            e. fencing;
            f. patios;
            g. walkways; and
            h. landscaping

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

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

ii. That an affordability strategy in accordance with CMHC's programs, or similar, be provided to the satisfaction of the Director of Planning, Property and Development.

iii. That the developer be required to provide 6-10 residential units that are built to universally accessible standards and 50 residential units built as barrier-free-ready.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 3.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 33/2021, 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 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. That, 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 – November 10, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are 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 21-181382\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 33/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 10, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 17, 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 November 10, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 29, 2021, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- In Recommendation 3.A., add the following new conditions:

    "ii. That an affordability strategy in accordance with CMHC's programs, or similar, be provided to the satisfaction of the Director of Planning, Property and Development.

    iii. That the developer be required to provide 6-10 residential units that are built to universally accessible standards and 50 residential units built as barrier-free-ready."

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

PUBLIC HEARING SUMMARY

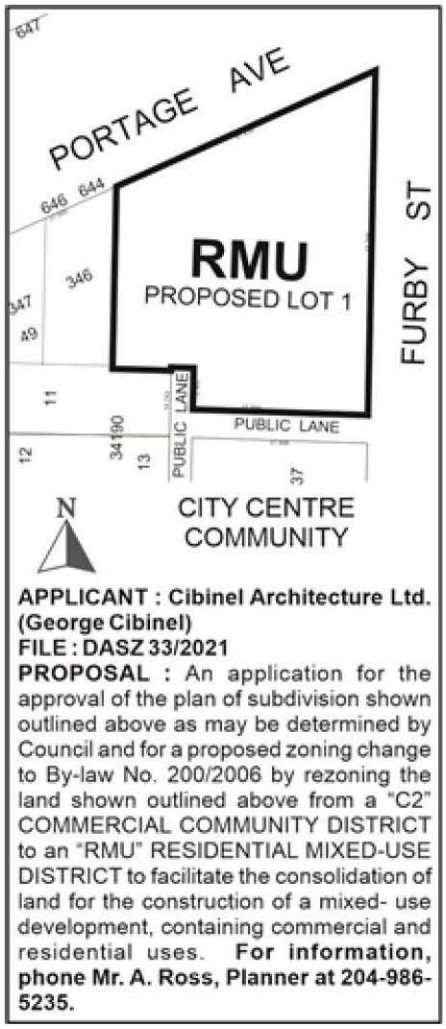
File: DASZ 33/2021

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

Public Hearing: October 29, 2021
Council Building, 510 Main Street

Applicant: Cibinel Architecture Ltd. (George Cibinel)

Subject:



Premises Affected: 634 Portage Avenue

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

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

Report date: October 29, 2021

Community Committee Recommendation:

On October 29, 2021, the City Centre 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 33/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 29, 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 September 23, 2021.

3. That 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 October 29, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings;
            b. accessory parking areas;
            c. garbage enclosures;
            d. exterior lighting;
            e. fencing;
            f. patios;
            g. walkways; and
            h. landscaping

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

ii. That an affordability strategy in accordance with CMHC's programs, or similar, be provided to the satisfaction of the Director of Planning, Property and Development.

iii. That the developer be required to provide 6-10 residential units that are built to universally accessible standards and 50 residential units built as barrier-free-ready.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 3.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 33/2021, 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 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. That, 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 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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are 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 21-181382\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 33/2021.

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

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

1. This is a perfect site for something that isn't a vacant lot, first of all.

2. RMU is appropriate on this major corridor, a corridor that many of us would think is in the downtown; it is in fact not, but it is across from U of W and it is a stone's throw away from TOD investments that we've made in this City.

3. It is a very good design. The building bends in reverence to the Casa Loma, it also bends to Furby street in a walk up way that I think Winnipeggers will see as beautiful once it's built.

4. You know that I'm jazzed on universally accessible and barrier and visitable and aging in place. In particular in the downtown this joins a lot of other seniors' residences on both sides. Councillor Gilroy's Daniel Mac side and the Fort Rouge-East Fort Garry side.

5. Building in the affordable piece is already here and I want to thank the developer and the architects for the very thoughtful discussions that have been had over the years, including a very good community consultation.

6. It's the access to existing amenities along his corridor, the Goodwill Social Club, the U of W, and many restaurants. These building occupants will go out three to four blocks around them will have dependable clients.

7. And finally, the walkability and age in place. The walkability is a badge of honor. The thoughtfulness that folks will be going on their bikes and will need a bike parking garage to access local amenities is a really exciting piece.

8. So in a nutshell, the recurrent client base, the good design, the walkability and the power of having so many folks moving approximate to downtown to access existing amenities.

Exhibits Filed:

1. Application dated July 27, 2021
2. Notification of Public Hearing dated September 13, 2021
3. Manitoba Status of Title 3037572/1
4. Letter of authorization dated May 18, 2021 from 10049896 Manitoba Ltd. (Kevin Prims) to Cibinel Architecture Ltd. (Matt Cibinel)
5. Surveyor's Building Location Certificate and sketch dated October 24, 2019
6. Transportation Impact Study dated June 2021
7. Plans (20 pages)
8. Report from the Urban Planning Division dated September 29,
9. Inspection Report
10. Presentation in support of the application, submitted by George Cibinel on October 27, 2021
11. Recording of Representations

REPRESENTATIONS:

In Support:

George Cibinel
Matt Cibinel
Karl Loepp

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “8” referred to in File DASZ 33/2021

ADMINISTRATIVE REPORT

Title: DASZ 33/2021 – 634 Portage Avenue

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the construction of a 20-storey mixed use building with 206 dwelling units and commercial space on the ground floor.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 33/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated October 29, 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 September 23, 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 October 29, 2021 and attached as Schedule “A” to this report, subject to the following conditions:
    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:
        i. That the Owner must submit plans showing the location and design of any and all proposed:
            - buildings;
            - accessory parking areas;
            - garbage enclosures;

- exterior lighting;
- fencing;
- patios;
- walkways; and
- landscaping

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

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 3.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 33/2021, 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 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. That, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

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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 21-181382\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 33/2021.

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 33/2021 – 634 Portage Avenue will be approved.

HISTORY

- N/A

CONSULTATION

- Relevant City departments per the Administrative Coordinating Group.

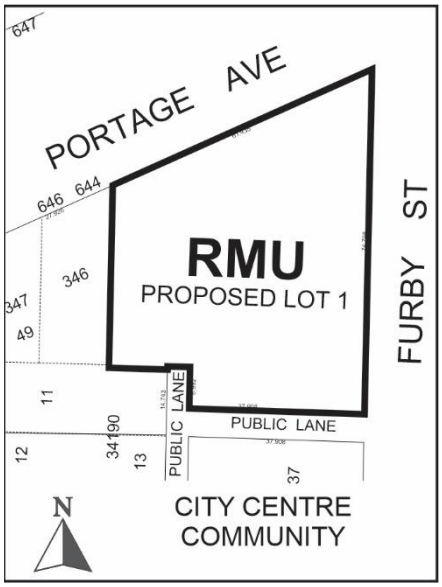
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: September 29, 2021
File No: DASZ 33/2021

DATE: September 29, 2021
FILE: **DASZ 33/21**
RELATED FILES: DAV 21-181382\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **1.103** - West Broadway

SUBJECT: For a subdivision and rezoning to permit the construction of a 20-storey mixed use building with 206 dwelling units and commercial space on the ground floor.

LOCATION: 634 Portage Avenue
LEGAL DESCRIPTION: LOT 345,511/513 PLAN 49 LOT 38 PLAN 34190 79 ST JA



APPLICANT: George Cibinel (Cibinel Architects Ltd.)
560 Academy Rd
Winnipeg, MB R3N 0E3

OWNER: 10049896 MANITOBA LTD.
120 Donald St 7
Winnipeg, MB R3C 4G2

APPENDICES: A: Applicant's Summary of Public Consultation Process

B: Applicant's Sun Shadow Study

SITE DESCRIPTION

- The subject site is located on the south side of Portage Avenue between Sherbrook and Furby Streets, in the West Broadway neighbourhood of the Fort Rouge – East Fort Garry ward.
- The property is currently zoned “C2” – Commercial Community.
- The area proposed for development consists of 5 underlying lots, is 34,909 sq. ft. in size, and is currently vacant.
- The property falls within the Regional Mixed-Use Corridor policy area under the *Complete Communities Direction Strategy.* Policies for this area support a broad mix of residential, employment; and development in accordance with Transit Oriented Development principles where appropriate.
- The property is within one block (1-minute walk) of the University of Winnipeg campus.
- The property is within 4 blocks (6- minute walk) of the City of Winnipeg downtown Bus Rapid Transit (BRT) hub.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Portage Avenue, then commercial uses zoned “C2” – Commercial Community.

South: Multifamily uses zoned “R2” – Residential Two Family and “C2” – Commercial Community.

East: Furby Street, then multifamily uses zoned “RMF-L – Residential Multifamily – Large, and “R2” – Residential Two Family.

West: Mixed use (multifamily and commercial) uses zoned “C2” – Commercial Community.

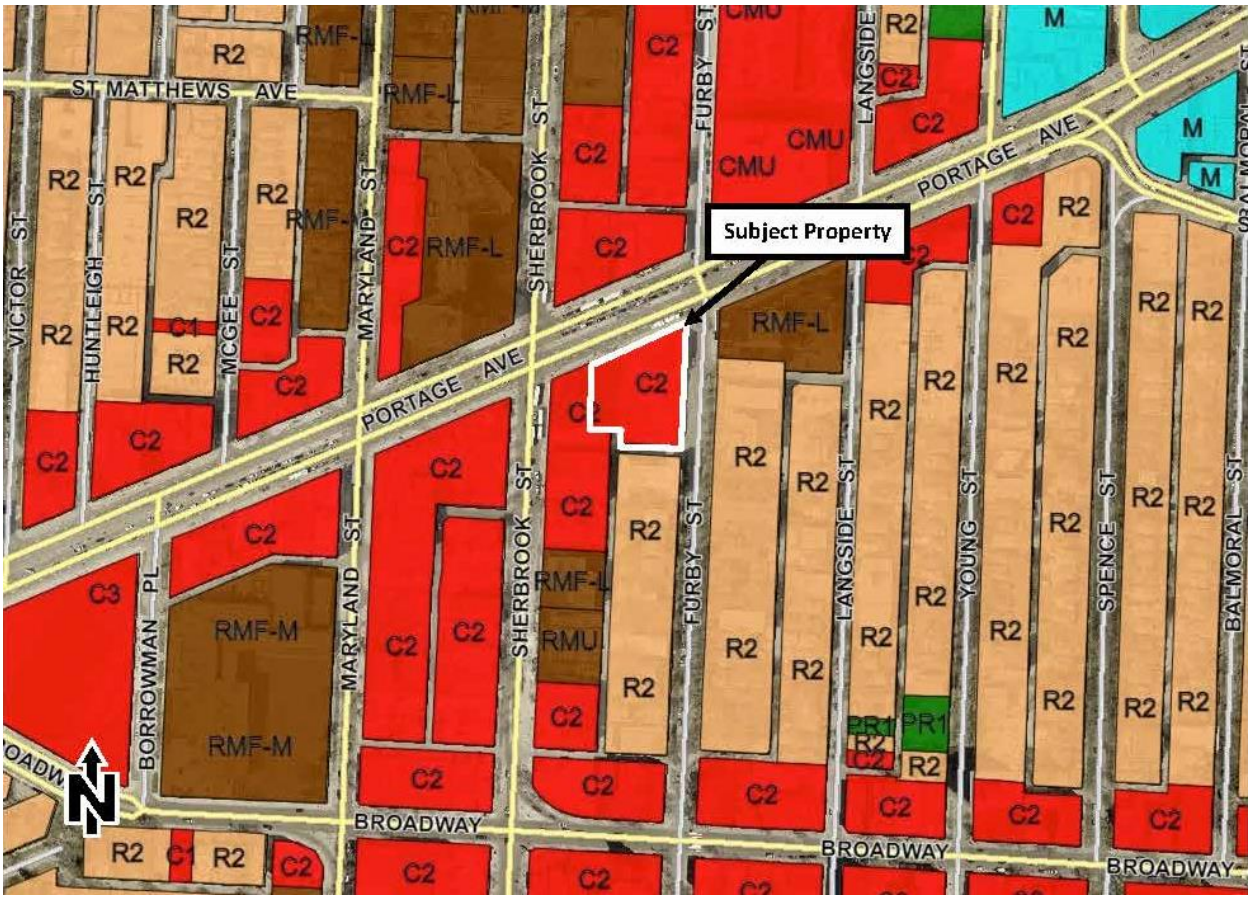


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to construct a 20-storey mixed use building with 206 dwelling units, and 9,000 sq. ft. of commercial space on the ground floor.
- As a point of interest, this building will be the tallest building constructed outside the Downtown in more than 35 years[1].
- Five underlying lots are sought to be consolidated, and the new property rezoned to the "RMU" – Residential Mixed Use district.
- The proposal will provide 172 parking stalls (168 in a parking structure and 4 on-surface).
- The proposal includes 120 bicycle parking stalls, exceeding the Winnipeg Zoning By-Law requirement of 31 stalls.
- The proposal includes:
    - A restaurant space and 5 commercial spaces on the ground floor
    - Indoor and outdoor bike storage on the ground floor,
    - An amenity space on the second floor,
    - 3 amenity spaces and a rooftop garden on the 5th floor,
    - Residential units in both the podium and tower portions of the building.
- The applicant indicates that approximately 55-60 units will be designed with some level of accessibility - with 6-10 units built to universally accessible standards and 50 built as visitable. (see "OURWINNIPEG", below for more information).
- The proposal requires variances, which are analyzed in the Administrative Report for Associated File DAV 181382/D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

Height

The Division indicated support up to 20 storeys in height given the context. The immediate context includes a 14-storey and an 18/19-storey building in very close proximity to the subject property, with the 18/19-storey building being immediately east of the subject property. The proposed height is therefore considered by the Division to be appropriate within this high-rise multifamily cluster. More information is provided under Variances: Building height, below.

Active uses at grade

An earlier design proposed a mechanical room on the corner of Portage and Furby which would have created a blank wall condition against the sidewalk. At the Division's request, the applicant moved the mechanical room to the second storey, away from street level, and in its place provided a restaurant space in order to enliven the sidewalk environment. The Division encouraged an outdoor patio associated with the restaurant, which is being provided.

Trees

[1] Records indicate the last building taller than 20 storeys outside downtown was 11 Evergreen Place, 26 storeys, built in 1984.

Rather than varying the required street edge landscaping (which is 15 trees and 67 shrubs along Portage Avenue and Furby Street), the applicant agreed with a request of the Division to do a Tree Partnership with the Winnipeg Public Service. The applicant will provide some tree-supportive infrastructure and trees in the public sidewalk area along Portage Avenue and Furby Street at their cost. This is designed as a cost-neutral offset to the applicant's required street edge landscaping under the Zoning By-Law. See "Tree Partnership" below for more information.

Accessibility and affordability

Early conversations with the Area Councillor and the Division highlighted a desire to achieve some level of accessibility and affordability to reflect policy priorities reflected OurWinnipeg. These priorities can become especially relevant for mid and high-density residential developments. As described further below under "OurWinnipeg", the applicant is providing some accessibility features and has explored affordability options.

Furby setback

The applicant agreed to set back the front façade of the Furby Street apartment component 5 ft. from the property line, in order to align with the 'walk-up' apartment block character of the Furby streetscape to the south and east. The applicant also agreed to provide landscaping in the setback.

Tower setbacks

The Division supported the proposed 19 ft. setback from both Furby and Portage. This reduces shadowing impact and building bulk against the public sidewalk at street level, creating a more relaxed pedestrian experience.

Casa Loma Building (west abutting building)

There are existing windows on the upper floors of the east wall of the Casa-Loma Building (on the property line facing the proposed parkade). The applicant agreed with a request of the Division to therefore include a 10-ft. setback between the existing and the new proposed building. This will provide for sun penetration and reasonable sight lines for Casa Loma residents.

Street level visualizations

Due to the proposal's scale, the applicant agreed with a request of the Division to provide visualizations showing the look/ feel of the building at street level. These can be found on pp. 10-14 of the plans, attached.

Heritage

Plans were reviewed the Heritage Branch of the Urban Planning Division, who provided support given the following feedback was taken into account by the applicant**:**

- The new building will be set back sufficiently from the northwest corner of the subject property in order to avoid damage to the cornices and detailing of the heritage building that wrap around its east façade.
- The new building will be setback along the west property line so that the windows along the eastern façade of the listed building continue to function and allow light into the building.
- A condition assessment of the eastern façade of the listed building will be prepared and any necessary work be undertaken to remediate deficiencies will be completed prior to the construction of any new work that abuts the eastern façade of the listed building.

- Monitoring of the heritage building will be undertaken during the construction.
- The construction contractor will be responsible for taking all necessary precautions as required to prevent damage to the heritage building.
- Any damage caused by the construction will be reported to the Heritage Branch.
- If any alterations are required to be undertaken to the heritage building as a result of the new development, a heritage permit will be applied for prior to starting this work.

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 applicant indicates that the proposed development provides the following features which help enable access for Winnipeggers with different levels of mobility:

- 6-10 residential units will be universally accessible suites with barrier-free standards for washrooms, doorways, counter heights, grab bars, and accommodating barrier-free clearances in all suite areas.
- Approximately 50 of the residential units will be 'barrier-free ready' and visitable, including wide doorways, hallways and washrooms to accommodate wheelchairs, grab-bar ready walls, and electrical switches and controls at easy-reach height.
- Pedestrian entrances and outdoor paths of travel will all be barrier free.
- The majority of stalls in the parking structure will be built to accessible width standard.
- There will be elevator access to all floors.

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.

Direction 1 of 01-4 Housing, states:

- *Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city. Relevant Enabling Strategies include:*
    - *With guidance from Complete Communities, encourage the development of safe and affordable housing throughout the city.*

The applicant has informed the City of an intention to provide some affordable/ less than market rate housing options in the bulding. The applicant has thus far indicated the following:

> *"P3 have acquired CMHC financing on many of their projects and intend to explore this option once the schematic design and costing is at the appropriate stage."*

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 walkable proximity (6 minute walk) of a Rapid Transit Station (Balmoral).

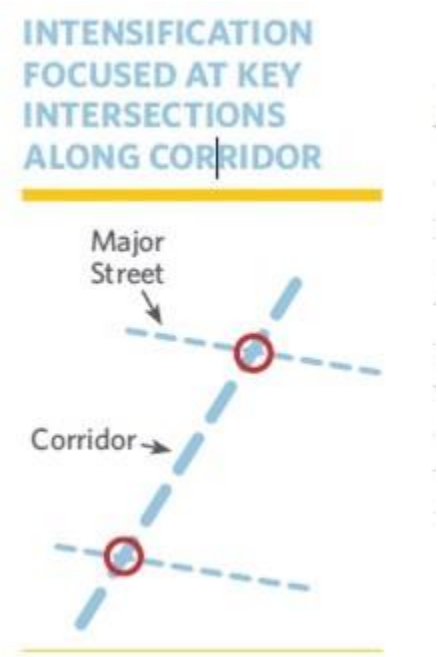


Figure 3

Figure 3 is from the *Complete Communities Direction Strategy*. In alignment with the intention shown, the subject property is located at a key intersection of two major corridors (Sherbrook Street and Portage Avenue).

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

WINNIPEG ZONING BY-LAW 200/06

Rezoning and subdivision

As noted above, the proposed development:

- Meets *Complete Communities* policies for this location on Portage Avenue, which is of one of the City's major corridors; and Section 03–2d of Complete Communities - Regional Mixed Use Corridors targets key intersections for focused intensification.
- Is located at a key intersection – Portage Avenue and Sherbrook Street, is adjacent to high frequency transit, and as noted is 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.

Variances

There are 10 variances. These are analyzed in the Administrative Report for Associated File DAV 21-181382\D. The key variances include:

Density

The proposed density is 169 sq. ft. of lot area per dwelling unit instead of 500 sq. ft. This variance is supported by the Urban Planning Division for the reasons identified above under *Complete Communities Direction Strategy* and for the reasons identified in the Administrative Report for File DAV 21-181382\D.

Building height

The Division is supportive of the proposed height of 20 storeys given contextual considerations and shadow analysis:

Contextual considerations

Tower

As shown in Figure 4, there is a 14-storey and an 18/19-storey building in very close proximity to the subject property, with the 18/19-storey building being immediately east of the subject property. The proposed height is therefore considered by the Division to be appropriate within this high-rise multifamily cluster.

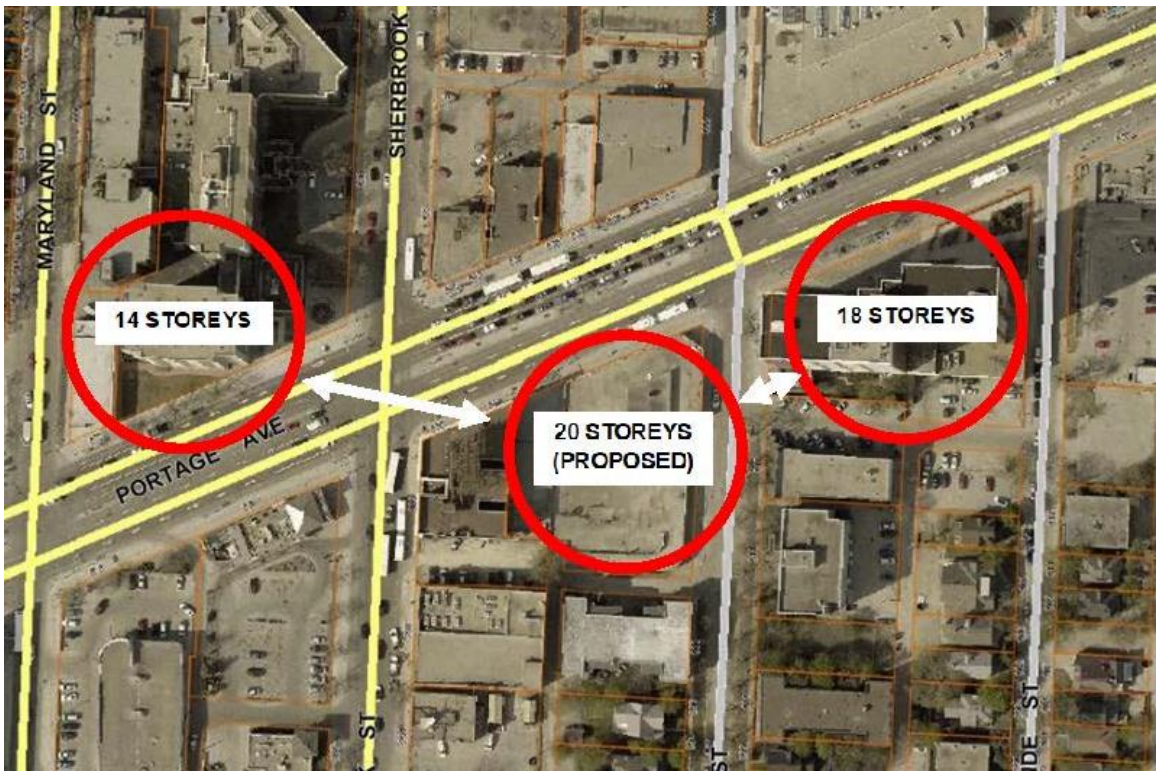


Figure 4: high density building cluster. The subject property is indicated by the "20 storeys (proposed)" building in the middle.

Podium

As shown in Figure 5 below, the podium is 4 storeys along Furby which aligns well with the 3-5 storey walk-up apartment context along that street, providing sensitive building transition. The podium is 5 storeys along Portage Avenue, providing an ideal transition to the 5-storey Casa Loma block, which is on the City's List of Historical Resources. The result is a streetscape condition that respects the century-plus presence of the Casa Loma Building, as well as Furby Street, by positioning the towering portions of the building to the northeast corner of thee site.

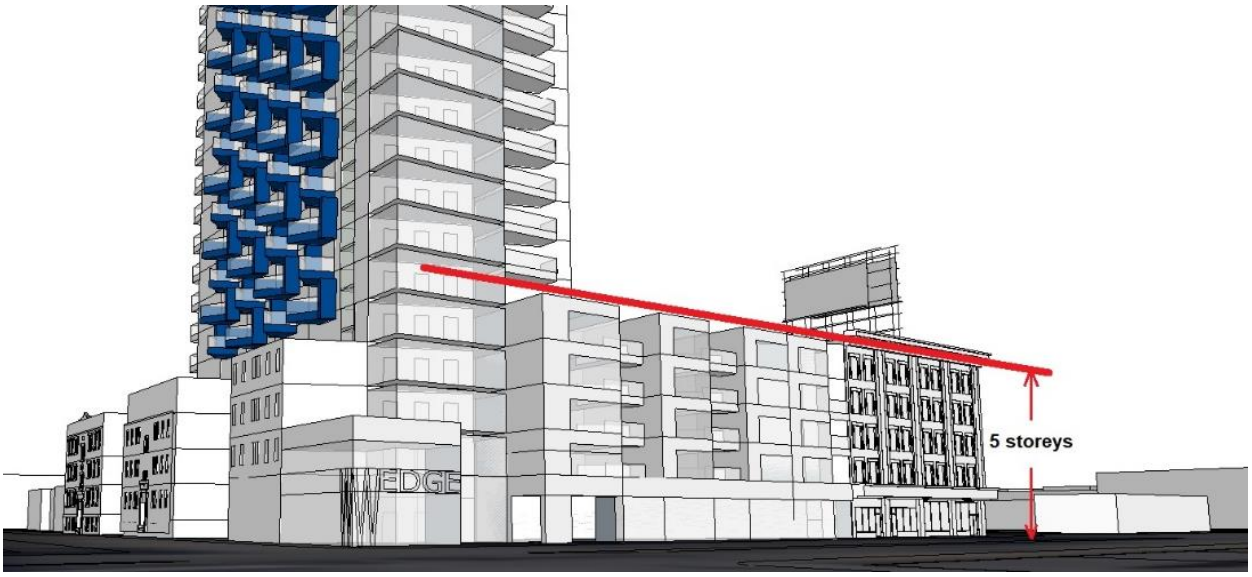


Figure 5: Portage Avenue streetscape condition respecting the Historic Casa Loma Bldg. (historic building on the right). Credit: Cibinel Architecture Ltd.

Shadow Analysis

To review impacts in more detail, the Division requested a shadow study (see Appendix B).

The study suggests that the building meets the City's guidelines for shadow and sun. The applicant notes that:

- The tower casts a shadow on adjacent properties and streets for a 2 – 2.5 hour period throughout the day, allowing direct sunlight for more than the minimum 5-hour exposure between 9:00 am and 6:00 pm. The shadow of the five-storey portion of the building does not reach the other side of Portage Avenue.

Parking

As noted, the proposal will provide 172 parking stalls. This requires a variance that is supported by the Urban Planning Division for the reasons identified in the Administrative Report for File DAV 21-181382\D.

The proposal will provide 120 bike parking stalls, exceeding the Winnipeg Zoning By-Law requirement of 31 stalls; no variance required.

KEY DEPARTMENTAL AND CONSIDERATIONS

WATER AND WASTE DEPARTMENT

There is adequate water servicing for the proposed development based on the development plans provided.

The sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate.

WINNIPEG TRANSIT

Winnipeg Transit supports additional population and employment density at this location.

Portage Avenue, Maryland-Sherbrook Streets, and Broadway each currently have excellent transit access during all hours of regular service. The BLUE rapid transit line currently terminates at Balmoral Station, approximately 500 metres from this site. Under the approved Winnipeg Transit Master Plan, the BLUE rapid transit line would be extended west along Portage Avenue with a likely station at Sherbrook Street, less than 100 m from this site. Several other Primary Transit Lines will also serve Portage Avenue, Broadway, and Maryland-Sherbrook Streets, all within 250 metres of the site.

PUBLIC WORKS DEPARTMENT

The Developer is required to open property for a corner cut where the two rear lanes intersect, submit a private approach application, and increase the boulevard width adjacent to the angled street parking area, to the satisfaction of the Director of Public Works.

A Traffic Impact Study (TIS) was submitted to the Public Works Department. Some highlights form the TIS include:

- The development is intended to have 206 attached residential units, and a first floor intended for commercial and restaurant use. The development is to include 174 vehicle parking spaces. The development is forecast to be complete by 2025.
- Due to the area context (near Downtown) and the limited parking supply, most trips from the development are forecast to be made by non-vehicle modes. The mode split is forecast at:
    - 36% daily vehicle trips
    - 39% daily walking trips
    - 5% daily cycling trips
    - 20% daily transit trips
- Dedicated cycling facilities exist on Sherbrook Street and Maryland Avenue to serve north-south travel, but the nearest facility for east-west travel is on Assiniboine Avenue, approximately 1 km southeast of the development.
- The 2015 *Pedestrian and Cycling Strategies* document includes recommendations for protected bicycle lane on St. Matthews Avenue, which would provide east/west connectivity, as well as a corridor study on Portage Avenue and neighbourhood greenway on Langside Street. The existing Sherbrook and Maryland intersections are close enough to be reasonable for user to walk their bikes to and from those facilities to the development.

PUBLIC CONSULTATION

At the request of the Division, the applicant conducted public consultation, and provided the following information:

Objectives

1. To allow members of the community to voice any concerns and provide feedback on P3's development proposal for the site at 634 Portage Avenue.
2. To garner support from members of the community and other stakeholders, including businesses and community organizations.

Site signage

A 4' x 8' sign was erected on the corner of Portage Avenue and Furby Avenue on March 8, guiding traffic to 634portage.ca where local residents and stakeholders could register for a virtual open house or request information.

Online information

634portage.ca was launched on 2021-03-03 and updated on 2021-03-03 with the option to RSVP to the virtual open house or request information by emailing info@634portageavenue.com.

Written communication

A mailer was distributed by Canada Post to residences within a 500m radius of the proposed development site. Appendix C shows the mailer and mailer drop-off routes selected. In addition, an advertisement in the Metro was published and distributed between 2021-03-04 to 2021-03-08.

Open house

Virtual Open Houses were hosted:

1. Wednesday, March 17, 2021
2. Saturday, March 20, 2021

The project Developer, Karl Loepp, COO Private Pension Partners (P3), and the architect, George Cibinel of Cibinel Architecture Ltd., conducted the presentation. In addition to the virtual open houses George Cibinel and Karl Loepp virtually presented to the Board of the West Broadway Community Organization, at the Housing Stakeholders meeting on March 22.

The first virtual open house was attended by 9 people and the second was attended by 5 people. A question and answer session was held after the presentation, during which all questions were addressed.

In addition, a separate questionnaire was provided to all registered participants with the option to submit any written feedback on building amenities, style and other feedback that they wish to share. No questionnaires were submitted from the registered participants.

Conclusion

Following the guidelines of the City of Winnipeg for open house consultation, Private Pension Partners has included local residents and members of the business community in the consultation process for the development at 634 Portage Avenue and are satisfied with the process. Feedback from the participants was positive.

Appendix 'A' contains the applicant's summary of public consultation process.

ADDITIONAL CONSIDERATIONS

PLAN APPROVAL

Plan approval is recommended in order to provide the Division the opportunity to review design details prior to issuance of building permits.

ENCROACHMENT

The applicant has applied for an encroachment in order to use some public sidewalk space for restaurant patio seating. See Figure 6.

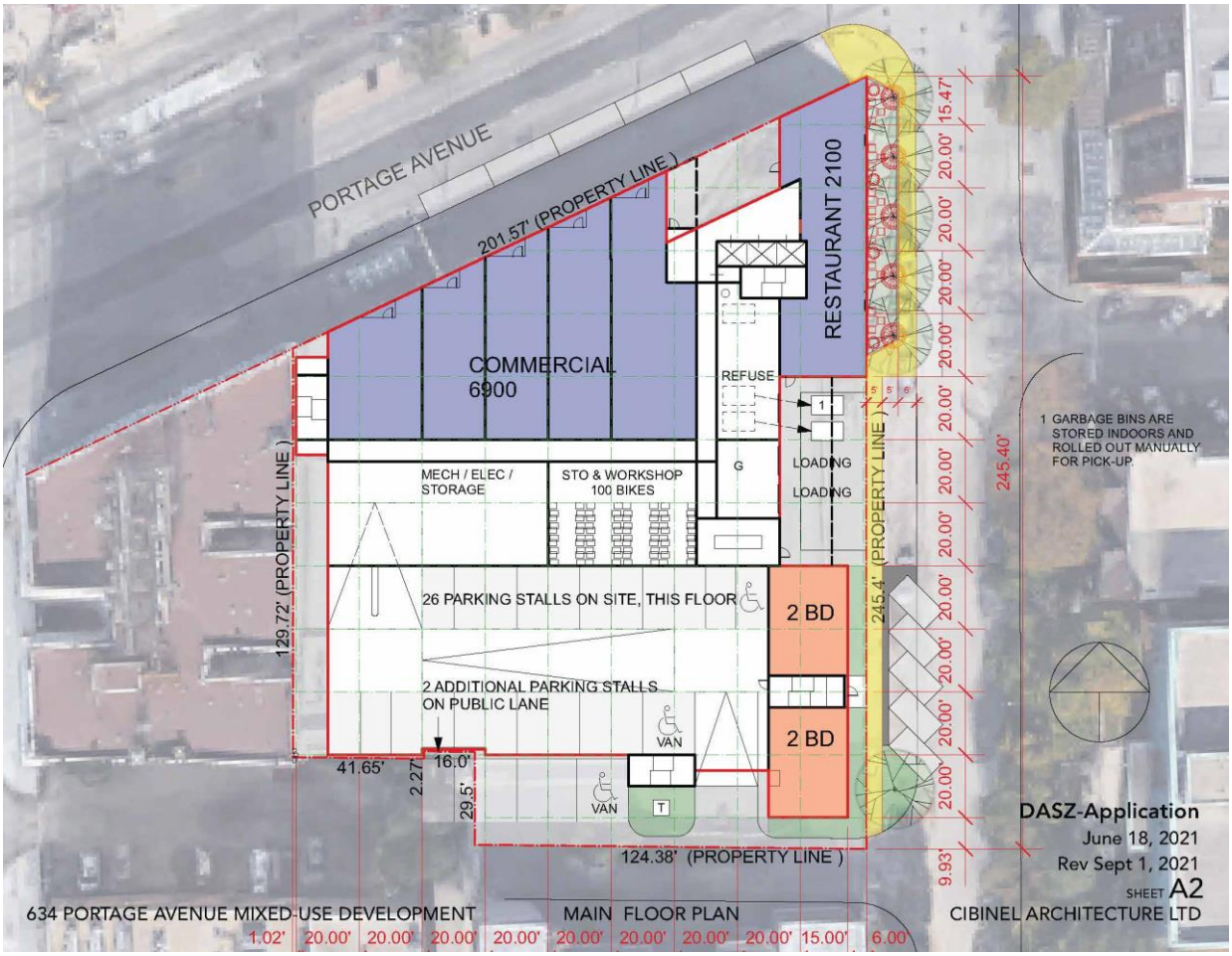


Figure 6: The yellow highlighted area shows the new proposed pubic sidewalk path of travel. It will jog east in order to provide for patio space outside the restaurant toward the north. Credit: Cibinel Architecture Ltd.

SUMMARY

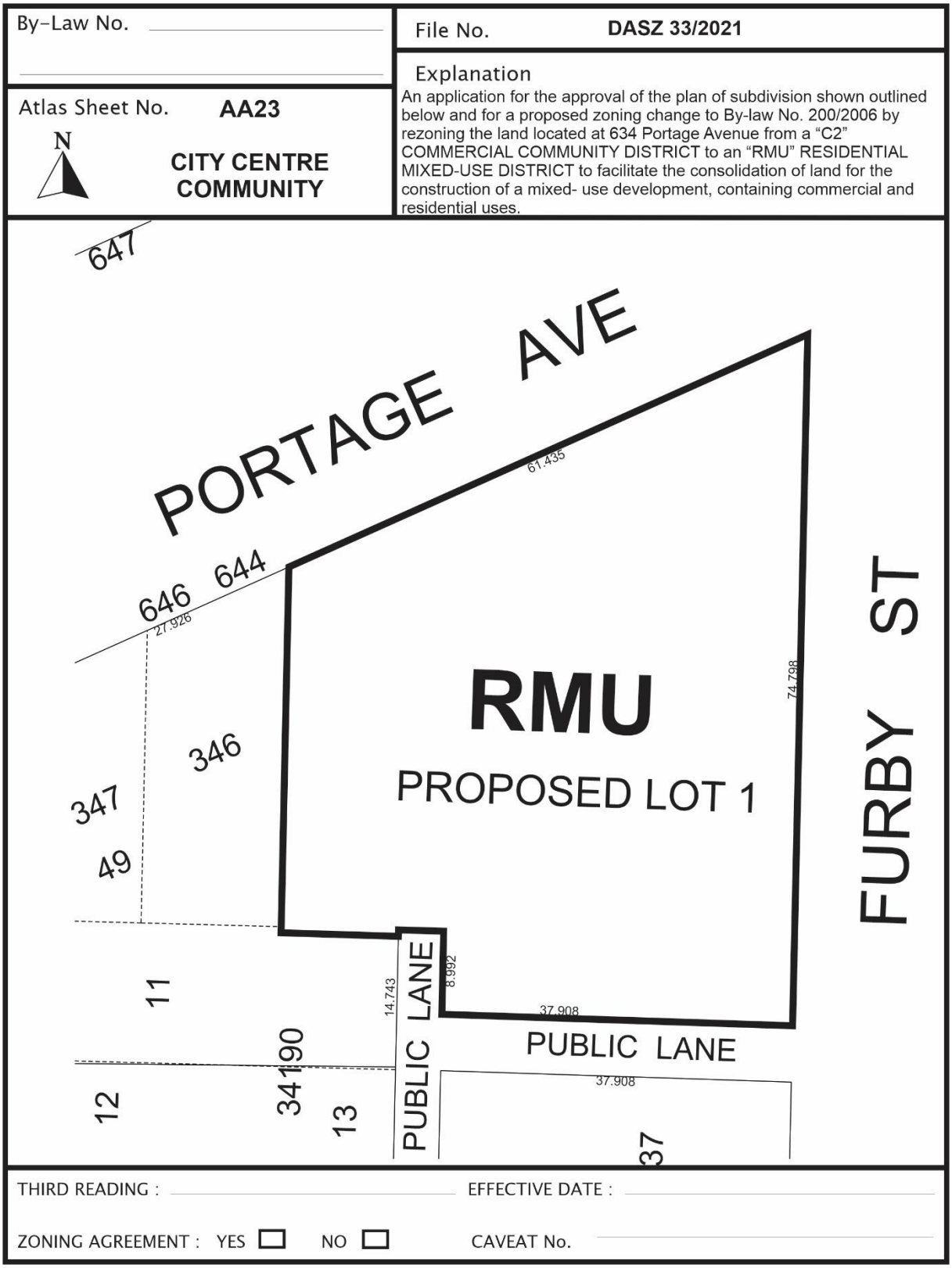
The Urban Planning Division supports the subdivision and rezoning, because the development:

- Supports accessibility and aging-in-place in alignment with policy goals of *OurWinnipeg.*
- Promotes the enhancement of an existing Regional Mixed Use Corridor through intensification.
- Is located at a key intersection and within walking distance of the University of Winnipeg and the downtown Rapid Transit hub (Balmoral Station).
- Will contribute a high degree of vitality to this corner through introduction of an iconic yet context-sensitive building.
- Was significantly adjusted to best meet design priorities of the Urban Planning Division and reflected in the *Complete Communities Direction Strategy.*
- Portage Avenue contains high frequency transit service.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 33/21 – 634 Portage Avenue

Schedule “A” for File No. DASZ 33/21, City Centre Community Committee, October 29, 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 634 PORTAGE AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 33/2021.The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for a 3.0m x 3.0m corner cut where the two Public Lanes intersect, to the satisfaction of the Director of Public Works.

Section II – General Comments

2) The Public Works Department wishes to advise that the proposed private approach requires a separate application. Please contact PWDPrivateAccess@winnipeg.ca for more details regarding the private approach application.

3) As part of the private approach approval, the Developer will be required to increase the boulevard width adjacent to the angled parking area, as determined by and to the satisfaction of the Director of Public Works.

4) Public Works noted that the proposed private approach to Furby Street appears to be non-conforming. The Public Works Department does not have authority to approve non-conforming private approaches and review is required by the Standing Policy Committee on Infrastructure Renewal and Public Works.

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

Section III - Servicing Considerations

1) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.50, with a 5 year rainfall event applied.

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 33/2021
September 23, 2021

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

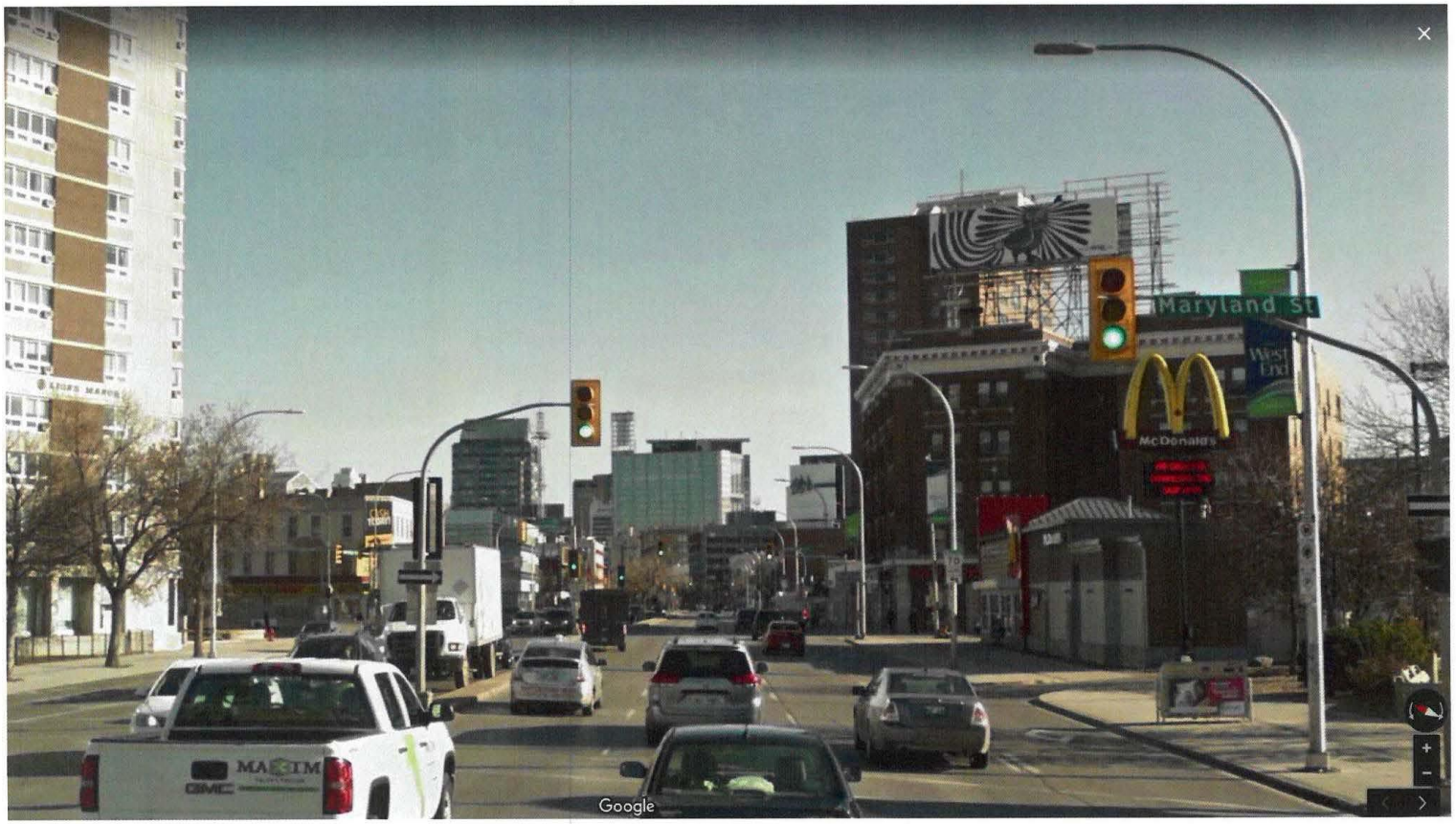
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

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

Appendix A: Applicant's Summary of Public Consultation Process

Appendix B: Applicant's Sun Shadow Study

Exhibit “7” referred to in File DASZ 33/2021



DASZ-Application
June 18, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

CIBINEL ARCHITECTURE LTD

634 Portage Avenue Mixed-Use Development, Summary

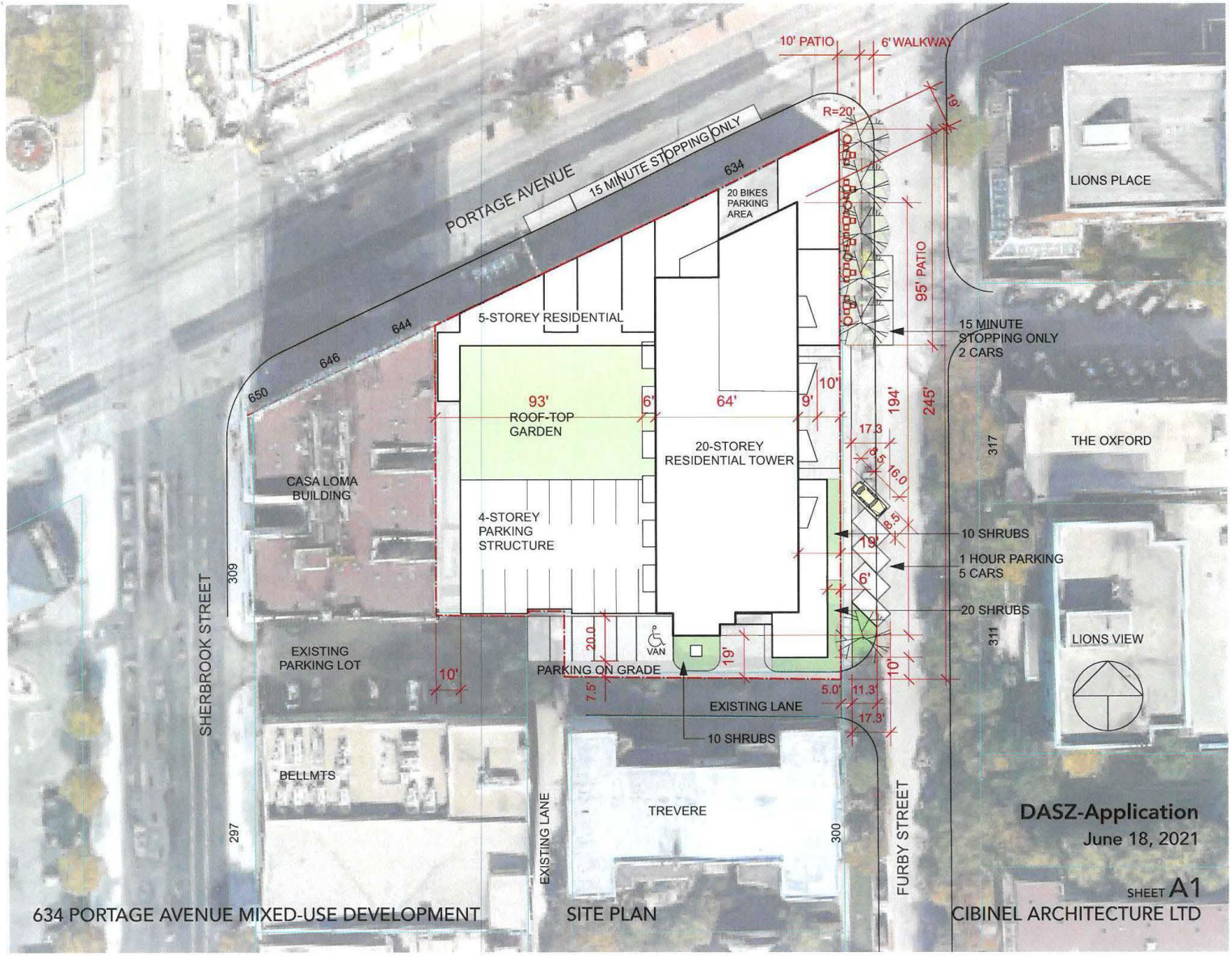
DASZ APPLICATION
MAY 26, 2021

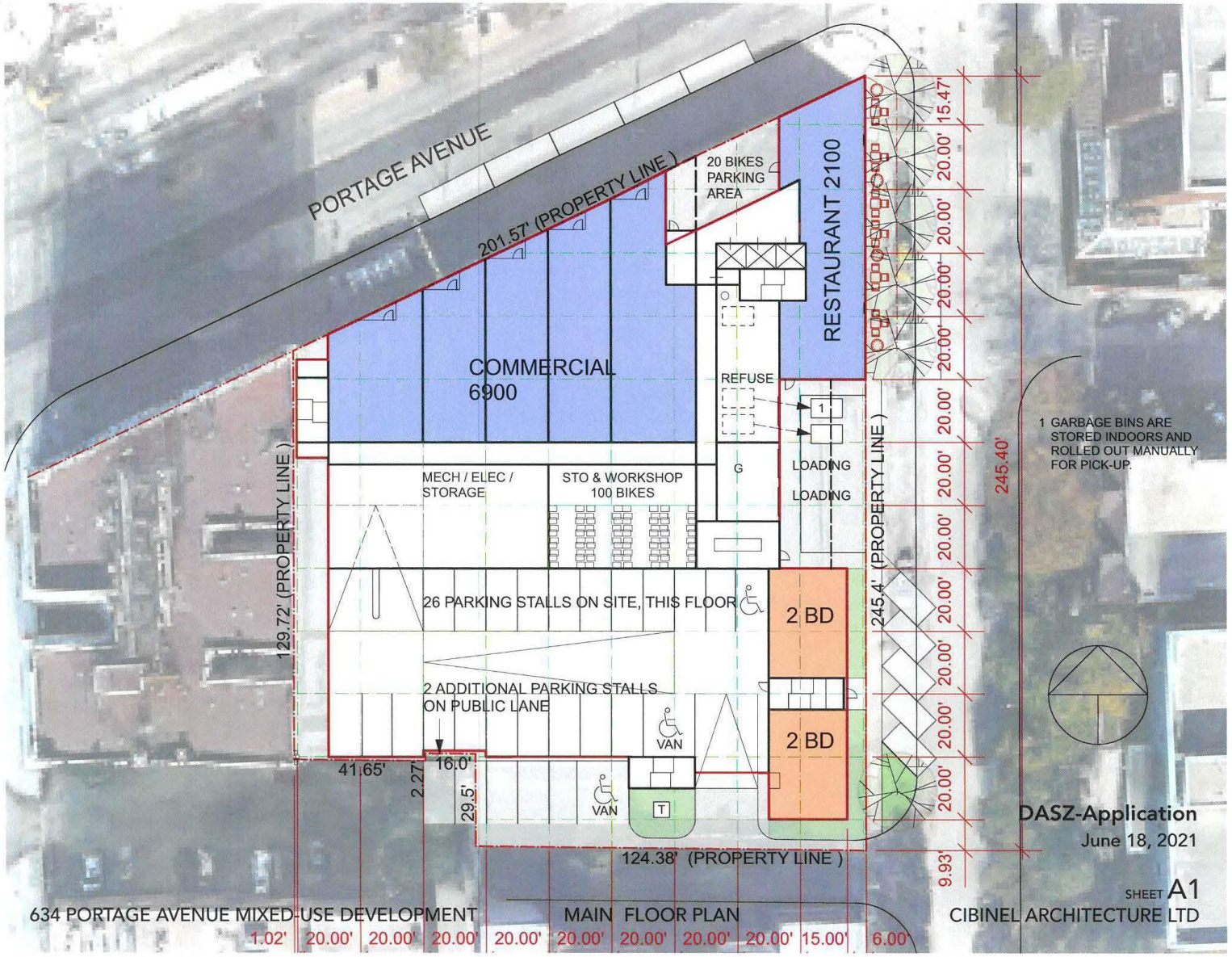
	Floor Level	Floor Area	Residential Units	Residential Units	Residential Units	Residential Units	Residential Units	Residential Units	Total Res Units	Amenity Space (sf)	Commercial (sf)	Parking Stalls	Building Height (ft)
			1 bed	1 bed	2 bed	2 bed	2 bed	3 bed					
			570 sf	596	852	855	1,234	1,565					
Mechanical	21	3,300											Mech
Residential	20	10,750	7			5			12				10
Residential	19	10,750	7			5			12				10
Residential	18	10,750	7			5			12				10
Residential	17	10,750	7			5			12				10
Residential	16	10,750	7			5			12				10
Residential	15	10,750	7			5			12				10
Residential	14	10,750	7			5			12				10
Residential	13	10,750	7			5			12				10
Residential	12	10,750	7			5			12				10
Residential	11	10,750	7			5			12				10
Residential	10	10,750	7			5			12				10
Residential	9	10,750	7			5			12				10
Residential	8	10,750	7			5			12				10
Residential	7	10,750	7			5			12				10
Residential	6	10,750	7			5			12				10
Amenities, Mechanical	5	14,250		1	1	4	1		7	4,500			10
Res, Amenities, Parking	4	27,000		1	3		1	1	6			50	10
Res, Amenities, Parking	3	27,000		1	3		1	1	6			48	10
Res, Amenities, Parking	2	28,000		1	3			1	5	1,500		48	10
Res, Parking, Commercial	1	29,000			2				2		9,000	26	15
Basement	0	0											Bsmt
Total		**289,800**	**105**	**4**	**12**	**79**	**3**	**3**	**206**	**6,000**	**9,000**	**172**	**205**
Total not including Mech Penthouse		286,500											

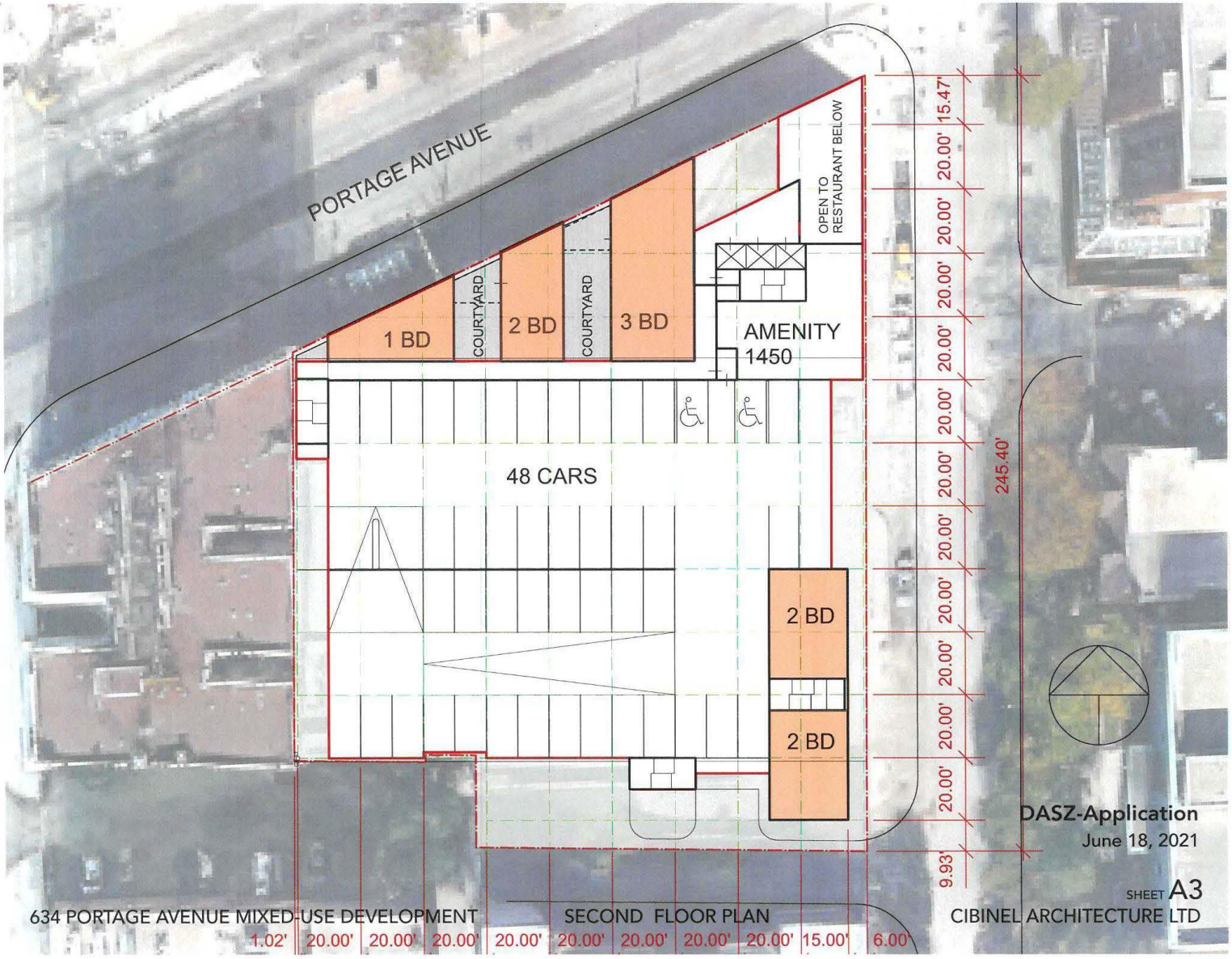
Parking Requirement Calculation:			**Required**	**UIAR*** 20%	**MUR**** 20%	**Provided**	**Ratio**
Residential	206	1.5	309	247	198	146	0.71
Commercial	6,900	250	27.60	22	18	13	
Restaurant	2,100	100	21	17	13	13	
Total			**358**	**286**	**229**	**172**	

*Urban Infill Area Reduction
** Mixed-Use Reduction

Cibinel Architecture Ltd


10' PATIO
6' WALKWAY
R=20'
PORTAGE AVENUE
15 MINUTE STOPPING ONLY
634
20 BIKES PARKING AREA
LIONS PLACE
95' PATIO
5-STOREY RESIDENTIAL
644
646
650
15 MINUTE STOPPING ONLY 2 CARS
93' ROOF-TOP GARDEN
64'
20-STOREY RESIDENTIAL TOWER
194'
245'
317
THE OXFORD
CASA LOMA BUILDING
4-STOREY PARKING STRUCTURE
10 SHRUBS
1 HOUR PARKING 5 CARS
20 SHRUBS
309
SHERBROOK STREET
EXISTING PARKING LOT
PARKING ON GRADE
VAN
311
LIONS VIEW
EXISTING LANE
10 SHRUBS
BELLMTS
TREVERE
297
300
EXISTING LANE
FURBY STREET
DASZ-Application
June 18, 2021
SHEET A1
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
SITE PLAN
CIBINEL ARCHITECTURE LTD


PORTAGE AVENUE
201.57' (PROPERTY LINE)
20 BIKES PARKING AREA
RESTAURANT 2100
COMMERCIAL 6900
REFUSE
1
LOADING
LOADING
G
MECH / ELEC / STORAGE
STO & WORKSHOP 100 BIKES
26 PARKING STALLS ON SITE, THIS FLOOR
2 BD
2 BD
2 ADDITIONAL PARKING STALLS ON PUBLIC LANE
VAN
VAN
T
41.65'
16.0'
2.27'
29.5'
129.72' (PROPERTY LINE)
245.4' (PROPERTY LINE)
245.40'
124.38' (PROPERTY LINE)
15.47'
20.00'
9.93'
1 GARBAGE BINS ARE STORED INDOORS AND ROLLED OUT MANUALLY FOR PICK-UP.
DASZ-Application
June 18, 2021
SHEET A1
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
MAIN FLOOR PLAN
CIBINEL ARCHITECTURE LTD
1.02' 20.00' 20.00' 20.00' 20.00' 20.00' 20.00' 20.00' 20.00' 15.00' 6.00'


PORTAGE AVENUE
1 BD
COURTYARD
2 BD
COURTYARD
3 BD
OPEN TO RESTAURANT BELOW
AMENITY
1450
48 CARS
2 BD
2 BD
15.47'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
245.40'
9.93'
DASZ-Application
June 18, 2021
SHEET A3
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
SECOND FLOOR PLAN
CIBINEL ARCHITECTURE LTD
1.02'
20.00'
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20.00'
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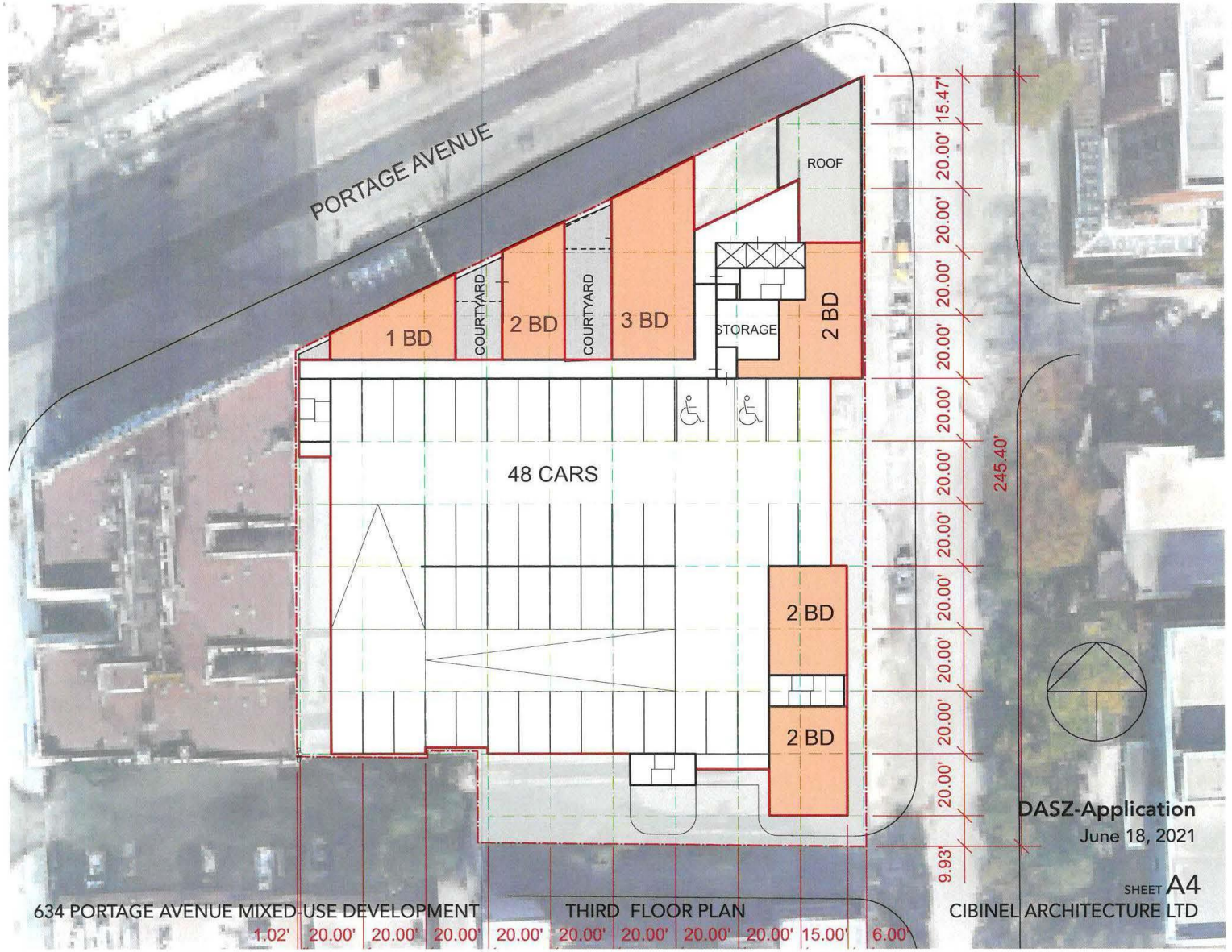
20.00'
20.00'
20.00'
20.00'
15.00'
6.00'


PORTAGE AVENUE
ROOF
1 BD
COURTYARD
2 BD
COURTYARD
3 BD
STORAGE
2 BD
48 CARS
2 BD
2 BD
15.47'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
245.40'
9.93'
DASZ-Application
June 18, 2021
SHEET A4
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
THIRD FLOOR PLAN
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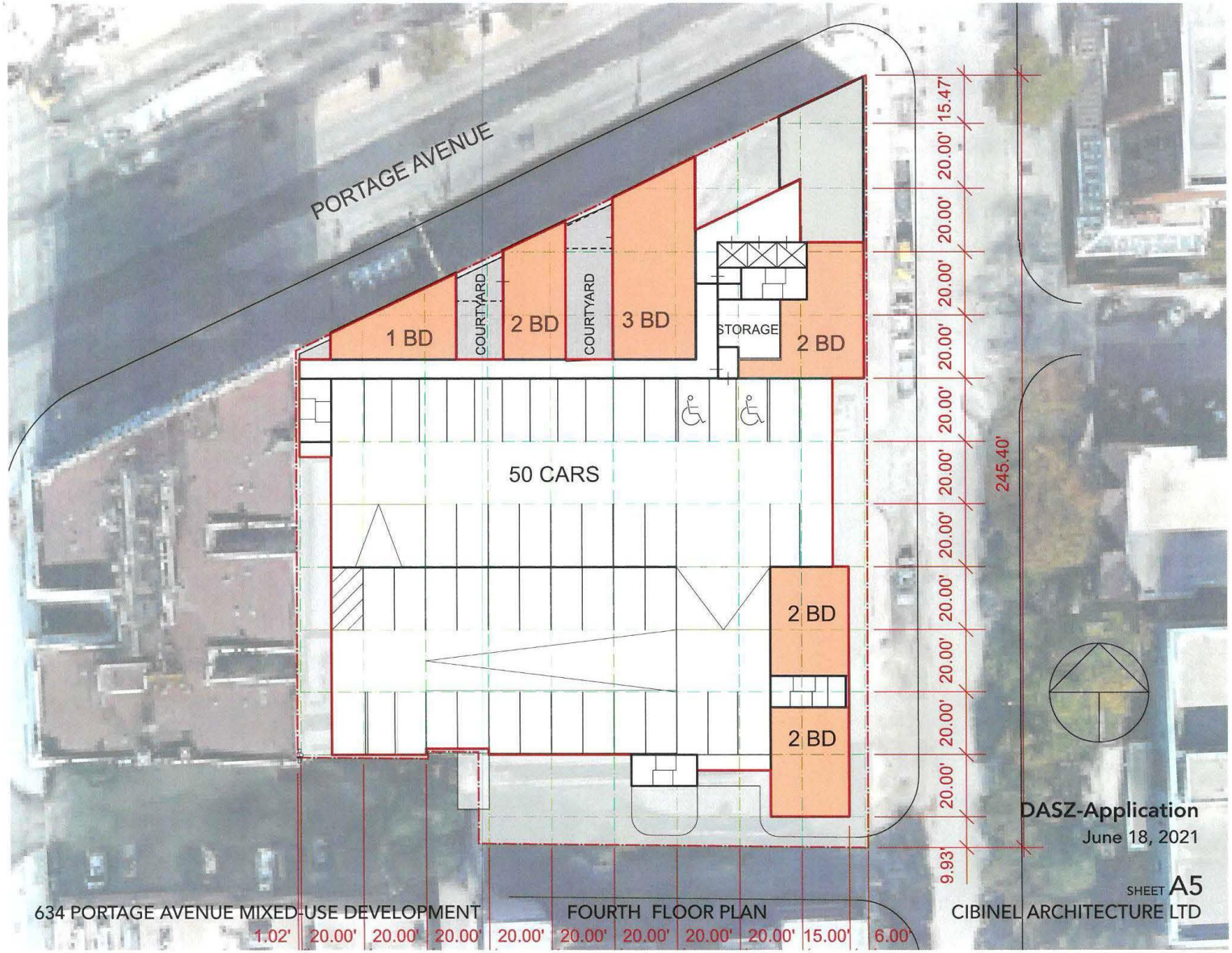
PORTAGE AVENUE
1 BD
COURTYARD
2 BD
COURTYARD
3 BD
STORAGE
2 BD
50 CARS
2 BD
2 BD
15.47'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
245.40'
9.93'
DASZ-Application
June 18, 2021
SHEET A5
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
FOURTH FLOOR PLAN
CIBINEL ARCHITECTURE LTD
1.02'
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20.00'
20.00'
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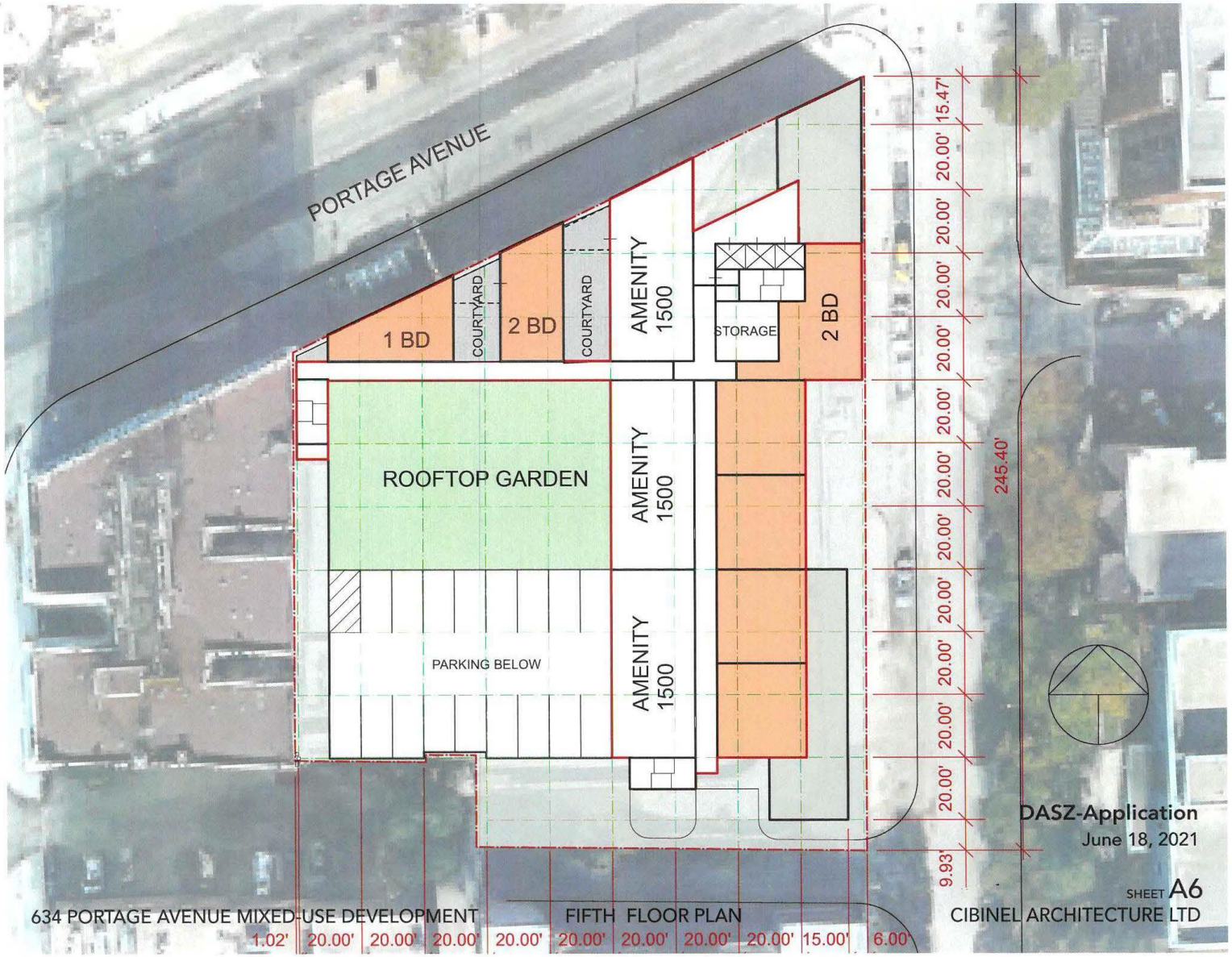
20.00'
20.00'
15.00'
6.00'


PORTAGE AVENUE
1 BD
COURTYARD
2 BD
COURTYARD
AMENITY 1500
STORAGE
2 BD
ROOFTOP GARDEN
AMENITY 1500
PARKING BELOW
AMENITY 1500
15.47'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
245.40'
9.93'
DASZ-Application
June 18, 2021
SHEET A6
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
FIFTH FLOOR PLAN
CIBINEL ARCHITECTURE LTD
1.02'
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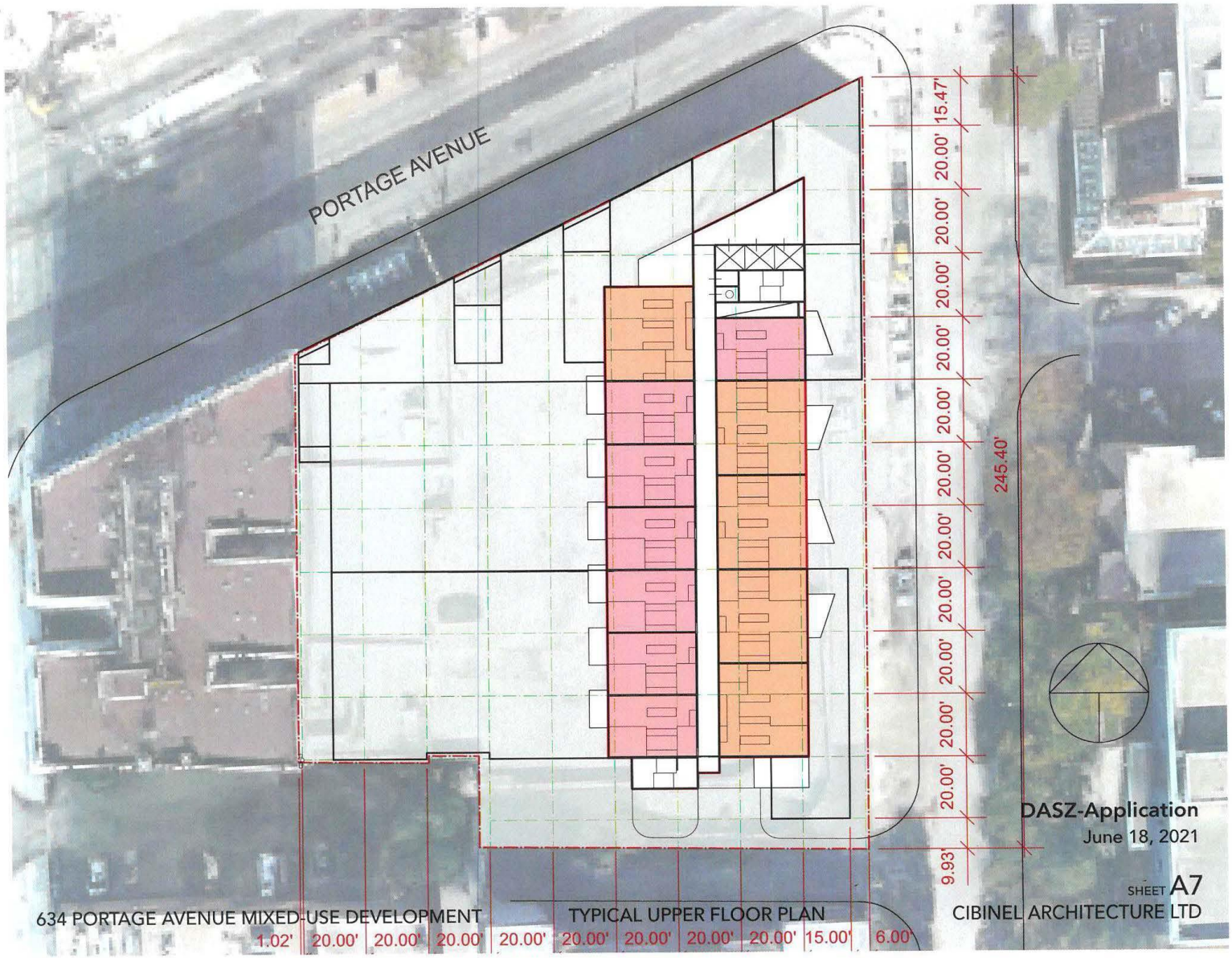
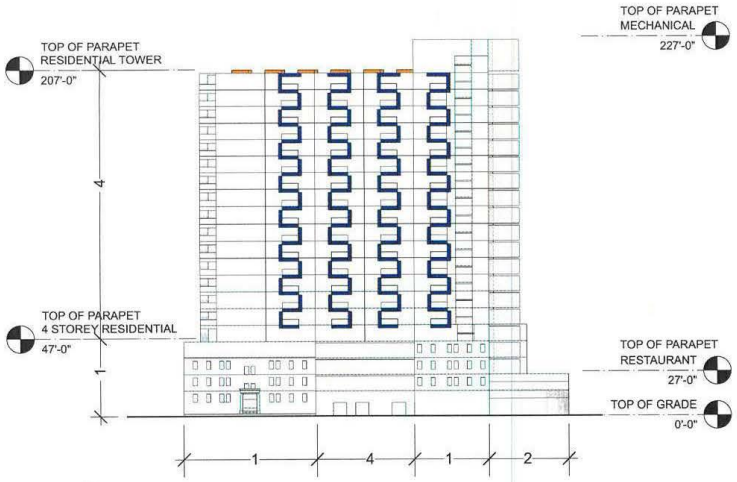
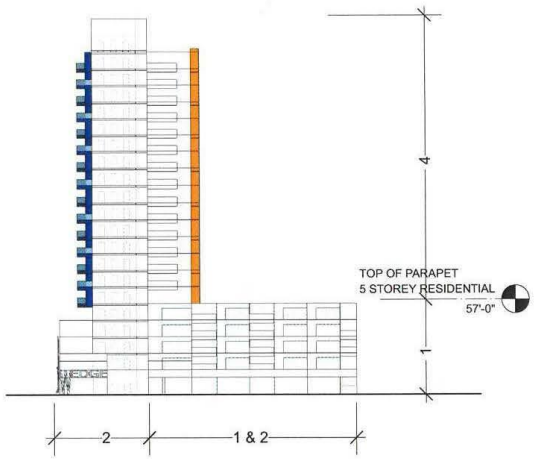
20.00'
15.00'
6.00'

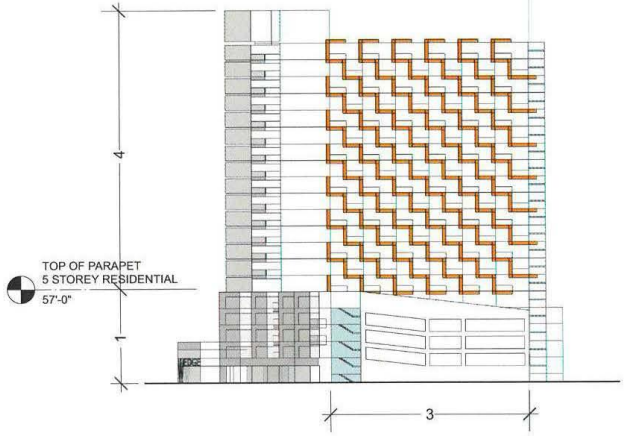

PORTAGE AVENUE
15.47'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
9.93'
245.40'
1.02'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
20.00'
15.00'
6.00'
DASZ-Application
June 18, 2021
SHEET A7
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
TYPICAL UPPER FLOOR PLAN
CIBINEL ARCHITECTURE LTD



1 EAST ELEVATION



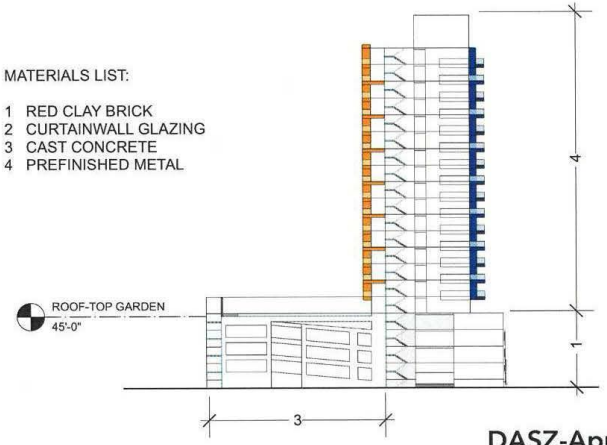
2 NORTH ELEVATION



3 WEST ELEVATION

MATERIALS LIST:

1 RED CLAY BRICK
2 CURTAINWALL GLAZING
3 CAST CONCRETE
4 PREFINISHED METAL



4 SOUTH ELEVATION

DASZ-Application
June 18, 2021

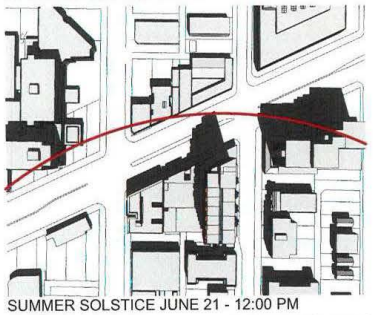
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

ELEVATIONS

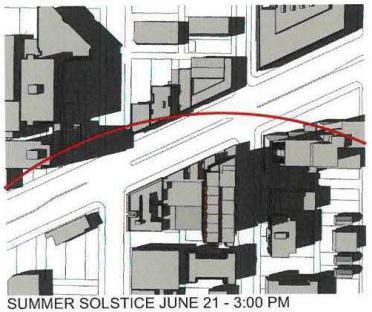
SHEET A8
CIBINEL ARCHITECTURE LTD



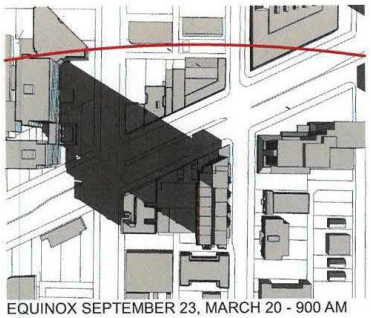
SUMMER SOLSTICE JUNE 21 - 9:00 AM



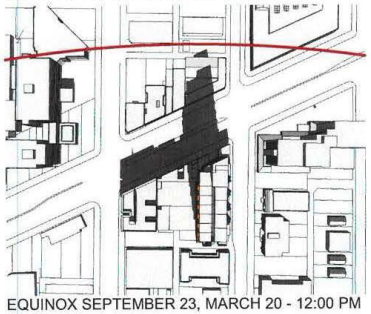
SUMMER SOLSTICE JUNE 21 - 12:00 PM



SUMMER SOLSTICE JUNE 21 - 3:00 PM



EQUINOX SEPTEMBER 23, MARCH 20 - 900 AM



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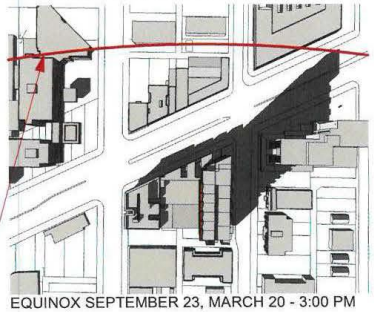

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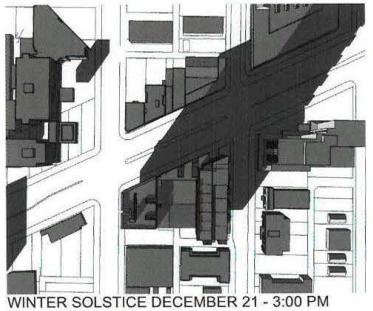
WINTER SOLSTICE DECEMBER 21 - 900 AM



WINTER SOLSTICE DECEMBER 21 - 12:00 PM



WINTER SOLSTICE DECEMBER 21 - 3:00 PM

THE RED LINE INDICATES THE EXTREMITY OF THE SHADOW

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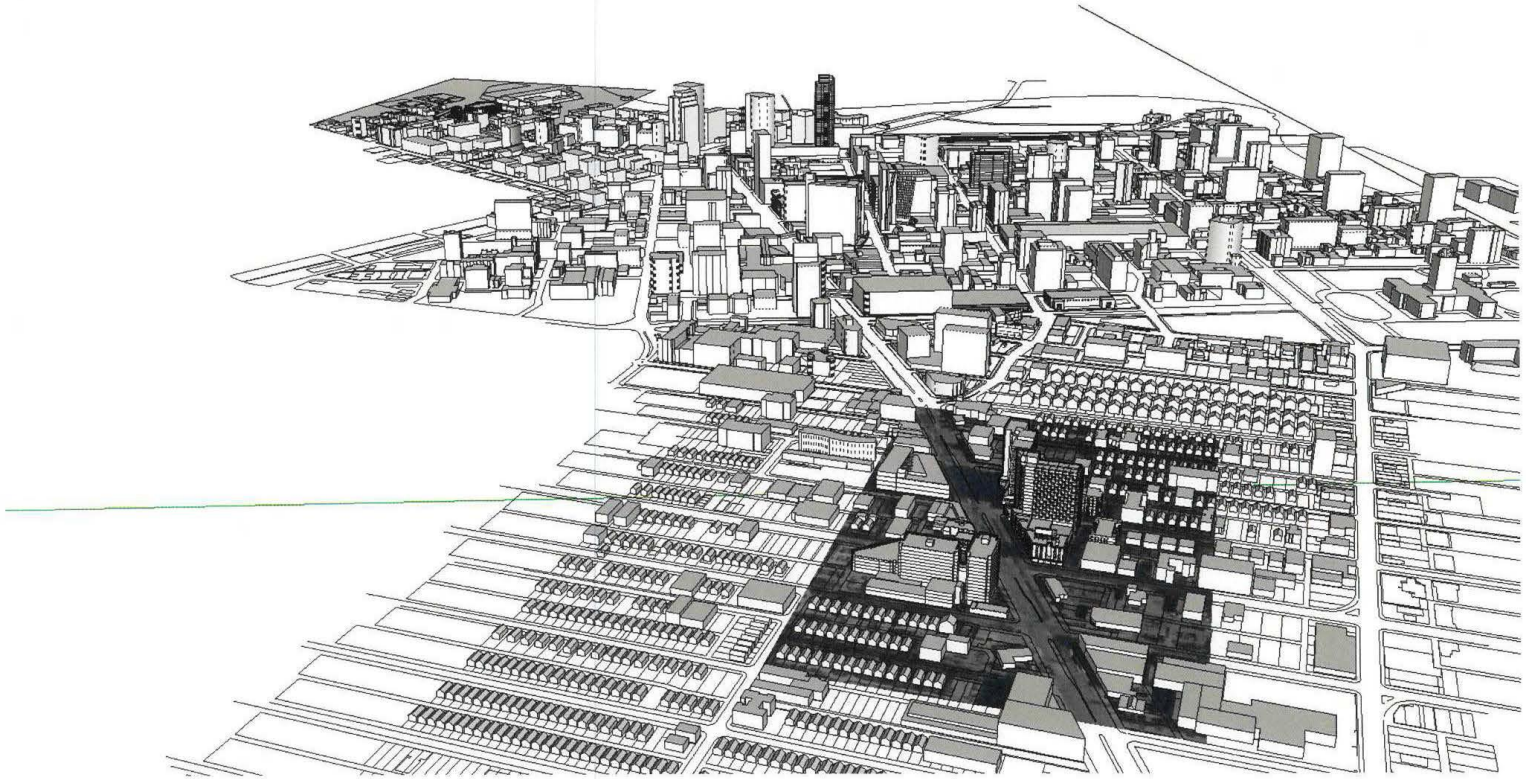
SHEET A9

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

SHADOW STUDY

CIBINEL ARCHITECTURE LTD



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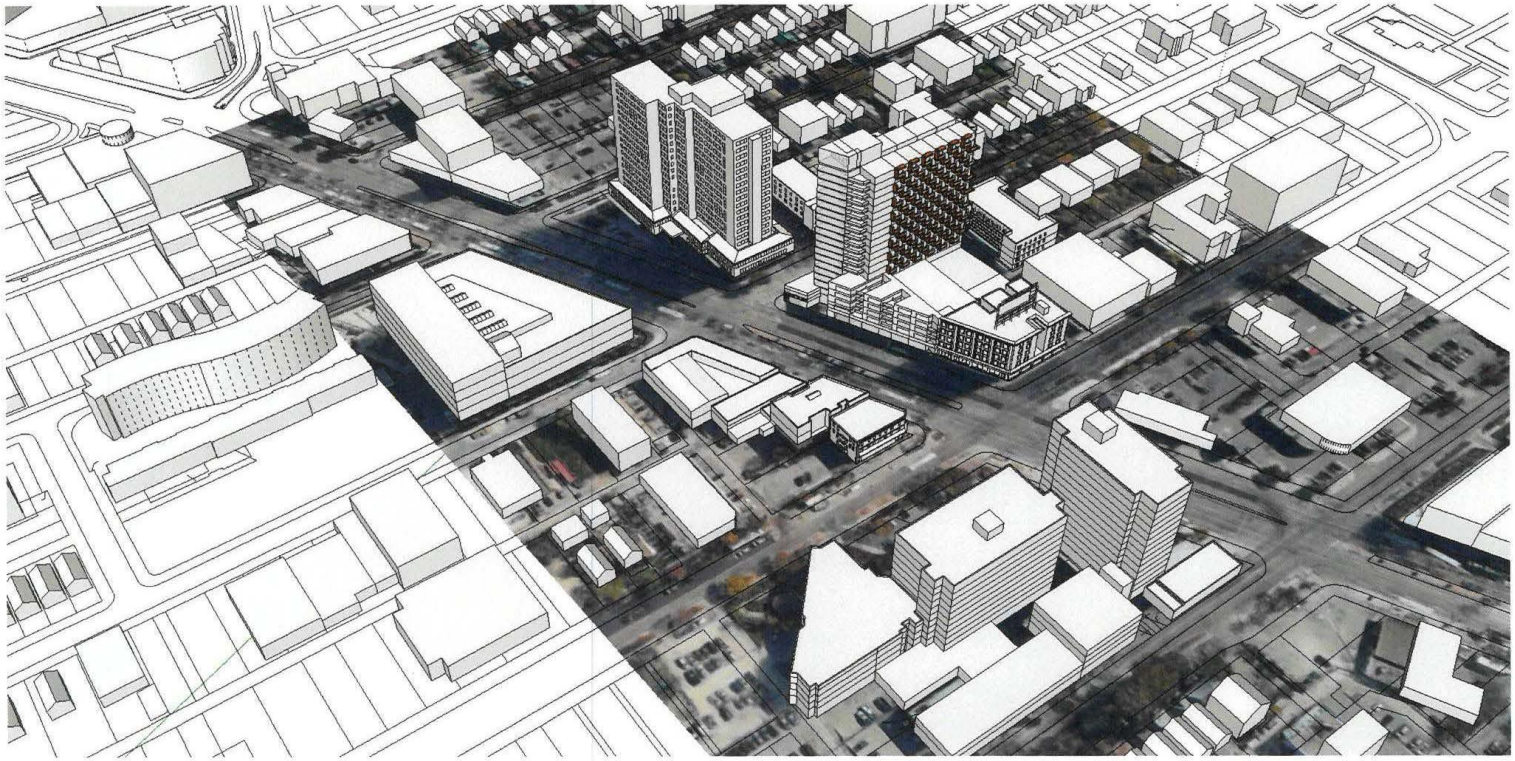
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

LOOKING EAST

SHEET A10
CIBINEL ARCHITECTURE LTD



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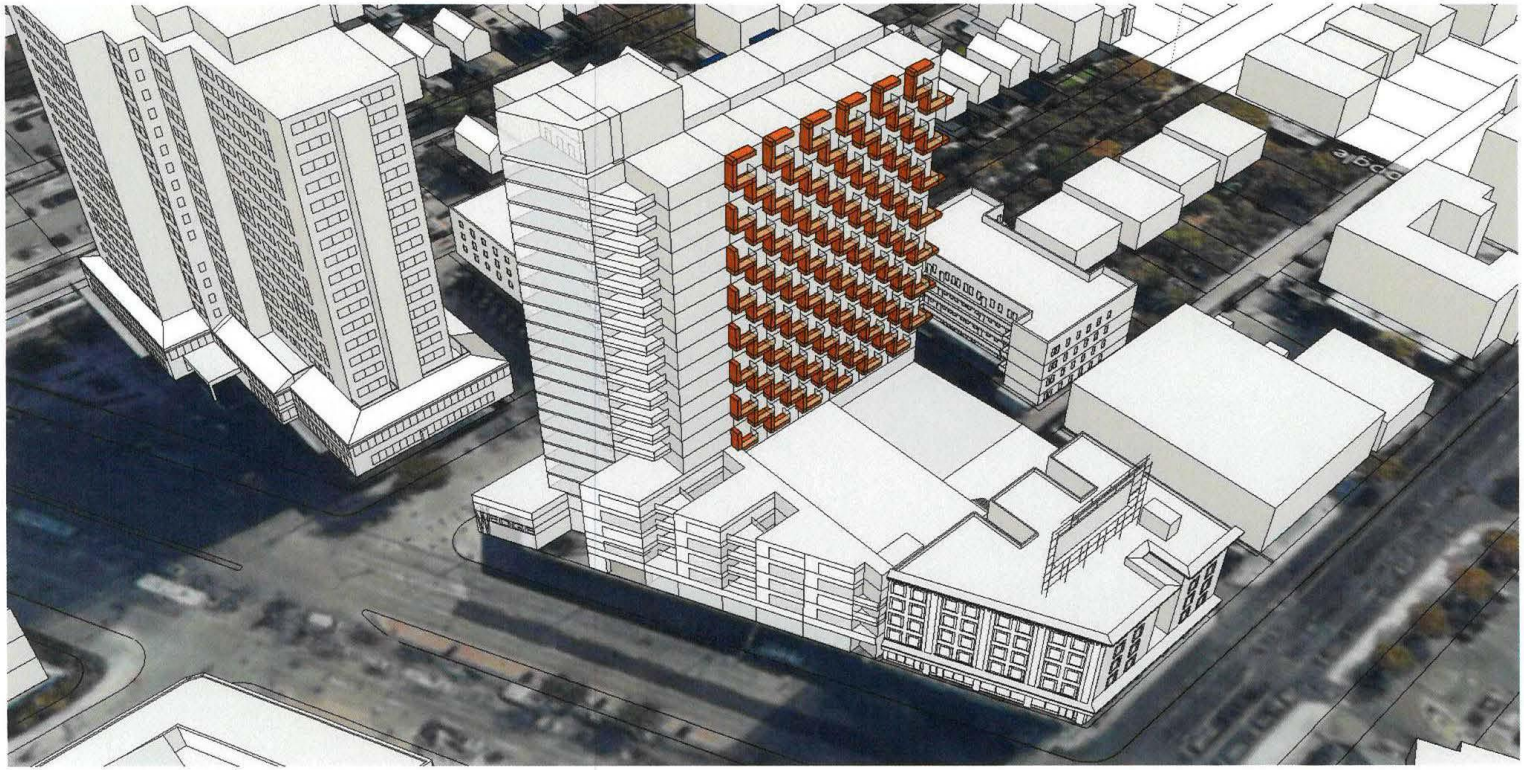
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

LOOKING SOUTH-EAST

SHEET A11
CIBINEL ARCHITECTURE LTD



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634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

LOOKING SOUTH-EAST

SHEET A12
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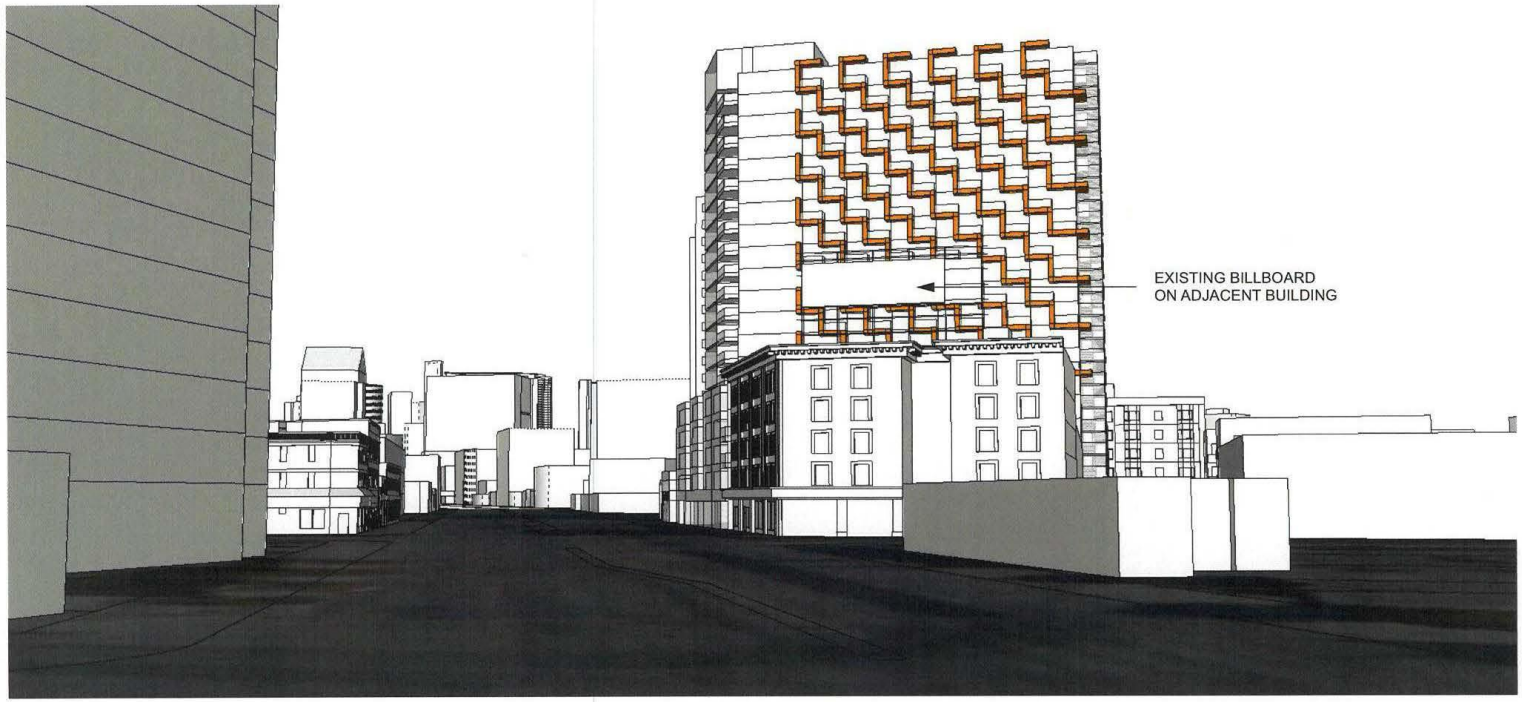

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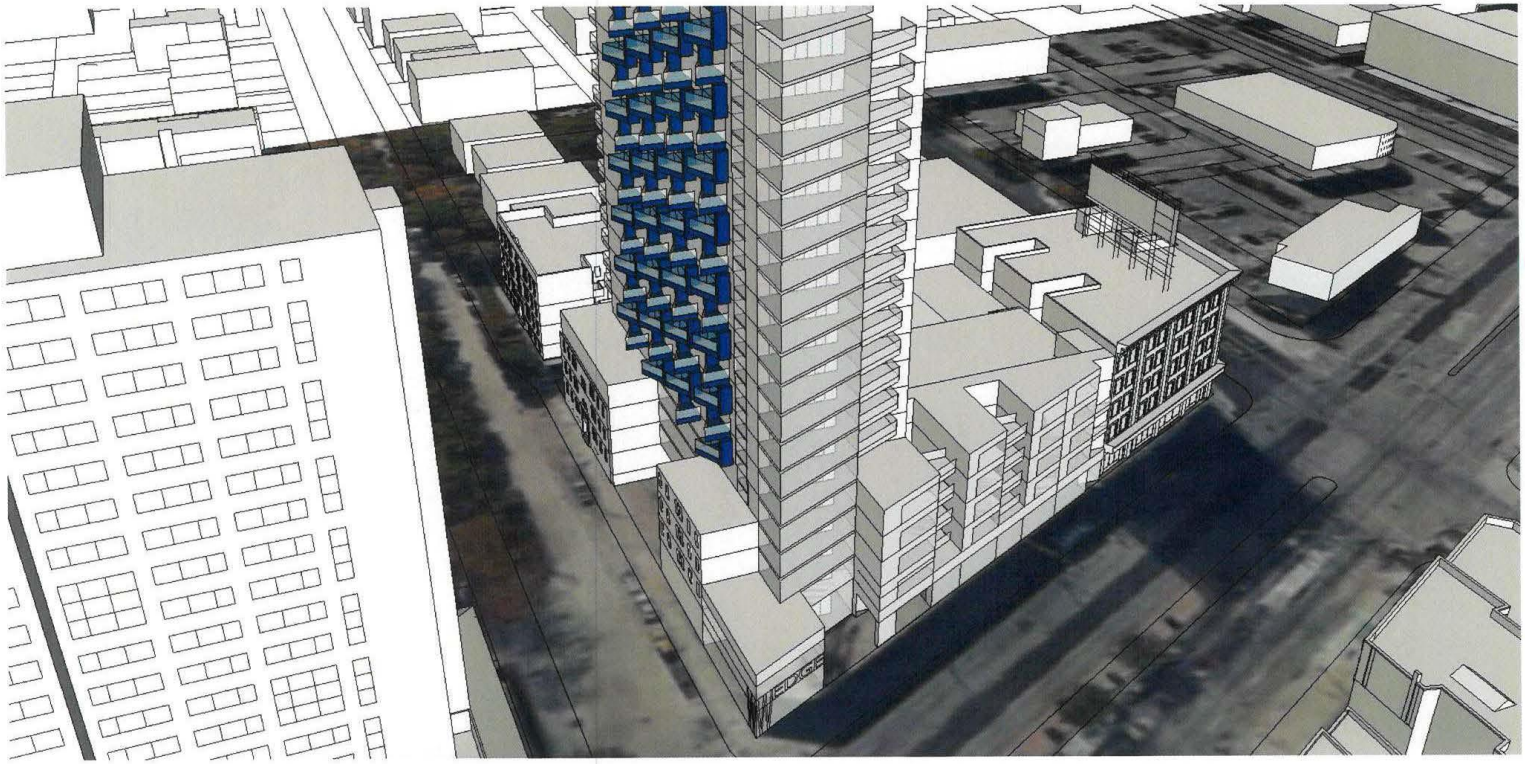
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

PORTAGE AVENUE LOOKING EAST

SHEET A13
CIBINEL ARCHITECTURE LTD



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634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

LOOKING SOUTH-WEST

SHEET A14
CIBINEL ARCHITECTURE LTD



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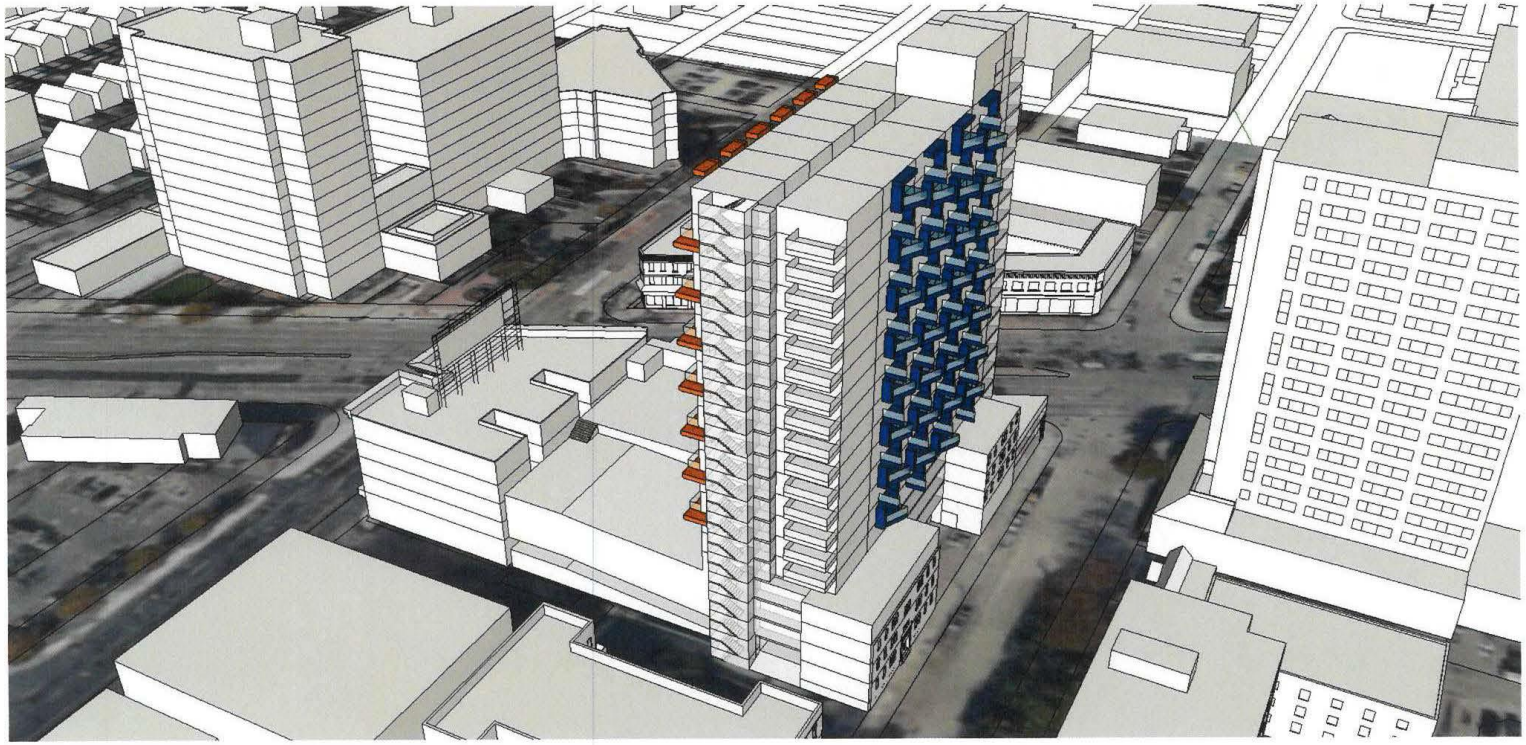
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

FURBY STREET LOOKING SOUTH

SHEET A15
CIBINEL ARCHITECTURE LTD



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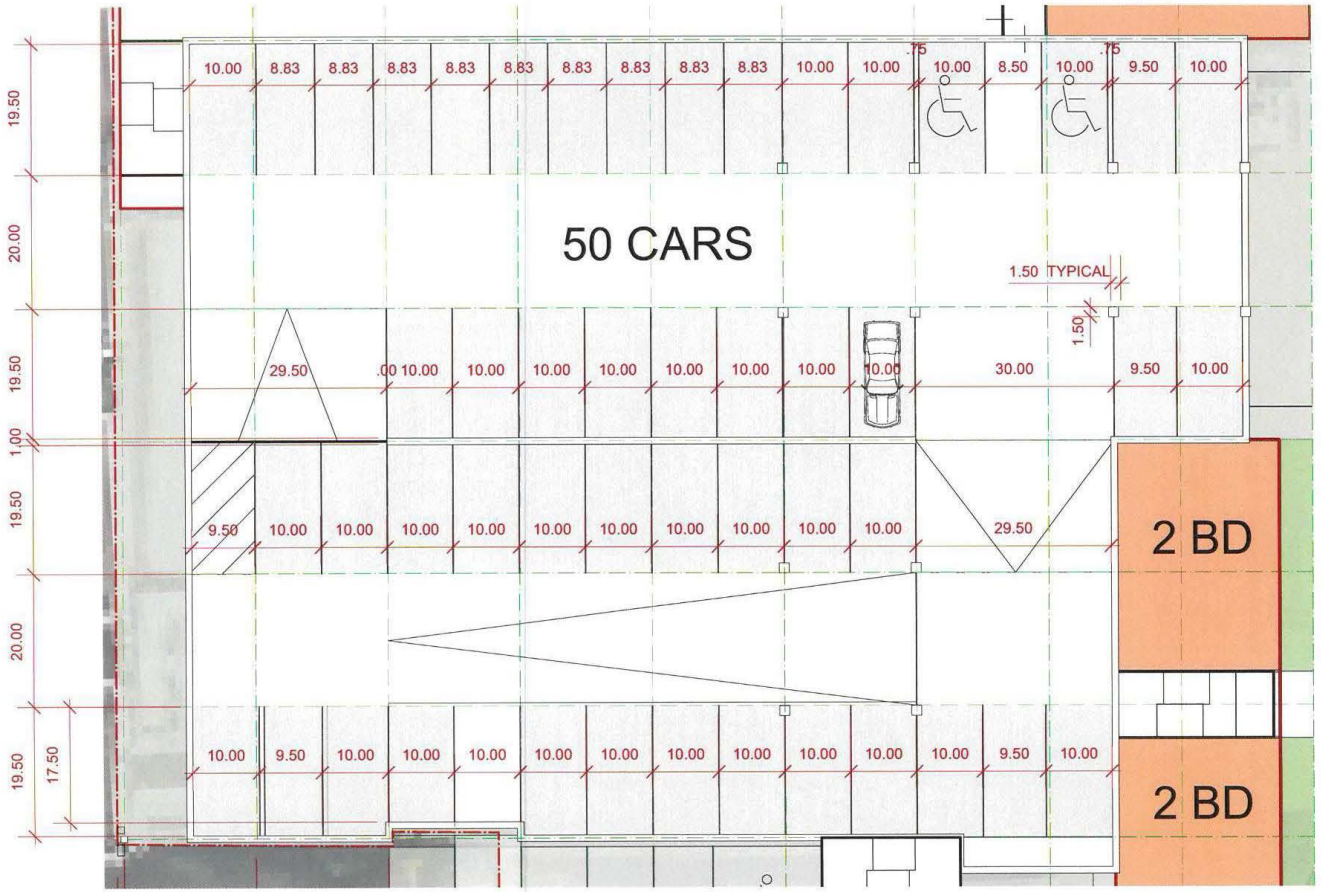
634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

FURBY STREET LOOKING NORTH

SHEET A16
CIBINEL ARCHITECTURE LTD



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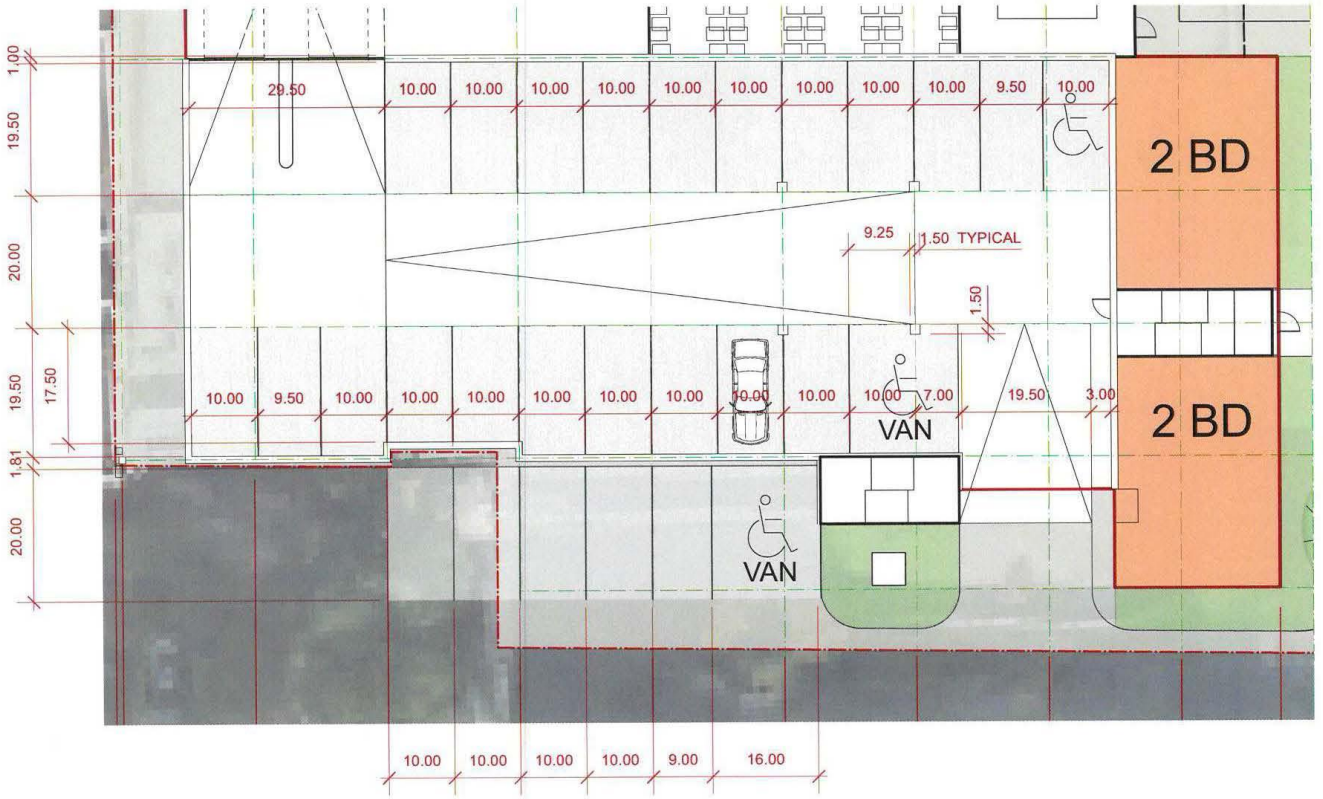
SHEET A17

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

PLAN DETAIL - 4TH FLOOR PARKING SPACES

CIBINEL ARCHITECTURE LTD



DIMENSIONS ARE IN FEET

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SHEET A18

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

PLAN DETAIL -MAIN FLOOR PARKING SPACES

CIBINEL ARCHITECTURE LTD