Minutes – Executive Policy Committee – December 8, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 2, 2021

Item No. 8 Subdivision and Rezoning – 1396 Plessis Road (Transcona Ward) File DASZ 37/2021 [c/r DAV 195338/2021D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 37/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 10, 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 the terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated November 5, 2021 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 10, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 37/2021, 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 2, 2021

EXECUTIVE POLICY 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 of the By-law in accordance with the above.

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

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 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 approvals 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 under File DAV 21-195338D 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 37/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 2, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Yea:	Bowman, Allard, Browaty, Gillingham, Gilroy, Mayes, Rollins	7
Nay:		0

Carried

STANDING COMMITTEE RECOMMENDATION:

On December 2, 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 November 22, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 12, add the words “under File DAV 21-195338D” immediately after “Order”

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

PUBLIC HEARING SUMMARY

File: DASZ 37/2021

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

Public Hearing: November 22, 2021
Council Building, 510 Main Street

Applicant: Foresight Development Group Inc. (Mehul Patel)

Subject:



Premises Affected: 1396 Plessis Road

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:	November 22, 2021

Community Committee Recommendation:

On November 22, 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 37/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 10, 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 the terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated November 5, 2021 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 10, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 37/2021, 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.

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 of the By-law in accordance with the above.

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

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 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 approvals 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 ***under File DAV 21-195338D*** 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 37/2021.

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 is continuing the rein-visioning of that space along Plessis, on the west side of Plessis and multi-family seems to be very popular along that route. The number of services in that area are definitely supportive of this type of development and most recently saw a couple of new restaurants open space formerly occupied by Jim's and the Old Sal's. It is a well-developed area.

Exhibits Filed:

1. Application dated September 22, 2021
2. Notification of Public Hearing dated October 18, 2021
3. Manitoba Status of Title 1934448/1
4. Letter of authorization dated January 31, 2021 from Bill Ehlers, President, Abundant Life Baptist Church Inc. to 10059459 Manitoba Inc.
5. Plans (8 pages)
6. Shadow Study undated
7. Report from the Urban Planning Division dated November 9, 2021
8. Inspection Report
9. Communication dated November 19, 2021, from Debbie Galay in opposition to the application
10. Presentation from Christopher Gibson in support of the application
11. Communication dated November 22, 2021, from Andrew Lange in support of the application
12. Communication dated November 22, 2021, from Dakotah Charron in support of the application
13. Communication dated November 22, 2021, from Ralph Hoppe in support of the application
14. Communication dated November 22, 2021, from Justin Lange in support of the application
15. Recording of Representations

REPRESENTATIONS:

In Support:

Dakotah Charron
Christopher Gibson
Ralph Hoppe
Andrew Lange
Justin Lange
Mehul Patel
Ryan Ridge

In Opposition:

Debbie Galay

For Information:

Nil

For the City:

G. Doney, Senior Planner, Planning, Property and Development
D. Trenchard, Land Development Engineer, Planning, Property and Development

Exhibit "7" referred to in File DASZ 37/2021

ADMINISTRATIVE REPORT

Title: DASZ 37/2021 – 1936 Plessis Road

Issue: For consideration at the public hearing to rezone land from a "C3" Commercial Corridor District to an "RMF-M" Residential Multi-Family Medium District for the construction of a multi-family dwelling and the maintenance of a Place of Worship.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Femi Ojo, MCIP, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 37/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 10, 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 the terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated November 5, 2021 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated September 10, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 37/2021, 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.

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 of 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.

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9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 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 approvals 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 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 37/2021.

REASON FOR THE REPORT

- The applicant is proposing to subdivide an existing “C3” Commercial Corridor parcel into two lots and rezone the proposed Lot 1 to an “RMF-M” Residential Multi-Family Medium District for the construction of 76 residential dwelling units. The proposed Lot 2 would remain zoned “C3” Commercial Corridor district for the maintenance of a place of worship use.
- Subdivisions and rezonings 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, proposed Lot 1 will be rezoned from a “C3” Commercial Corridor District to an “RMF-M” Residential Multi-Family Medium, while the proposed Lot 2 would remain zoned “C3” Commercial Corridor for the maintenance of a place of worship.

HISTORY

N/A

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

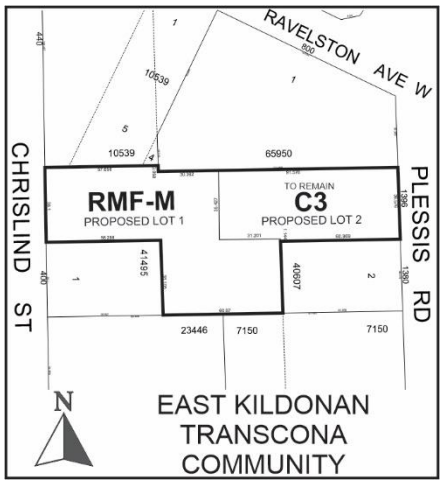
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Femi Ojo, MCIP, RPP
Date:	November 9, 2021
File No.	DASZ 37/2021

Attachments

- Appendix "A," Planning Discussion
- Schedule "A," of File DASZ 37/2021, East Kildonan – Transcona Community Committee, dated September 10, 2021.
- Schedule "B," Report of the Administrative Co-ordinating group, dated November 5, 2021, Re: proposed subdivision and rezoning of land located at 1396 Plessis Road – File No. DASZ 37/2021.

APPENDIX 'A'

DATE:	November 9, 2021
FILE:	**DASZ 37/2021**
RELATED FILES:	DAV 21 – 195338/D
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.433 (Regent)
SUBJECT:	To subdivide and rezone an existing "C3" Commercial Corridor District parcel to an "RMF-M" Residential Multi-Family District to facilitate the establishment of two (2) zoning lots to allow the construction of a multi-family dwelling use and the maintenance of a place of worship use.
LOCATION:	
LEGAL DESCRIPTION:	LOT 2 PLAN 41495 91A/92A K OTM



APPLICANT:	Mehul Patel (Foresight Development Group Inc.) 128 James Avenue – Suite 100 Winnipeg, MB R3B 0N8
OWNER:	Abundant Life Baptist Church Inc. 1396 Plessis Road Winnipeg, MB R2C 4L1
RECOMMENDATION:	Approval

SITE DESCRIPTION

- The subject property is an irregular through lot having frontages on both Plessis Road and Chrislind Street in the Regent Neighbourhood of the Transcona Ward.
- Currently on site is a place of worship with associated parking area. The subject site is +/- 95,732 sq. ft. in size. Proposed Lot 1 is 59,995 sq. ft in size, while the proposed Lot 2 is 35,784 sq. ft. in size.
- The subject falls within the Area of Stability – Recent Community Policy Area under the *Complete Communities Direction Strategy.* The subject site is zoned "C3" Commercial Corridor District.

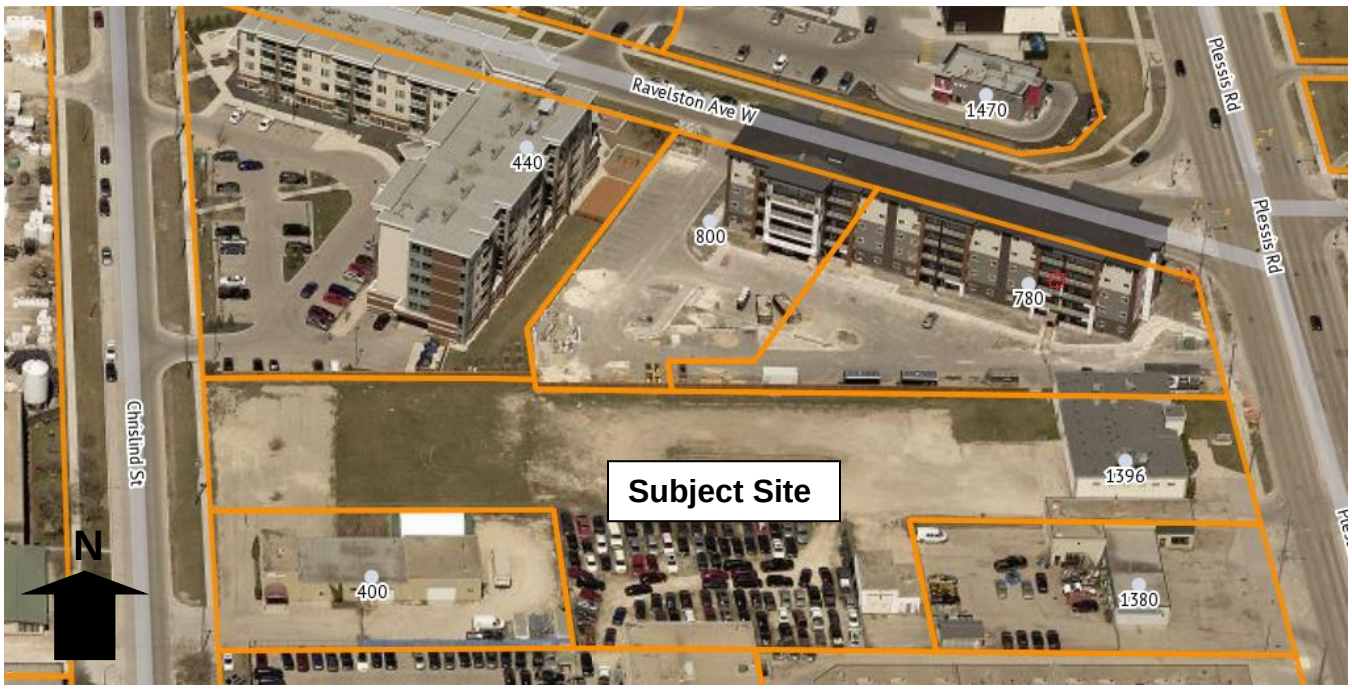


Figure 1: Pictometry map of subject property and surrounding context (flown 2021)

SURROUNDING ZONING & USES (See Figure 2)

North: Residential apartments zoned "RMU" Residential Mixed Use and "RMF-M" Residential Multi-Family Medium.

South: Commercial uses zoned "C3" Commercial Corridor.

East: Plessis Road, then an Educational Institution zoned "PR2" Parks and Recreation (Community).

West: Chrislind Street, then Industrial Warehouses zoned "M1" Manufacturing Light.

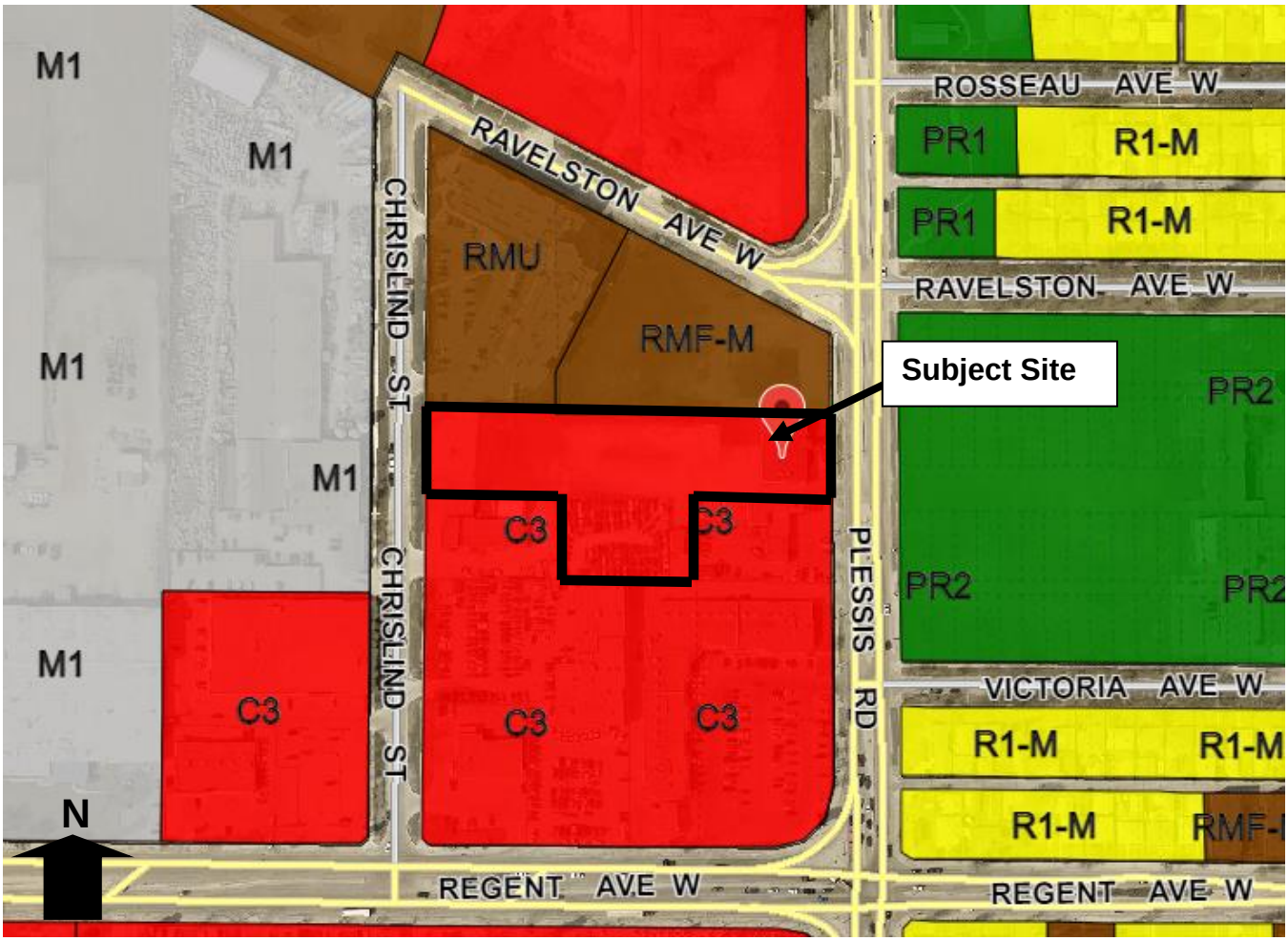


Figure 2: Zoning map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The applicant intends to subdivide the existing parcel of land currently zoned “C3” Commercial Corridor into two (2) lots. Proposed Lot 1 is to be rezoned to the “RMF-M” Residential Multi-Family Medium District and proposed Lot 2 would remain zoned “C3” Commercial Corridor for the maintenance of the existing place of worship.
- The applicant is proposing a six-storey multi-family building, approximately 71 feet in height with 76 residential units and 117 parking stalls on the proposed Lot 1. The proposed building will be 217 feet long and 89 feet wide.
- The proposed development includes provision for 5 accessible parking spaces, 2 van accessible parking spaces, 8 public and 16 private bicycle parking spaces.
- Four (4) variances are required for the proposed multi-family development on Lot 1, which relate to density, building height and yard setbacks to the accessory parking area. An associated variance application has been filed under File DAV 21 - 195338\D (see Planner’s report).

COLLABORATION

- The applicant worked with the Urban Planning Division through series of meetings as well as email correspondence. In those discussions, details of the proposed development, regarding density, building height, setbacks, and site layout were discussed.
- The aforementioned led to a refined site layout prior to formal application submission.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY:

The subject site is in an "Area of Stability" policy area of *OurWinnipeg* and *Complete Communities*. Key Direction in these documents that applies to Area of Stability states: *"Enhance the quality, diversity, completeness and sustainability of stable neighborhoods and expand housing options for Winnipeg's changing population."*

Under the *Complete Communities Direction Strategy*, relevant policies for Area of Stability that apply directly to the proposed development include:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*

  The scale of the proposed residential development is consistent with the above policy.

- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*

  The proposed "RMF-M" zoning and the construction of a six-storey, 76 residential units is consistent with the existing built form within the immediate vicinity.

- *Encourage intensification to occur at centres and along corridors.*

  The subject property is in close proximity (a block away) from Regent Avenue W, which is designated a Regional Mixed-Use Corridor.

- *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing types and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

  The construction of a six-storey, 76-unit residential unit multi-family building aligns with the above policy

The proposed plan of subdivision and rezoning would facilitate 76 residential units being added to the area, which supports efficient use of existing and future infrastructure while expanding housing options. Therefore, the proposed plan of subdivision and rezoning complies with the aforementioned policies.

ZONING BY-LAW 200/2006

- The applicant intends to create two lots from the existing parcel, rezone proposed Lot 1 to "RMF-M" Residential Multi-Family Medium and retain proposed Lot 2 as "C3" Commercial Corridor for the maintenance of the existing place of worship.

Current Zoning

"C3" Commercial Corridor

- The subject property is currently zoned "C3" Commercial Corridor district and is intended primarily for uses that provide commercial goods and services to residents of the community in areas that are dependent on automobiles access and exposed to heavy automobile traffic, but not including regional shopping malls or regional shopping areas. These commercial uses are subject to frequent view by the public and visitors to Winnipeg, and they should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. C3 districts are generally located in Community or Regional mixed-use centres or along Community or Regional mixed-use corridors.

Proposed Zoning

"RMF-M" Residential Multi-Family Medium

- The Residential Multi-Family district is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- The "RMF-M" district requires: a minimum lot area of 9,000 sq. ft., a minimum lot area per dwelling of 800 sq. ft., a minimum interior side yard setback of 8 feet, a front yard setback of 25 feet and a rear yard setback of 25 feet. The maximum building height for this proposed zone is 60 feet.

  (Note b – In the RMF-M, RMF-L and RMU zoning districts, where the building is more than one storey in height, the required interior side yard increase by 2 feet for each storey above the ground floor to a maximum of 20 feet).

COMPATIBILITY WITH SURROUNDING USES

- The subject property falls within the Area of Stability of *Complete Communities Direction Strategy* which supports low to moderate change in low-density neighbourhoods through developments and redevelopments that is complementary to the existing scale, character and built form. The proposed "RMF-M lots and the construction of a six-storey multi-family building 76 residential dwelling units is consistent with the above policy.
- The Urban Planning Division believes that the subject proposal is compatible with the surrounding development, which is characterized by multiple family developments to the north and commercial uses to the south. For example, there are new multi-family development at 800 Ravelston Avenue W and 440 Chrislind Street. These aforementioned multi-family projects are on the same scope and scale with the subject proposal.
- It is also of note that the subject property is in close proximity to Regent Avenue, where some form of intensification is encouraged as per *Complete Communities*.
- Given the above, the subject proposal will provide a range of housing type and tenure in this part of Winnipeg, which is consistent with *Complete Communities.* The proposal would also bring in more residents that will eventually stimulate the local economic growth with the immediate vicinity.
- The Urban Planning Division is supportive of the subject rezoning and the associated applications.

KEY COMMENT PROVIDED BY OTHER CIVIC DEPARTMENTS

- It is noted that the subject subdivision/rezoning application (DASZ 37/2021) has been reviewed by civic departments through the Administrative Coordinating Group (ACG).
- This review process is used to determine developer obligations such as servicing requirements, land dedication and other considerations.
- The associated ACG Report outlines servicing considerations that needs to be met as part of the DASZ 37/2021 approval.

Land Dedication

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes of not less than 10%; OR
- The Public Service is recommending 'cash in lieu' as determined by the Director of Planning, Property and Development Department.

RECOMMENDATION

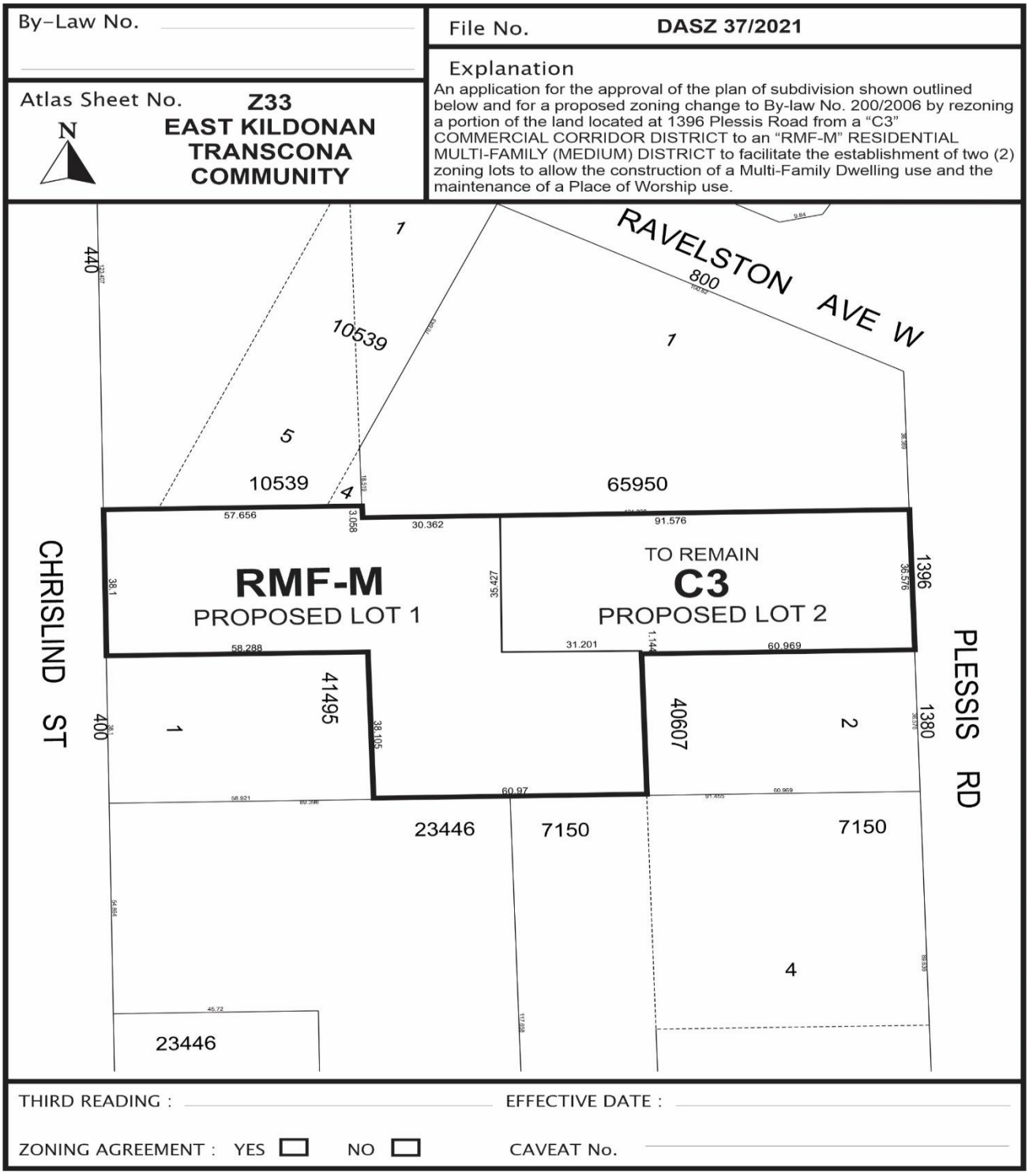
The Urban Planning Division recommends **approval** for the following reasons:

- The proposed plan of subdivision and rezoning are consistent with *Complete Communities Direction Strategy*.
- Rezoning the subject property to an "RMF-M" Residential Multi-Family district will facilitate a development that is compatible with the existing development north of the subject site.
- The subject site is in close proximity to a Regional Mixed-Use Corridor where major intensification is encouraged.
- The proposed subdivision and rezoning will not have any adverse effect on the existing context as well as future development in the area.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DASZ 37/2021

Schedule "A" for File No. DASZ 37/2021, East Kildonan - Transcona Community Committee, dated September 10, 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1396 PLESSIS ROAD

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 37/2021. 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 Public Works Department wishes to advise that the proposed private approach is non-conforming under the Private Access By-law Section 17(1)(b), as there is less than 3m between the approach and the adjacent lot line and a proposed fence is abutting the approach.

2) The Public Works Department recommends the private approach be located a minimum of 3.0m from the lot line. The private approach may also be required to be widened to accommodate bi-directional traffic. Private approach applications are required to be submitted directly to the Public Works Department.

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

Section II – Servicing Considerations

1) Joint Servicing Easement Agreement

The Developer shall enter into, and register and maintain in perpetuity by way of caveat against the titles to the “affected lots” (all lots which are to be services jointly), an appropriate joint services agreement or private easement agreement with owners of the other affected lots to enable the joint servicing of lots in the Planned Area not fronting on streets with land drainage services. Said agreement shall further absolve the City from any costs or responsibility for the private joint services.

2) Sidewalks

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost to construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk along the east side of Chrisland Street abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

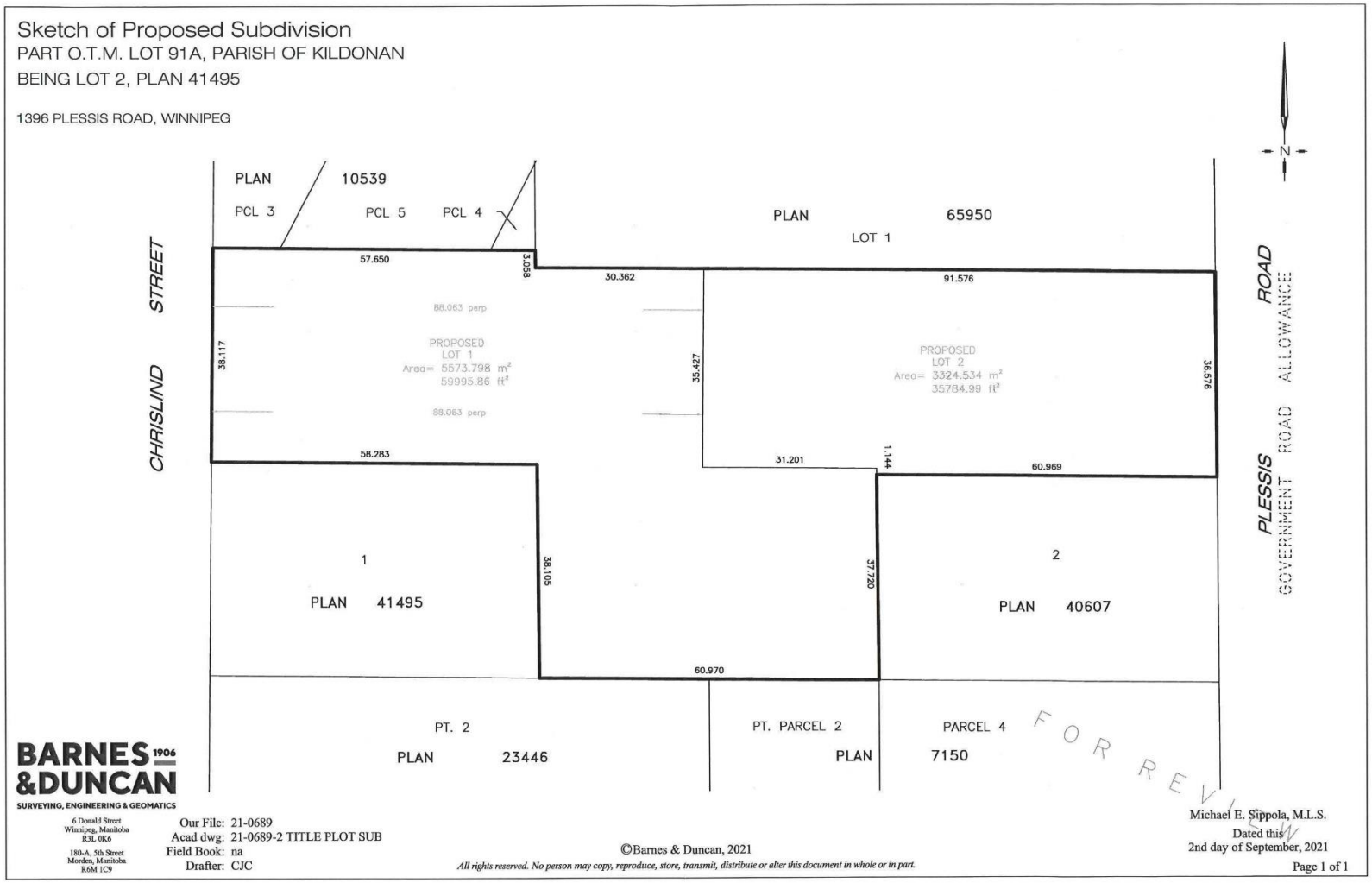
Administrative Co-ordinating Group
File No. DASZ 37/2021
November 5, 2021

"*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 “5” referred to in File DASZ 37/2021



Sketch of Proposed Subdivision

PART O.T.M. LOT 91A, PARISH OF KILDONAN

BEING LOT 2, PLAN 41495

1396 PLESSIS ROAD, WINNIPEG



BARNES 1906 &DUNCAN

SURVEYING, ENGINEERING & GEOMATICS

6 Donald Street
Winnipeg, Manitoba
R3L 0K6

180-A, 5th Street
Morden, Manitoba
R6M 1C9

Our File: 21-0689
Acad dwg: 21-0689-2 TITLE PLOT SUB
Field Book: na
Drafter: CJC

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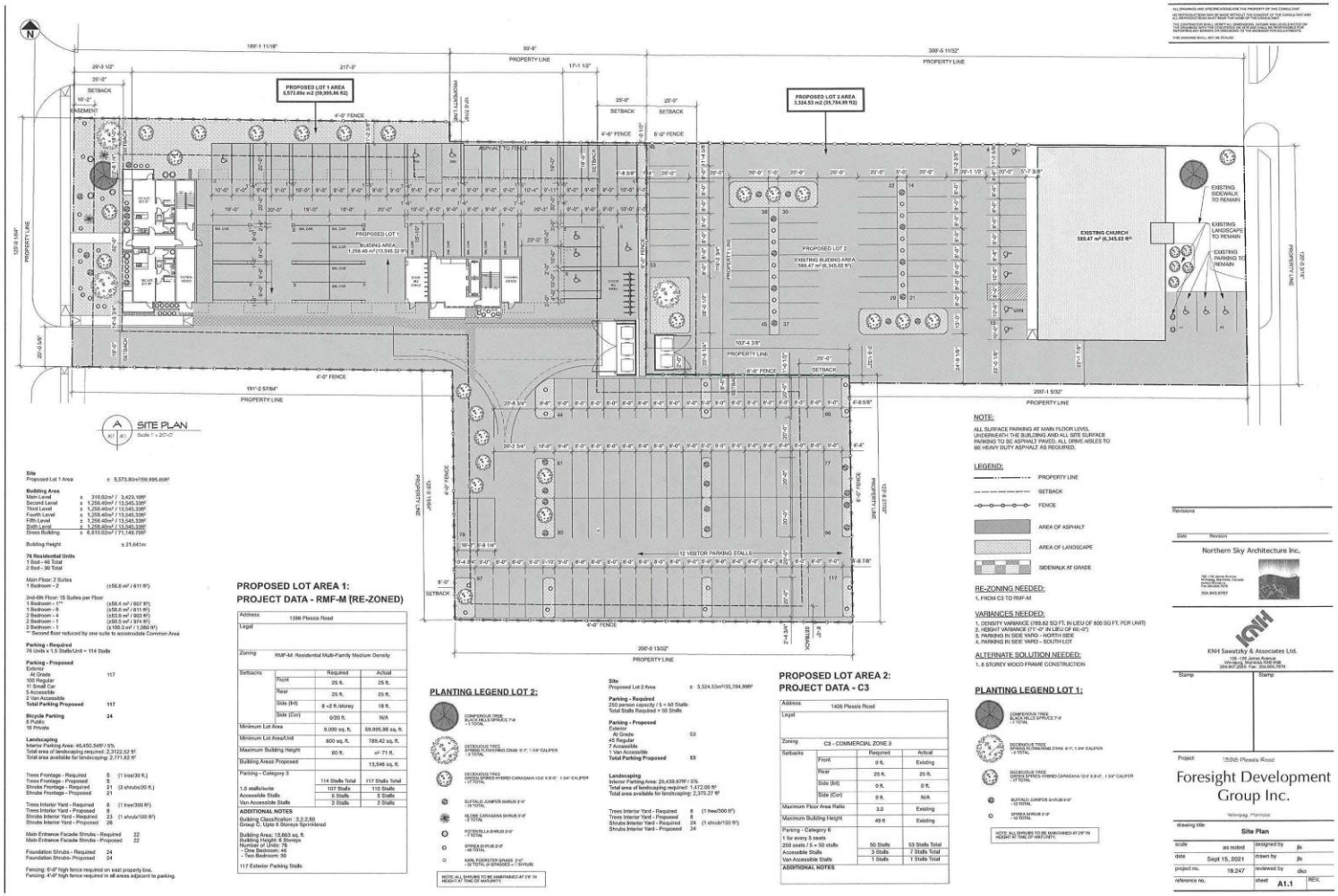
Michael E. Sippola, M.L.S.
Dated this
2nd day of September, 2021

Page 1 of 1



Site
Proposed Lot 1 Area ± 5,573.80m²/59,995.86ft²

Building Area

Main Level	±	315.02m² / 3,423.10ft²
Second Level	±	1,258.40m² / 13,545.33ft²
Third Level	±	1,258.40m² / 13,545.33ft²
Fourth Level	±	1,258.40m² / 13,545.33ft²
Fifth Level	±	1,258.40m² / 13,545.33ft²
Sixth Level	±	1,258.40m² / 13,545.33ft²
Gross Building	±	6,910.02m² / 71,149.75ft²

Building Height ± 21.641m

76 Residential Units
1 Bed - 46 Total
2 Bed - 30 Total

Main Floor: 2 Suites
1 Bedroom - 2 (±56.8 m² / 611 ft²)

2nd-6th Floor: 15 Suites per Floor
1 Bedroom – 1** (±56.4 m² / 607 ft²)
1 Bedroom - 6 (±56.8 m² / 611 ft²)
2 Bedroom - 6 (±83.9 m² / 903 ft²)
2 Bedroom – 1 (±90.5 m² / 974 ft²)
2 Bedroom - 1 (±100.3 m² / 1,080 ft²)
** Second floor reduced by one suite to accommodate Common Area

Parking - Required
76 Units x 1.5 Stalls/Unit = 114 Stalls

Parking - Proposed

Exterior	
At Grade	117
100 Regular	
11 Small Car	
5 Accessible	
2 Van Accessible	
Total Parking Proposed	**117**
Bicycle Parking	**24**
6 Public	
18 Private	

Landscaping
Interior Parking Area: 48,450.54ft² / 5%
Total area of landscaping required: 2,3122.52 ft²
Total area available for landscaping: 2,771.82 ft²

Trees Frontage - Required	5	(1 tree/30 ft.)
Trees Frontage - Proposed	5	
Shrubs Frontage - Required	21	(3 shrubs/30 ft.)
Shrubs Frontage - Proposed	21	
Trees Interior Yard - Required	8	(1 tree/300 ft²)
Trees Interior Yard - Proposed	8	
Shrubs Interior Yard - Required	23	(1 shrub/100 ft²)
Shrubs Interior Yard - Proposed	26	
Main Entrance Facade Shrubs - Required	22	
Main Entrance Facade Shrubs - Proposed	22	
Foundation Shrubs - Required	24	
Foundation Shrubs - Proposed	24	

Fencing: 6'-0" high fence required on east property line.
Fencing: 4'-0" high fence required in all areas adjacent to parking.

PROPOSED LOT AREA 1:
PROJECT DATA - RMF-M (RE-ZONED)

Address	1398 Plessis Road		
Legal			
Zoning	RMF-M: Residential Multi-Family Medium Density		
Setbacks	Front	Required: 25 ft.	Actual: 25 ft.
	Rear	25 ft.	25 ft.
	Side (Int)	8 +2 ft./storey	18 ft.
	Side (Cor)	6/20 ft.	N/A
Minimum Lot Area		9,000 sq. ft.	59,995.86 sq. ft.
Minimum Lot Area/Unit		800 sq. ft.	789.42 sq. ft.
Maximum Building Height		60 ft.	+/- 71 ft.
Building Areas Proposed			13,545 sq. ft.
Parking - Category 3		114 Stalls Total	117 Stalls Total
1.5 stalls/suite		107 Stalls	110 Stalls
Accessible Stalls		6 Stalls	6 Stalls
Van Accessible Stalls		2 Stalls	2 Stalls

ADDITIONAL NOTES
Building Classification : 3.2.2.50
Group D, Upto 6 Storeys Sprinklered

Building Area: 13,663 sq. ft.
Building Height: 6 Storeys
Number of Units: 76
- One Bedroom: 46
- Two Bedroom: 30

117 Exterior Parking Stalls

PLANTING LEGEND LOT 2:

COMPOSITE TREE
BLACK HILLS SPRUCE 7'-8"
+ 1 TOTAL

DECIDUOUS TREE
SPIRIT FLOWERING DOGWOOD 6'-7", 1 3/4" CALIPER
+ 2 TOTAL

DECIDUOUS TREE
SKINNY STEMS HYBRID CARAGANA 10'-0" X 8'-0", 1 3/4" CALIPER
+ 17 TOTAL

BUFFALO JUNIPER SHRUB 3'-0"
+ 19 TOTAL

BLOND CARAGANA SHRUB 3'-6"
+ 3 TOTAL

POTENTILLA SHRUB 2'-0"
+ 7 TOTAL

SPIREA SHRUB 2'-0"
+ 68 TOTAL

KARL FOERSTER GRASS 2'-0"
+ 36 TOTAL (4 GRASSES = 1 SHRUB)

NOTE: ALL SHRUBS TO BE MAINTAINED AT 2'-0" IN HEIGHT AT TIME OF MATURITY.

Site
Proposed Lot 2 Area ± 3,324.53m²/35,784.99ft²

Parking - Required
250 person capacity / 5 = 50 Stalls
Total Stalls Required = 50 Stalls

Parking - Proposed

Exterior	
At Grade	53
45 Regular	
7 Accessible	
1 Van Accessible	
Total Parking Proposed	**53**

Landscaping
Interior Parking Area: 20,439.97ft² / 5%
Total area of landscaping required: 1,472.00 ft²
Total area available for landscaping: 2,375.27 ft²

Trees Interior Yard - Required	5	(1 tree/300 ft²)
Trees Interior Yard - Proposed	5	
Shrubs Interior Yard - Required	24	(1 shrub/100 ft²)
Shrubs Interior Yard - Proposed	24	

PROPOSED LOT AREA 2:
PROJECT DATA - C3

Address	1406 Plessis Road		
Legal			
Zoning	C3 - COMMERCIAL ZONE 3		
Setbacks	Front	Required: 0 ft.	Actual: Existing
	Rear	25 ft.	25 ft.
	Side (Int)	0 ft.	0 ft.
	Side (Cor)	0 ft.	N/A
Maximum Floor Area Ratio		3.0	Existing
Maximum Building Height		49 ft.	Existing
Parking - Category 6			
1 for every 5 seats			
250 seats / 5 = 50 stalls		50 Stalls	53 Stalls Total
Accessible Stalls		3 Stalls	7 Stalls Total
Van Accessible Stalls		1 Stalls	1 Stalls Total
ADDITIONAL NOTES			

PLANTING LEGEND LOT 1:

COMPOSITE TREE
BLACK HILLS SPRUCE 7'-8"
+ 1 TOTAL

DECIDUOUS TREE
SPIRIT FLOWERING DOGWOOD 6'-7", 1 3/4" CALIPER
+ 2 TOTAL

DECIDUOUS TREE
SKINNY STEMS HYBRID CARAGANA 10'-0" X 8'-0", 1 3/4" CALIPER
+ 17 TOTAL

BUFFALO JUNIPER SHRUB 3'-0"
+ 19 TOTAL

SPIREA SHRUB 2'-0"
+ 10 TOTAL

NOTE: ALL SHRUBS TO BE MAINTAINED AT 2'-0" IN HEIGHT AT TIME OF MATURITY.

NOTE:
ALL SURFACE PARKING AT MAIN FLOOR LEVEL UNDERNEATH THE BUILDING AND ALL SITE SURFACE PARKING TO BE ASPHALT PAVED. ALL DRIVE AISLES TO BE HEAVY DUTY ASPHALT AS REQUIRED.

LEGEND:
PROPERTY LINE
SETBACK
FENCE
AREA OF ASPHALT
AREA OF LANDSCAPE
SIDEWALK AT GRADE

RE-ZONING NEEDED:
1. FROM C3 TO RMF-M

VARIANCES NEEDED:
1. DENSITY VARIANCE (789.82 SQ FT. IN LIEU OF 800 SQ FT. PER UNIT)
2. HEIGHT VARIANCE (71'-0" IN LIEU OF 60'-0")
3. PARKING IN SIDE YARD - NORTH SIDE
4. PARKING IN SIDE YARD - SOUTH LOT

ALTERNATE SOLUTION NEEDED:
1. 6 STOREY WOOD FRAME CONSTRUCTION

Revisions

Date	Revision

Northern Sky Architecture Inc.
100 - 135 James Avenue
Winnipeg, Manitoba R3B 0N9
Fax 204.943.0757
204.943.0757

KNH Sawatzky & Associates Ltd.
100 - 135 James Avenue
Winnipeg, Manitoba R3B 0N9
204.947.0053 Fax: 204.694.7974

Stamp

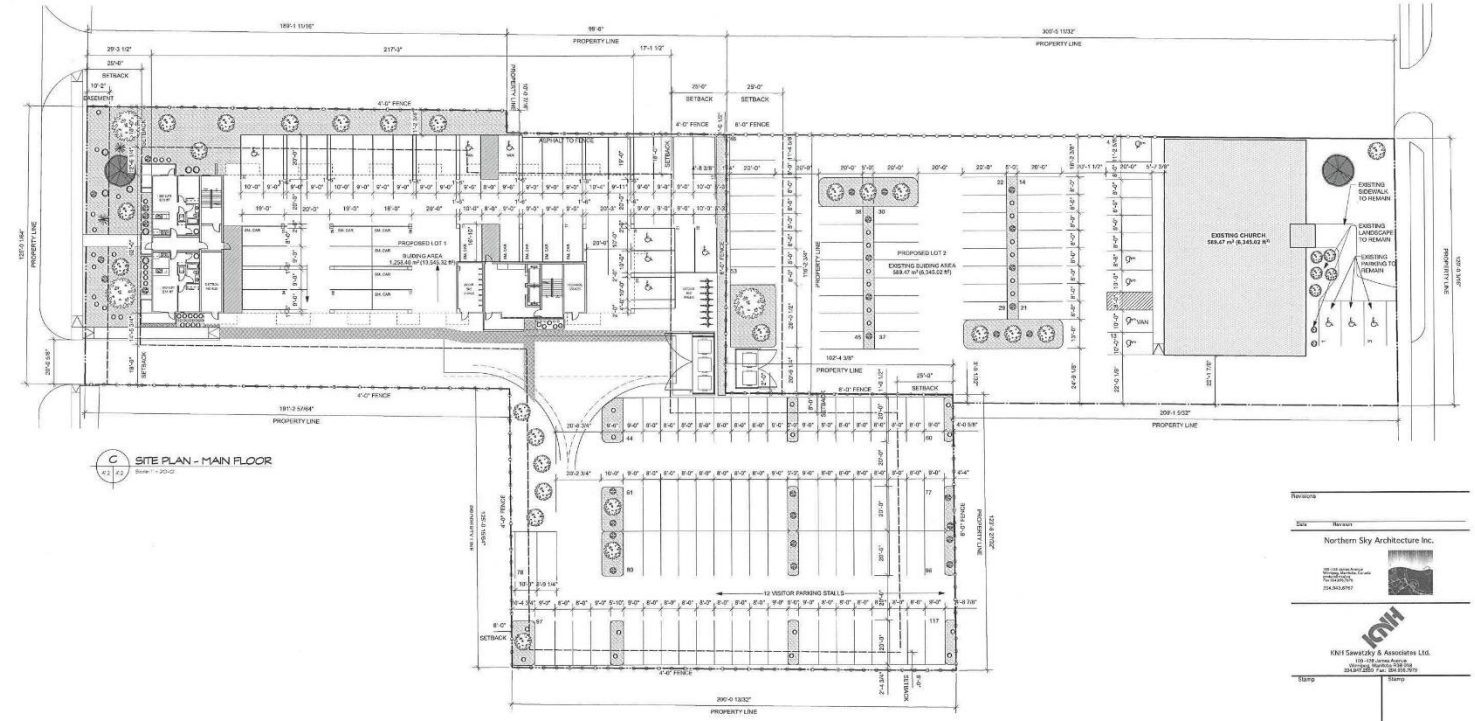
Stamp

Project 1398 Plessis Road

Foresight Development Group Inc.
Winnipeg, Manitoba

drawing title: Site Plan

scale	as noted	designed by	jlv
date	Sept 15, 2021	drawn by	jlv
project no.	19.247	reviewed by	dko
reference no.		sheet	A1.1
			REV.



C SITE PLAN - MAIN FLOOR

Scale: 1" = 20'-0"

Revisions

Date	Remark

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.

Stamp

Stamp

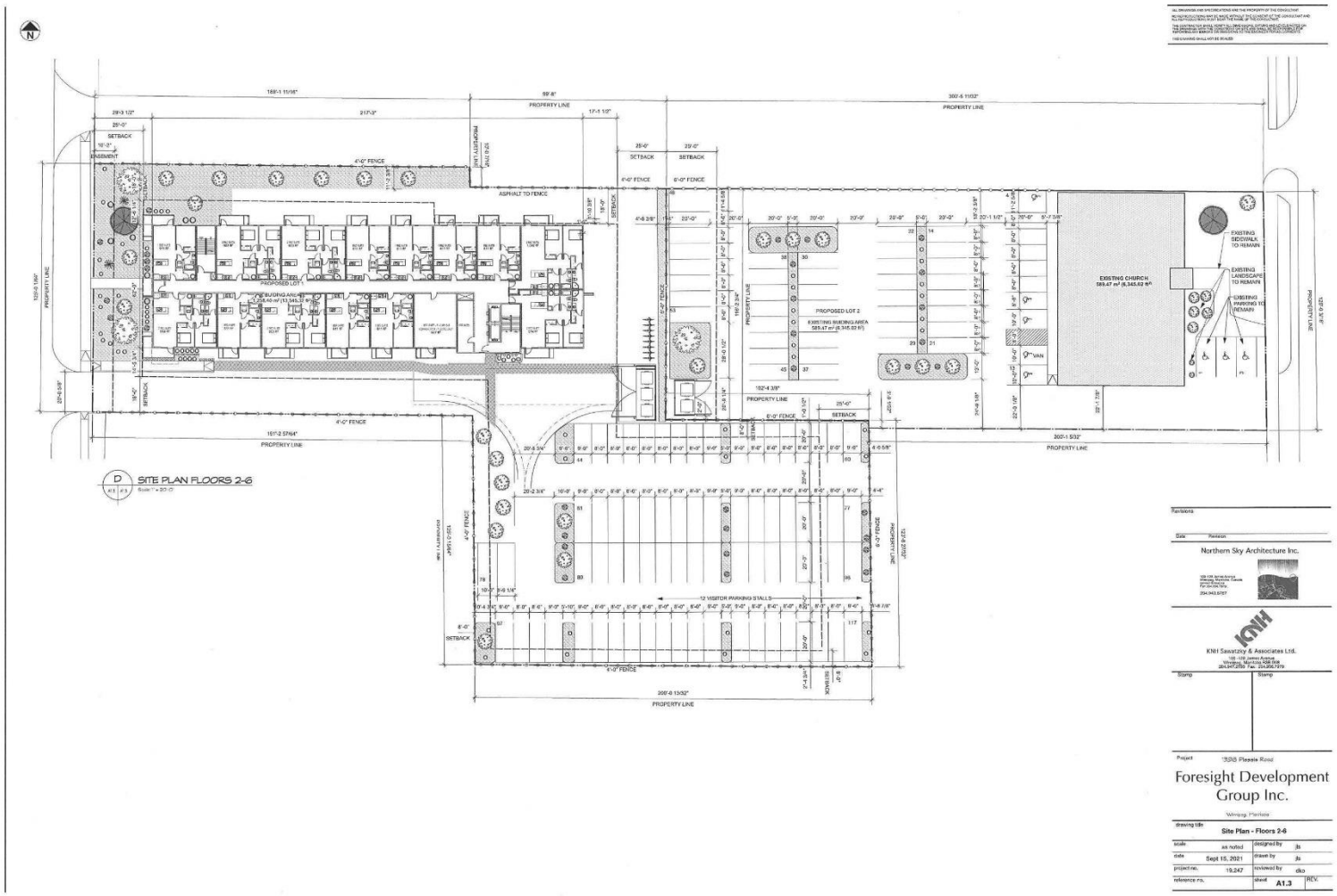
Project 1536 Plessis Road

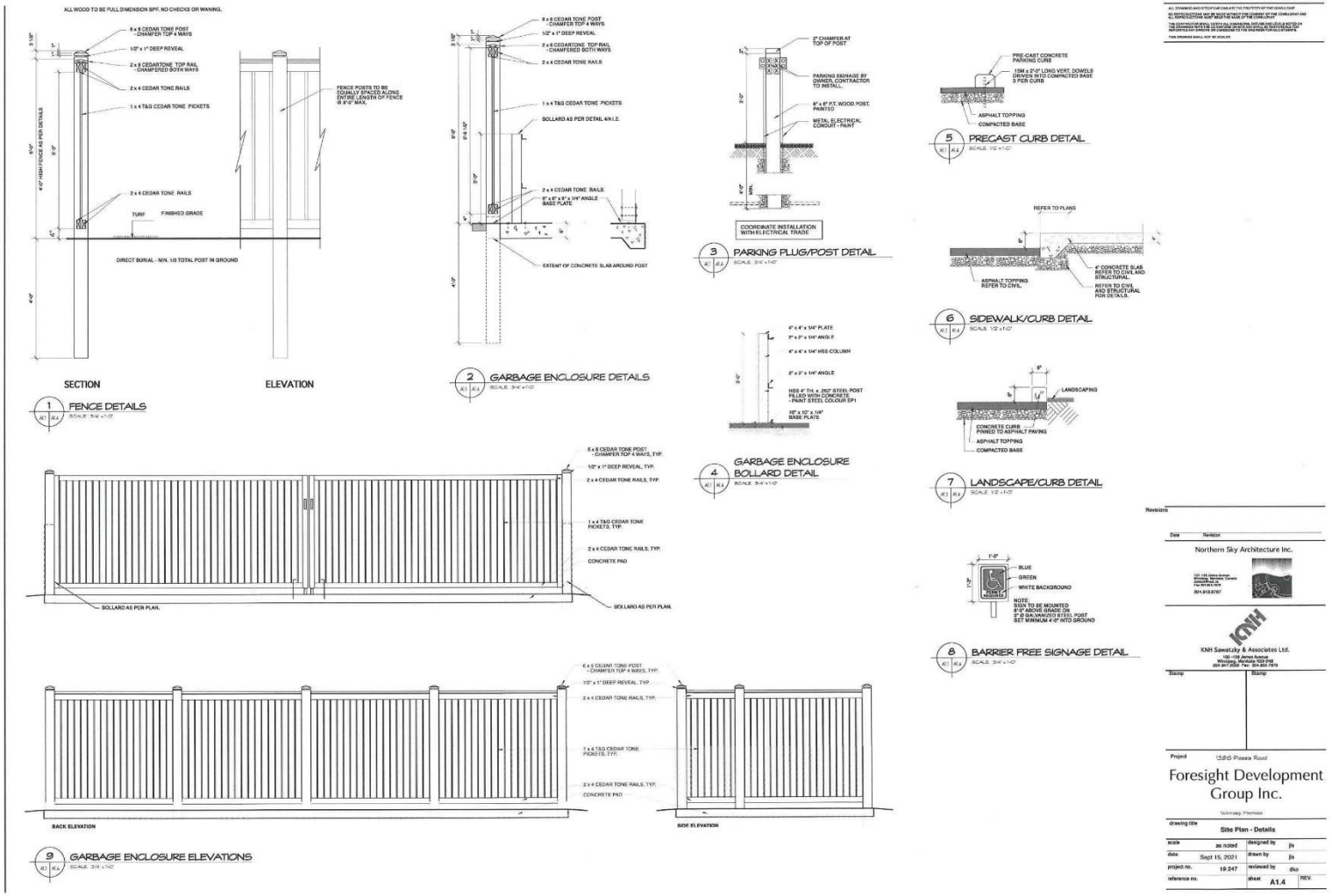
Foresight Development Group Inc.

Winnipeg, Manitoba

drawing title **Site Plan - Main Floor**

scale	as noted	designed by	jb
date	Sept 15, 2021	drawn by	jb
project no.	19.247	reviewed by	dw
reference no.		sheet A1.2	REV.


SITE PLAN FLOORS 2-6
PROPOSED LOT 1
PROPOSED LOT 2
EXISTING CHURCH
EXISTING SIDEWALK TO REMAIN
EXISTING LANDSCAPE TO REMAIN
EXISTING PARKING TO REMAIN
12 VISITOR PARKING STALLS
PROPERTY LINE
SETBACK
4'-0" FENCE
ASPHALT TO FENCE
Northern Sky Architecture Inc.
KNH Sawatzky & Associates Ltd.
Foresight Development Group Inc.
Winnipeg, Manitoba
Site Plan - Floors 2-6
Sept 15, 2021
19,247
A1.3


ALL WOOD TO BE FULL DIMENSION SPF. NO CHECKS OR WANING.
SECTION
ELEVATION
1 FENCE DETAILS
2 GARBAGE ENCLOSURE DETAILS
3 PARKING PLUG/POST DETAIL
4 GARBAGE ENCLOSURE BOLLARD DETAIL
5 PRECAST CURB DETAIL
6 SIDEWALK/CURB DETAIL
7 LANDSCAPE/CURB DETAIL
8 BARRIER FREE SIGNAGE DETAIL
9 GARBAGE ENCLOSURE ELEVATIONS
BACK ELEVATION
SIDE ELEVATION
Revisions
Date
Revision
Northern Sky Architecture Inc.
KNH Sawatzky & Associates Ltd.
Stamp
Project
1396 Pease Road
Foresight Development Group Inc.
drawing title
Site Plan - Details
scale
as noted
designed by
jls
date
Sept 15, 2021
drawn by
jls
project no.
19.247
reviewed by
dko
reference no.
sheet
A1.4
REV.


TOP OF PARAPET
ELEV. 171'-0"
TOP OF BEARING
ELEV. 169'-1 1/4"
TOP OF 6TH FL. SUBFLOOR
ELEV. 156'-10"
TOP OF 5TH FL. SUBFLOOR
ELEV. 145'-8"
TOP OF 4TH FL. SUBFLOOR
ELEV. 134'-2"
TOP OF 3RD FL. SUBFLOOR
ELEV. 122'-10"
TOP OF 2ND FL. SUBFLOOR
ELEV. 111'-6"
TOP OF CONC. SLAB
ELEV. 100'-0"
1
A3.0
NORTH ELEVATION
Scale: 1/8" = 1'-0"
TOP OF PARAPET
ELEV. 171'-0"
TOP OF BEARING
ELEV. 169'-1 1/4"
TOP OF 6TH FL. SUBFLOOR
ELEV. 156'-10"
TOP OF 5TH FL. SUBFLOOR
ELEV. 145'-8"
TOP OF 4TH FL. SUBFLOOR
ELEV. 134'-2"
TOP OF 3RD FL. SUBFLOOR
ELEV. 122'-10"
TOP OF 2ND FL. SUBFLOOR
ELEV. 111'-6"
TOP OF CONC. SLAB
ELEV. 100'-0"
2
A3.0
EAST ELEVATION
Scale: 1/8" = 1'-0"
LEGEND:
METAL CLADDING
COLOUR / PROFILE 1
METAL CLADDING
COLOUR / PROFILE 2
Revisions
Northern Sky Architecture Inc.
KNH Sawatzky & Associates Ltd.
Stamp
Stamp
Project
Foresight Development Group Inc.
drawing title
Elevations
scale as noted
designed by
date Sept 15, 2021
drawn by
project no. 19.247
reviewed by
reference no.
sheet A3.0
REV.


TOP OF PARAPET
ELEV. 171'-0"
TOP OF BEARING
ELEV. 169'-1 1/4"
TOP OF 6TH FL. SUBFLOOR
ELEV. 158'-10"
TOP OF 5TH FL. SUBFLOOR
ELEV. 145'-6"
TOP OF 4TH FL. SUBFLOOR
ELEV. 134'-2"
TOP OF 3RD FL. SUBFLOOR
ELEV. 122'-10"
TOP OF 2ND FL. SUBFLOOR
ELEV. 111'-6"
TOP OF CONC. SLAB
ELEV. 100'-0"
3
A3.1
SOUTH ELEVATION
Scale 1/8" = 1'-0"
TOP OF PARAPET
ELEV. 171'-0"
TOP OF BEARING
ELEV. 169'-1 1/4"
TOP OF 6TH FL. SUBFLOOR
ELEV. 158'-10"
TOP OF 5TH FL. SUBFLOOR
ELEV. 145'-6"
TOP OF 4TH FL. SUBFLOOR
ELEV. 134'-2"
TOP OF 3RD FL. SUBFLOOR
ELEV. 122'-10"
TOP OF 2ND FL. SUBFLOOR
ELEV. 111'-6"
TOP OF CONC. SLAB
ELEV. 100'-0"
4
A3.1
WEST ELEVATION
Scale 1/8" = 1'-0"
LEGEND:
METAL CLADDING COLOUR / PROFILE 1
METAL CLADDING COLOUR / PROFILE 2
Revisions
Date
Revision
Northern Sky Architecture Inc.
KNH
KNH Sawatzky & Associates Ltd.
Stamp
Stamp
Project
1926 Pierce Road
Foresight Development Group Inc.
Winnipeg, Manitoba
drawing title
Elevations
scale
as noted
designed by
jls
date
Sept15, 2021
drawn by
jls
project no.
19.247
reviewed by
dko
reference no.
sheet
A3.1
REV.