Minutes – Executive Policy Committee – January 19, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2022

Item No. 10 Subdivision and Rezoning – 666 to 676 McMillan Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 41/2021 [c/r DAV 206373/2021D]

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 41/21 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 26, 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 terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated November 9, 2021, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 41/21 by rezoning the subject land to an "RMF-L PDO-1 CORYDON OSBORNE" Residential Multi Family (Large) District as shown on the map dated November 26, 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 the Development Application No. DASZ 41/21, 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 – January 17, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

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 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 shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 41/21.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2022

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 January 17, 2022, 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 January 11, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On November 26, 2021, the City Centre Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on January 11, 2022 at 10:30 a.m. in the Council Building at 510 Main Street, due to a required re-posting of the public hearing notice.

PUBLIC HEARING SUMMARY

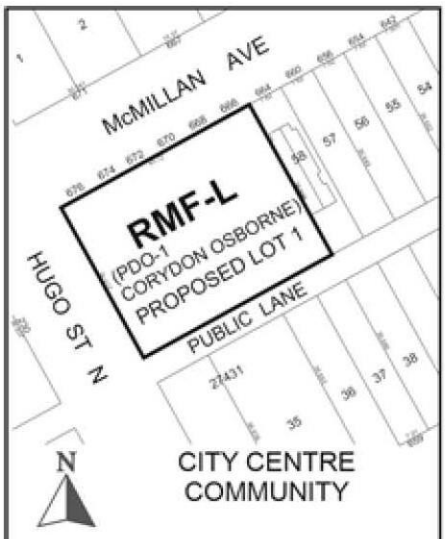
File: DASZ 41/2021

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

Public Hearing: January 11, 2022
November 26, 2021
Council Building, 510 Main Street

Applicant: Affinity Architecture Inc. (Jillian Teterenko)

Subject:



APPLICANT : Affinity Architecture Inc. (Jillian Teterenko)
FILE : DASZ 41/2021
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R2 PDO-1 CORYDON OSBORNE" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of land and to allow the construction of a multi-family dwelling use.
For information, phone D. Harris, Planner at 204-986-7211.

Premises Affected: 666 to 676 McMillan Avenue

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

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

Report date: January 12, 2022

Community Committee Recommendation:

On January 11, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 41/21 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 26, 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 terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated November 9, 2021, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 41/21 by rezoning the subject land to an "RMF-L PDO-1 CORYDON OSBORNE" Residential Multi Family (Large) District as shown on the map dated November 26, 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 the Development Application No. DASZ 41/21, 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 City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

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

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 7 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 shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 41/21.

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

1. I want to state first and foremost that RMF-L in the neighborhood is an exception and not the rule here. The lot consolidation is pretty profound. There are examples on other corners and I note that the design and dynamism that is reflected in buildings like the Pasadena are reflected in this design and in the orientation. It's a big chunk; five houses, and while I'm in support, it should be the exception and not the rule.

2. I'm in support due to some of the affordability considerations. I don't believe it's deeply affordable and I don't' want anyone to think I do, but I do believe it allows for generational changes in the neighborhood to take place. It allows for people to age in place, singles that want to stay in the neighborhood maybe upon divorce and young people who have the aspirations to won beautiful homes in the neighborhood.

3. The affordability elements is reflected nicely in this. The economics seem to be secured and I think that is important because I myself have questioned, over a four-year term, decisions made at this committee (mine, not yours, Councillors) with respect to economics and buildings that stand empty because the economics have somehow failed, but this is not the case here, I don't believe.

4. The active transportation and parking variances gave me pause. And it gave me pause because like those that came here today to express concern, I too do see parking troubles, but it's not 1978 with all due respect to my residents that are super smart. In 1978 the population of Winnipeg was 500,000 and I'm glad that every year we welcome about 25,000 newcomers to Winnipeg. I'd like to see more and that means I should be really interested in housing and affordable housing.

5. I support the density here. 39 units is a lot, I agree, and I shudder at the noise that it creates in a new build. That's a lot of pounding in of piles, but I appreciate the applicant's courteous construction elements.

6. The direct connection to the Hugo street front is important in terms of design and dynamism.

7. I was concerned about the garbage here and I am in support of the garbage as is, but I do want the molok bins to be explored, if possible. The administration can take care of that.

8. But for the following supporting reasons, namely, the affordability, the AT, the belief in mode shift and the car share, the tree survival and the new trees, the direct connections to the street fronts by design and the fact that I do believe that we're here for a reason in terms of variance and that RMF-L should be the exception and not the rule and I do support the recommendation of the Public Service.

Exhibits Filed:

1. Application dated October 19, 2021
2. Notification of Public Hearing dated October 21, 2021
3. Manitoba Status of Titles 1411528/1, 2111826/1, 2993076/1, 3027659/1 and 3104037/1
4. Letter of authorization dated June 9, 2021 from Vicki Gayle Caddoo to Affinity Architecture Inc.
5. Letter of authorization dated June 9, 2021 from Sheldon Norman Hogarth and Monica Alice Ross to Affinity Architecture Inc.
6. Letter of authorization dated June 9, 2021 from Kevin Kalra c/o RKMT Incorporated to Affinity Architecture Inc.
7. Letter of authorization dated June 9, 2021 from 674 McMillan Avenue Ltd. to Affinity Architecture Inc.
8. Letter of authorization dated June 9, 2021 from Kevin Kalra c/o 674 McMillan Avenue Ltd. to Paragon Design Build / Affinity Architecture
9. Tree Condition Report for proposed 676 McMillan Avenue
10. Plans (11 pages)
11. Report from the Urban Planning Division dated November 18, 2021
12. Inspection Report dated November 25, 2021
13. Photograph in opposition to the application, submitted by Dennis Swayze on November 24, 2021
14. Presentation in support of the application, submitted by Brendan Salakoh on November 25, 2021
15. Communication dated November 26, 2021, from Denise Préfontaine with respect to the application
16. Presentation in opposition to the application, submitted by Shirley Forsyth on November 25, 2021
17. Notice of Adjournment dated November 30, 2021
18. Communication dated January 8, 2022, from Bev Pike in opposition to the application
19. Presentation in opposition to the application, submitted by Shirley Forsyth on January 10, 2022
20. Presentation in support of the application, submitted by Jillian Teterenko on January 10, 2022
21. Inspection Report dated January 10, 2022
22. Recording of Representations

REPRESENTATIONS:

In Support:

Janelle Brown
Mark Funk
Evan Hanson
Brendan Salakoh

Jillian Teterenko
Donovan Toews

In Opposition:

Shirley Forsyth
Ernie Gruhn
Bev Pike
Dennis Swayze

For Information:

Denise Préfontaine

For the City:

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

Exhibit "11" referred to in File DASZ 41/2021

ADMINISTRATIVE REPORT

Title: DASZ 41/21 at 666-676 McMillan

Issue: For consideration at the public hearing to consolidate five (5) lots and rezone the new lot into the "RMF-L PDO-1 Corydon Osborne" Residential Multiple Family Large district for the construction of a 39 unit multi-family residential use.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D.Harris, RPP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 41/21 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 26, 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 terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated November 9, 2021, to the satisfaction of the Director of Planning, Property and Development.

3. That The Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 41/21 by rezoning the subject land to an "RMF-L PDO-1 CORYDON OSBORNE" Residential Multi Family (Large) District as shown on the map dated November 26, 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 the Development Application No. DASZ 41/21, 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 City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

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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 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 shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 41/21.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject properties from the “R2 PDO-1 Corydon Osborne” Residential Two Family district to the “RMF-L PDO-1 Corydon Osborne” Residential Multiple Family district to enable the establishment of a 39 unit multi-family residential building.
- 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 land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

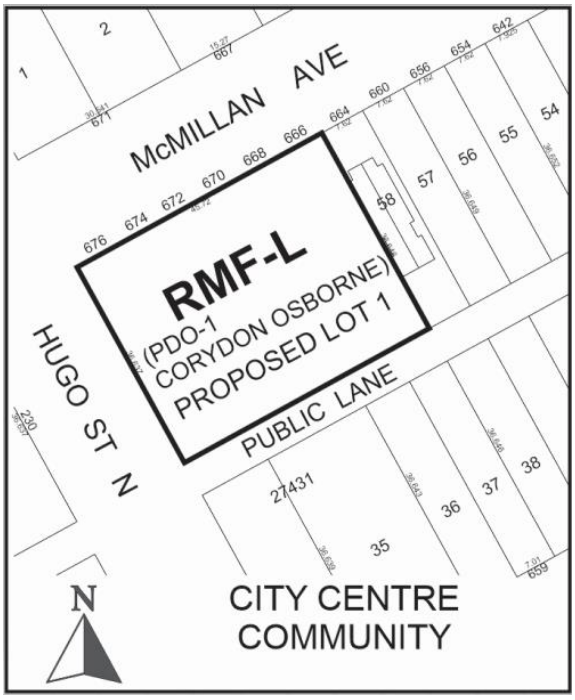
Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	November 18, 2021
File No.	DASZ 41/21

APPENDIX 'A'

DATE:	November 18,2020
FILE:	**DASZ 41/21**
RELATED FILES:	DAV 21-206373D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.110 McMillan

SUBJECT: Plan of subdivision and rezoning from an "R2 PDO-1 Corydon Osborne" Residential Two-Family District to an "RMF-L PDO-1 Corydon Osborne" Residential Multi-Family (Large) district to facilitate the consolidation of 5 lots in order to construct a 39-unit multi-family dwelling.

LOCATION: 676, 672, 670, 668 and 666 McMillan Ave.



LEGAL DESCRIPTION:

LOT 59 PLAN 27431 34/35 ST B

LOT 60 PLAN 27431 34/35 ST B

LOT 61 PLAN 27431 34/35 ST B

LOT 62 PLAN 27431 34/35 ST B

LOT 20 BLOCK 31 PLAN 208 IN RL 31 and 35 ST B

APPLICANT: Jillian Teterenko (Affinity Architecture Inc)
4 Fort St Unit 200
Winnipeg, MB R3C 1C4

OWNER: Vicki Gayle Caddoo
666 McMillan Ave
Winnipeg MB R3M 0T9

Sheldon Norman Hogarth and Monica Alice Ross
668 McMillan Ave
Winnipeg MB, R3M 0T9

RKMT Inc.
1174 McLeod Ave.
Winnipeg MB, R3Y 1N3

674 McMillan Ave Ltd.
c/o 19 Bluemeadow Road
Winnipeg MB
R3Y 1N3

674 McMillan Ave. Ltd.
1174 McLeod Ave.
Winnipeg MB R2G 1E3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site consists of five (5) contiguous properties located on the southeast corner of McMillan Ave. and Hugo St.
- Each of the five (5) subject properties are currently zoned “R2” Residential Two Family district.
- The subject properties have the following site dimensions:
    - 676 McMillan: 50 x 120 feet = 6021 sq. ft.
    - 672 McMillan: 25 x 120 feet = 3010 sq. ft.
    - 670 McMillan: 25 x 120 feet = 3011 sq. ft.
    - 668 McMillan: 25 x 120 feet = 3011 sq. ft.
    - 666 McMillan: 25 x 120 feet = 3011 sq. ft.
- If consolidated, the subject site would be 150 feet wide by 120 feet deep with an area of 18 054 sq. ft.
- Currently there is a two (2) family dwelling located on the property a 676 McMillan Ave. There are single family dwellings currently located on 672, 670, 668 and 666 McMillan.



Figure 1: Subject site and surrounding area (flown 2018)

SURROUNDING LAND USE AND ZONING

The subject area is characterized by a mix of medium and higher density multi-family residential dwellings, commercial uses and lower density duplex and single-family dwellings.

North: McMillan Ave. then 19 unit multi-family residential dwelling zoned “R2” Residential Two-Family district.

South: A rear lane then retail sales and multi-family residential uses zoned “C2” Commercial Community district.

East: A two-family residential use zoned “R2” Residential Two-Family district.

West: Hugo St. then an 18 unit multi-family residential use zoned “R2 Residential Two-Family district.

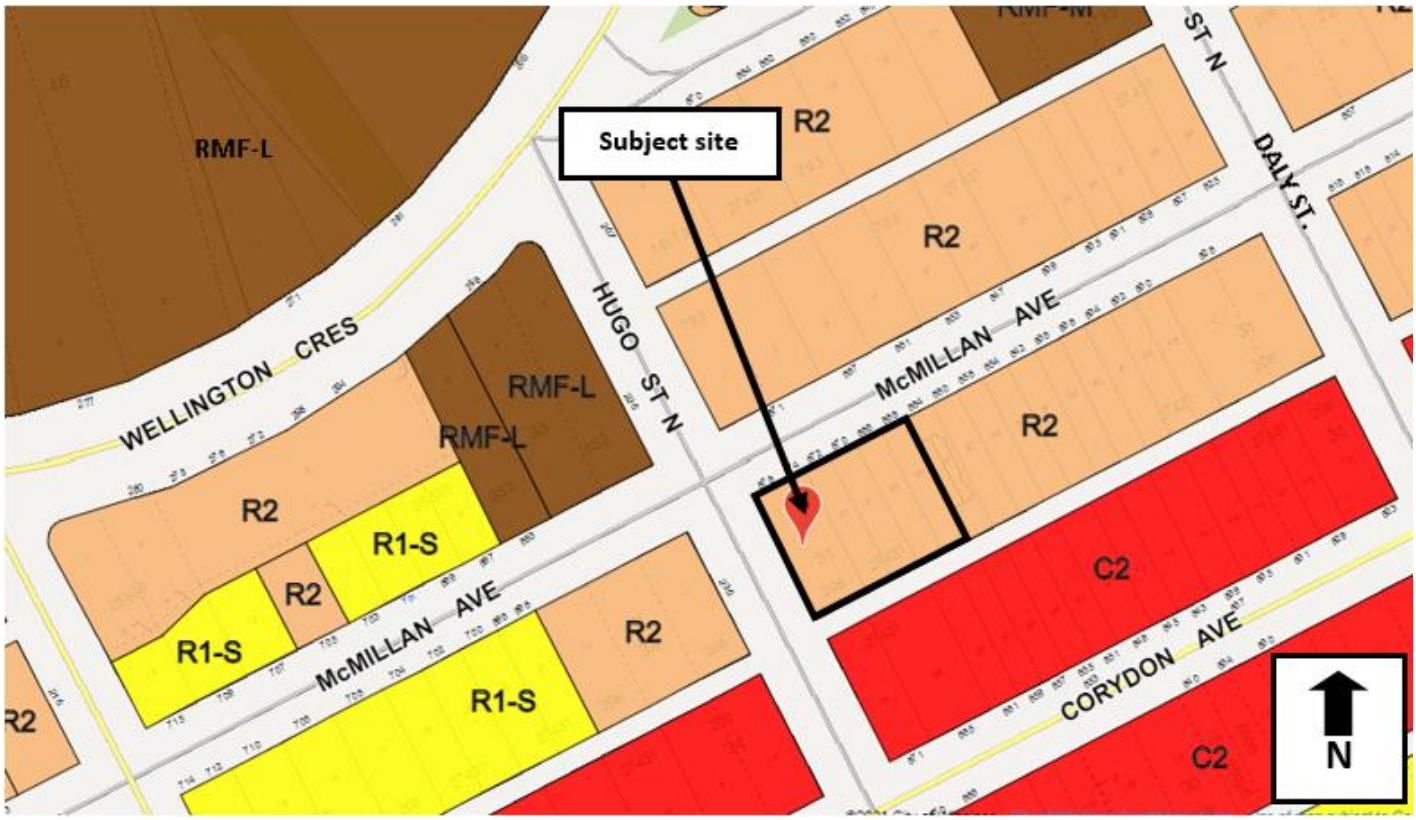


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate five (5) existing lots and rezone the newly created parcel into the “RMF-L” Residential Multi-Family Large district to enable the establishment of a 39 unit multi-family residential building.
- The proposed development will include 34 motor vehicle parking spaces, 22 of which are located in an underground parkade.
- 12 motor vehicle parking spaces are also provided behind the building off the rear lane, including provision of a car share vehicle as illustrated on submitted site plans.
- Secure indoor parking for 25 bikes is provided in bike storage room in the parkade. Visitor bicycle parking is also provided at the main entrance on McMillan Ave.
- The proposed building is a mix of four (4) and three (3) storey construction.
- The four (4) storey building mass begins on the western edge of the subject property at the corner of Hugo St. and McMillan Ave and extends east for 100 feet of site width.
- After 100 feet of site width, the building decreases in height to a three (3) storey construction for the remaining 50 feet of site width to improve the transition to existing adjacent residential uses.
- The proposed building has been designed to break up building length into approximately six (6) sections in order to replicate the original lot rhythm of this section of McMillan Ave.
- Building breakup is achieved through the use of varied roof lines, variable building setback, wall plane articulation, entrance locations, balcony placement and cladding material choice.
- The building has been designed to reflect the traditional character of the Corydon area through use of corniced and mansard roofs and brick/ brick style cladding materials on all building elevations.
- The building elevations along both McMillan Ave and Cockburn St. contain individual suite entrances to activate the facing streets and to improve the pedestrian orientation of the building.
- An at grade main entrance on McMillan Ave. leads to a main foyer with elevator access which improves building accessibility.
- In conjunction with a submitted arborist report, a comprehensive landscaping plan has been submitted which illustrates:
    - Protection and preservation of two (2) trees along McMillan Ave.
    - Protection and preservation of four (4) trees along the eastern property line
    - Planting of numerous new trees along the McMillan Ave. frontage
    - Planting of seven (7) columnar cedars along the eastern property line to buffer / screen new east facing balconies
    - Abundant building foundation landscaping along the Hugo and McMillan building elevations.

REASON FOR APPLICATION

- The subject properties at 676, 672, 670, 668 and 666 McMillan Ave. are currently zoned “R2 PDO-1 Corydon Osborne” Residential Two-Family district.
- The “R2” district does not permit the establishment of multi-family residential uses at a density that can accommodate the proposed 39 dwelling units.
- The applicant wishes to develop a 39 dwelling unit multi-family residential use on a consolidated lot from the five (5) existing properties at 676, 672, 670, 668 and 666 McMillan Ave
- In order to accommodate this higher density development on one consolidated lot, a subdivision and rezoning application is required.
- The ‘RMF-L’ Residential Multiple Family Large district enables a maximum residential density of one (1) residential unit per 400 sq. ft. of site area.
- Given the proposed lot area of 18 054 sq. ft., the proposed 39 unit building would result in an allowable density of 462 sq. ft. per dwelling unit.
- In addition to the subject subdivision and rezoning application, a corresponding variance application is also required (DAV 21-206373D). For additional information, please see the corresponding planners report.

Collaboration with the Public Service:

- The applicant first contacted the Urban Planning Division to elicit feedback on a potential DASZ application to consolidate the five (5) lots at 676-666 McMillan to enable a multi-family residential use in March of 2020.
- The applicant’s initial proposal to consolidate five (5) lots was met with caution by the Urban Planning Division, given the Corydon Plan’s emphasis on ensuring contextually sensitive development.
- Following numerous discussions with the applicant’s planning consultant, a draft development concept was provided to the Urban Planning Division for review.
- After undertaking detailed policy analysis, reviewing the submitted concepts and undertaking internal discussions, the Urban Planning Division indicated a five (5) lot consolidation and associated rezoning could be supported provided the following items be explicitly addressed:
    - All Corydon Osborne Plan policies must be met to their fullest intent including but not limited to the following:
        - Building height is reduced to 3 storeys after 100 feet of lot width moving east on McMillan Ave.
        - Building walls are exceptionally well articulated through selection of materials, window placement, balcony location etc.
        - Front yard setbacks must be consistent with the adjacent dwelling at 664 McMillan at the eastern edge of the building,
        - Front facades clearly articulate sections that mimic original lot lines through the use of variable setbacks, root line, material choice etc.
        - Facades along Hugo are similarly well designed with abundant ground floor activation

        - All Design Guidelines must be met
        - A robust public consultation process must occur with reporting to the Division prior to application
- It was also advised that an arborist report would be required at time of formal application.
- Following this feedback, the Urban Planning Division provided the first of three (3) preliminary design reviews.
- The applicant informed the Division of its first public consultation event in the winter of 2020 and provided their stakeholder invitation list as information.
- Following the first consultation event, the applicant submitted a revised design package with a significantly re-worked building concept.
- The Urban Planning Division conducted another draft design review and found the second proposal to be a significant improvement in that it more clearly aligned with Corydon Plan policy and Design Guidelines.
- Following receipt of the revised concept, the Urban Planning Division relayed final design feedback to the applicant to be incorporated into a formal application.
- The design concepts submitted as part of the formal application are consistent with all preliminary feedback provided to the applicant by the Urban Planning Division.
- The willingness of the applicant to undertake a high quality, collaborative planning and design process with rigorous public consultation was a key factor in the development of a concept that can be supported by the Urban Planning Division.

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PUBLIC ENGAGEMENT

- The applicant has submitted a detailed letter of intent that includes a summary of their public consultation process.
- In their letter of intent, the applicant states:

    "a thorough public engagement process was undertaken as part of this project, including a series of stakeholder meetings in December 2020 and May 2021. Our team met with adjacent and nearby residents, stakeholder groups and the community at-large over four meetings in a two-round format."

- The first round of public consultation occurred on December 9, 2020 using the Zoom platform where the applicant presented the following information to stakeholders:
    - Explanation of the planning process
    - Proposed project timeline
    - Presentation of the preliminary design concept
    - Anticipated next steps
    - Elicit feedback from stakeholders and answer preliminary questions
    - Seek input on what considerations should be incorporated at this phase
- The second round of public consultation occurred on May 5, 2021 via the Zoom platform where the applicant provided the following feedback:

    - Introduction of the revised and preferred design concept
    - Address any concerns or questions that were raised at the first meetings
    - Receive any further input**.**
- A number of supplementary methods were used to elicit and document stakeholder feedback including meeting minutes, online surveys, phone conversations and email correspondence.
- Notification for the first round of virtual open house events were distributed in the following ways:
    - Hand notices were delivered to residents in the immediate vicinity of the project
    - Email invitations were sent to key stakeholder groups including the Corydon Osborne Community Voice, the Corydon Ave. Biz, Corydon business which share a rear lane with the subject property as well as property managers of the adjacent multi-family residential uses.
- Notification for the second round of virtual open house events were distributed in the following ways
    - Direct notification was provided to neighbours in the immediate vicinity
    - Email notification to all those who attended first round of engagement and provided contact information.
    - A notification advertisement was taken out in CanStar Weekly Sou'Wester
    - All presentation materials were made available on the Landmark Planning and Design website and were forwarded by email to those who requested this information.
- The following areas of concerns were identified during engagement events. Responses to concerns are provided below:
    - Traffic generation and parking
        - 35 parking stalls provided (underground and off the lane)
        - Car share vehicle provided
        - 25 indoor bike parking spaces
        - Quality transit access on Corydon
    - Building height and its impact
        - Concept utilizes a building step down from four (4) to three (3) storey construction to reduce impact to adjacent (east) residential uses
        - Given the three (3) storey height, there should not be any major shadow impact
    - Tree loss and greenspace
        - The design team worked with an arborist to protect front yard trees.
        - A landscape plan has been submitted which exceeds minimum landscaping in many cases.
    - Building design:
        - Proposed building uses high quality materials, varying colours and employs abundant building articulation.

        - Many participants indicated a preference for the revised concept presented in May of 2021.
    - Property values
        - Research has shown new high quality developments generally do not negatively impact property values of existing homes.
    - Construction impacts
        - The proponent is considering conducting pre and post construction foundation inspections / assessments to protect directly adjacent neighbours.
        - Paragon (proponent) has a history of strong construction site management and safety practices, and experience dealing proactively with issues raised by neighbours.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Although the *Corydon Osborne Area Plan* polices are more relevant in guiding the proposed development, the following policies apply.
- The subject properties are currently within the Areas of Stability – Recent Communities Policy Area under *the Complete Communities Direction Strategy*. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - *Encourage intensification to occur at centres and along corridors.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *Support Complete Communities by ensuring diverse and high quality housing stock.*
    - *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

The proposed development will result in a new multi-family residential development on the south east corner of Hugo St. and McMillan Ave., increasing residential housing choice in the area. Despite intensification, design interventions have been employed to reduce impact and fit within the existing context. The proposed multi-family use is similar in scale and intensity to established multi-family uses for other corner lots at the intersection of McMillan Ave. and Hugo St.

Corydon Osborne Area Plan

- The subject properties fall within the Higher Density Residential Area of the Corydon *Osborne Area Plan (COAP).*
- Policies that guide residential development in the Higher Density Residential Area include:
    - *3.5.19. Up to two unit development will be permitted subject to design guidelines / controls. Medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height for these areas should be 3 storeys, except on corners where the maximum building height should be 4 storeys. Greater increases in height or density would be considered on a case by case basis through the rezoning process.*

The proposed development is consistent with the above policy in that submitted designs illustrate a mixed four (4) and three (3) storey building, designed to meet Plan intent. The four (4) storey building mass is limited to the first 100 feet of site width, with the reduced three (3) storey height being located on the remaining 50 feet of side width. This design intervention respects the "four (4) storeys on corners" policy intent, then reduces building height to a compliant three (3) storeys for development not on corners as the building moves east towards existing adjacent residential uses.

The applicant is proposing to achieve "greater increases in density on a case by case basis through the rezoning process" by pursing a rezoning into the "RMF-L" district. Given the proposed designs are consistent with North of Corydon design guidelines and the proposal is similar in scale with established multi-family residential uses on the other three (3) corner properties at the intersection of Hugo St. and McMillan Ave, the Urban Planning Division believes the proposed development to be consistent with Plan policy for development in the Higher Density Residential Area.

- In regards to lot consolidation, the following policy applies to development in the North of Corydon area:
    - Policy 3.5.22 Residential North of Corydon: *"Multiple lot development allowed north of Corydon Ave shall provide varied massing, setbacks, colours and or rooflines in the building, for every two at grade units to reflect the rhythm of the detached homes in the area."*

Through the use of varied rooflines, variable front yard setback, wall plane articulation, entrance location, balcony placement and façade materials, the applicant has submitted a development concept that successfully breaks up the building façade, in a fashion that mimics the original rhythm of the street and is respective of area character.

The *Corydon Osborne Area Plan* also contains a number of General Built Form and Development Policies that apply to the proposed development at 676-666 McMillan Ave:

- *3.5.31. Diversity of Character: The various character areas within the study area should be expressed in the built form to strengthen the sense of place and neighbourhood.*
- *3.5.32 Architecture Design: High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping*
- *3.5.37 Entrances: Principal building entrances shall be oriented to the public street and secondary entrances to the rear parking areas or lanes.*
- *3.5.43. Building orientation: Buildings shall be functionally and visually oriented to the public street and sited to be parallel to the public street and generally aligned to the neighbouring buildings.*
- *3.5.51. Elevated views: Residential buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational / outdoor space*
- *3.5.53. Roofs: Roof lines should reflect the surrounding context. Roof gardens should be encouraged on low-rise and mid-rise buildings only.*
- *3.5.54. Mature Trees: Encourage preservation of existing mature canopy shade trees and natural areas through good design.*

The proposed development is consistent with the above character policies in that submitted designs illustrate a contextually appropriate and architecturally thoughtful building. The buildings main entrance is oriented to McMillan Ave. as are numerous individual suite entrances along McMillan and Hugo St. which improve pedestrian orientation. Elevated views from balconies and a roof garden are screened

by landscaping and building design elements. Lastly, an arborist report has been submitted which has resulted in a commitment to preserve and protect 6 trees on site.

Corydon Osborne Planned Development Overlay

- The subject properties at 676-666 McMillan Ave. are located in the Higher Density Residential Area of the Corydon Osborne Planned Development Overlay (PDO) 1. The following regulations apply:
    - Maximum height of a principal building: 35 feet.
    - Maximum principal building height on corner lots: 45 feet
    - For multiple family dwellings, the required interior side yard is a minimum of four (4) feet and increases two (2) feet per storey above the second storey
    - All buildings must provide a main entrance facing a street
    - Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right of ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

The proposed development is consistent with PDO regulations governing the Higher Density Residential Area. For complete analysis, please read variance analysis below.

North of Corydon Ave. Residential Design Guidelines

- The subject properties are subject to the North of Corydon Residential design guidelines outlined in the *Corydon Osborne Area Plan.*
- For complete analysis of how the proposed development meets North of Corydon Residential design guidelines please see Appendix 1 of this report.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family Large district is intended to facilitate higher density residential development and enables a residential density of one (1) dwelling unit per 400 sq. ft. of site area.
- The proposed density of 462 sq. ft. per dwelling unit is within allowable densities of the “RMF-L” zoning district.
- When paired with *Corydon Osborne Area Plan* policies that limit building height in this area, the RMF-L district can be used to facilitate an appropriate scale of development in this context.
- The Corydon Osborne PDO regulations further ensure development in the “RMF-L” district results in a form of development that is consistent with Plan policy and area context.
- In addition to supportive Plan policy there are examples of “RMF-L” densities immediately adjacent to the subject property on corner lots at the intersection of McMillan Ave. and Hugo St:
    - 671 McMillan Ave (north east corner).
        - 12 637 sq. ft. of site area

        - Zoned “R2” Residential Two-Family district
        - 19 dwelling units
        - 633 sq. ft. of site area per dwelling unit
    - 220 Hugo St. (north west corner)
        - 21 259 sq. ft.
        - Zoned “RMF-L” Residential Multi-Family Large district.
        - 32 dwelling units
        - 664 sq. ft. of site area per dwelling unit.

Based on these considerations the “RMF-L” zoning district is the most appropriate zoning district to enable the proposed development.

CONSOLIDATION OF LOTS

- A key component of this development is the proposed consolidation of five (5) lots, creating one 150 foot wide lot fronting McMillan Ave.
- The proposed DASZ application enables both the consolidation and up zoning of this proposed lot.
- Policies in the *Corydon Osborne Area Plan* are the most effective tool in assessing the suitability of this proposed consolidation.
- As stated above under *Corydon Osborne Area Plan,* the following key policy applies to proposed lot consolidation north of Corydon Ave:
    - *3.5.22 Residential North of Corydon: “Multiple lot development allowed north of Corydon Ave shall provide varied massing, setbacks, colours and or rooflines in the building, for every two at grade units to reflect the rhythm of the detached homes in the area.”*
- In addition to the above policy, the following North of Corydon Design Guideline also guides the suitability of proposed lot consolidation:
    - *Multiple lot development may be contiguous but should articulate the appearance of the original lot line*
- Both policy 3.5.22 and the above design guideline enable multiple lot consolidation north of Corydon Ave, provided design interventions are employed that break up building length and articulate building walls to maintain the rhythm of existing lots lines.
- Through the use of different roofline, variable front yard setbacks, wall plane articulation, building entrance, balcony placement and material choice, the proposed design creates six (6) building sections that replicate existing lot rhythm.
- Precedent is another key consideration in assessing contextual suitability of a given proposal.
- The proposed new lot at 676-666 McMillan is similar in width and area with the three (3) other corner lot properties at the intersection of McMillan Ave. and Hugo St. (see figure 3).
- Given enabling policy context, a thoughtful building design and adjacent lot size precedent, the Urban Planning Division is supportive of the proposed five (5) lot consolidation.

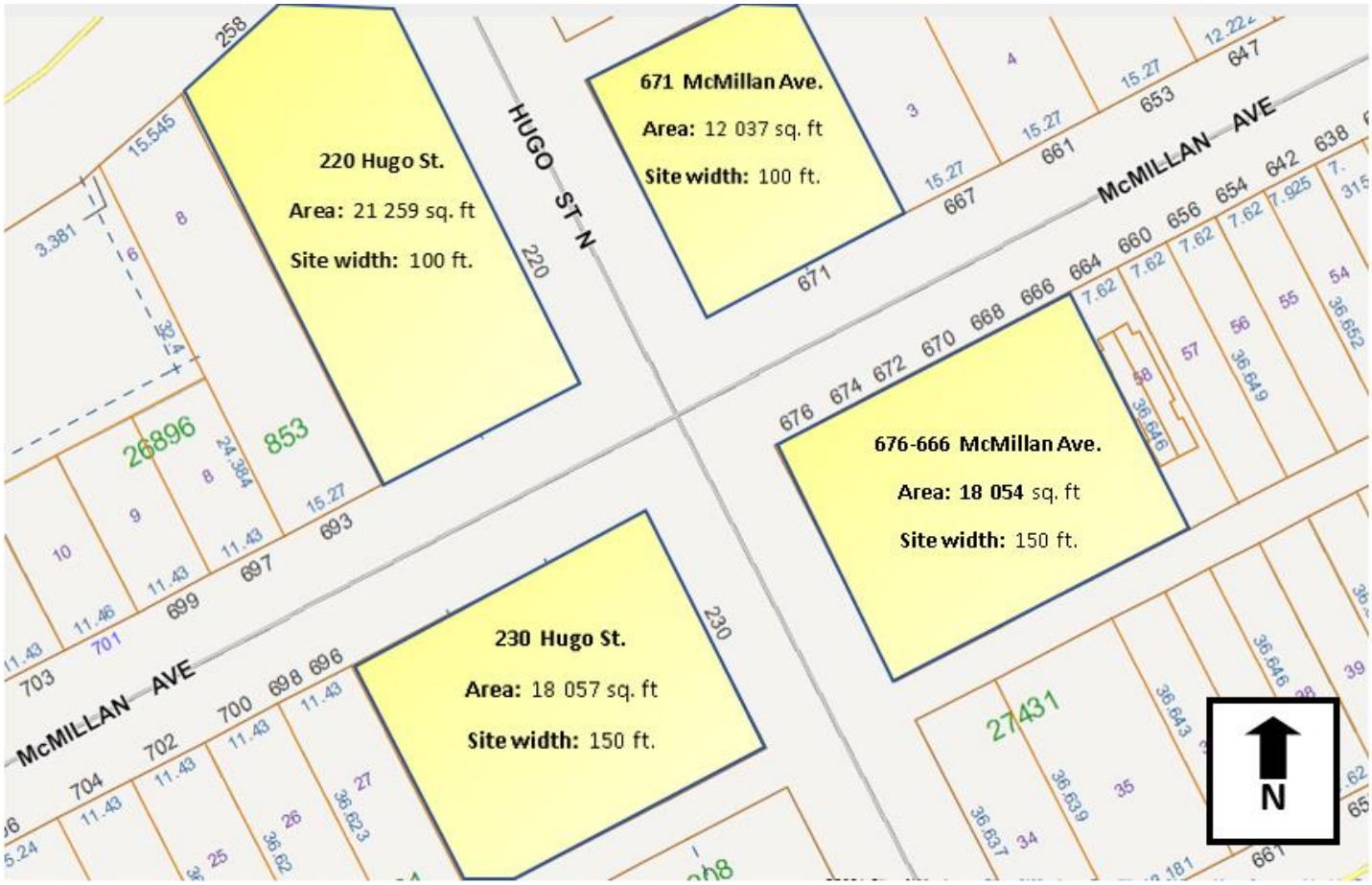


Figure 3: Corner lot context at McMillan Ave. and Hugo St.

ADDITIONAL CONSIDERATIONS

Trees and Landscaping

- At the request of the Urban Planning Division, the applicant provided a detailed arborist report at the time of formal application.
- The submitted report provides an assessment of the current trees on the subject site and was conducted on May 29, 2021.
- Of the total 22 trees on site, six (6) trees will be preserved and protected during redevelopment.
- 16 trees will be lost due to their location within the developable area and in some cases as a result of their poor condition.
- As illustrated on the submitted landscape plan, nine (9) new trees will be planted in the front and corner side yards as well as seven (7) columnar cedars along the eastern property line.
- Numerous shrubs, grasses and other soft landscaping elements will also be planted on site.

Conditions of approval

Design Review

- Development in the Corydon Osborne Area Plan is subject to mandatory urban design review at time of application.
- The subject application has satisfied the requirements of the Urban Design Review (see Appendix 1).
- Given the design review process, a Plan Approval condition is not required.
- In the event of any future exterior changes on site, mandatory design review will be triggered.
- All standard City of Winnipeg subdivision and rezoning (DASZ) application conditions of approval have been applied to the subject application (see page 1 of this report for full list).

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject subdivision and rezoning will result in the establishment of a multi-family residential development that is consistent with policies in the *Corydon Osborne Area Plan* and adjacent corner lot context.
- The proposed development will increase residential density on this corner lot thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood.

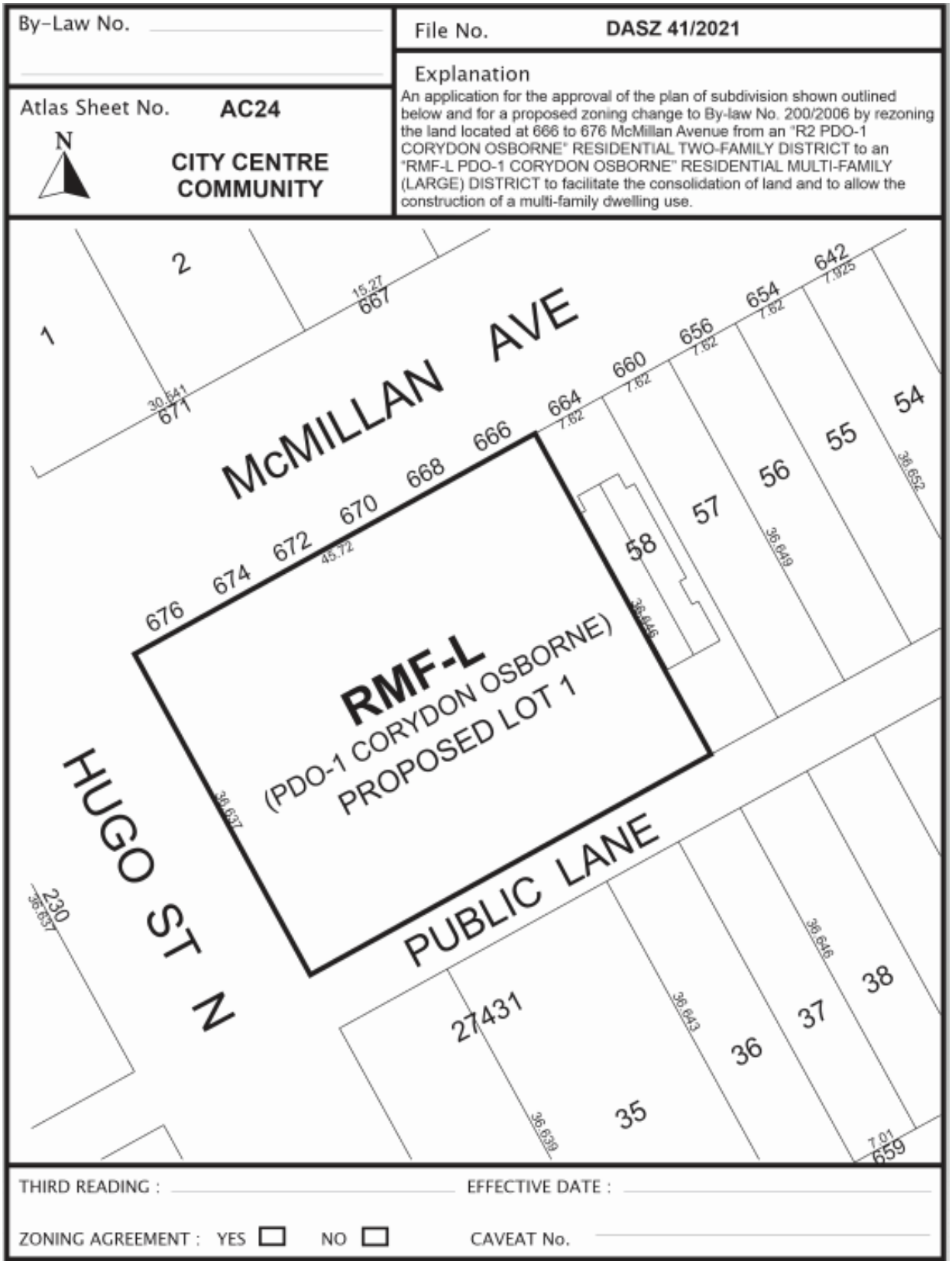
RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be rezoned into the “RMF- L PDO-1 Corydon Osborne” Residential Multi-Family Large district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DASZ 41/21

Schedule "A" for File DASZ 41/21, City Centre Community Committee, November 26, 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 666 TO 676 MCMILLAN AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 41/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate water 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.

2) The Public Works Department wishes to advise that given the presence of mature boulevard trees adjacent to the Planned Area, the Developer is required to preserve and protect existing trees that are within City-owned land (including within the right of way), including those immediately adjacent to the subject site. The Developer will be required to compensate the City for any damage or removal thereof.

   The removal of City-owned trees must be pre-approved by Urban Forestry:

   https://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Tree_Removal_Guidelines.pdf

Section II - 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 0.30, 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 41/2021
November 9, 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

Appendix 1: Corydon Osborne Plan Urban Design Review: 676-666 McMillan Ave

North of Corydon Residential Design Guidelines	Comply (Yes or No)	Comments
i) Buildings should be parallel to the street frontage property line	**Yes**	
ii) Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks	**Yes**	Front yard alignment required setback of 23 feet. Applicant providing 25 foot setback at eastern portion of proposed building which matches the front yard setback of 664 McMillan. Minor reduction of front yard setback to 22 feet at the corner of McMillan and Hugo St. is within 5 feet of requirement.
iii) Roofs should be pitched unless adjacent buildings are flat roofed	**Yes**	Proposed building uses both flat corniced roof line and mansard style roof lines, which are consistent with area character.
iv) Buildings should have their main entrance facing the street	**Yes**	Main McMillan Ave. entrance is prominent and oriented to pedestrians. Additional individual suite / balcony entrances are present on both McMillan and Hugo building fronts.
v) Windows and entrances should be articulated	**Yes**	Windows and doors are well articulated through use of cladding material, balcony design and other architectural detail.
vi) Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded	**Yes**	

vii) Front yard fences should be less than 1.2 metres(4 feet) and mostly transparent	**N/A**	No fence shown

viii) Multi-family buildings should reflect the surrounding residential building character	**Yes**	Submitted plans and elevations illustrate a contextually consistent building in that: -A combination of flat corniced and mansard roof lines are used -Substantial use of masonry finish (brick, brick style cladding material) -Abundant wall plane articulation -Variable building height to reduce impact on adjacent uses -A left / right sectioned building design with variable setback to mimic original lot lines. -Numerous individual, ground oriented entrances along McMillan Ave. and Hugo St. to improve pedestrian orientation. -High quality landscape plan.
ix) Multi-family buildings should have a variable setback across the facade	**Yes**	Variable setbacks employed to articulate the front façade and to limit impact on adjacent residential uses.
x) Corner lots may have greater lot coverage	**Yes**	

xi) Multiple lot development may be contiguous but should articulate the appearance of the original lot line	**Yes**	Proposed building façade has six “sections” along McMillan and is consistent with policy 3.5.22 which requires variation for every two at grade units at minimum.

xii) Signs should be flush with the building	**N/A**	
xiii) Residential development should maintain the existing pattern of detached garages rather than attached garages	**N/A**	
xiv) All parking lots should provide appropriate screening to preserve the residential character of the area	**Yes**	Parking underground and off lane is compliant with PDO regulation. Parking area off the rear lane is screened by a low wood fence.
xv) Residential developments should provide pedestrian access at street level and locate parking, loading, and service entrances at the rear of buildings.	**Yes**	Direct pedestrian access is provided to a prominent main entrance on McMillan Ave. Ground level units along McMillan and Hugo also provide direct entrance to balconies / suites. All loading and parking is at the rear of the building.

xvi) Residential development should have consideration for light, view, and privacy of adjacent buildings and area	**Yes**	The proposed building employs a four (4) storey height across the first 100 feet of site width (west to east), minus the 5 foot corner side yard setback. This design intervention is in response to Plan policy that enables four (4) storey construction on corner lots. 100 feet is the same corner lot width as the property directly north at 671 McMillan. The building is reduced in height to three (3) storeys for the remaining building length to soften the transition to adjacent residential uses and to maintain consistency with plan policies.

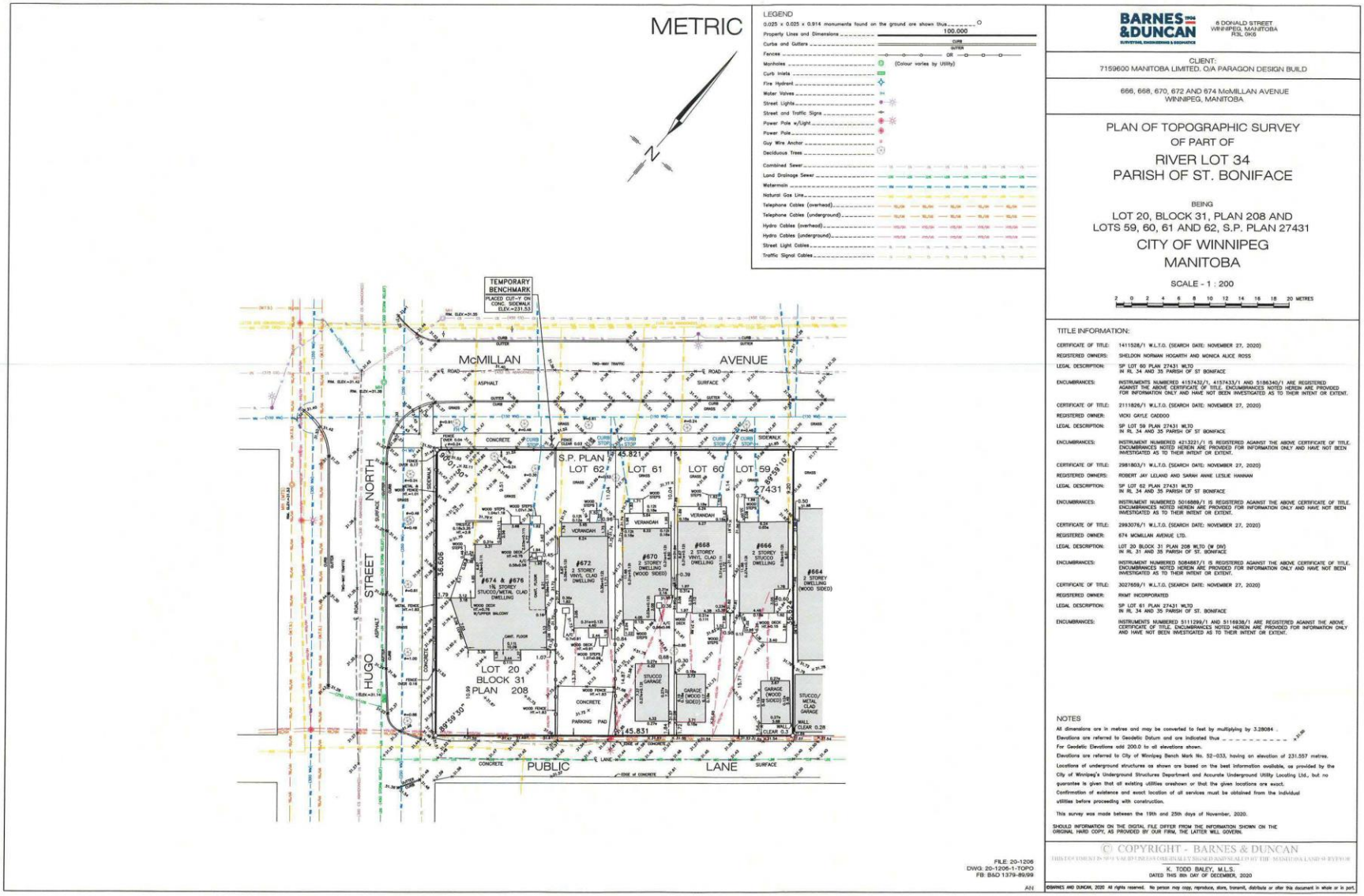
		An eight (8) foot interior east side yard is provided between the proposed building and adjacent uses to further improve the transition. At the request of the Urban Planning Division the applicant is proposing to plant seven (7) columnar cedars in the interior side yard to screen / buffer east facing balconies from adjacent uses. In response to requests from the Urban Planning Division, the applicant has designed the roof top amenity space on the three (3) storey portion of the building to maintain privacy of adjacent residents through creative design including: -Set the patio nine (9) feet back from the building edge. -Installed a roof parapet and inset guardrail to further screen the patio from adjacent uses. -Provided eight (8) planter boxes with plantings on the east side of the roof top patio to further screen the patio.

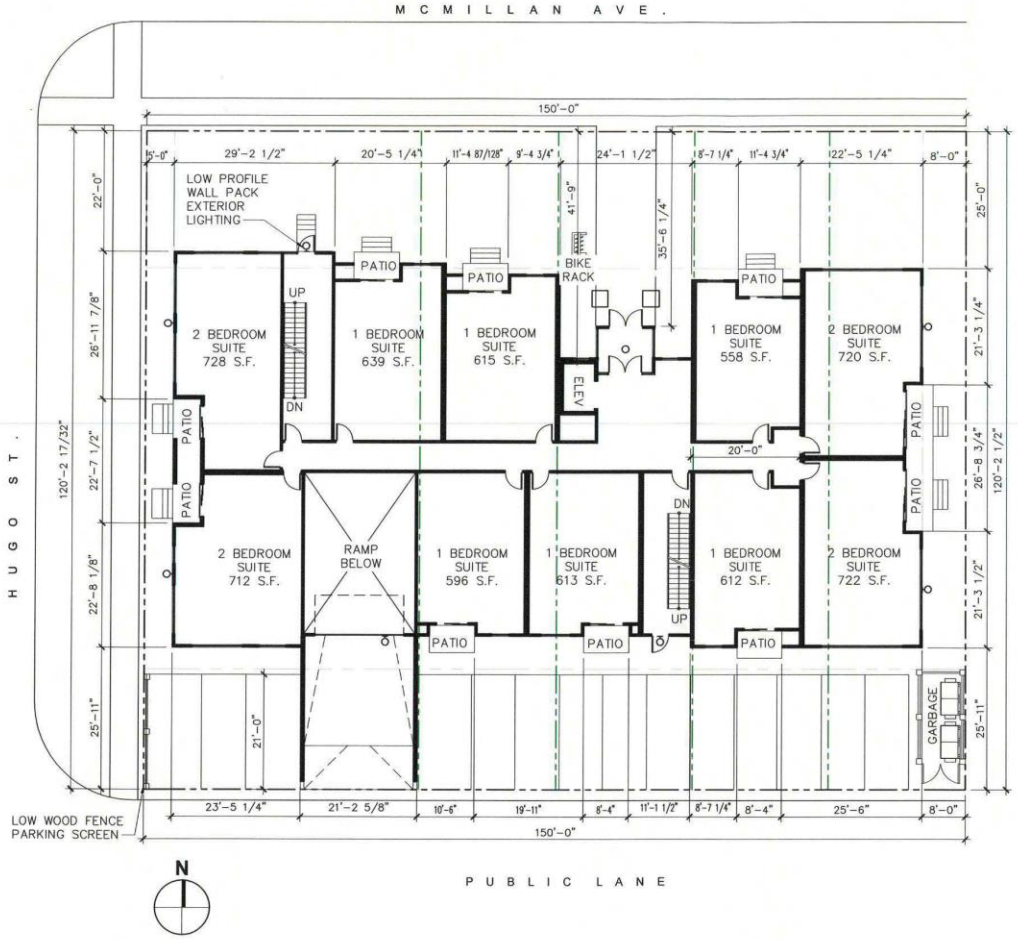
xvii) Residential development should ensure pedestrian access is a predominant feature in the site design	**Yes**	Numerous direct pedestrian connections to the building from both the Hugo St. and McMillan Ave. elevations. All vehicular parking is at the rear of the building accessed from the rear lane.

xviii) Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows, and doors and height and massing of buildings	**Yes**	The applicant is proposing to use a mix of corniced / flat roof lines with a section of mansard roof. Mullioned windows are consistent with older character of the Corydon area. Abundant wall plane articulation is significant with variable setbacks employed. Balconies on all sides further articulate building elevations. All sides of the building are clad in a combination of brick / brick style cladding material that is in character with the Corydon Area. The buildings use of a stepped four (4) storey / three (3) storey is consistent with corner lot multi-family development in the area while being considerate of impact on adjacent uses.
xix) Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	**Yes**	The proposed development uses thoughtful design to positively address the street and sidewalk (public) through location of numerous balcony / stoop space (semi-private) and active fronted buildings (private).
xx) Residential development should encourage preservation of mature canopy shade trees and natural areas through good design	**Yes**	The applicant has submitted a comprehensive Arborist report. Submitted plans commit to preserving and protecting two (2) trees on McMillan Ave. and four (4) trees along the eastern property line.

		Eight (8) new trees will be planted along McMillan Ave as will numerous shrubs and other plantings as illustrated on the submitted landscape plan.
xxi) Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design	**Yes**	The main building entrance is located at grade to create an accessible building entrance (without stairs). An elevator provides access to all levels of the building. All building elevations are highly "active" with entrances, balconies and abundant window cover which increase levels of passive surveillance. Low profile wall pack lighting will improve night time visibility without negative impacts of light pollution.

Exhibit “10” referred to in File DASZ 41/2021





PROJECT ANALYSIS:

PROPOSED ZONING – RMF-L

LAND AREA = 18,031sf (+/-)

PERMITTED DENSITY = 1 UNIT / 400sf OF LAND
PERMITTED UNITS = 45
PROPOSED UNITS = 39

REQUIRED PARKING = 31 (0.8:1 PARKING RATIO)
PROVIDED PARKING = 33 + 1 CAR CO-OP + 1 VISITOR
REQUIRED VISITOR PARKING = 4
PROVIDED VISITOR PARKING = 1
(STREET PARKING AVAIL.)
REQUIRED HC PARKING = 2
PROVIDED HC PARKING = 1 + 1 VAN ACCESS.
REQUIRED BICYCLE PARKING = 3
PROVIDED BICYCLE PARKING = 5 + 25 (INDOORS)

REQUIRED BUILDING HEIGHT = 4 STOREYS
PROVIDED BUILDING HEIGHT = 4 STOREYS/3 STOREYS

BUILDING PROGRAM:

MAIN FLOOR ENTRANCE LOBBY (AT GRADE)
STRUCTURED PARKING UNDER BUILDING REAR
MAIN FLOOR = 10 SUITES
SECOND FLOOR = 11 SUITES
THIRD FLOOR = 11 SUITES
FOURTH FLOOR = 7 SUITES

VARIANCES REQUIRED FOR YARDS AND PARKING.

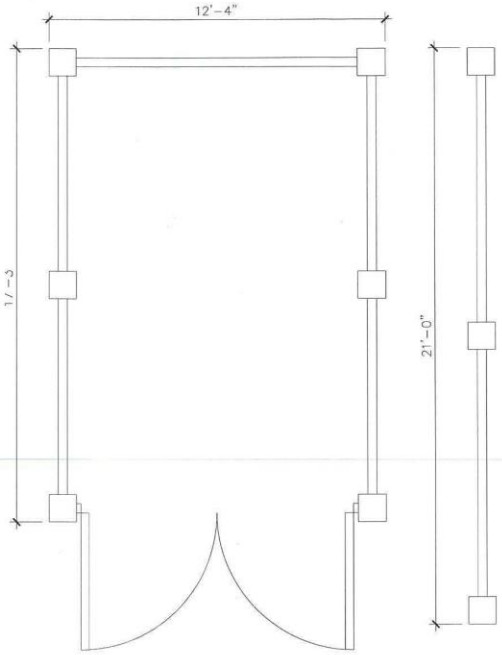
AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

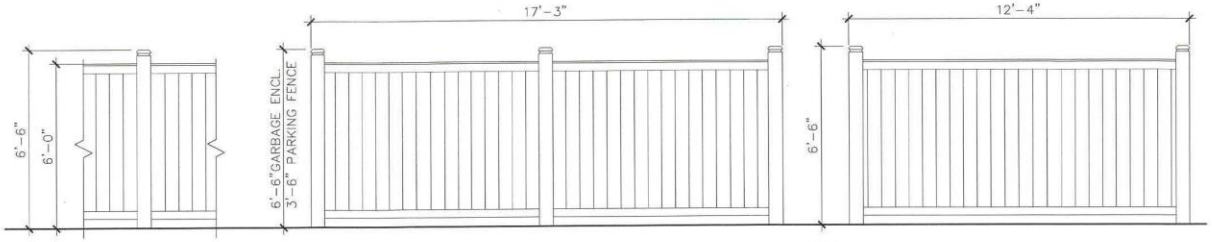
SCHEMATIC DESIGN - SITE PLAN

1" = 20'-0"

JUNE 22, 2021



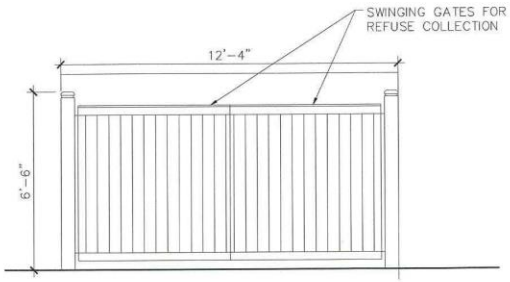
1 GARBAGE ENCLOSURE & PAKRING FENCE PLAN
SCALE: 1/4" = 1'-0"



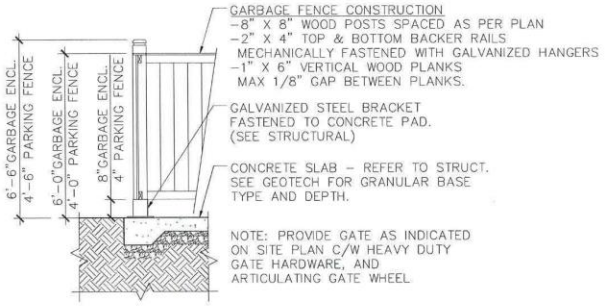
2 FENCE ELEV.
SCALE: 1/4" = 1'-0"

3 ENCL. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4 ENCLOS. REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 ENCLOSURE FENCE DETAIL
SCALE: 1/4" = 1'-0"

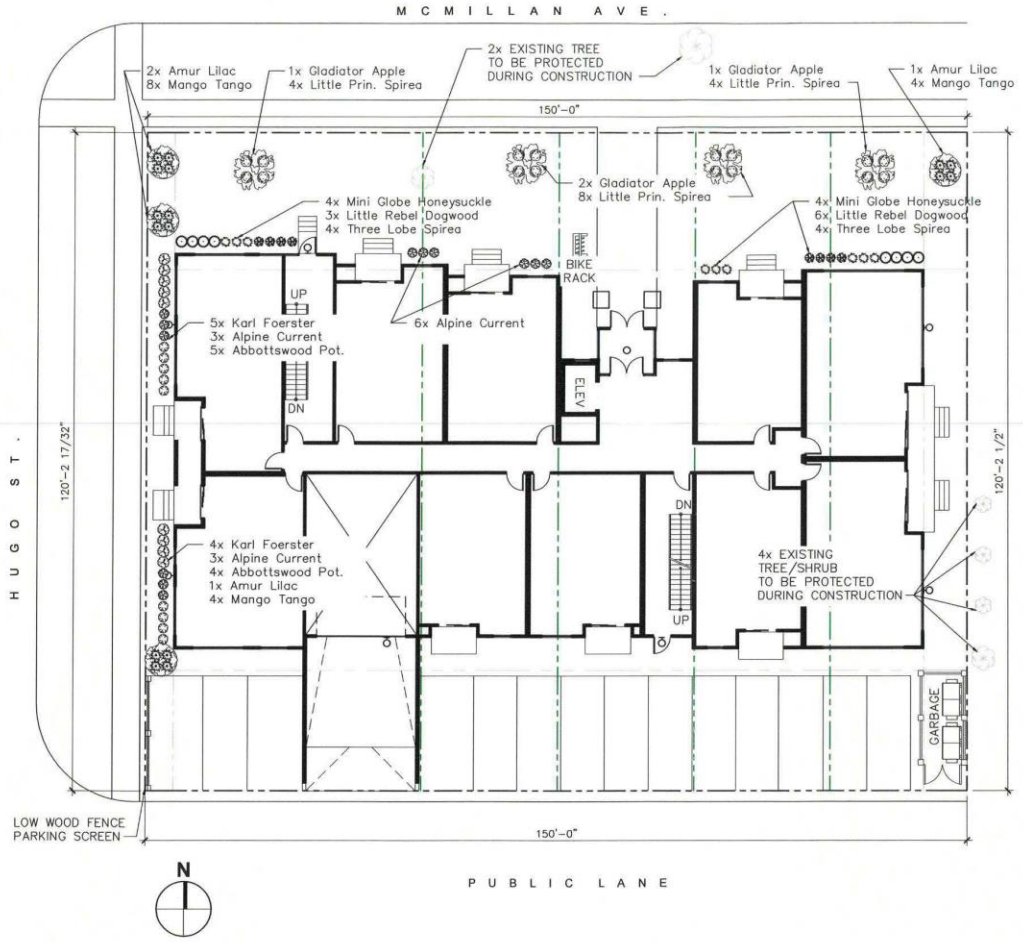
AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

SCHEMATIC DESIGN - GARBAGE ENCLOSURE & FENCE

1/4" = 1'-0"

AUGUST 16, 2021



PLANT KEY

4x	Amur Lilac (Syringa reticulata subsp. amurensis) 50mm ø 2.4m ht.
4x	Gladiator Apple (Malus x adstringens 'Durleo') 50mm ø 3m ht.
16x	Mango TANGO POTENTILLA (Potentilla fruticosa 'Mango Tango') 30cm ht. 2 GALLON
9x	Abbottswood Potentilla (Potentilla fruticosa 'Abbottswood') 30cm ht. 2 GALLON
12x	Alpine Current 'Schmidke' (Ribes alinum) 45cm ht. 3 GALLON
9x	Karl Foerster Feather Reed Grass (Calamagrostis x acutiflora 'Karl Foerster') LARGE POT 2yr. PLANT
16	Little Princess Spirea (Spiraea japonica 'Little Princess') 30cm HT 3 GALLON
9x	Little Rebel Dogwood (Cornus alba 'Jefreb') 30cm HT 3 GALLON
8x	Mini Globe Honeysuckle (Lonicera xylosteoides 'Miniglobe') 30cm HT 2 GALLON
8x	THREE LOBE SPIREA (Spirea trilobata) 30cm HT 2 GALLON
2x	EXISTING TREE
3x	EXISTING SHRUB
1x	EXISTING TREE (CITY PROPERTY)

STREET EDGE LANDSCAPING
HUGO STREET
TREES: REQ: 4, PROP: 3
SHRUBS: REQ: 18, PROP: 36

McMILLAN AVENUE
TREES: REQ: 5, PROP: 5 NEW, 1 EXIST TOTAL: 6
SHRUBS: REQ: 23, PROP: 51

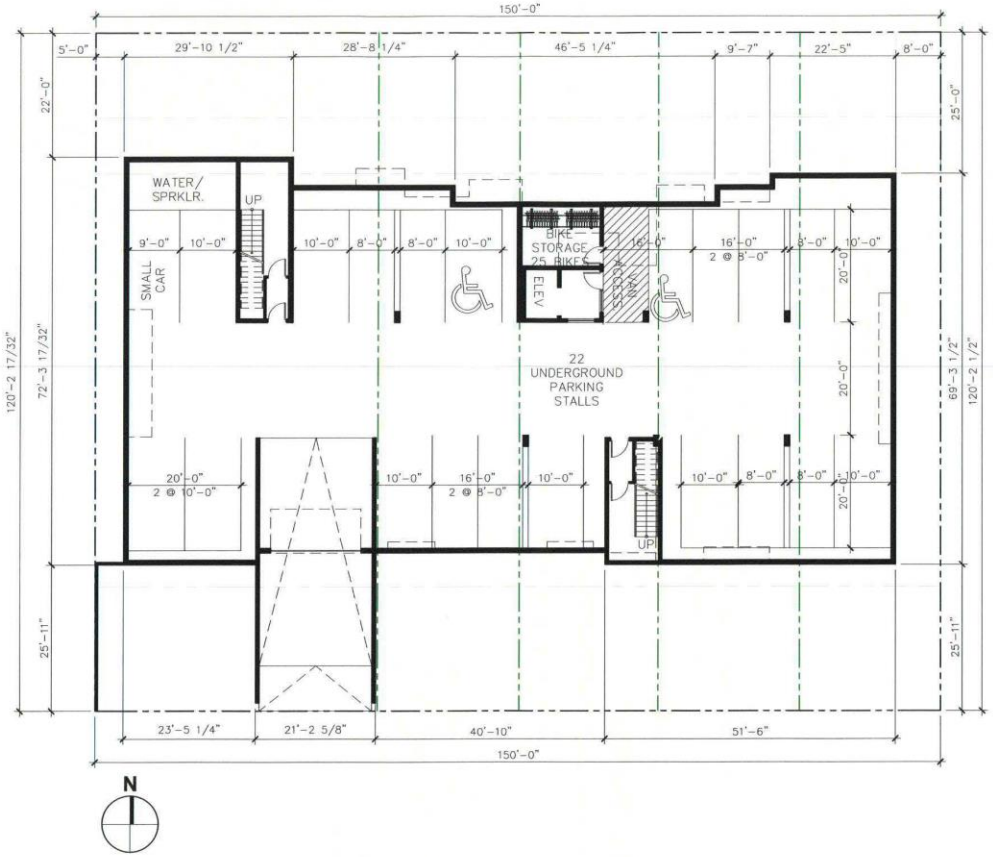
AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

SCHEMATIC DESIGN - LANDSCAPE PLAN

1" = 20'-0"

JUNE 22, 2021



AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

SCHEMATIC DESIGN - PARKADE PLAN

1" = 20'-0"

OCTOBER 1, 2021



AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

SCHEMATIC DESIGN - 2ND - 3RD FLOOR PLAN

1" = 20'-0"

JUNE 22, 2021



AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

SCHEMATIC DESIGN - 4TH FLOOR PLAN

1" = 20'-0"

JUNE 22, 2021



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

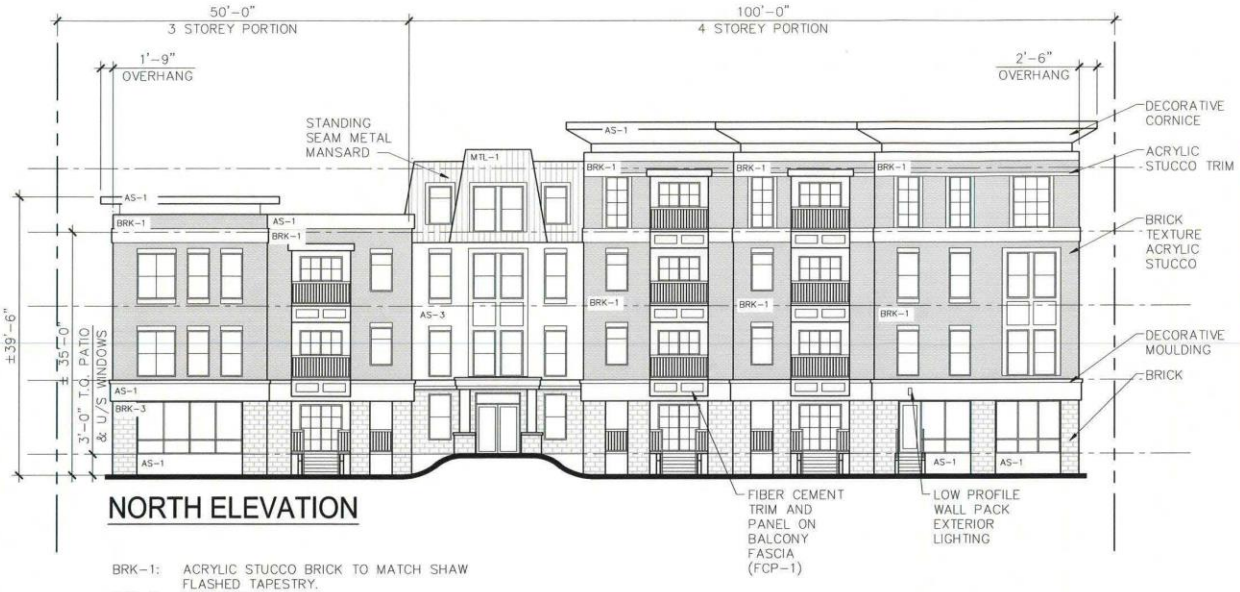
AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

SCHEMATIC DESIGN - ELEVATIONS

1/16" = 1'-0"

OCTOBER 8, 2021



NORTH ELEVATION

BRK-1: ACRYLIC STUCCO BRICK TO MATCH SHAW FLASHED TAPESTRY.
BRK-2: NOT USED
BRK-3: BRICK TO MATCH BUFF TYNDALL STONE.
AS-1: ACRYLIC STUCCO TO MATCH BUFF TYNDALL STONE.
AS-2: NOT USED
AS-3: ACRYLIC STUCCO TO MATCH ENDICOTT GOLDEN BUFF
FCP-1: FIBER CEMENT PANEL TO MATCH BUFF TYNDALL STONE.
MTL-1: STANDING SEAM METAL ROOF TO MATCH CASCADIA METALS SLATE GREY

NOTE: BALCONY RAILS TO MATCH MTL-1.
WINDOWS TO BE BLACK COLOURED



INSPIRATION IMAGES

AFFINITY ARCHITECTURE Inc.

676 McMILLAN AVE. APARTMENTS

SCHEMATIC DESIGN - NORTH ELEVATION

1/16" = 1'-0"

OCTOBER 8, 2021



NORTH ELEVATION

BRK-1: ACRYLIC STUCCO BRICK TO MATCH SHAW FLASHED TAPESTRY.
BRK-2: NOT USED
BRK-3: BRICK TO MATCH BUFF TYNDALL STONE.
AS-1: ACRYLIC STUCCO TO MATCH BUFF TYNDALL STONE.
AS-2: NOT USED
AS-3: ACRYLIC STUCCO TO MATCH ENDICOTT GOLDEN BUFF
FCP-1: FIBER CEMENT PANEL TO MATCH BUFF TYNDALL STONE.
MTL-1: STANDING SEAM METAL ROOF TO MATCH CASCADIA METALS SLATE GREY

NOTE: BALCONY RAILS TO MATCH MTL-1.
WINDOWS TO BE BLACK COLOURED



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SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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