Agenda – Council – January 27, 2022

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

Item No. 12 Subdivision and Rezoning – 514 Wellington Crescent (River Heights-Fort Garry Ward) File DASZ 16/2021 [c/r DAV 141273/2021D]

STANDING COMMITTEE RECOMMENDATION:

On January 19, 2022, 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 16/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 11, 2022 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated December 6, 2021.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multifamily - Small District as shown on the map dated January 11, 2022 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That the number of dwelling units on the property shall not exceed 8.

        ii. That the height of any building on the property shall not exceed 52 feet.

        iii. That the development shall be constructed in substantial conformance with the plans submitted and identified as Sheets 1-6 and 8-23 dated October 5, 2021 and Sheet 7 dated December 3, 2021 for Associated File No. DAV 21-141273\D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

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

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

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

iv. That a minimum of four dwelling units shall be built to universal accessibility standards, to the satisfaction of the Director of Planning, Property and Development.

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

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

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 16/2021, as determined by the City's Director of Planning, Property and Development.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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 the By-law in accordance with the above.

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

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

12. That the variance order for File No. DAV 21-141273\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 16/2021.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 19, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development did not concur in the recommendation of the City Centre Community Committee, and concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Add the following new Recommendation 3.A.iv:

    "iv. That a minimum of four dwelling units shall be built to universal accessibility standards, to the satisfaction of the Director of Planning, Property and Development."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 11, 2022, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the application for subdivision and rezoning under File DASZ 16/2021 [c/r DAV 141273/2021D] be rejected.

PUBLIC HEARING SUMMARY

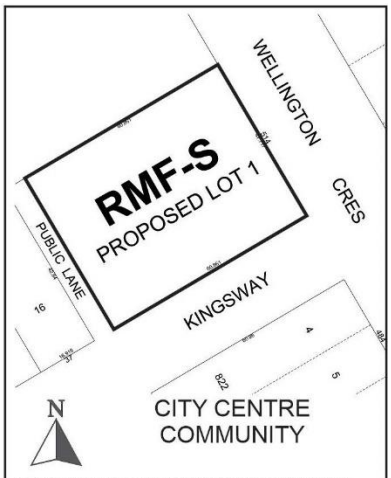
File: DASZ 16/2021

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

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

Applicant: 4319907 Canada Ltd. (Jeff Thompson)

Subject:



APPLICANT : 4319907 CANADA LTD.
FILE : DASZ 16/2021
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 "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling use. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected: 514 Wellington Crescent

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

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

Report date: January 12, 2022

Community Committee Recommendation:

On January 11, 2022, the City Centre Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the application for subdivision and rezoning under File DASZ 16/2021 [c/r DAV 141273/2021D] be rejected.

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

1. The neighborhood is not supportive of the proposal as indicated today.

2. The history associated with this development, in cooperation with the neighborhood, should wait until the HCD is done.

3. Concerns regarding the safety issues, especially the use of St. Mary's and walkability.

4. The undetermined lane off Kingsway. I'm a little concerned about adding more approaches on Kingsway as there will be an AT path and it's very walkable.

5. The lack of age in place accessible rooms, as Councillor Rollins mentioned.
6. The height to me is too high based upon the rational used to increase the height of 35 feet. I don't support it going above 35 feet.

7. Precedent setting rezoning in the area. There is no RMF and the last one was in 1992 and that one was much different because it was inside an existing area.

Exhibits Filed:

1. Application dated October 6, 2021
2. Notification of Public Hearing dated November 8, 2021
3. Manitoba Status of Titles 3130599/1, 3130600/1 and 3130601/1
4. Renderings / Shadow Study of the subject property
5. Community Engagement Report dated March 24, 2021
6. Arborist Report and Tree Protection Plan dated June 15, 2021
7. Plans (17 pages)
8. Report from the Urban Planning Division dated December 17, 2021
9. Inspection Report
10. Document titled "514 Wellington Crescent Community Engagement Report" dated March 24, 2021, submitted by Chris Gibson, Richard + Wintrup Planning and Development, on January 6, 2022
11. Communication submitted January 6, 2022, from Richard Leipsic in opposition to the application
12. Communication dated January 6, 2022, from Barbara and Ross Parke in opposition to the application
13. Presentation titled "Planning Rationale & Community Engagement Overview" submitted by Michelle Richard, Richard + Wintrup Planning and Development, on January 7, 2022
14. Presentation titled "The Residences at 514 Wellington Crescent" submitted by Jeff Thompson, 4319907 Canada Ltd., on January 7, 2022
15. Communication dated January 7, 2022, from Lloyd Grahame in opposition to the application
16. Communication dated January 10, 2022, from Dr. Rob Obara and Dr. Leon Waye in opposition to the application
17. Communication dated January 9, 2022, from Yukimi Mizuno in opposition to the application
18. Communication dated January 10, 2022, from Christine Skene in opposition to the application
19. Presentation in opposition to the application, submitted by Charles Feaver on January 10, 2022
20. Communication dated January 10, 2022, from Nick Logan in opposition to the application
21. Communication dated January 10, 2022, from Doug Danylchuk in support of the application
22. Communication dated January 10, 2022, from Erin Danylchuk in support of the application
23. Communication dated January 10, 2022, from Verna Danylchuk in support of the application
24. Presentation in support of the application, submitted by Jamie Kozak on January 10, 2022

Exhibits Filed (continued):

25. Communication dated January 10, 2022, from Tom Blumberg in support of the application
26. Communication dated January 11, 2022, from Derek Rolstone in support of the application
27. Communication dated January 11, 2022, from Ken Koots in opposition to the application
28. Communication dated January 11, 2022, from Kelly Boulay in opposition to the application
29. Recording of Representations

REPRESENTATIONS:

In Support:

Tom Blumberg
Brent Cotton
Doug Danylchuk
Erin Danylchuk
Verna Danylchuk
Christopher Gibson
Jamie Kozak
Michelle Richard
Derek Rolstone
Jeff Thompson

In Opposition:

Kelly Boulay
Els de Gussem
Charles Feaver
Lloyd Grahame
Dan Hursh
Katie Hursh
Frederick Innis
Ken Koots
Richard Leipsic
Nick Logan
Yukimi Mizuno
Rob Obara
Barbara Parke
Ross Parke
Christine Skene
Cindy Tugwell
Leon Waye

For Information:

Nil

For the City:

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

Exhibit “8” referred to in File DASZ 16/2021

ADMINISTRATIVE REPORT

Title: DASZ 16/2021 – 514 Wellington Crescent

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the establishment of a 4-storey 8-unit multi-family dwelling.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 16/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated January 11, 2022 and attached as Schedule “A” to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the developer shall meet all conditions identified in Schedule “B” - Report of the Administrative Coordinating Group, dated December 6, 2021.
3. That Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an “RMF-S” Residential Multifamily - Small District as shown on the map dated January 11, 2022 and attached as Schedule “A” to this report, subject to the following conditions:
    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:
        i. That the number of dwelling units on the property shall not exceed 8.
        ii. That the height of any building on the property shall not exceed 52 feet.
        iii. That the development shall be constructed in substantial conformance with the plans submitted and identified as Sheets 1-6 and 8-23 dated October 5, 2021 and Sheet 7 dated December 3, 2021 for Associated File No. DAV 21-141273\D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

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

iv. buildings;

v. accessory parking areas;

vi. garbage enclosures;

vii. exterior lighting

viii. fencing; and

ix. landscaping

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

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

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

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 16/2021, 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 the By-law in accordance with the above.

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

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order for File No. DAV 21-141273\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 16/2021.

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 16/2021 (514 Wellington Crescent) will be approved with conditions.

HISTORY

The subject property was home to a residential building which was on the City of Winnipeg's List of Historical Resources. That building was demolished on November 25th, 2020.

CONSULTATION

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: December 17, 2021
File No: DASZ 16/2021

List of Schedules:

Schedule A: Plan of Subdivision and Rezoning

Schedule B: Report of the Administrative Coordinating Group

Schedule C: Applicant's Consultation Report

Schedule D: Applicant's Arborist Report

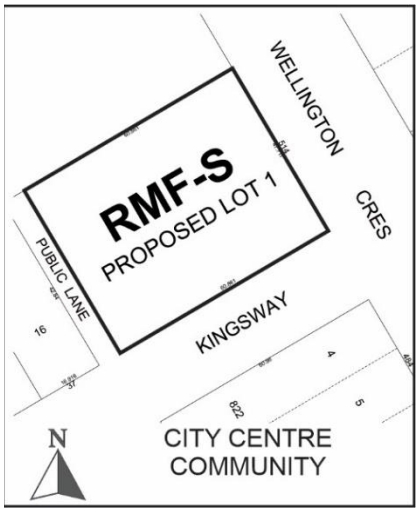
Schedule E: Applicant's Sun Shadow Study

Schedule F: Applicant's Geotechnical Summary

DATE: December 17, 2021
FILE: **DASZ 16/21**
RELATED FILES: DAV 21-141273\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.601 - Crescentwood

SUBJECT: For a subdivision and rezoning for DASZ 16/2021 to permit the construction of a 4-storey multifamily dwelling with 8 units.

LOCATION: 514 Wellington Crescent
LEGAL DESCRIPTION: LOT 17/19 BLOCK 25 PLAN 822 43/5 ST B



APPLICANT: 4319907 CANADA LTD.
139 Market Ave Unit 101
Winnipeg, MB R3B 0P5

OWNER: 4319907 CANADA LTD.
15 Kerslake Pl
Winnipeg, MB R3P 2J3

SITE DESCRIPTION

- The subject property is located on the northwest corner of Wellington Crescent and Kingsway, in the Crescentwood neighbourhood of the River Heights - Fort Garry ward (See Figure 1).
- The property is located within a Mature Community under the *Complete Communities Direction Strategy.*
- The property contains three underlying lots which are proposed to be consolidated through this application.
- The property is currently zoned “R1-L" – Residential Single Family - Large, and is proposed to be rezoned to an “RMF-S” Residential Multifamily - Small District through this application.
- The property is 31,313 sq. ft. in size and is currently vacant.



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

CONTEXT

Wellington Crescent is an arterial road. The immediate area is characterized by a mix of low density residential development. There is a 10-unit multifamily development across the street at 525 Wellington and a 3-unit multifamily development across Kingsway at 484 Wellington.

Some non-residential land uses exist in close proximity to the site including a private school (St. Mary's Academy), a restaurant & drinking establishment (529 Wellington), a place of worship (Shaarey Zedek Synagogue), and a public park (Munson Park).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Private school (St. Mary's Academy) zoned "R1-M" – Residential Single Family - Medium.

South: Kingsway, then multifamily uses zoned "RMF-S" – Residential Multifamily – Small.

East: Wellington Crescent, then park uses zoned "PR-1" Parks and Recreation – Neighbourhood.

West: Rear lane, then single family uses zoned "RMF-L" – Residential Multifamily – Large.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to rezone the property from an “R1-L" – Residential Single Family – Large District to an “RMF-S” Residential Multifamily - Small district, and to consolidate 3 existing underlying lots, in order to establish a 4-storey 8-unit multi-family dwelling.

The previous onsite single family dwelling was demolished in 2020 and the site is now vacant.

The development requires variances for height, yards, parking next to habitable room, buffering of parking and fence height. See Administrative Report for Associated File No. DAV 21-141273\D for more information on variances.

The new multifamily building has been designed with area residential heritage in mind including architectural design, maintenance of historic fencing, and tree retention.

The development contains 17 vehicle parking spaces with most underground and 2 above ground in the rear. The development also includes a 16-stall indoor bike parking facility, electric vehicle charging, accessible entrances and an elevator.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked collaboratively with the Urban Planning Division to make the following design adjustments through the process leading up to receipt of the application. The applicant agreed to:

- Maintain the property as one lot rather than breaking it into its 3 underlying lots, in order to limit development to (1) building, help support area physical character and preserve existing site vegetation.
- Maintain the historic brick and wrought iron fencing around the perimeter of the property.
- Maintain the historic gate as a key pedestrian site entrance, and retain the existing vehicular approach so as to avoid a new approach off Wellington Cres.
- Make attempts to include similar overall massing, height and physical character as the original onsite dwelling.
- Ensure the new dwelling is of a high-quality architectural design and uses materials similar to those found on the original onsite dwelling and in the immediate area.
- Provide a shadow study.
- Conduct public engagement prior to filing a development application.
- Provide a report by certified arborist with recommendations on which trees should be preserved and measures to protect them.
- Provide a direct, universally accessible pedestrian route from the front sidewalk to the main front entrance.

OURWINNIPEG

Direction 9 of *OurWinnipeg* states:

- Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.

That Direction sets out the following Enabling Strategy:

- With guidance from *Complete Communities*, encourage age-friendly and accessible new development in existing neighbourhoods.

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

- All public exterior entrances/exits are accessible:
    - Main front entry is accessed by a pedestrian connection or access drop off loop which leads to sloped sidewalk.
    - Rear entry is accessed by an accessible ramp leading to an entry door powered by accessible auto operator.
    - Parkade vestibule, and shared outdoor patio spaces are accessible by accessible ramp.
    - Suites and amenity spaces are accessible by auto door operators and elevator.
- A universal washroom is provided for the shared amenity spaces on the main floor.
- Barrier free paths of travel are provided throughout main floor (auto operators and 1500+ mm wide corridors).
- Exit stair tread width is in excess of code (900mm required 1200mm provided) with colour contrasting safety nosings.
- Most doors throughout the building are powered by auto operators with key fob and electric strikes reducing the amount of touch points.
- Suite floor height is consistent throughout the units (i.e. no sunken living rooms), improving visitability for all suites.

Housing that supports visitability and/or accessibility contributes to ‘aging-in-place’ – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

COMPLETE COMMUNITIES DIRECTION STRATEGY

Per the *Complete Communities Direction Strategy,* the proposed development falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability 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.*
- *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 proposal represents a moderate density increase in a Mature Community, and adds to the mix of housing types in the neighbourhood in a context sensitive manner in alignment with goals of *Complete Communities.*

WINNIPEG ZONING BY-LAW 200/06

There are 7 variances associated with the development. These are analyzed in the Administrative Report for Associated File No. DAV 21-141273\D.

PARKING

The proposed development contains 19 parking stalls, including 2 interior and 2 exterior visitor stalls and 2 accessible stalls. This equates to a total of more than 2 stalls per unit; above the Winnipeg Zoning By-Law requirement of 10 stalls.

SERVICING CONSIDERATIONS

The report of the Administrative Coordinating Group is attached As Schedule B. Key highlights are:

Public Works Department

- The private approach will require a separate application to the Public Works Department.
- The Developer shall be required to preserve and protect all existing trees within City-owned lands (including rights-of-way), and shall be required to compensate the City for any damage or removal thereof, as determined by Director of Public Works.

Water and Waste Department

- A municipal engineer will be required to confirm fire flow capacity.
- 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.

PUBLIC CONSULTATION

The applicant indicates the following regarding consultation (summarized):

- Round One
    - Flyers hand-delivered on February 11, 2021 to 225 households in proximity to the site.
    - Advertisement printed in the Sou'wester local newspaper with a circulation of approximately 41,800 homes.
    - Event registration was available either through an RSVP form on an online landing page (www.richardwintrup.com/514wellington), by calling the Richard+Wintrup office or by email.

    - Online open houses:
        - February 17, 2021 at 7pm: 41 registrants, 66 Questions and Comments received.
        - February 20, 2021 at 3pm: 30 registrants, 57 Questions and Comments received.
- Round Two
    - Flyers delivered on March 8, 2021 by Canada Post, to 2,072 households in proximity to the site.
    - Advertisement printed in the Sou'wester local newspaper with a circulation of approximately 41,800.
    - Event registration was available either through an RSVP form on an online landing page (www.richardwintrup.com/514wellington), by calling the Richard+Wintrup office or by email.
    - 73 Direct emails were sent to all registrants from the first round of engagement sessions to ensure they were informed on the second round of engagement.
    - Online open houses:
        - March 13, 2021 at 3pm: 15 registrants, 16 Questions and Comments received.
        - March 14, 2021 at 3pm: 13 registrants, 21 Questions and Comments received.
        - March 15, 2021 at 7pm: 24 registrants, 34 Questions and Comments received
- The event webpage began February 4, 2021. There were 307 unique visitors to the engagement page between February 4 - March 15, 2021.
- The applicant indicates that the focus of first round of engagement was sharing information and seeking early feedback, with some opposed to any multifamily development; and that in the second round of engagement, less criticism was expressed, some expressed favour of the design ,and some were opposed to any multifamily development.
- Additional information and detail on engagement can be found in Schedule C: Applicant's Consultation Report.

OTHER CONSIDERATIONS

Zoning Agreement

Due to the historic context, the Public Service recommends a Zoning Agreement limiting height and density.

The Zoning Agreement also includes a Plan Approval condition. If the plans remain as proposed and approved, the proponent may apply for building permits. However if plans change, a plan approval by City Centre Community Committee and the Director of Planning, Property and Development will be required in order to provide opportunity for new review.

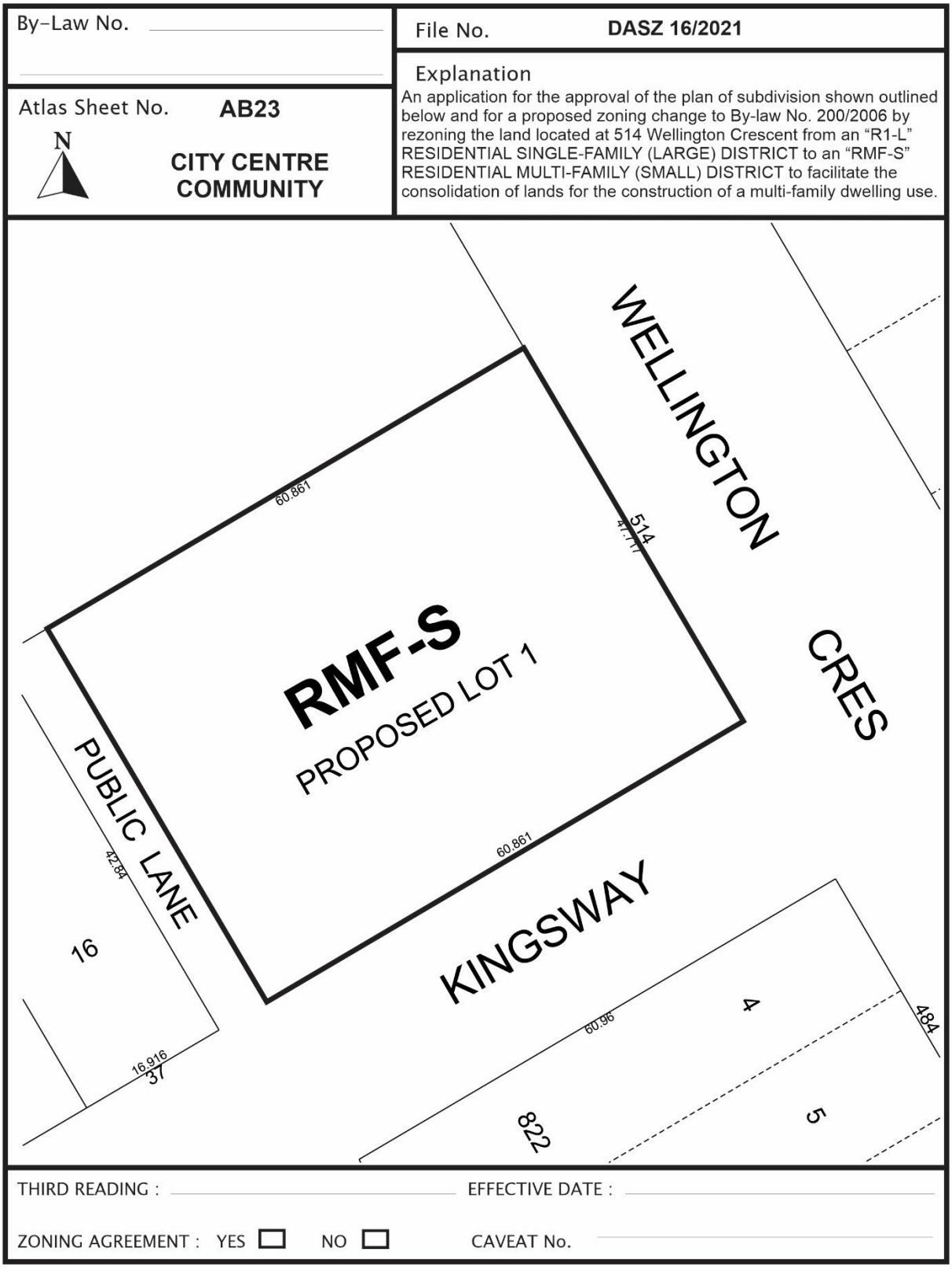
SUMMARY

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

- Supports visitability and aging-in-place in alignment with policy goals of *OurWinnipeg.*
- Represents a moderate density increase in a Mature Community, and adds to the mix of housing types in the neighbourhood in a context sensitive manner in alignment with goals of *Complete Communities.*
- Is compatible with contextual historic built form, including setbacks, trees, and historic fencing.
- Shows a high-quality architectural design, using materials similar to those found on the previous onsite dwelling and in the immediate neighbourhood.
- Provides a private rear vehicular access to minimize impact on the public lane and neighbouring properties.
- Is the product of in-depth public consultation.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 16/2021 234 Wellington Crescent

Schedule A for File No. DASZ 16/21, City Centre Community Committee, January 11, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 514 WELLINGTON CRESCENT

It is recommended that approval of DASZ 16/2021, if granted, be subject to the applicant addressing the following and entering into a Servicing Agreement, if required:

Section I – General Comments

1) The Public Works Department has advised that proposed private approach appears to be non-conforming under the Private Access By-law.

2) Private approaches require separate application to the Public Works Department, however the Department does not have authority to approve non-conforming private approaches. The private approach application will need to be reviewed by the Standing Policy Committee on Infrastructure, Renewal and Public Works.

   Please contact Public Works at PWDPrivateAccess@winnipeg.ca to discuss further.

3) Please note that the Developer shall be required to preserve and protect all existing trees within City-owned lands (including rights-of-way), and the Developer shall be required to compensate the City for any damage or removal thereof, as determined by Director of Public Works. Additional information can be found here:

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

Section II - Servicing Conditions

1) Water System Assessment

   The Water and Waste Department has advised that the water distribution system servicing the Planned Area does not have adequate fire flow capacity to support the proposed development. To achieve adequate servicing, the Developer shall either:

   i. Adjust the site plan or design to not exceed the existing available fire flow capacity, to the satisfaction of the Director of Water and Waste; or,

   ii. Provide a servicing report, prepared by a qualified municipal engineer, outlining the water services needed to adequately service the proposed development and adjacent lands, to the satisfaction of the Director of Water and Waste.

   The applicant shall enter into a servicing agreement to construct, at no expense to the City, any water main upgrades as required by the servicing report to service the proposed development, as determined by and to the satisfaction of the Director of Water and Waste.

2) 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 0.35, 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.

3) Construction Traffic

a. The Developer shall, at no expense whatsoever to the City, ensure that construction traffic uses access routes determined by the Director of Public Works.

b. The Developer shall, at no expense whatsoever to the City, maintain the said access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and shall undertake the regular cleaning, scraping and sweeping of those access routes and all streets until building construction within the Planned Area, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.

4) Litter and Refuse Control and Clean-Up

a. The Developer shall, at no expense whatsoever to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b. The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

5) Survey Monuments

a. Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and restored as required by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b. Where the Director of Planning, Property and Development determines that all the survey monuments within the Planned Area have been found or restored to their original positions, the Director of Planning, Property and Development may waive the requirements for Plan of Survey Perpetuating Certain Monuments under clause (a).

Section III – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

(a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

(b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 16/2021
December 6, 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 D. Beaton"*
D. Beaton, M.L. Arch.
Urban Planning and Design Division
Planning, Property and Development Department

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

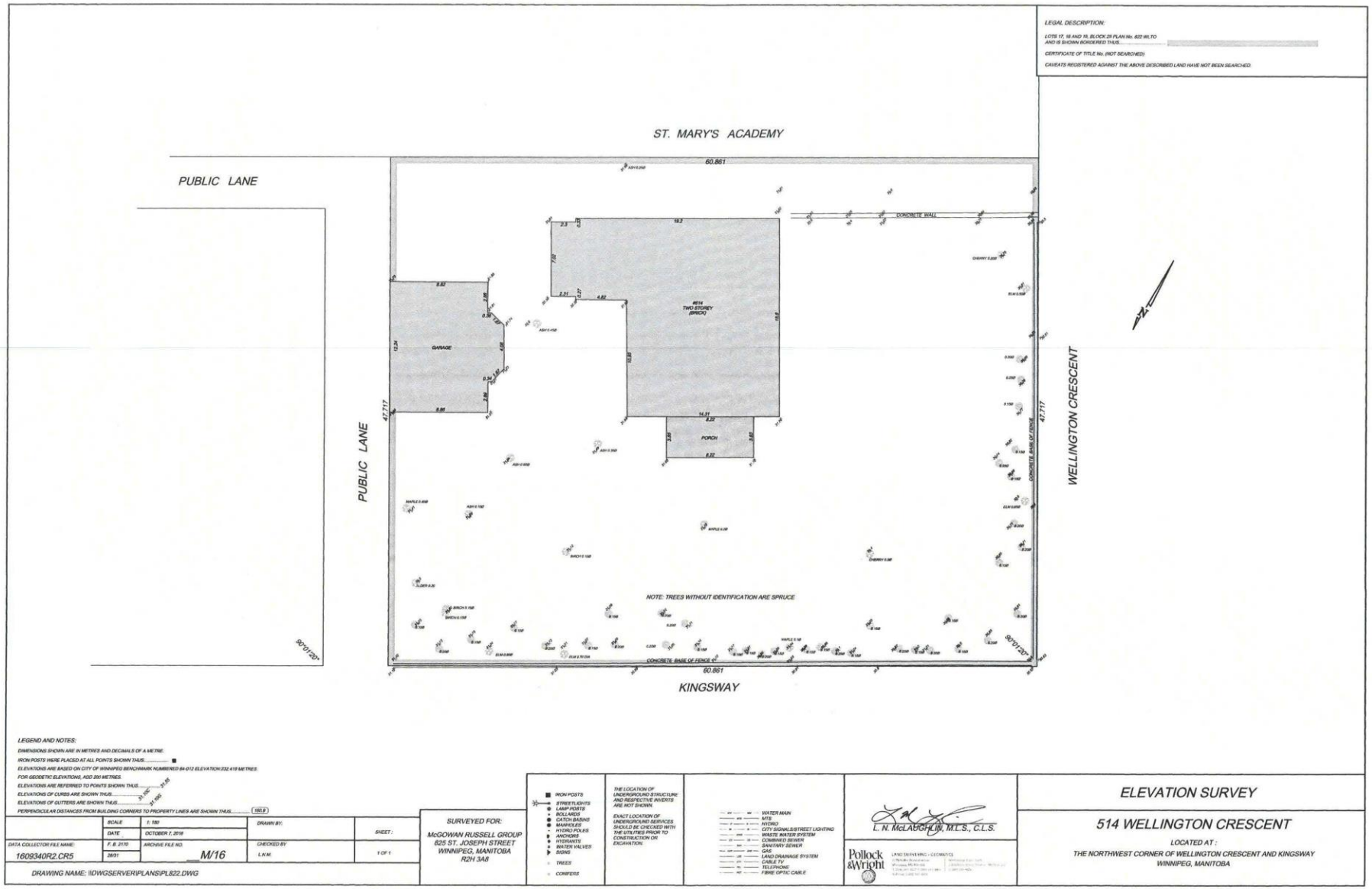
Schedule C: Applicant’s Consultation Report

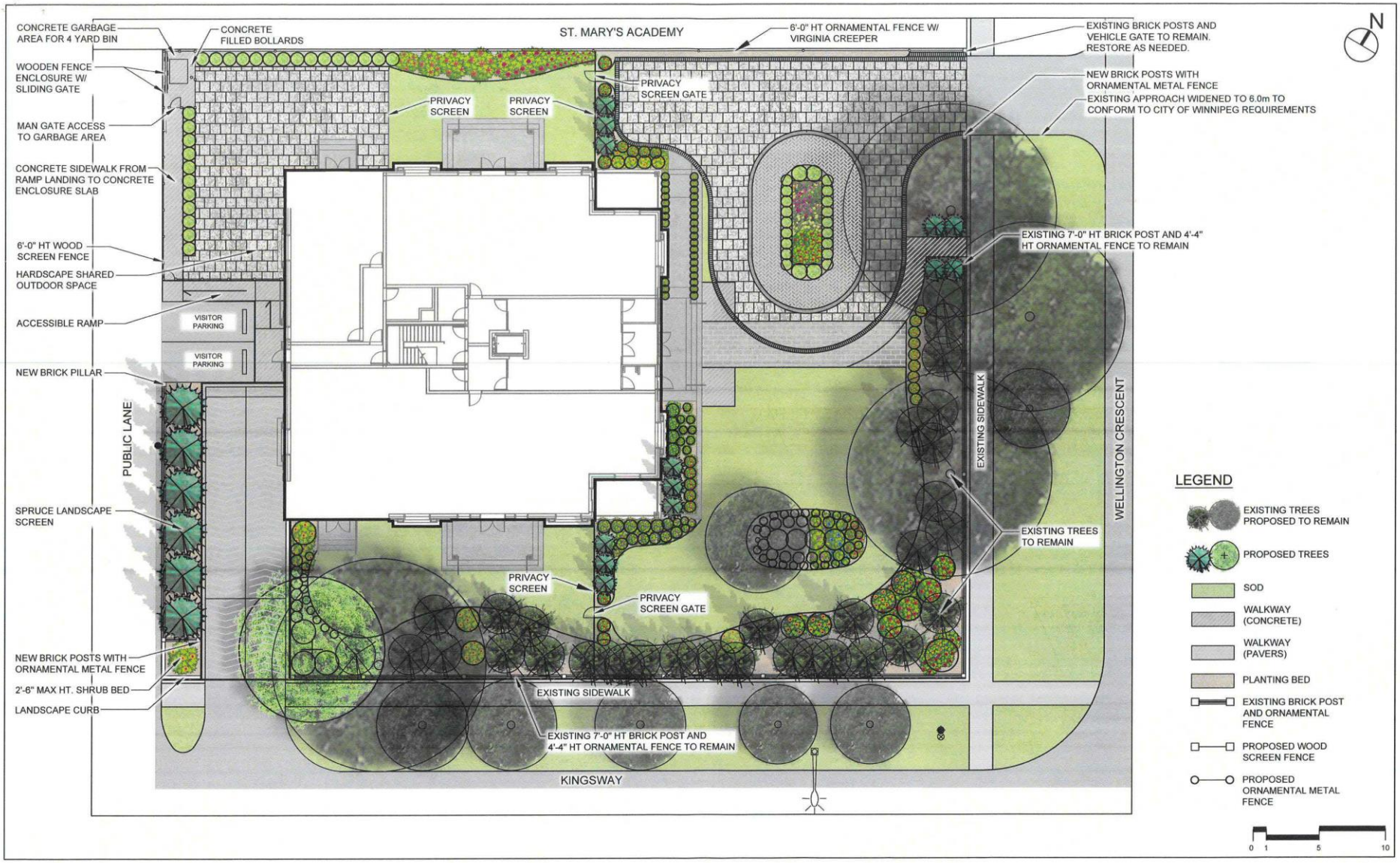
Schedule D: Applicant’s Arborist Report

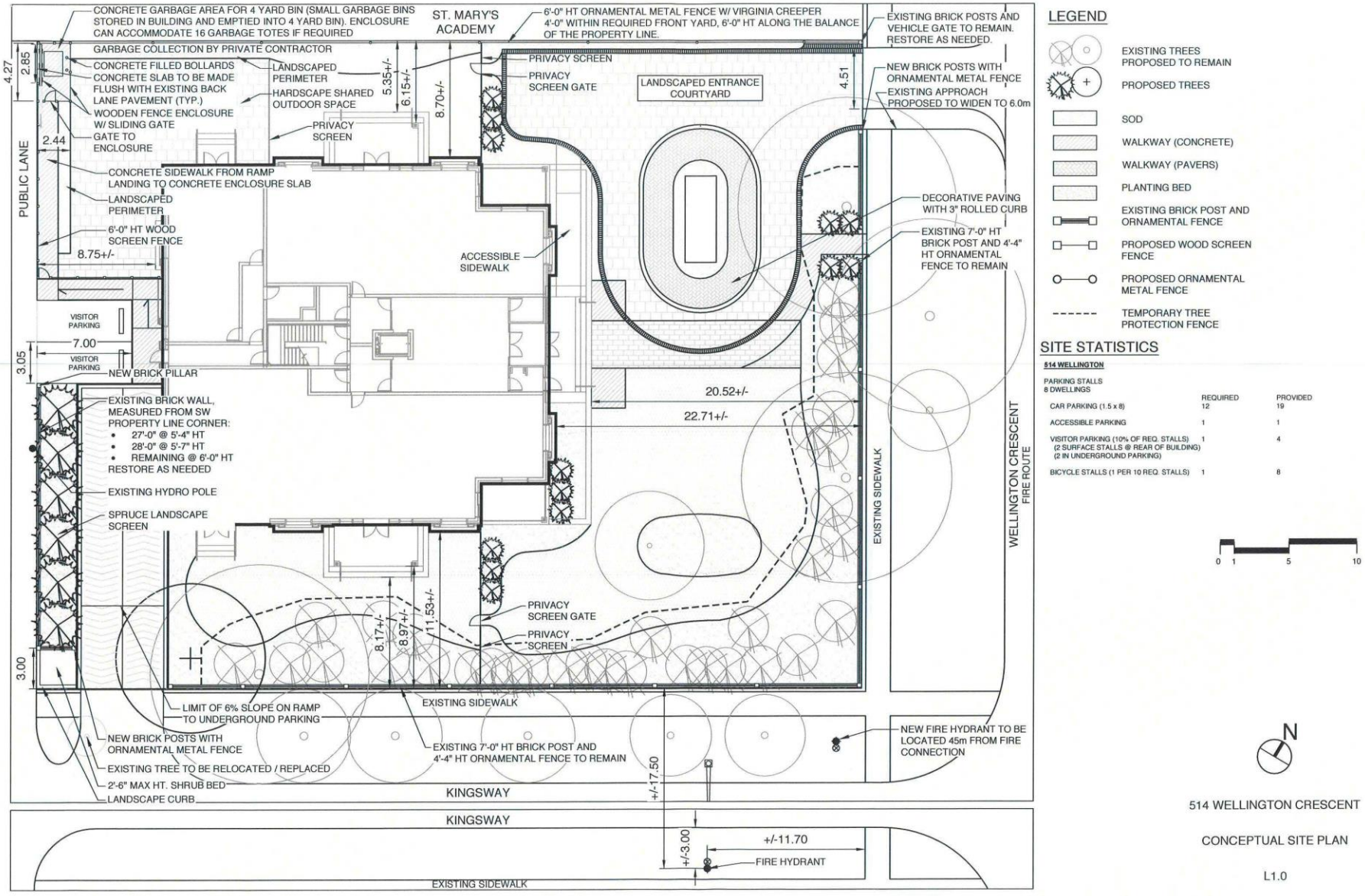
Schedule E: Applicant’s Sun Shadow Study

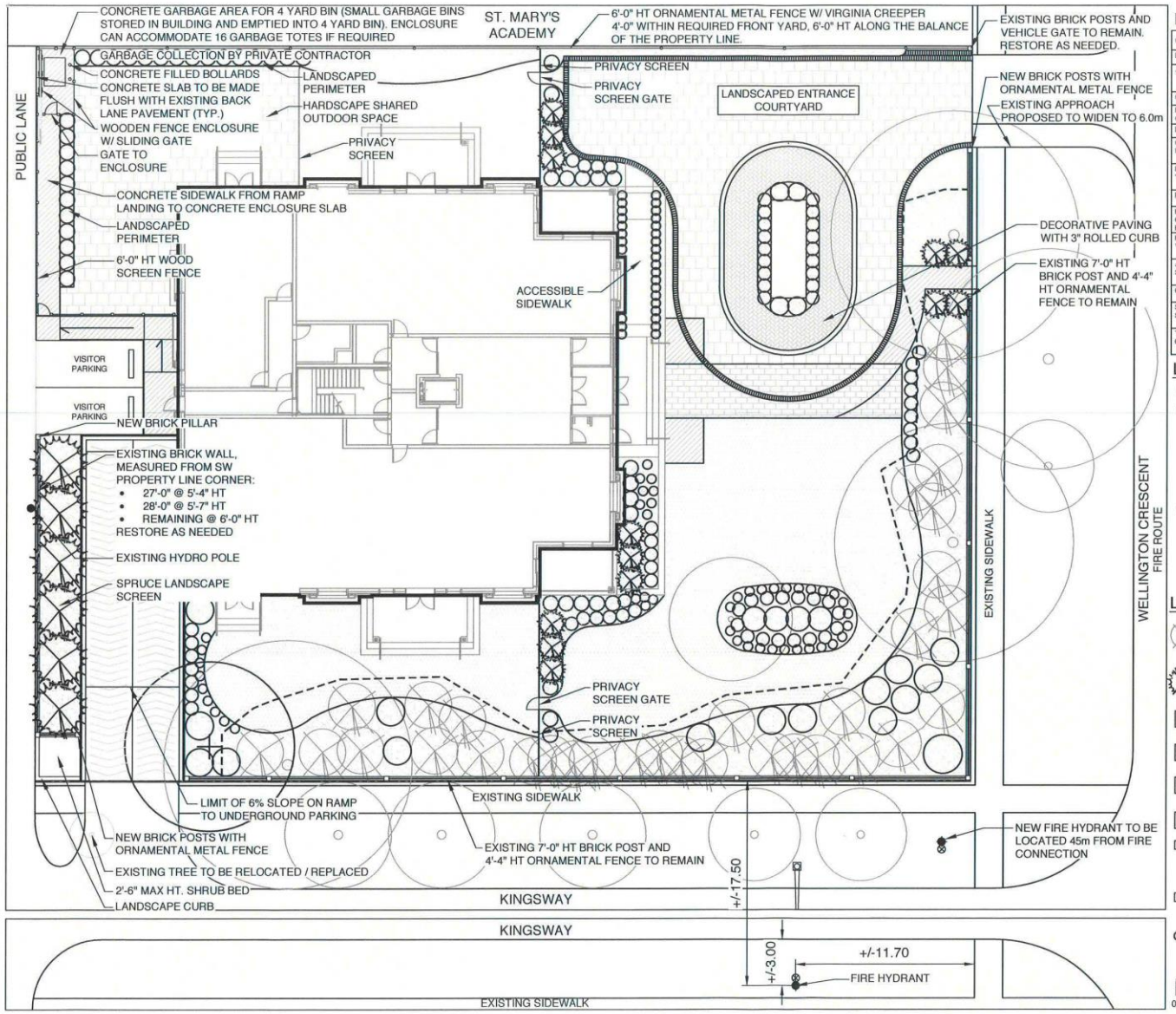
Schedule F: Applicant’s Geotechnical Summary

Exhibit “7” referred to in File DASZ 16/2021




ST. MARY'S ACADEMY
CONCRETE GARBAGE AREA FOR 4 YARD BIN
CONCRETE FILLED BOLLARDS
WOODEN FENCE ENCLOSURE W/ SLIDING GATE
MAN GATE ACCESS TO GARBAGE AREA
CONCRETE SIDEWALK FROM RAMP LANDING TO CONCRETE ENCLOSURE SLAB
6'-0" HT WOOD SCREEN FENCE
HARDSCAPE SHARED OUTDOOR SPACE
ACCESSIBLE RAMP
VISITOR PARKING
VISITOR PARKING
NEW BRICK PILLAR
PUBLIC LANE
SPRUCE LANDSCAPE SCREEN
NEW BRICK POSTS WITH ORNAMENTAL METAL FENCE
2'-6" MAX HT. SHRUB BED
LANDSCAPE CURB
PRIVACY SCREEN
PRIVACY SCREEN
PRIVACY SCREEN GATE
PRIVACY SCREEN
PRIVACY SCREEN GATE
EXISTING SIDEWALK
EXISTING 7'-0" HT BRICK POST AND 4'-4" HT ORNAMENTAL FENCE TO REMAIN
KINGSWAY
6'-0" HT ORNAMENTAL FENCE W/ VIRGINIA CREEPER
EXISTING BRICK POSTS AND VEHICLE GATE TO REMAIN. RESTORE AS NEEDED.
NEW BRICK POSTS WITH ORNAMENTAL METAL FENCE
EXISTING APPROACH WIDENED TO 6.0m TO CONFORM TO CITY OF WINNIPEG REQUIREMENTS
EXISTING 7'-0" HT BRICK POST AND 4'-4" HT ORNAMENTAL FENCE TO REMAIN
EXISTING SIDEWALK
WELLINGTON CRESCENT
EXISTING TREES TO REMAIN
N
LEGEND
EXISTING TREES PROPOSED TO REMAIN
PROPOSED TREES
SOD
WALKWAY (CONCRETE)
WALKWAY (PAVERS)
PLANTING BED
EXISTING BRICK POST AND ORNAMENTAL FENCE
PROPOSED WOOD SCREEN FENCE
PROPOSED ORNAMENTAL METAL FENCE
0 1 5 10


CONCRETE GARBAGE AREA FOR 4 YARD BIN (SMALL GARBAGE BINS STORED IN BUILDING AND EMPTIED INTO 4 YARD BIN). ENCLOSURE CAN ACCOMMODATE 16 GARBAGE TOTES IF REQUIRED
ST. MARY'S ACADEMY
6'-0" HT ORNAMENTAL METAL FENCE W/ VIRGINIA CREEPER
4'-0" WITHIN REQUIRED FRONT YARD, 6'-0" HT ALONG THE BALANCE OF THE PROPERTY LINE.
EXISTING BRICK POSTS AND VEHICLE GATE TO REMAIN. RESTORE AS NEEDED.
GARBAGE COLLECTION BY PRIVATE CONTRACTOR
CONCRETE FILLED BOLLARDS
CONCRETE SLAB TO BE MADE FLUSH WITH EXISTING BACK LANE PAVEMENT (TYP.)
WOODEN FENCE ENCLOSURE W/ SLIDING GATE
GATE TO ENCLOSURE
LANDSCAPED PERIMETER
HARDSCAPE SHARED OUTDOOR SPACE
PRIVACY SCREEN
PRIVACY SCREEN GATE
LANDSCAPED ENTRANCE COURTYARD
NEW BRICK POSTS WITH ORNAMENTAL METAL FENCE
EXISTING APPROACH PROPOSED TO WIDEN TO 6.0m
PUBLIC LANE
CONCRETE SIDEWALK FROM RAMP LANDING TO CONCRETE ENCLOSURE SLAB
LANDSCAPED PERIMETER
6'-0" HT WOOD SCREEN FENCE
ACCESSIBLE SIDEWALK
DECORATIVE PAVING WITH 3" ROLLED CURB
EXISTING 7'-0" HT BRICK POST AND 4'-4" HT ORNAMENTAL FENCE TO REMAIN
VISITOR PARKING
NEW BRICK PILLAR
EXISTING BRICK WALL, MEASURED FROM SW PROPERTY LINE CORNER:
• 27'-0" @ 5'-4" HT
• 28'-0" @ 5'-7" HT
• REMAINING @ 6'-0" HT
RESTORE AS NEEDED
EXISTING HYDRO POLE
SPRUCE LANDSCAPE SCREEN
EXISTING SIDEWALK
WELLINGTON CRESCENT FIRE ROUTE
LIMIT OF 6% SLOPE ON RAMP TO UNDERGROUND PARKING
NEW BRICK POSTS WITH ORNAMENTAL METAL FENCE
EXISTING TREE TO BE RELOCATED / REPLACED
2'-6" MAX HT. SHRUB BED
LANDSCAPE CURB
KINGSWAY
NEW FIRE HYDRANT TO BE LOCATED 45m FROM FIRE CONNECTION
EXISTING 7'-0" HT BRICK POST AND 4'-4" HT ORNAMENTAL FENCE TO REMAIN
+/-11.70
FIRE HYDRANT
EXISTING SIDEWALK
LEGEND
EXISTING TREES PROPOSED TO REMAIN
PROPOSED TREES
SOD
WALKWAY (CONCRETE)
WALKWAY (PAVERS)
PLANTING BED
EXISTING BRICK POST AND ORNAMENTAL FENCE
PROPOSED WOOD SCREEN FENCE
PROPOSED ORNAMENTAL METAL FENCE
TEMPORARY TREE PROTECTION FENCE
SITE STATISTICS
514 WELLINGTON
PARKING STALLS
8 DWELLINGS
REQUIRED
PROVIDED
CAR PARKING (1.5 x 8) 12 19
ACCESSIBLE PARKING 1 1
VISITOR PARKING (10% OF REQ. STALLS) 1 4
(2 SURFACE STALLS @ REAR OF BUILDING)
(2 IN UNDERGROUND PARKING)
BICYCLE STALLS (1 PER 10 REQ. STALLS) 1 8
0 1 5 10
N
514 WELLINGTON CRESCENT
CONCEPTUAL SITE PLAN
L1.0



PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
AMERICAN ELM ULMUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
CONIFEROUS TREES		
BLACK HILLS SPRUCE / PICEA GLAUCA 'DENSATA'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
DECIDUOUS SHRUBS		
GALAHAD MOCKORANGE/ PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
PERENNIALS/ORNAMENTAL GRASSES		
KARL FOERSTER GRASS/ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
HOT ROD SWITCH GRASS' PANICUM VIRGATUM 'HOT ROD'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
AWNED WHEATGRASS/ AGROPYRON SUBSECUDUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
CONIFEROUS SHRUBS		
SKYROCKET JUNIPER / JUNIPERUS SCOPULORUM 'SKYROCKET'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
TECHNY CEDAR / THUJA OCCIDENTALIS 'TECHNY'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.

LANDSCAPE STATISTICS

514 WELLINGTON

STREET EDGE LANDSCAPING

WELLINGTON 47.7m (156.6')	REQUIRED	PROVIDED	CREDITED
TREES (1/30')	5	0	50
SHRUBS (3/20')	24	20	6

KINGSWAY 60.96m (200')	REQUIRED	PROVIDED	CREDITED
TREES (1/30')	7	1	98
SHRUBS (3/20')	30	26	6

BUILDING FOUNDATION LANDSCAPING

WELLINGTON 26.5m (86.9')			
SHRUBS (1/10')	9	62	

KINGSWAY 28.5m (93.4')			
SHRUBS (1/10")	9	18	

LEGEND

- EXISTING TREES PROPOSED TO REMAIN
- PROPOSED TREES
- SOD
- WALKWAY (CONCRETE)
- WALKWAY (PAVERS)
- PLANTING BED
- EXISTING BRICK POST AND ORNAMENTAL FENCE
- PROPOSED WOOD SCREEN FENCE
- PROPOSED ORNAMENTAL METAL FENCE

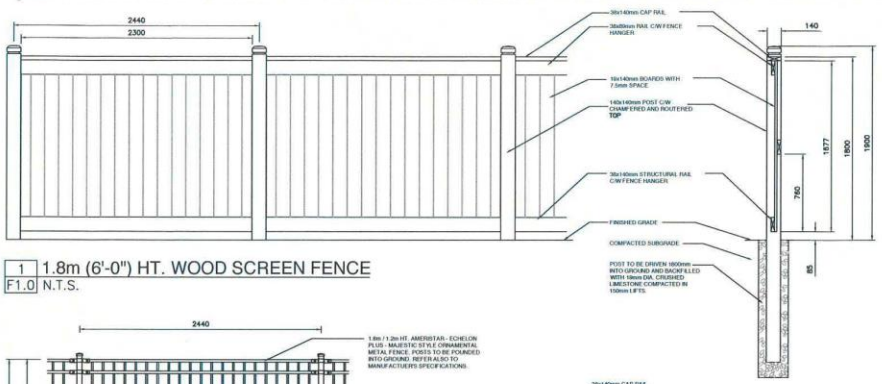
0 1 5 10

N

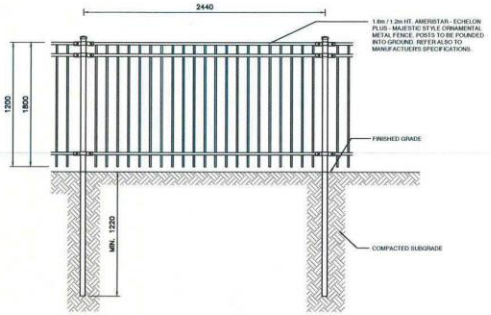
514 WELLINGTON CRESCENT

CONCEPTUAL LAYOUT PLAN

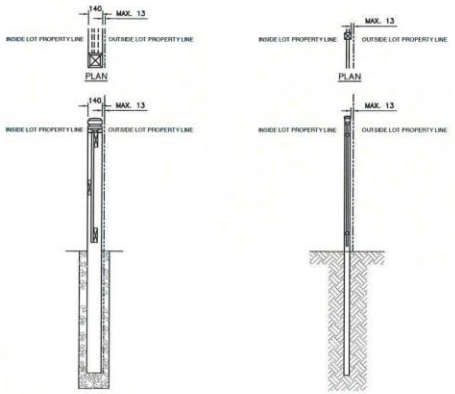
L1.1



1 1.8m (6'-0") HT. WOOD SCREEN FENCE
F1.0 N.T.S.

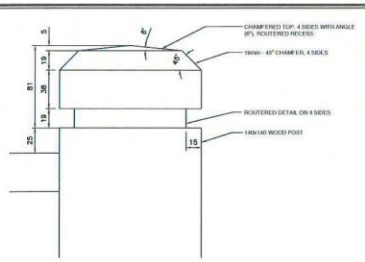


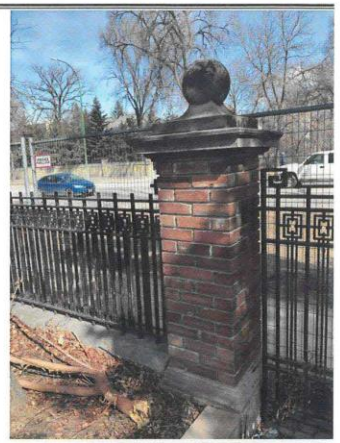
2 1.8m (6'-0") / 1.2m (4'-0") HT. ORNAMENTAL METAL FENCE
F1.0 N.T.S.



3 WOOD SCREEN FENCE PROPERTY LINE LAYOUT
F1.0 N.T.S.

4 ORNAMENTAL METAL FENCE PROPERTY LINE LAYOUT
F1.0 N.T.S.







EXISTING 4'-4" HT FENCING W/ 7'-0" HT PILLARS (WELLINGTON & KINGSWAY)



EXISTING BRICK WALL (ALLEY OFF KINGSWAY)

ALL DIMENSIONS PROVIDED FOR INFORMATION ON DESIGN INTENT.

CONTRACTOR TO SUPPLY SHOP DRAWINGS STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF MANITOBA WITH EXTENSIVE EXPERIENCE IN THE DESIGN & MANUFACTURING OF FENCING AND METAL FABRICATION. SHOP DRAWINGS TO INCLUDE WALL THICKNESS, MATERIALS ETC. AS LISTED IN THE SPECIFICATIONS AND ALL FOUNDATIONS.

ALL FENCE LOCATES TO BE PERFORMED BY A REGISTERED LAND SURVEYOR.

FENCE TO BE NO MORE THAN 13mm (1/2") FROM FENCE FACE TO LOT PROPERTY LINE.

ALL FENCES TO BE INSTALLED INSIDE LOT PROPERTY LINES.

No.	Revisions	Date	By

Date: 2021-04-20
Scale: NTS
Designed By: SR
Drawn By: VH
Checked By: SR
Seals:

McGOWAN·RUSSELL

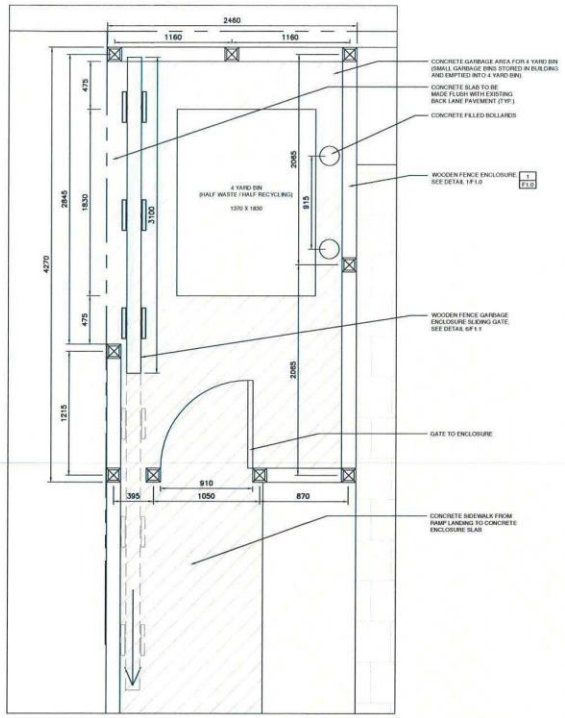
Client: 4319907 CANADA LTD.

Project Title: 514 WELLINGTON CRESCENT

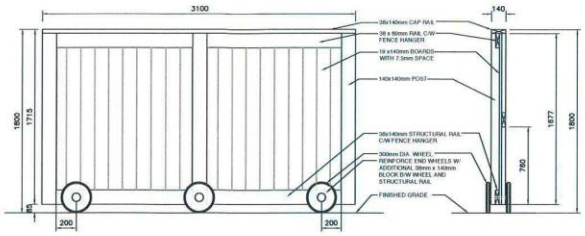
Sheet Title: CONCEPTUAL FENCING DETAILS

Project No.: 16-021
Drawing No.: F1.0

FILE:



5 GARBAGE ENCLOSURE ENLARGEMENT
F1.1 N.T.S.



6 GARBAGE ENCLOSURE SLIDING GATE
F1.1 N.T.S.

No.	Revisions	Date	By

Date: 2021-04-20
Scale: NTS
Designed By: SR
Drawn By: VH
Checked By: SR
Seals:

McGOWAN·RUSSELL

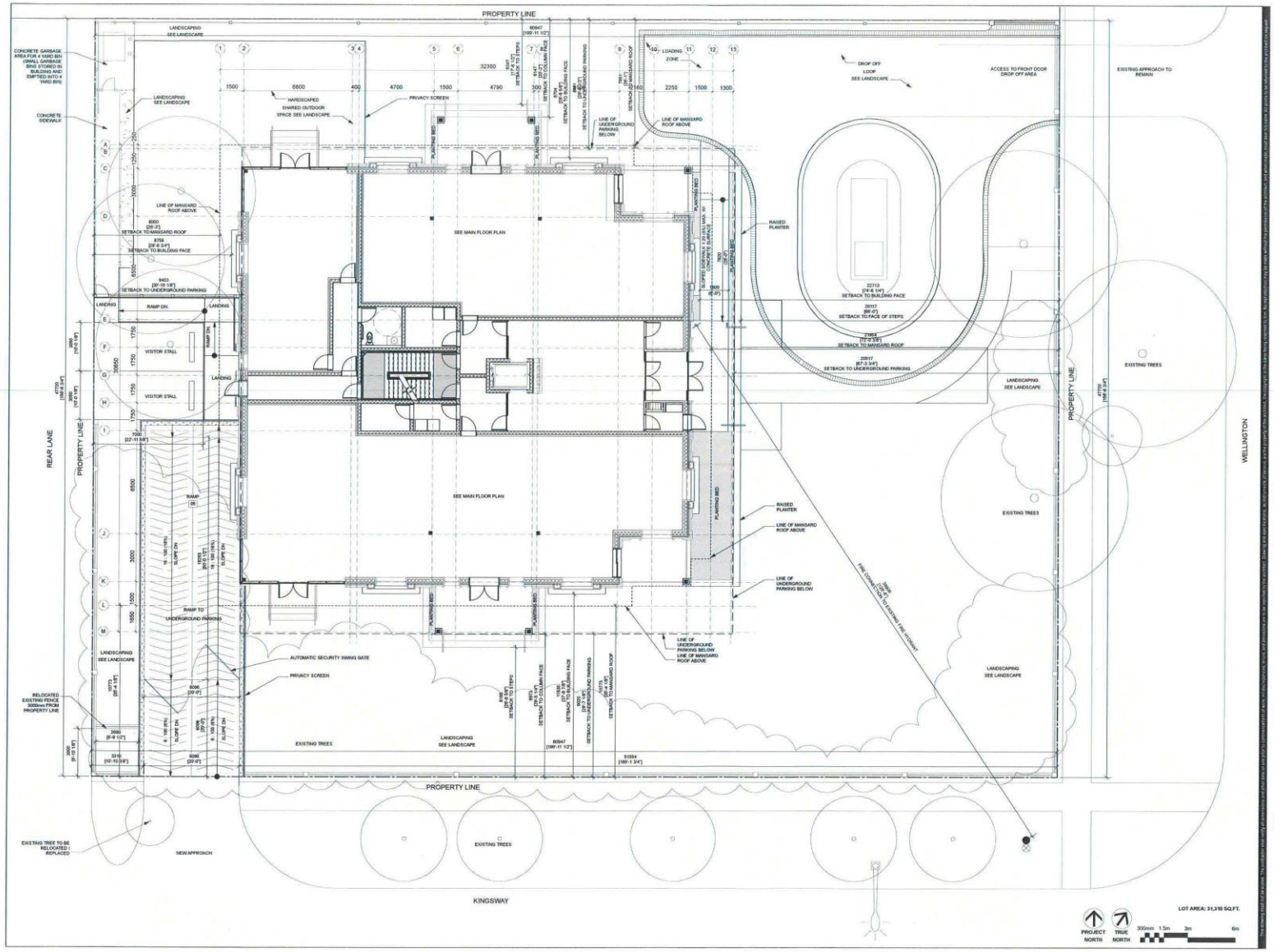
Client: 4319907 CANADA LTD.

Project Title: 514 WELLINGTON CRESCENT

Sheet Title: CONCEPTUAL FENCING DETAILS

Project No.: 16-021
Drawing No.: F1.1

FILE:



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web | www.prairiearchitects.ca

issue / rev.

#	date	issue notes
2	2021.06.03	RE-ISSUED FOR REZONG APP.
1	2021.03.25	ISSUED FOR REZONG APP.

professional seals

PRELIMINARY — DATE PLOTED 2021 Sep 27 — NOT FOR CONSTRUCTION

PRELIMINARY — DATE PLOTED 2021 Sep 27 — NOT FOR CONSTRUCTION

project information

514 WELLINGTON CRESCENT
WINNIPEG, MB
CANADA

client

JEFF THOMPSON

drawing information

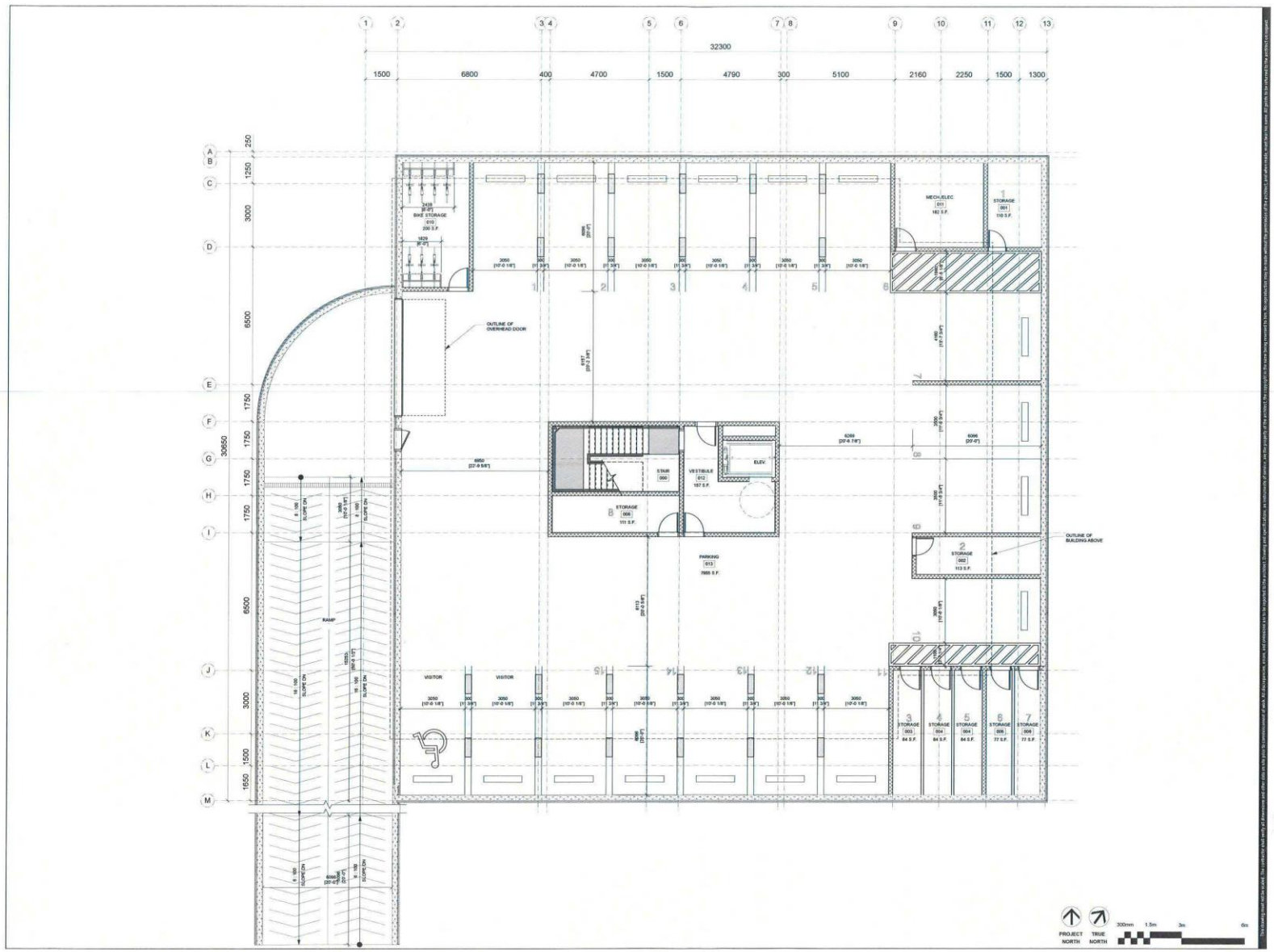
SITE PLAN

drawn by: BC
approved by: JK

scale: 1:100
date issued: 2021.06.03
proj. #: 2020.89
rev. #: R-0

514 WELLINGTON CONDOS
514 WELLINGTON CRESCENT, WINNIPEG, MB

A1
01



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issue / rev.

#	date	issue notes
2	2021.06.03	RE-ISSUED FOR REZONING APP
1	2021.03.25	ISSUED FOR REZONING APP.

professional seals

PRELIMINARY — DATE PLOTED 2021 Jun 4 — NOT FOR CONSTRUCTION

PRELIMINARY — DATE PLOTED 2021 Jun 4 — NOT FOR CONSTRUCTION

project information

514 WELLINGTON CRESCENT
WINNIPEG, MB
CANADA

client

JEFF THOMPSON

drawing information

UNDERGROUND PARKING PLAN

drawn by: BC
approved by: JK

scale: 1:75
date issued: 2021.06.03
proj. #: 2020.09
rev. #: R-0

514 WELLINGTON CONDOS
514 WELLINGTON CRESCENT, WINNIPEG, MB

A2
01

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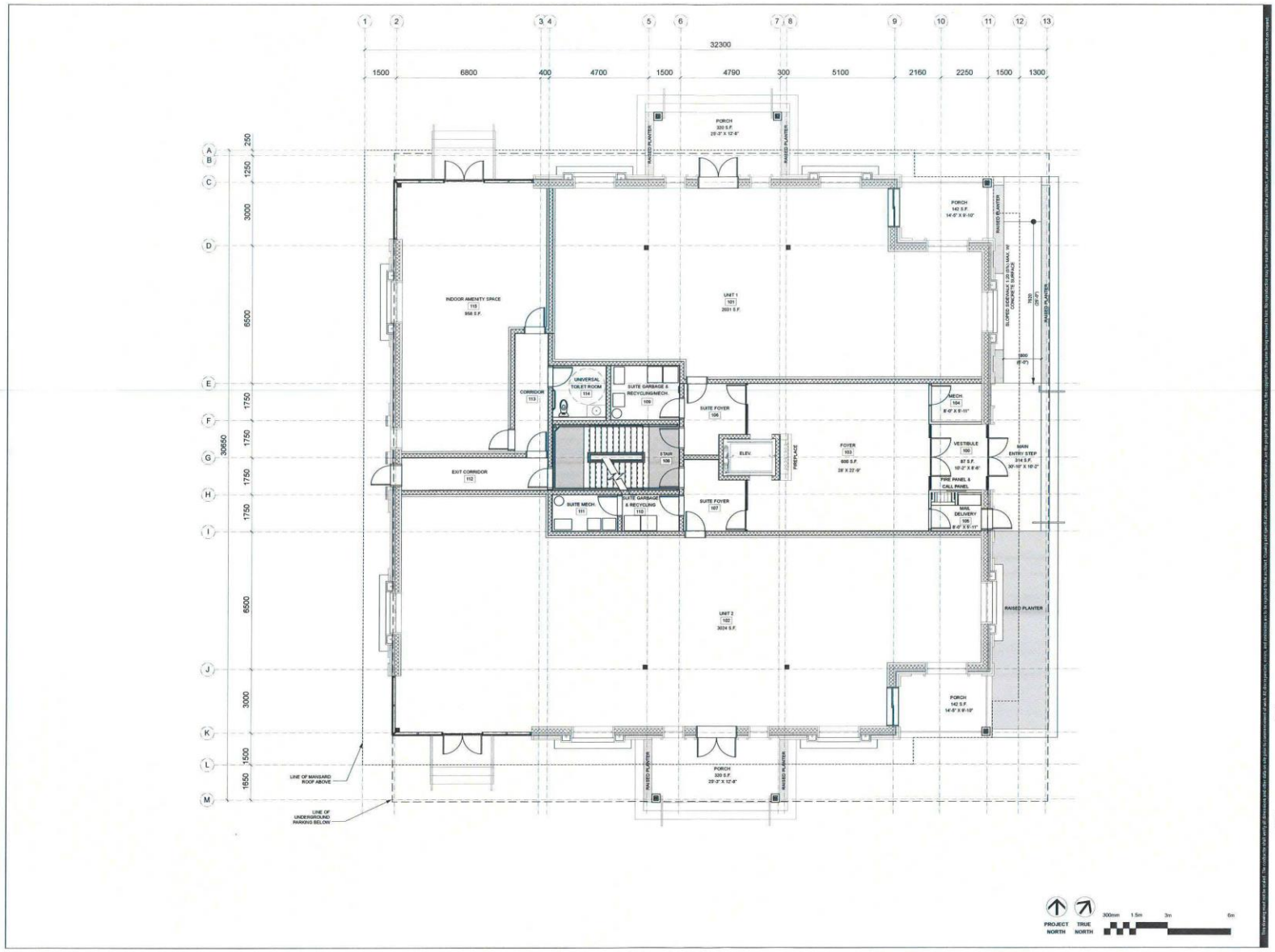

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issue / rev.

#	date	issue notes
2	2021.06.03	RE-ISSUED FOR REZONING APP
1	2021.03.26	ISSUED FOR REZONING APP

professional seals

PRELIMINARY NOT FOR CONSTRUCTION — DATE PLOTED: 2021 Jun 4

PRELIMINARY NOT FOR CONSTRUCTION — DATE PLOTED: 2021 Jun 4

project information

514 WELLINGTON CRESCENT
WINNIPEG, MB
CANADA

client

JEFF THOMPSON

drawing information

MAIN FLOOR PLAN

drawn by:	BC
approved by:	JK
scale:	1 : 75
date issued:	2021.06.03
proj. #:	2020.09
rev. #:	R-0

514 WELLINGTON CONDOS
514 WELLINGTON CRESCENT, WINNIPEG, MB

A2
02

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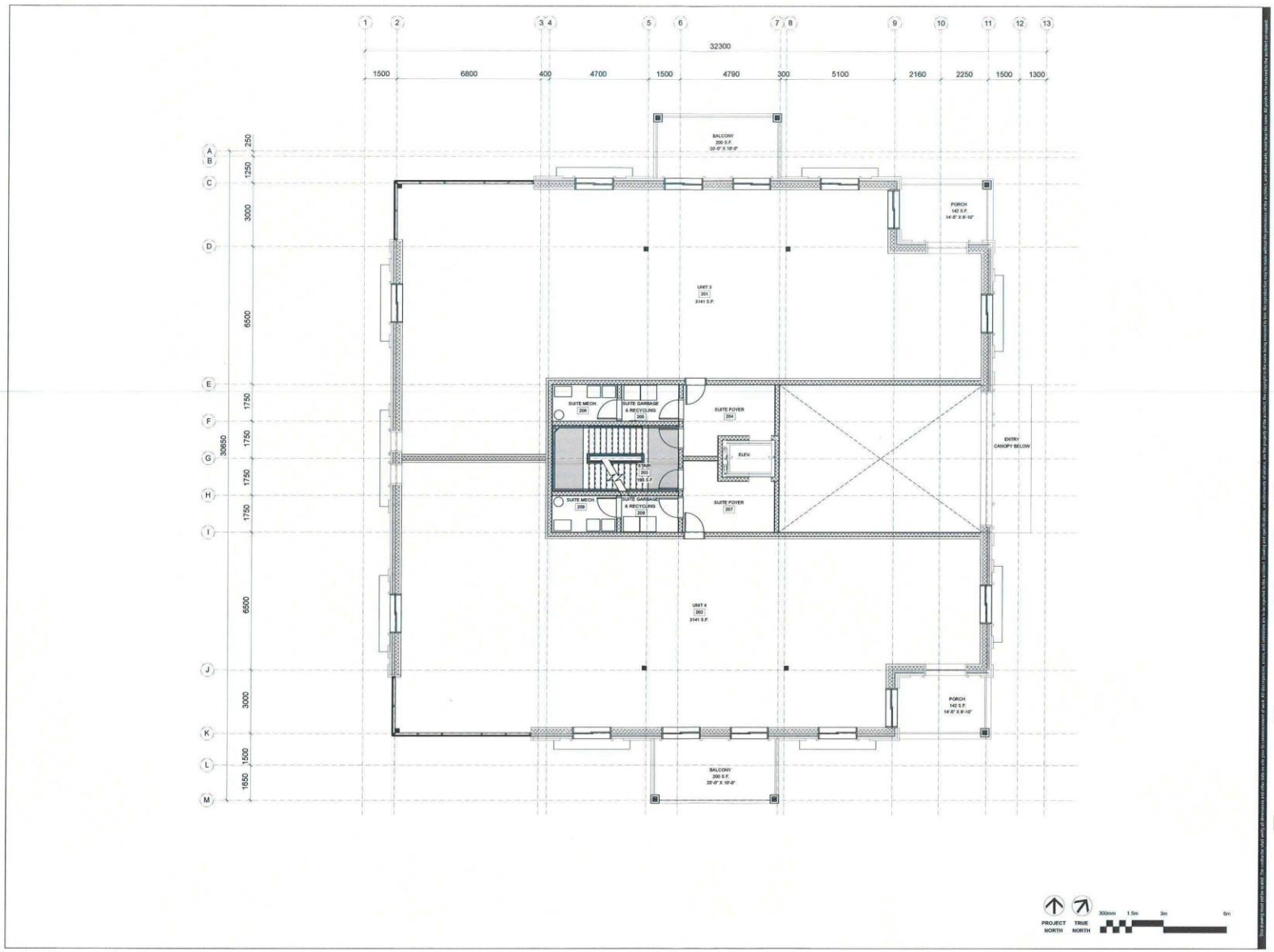

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issue / rev.

#	date	issue notes
2	2021.06.03	RE-ISSUED FOR REZONING APP.
1	2021.03.25	ISSUED FOR REZONING APP.

professional seals

PRELIMINARY NOT FOR CONSTRUCTION DATE PLOTED 2021 Jun 4

PRELIMINARY NOT FOR CONSTRUCTION DATE PLOTED 2021 Jun 4

project information

514 WELLINGTON CRESCENT
WINNIPEG, MB
CANADA

client

JEFF THOMPSON

drawing information

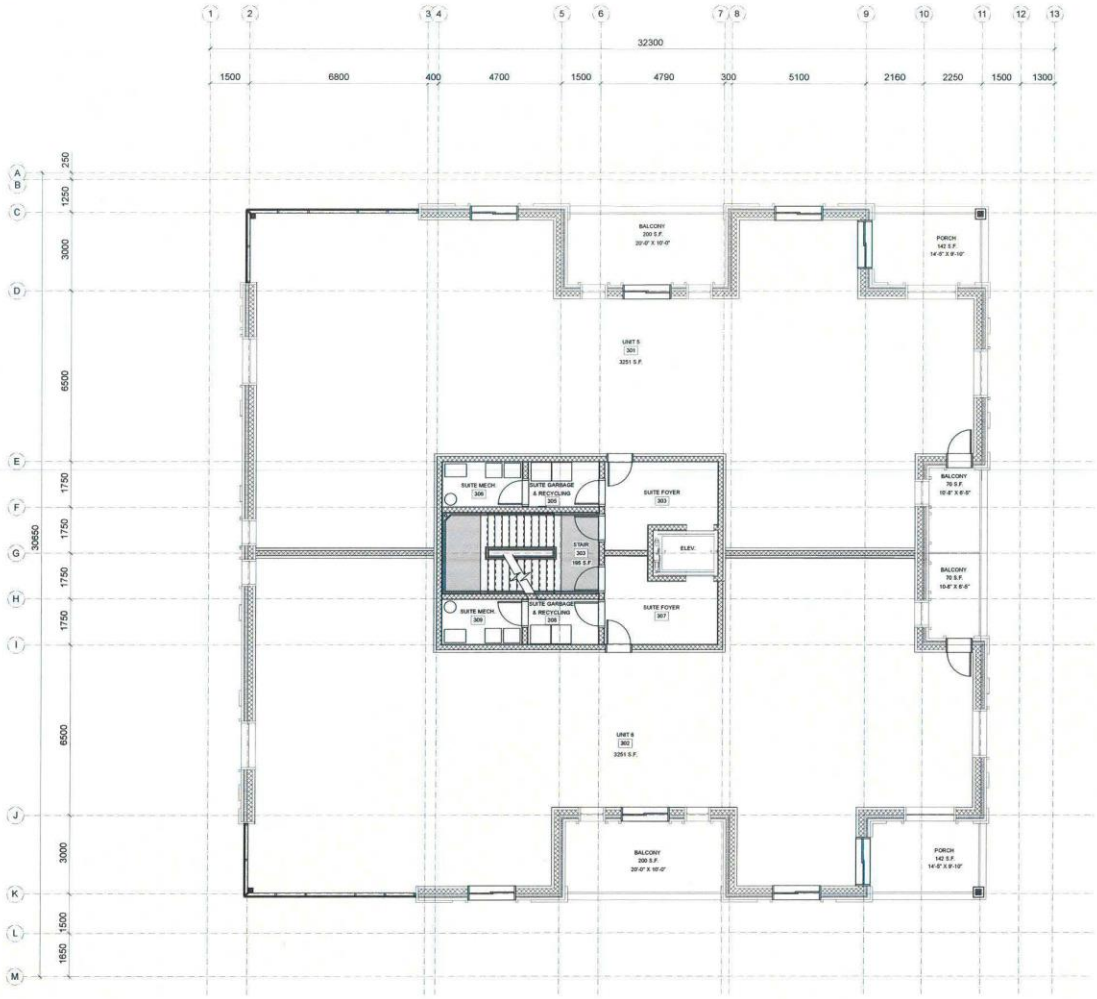
SECOND FLOOR PLAN

drawn by: BC
approved by: JK

scale: 1:75
date issued: 2021.06.03
proj. #: 2020.89
rev. #: R-0

514 WELLINGTON CONDOS
514 WELLINGTON CRESCENT, WINNIPEG, MB

A2
03



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telephone | 204.956.0630 fax | 204.943.5597
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issue / rev.

#	date	issue notes
2	2021.06.03	RE-ISSUED FOR REZONING APP.
1	2021.03.25	ISSUED FOR REZONING APP.

professional seals

PRELIMINARY NOT FOR CONSTRUCTION — DATE PLOTED 2021 Jun 4

PRELIMINARY NOT FOR CONSTRUCTION — DATE PLOTED 2021 Jun 4

project information

514 WELLINGTON CONDOS

514 WELLINGTON CRESECENT, WINNIPEG, MB

514 WELLINGTON CRESECENT
WINNIPEG, MB
CANADA

client

JEFF THOMPSON

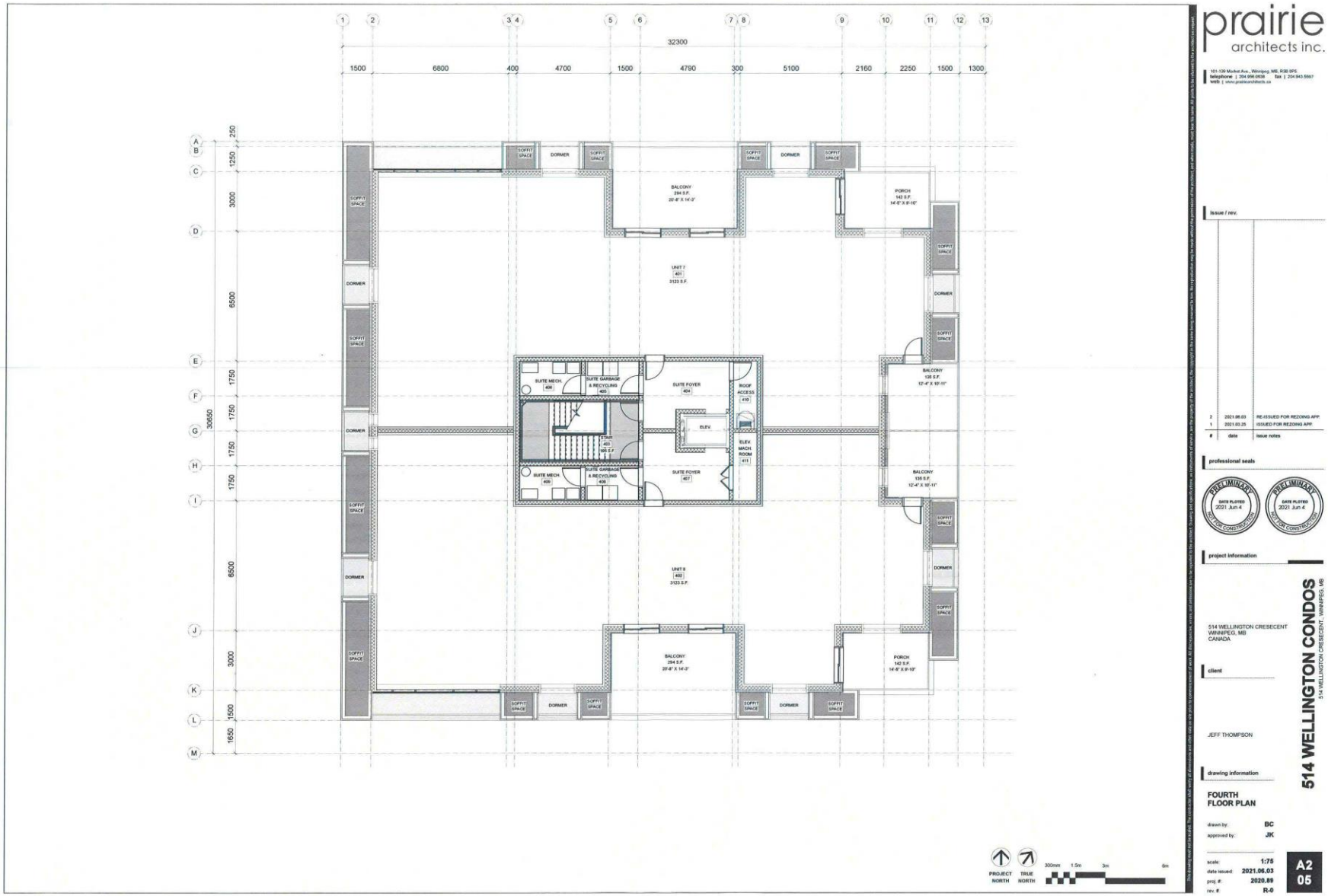
drawing information

THIRD FLOOR PLAN

drawn by: BC
approved by: JK

scale: 1 : 75
date issued: 2021.06.03
proj. #: 2020.09
rev. #: R-0

A2
04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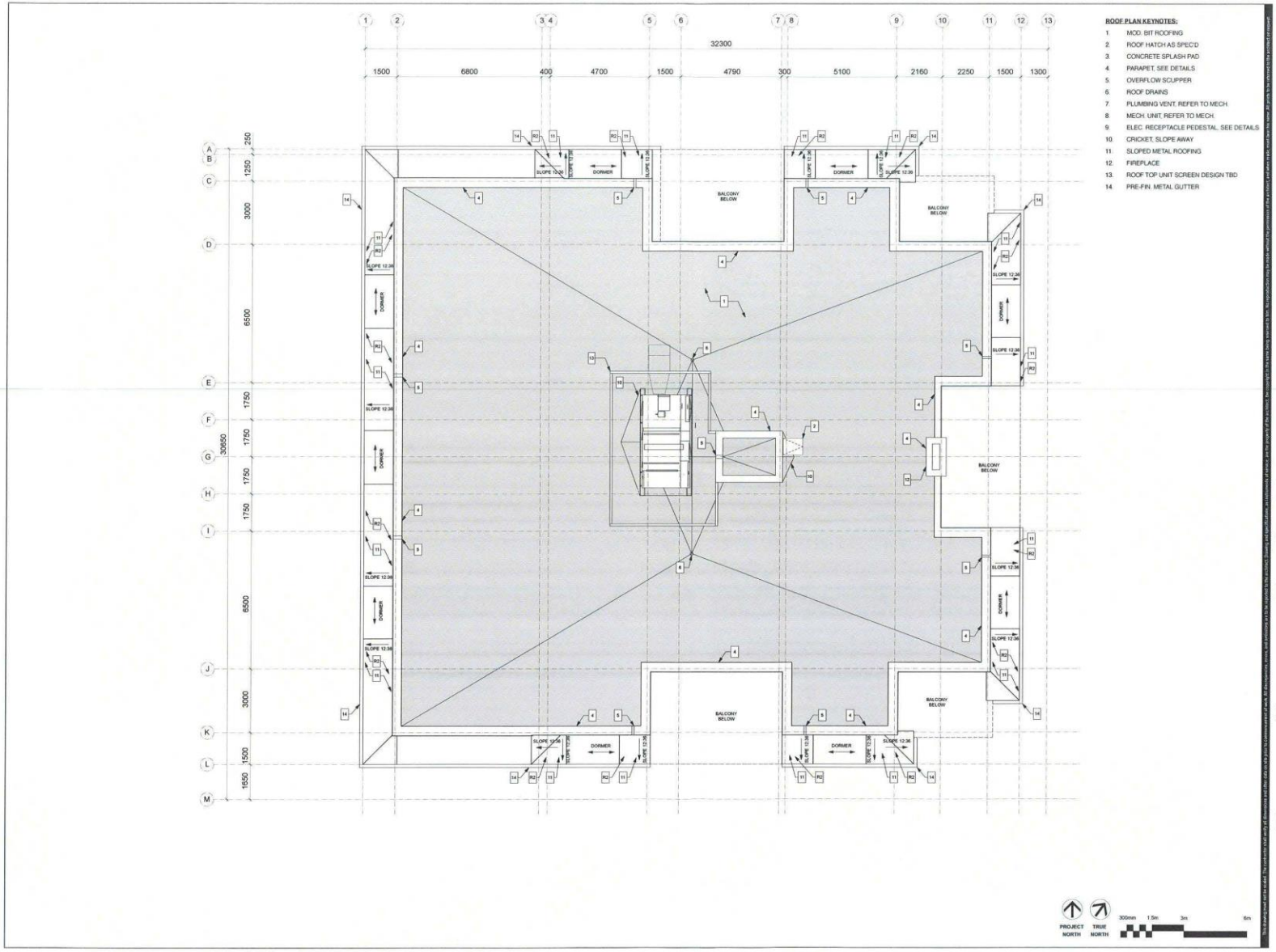
issue / rev.
2 2021.06.03 RE-ISSUED FOR REZOING APP.
1 2021.03.25 ISSUED FOR REZOING APP.
date issue notes
professional seals
PRELIMINARY
DATE PLOTTED
2021 Jun 4
NOT FOR CONSTRUCTION
project information
514 WELLINGTON CRESECENT
WINNIPEG, MB
CANADA
client
JEFF THOMPSON
drawing information
FOURTH
FLOOR PLAN
drawn by: BC
approved by: JK
scale: 1:75
date issued: 2021.06.03
proj. #: 2020.89
rev. #: R-0
514 WELLINGTON CONDOS
514 WELLINGTON CRESECENT, WINNIPEG, MB
A2
05
32300
1500
6800
400
4700
1500
4790
300
5100
2160
2250
1500
1300
30650
250
1250
3000
6500
1750
1750
1750
1750
6500
3000
1500
1650
SOFFIT SPACE
DORMER
BALCONY
294 S.F.
20'-8" X 14'-3"
PORCH
143 S.F.
14'-8" X 9'-10"
UNIT 7
401
3123 S.F.
SUITE MECH.
406
SUITE GARBAGE & RECYCLING
405
SUITE FOYER
404
ROOF ACCESS
410
ELEV.
STAIR
403
195 S.F.
ELEV. MACH. ROOM
411
SUITE FOYER
407
BALCONY
135 S.F.
12'-4" X 10'-11"
UNIT 8
402
3123 S.F.
PROJECT NORTH
TRUE NORTH
300mm
1.5m
3m
6m



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issue / rev.

#	date	issue notes
2	2021.06.03	RE-ISSUED FOR REZONG APP.
1	2021.03.25	ISSUED FOR REZONG APP.

professional seals

PRELIMINARY NOT FOR CONSTRUCTION DATE PLOTED 2021 Jun 4

PRELIMINARY NOT FOR CONSTRUCTION DATE PLOTED 2021 Jun 4

project information

514 WELLINGTON CRESCENT, WINNIPEG, MB

514 WELLINGTON CRESCENT
WINNIPEG, MB
CANADA

client

JEFF THOMPSON

drawing information

ROOF PLAN

drawn by: BC
approved by: JK

scale: 1:75
date issued: 2021.06.03
proj. #: 2020.89
rev. #:

A2
06

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WELLINGTON (EAST) ELEVATION

300mm 1.5m 3m 6m

A3 01 **ELEVATIONS**

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date issued: 2021.06.03 rev. #: R-0

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KINGSWAY (SOUTH) ELEVATION

300mm 1.5m 3m 6m

A3 02 **ELEVATIONS**

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date issued: 2021.06.03 rev. #: R-0

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INTERIOR SIDEYARD (NORTH) ELEVATION

300mm 1.5m 3m 6m

A3 03 **ELEVATIONS**

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BACK LANE (WEST) ELEVATION

300mm 1.5m 3m 6m

A3 04 **ELEVATIONS**

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