Minute No. 172
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2022

Item No. 4 **Subdivision and Rezoning – 307 and 311 Grassie Boulevard (Transcona Ward)**
File DASZ 31/2021 [c/r DAV 179290/2021D]

COUNCIL DECISION:

Council adopted the following:

1. That Item 4 of the Report of Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2022, be referred back the East Kildonan Transcona Community Committee to reopen public representations on the item.

2. That all costs associated with the reopening of the public hearing including posting and advertising be absorbed by the Planning Property and Development Department.

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

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted.

In amendment,

Moved by Councillor Nason,
Seconded by Councillor Klein,

BE IT RESOLVED that Item 4 of the Report of Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2022 be amended as follows:

- Delete Recommendation 1.A.i.a in its entirety.
- In Recommendation 1.A.i.b, delete clause 11) in its entirety.

With the concurrence of the seconder, Councillor Klein, and with the permission of Council, Councillor Nason withdrew the motion.

In amendment,

Moved by Councillor Lukes,
Seconded by Councillor Gilroy,

BE IT RESOLVED:

1. That Item 4 of the Report of Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2022 and amending Motion 3 moved by Councillor Nason and seconded by Councillor Klein, be referred back the East Kildonan Transcona Community Committee to reopen public representations on the item.

2. That all costs associated with the reopening of the public hearing including posting and advertising be absorbed by the Planning Property and Development Department.

With the concurrence of the seconder, Councillor Gilroy, and with the permission of Council, Councillor Lukes withdrew the motion.

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

DECISION MAKING HISTORY (continued):

In amendment,
Moved by Councillor Klein,
Seconded by Councillor Nason,

BE IT RESOLVED:

1. That Item 4 of the Report of Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2022 and amending Motion 3 moved by Councillor Nason and seconded by Councillor Klein, be referred back the East Kildonan Transcona Community Committee to reopen public representations on the item.

2. That all costs associated with the reopening of the public hearing including posting and advertising be absorbed by the Planning Property and Development Department.

With the concurrence of the seconder, Councillor Nason, and with the permission of Council, Councillor Klein withdrew the motion.

In amendment,
Moved by Councillor Klein,
Seconded by Councillor Nason,

BE IT RESOLVED:

1. That Item 4 of the Report of Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2022, be referred back the East Kildonan Transcona Community Committee to reopen public representations on the item.

2. That all costs associated with the reopening of the public hearing including posting and advertising be absorbed by the Planning Property and Development Department.

Councillor Eadie called for the yeas and nays which were as follows:

Yea: His Worship Mayor Bowman, Councillors Chambers, Eadie, Gilroy, Klein, Lukes, Mayes, Orlikow, Rollins, Schreyer and Sharma. 11

Nay: Councillors Allard, Browaty, Gillingham, Nason and Santos 5

and the amending motion was declared carried.

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

DECISION MAKING HISTORY (continued):

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 concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 17, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A., delete the period after "Schedule "B" of this report", and replace with the following:

  ", with the following amendments:

  "i. In Section III – Servicing Conditions:

  a. Delete Condition 2) (b) and replace it with the following:

  "2) <u>Jacques Avenue</u>

  (b) The Developer shall, at no expense to the City, construct and install Portland cement concrete pavement(s), and all related works, within Jacques Avenue and/or Orum Drive, as required to accommodate the proposed private approach from the Planned Area to Jacques Avenue, all as determined by and to the satisfaction of the Director of Public Works."

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

b. Add the following new Conditions:

"10) Traffic Calming Devices

(a) The Developer shall, at no expense to the City, construct traffic calming devices, and all related works, on Jacques Avenue between Orum Drive and Silver Fields Lane, as determined by and to the satisfaction of the Director of Public Works.

(b) The Developer shall endeavour to install up to (3) traffic calming devices, with one located between each of the three intersections on Jacques Avenue west of Silver Fields Lane. The actual location and number of traffic calming devices shall be as determined by and to the satisfaction of the Director of Public Works.

11) Private Approaches

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

(b) Consideration should be given to a "right-in, right-out" private approach, subject to review and approval of the Director of Public Works."

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

On November 22, 2021, the East Kildonan-Transcona Community Committee concluded public representations and adjourned the public hearing to its meeting on December 17, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

On October 25, 2021, due to a required re-posting of the public hearing notice, the East Kildonan-Transcona Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on November 22, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

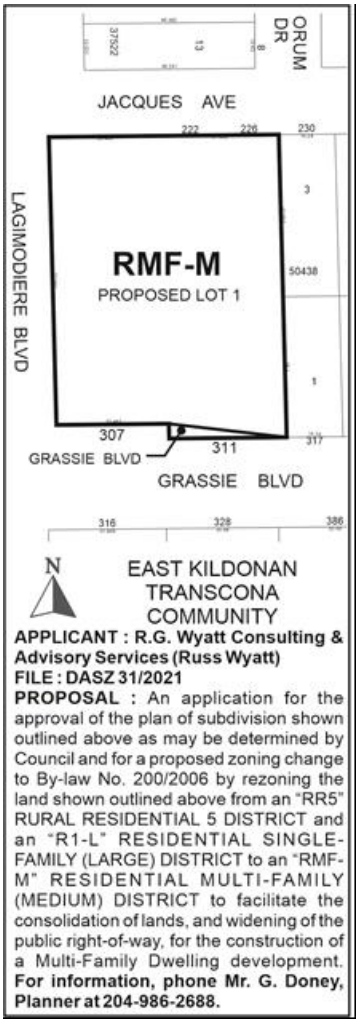
File: DASZ 31/2021

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

Public Hearing: December 17, 2021
November 22, 2021
October 25, 2021
Council Building, 510 Main Street

Applicant: R.G. Wyatt Consulting and Advisory Services (Russ Wyatt)

Subject:



Premises Affected:	307 and 311 Grassie Boulevard
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	Tamara Pomanski, Committee Clerk East Kildonan-Transcona Community Committee
Report date:	December 17, 2021

Community Committee Recommendation:

On December 17, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 31/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 4, 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, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 14, 2021, and attached as Schedule "B" to this report, ***with the following amendments:***

        i. In Section III – Servicing Conditions:

            a. Delete Condition 2) (b) and replace it with the following:

                "2) <u>Jacques Avenue</u>

                (b) The Developer shall, at no expense to the City, construct and install Portland cement concrete pavement(s), and all related works, within Jacques Avenue and/or Orum Drive, as required to accommodate the proposed private approach from the Planned Area to Jacques Avenue, all as determined by and to the satisfaction of the Director of Public Works."

            b. Add the following new Conditions:

"10) <u>Traffic Calming Devices</u>

(a) The Developer shall, at no expense to the City, construct traffic calming devices, and all related works, on Jacques Avenue between Orum Drive and Silver Fields Lane, as determined by and to the satisfaction of the Director of Public Works.

(b) The Developer shall endeavour to install up to (3) traffic calming devices, with one located between each of the three intersections on Jacques Avenue west of Silver Fields Lane. The actual location and number of traffic calming devices shall be as determined by and to the satisfaction of the Director of Public Works.

11) <u>Private Approaches</u>

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

(b) Consideration should be given to a "right-in, right-out" private approach, subject to review and approval of the Director of Public Works."

B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with Recommendation 1.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 to negotiate and approve the terms and conditions of the Servicing 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.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated October 4, 2021, and attached as Schedule "A" to this report.

3. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 31/2021, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

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

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 6 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

11. That Variance Order DAV 21-179290D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 31/2021.

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

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

1. This was a very difficult consideration. I know the established neighbourhood, I know it well. I've got several friends that live in that area, that are a little distressed by this. I've heard the public with respect to the concerns about traffic, and I hope that what we get is a stronger Jacques Avenue and a stronger neighbourhood. I am concerned from that perspective and that is why I moved the motion with conditions that are there. Whereas, the public delegations overwhelmingly mentioned traffic as a major concern for Grassie Avenue approaching Lagimodiere and neighbourhood local streets directly north of Grassie. Whereas, the report from the applicant which was produced from a reputable Engineering firm indicated that this Development would have negligible impacts on the current traffic in the area and whereas concerns over safety in the local streets specifically along Jacques must be a consideration of this matter.

2. This is without a doubt a change in that area, but it's one that just opposite is evolving as well. We have a public service report that was duly considered. The OurWinnipeg, Complete Communities, the Area Structure Plan, the number of units that were allowed. I believe it was a maximum of 75 units that could be considered without Variance. The work was done and this was not a rubber stamp, this was not a done deal.

3. This incident with this development, there is consultation, whether you like the outcome or not, there is consultation. This Developer heard from the residents and lowered their expectations considerably. They worked hard with the public service to find common ground. I did not want to open Jacques. I wanted to contain this solely to Grassie, but listening to traffic concerns, listening to neighbourhood concerns, this was the only way forward.

Exhibits Filed:

1. Application dated July 23, 2021
2. Notification of Public Hearing dated September 16, 2021
3. Manitoba Status of Titles 3023056/1, 3062177/1
4. Letter of authorization dated June 14, 2021 from 10044187 MB Ltd. to R.G. Wyatt Consulting and Advisory Services
5. Caveat 4062638/1
6. Plans (5 pages)
7. Arborist Report for 307 and 311 Grassie Boulevard
8. Community Information Meeting Summary – 311 Grassie – Proposed Multi-Family Housing Project
9. Report from the Urban Planning Division dated October 4, 2021
10. Communication dated October 11, 2021, from Aimee and Graham Hunt in opposition to the application
11. Notice of Adjournment dated October 28, 2021
12. Inspection Report
13. Communication dated November 4, 2021, from Dave O'Donnell in opposition to the application
14. Communication dated November 4, 2021, from Bren Jones in opposition to the application
15. Communication dated November 7, 2021, from Lisa O'Donnell in opposition to the application
16. Communication dated November 9, 2021, from Elaine Mordoch in opposition to the application
17. Communication dated November 10, 2021, from Kuldeep Dhaliwal in opposition to the application
18. Communication dated November 10, 2021, from Youlan Wang in opposition to the application
19. Communication dated November 10, 2021, from Karen Godfrey in opposition to the application
20. Communication dated November 11, 2021, from David Pateman in opposition to the application
21. Communication dated November 13, 2021, from Bernard Nault in opposition to the application
22. Communication dated November 13, 2021, from Diane Shaver in opposition to the application
23. Communication dated November 15, 2021, from Elaine Mordoch in opposition to the application
24. Communication dated November 16, 2021, from Breanna Drennan-Bilyk in opposition to the application
25. Communication dated November 16, 2021, from Brian and Joyce Litton in opposition to the application
26. Communication dated November 16, 2021, from Richard Jones in opposition to the application

	27.	Communication dated November 16, 2021, from Sheila Paulley in opposition to the application
Exhibits Filed (continued):	28.	Communication dated November 17, 2021, from Cheryl and Bernie Cattani in opposition to the application
	29.	Communication dated November 17, 2021, from Destiny Ferrand in opposition to the application
	30.	Communication dated November 17, 2021, from Dana McArthur in opposition to the application
	31.	Communication dated November 17, 2021, from Melissa Evans in opposition to the application
	32.	Communication dated November 17, 2021, from Ian and Velma Doerksen in opposition to the application
	33.	Communication dated November 18, 2021, from Sandy Dueck in opposition to the application
	34.	Communication dated November 18, 2021, from Henry Dueck in opposition to the application
	35.	Communication dated November 18, 2021, from Devlin Hinchey in opposition to the application
	36.	Petition in opposition to the application purporting to contain the signatures of 267 area residents, submitted by Devlin Hinchey
	37.	Communication dated November 18, 2021, from Elaine Mordoch in opposition to the application
	38.	Communication dated November 19, 2021, from Scott and Janet Miller in opposition to the application
	39.	Communication dated November 19, 2021, from Meighan Andrews in opposition to the application
	40.	Communication dated November 19, 2021, and photos from Craig Handkamer in opposition to the application
	41.	Communication dated November 19, 2021, from Alexandra Nazarevich in opposition to the application
	42.	Communication dated November 19, 2021, from Darrow Andrews in opposition to the application
	43.	Communication dated November 19, 2021, from Alana Prejet in opposition to the application
	44.	Communication dated November 19, 2021, from Sara Dueck in opposition to the application
	45.	Communication dated November 19, 2021, from Bonnie Burron in opposition to the application
	46.	Communication dated November 19, 2021, from Rachelle Zurba in opposition to the application
	47.	Communication dated November 20, 2021, from Jasdeep Dhaliwal in opposition to the application

Exhibits Filed (continued):

48. Communication dated November 20, 2021, from Wendy Bates in opposition to the application
49. Communication dated November 21, 2021, from Autumn Giles in opposition to the application
50 Documentation dated November 21, 2021, in support of the application submitted by Russ Wyatt at the public hearing
51. Petition in support of the application purporting to contain the signatures of 7 area residents, submitted by Russ Wyatt
52. Transportation Impact Study dated July 26, 2021
53. Presentation dated November 22, 2021, in support of the application submitted by Andre Silva at the public hearing
54. Communication dated November 22, 2021, from Youlan Wang in opposition to the application
55. Recording of Representations of public hearing held on November 22, 2021
56. Notice of Adjournment dated November 26, 2021
57. Recording of Representations

REPRESENTATIONS:

In Support:

Atul Garg
Sahil Garg
Andre Silva
Russ Wyatt

In Opposition:

Darrow Andrews
Meighan Andrews
Mike Armstrong
Wendy Bates
Peter Braun
Bonnie Burron
Trish Calnek
Bernie Cattani
Cheryl Cattani
Jasdeep Dhaliwal
Kuldeep Dhaliwal
Amerjit Dhillon
Sandy Dhillon
Ian Doerksen
Velma Doerksen
Breanna Drennan-Bilyk
Henry Dueck
Sandy Dueck
Sara Dueck
Melissa Evans
Destiny Ferrand
Autumn Giles
Karen Godfrey
Craig Handkamer
Devlin Hinchey
Aimee Hunt
Graham Hunt
Bren Jones
Richard Jones
Brian Litton
Joyce Litton
Dana McArthur
Janet Miller
Scott Miller
Elaine Mordoch
Bernard Nault
Alexandra Nazarevich
Dave O'Donnell
Lisa O'Donnell
David Pateman
Sheila Paulley
Alana Prejet

Diane Shaver
Youlan Wang
Trisha Willis
Rachelle Zurba
Wayne Zurba

REPRESENTATIONS (continued):

For Information:

Nil

For the City:

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

Exhibit "9" referred to in File DASZ 31/2021

ADMINISTRATIVE REPORT

Title: DASZ 31/2021 – 307 and 311 Grassie Boulevard

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create one lot zoned "RMF-M" Residential Multi-Family (Medium) and a widening of the Grassie Boulevard Public Street Right-of-Way and to develop a multi-family dwelling containing 72 dwelling units and parking areas containing 108 parking spaces.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
Glen Doney, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 31/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 4, 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, subject to the following conditions:

   A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated September 14, 2021, and attached as Schedule "B" to this report.

   B. That the City enter into, execute and deliver with the developer a Servicing Agreement in accordance with recommendation 1.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 to negotiate and approve the terms and conditions of the Servicing 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.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District as shown on the map dated October 4, 2021, and attached as Schedule "A" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 31/2021, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

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

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

11. That Variance Order DAV 21-179290D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 31/2021.

REASONS FOR REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

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

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

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

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

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *OurWinnipeg* in general because it would facilitate a development that would increase the supply of new apartment-style dwelling units in a location that:

- Has the full range of municipal infrastructure;
- Is approximately three kilometres from a range of retail sales and service uses; and
- Is serviced by public transit.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *OurWinnipeg* in general because it would facilitate a development that would increase the supply of new apartment-style dwelling units in a location that:

- Has the full range of municipal infrastructure;
- Is only approximately three kilometres from a range of retail sales and service uses; and
- Is serviced by public transit.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney, RPP, MCIP
Date:	October 4, 2021
File No.	DASZ 31/2021

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 31/2021, East Kildonan – Transcona Community Committee, dated**
  October 4, 2021
- **Schedule "B" Report of the Administrative Coordinating Group, dated September 14, 2021**

APPENDIX "A," PLANNING DISCUSSION

DATE: October 4, 2021

FILE: **DASZ 31/2021**

RELATED FILE: 21-179290D

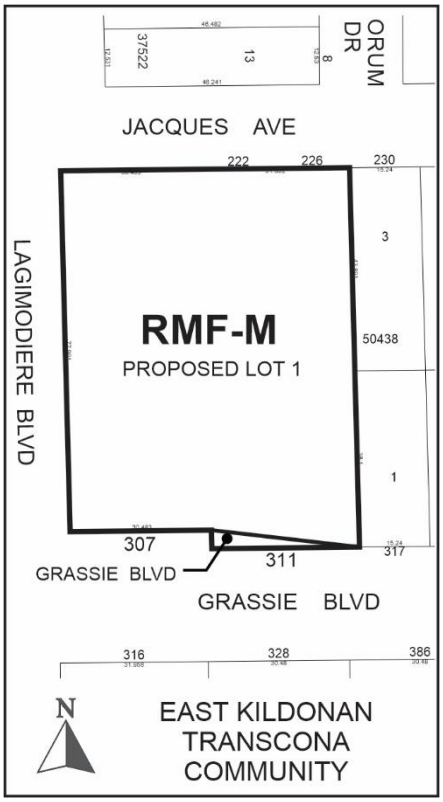
COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 424 (Grassie)

SUBJECT: For consideration at the public hearing for a Subdivision and Rezoning to create one lot zoned "RMF-M" Residential Multi-Family (Medium) and a widening of the Grassie Boulevard Public Street Right-of-Way and to develop a multi-family dwelling containing 72 dwelling units and parking areas containing 108 parking spaces.

LOCATION: 307 and 311 Grassie Boulevard

LEGAL DESCRIPTION: Lot 1, Plan 15453 and Portions of Lots OTM 64A and 65, Parish of Kildonan



APPLICANT: RG Wyatt Consulting and Advisory Services, Russ Wyatt
611, 100 Transcona Boulevard
Winnipeg, MB R2C 5S1

OWNERS: 10044187 Manitoba Inc.

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- Is on the north side of Grassie Boulevard;
- Is immediately east of Ham Street;
- Is in the Grassie Neighbourhood and the Transcona Ward;
- Consist of two parcels of land that, together, are 53,667 square feet (1.23 acres);
- Contains two single-family dwellings and several trees;
- Is zoned “R1-L” Residential Single-Family (Large) and “RR5” Rural Residential 5;
- Is in the Existing Low Density Residential Policy Area of the *Transcona West Area Structure Plan*; and
- Is in a Recent Communities Policy Area of *OurWinnipeg* and *Complete Communities*.

Also of note is that the easterly parcel (311 Grassie) is subject to a City caveat that requires the portion of this property encompassing an existing public sidewalk (approximately 686 square feet) to be sold to the City of Winnipeg (in order to widen the Grassie Boulevard Public Street Right-of-Way accordingly).

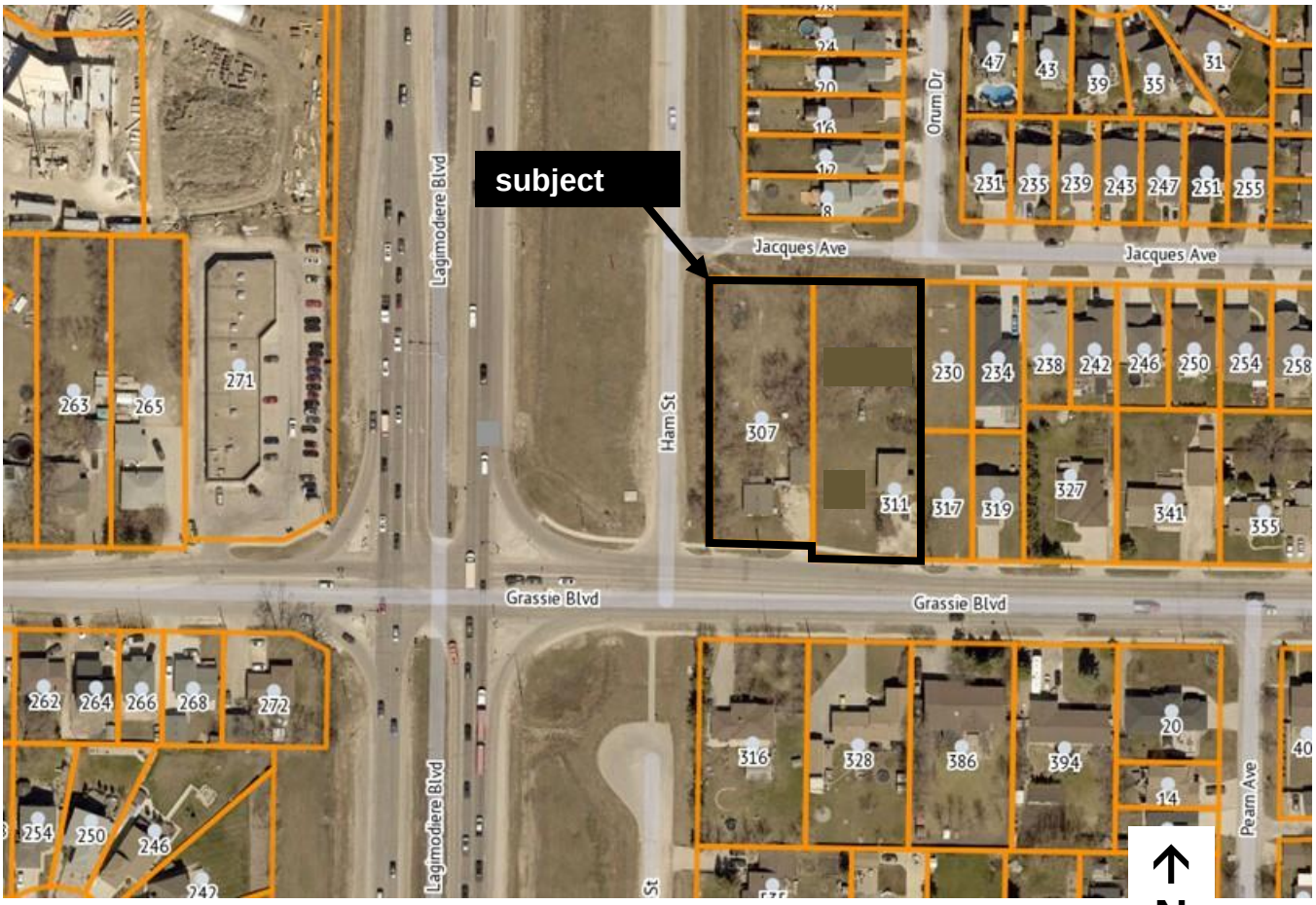


Figure 1: 2021 Aerial Photography & Existing Assessment

SURROUNDING LAND USE AND ZONING

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

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

East: Two vacant lots, one zoned “R1-M” Residential Single-Family (Medium) and one zoned “R1-L” Residential Single-Family (Large), then single-family dwellings, some zoned “R1-M” and some zoned “R1-L.”

South: Grassie Boulevard then single-family dwellings zoned “R1-L” Residential Single-Family (Large).

West: Ham Street then Lagimodiere Boulevard, then a clinic, retail sales and service uses zoned “C2” Commercial Community.

Also of note:

- The site is in a neighbourhood with the full-range of municipal infrastructure and is approximately three kilometres north of retail sales and service uses alongside Lagimodiere.
- Grassie Boulevard, in front of the site, and Lagimodiere Boulevard are arterial roads.
- Multi-family developments are existing at and near the intersection of Grassie and Molson, which is approximately 415 metres west of the site.
- A public transit route is on Grassie Boulevard.

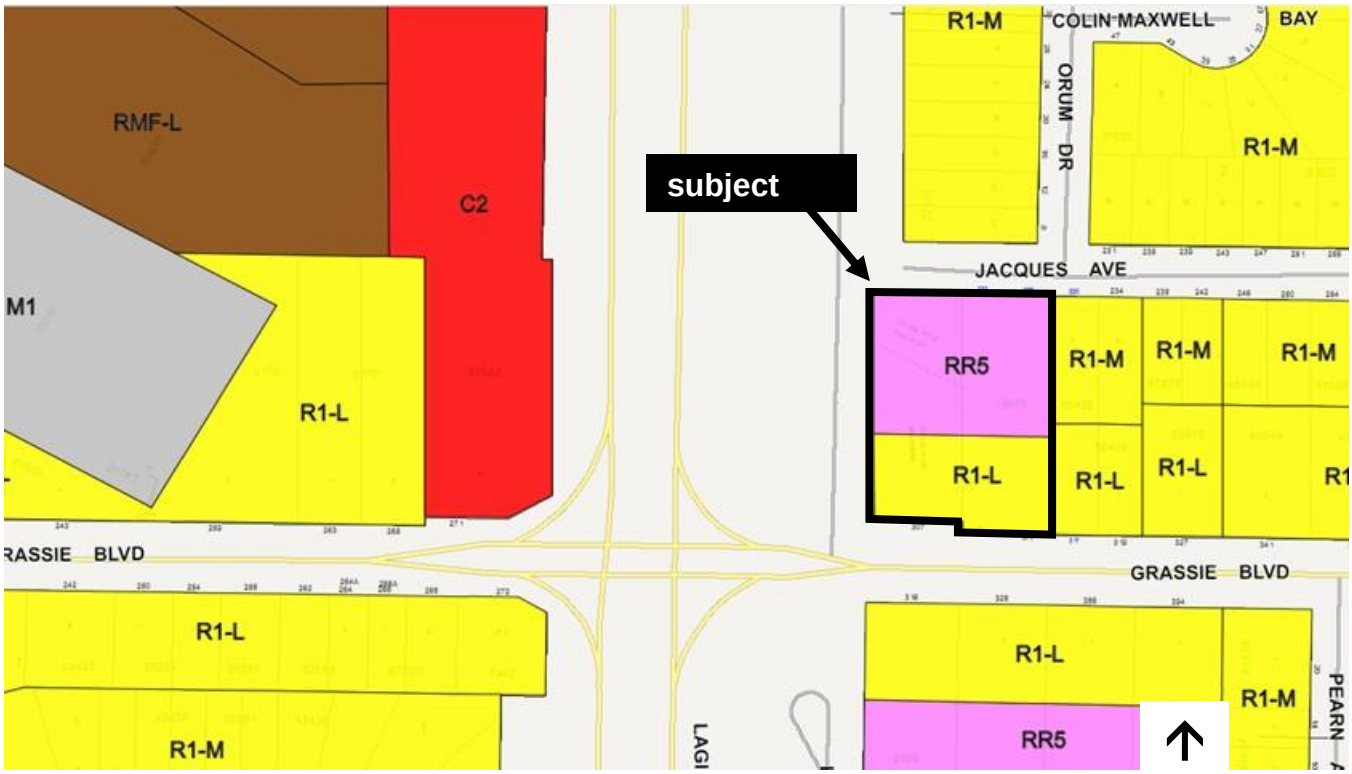


Figure 2: Existing Zoning

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed plan of subdivision and rezoning would create one "RMF-M" Residential Multi-Family (Medium) lot and one public street widening from the subject site.

The proposed lot would be developed as follows:

- A four storey multi-family dwelling containing 72 dwelling units would be built.
- 78 parking spaces would be built in the proposed building and 30 would be outside surface parking (a total of 108 spaces).
- All the existing structures and trees would be removed.
- 76 shrubs and 56 trees would be planted.
- All but five of the proposed trees would be planted alongside all of the lot limits.
- Motor-vehicle access would be from Grassie Boulevard.

The submitted plans show the following:

- One portion of the building would be four storeys and two portions would be three storeys plus a rooftop terrace;
- The four storey portion would be 42.5 feet in height and the three storey portions would be 31.5 feet in height, measured to the top of the roof surface.
- The portions with a rooftop terrace would be closer to the northern and eastern lot limits than the four storey portion.
- The proposed building's setbacks from the southern, western, northern and eastern lot limits would be 16.17 feet, nine feet, 20.71 feet and 44 feet, respectively.
- 51 of the proposed trees would be planted alongside all of the lot limits;

Also of note is the arborist's report, which states: *"...there are very few high value trees on these properties."* It also states that only nine trees are rated Class 5 (good or average) or higher.

Variances are needed to accommodate the proposed development. An application and an administrative report have been submitted. The report recommends approval of the application, which is File Number DAV 21-179290D.

PUBLIC ENGAGEMENT

The applicant submitted a document called *Community Information Meeting Summary.* It states and shows the following:

- A "Community Information Session" was held on September 24, 2020.
- 44 people signed the sign-in sheet at the Session.
- An exit survey was provided to the attendees.
- Most of those who filled out the survey strongly disagreed with the question: "*Do you support the Multi-Family Residential Project presented on the information boards*?"

- However, the proposed building shown on the drawings was six storeys.
- After the Community Information Session the proposal was revised to the current proposal, which is the subject of this report.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

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

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

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

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- *Encourage intensification to occur at centres and along corridors.*
- *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
- *Support Complete Communities by ensuring diverse and high quality housing stock.*
- *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

Direction 1 of Subsection 04-2, Recent Communities, states:

- *Within Recent Communities, intense and diverse development will be encouraged in Centres and Corridors.*

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

- From a transportation perspective, the site is in an appropriate location for multi-family because Grassie Boulevard, in front of the site, and Lagimodiere Boulevard are arterial roads and because vehicle site access and egress would be from/to Grassie Boulevard only.

- The proposed development includes 1.5 parking spaces per dwelling unit, which would result in demand for on-street parking being relatively low.
- The proposed development will add 72 new apartment style dwelling units to the area.
- The portions of the proposed building that would be closest to existing residential properties would be only three storeys and 31.5 feet in height.
- Multi-family developments are existing at and near the intersection of Grassie and Molson, which is approximately 415 metres west of the site.
- 51 of the proposed trees would be planted alongside all of the site limits.
- Based on currently available information, the existing municipal servicing capacities (pipes and roads) can accommodate the proposed development.

TRANSCONA WEST AREA STRUCTURE PLAN

The key sections of the *Transcona West Area Structure Plan* that apply to the subject site, which is in an Existing Low Density Residential Policy Area, are as follows:

4.2 Application of Plan Policy

Section 5.0 of the Plan contains policies that apply to specific land use areas and symbols shown on Maps 3 and 4. Except where stated, policies contained within this plan apply primarily to those uses and plan elements identified on the Land Use Concept Map and the Almey - Ravelston Special Planning Area Map as "proposed".

The Land Use Concept contained within this plan recognizes and maintains the existing use of land or buildings as they are currently zoned and developed in accordance with the Zoning Bylaw.

Nothing in this Plan precludes the opportunity for the rezoning of uses shown on the Land Use Concept Map as "existing" to another category of land use.

6.1.2 Policies

(1) Low Density Residential Areas

(a) The required residential density to be achieved within the low density residential areas shall be a minimum of 10.0 units per gross developable hectare (4 units per gross developable acre) and a maximum of 17.3 units per gross developable hectare (7.0 units per gross developable acre).

(3) Application of Density Range

(a) At the Development Application stage, the density requirements of subsection 6.1.2(1) shall apply to…

(ii) Each Development Application submission in the community unless a developer can demonstrate that any inconsistency with the density requirements can be addressed through a future Development Application submission in the community.

The site is in the area designated Existing Low Density Residential that is north of Grassie Boulevard, as shown on Figure 3. City data shows that two dwelling units are on the subject

site and that 303 dwelling units are in the rest of this area. City data also shows that this area is 58.1 acres.

Therefore, if the proposal proceeds, the number of dwelling units in the area would be 375 and the number of dwelling units per gross developable acre would be 6.5 (375/58.1).

This shows that the proposal complies with the *Transcona West Area Structure Plan*.

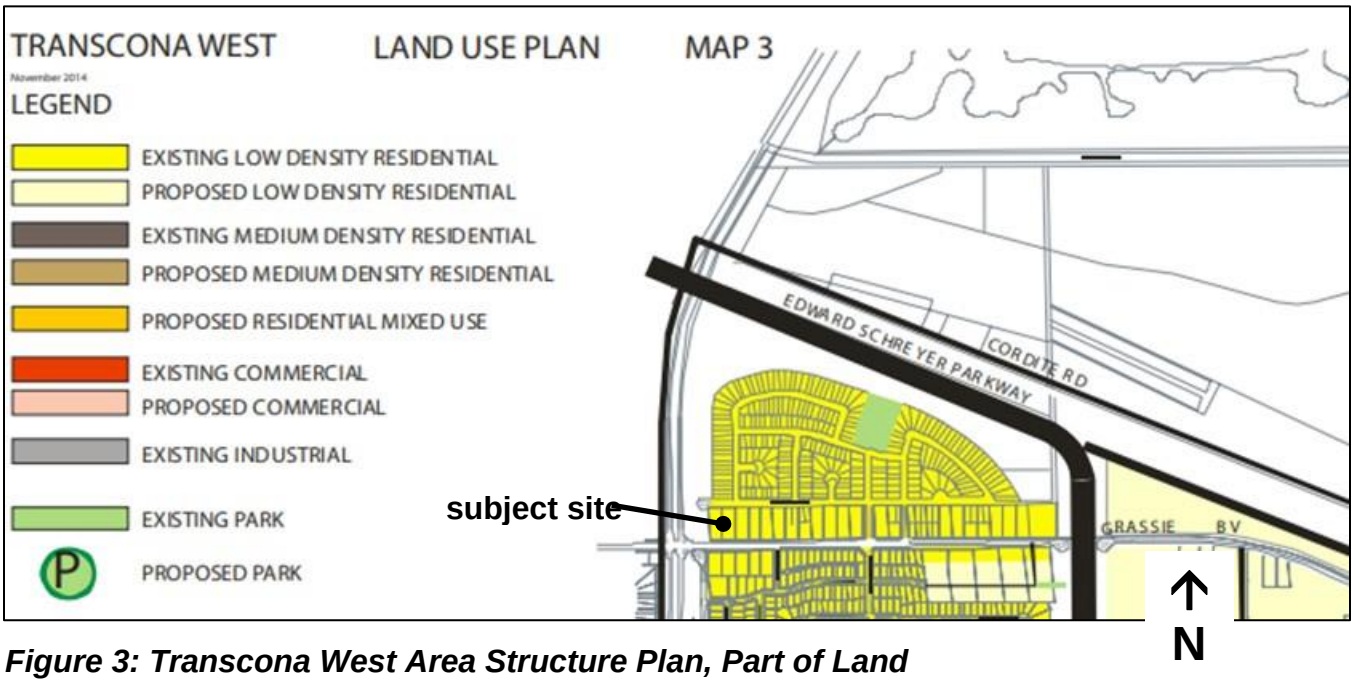


Figure 3: Transcona West Area Structure Plan, Part of Land

REASONS FOR THE RECOMMENDATIONS

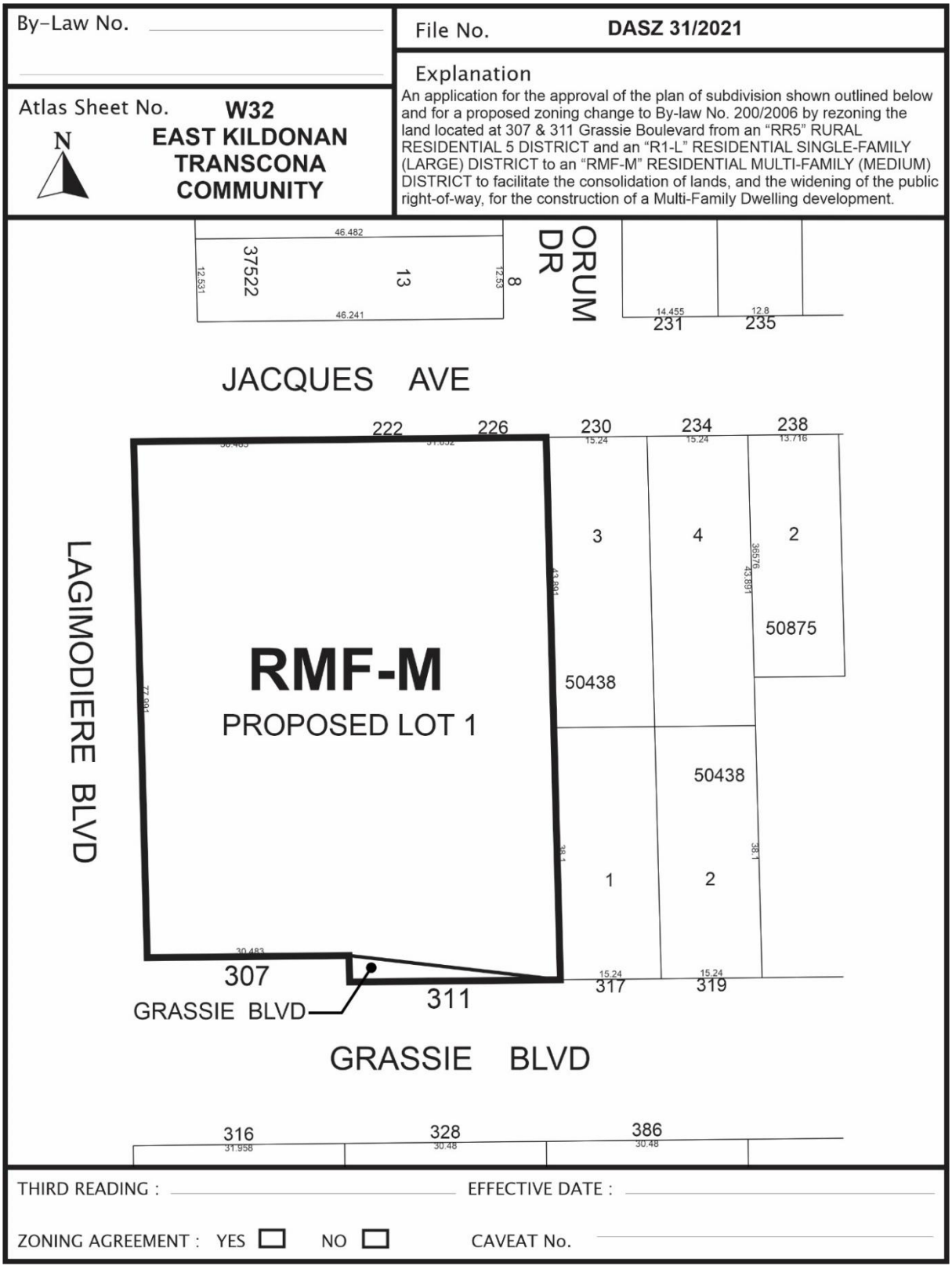
The Urban Planning and Design Division recommends approval of Schedule "A" to this report because:

- The proposed plan of subdivision and rezoning, and the associated development, comply with *OurWinnipeg*, *Complete Communities* and the *Transcona West Area Structure Plan*.

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

Report Prepared by: Glen Doney, RPP, MCIP
PPD File #: DASZ 31/2021

SCHEDULE "A" OF FILE DASZ 31/2021, East Kildonan – Transcona Community Committee,
dated October 4, 2021



SCHEDULE "B" – REPORT OF THE ADMINISTRATIVE COORDINATING GROUP
RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 307 and 311 Grassie Boulevard,
dated September 14, 2021

It is recommended that the approval of DASZ 31/2021, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Section I – General Comments

1) 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

2) The Water and Waste Department has advised that there is adequate water servicing and wastewater capacity for the proposed development (provided that wastewater flows are directed to Jacques Avenue), based on the plans of development provided. Additional review will be required by their Department should the plans of development change during the design process.

Section II – Engineering Studies

1) The Developer shall, at no expense to the City, conduct geotechnical investigations and develop pavement designs in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects", all to the satisfaction of the Director of Public Works.

Section III – Servicing Conditions

1) Grassie Boulevard

   The Developer shall pay its share of the cost of the following services previously installed by others in Grassie Boulevard, including but not limited to:

   i. Portland cement concrete pavement at and in the vicinity of the intersection of Grassie Boulevard and Lagimodiere Boulevard;

   ii. Boulevard landscaping;

   iii. Sidewalks;

   iv. Ornamental street lighting;

v. Land drainage sewers;

vi. Traffic control signals at the intersection of Grassie Boulevard and McLellan Drive;

vii. Traffic control signals at the intersection of Grassie Boulevard and Lagimodiered Boulevard;

viii. Water mains; and,

ix. Wastewater sewers

All as determined by and to the satisfaction of the Director of Public Works and the Director of Water and Waste.

2) Jacques Avenue

(a) The Developer shall pay its share of the cost of the following services previously installed by others in Jacques Avenue, including but not limited to:

i. Land drainage sewers;

ii. Water mains; and,

iii. Wastewater sewers

All as determined by and to the satisfaction of the Director of Public Works and the Director of Water and Waste.

(b) The Developer shall, at no expense to the City, remove pavement and curb at the intersection of Jacques Avenue and Orum Drive and reconstruct the curb, boulevard and all related works, all as determined by and to the satisfaction of the Director of Public Works.

3) Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Public Works and the Director of Water and Waste.

4) Sidewalks

(a) The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works, on the standard alignment, 0.3m from the property line, on the south side of Jacques Avenue from the existing sidewalk to the pathway connection within the Jacques Avenue right-of-way, as determined by and to the satisfaction of the Director of Public Works.

(b) The Developer shall, at no expense to the City, construct an east-west asphaltic multi-use pathway within the Jacques Avenue right-of-way from

the sidewalk on the south side of Jacques Avenue to Ham Street, and all related works including but not limited to bollards, landscaping, and fencing within private property, all as determined by and to the satisfaction of the Director of Public Works. The pathway alignment and related works are to be designed to ensure vehicles are not permitted to access Ham Street from Jacques Avenue.

(c) The Developer is to permit the City to file a caveat against the title of each of these proposed lots abutting the Jacques Avenue right-of-way requiring the owners to maintain and/or replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

5) Boulevards

(a) The Developer shall, at no expense to the City, sod and plant trees on all boulevards within and fronting on the Planned Area, as required, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

(b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

6) Construction Traffic

(a) The Developer shall ensure that construction traffic uses access routes determined by the Director of Public Works;

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

7) Utilities

(a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

(b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the

Planned Area, as determined by and to the satisfaction of the Director of Public Works.

8) Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse related to construction and development of the Planned Area, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

9) 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 Winnipeg Land Titles Office.

(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 IV – 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:

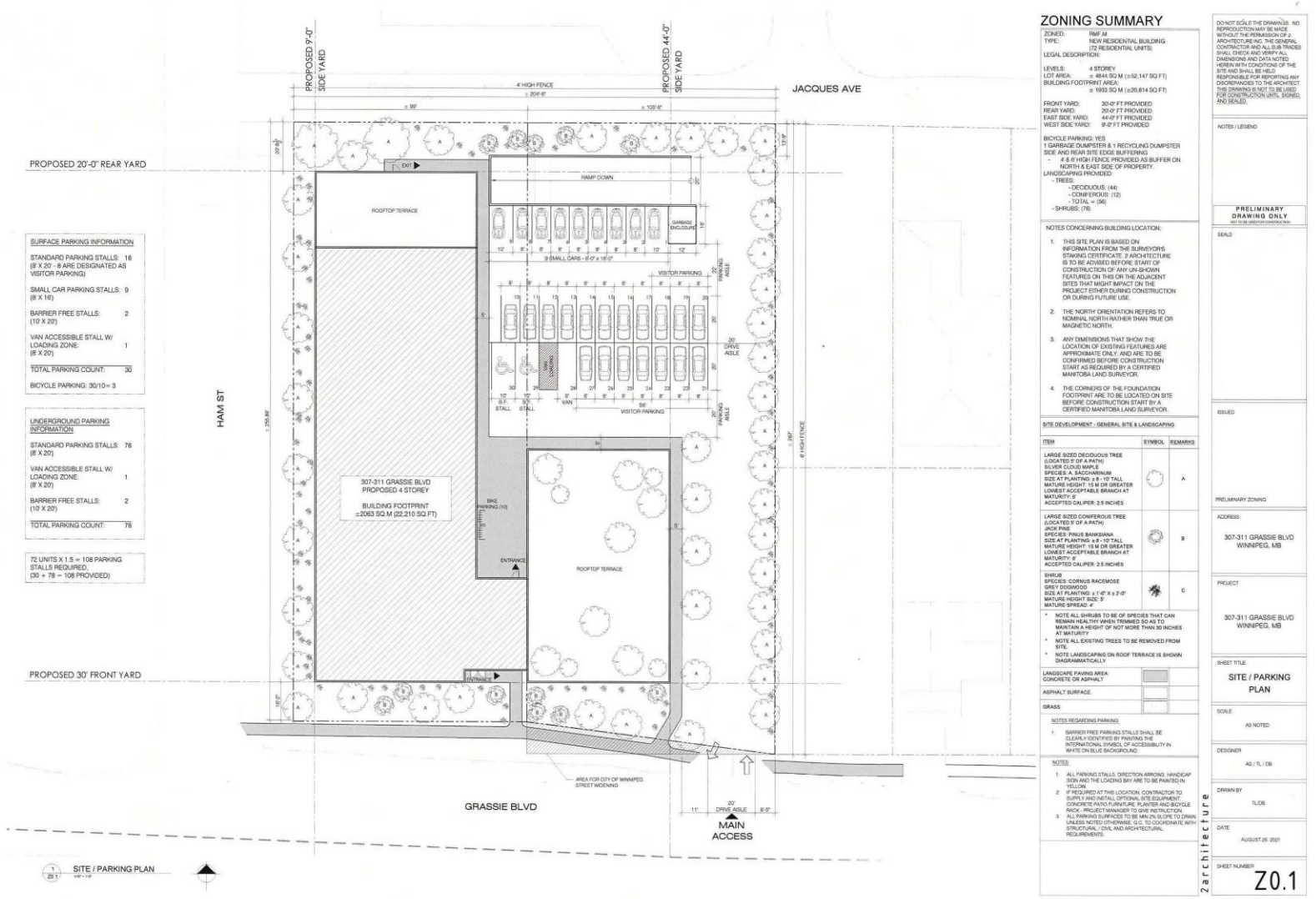
Administrative Co-ordinating Group
File No. DASZ 31/2021
October 12, 2021

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

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

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

Exhibit "6" referred to in File DASZ 31/2021



ZONING SUMMARY

ZONED: RMF-M
TYPE: NEW RESIDENTIAL BUILDING (72 RESIDENTIAL UNITS)
LEGAL DESCRIPTION:

LEVELS: 4 STOREY
LOT AREA: ± 4844 SQ M (±52,147 SQ FT)
BUILDING FOOTPRINT AREA: ± 1933 SQ M (±20,814 SQ FT)

FRONT YARD: 30'-0" FT PROVIDED
REAR YARD: 20'-0" FT PROVIDED
EAST SIDE YARD: 44'-0" FT PROVIDED
WEST SIDE YARD: 9'-0" FT PROVIDED

BICYCLE PARKING: YES
1 GARBAGE DUMPSTER & 1 RECYCLING DUMPSTER
SIDE AND REAR SITE EDGE BUFFERING
- 4' & 6' HIGH FENCE PROVIDED AS BUFFER ON NORTH & EAST SIDE OF PROPERTY.

LANDSCAPING PROVIDED:
- TREES:
  - DECIDUOUS: (44)
  - CONIFEROUS: (12)
  - TOTAL = (56)
- SHRUBS: (76)

NOTES CONCERNING BUILDING LOCATION:

1. THIS SITE PLAN IS BASED ON INFORMATION FROM THE SURVEYOR'S STAKING CERTIFICATE. 2 ARCHITECTURE IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-SHOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR DURING FUTURE USE.
2. THE NORTH ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED MANITOBA LAND SURVEYOR.
4. THE CORNERS OF THE FOUNDATION FOOTPRINT ARE TO BE LOCATED ON SITE BEFORE CONSTRUCTION START BY A CERTIFIED MANITOBA LAND SURVEYOR.

SITE DEVELOPMENT - GENERAL SITE & LANDSCAPING

ITEM	SYMBOL	REMARKS
LARGE SIZED DECIDUOUS TREE (LOCATED 5' OF A PATH) SILVER CLOUD MAPLE SPECIES: A. SACCHARINUM SIZE AT PLANTING: ± 8 - 10' TALL MATURE HEIGHT: 15 M OR GREATER LOWEST ACCEPTABLE BRANCH AT MATURITY: 8' ACCEPTED CALIPER: 2.5 INCHES		A
LARGE SIZED CONIFEROUS TREE (LOCATED 5' OF A PATH) JADE PINE SPECIES: PINUS BANKSIANA SIZE AT PLANTING: ± 8 - 10' TALL MATURE HEIGHT: 15 M OR GREATER LOWEST ACCEPTABLE BRANCH AT MATURITY: 8' ACCEPTED CALIPER: 2.5 INCHES		B
SHRUB SPECIES: CORNUS RACEMOSE GREY DOGWOOD SIZE AT PLANTING: ± 1'-0" X ± 3'-0" MATURE HEIGHT SIZE: 9' MATURE SPREAD: 4'		C

* NOTE ALL SHRUBS TO BE OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY
* NOTE ALL EXISTING TREES TO BE REMOVED FROM SITE.
* NOTE LANDSCAPING ON ROOF TERRACE IS SHOWN DIAGRAMMATICALLY

LANDSCAPE PAVING AREA: CONCRETE OR ASPHALT
ASPHALT SURFACE
GRASS

NOTES REGARDING PARKING:

1. BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND.

NOTES:

1. ALL PARKING STALLS, DIRECTION ARROWS, HANDICAP SIGN AND THE LOADING BAY ARE TO BE PAINTED IN YELLOW.
2. IF REQUIRED AT THIS LOCATION, CONTRACTOR TO SUPPLY AND INSTALL OPTIONAL SITE EQUIPMENT: CONCRETE PATIO FURNITURE, PLANTER AND BICYCLE RACK - PROJECT MANAGER TO GIVE INSTRUCTION.
3. ALL PARKING SURFACES TO BE MIN 2% SLOPE TO DRAIN UNLESS NOTED OTHERWISE. G.C. TO COORDINATE WITH STRUCTURAL / CIVIL AND ARCHITECTURAL REQUIREMENTS.

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

NOTES / LEGEND

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

SEALS

ISSUED

PRELIMINARY ZONING

ADDRESS: 307-311 GRASSIE BLVD WINNIPEG, MB

PROJECT: 307-311 GRASSIE BLVD WINNIPEG, MB

SHEET TITLE: SITE / PARKING PLAN

SCALE: AS NOTED

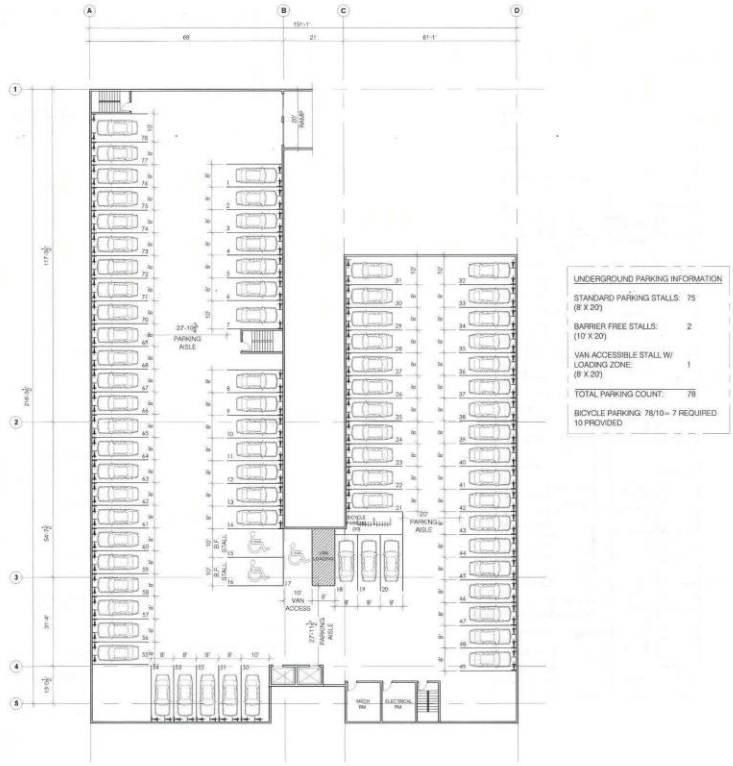
DESIGNER: AS / TL / DB

DRAWN BY: TL/DB

DATE: AUGUST 26, 2021

SHEET NUMBER: Z0.1

2architecture

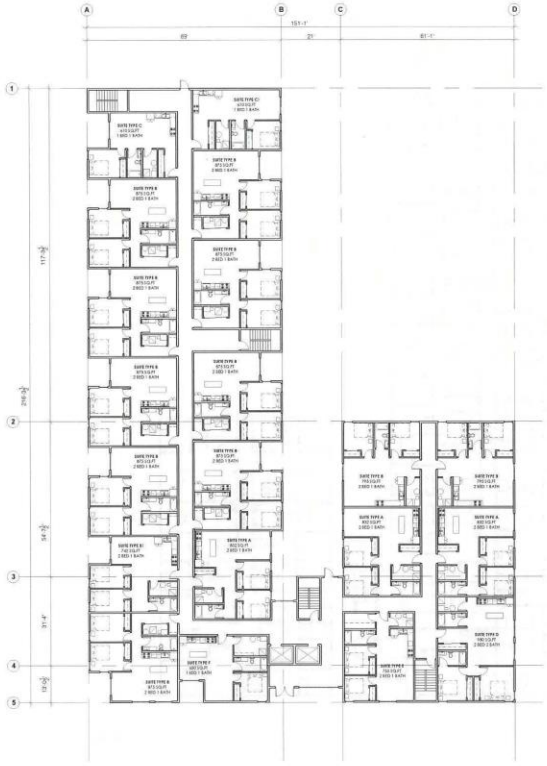


UNDERGROUND PARKING INFORMATION

STANDARD PARKING STALLS: (8' X 20')	75
BARRIER FREE STALLS: (10' X 20')	2
VAN ACCESSIBLE STALL W/ LOADING ZONE: (8' X 20')	1
TOTAL PARKING COUNT:	78

BICYCLE PARKING: 78/10= 7 REQUIRED
10 PROVIDED

1 Z1.0 UNDERGROUND PARKING LEVEL



2 Z1.0 MAIN FLOOR PLAN

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF Z ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED, AND SEALED.

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SEALS

ISSUED

PRELIMINARY ZONING

ADDRESS
307-311 GRASSIE BLVD
WINNIPEG, MB

PROJECT
307-311 GRASSIE BLVD
WINNIPEG, MB

SHEET TITLE
FLOOR PLANS

SCALE
AS NOTED

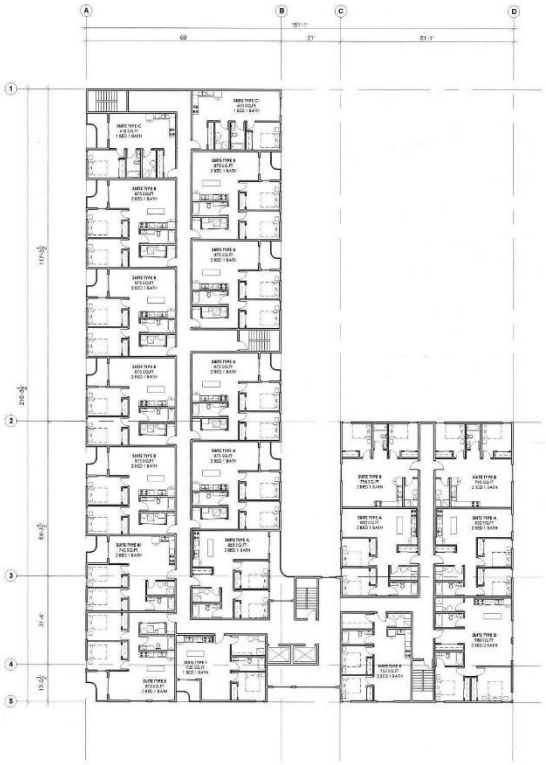
DESIGNER
AS / TL / DS

DRAWN BY
TL/DS

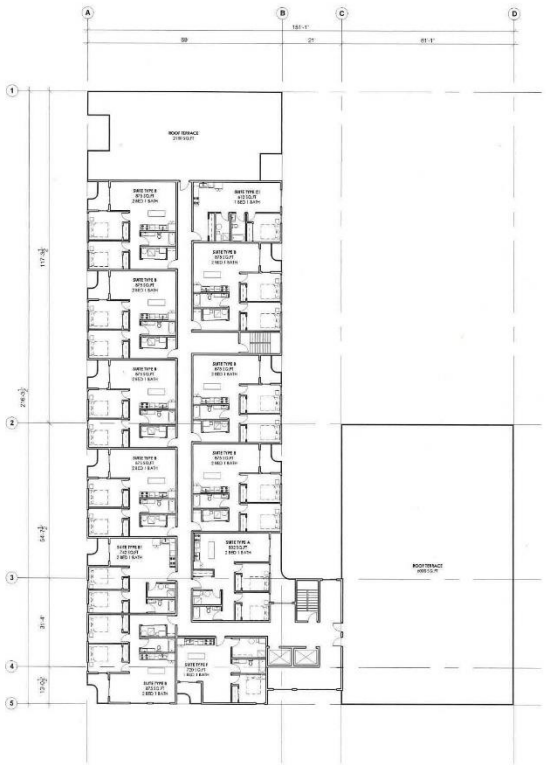
DATE
AUGUST 24, 2021

SHEET NUMBER
Z1.0

zarchitecture



1 Z1.1 TYPICAL 2ND/3RD FLOOR PLAN



2 Z1.1 4TH FLOOR PLAN

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

NOTES / LEGEND

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SEALS

ISSUED

PRELIMINARY ZONING

ADDRESS

307-311 GRASSIE BLVD
WINNIPEG, MB

PROJECT

307-311 GRASSIE BLVD
WINNIPEG, MB

SHEET TITLE

FLOOR PLANS

SCALE

AS NOTED

DESIGNER

AS / TL / DB

DRAWN BY

TL/DB

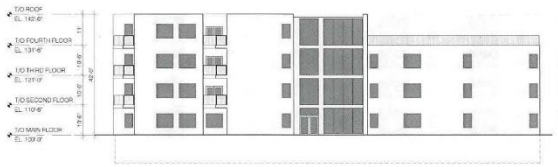
DATE

AUGUST 26, 2021

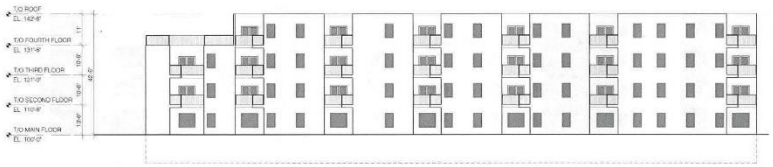
SHEET NUMBER

Z1.1

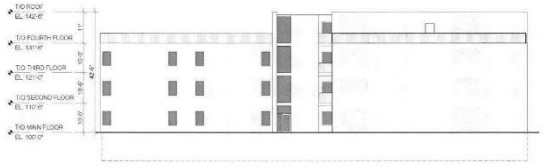
2architecture



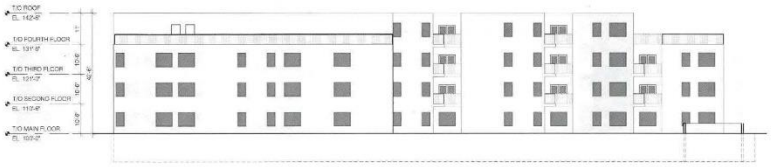
1 SOUTH ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

DO NOT SCALE THIS DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

NOTES / LEGEND

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SEALS

ISSUED

PRELIMINARY ZONING

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WINNIPEG, MB

PROJECT
307-311 GRASSIE BLVD
WINNIPEG, MB

SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS NOTED

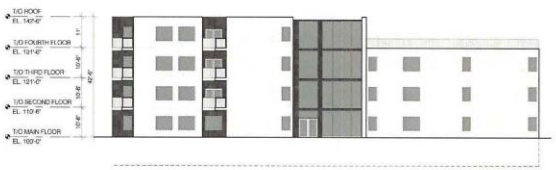
DESIGNER
AS / TL / DS

DRAWN BY
TL/DB

DATE
AUGUST 26, 2021

SHEET NUMBER
Z2.0

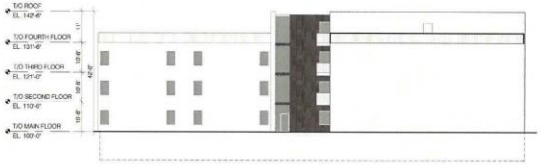
2architecture



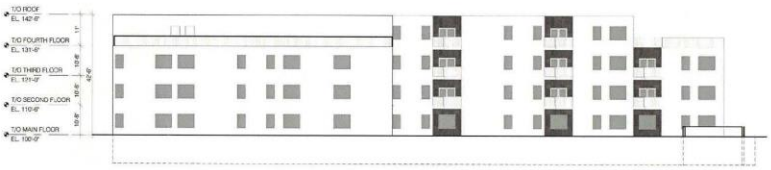
1 Z2.0 SOUTH ELEVATION



2 Z2.0 WEST ELEVATION



3 Z2.0 NORTH ELEVATION



4 Z2.0 EAST ELEVATION

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NOTES / LEGEND

PRELIMINARY DRAWING ONLY
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SEALS

ISSUED

PRELIMINARY ZONING

ADDRESS
307-311 GRASSIE BLVD
WINNIPEG, MB

PROJECT
307-311 GRASSIE BLVD
WINNIPEG, MB

SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS NOTED

DESIGNER
AS / TL / DB

DRAWN BY
TL/DB

DATE
AUGUST 26, 2021

SHEET NUMBER
Z2.0

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