Agenda – Executive Policy Committee – February 16, 2022

REPORTS

Item No. 9 Zoning Agreement Amendment – 545 Broadway (Fort Rouge-East Fort Garry Ward) File ZAA 7/2021 [c/r DAV 242044/2021D]

COMMUNITY COMMITTEE RECOMMENDATION:

On February 1, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Zoning Agreement under File DASZ 14/2002, dated September 25, 2002 be amended as follows:

   A. That Clauses 1, 2, 3, 5, 6, 7, 8 and 9 be deleted.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor and Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the agreement to amend the Zoning Agreement, and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor and Director of Legal Services to protect the interests of the City.

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On February 1, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

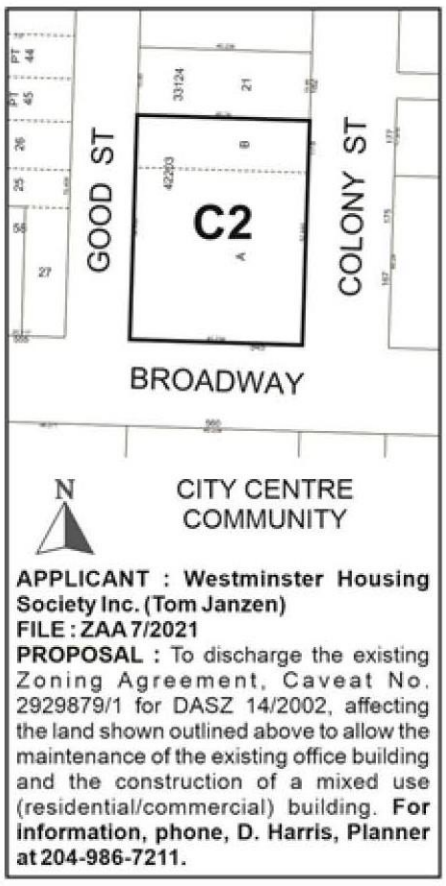
File: ZAA 7/2021

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

Public Hearing: February 1, 2022
Council Building, 510 Main Street

Applicant: Westminster Housing Society Inc. (Tom Janzen)

Subject:



Premises Affected: 545 Broadway

For submission to: Executive Policy Committee

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

Report date: February 1, 2022

Community Committee Recommendation:

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

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

1. It is no secret that as this Community Committee is also the housing Committee, that LGBTQ2S+ housing has been a priority for the housing committee since we got a report from the University of Winnipeg on all the identified critical housing needs.

2. The rapid housing initiative has been a godsend but we need more relative dollars in terms of the hidden homelessness we do have in the City of Winnipeg.

3. Westminster Housing, the West Broadway Community Organization, are the really the best in class when it comes to affordable housing and safe city design that includes all variety of housing types and West Broadway Community Organization in particular has been crushing the housing goal and it is truly my honor to move this today because it is truly on the shoulders of giants who have been doing work for decades.

4. The Rainbow Resource Centre also has a story to tell of renewal and I believe the Executive Director, Noreen, has been a big part of that. Her leadership is bar none amazing. The next generation Rainbow Resource Centre and the mix-use residential here adjacent to the Wilson House are all reasons why this is probably the most exciting honor to have this term, to be able to move this forward.

5. I also want to recognize all the money that is leveraged by this elegant program of the Federal Government, the City stream RHI program.

Exhibits Filed:

1. Application dated December 8, 2021
2. Notification of Public Hearing dated December 13, 2021
3. Manitoba Status of Title 2936517/1
4. Letter of authorization dated July 26, 2021 from Gillian Roy, Brent Mitchell and Greg MacPherson, West Broadway Development Corp. to Westminster Housing Society
5. Plan of Survey dated September 16, 2003
6. Topographic Survey dated February 19, 2021
7. Caveat 2929879
8. Historic Property Notice 4154124
9. Plans (9 pages)
10. Arborist Report dated October 27, 2021
11. Report from the Urban Planning Division dated January 21, 2022
12. Inspection Report
13. Communication dated January 27, 2022, from Paige Lloyd in support of the application
14. Communication dated January 28, 2022, from Harry Haid in support of the application
15. Presentation in support of the application, submitted by Tom Janzen (Applicant) on January 30, 2022
16. Communication dated January 28, 2022, from Greg Macpherson in support of the application
17. Communication dated January 29, 2022, from Brent Francis Mitchell in support of the application
18. Communication dated January 30, 2022, from Mary Agnes W Welch in support of the application
19. Communication dated January 31, 2022, from Bruce Spielman in support of the application
20. Recording of Representations

REPRESENTATIONS:

In Support:

Harry Haid
Tom Janzen
Paige Lloyd
Greg Macpherson
Brent Francis Mitchell
Bruce Spielman
Mary Agnes W Welch

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "11" referred to in File ZAA 7/2021

ADMINISTRATIVE REPORT

Title: ZAA 7/21 – 545 Broadway Ave.

Issue: For consideration at the Public Hearing to amend a Zoning Agreement under File DASZ 14/2002, by deleting Clauses 1,2,3,5,6,7,8 and 9 to allow for the establishment of a mixed use commercial / residential use.

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
Dylan Harris, RPP, MCIP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement under File DASZ 14/2002, dated September 25, 2002 be amended as follows:

   A. That Clauses 1, 2, 3, 5, 6, 7, 8 and 9 be deleted.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor and Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the agreement to amend the Zoning Agreement, and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor and Director of Legal Services to protect the interests of the City.

4. That, the proper officers of the City be authorized to do all things necessary to implement the intent of the forgoing.

REASON FOR THE REPORT

- The applicant wishes to establish a mixed use commercial / residential building on site containing 21 dwellings units, one (1) retail unit and a social service space.
- An existing Zoning Agreement registered on title restricts any development on the subject site to the following uses:
    - Bank, credit union or similar financial institution
    - Banking / teller machines
    - Day care centre
    - Medical or health related office and clinics
    - Offices
    - Accessory parking
    - Accessory uses
    - Studio
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- Approval of a Zoning Agreement Amendment application requires 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 subject Zoning Agreement will be **amended** and the caveat will be modified.

HISTORY

- On September 25, 2002 a Zoning Agreement came into effect as part of a Council-adopted rezoning of the property at 545 Broadway Ave. into the "C1.5" – Commercial District (DASZ 14/2002). The Zoning Agreement was caveated to the Title on December 11, 2003.
- In 2002, an applicant consolidated two existing lots and rezoned this new lot at what is now 545 Broadway Ave. into the "C1.5" Commercial district.
- The applicant proposed to renovate the existing building on site (Wilson House) and to then construct a new four (4) storey office building on the western portion of the lot, wrapping around and connecting to the Wilson House.
- The DASZ application and associated variances were approved subject to conditions stipulated in a Zoning Agreement that limited future development to a small number of permitted land uses.
- The proposed project was not proceeded with.
- The existing building on site (Wilson House) currently contains office uses.

- Under Zoning By-law 200/2006 all properties previously zoned “C1.5” are regulated under the equivalent “C2” zoning district.

CONSULTATION

In preparing this report there was consultation with:

N/A

OUR WINNIPEG POLICY ALIGNMENT

City Building Direction 3: *Promote compact urban form and manage the extension of municipal services for new growth.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4*: Facilitate Compact, Complete Development and Increase Density*

> ***4.1*** *Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*
>
> ***4.2*** *Ensure New Areas of Growth are designed According to the Principles of Complete Communities*

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Dylan Harris, RPP, MCIP
Date:	January 21, 2022
File No.	ZAA 7/2021

List of Schedules and Attachments

1. Appendix A – Planning Discussion

APPENDIX 'A'

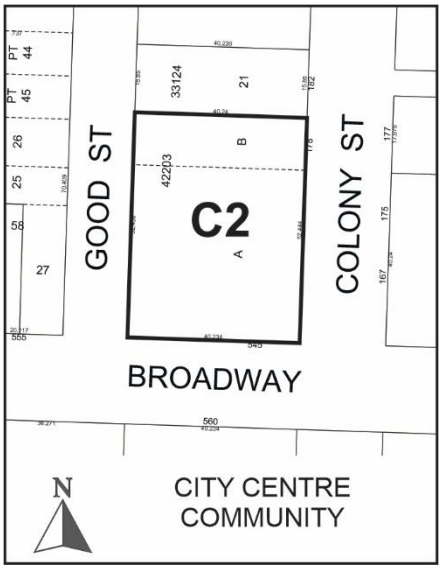
DATE: January 21, 2022

FILE: **ZAA 7/2021**
RELATED FILES:
COMMUNITY: City Centre
NEIGHBOURHOOD #: 1.103 West Broadway

SUBJECT: For consideration at the Public Hearing to amend a Zoning Agreement under File DASZ 14/2002, by deleting Clauses 1,2,3,5,6,7,8 and 9 to allow for the establishment of a mixed use commercial / multi-family residential use.

LOCATION: 545 Broadway Ave.

LEGAL DESCRIPTION: PARCELS A AND B PLAN 42203 WLTO IN RL 85 PARISH OF ST JAMES



APPLICANT: Westminster Housing Society (Tom Janzen)
14-165 Maryland St.
Winnipeg, Manitoba R3G 1K9

OWNER: West Broadway Development Corporation
608 Broadway
Winnipeg, Manitoba R3C 1K9

RECOMMENDATION: **Approval**

SITE DESCRIPTION

- The subject site is located on the north side of Broadway Ave., between Good and Colony St. in the West Broadway neighbourhood of the Fort Rouge – East Fort Garry ward.
- The subject property is currently zoned “C2” Commercial Community District and is 22, 702 sq. ft. in area.
- A listed heritage building (the Wilson House) is located on the eastern portion of 545 Broadway Ave and currently contains an office use.
- The Wilson House will be preserved and will not be impacted by the proposed development on the western portion of the site.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2018)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A 29 unit multi-family residential use zoned “RMF-L” Residential Multi-Family Large district.

South: Broadway Ave. then office uses zoned “C” Character Sector under the Downtown Zoning by-law and surface parking areas zoned “C2” Commercial Community district under Zoning By-law 200/2006.

East: Colony St. then a multi-family residential use zoned “C” Character Sector under the Downtown Zoning By-law.

West: Good St. then office uses zoned “C2” Commercial Community district.

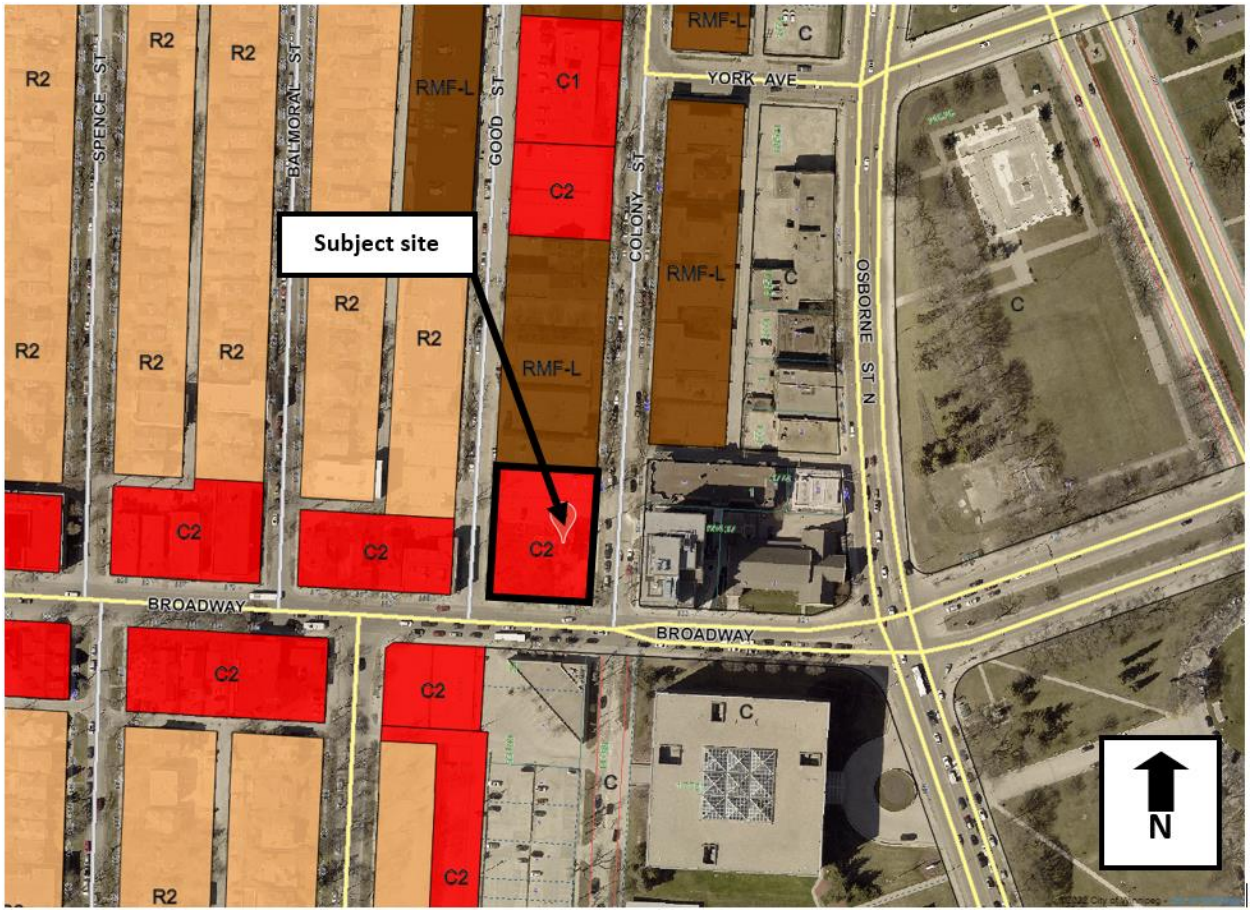


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to establish a four (4) storey mixed-use residential / commercial building on the western portion of the property at 545 Broadway Ave.
- The new proposed building will be located adjacent to the existing protected heritage building (Wilson House) on an undeveloped portion of the subject property.
- The proposed development is the result of a collaborative effort between the Westminster Housing Society (applicant), the West Broadway Community Organization (owner) and the Rainbow Resource Centre (tenant and partner).
- As established through a comprehensive Memorandum of Understanding between project partners, the proposed development is focused on addressing the specific affordable housing needs within the local 2SLGBTQ+ community.
- The new building will contain the following uses:
    - A ground floor, 759 sq. ft. retail / commercial unit accessed from Broadway Ave.
    - A ground floor 3700 sq. ft. multi-purpose space that will be occupied by the Rainbow Resource Centre and will be used to provide community programming.
    - 21 affordable residential dwelling units located on the 2nd, 3rd and 4th floor and are accessed by an elevator.

- The proposed development has received Rapid Housing Initiative (RHI) Federal funding, to facilitate fast track construction of affordable housing projects.
- Submitted elevations illustrate a four (4) storey building, with the following attributes:
    - A commercial unit entrance facing Broadway Ave. The commercial space contains a significant amount of window glazing to animate the street.
    - The Broadway elevation also contains a glazed stairwell, a secondary building entrance, additional vertical sections of glazing, balconies and windows.
    - The western elevation along Good St. contains ground floor window glazing, numerous window openings and balconies facing the street.
    - The eastern elevation which faces Wilson House contains a substantial section of glazing at the south end of the building where the elevator is located.
    - Exterior walkways with railings and suite entrances on the second to fourth floors activate the building façade.
    - Three colours of textured metal cladding are used to break up building length.
- The site plan illustrates a 152 foot long building with building entrances on Broadway, Good St., and the interior side yard portion of the building.
- A total of 13 motor vehicle parking spaces are located at the rear of the building for the proposed mixed-use building and the existing Wilson House office use.
- Visitor bicycle parking is provided at the front entrance of the building.
- 26 secure, weather protected bike parking spaces are illustrated in a bike room accessed through an entrance at the back of the building.
- In conjunction with a submitted arborist report, a comprehensive landscaping plan has been submitted which illustrates:
    - Protection and preservation of six (6) trees on the subject property.
    - Planting of seven (7) new trees on site
    - Planting of 93 new shrubs on site
- A corresponding variance application (DAV 21-242044D) is required to enable the proposed development. Please refer to the DAV report for additional information.

ANALYSIS AND ISSUES

OurWinnipeg

- The proposed mixed-use development is being undertaken by a not-for profit housing developer (Westminster Housing Society) with the intention of providing affordable housing for residents of the West Broadway neighbourhood.
- *OurWinnipeg* contains numerous policies which support the establishment of affordable housing.
- Section 01-4 Housing in the City of Winnipeg's development plan *OurWinnipeg* describes the provision of quality housing in the following way:
    - *The City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and costs in each neighbourhood.*
    - *Housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life.*
- Specific *OurWinnipeg* policies which apply to the subject application include:
    - *<u>Direction 1:</u> Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.*
        - *With guidance from Complete Communities, encourage the development of safe and affordable housing throughout the city.*
        - *Encourage and support principles of Universal Design and/or visitability in new housing.*
    - Direction 2: *Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock.*
        - *Continue to use initiatives to facilitate housing rehabilitation in reinvestment neighbourhoods and infill housing in mature neighbourhoods.*
    - Direction 3: *Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with a particular focus on locations near a variety of transportation options.*
        - *Maintain a collaborative approach to affordable housing, recognizing that the City can play a role by facilitating and providing incentives to other partners.*
        - *Encourage new and infill development, as well as the redevelopment of existing properties to incorporate affordable housing that is integrated with market housing.*
        - *Promote partnership with housing developers and other housing stakeholders in continually resolving issues related to affordable housing, visitable housing and land use needs.*

OurWinnipeg policy provides strong support for the creation of safe, affordable housing, that meets a variety of housing needs in Winnipeg. *OurWinnipeg* policy encourages these goals to be achieved through infill development and in collaboration with other levels of government. This proposed infill development will provide 21 new residential units at below market rate levels through partnerships with the Federal government as part of the Rapid Housing Initiative (RHI). For these reasons the Urban Planning Division finds the proposed development to be consistent with *OurWinnipeg* policy.

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject property fronts onto Broadway Ave.
- Although not explicitly mapped, Broadway fits the description of a Community Mixed Corridor as identified in the *Complete Communities Direction Strategy.*
- Streets that function as Community Mixed Use Corridors:
    - Act as a main street to one or more neighbourhood
    - Are within an area that is supported by an intensity of people and jobs to support local retail and commercial services
    - Contain multi-block sections where development is oriented to the street and existing development patterns are conducive to supporting higher density, mixed use pedestrian environments.
    - Contain urban design features that make them accessible, safe and attractive for pedestrians and cyclists.
    - Contain public and private facilities, amenities and other community services within reasonably close proximity.
    - Well served by frequent transit service and direct routes to nearby Regional Mixed-Use Centres.
    - Existing public infrastructure has the capacity or potential to accommodate growth.
- Specific Community Mixed Use Corridor policies that support the proposed establishment of a 21 unit, mixed use commercial / residential development at 545 Broadway include:
    - *Promote the enhancement of existing and the establishment of new community mixed use corridors*
        - *Promote the enhancement of existing Community Mixed Use Corridors* through moderate intensification
    - Promote small scale, fine-grained development that is responsive to the surrounding community context

Proposed development is consistent with *Complete Communities* policy in that it will result in the enhancement of Broadway Ave. through provision of new affordable housing units, social service space and a small scale commercial / retail street facing unit at an appropriate neighbourhood scale.

Winnipeg Zoning By-Law 200/2006

Removal of Clause 3:

- Clause 3 of the Zoning Agreement established through DASZ 14/2002 states:

    The land and any building or structure on it shall not be used for, and no building or structure shall be erected, placed, altered or enlarged on the land for any use except:

        - *Bank, credit union or similar financial institution*
        - *Banking / teller machines*
        - *Day care centre*

- *Medical or health related offices and clinics*
- *Offices*
- *Accessory parking*
- *Accessory uses*
- *Studio*

- The deletion of Clause 3 will allow any uses permitted in the "C2" – Commercial Community District to be established on the subject property.
- The Urban Planning Division considered whether any use restrictions should continue on the subject property.
- It was determined that all permitted uses in the "C2" district are suitable and supportable in this location given:
    - The property fronts onto an arterial street (Broadway Avenue) and fits the description of a Community Mixed Use Corridor in the *Complete Communities Direction Strategy.*
    - The property abuts the Downtown policy area and can accommodate land uses permitted in the "C2" district.
    - The property is approximately 120 metres from Osborne St. which provides high frequency transit service and the area is highly walkable / bikeable.
    - The "C2" district is the predominant zoning district for corridor fronting properties on this section of Broadway Ave.

Removal of other clauses:

- A total of nine (9) clauses were registered on title through the zoning agreement as part of DASZ 14/2002:
    1. *The Owner's land (including land contiguous to the land being rezoned, if any) and hereinafter referred to as "the land", is described as follows:*
        - *Parcels A and B, Plan _____ WLTO (Deposit No. 754/03) RL 85 Paris of St. James.*
    2. *The Owner agrees to pay the City prior to enactment of said amending by-law the sum of Eight Hundred and Fifty-six Dollars ($856.00) (including 7% G.S.T.) in lieu of a dedication of land, which was paid on September 16, 2003.*
    3. *The land and any building or structure on it shall not be used for, and no building or* structure shall be erected, placed, altered or enlarged on the land for any use except:
        - *Bank, credit union or similar financial institution*
        - *Banking / teller machines*
        - *Day care centre*
        - *Medical or health related offices and clinics*
        - *Offices*
        - *Accessory parking*

- *Accessory uses*
- *Studio*

4. ***No buildings, signs or permanent structures shall be erected or located within the most southerly 2.134 metres (7 feet) of proposed Parcel "A" abutting the current Broadway right of way.***
5. *No buildings, structure or works shall be erected or located on the land and no development permit issued for construction on the land unless and until detailed final plans indicating the site layout, access, parking, fencing, landscaping, garbage enclosures, site lighting, signage, exterior elevations and materials are submitted to and approved by the Director of Planning, Property and Development, or his designate, under the designation of Schedule "A" to Zoning Agreement DASZ 14/2002, and no building structure or works shall be erected or located on the land except in accordance with Schedule "A" and amendments to that schedule or this agreement.*
6. *Nothing in this agreement shall restrict or affect the powers of the City to amend, repeal or vary the Zoning By-law applicable to the land or to enact a zoning by-law rezoning the land and it is understood by the Owner that the execution of this Agreement by the City cannot operate to affect any variance to the Zoning By-law or approve any conditional use or operate to relieve against compliance with any other by-law or regulation of the City.*
7. *If a provision of this Agreement conflicts with a provision of any variance or conditional use order now existing or made in the future the most restrictive provision shall apply.*
8. *This agreement shall run with the land and shall bind the Owner, its successors and assigns.*
9. *If the City does not enact the amending by-law recited in this Agreement, the Agreement shall become void, and the City shall withdraw any caveat registered to record this Agreement.*

- The Urban Planning Division recommends the removal of all Zoning Agreement clauses **except clause 4.**
- The subject Zoning Agreement Amendment application enables the Public Service an opportunity to "clean up" this established agreement, bringing the property into alignment with contemporary policy and by-law.
- Many of the above clauses apply to administrative processes that have been completed and are therefore redundant.
- In an effort to expediate the subject Rapid Housing Initiative (RHI) project, the Urban Planning Division is recommending Plan Approval be addressed through condition of variance approval.

Maintenance of Clause 4:

- Clause 4 is required to be maintained as per Public Works request in order to accommodate the potential future widening or modification to the Broadway Ave. right of way.
- Submitted designs have incorporated the required minimum seven (7) foot setback.

Substantial Conformance Condition:

- As a condition of approval for the associated variance application (DAV 21-242044D) at 545 Broadway, the Urban Planning Division is recommending the following condition of approval:

  1) That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 21-242044D, dated November 25 / December 3, 2021. 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:

  i. *buildings;*
  ii. *accessory parking areas;*
  iii. *driveways;*
  iv. *garbage enclosures;*
  v. *fencing;*
  vi. *freestanding signage and*
  vii. *landscaping*

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

- This condition ensures the proposed development is constructed in accordance with submitted plans of development.
- If the applicant wished to deviate from approved plans, new plans would require review and approval by the Director of Planning Property and Development.
- This condition provides assurance that a high quality development will occur without requiring the applicant to return to Community Committee for Plan Approval, which could negatively impact committed Rapid Housing Initiative (RHI) construction timelines.

Ongoing protection of the Wilson House:

- It should be stated a separate caveat is registered on title at 545 Broadway that establishes protection of the Wilson House which is a listed heritage resource.
- The subject Zoning Agreement Amendment does not pose any changes to these established protections.

RECOMMENDATION

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

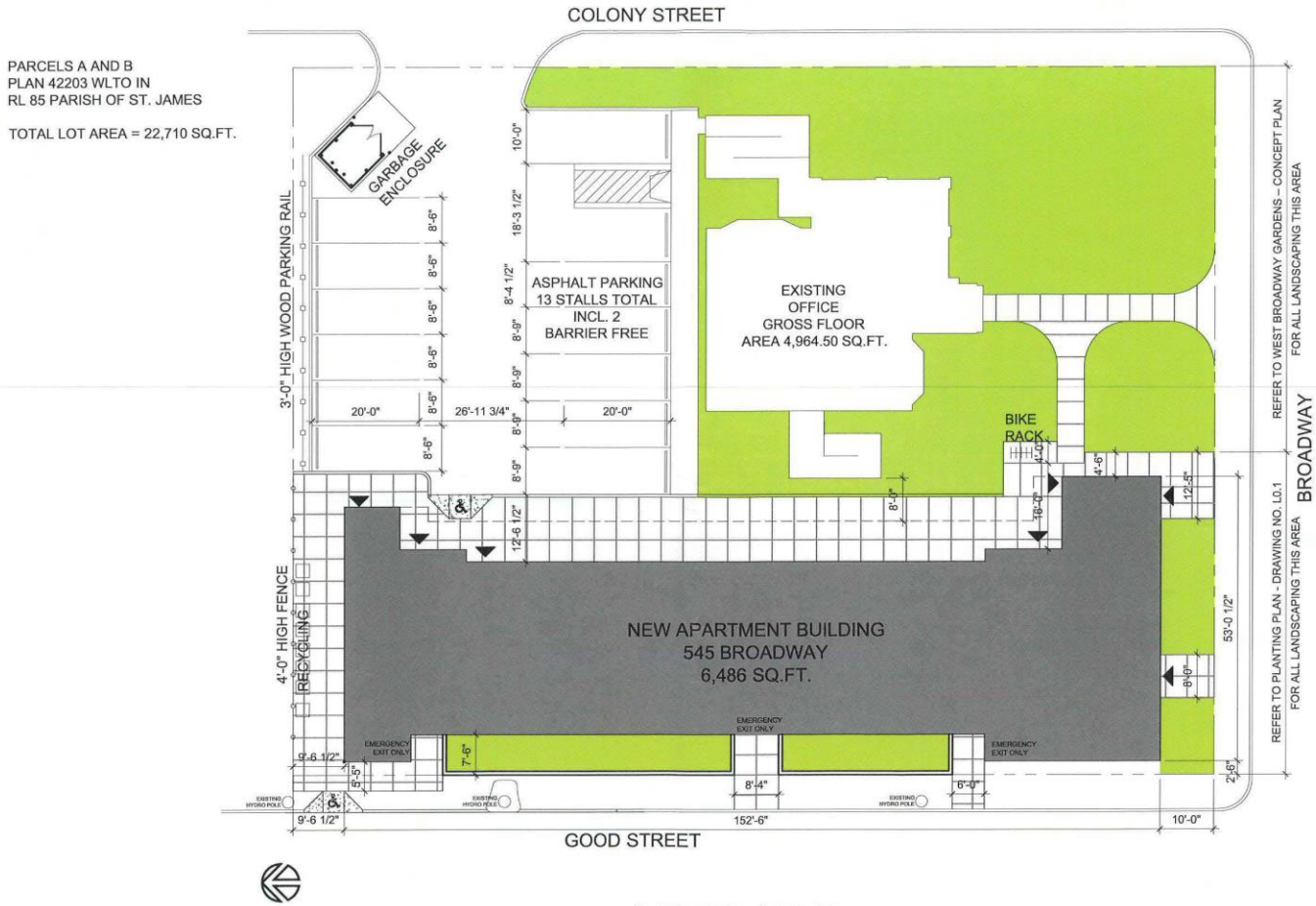
- The proposal will add residential density and commercial amenity to the Broadway Ave. Community Mixed Use Corridor.

- The proposal will increase the affordable housing supply by 21 units in the West Broadway neighbourhood.
- The property is located in close proximity to the Downtown in a highly walkable neighbourhood and in proximity to high frequency transit, making it a suitable location for intensification.
- The Zoning Agreement amendment will enable the subject property to develop in alignment with established “C2” zoning rights and in a fashion consistent with other “C2” zoned properties on Broadway Ave.

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

Report Prepared By: D. Harris, RPP, MCIP
PPD File # ZAA 7/2021

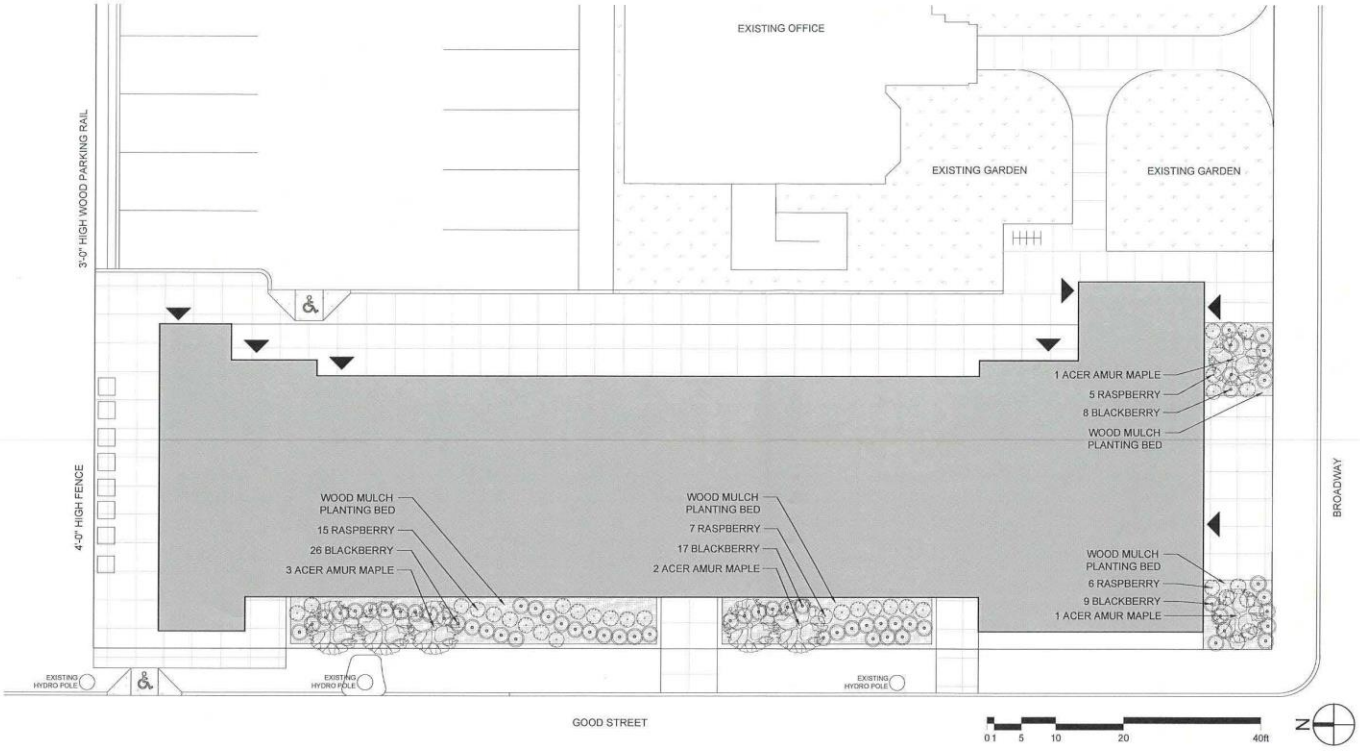
Exhibit “9” referred to in File ZAA 7/2021



GOOD STREET APARTMENTS
PROPOSED SITE PLAN

ARCCADD
ARCHITECTURE INC
109-340 Waterfront Drive R3B 0M3 • Winnipeg Canada
p. 204.772.6011 • f. 204.772.2043 • www.arccadd.com

D1.0
25-NOV-2021



LAYOUT OF PLANTING TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE

LANDSCAPE ZONING COMPLIANCE:

SUMMARY (THE ENTIRE PROPERTY):
REQUIRED: 8 TREES AND 35 SHRUBS

PROPOSED: 7 TREES AND 93 SHRUBS

STREET EDGE LANDSCAPE REQUIREMENT

1. GOOD STREET - 172ft. (52.5m)

REQUIRED: 1 TREE / 30 ft. = 6 TREES
3 SHRUB / 20 ft. = 26 SHRUBS

2. BROADWAY - 51ft. (15.5m)

REQUIRED: 1 TREE / 30 ft. = 2 TREES
3 SHRUBS / 20 ft. = 9 SHRUBS

PLANTING SCHEDULE L01

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE AND REMARKS (shown are minimum specifications)	MIN SPACING (O.C.)
	ACER AMUR MAPLE	Acer ginnala Amur Maple	7	60MM CALIPER, 3.5 TO 4.0M HT., 11 MAJOR BRANCHES 2.0M ABOVE GRADE IN WELL BALANCED HEAD, STRAIGHT TRUNK, WIRE BASKET MACHINE DUG	AS SHOWN
	RASPBERRY	*Rubus 'Honeyqueen' Raspberry*	33	#1 CONTAINER, 6"-1' HT. MIN., 3 MAJOR BASAL BRANCHES. WELL FORMED, BUSHY PLANTS, VIGOROUS ROOT SYSTEM.	2' 4"
	BLACKBERRY	*Rubus frut.Chester Thornless' Blackberry*	60	#1 CONTAINER, 6"-1' HT. MIN., 3 MAJOR BASAL BRANCHES. WELL FORMED, BUSHY PLANTS, VIGOROUS ROOT SYSTEM.	2' 4"

NOTES:

REV	YY/MM/DD	DESCRIPTION	BY
01	21/10/29	ISSUED FOR ZONING APPLICATION	BGS

A. SECTION LETTER OR DETAIL NUMBER.
B. DRAWING WHERE SECTION OR DETAIL IS DRAWN.

OR

A. DRAWING WHERE SECTION OR DETAIL IS INDICATED.
— SECTION OR DETAIL SHOWN ON SAME DRAWING.

SEAL

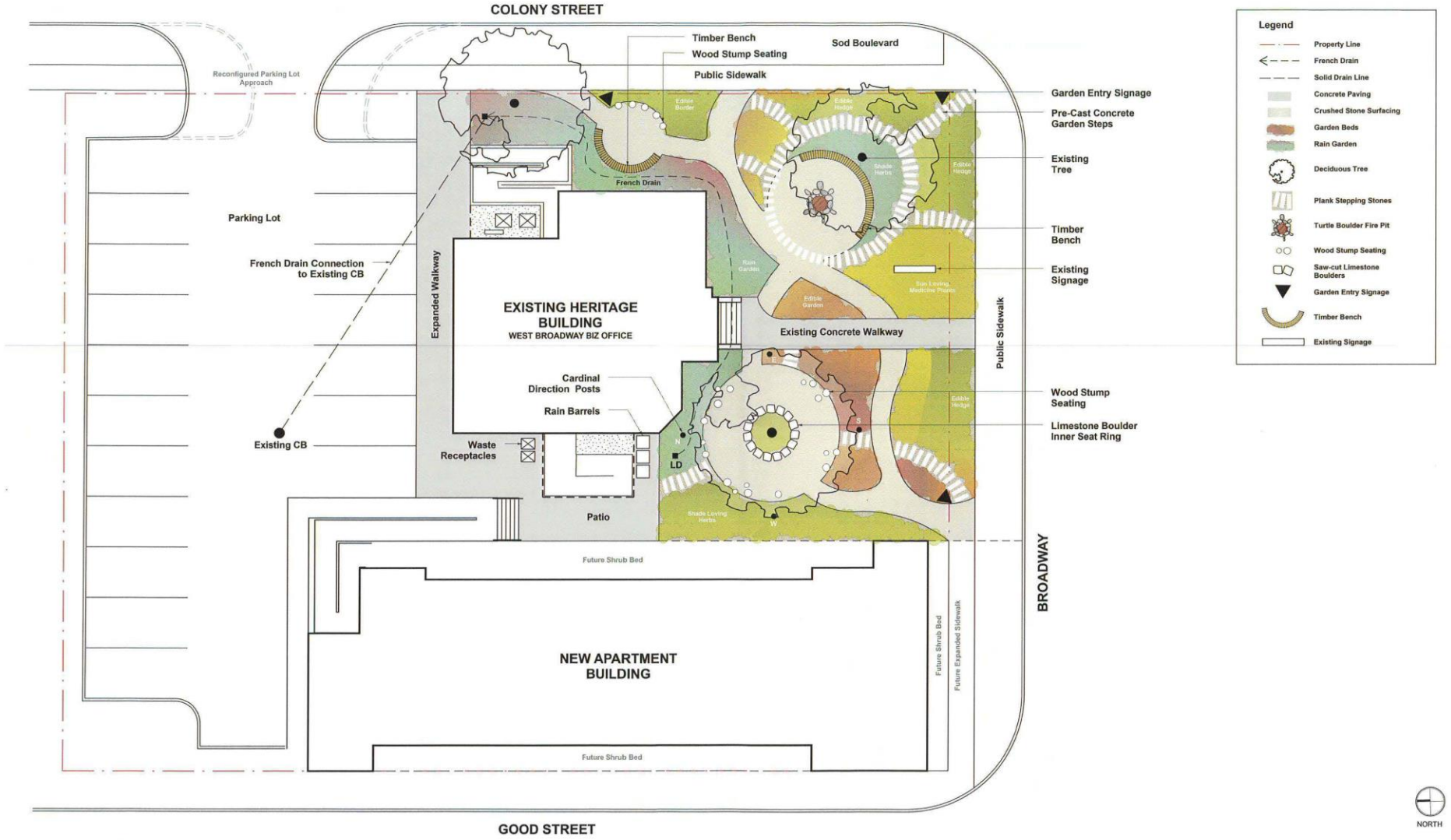
SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

CLIENT: WESTMINSTER HOUSING SOCIETY INC.

PROJECT: GOOD ST. APARTMENT

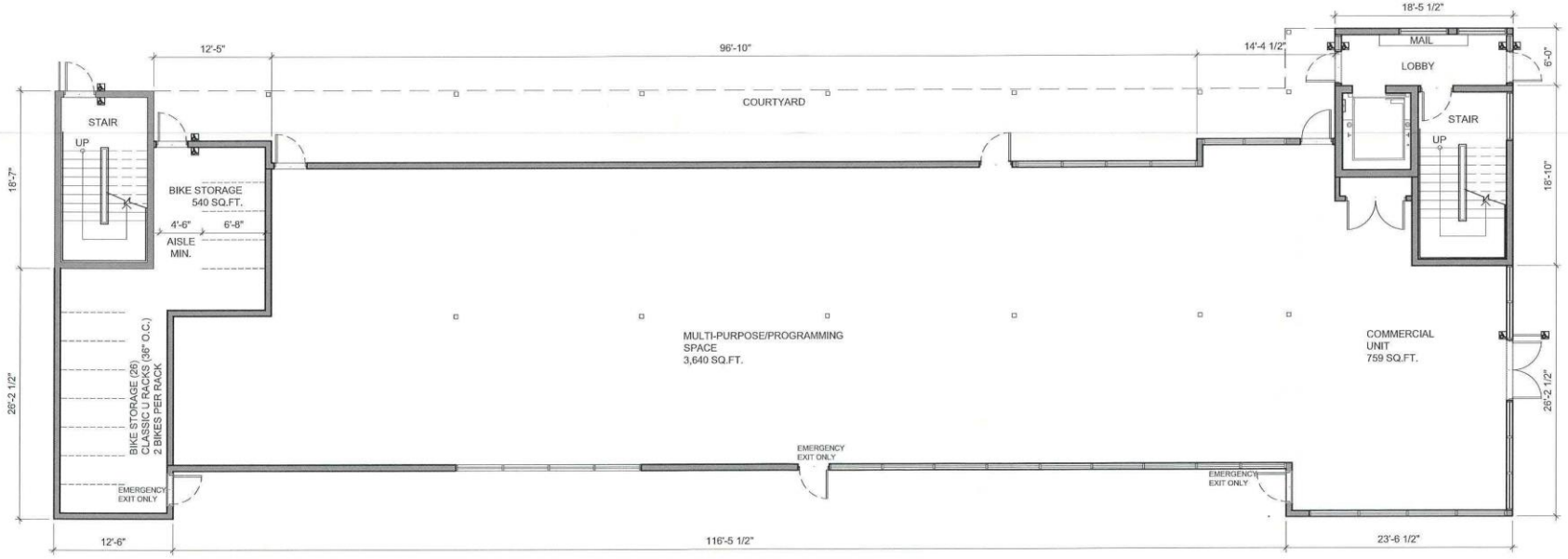
TITLE: PLANTING PLAN

DESIGN	DRAWN	DATE - Y / M / D	SCALE
HL	HL	2021/10/29	AS SHOWN
CHECKED	APPROVED	JOB NO.	DRAWING NO.
BGS	BGS	21-0664-002	L01


COLONY STREET
Timber Bench
Wood Stump Seating
Sod Boulevard
Public Sidewalk
Reconfigured Parking Lot Approach
Parking Lot
French Drain Connection to Existing CB
Existing CB
Expanded Walkway
EXISTING HERITAGE BUILDING
WEST BROADWAY BIZ OFFICE
Cardinal Direction Posts
Rain Barrels
Waste Receptacles
Patio
French Drain
Rain Garden
Edible Border
Edible Hedge
Shade Herbs
Sun Loving Medicine Plants
Edible Garden
Existing Concrete Walkway
Public Sidewalk
Shade Loving Herbs
Future Shrub Bed
NEW APARTMENT BUILDING
Future Shrub Bed
Future Expanded Sidewalk
Future Shrub Bed
BROADWAY
GOOD STREET
Garden Entry Signage
Pre-Cast Concrete Garden Steps
Existing Tree
Timber Bench
Existing Signage
Wood Stump Seating
Limestone Boulder Inner Seat Ring
Legend
Property Line
French Drain
Solid Drain Line
Concrete Paving
Crushed Stone Surfacing
Garden Beds
Rain Garden
Deciduous Tree
Plank Stepping Stones
Turtle Boulder Fire Pit
Wood Stump Seating
Saw-cut Limestone Boulders
Garden Entry Signage
Timber Bench
Existing Signage
NORTH
0 1 2 3 4 5 10m

AREA TOTALS

MAIN FLOOR TOTAL AREA	6,396 SQ.FT.
Main Floor Commercial Unit	759 SQ.FT.
Main Floor Bike Storage	540 SQ.FT.
Main Floor Lobby/Elevator Area	189.4 SQ.FT.
Main Floor Stair Area	185.8 + 183.2 = 369 SQ.FT.
Main Floor Multipurpose Area	3,640 SQ.FT.



GOOD STREET APARTMENTS
PROPOSED MAIN FLOOR

ARCCADD ARCHITECTURE INC
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p. 204.772.6011 • f. 204.772.2043 • www.arccadd.com

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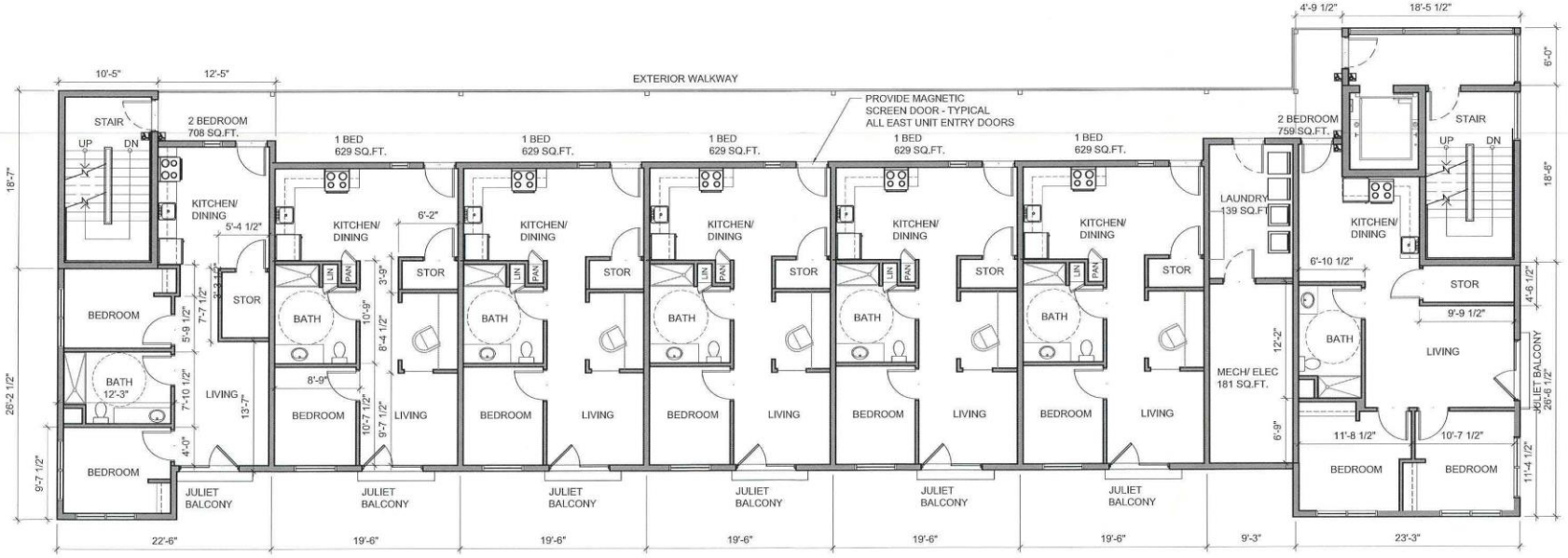
15-OCT-2021

ALL UNITS TO BE VISITABLE
10% OF UNITS TO BE ACCESSIBLE AS PER CAN/CSA B651

AREA TOTALS

SECOND AND THIRD FLOOR TOTAL AREA EACH FLOOR	6,455 SQ.FT.
Second/Third Floor Laundry Each Floor	139 SQ.FT.
Second/Third Floor Service Each Floor	181 SQ.FT.
Second/Third Floor Lobby/Elevator Area Each Floor	189.4 SQ.FT.
Second/Third Floor Stair Area	185.8 + 183.2 = 369 SQ.FT.
Second/Third Floor Total Suite Area Each Floor	4,631.12 SQ.FT.
Walkway Area Each Floor	904.3 SQ.FT.

UNIT TYPE:	COUNT:	AREA:
1 Bedroom	5	629 SQ.FT.
2 Bedroom	1	708 SQ.FT.
2 Bedroom	1	759 SQ.FT.



GOOD STREET APARTMENTS
PROPOSED SECOND AND THIRD FLOOR

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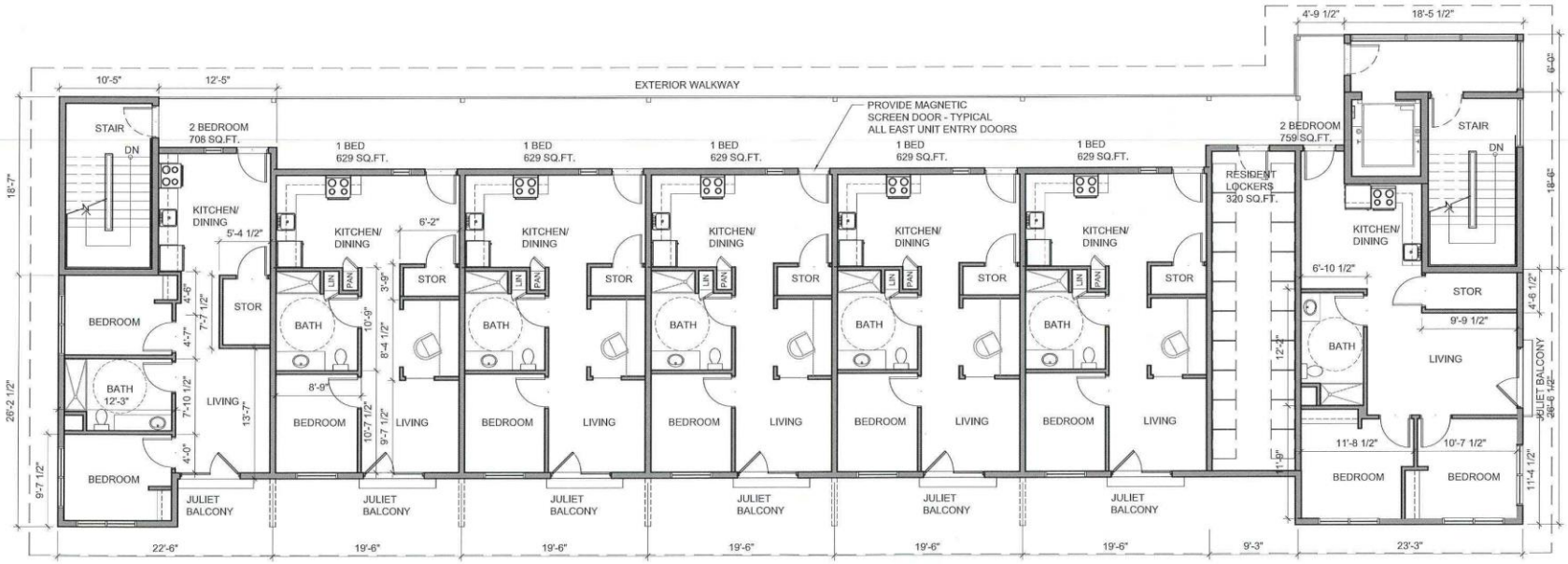
AREA TOTALS

FOURTH FLOOR TOTAL AREA		6,455 SQ.FT.
Fourth Floor Resident Lockers		320 SQ.FT.
Fourth Floor Lobby/Elevator Area		189.4 SQ.FT.
Fourth Floor Stair Area		185.8 + 183.2 = 369 SQ.FT.
Fourth Floor Suite Area		4,631.12 SQ.FT.
Walkway Area		904.3 SQ.FT.
UNIT TYPE:	COUNT:	AREA:
1 Bedroom	5	629 SQ.FT.
2 Bedroom	1	708 SQ.FT.
2 Bedroom	1	759 SQ.FT.



GOOD STREET APARTMENTS
PROPOSED FOURTH FLOOR

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EAST ELEVATION

GOOD STREET APARTMENTS
EXTERIOR ELEVATIONS

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WEST ELEVATION

GOOD STREET APARTMENTS
EXTERIOR ELEVATIONS

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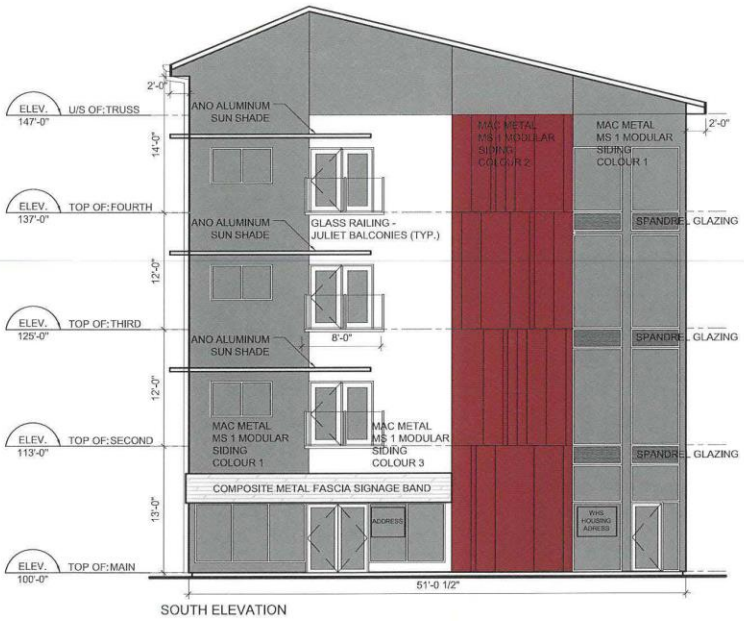
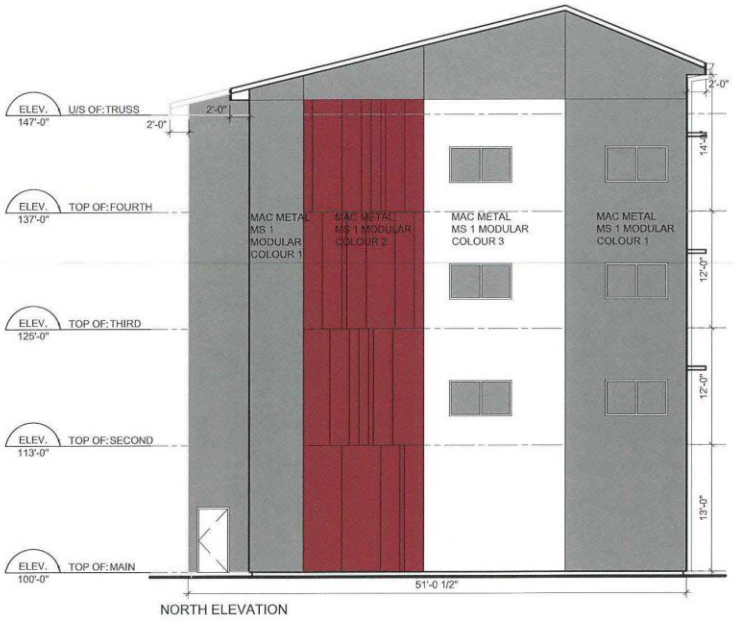


SOUTH ELEVATION



NORTH ELEVATION

GOOD STREET APARTMENTS
EXTERIOR ELEVATIONS

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HARRY A. HAID ARCHITECT

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15-OCT-2021