Agenda – Executive Policy Committee – March 16, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

Item No. 7 Subdivision and Rezoning – 321-339 Wardlaw Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 42/2021 [c/r DAV 211794/2021D]

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 42/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 28, 2022 and attached as Schedule "A" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated February 7, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by giving first reading to the by-law, attached as Appendix "A" to this report, that rezones the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated February 28, 2022 and included within Schedule "A", subject to the following condition:

    A. That the foregoing amendment to the Winnipeg Zoning By-law No. 200/2006 be brought into conformity with any changes recommended by the Administrative Coordinating Group in their report dated February 7, 2022 and attached as Schedule "B".

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 42/2021, as determined by the City's Director of Planning, Property and Development.

5. That the Public Service be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

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

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

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

12. That the variance order for File No. DAV 21-211794\D shall not come into force and effect until the coming into force and effect of the Zoning By-Law for the subject land under File DASZ 42/2021.

Agenda – Executive Policy Committee – March 16, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 28, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 42/2021

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

Public Hearing: February 28, 2022
Council Building, 510 Main Street

Applicant: Affinity Architecture Inc. (Jillian Teterenko)

Subject:



Premises Affected: 321-339 Wardlaw Avenue

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

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

Report date: February 28, 2022

Community Committee Recommendation:

On February 28, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 42/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 28, 2022 and attached as Schedule "A" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated February 7, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by giving first reading to the by-law, attached as Appendix "A" to this report, that rezones the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated February 28, 2022 and included within Schedule "A", subject to the following condition:

A. That the foregoing amendment to the Winnipeg Zoning By-law No. 200/2006 be brought into conformity with any changes recommended by the Administrative Coordinating Group in their report dated February 7, 2022 and attached as Schedule "B".

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 42/2021, as determined by the City's Director of Planning, Property and Development.

5. That the Public Service be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

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

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

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

12. That the variance order for File No. DAV 21-211794\D shall not come into force and effect until the coming into force and effect of the Zoning By-Law for the subject land under File DASZ 42/2021.

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

1. There's no question that I would prefer a little bit larger setbacks here, but at the end of the day I do think this integrates well with what is very changing space in the Osborne Plan and the neighborhood. A space that frankly I'm glad to see more density in, not only because it's so close to rapid transit, but because it is close to the view of the riverbank and to a particular view that I've developing in partnership with the link; Mayfair Park and McDonald Youth Services all around the riverbank there. So that has been a strong intention of mine just down the street.

2. It is community and family friendly and it is growth with affordability in mind.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 1 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated January 14, 2022 2. Notification of Public Hearing dated January 10, 2022 3. Manitoba Status of Titles 3115200/1, 3128187/1 and 3144784/1 4. Letter of authorization dated January 22, 2020 from Roland E. Bohemier, Luciana Di Girolamo and Nigel Furgus to Jillian Teterenko / Affinity Architecture Inc. 5. Letter of authorization dated August 31, 2021 from Nigel Furgus c/o 339 Wardlaw Avenue Ltd. to Jillian Teterenko / Affinity Architecture Inc. 6. Plans (7 pages) 7. Report from the Urban Planning Division dated February 17, 2022 8. Presentation in support of the application, submitted by Jillian Teterenko, Affinity Architecture Inc. on February 18, 2022 9. Inspection Report 10. Recording of Representations

REPRESENTATIONS:

In Support:

Evan Hanson
Jillian Teterenko

In Opposition:

Shirley Forsyth

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DASZ 42/2021

ADMINISTRATIVE REPORT

Title: DASZ 6/19 – 327-339 Wardlaw Ave.

Issue: For consideration at the public hearing for a subdivision and rezoning for to permit the development of a multifamily dwelling with 51 units on the subject property.

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 42/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 28, 2022 and attached as Schedule "A" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated February 7, 2022, to the satisfaction of the Director of Planning, Property and Development.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by giving first reading to the by-law, attached as Appendix "A" to this report, that rezones the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated February 28, 2022 and included within Schedule "A", subject to the following condition:
    a. That the foregoing amendment to The Winnipeg Zoning By-law No. 200/06 be brought into conformity with any changes recommended by the Administrative Coordinating Group in their report dated February 7, 2022 and attached as Schedule "B."
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 42/2021, as determined by the City's Director of Planning, Property and Development.
5. That the Public Service be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the

Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.
7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order for File No. DAV 21-211794\D shall not come into force and effect until the coming into force and effect of the Zoning By-Law for the subject land under File DASZ 42/2021.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the property will be subdivided and rezoned to an "RMF-L" Residential Multifamily (Large) District, to permit the development of a multifamily dwelling with 51 units on the subject property.

HISTORY

- On June 20, 2019, Council approved a subdivision and rezoning under File No. DASZ 6/2019 to consolidate 327-339 Wardlaw Avenue, to permit the construction of a multifamily dwelling with 30 units.
- Following approval, the applicant acquired the two east-abutting properties at 321 and 323 Wardlaw Avenue.
- The subject application proposes a new subdivision and rezoning to consolidate 321 and 323 Wardlaw Avenue together with 327-339 Wardlaw Avenue into an “RMF-L” zoned property with 51 dwelling units.
- The new proposal has a longer street frontage but maintains a similar overall design as the previously approved 2019 development.

CONSULTATION

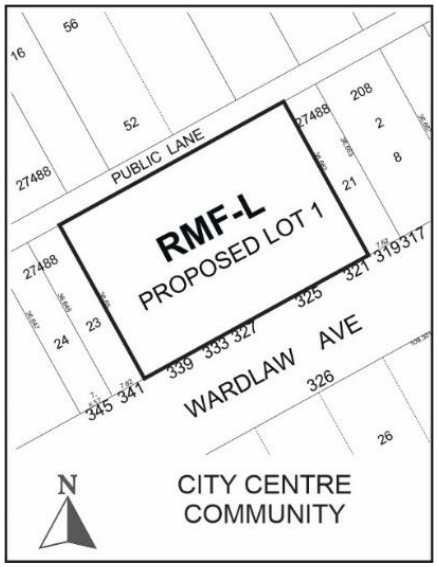
Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Andrew Ross, RPP, MCIP
Date:	February 17, 2022
File No.	DASZ 42/2021

APPENDIX ‘A’

DATE:	February 17, 2022
FILE:	**DAZ 42/2021**
RELATED FILES:	DAV 21-211794D
COMMUNITY:	City Centre Community
NEIGHBOURHOOD #:	**1.111 -** River-Osborne
SUBJECT:	To subdivide and rezone the land from an “RMF-M” Residential Multifamily (Medium) District and an “RMF-L” Residential Multifamily (Large) District.to an “RMF-L” Residential Multifamily (Large) District.
LOCATION:	321 Wardlaw Ave.
LEGAL DESCRIPTION:	LOT 22 PLAN 27488 35/36 ST B (321 Wardlaw) LOT 6 BLOCK 2 PLAN 208 31/5 ST B (325 Wardlaw) LOT 1 PLAN 68131 (327-339 Wardlaw)



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

OWNER: 339 WARDLAW AVENUE LTD.
1800 Corydon Ave 1
Winnipeg, MB R3N 0C5

SITE DESCRIPTION

The subject property is located on the north side of Wardlaw Avenue, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.

The property is located within a Mature Community under the *Complete Communities Direction Strategy,* and falls within the boundaries of the *Osborne Village Neighbourhood Plan.*

The property is currently composed of 4 properties: 321, 323, 327 and 339 Wardlaw Avenue.

321 and 323 Wardlaw are currently zoned “RMF-M" – Residential Multifamily (Medium). 327 and 339 Wardlaw are currently zoned “RMF-L" – Residential Multifamily (Large). (Figure 2 below does not show 327-339 Wardlaw as “RMF-L” because mapping has not been updated.)

The 4 properties are proposed to be consolidated and rezoned to an “RMF-L" – Residential Multifamily (Large) district.

The consolidated property is 21,029 sq. ft. in size and currently contains 2 duplexes, 1 single family home, 1 vacant home and 1 detached garage.



Figure 1: Air photo of the location of subject property and surrounding area (2021).

The immediate area is characterized by a mix of residential and commercial development, with primarily residential development in varying densities on the north side of the block and primarily commercial development on the south side of the block.

Donald Street, an arterial road, is ½ block to the east.

As Figure 1 shows, the property is a little over 400m., or a 5-minute walk, to the Harkness Rapid Transit Station. There is regular transit service one block north on Stradbrook Avenue and one block east on Donald Street. Immediately adjacent land uses include:

North: Rear lane, then multiple family residential uses (zoned "RMF-M" Residential Multifamily (Medium) and "RMF-L" Residential Multifamily (Large).

South: Wardlaw Avenue, then commercial uses (zoned "C2" – Commercial Community).

East: Multifamily residential uses (zoned "RMF-M" Residential Multifamily (Medium).

West: Office uses (zoned "RMF-M" Residential Multifamily (Medium).



Figure 2: Zoning of the site and surrounding area (2018).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to subdivide and rezone the subject lands from an "RMF-M" Residential Multifamily (Medium) District and an "RMF-L" - Residential Multifamily (Large) District, to an "RMF-L" - Residential Multifamily (Large) District, in order to establish a 4-storey residential development with 51 units on the subject property.

The proposed subdivision consolidates 321-339 Wardlaw into one lot.

Existing onsite buildings will be demolished as part of the redevelopment.

The proposal requires variances for yards, parking and buffering of parking. See the Administrative Report for Associated File No. DAV 21-211794D for more information on variances.

ANALYSIS AND ISSUES

Collaborative Planning

The applicant worked with the Urban Planning Division to make adjustments to the design of the proposal. Through conversations during both the 2019 planning process and that of the subject application, the following adjustments were made:

- The previously proposed 50 ft. height was reduced to 45 ft. to comply with the intent of the *Osborne Village Neighbourhood Plan.*
- The parking garage, previously proposed to extend 6.5 ft. above grade, was located fully below grade in order to:

- Provide active uses (residential units, lobby, glazed stairwell) running at grade along Wardlaw to better enliven the street (rather than parking screening wall, and
- Provide fully functional landscaped side yards in order to be compatible with the physical character of the existing blockface.

OurWinnipeg

Direction 9 of *OurWinnipeg* states:

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

That Direction sets out the following Enabling Strategy:

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

The proposed development provides an elevator which can be assistive for older adults and/or those living with mobility challenges. According to the applicant, other accessibility-related features include:

- A 3'-0" wide door is being provided to at least one bathroom within each suite.
- The public corridors are wide and each suite entry door is 3'-0" wide.
- The main floor of the building is at grade, providing direct access for the 12 main floor suites to the outdoor area.
- Two accessible parking stalls will be located in the parkade, one of which is van accessible (wheelchair).

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

Complete Communities Direction Strategy

As per the *Complete Communities Direction Strategy,* the proposed development falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

The subject proposal supports an increase in density increase to a Mature Community, and adds to the mix of housing types in the neighbourhood, in alignment with goals of *Complete Communities.*

Osborne Village Neighbourhood Plan

This property falls within the “Village Mixed Use Transition” Area of the Osborne Village Neighbourhood Plan (“the Plan”). The policies of the Village Mixed Use Transition Area are as follows:

- *6.1.1.A Residential development in Mixed-Use Transition areas will conform to the Village Medium Density Residential (V-MDR) policies;*
- *6.1.1.B Commercial and employment uses in Mixed-Use Transition areas should be compatible in lot size, building scale, and character to the existing context (particularly that of the immediate block);*
- *6.1.1.C New developments and additions will have a minimum height of two storeys and a maximum height of four storeys;*
- *6.1.1.D Non-residential uses are not to emit any noise, odour, dust, smoke, or similarly objectionable operational characteristics detectable outside the building.*

As a residential development, policies 6.1.1.B. and 6.1.1.D. do not apply.

With a height of 4 storeys, the development complies with policy 6.1.1.C.

The development also conforms with policy 6.1.1.A. The Village Medium Density Area, which is applicable to residential development in this policy area, governs the scale of buildings based on height, rather than density. This development, at 4 storeys, meets the intent of these Plan policies.

The Plan also contains policies guiding character, urban form and design (Section 3.1). Key highlights relevant to this development include:

- *Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*
- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*
- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;*

Taking in to account the immediate context on Wardlaw Avenue and the proximity to Donald Street, the development is reflective of contextual built form. Specifically:

- The proposed height meets the intent of the Plan at 4 storeys.
- Setbacks, further described below, are designed to minimize adverse impacts on neighbouring properties.
- The development builds on the local pedestrian orientation of buildings by providing ‘active uses’ (residential units, lobby) facing the street, at grade.
- The development locates the parking underground and behind the building, taking it out of view of public streets.

The development complies with the policies of the *Osborne Village Neighbourhood Plan.*

Variances

See the Administrative Report for Associated File DAV 21-211794\D for information on variances.

PUBLIC CONSULTATION

The applicant indicates the following regarding consultation (summarized by the Division):

- Notification of the proposal was provided through:
    - Site signage installed on the property, with a contact email for information and invitation to book a virtual meeting.
    - Informational flyers hand delivered on June 25, 2021 to all private residents and commercial establishments within approximately 100-150 metres of the property, as well as the property management firms for the applicable apartment blocks fronting Stradbrook Avenue.
- 5 responses were received which were mainly supportive with none expressing objection to the proposal.
- Two commercial business adjacent to the property provided letters of support.

OTHER CONSIDERATIONS

Site servicing

The Department of Water & Waste indicates there is adequate water supply for the proposed project, and includes requirements regarding wastewater and land drainage runoff discharge.

The Department of Public Works includes a standard requirement regarding protection of City boulevard trees.

Above conditions are further outlined in the Report of the Administrative Coordinating Group, attached as Schedule ‘B’.

There are no other City of Winnipeg departmental conditions for this development.

Trees

At the request of the Urban Planning Division, the applicant submitted an arborist report. The report found that one tree, a Burr Oak in front of 339 Wardlaw, could be retained with appropriate protection measures in place. As such, a condition of approval is included on the Administrative Report for Associated File No. DAV 21-211794\D, ensuring that a certified arborist is retained to oversee protection of that tree. The applicant indicated that the owner is in agreement with this.

The applicant is also planting above and beyond their zoning requirement for street edge trees (8 instead of 6) and is compliant on shrubs (36).

SUMMARY

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

- Supports aging-in-place.
- Meets policies of the *Osborne Village Neighbourhood Plan* including character policies.
- Adds density to a Mature Community in a context-sensitive manner in alignment with *Complete Communities.*
- Adds to the mix of housing types in the neighbourhood.
- Builds on the local pedestrian orientation of buildings by providing ‘active uses’ (residential units, lobby, glazed stairwells) and entrances facing Wardlaw Ave.

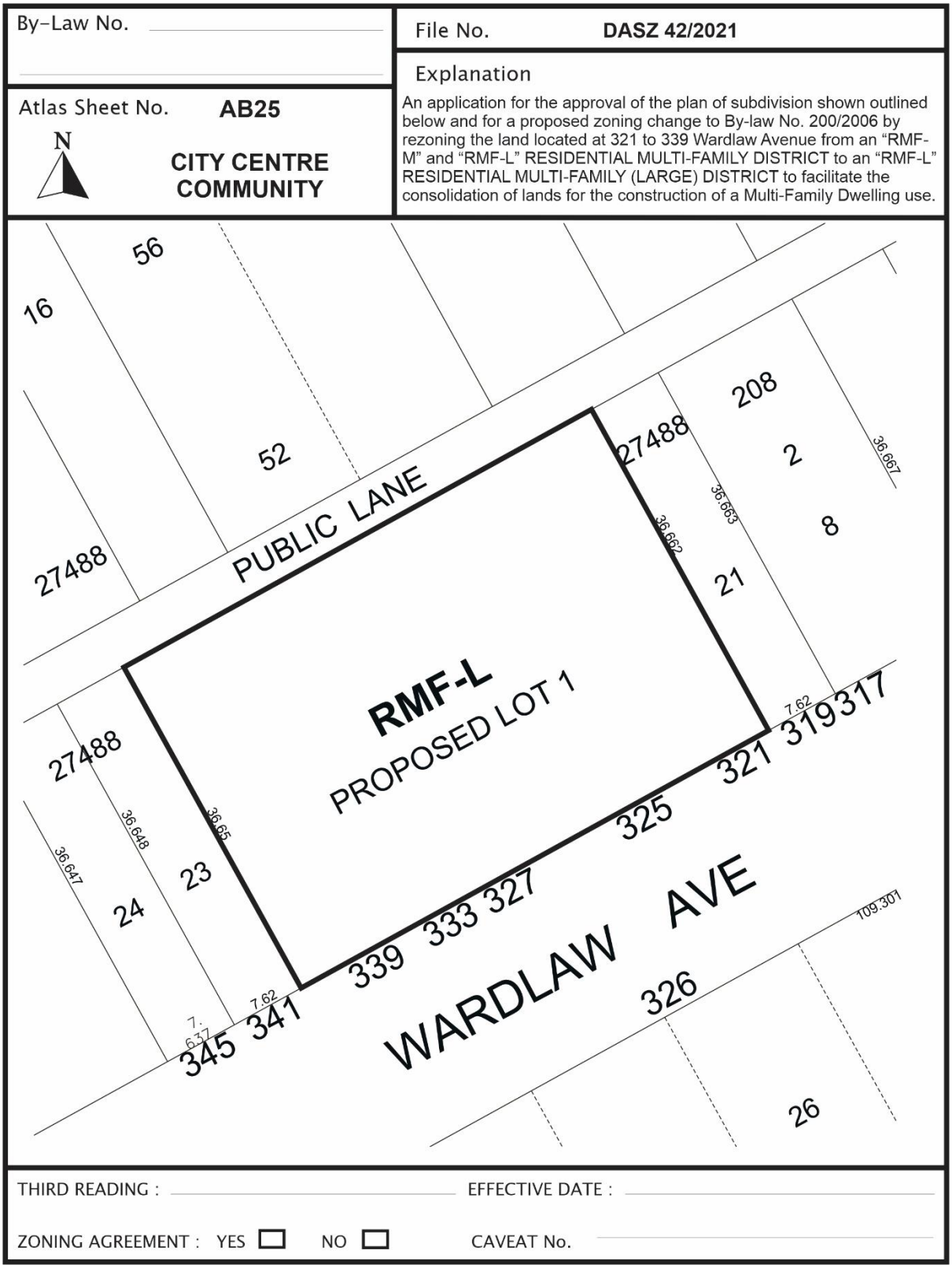
RECOMMENDATIONS

The Urban Planning Division recommends that the application be **approved with conditions** and that the subject property be subdivided and rezoned to an “RMF-L” Residential Multifamily (Large) District.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross, RPP, MCIP

File No. DASZ 42/2021

Schedule "A" for File No. DASZ 42/2021, City Centre Community Committee, February 28, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 321 TO 339 WARDLAW AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 42/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) Given the presence of mature boulevard trees on Wardlaw Avenue, adjacent to the proposed development area, the Developer is required to preserve and protect the existing trees that are within City-owned land, including those immediately adjacent to the subject site within the right-of-way. Any proposed removal of City-owned trees must be pre-approved by Urban Forestry. The Developer will be required to compensate the City for any damage or removal thereof. 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 for the proposed development, 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 – Servicing Considerations

1) Combined Sewer District

   The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

   i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

   ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

   iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

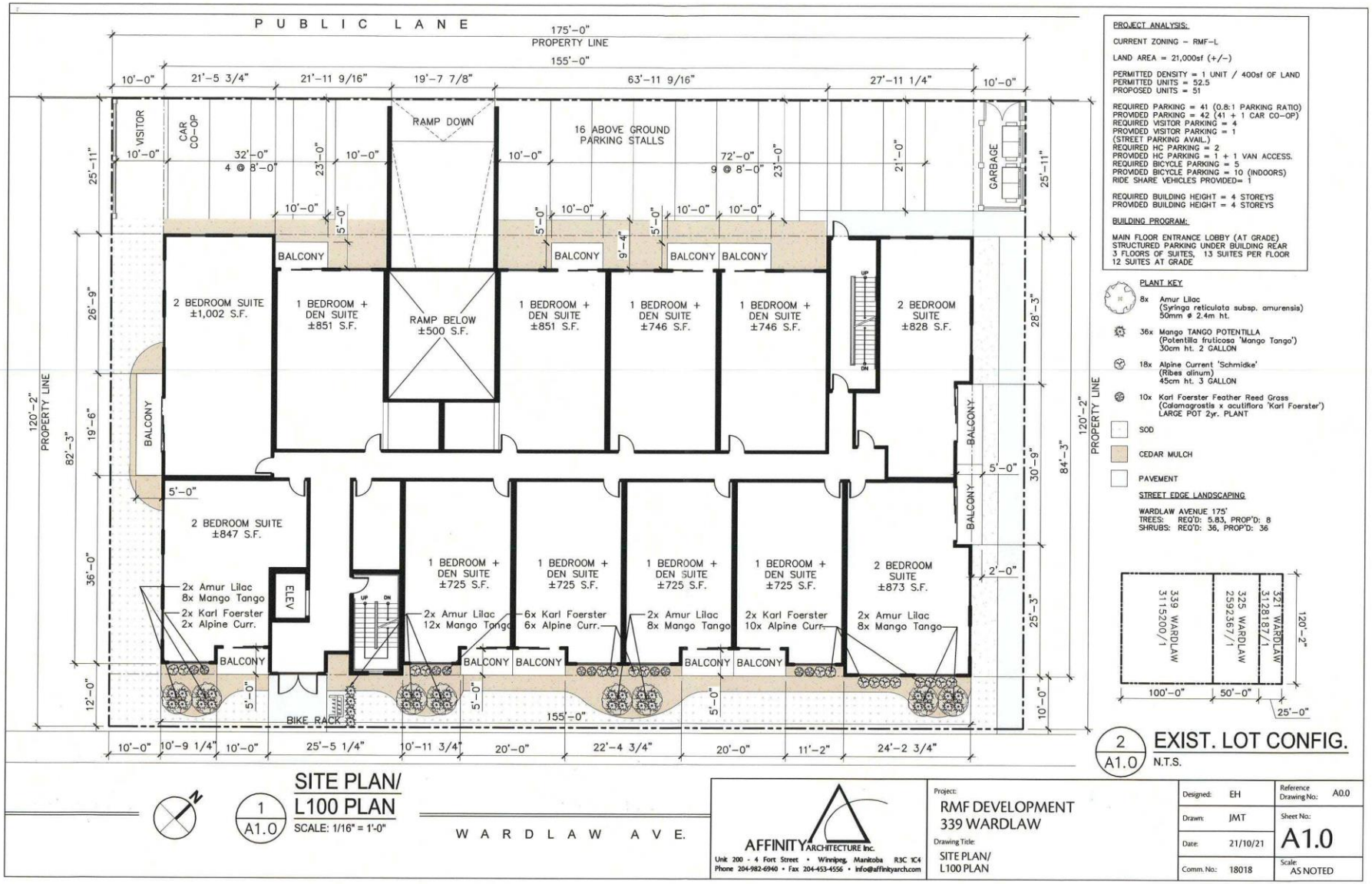
Administrative Co-ordinating Group
File No. DASZ 42/2021
February 7, 2022

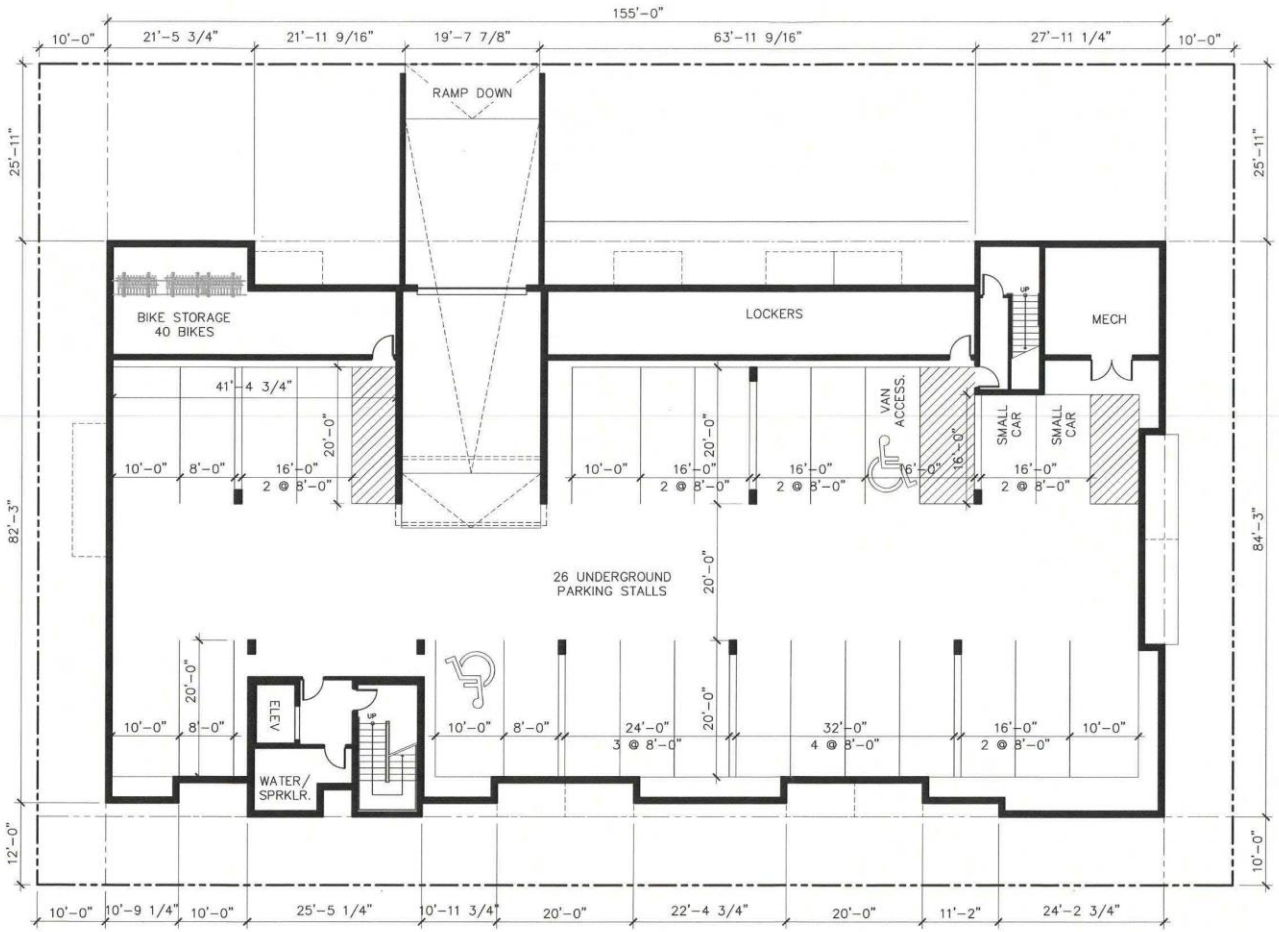
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch
Planning, Property & Development Department

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

Appendix A: Draft By-Law

Exhibit “6” referred to in File DASZ 42/2021





N

1 / A1.1 L000 PLAN
SCALE: 1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.
Unit 200 • 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
RMF DEVELOPMENT
339 WARDLAW

Drawing Title:
L000 PLAN

Designed:	EH	Reference Drawing No.:	A0.0
Drawn:	JMT	Sheet No.:	A1.1
Date:	21/08/16		
Comm. No.:	18018	Scale:	AS NOTED



N

1 / A1.2

L200 PLAN
L300-400 SIM.

SCALE: 1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
RMF DEVELOPMENT
339 WARDLAW

Drawing Title:
L200-L400 PLAN

Designed:	EH	Reference Drawing No.:	A0.0
Drawn:	JMT	Sheet No.:	A1.2
Date:	21/07/21	Scale:	AS NOTED
Comm. No.:	18018		

EXTERIOR FINISHES

BRK-1: HEBRON THIN BRICK, ONYX IRONSPOT.
FCP-1: FIBER CEMENT PANEL TO HARDIE PANEL ARCTIC WHITE
FCP-2: FIBER CEMENT PANEL TO HARDIE PANEL IRON GRAY
MTL-1: PARAPET FLASHING TO MATCH FCP ADJACENT

NOTE: BALCONY RAILS TO BE BLACK WITH CLEAR GLAZING.
WINDOWS FRAMES TO BE BLACK.



1 / A1.3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



2 / A1.3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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Project: RMF DEVELOPMENT 339 WARDLAW
Drawing Title: ELEVATIONS

Designed:	EH	Reference Drawing No.:	A0.0
Drawn:	JMT/ZH	Sheet No.:	A1.3
Date:	21/07/21		
Comm. No.:	18018	Scale:	AS NOTED

EXTERIOR FINISHES

BRK–1: HEBRON THIN BRICK, ONYX IRONSPOT.
FCP–1: FIBER CEMENT PANEL TO HARDIE PANEL ARCTIC WHITE
FCP–2: FIBER CEMENT PANEL TO HARDIE PANEL IRON GRAY
MTL–1: PARAPET FLASHING TO MATCH FCP ADJACENT

NOTE: BALCONY RAILS TO BE BLACK WITH CLEAR GLAZING.
WINDOWS FRAMES TO BE BLACK.



1 / A1.4 **EAST ELEVATION**
SCALE: 1/16" = 1'-0"



2 / A1.4 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"

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Project:
RMF DEVELOPMENT
339 WARDLAW

Drawing Title:
ELEVATIONS

Designed:	EH	Reference Drawing No.:	A0.0
Drawn:	JMT/ZH	Sheet No.:	A1.4
Date:	21/07/21		
Comm. No.:	18018	Scale:	AS NOTED

EXTERIOR FINISHES

BRK–1: HEBRON THIN BRICK, ONYX IRONSPOT.
FCP–1: FIBER CEMENT PANEL TO HARDIE PANEL ARCTIC WHITE
FCP–2: FIBER CEMENT PANEL TO HARDIE PANEL IRON GRAY
MTL–1: PARAPET FLASHING TO MATCH FCP ADJACENT

NOTE: BALCONY RAILS TO BE BLACK WITH CLEAR GLAZING.
WINDOWS FRAMES TO BE BLACK.



1 / A1.3 **SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



2 / A1.3 **NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

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Project:
RMF DEVELOPMENT
327 WARDLAW

Drawing Title:
ELEVATIONS

Designed:	EH	Reference Drawing No.:	A0.0
Drawn:	JMT/ZH	Sheet No.:	A1.3
Date:	21/07/21		
Comm. No.:	18018	Scale:	AS NOTED

EXTERIOR FINISHES

BRK–1: HEBRON THIN BRICK, ONYX IRONSPOT.
FCP–1: FIBER CEMENT PANEL TO HARDIE PANEL ARCTIC WHITE
FCP–2: FIBER CEMENT PANEL TO HARDIE PANEL IRON GRAY
MTL–1: PARAPET FLASHING TO MATCH FCP ADJACENT

NOTE: BALCONY RAILS TO BE BLACK WITH CLEAR GLAZING.
WINDOWS FRAMES TO BE BLACK.



1 / A1.4 **EAST ELEVATION**
SCALE: 1/16" = 1'-0"



2 / A1.4 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"

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