Minute No. 393
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 2022

Item No. 8 **Subdivision and Rezoning – 1022 Pembina Highway, 1038 Pembina Highway, 966 Merriam Boulevard and 968 Merriam Boulevard (Fort Rouge-East Fort Garry Ward)**
File DASZ 53/2021 [c/r DAC 8/2021 and DAV 249811/2021D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 53/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 25, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 March 7, 2022 and attached as Schedule "B" to this report.

2. That Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District as shown on the map dated March 25, 2022 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That the maximum height of any building shall not exceed 70 feet.

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

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 2022

COUNCIL DECISION (continued):

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.

3. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   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").

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

5. 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 53/2021, as determined by the City's Director of Planning, Property and Development.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor 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 7 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 – April 5, 2022

COUNCIL DECISION (continued):

8. 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.

9. 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.

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

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

14. That the variance order for File No. DAV 21-249811\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 53/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 5, 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 by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 20, 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 April 5, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 25, 2022 the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Police Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

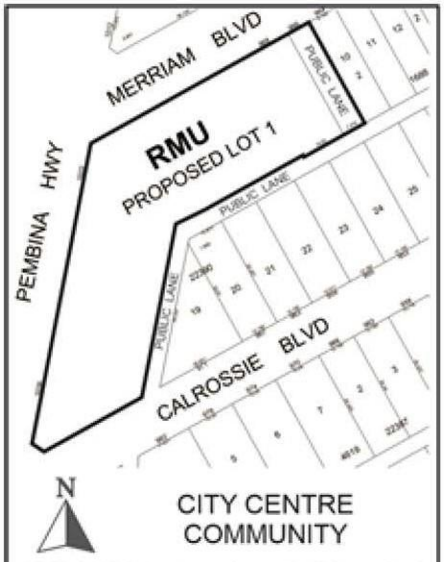
File: DASZ 53/2021

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

Public Hearing: March 25, 2022
Council Building, 510 Main Street

Applicant: Pre-Con Builders Ltd. (Robin Lee)

Subject:



APPLICANT : Pre-Con Builders Ltd. (Robin Lee)
FILE : DASZ 53/2021
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "C2" COMMERCIAL COMMUNITY DISTRICT and an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands and the opening of a public lane, to allow for the construction of a Multi-Family Dwelling and the maintenance of a commercial building. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected:	1022 Pembina Highway, 1038 Pembina Highway, 966 Merriam Boulevard and 968 Merriam Boulevard
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:	March 28, 2022

Community Committee Recommendation:

On March 25, 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 53/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 25, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 March 7, 2022 and attached as Schedule "B" to this report.

2. That Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District as shown on the map dated March 25, 2022 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That the maximum height of any building shall not exceed 70 feet.

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

            a. buildings;
            b. accessory parking areas;
            c. garbage enclosures;
            d. exterior lighting;

e. fencing; and
f. landscaping

on the Owner's Land ("Works") to the 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.

3. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2,

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").

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

5. 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 53/2021, as determined by the City's Director of Planning, Property and Development.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor 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 7 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.

8. 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.

9. 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.

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

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

14. That the variance order for File No. DAV 21-249811\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 53/2021.

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

1. Embedded in the affordable housing moves that we've made – where City Centre just happens to be the Housing Steering Committee – is that we have a longstanding relationship with the U of W on housing needs and I too want to support residents who want to age in place, or want to go to U of M or U of W and want student housing, or want to divorce and stay in the neighborhood and really live in the neighborhood that they love.

2. The Cambridge has always been an opportunity to have a great, new gateway to East Fort Garry/Fort Garry itself.

3. I'm excited about the masonry brick, the pedestrian connections and I think the residents will be excited about the rejuvenation of this section.

4. It's in line with OurWinnipeg and Complete Communities and I look forward to seeing it built and perhaps putting a pollinator patch in that parklet.

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 December 30, 2021
2. Notification of Public Hearing dated February 14, 2022
3. Manitoba Status of Titles 1197721/1, 2421781/1, 2826845/1 and 3063015/1
4. Letter of authorization dated October 14, 2021 from Matthew Narvey, 1022 Pembina Ltd. to Robin Lee, Pre-Con Builders
5. Letter of authorization dated October 14, 2021 from Bryan Klein, Cambridge Hospitality Corp. to Robin Lee, Pre-Con Builders
6. Letter of authorization dated October 15, 2021 from Bryan Klein, Cambridge Hospitality Corp. to Robin Lee, Pre-Con Builders
7. Surveyor's Building Location Certificate and sketch dated February 26, 2020
8. Plans (17 pages)
9. Sewer Report dated February 4, 2021
10. Community Engagement Report dated October 2021
11. Report from the Urban Planning Division dated March 14, 2022
12. Inspection Report
13. Presentation in support of the application, submitted by Christopher Gibson on March 22, 2022
14. Communication dated March 9, 2022 from Sheldon Zipursky, Excel Leasing Inc. in support of the application, submitted by Christopher Gibson on March 22, 2022
15. Communication dated March 17, 2022 from Kevin Kaniuga in support of the application, submitted by Christopher Gibson on March 22, 2022
16. Communication dated March 18, 2022 from James O'Brien in support of the application, submitted by Christopher Gibson on March 22, 2022
17. Communication dated September 10, 2021 from Scott Schriemer, VIC's Fruit Market Ltd. in support of the application, submitted by Christopher Gibson on March 22, 2022
18. Communication dated March 24, 2022 from Laura Smith in opposition to the application
19. Recording of Representations

REPRESENTATIONS:

In Support:

Christopher Gibson
Kevin Kaniuga
Robin Lee
Matthew Narvey
James O'Brien
Scott Schriemer
Karen Shanski
Jason van Rooy
Sheldon Zipursky

In Opposition:

Laura Smith

For Information:

Kim Nydopytalsky-Unrau

For the City:

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

Exhibit "11" referred to in File DASZ 53/2021

ADMINISTRATIVE REPORT

Title: DASZ 53/2021 – 1022 Pembina Highway

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of an 87-unit multifamily development and the maintenance of an existing commercial building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 53/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 25, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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 March 7, 2022 and attached as Schedule "B" to this report.

2. That Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District as shown on the map dated March 25, 2022 and attached as Schedule "A" to this report, subject to the following conditions:

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

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b. accessory parking areas;

c. garbage enclosures;

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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").

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

14. That the variance order for File No. DAV 21-249811\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 53/2021.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 53/2021 – 1022 Pembina Highway will be approved.

CONSULTATION

- Relevant City departments per the Administrative Coordinating Group.

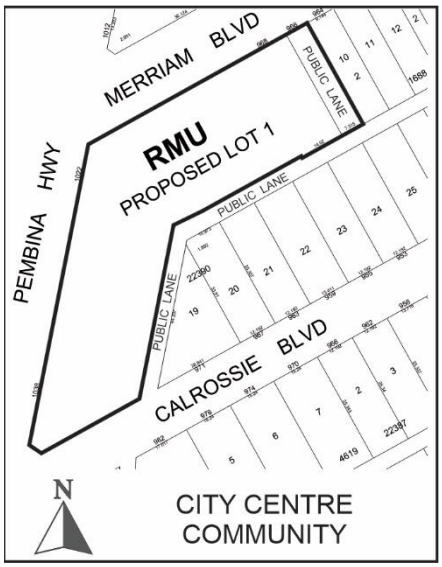
SUBMITTED BY

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

DATE: March 14, 2022
FILE: **DASZ 53/21**
RELATED FILES: DAV 21-249811\D, DAC 8/2021
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.602 – Point Road

SUBJECT: For a subdivision and rezoning to permit the construction of a 6-storey mixed use building with 87 dwelling units.

LOCATION: 1022 Pembina HWY
LEGAL DESCRIPTION: LOT 3 BLOCK 1 LOT 1/3 BLOCK 2 PLAN 1688 LOT 1 PLAN 22390 13 ST B



APPLICANT: Robin Lee (Pre-Con Builders)
405 Fort Whyte Way Unit 100
Oak Bluff, MB R4G 0B1

OWNER: CAMBRIDGE HOSPITALITY CORP
1022 Pembina Hwy
WINNIPEG, MB R3T 1Z7

APPENDICES: **A: Applicant's Shadow Study**

SITE DESCRIPTION

The subject property is located on the southeast corner of Pembina Highway and Merriam Boulevard, just south of the Jubilee Overpass, in the Point Road neighbourhood of the River Heights - Fort Garry ward.

The site is designated Reginal Mixed Use Corridor under the *Complete Communities Direction Strategy.* The property is currently split-zoned a combination of “C2” – Commercial Community district and “R1-M” – Residential Single Family - Medium.

The property is 49,193 sq. ft. in size. It currently contains a hotel (“The Cambridge”), a retail grocer (Vic’s Supermarket) and surface parking.

The property is within walking distance of Jubilee Rapid Transit Station to the north (approximately 550m.) and has a Primary Transit Route stop directly out front of the new proposed building.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial uses (gardening centre) zoned "C2" – Commercial Community and single family dwelling uses zoned "R1-M" – Residential Single Family – Medium.

South: Calrossie Boulevard, then Commercial uses (strip mall) zoned "C2" – Commercial Community; and a public lane, then single family dwelling uses zoned "R1-M" – Residential Single Family – Medium.

East: Public lane, then single family dwelling uses zoned "R1-M" – Residential Single Family - Medium

West: Pembina Highway, then vacant commercial uses (hotel) and surface parking.

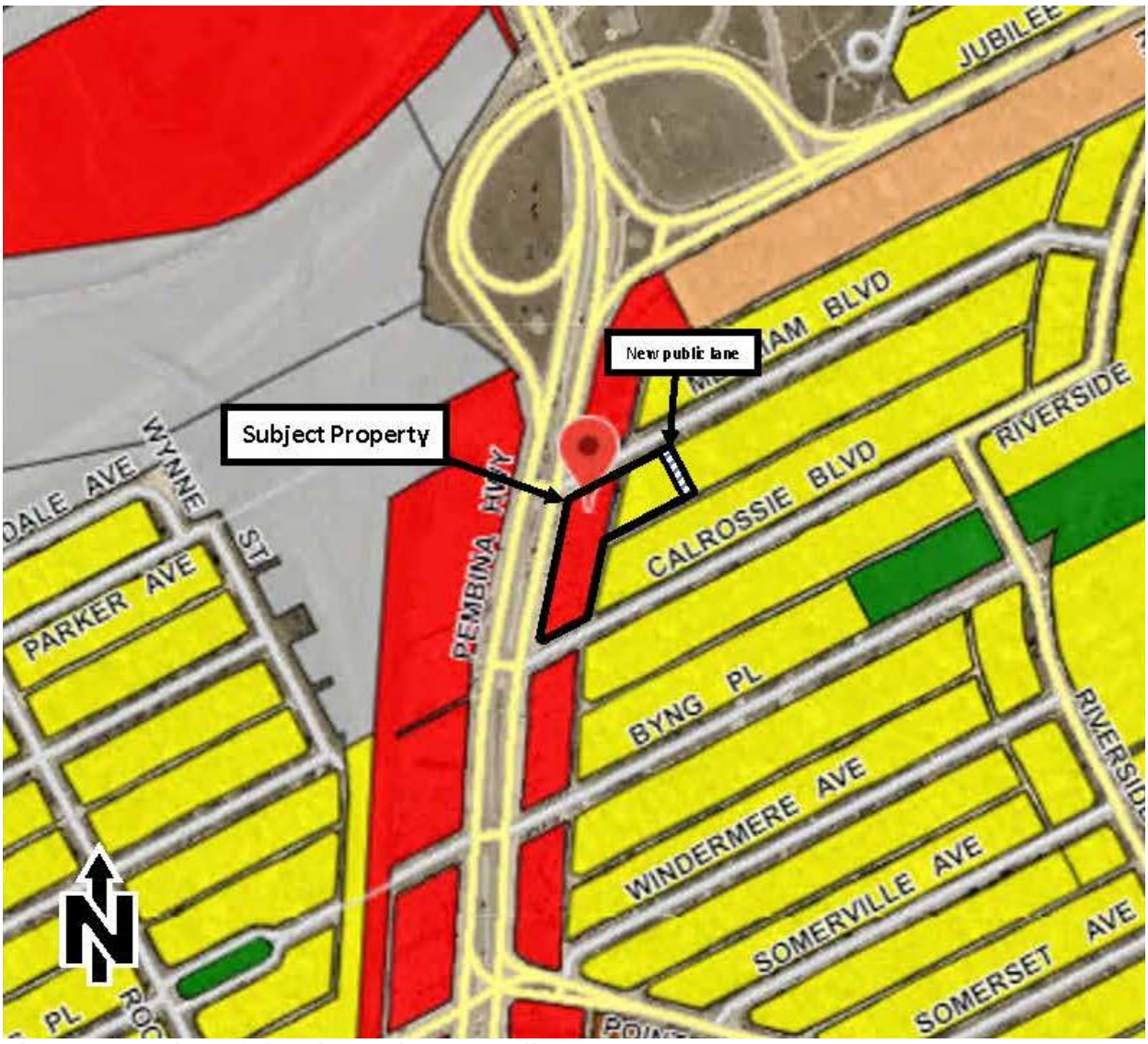


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to demolish the existing onsite hotel and construct a 6-storey multifamily building with 87 dwelling units. The onsite commercial building at the south end of the site will be maintained.
- Eight underlying lots are sought to be consolidated, and the new property rezoned to "RMU" – Residential Mixed Use.
- Through the subject application and Associated File DAC 8/2021, the existing public lane will be closed and moved approximately 38 metres east of its current location.
- The proposal will provide 94 parking stalls (41 underground and 53 on-surface). This exceeds the Winnipeg Zoning By-Law requirement of 92 stalls; no variance is required.
- The proposal includes 25 indoor secure bicycle parking stalls, exceeding the Winnipeg Zoning By-Law requirement of 14 stalls; no variance is required.
- The proposal includes a resident gym and vestibule on the main floor, ground level patios and upper level balconies.
- 6 of the suites will be Accessible/Adaptable.
- **The proposal requires variances which are analyzed in the Administrative Report for Associated File DAV 21-249811\D.**

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make adjustments to the project. Specifically, the following changes were made as part of the collaborative planning process leading up to receipt of the application: The applicant agreed to:

- Locate the main building entrance close to the Pembina Highway crosswalk in order to provide ease of access for pedestrians as well as cyclists using the Pembina bike lane.
- **Reduce the previous 2 front vehicular approaches to 1 – in order to reduce fragmentation of** the public sidewalk and the Pembina Highway bike lane.
- Buffer the parking ramp from Merriam with a fully-functional 'parklet' space with trees and benches.
- Provide front yards and individual unit entrances facing Merriam, to support the existing physical character of Merriam Street.
- Not exceed 3-3.5 ft. for the height of yard fences against Merriam in order to support a pedestrian friendly streetscape. This will be finalized at plan approval.
- Provide an animated, active frontage against the streets and also facing south, given the south façade will also be highly visible in the community.
- Provide a sufficiently sized front yard (~8 ft.) to support healthy growth of trees.
- The building was sought to be stretched further south along Pembina Highway to better conceal the surface parking however this proved not possible due to the parking

disruption it would cause for the onsite grocer. Instead, the applicant added an architectural wall to screen a portion of parking. This will be finalized at plan approval.

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 the following features which help enable access for Winnipeggers with different levels of mobility. According to the applicant:

- 6 of the suites will be Accessible/Adaptable, composed of the following features:
    - 6' turning space in all rooms.
    - All doors - 36" openings.
    - Interior plugs, switches and controls mounted at accessible level.
    - Workspace includes a pull-out shelf for variable counter height.
    - Option for installation of wheel-up sink.
    - Barrier free tub/shower combo in bathroom (blocking provided in walls for grab bars if needed).
    - Laundry: elevated side-by-side in-suite front load clothes washer and dryer
    - Option for installation of wheel-up sink.
    - Hard flooring throughout.

Residential development that supports accessibility allows for '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

The subject site is located on a Regional Mixed Use Corridor. The Key Direction of the *Complete Communities* Corridor Policy Area states:

- *By intensifying development with a mix of uses, Corridors will become destinations while continuing to serve as primary transportation routes for residents.*

The Directions for Corridors are:

- *Focus a broad mix of residential, employment and retail development within strategic locations along Corridors.*
- *Where appropriate, develop Corridors in accordance with Transit Oriented Development principles.*

The proposed development serves as an example of intensification of one of the City's major corridors, at a key intersection, and adjacent to high frequency transit service. The site is also within walkable proximity (approximately 550 metres) of a rapid transit station (Jubilee Station).

The proposal meets the above policies of *Complete Communities.*

WINNIPEG ZONING BY-LAW 200/06
Rezoning and subdivision

As noted above, the proposed development meets *Complete Communities* policies for this location on Pembina Highway, which is of one of the City's major corridors.

Section 03–2d of Complete Communities – "Regional Mixed Use Corridors" targets key intersections for focused intensification (see Figure 3, right, from the *Complete Communities Direction Strategy*).

The property is located near a key intersection – the Pembina / Jubilee interchange, is fronting high frequency transit, and as noted is within walkable proximity of Rapid Transit.

Higher density residential development reinforces the vitality of Corridors by adding people to frequent local shops and services. It also supports the City's transit system and helps combat sprawl.

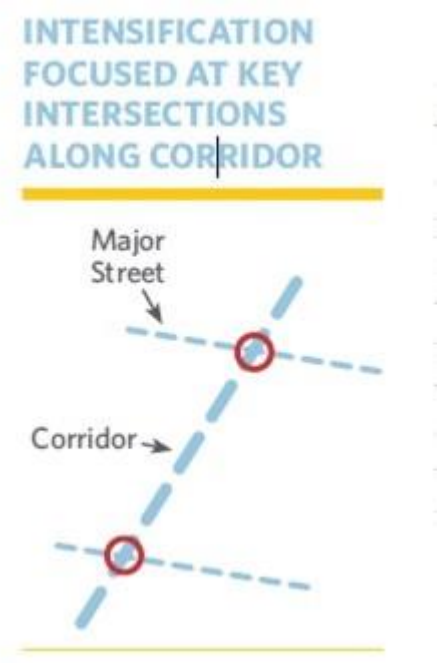


Figure 3: Regional Mixed Use Corridors

Variances

There are 7 Variances. These are analyzed in the Administrative Report for Associated File DAV 21-249811\D.

PARKING

As noted, the proposal will provide 94 parking stalls, exceeding the Winnipeg Zoning By-Law requirement of 92 stalls, and 25 bicycle parking stalls, exceeding the Winnipeg Zoning By-Law requirement of 14 stalls.

BUILDING HEIGHT

The applicant seeks a 68-foot building height. The current/existing zoning of "C2" allows for 60 feet as-of-right. At the request of the Division, the applicant supplied cross sections and shadow studies comparing the currently permitted height and the proposed height. The 8-foot height difference appears to introduce minimal impact on adjacent residential properties and as such, the Division is supportive. See Figure 4 below for cross sections, see Appendix 'A' for shadow study.

The City of Winnipeg's Sun/ Shadow Study guidelines state:

> *"Sun/shadow tests should be done for March 21 and September 21 (equinox) at the following hours: 9 am.,12 pm., 3 pm. and 6 pm."*

The Study found that there are no residential shadow impacts at test times.

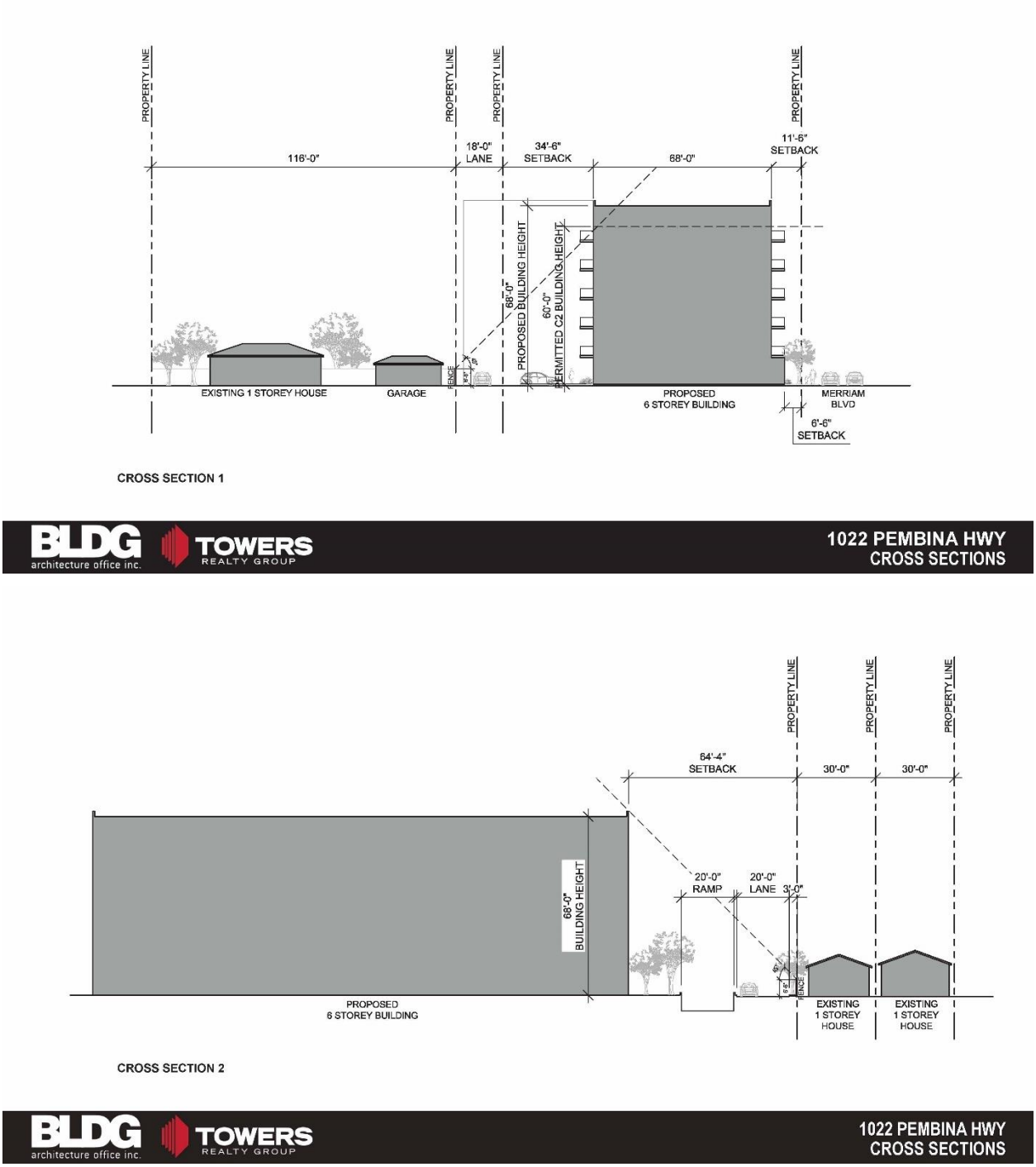


Figure 4: Cross sections showing acceptable sun penetration to adjacent residential neighbours under the proposed 68-foot building height.

TRAFFIC

The applicant conducted a Traffic Impact Statement (TIS). The TIS found:

> *"Comparing the trip generation estimates of the existing development and the proposed development, the existing development generates a higher degree of overall traffic activity. The proposed redevelopment is expected to generate approximately 350 fewer weekday trip ends.*
>
> *The beer vendor portion of the Cambridge Hotel alone generates a greater number of trip ends than the proposed development. However, the distribution of these trips differs based on the proposed change in land use. The proposed development id expected to see greater volumes in the AM peak hour compared to the existing development. The existing development is expected to exhibit greater volumes in the PM peak hour."*

PEMBINA APPROACH

The Pembina Highway vehicular approach shown on the site plan will be converted from one-way (in) to two-way (in and out) to facilitate access. This will be addressed through the private approach application process.

LOADING BAYS

The south side of Merriam Boulevard adjacent to the property has long contained on-street parking perpendicular to the street, which according to Zoning and Permits Division was never legally established. Through this application, the situation will be corrected – the developer will be required to convert the stalls into a loading bay that will run *parallel* to the street. This will accommodate pickups and drop offs for the new building, while also improving sidewalk and vehicular access along Merriam.

LANE RELOCATION

The existing lane is proposed to be closed through Associated File No. DAC 8.2021, which is presented to the Committee with a Public Service recommendation of approval. The process for opening the new lane (relocated approximately 38 metres from the current location) is through the subdivision portion of the subject application.

KEY DEPARTMENTAL AND SERVICING CONSIDERATIONS

WATER AND WASTE DEPARTMENT

There is adequate servicing for the proposed development based on the development plans provided. Additional review will be required should the plans of development change.

PUBLIC WORKS DEPARTMENT

Some lane widths/widenings will be required, as well as design and construction of new pavements, and construction of the above-mentioned loading bay on Merriam, to the satisfaction of the Director of Public Works.

The applicant will be required to plant trees on all boulevards within and fronting the property in accordance with City specifications and guidelines, to the satisfaction of the Director of Public Works.

PUBLIC CONSULTATION

The applicant conducted public consultation, and provided the following information (summarized by the Division):

ADVERTISEMENT

Flyers were delivered to 211 households in proximity to the subject site, 8 letters were hand delivered to properties closest to the site, and advertising was placed in the Sou'wester local newspaper with a circulation of approximately 41,800.

WEBPAGE

A webpage was created to collect responses form participants.

METHOD

Virtual Open Houses (Zoom):

- September 23, 2021 at 7pm
- September 25, 2021 at 3pm
- Comments/ questions/ discussion in Open House sessions and/or the RSVP form on webpage.

COMMON THEMES

Some supportive comments were expressed, with some concerns raised regarding parking, parking ramp and building height. The applicant made some design changes to address some concerns raised.

PLAN APPROVAL

Plan approval is recommended in order to provide the Division the opportunity to review site and design details prior to issuance of building permits.

SUMMARY

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

- **Supports aging-in-place in alignment with policy goals of OurWinnipeg.**
- Promotes the enhancement of an existing Regional Mixed Use Corridor through intensification.
- **Is located near a key intersection.**
- **Was adjusted to best meet design priorities of the Urban Planning Division as reflected in the *Complete Communities Direction Strategy.***
- **Pembina Highway contains high frequency transit service and a bike lane, and the property is within walking distance of Jubilee Rapid Transit Station.**

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Andrew Ross RPP, MCIP
DASZ 53/21 – 1022 Pembina Highway

Schedule “A” for File No. DASZ 53/21, City Centre Community Committee, March 25, 2022

By-Law No. _____

File No. **DASZ 53/2021**

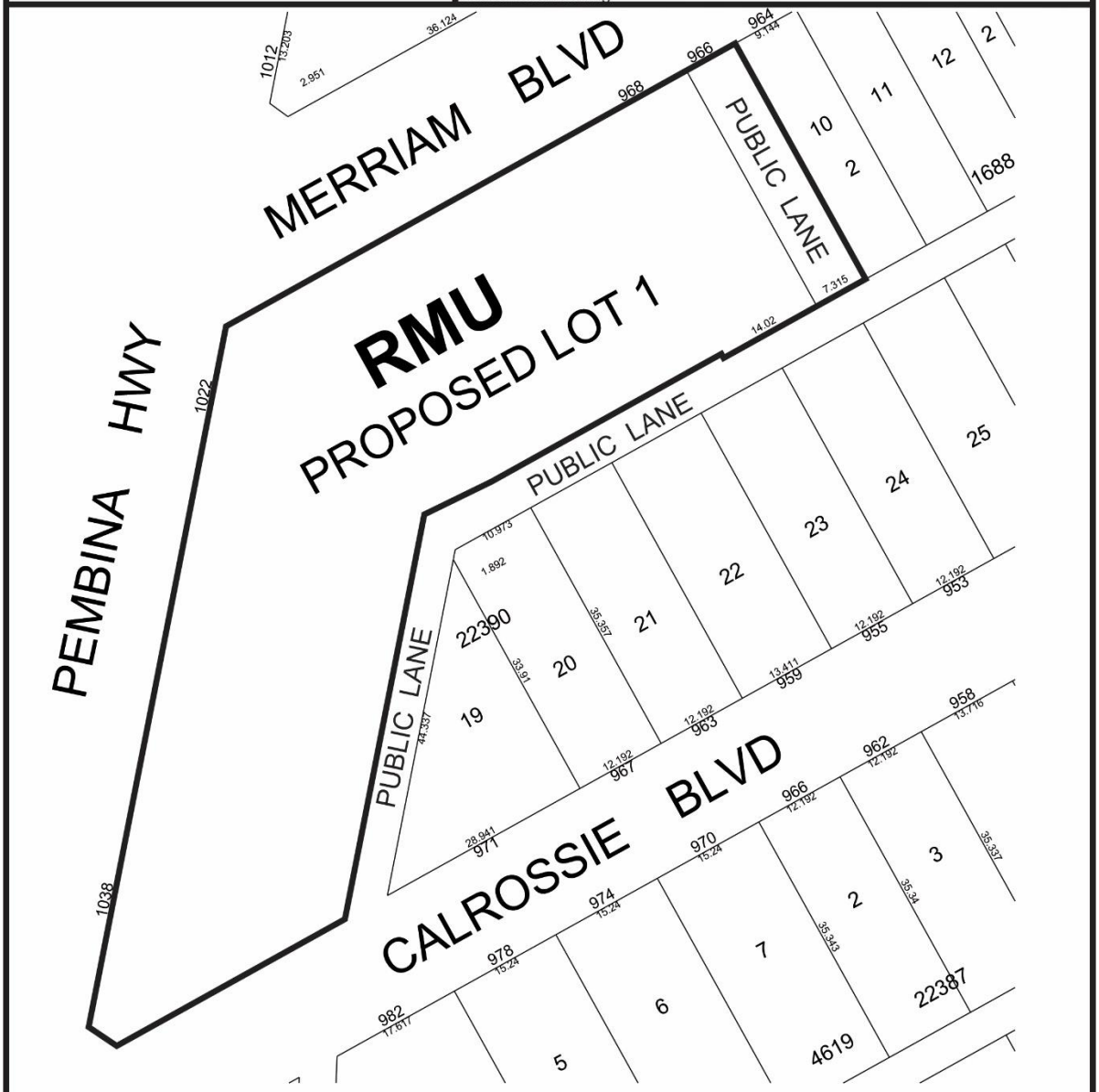
Atlas Sheet No. **AE24**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1022 and 1038 Pembina Highway and 966 and 968 Merriam Boulevard from a "C2" COMMERCIAL COMMUNITY DISTRICT and an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands and the opening of a public lane, to allow for the construction of a Multi-Family Dwelling and the maintenance of a commercial building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1022 PEMBINA HIGHWAY, 2038 PEMBINA HIGHWAY, 966 MERRIAM BOULEVARD AND 968 MERRIAM BOULEVARD

It is recommended that approval of DASZ 53/2021, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department has advised that there is adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

Section II – Plan Considerations

1) Public Lanes serving multi-family residential and commercial developments are to be accommodated with a right-of-way width of 7.25m, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open 0.609m of property to widen the portion of the east-west Public Lane right-of-way which is currently 4.877m wide along the full length of the Planned Area abutting the east-west Public Lane, to the satisfaction of the Director of Public Works.

3) The Developer shall, at no expense to the City, legally open property required for a 3.0m x 3.0m corner cut where two Public Lanes intersect, to the satisfaction of the Director of Public Works.

Section III – Engineering Studies

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

Section IV - Servicing Conditions

1) Merriam Boulevard

The Developer shall, at no expense to the City, construct a Portland cement concrete loading bay, and all related works, on the south side of Merriam Boulevard, east of Pembina Highway, all as determined by and to the satisfaction of the Director of Public Works.

2) Pavements

The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 6.0m wide by 150mm thick, and all related works within the proposed Public Lane within the Planned Area, all as determined by and to the satisfaction of the Director of Public Works.

3) Boulevards

a) The Developer shall, at no expense to the City, sod (as necessary), and plant trees on all boulevards within and fronting on the Planned Area, 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.

4) Construction Traffic

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

b) The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake 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.

5) 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 will 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.

6) Litter and Refuse Control and Clean-Up

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

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

7) 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/or restored 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) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section V – 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 53/2021
March 7, 2022

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

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

Exhibit "8" referred to in File DASZ 53/2021

1022 PEMBINA HIGHWAY
MULTI-FAMILY APARTMENTS
87 RESIDENTIAL UNITS

LEGAL DESCRIPTION: 1022 PEMBINA HIGHWAY (LOT 1)			
MULTI-FAMILY BUILDING INFORMATION:			
6 STOREYS WITH ENCLOSED UNDERGROUND PARKING			
CURRENT ZONING DISTRICT	C2 & R1-M		
PROPOSED ZONING	RMU		
BUILDING DIMENSIONS	86m x 20.7m [282'-0" FT x 68'-0" FT]		
BUILDING HEIGHT	TOP OF 6TH FLOOR = 16.9m [55'-6" FT]		
	TOP OF ROOF SURFACE = 20.7m [68'-0" FT]		
SITE AREA	4570.8m² [49,193 SF] = 1.13 ACRES		
BUILDING AREA	1407m² [15,150 SF]		
BUILDING GROSS FLOOR AREA (6 FLOORS)	9 316 m² [100,275 SF]		
TOTAL DWELLING UNITS	87		
SUITE TYPES	1 BEDROOM	1 BEDROOM / 1 DEN	2 BEDROOM
SUITE COUNT	42	5	40

	MIN. FRONT YARD (PEMBINA) REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARD (SOUTH) REQ'D:	MIN. CORNER SIDE YARD (MERRIAM) REQ'D.	MAX. BUILDING HEIGHT
ZONING SETBACKS	20'-0"	25'-0"	5'-0"	20'-0"	100'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARD (SOUTH) PROVIDED:	CORNER SIDE YARD (NORTH) PROV.:	BUILDING HEIGHT:
	7'-10"	23'-7"	0'-0" TO PARKING 36'-0" (SOUTH EAST) 40'-4" (EAST NEW PROP LINE)	6'-6"	68'-0" TOP OF ROOF SURFACE

PARKING INFORMATION		
PARKING CATEGORY (TABLE 5-9)	3	
REQ'D SPACES PER DWELLING	1.5 x No. OF DWELLING UNITS = 1.5 x 87 = 130 (80% URBAN INFILL REDUCTION) = 104 REQ'D	
	REQUIRED	PROVIDED
BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES = 0.10 x 130 = 13 SPACES	25 INTERIOR
VISITOR PARKING	8	8 STALLS AT EXTERIOR
SURFACING	CONCRETE/ ASPHALT	
PARKING SPACE DIMENSIONS	SIZE	
	INDOOR = 10'-0" X 20'-0" [3.05 x 6.01m]	21 STALLS
	INDOOR = 8'-0" x 20'-0" [2.43 x 6.01m]	20 STALLS
	OUTDOOR = 8'-0" x 20'-0" [2.43 x 6.01m]	24 STALLS
	OUTDOOR = 8'-6" x 23'-0" [2.59 x 7.01m]	28 STALLS
	OUTDOOR = 10'-0" X 20'-0" [3.05 x 6.01m]	1 ACCESSIBLE STALL
	ACCESSIBLE = 3.05 x 6.01 m [10'-0" x 20'-0" FT]	(3 INDOOR INCLUDED)
	VAN ACCESSIBLE= 2.43 x 6.01 m [8'-0" x 20'-0" FT]	(2 OUTDOOR INCLUDED)
TOTAL PARKING SPACES	REQUIRED	PROVIDED
	104	94
INDOOR PARKING SPACES		41
OUTDOOR PARKING SPACES		53
ACCESSIBLE SPACES	4 INCLUDED	3 INCLUDED AT INTERIOR 1 INCLUDED AT EXTERIOR
VAN ACCESSIBLE SPACES	2 INCLUDED	2 INCLUDED AT EXTERIOR
LOADING SPACES		1
PARKING AISLE WIDTH	MIN. 6.10 m [20'-0" FT]	26'-0" FT EXTERIOR / 26'-0" FT INTERIOR

REFER TO DRAWING L1.0
FOR LANDSCAPING INFORMATION

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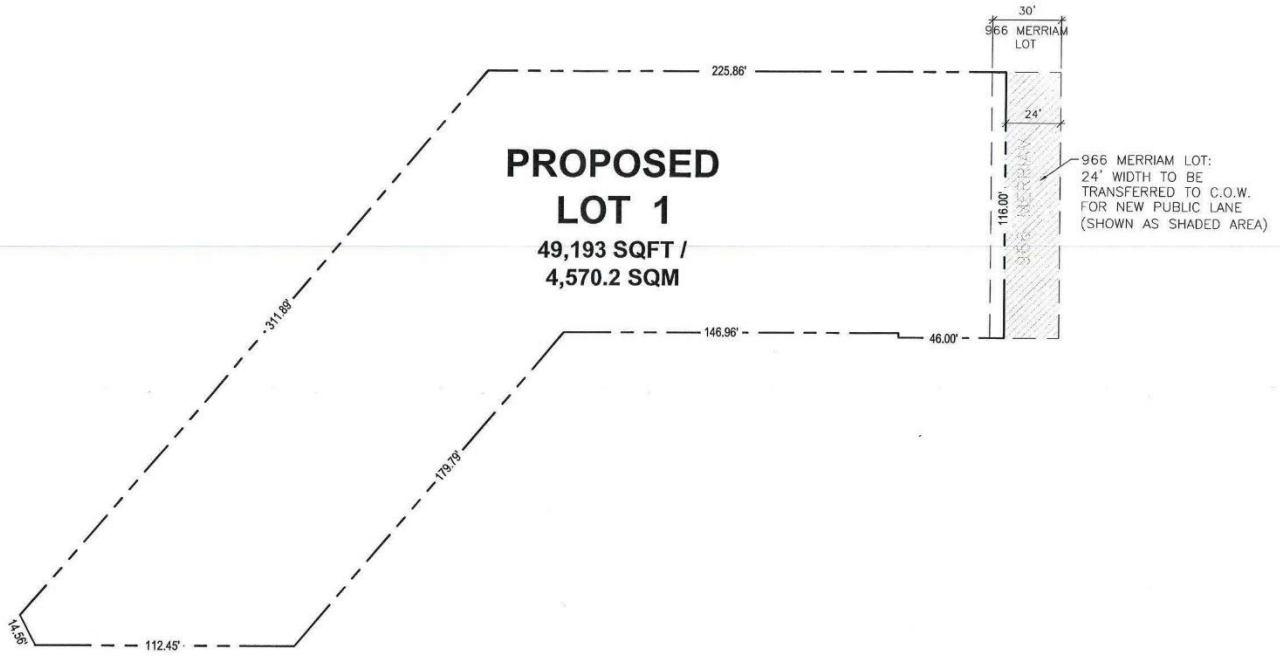
PROJECT
1022 PEMBINA
BUILDING DATA
1022 PEMBINA HIGHWAY, WINNIPEG MB
DRAWN LM/TT REVD KS PROJECT NO. 2020_08
DATE 15 DEC 2021 DRAWING NO. G00
SCALE AS NOTED



1 A01.1 SITE - LOT PLAN 1" = 40'-0"

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PROJECT
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PRELIMINARY SITE - LOT PLAN
1022 PEMBINA HIGHWAY, WINNIPEG MB
DRAWN LM/TT REVD KS
DATE 15 DEC 2021
SCALE AS NOTED
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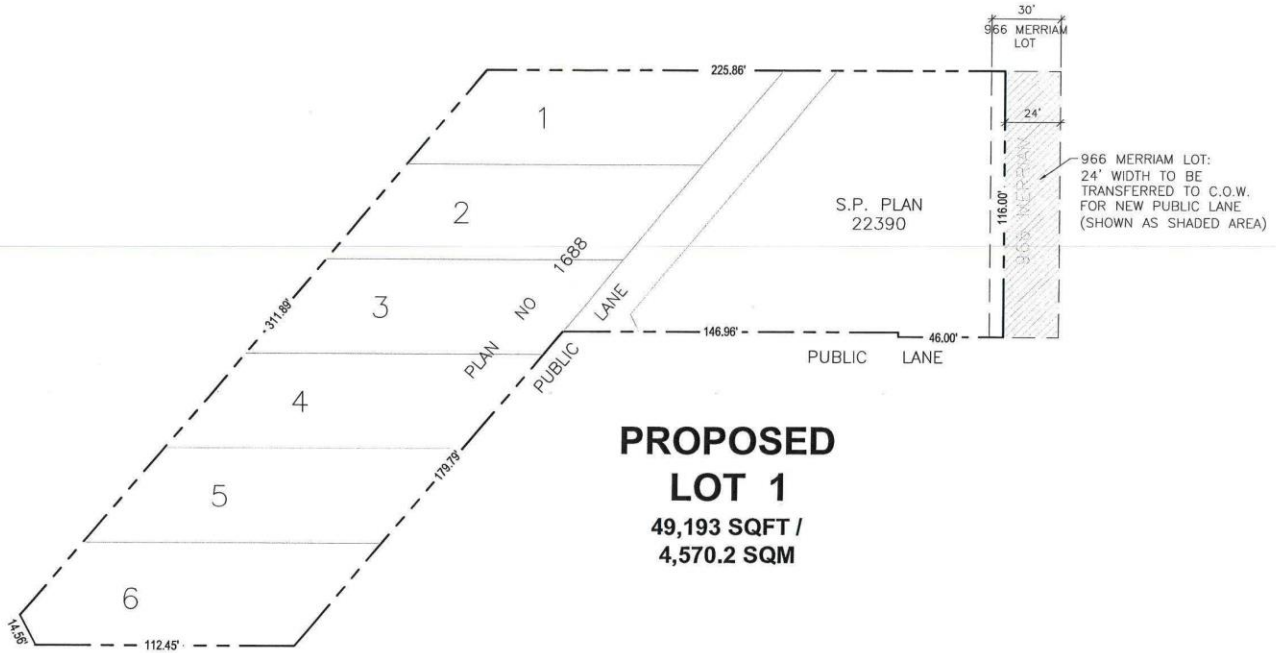

1 A01.2 SURVEY INFO ON SITE - LOT PLAN
1" = 40'-0"

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PRELIMINARY SITE - LOT PLAN
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DATE 15 DEC 2021
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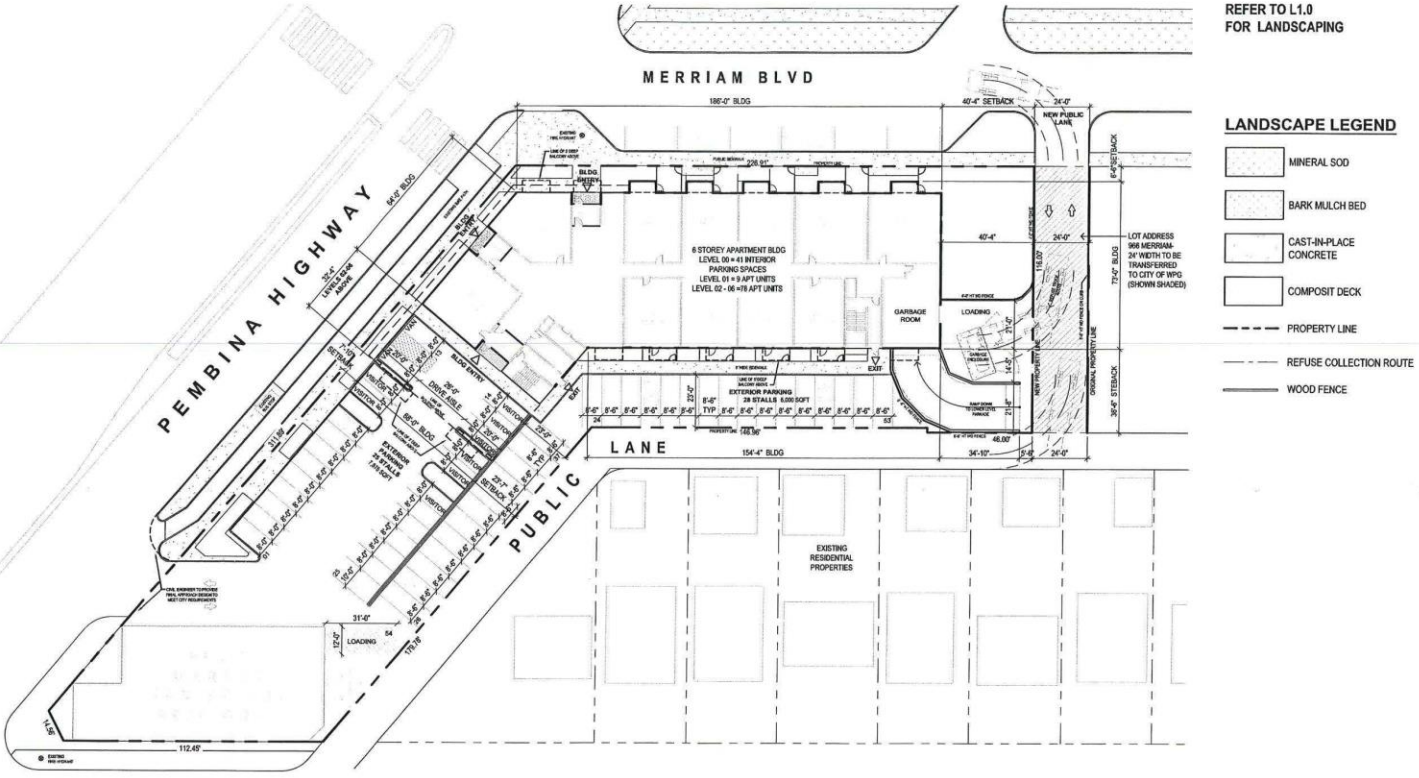

1 A01 SITE PLAN
1" = 40'-0"

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PRELIMINARY SITE PLAN
1022 PEMBINA HIGHWAY, WINNIPEG MB
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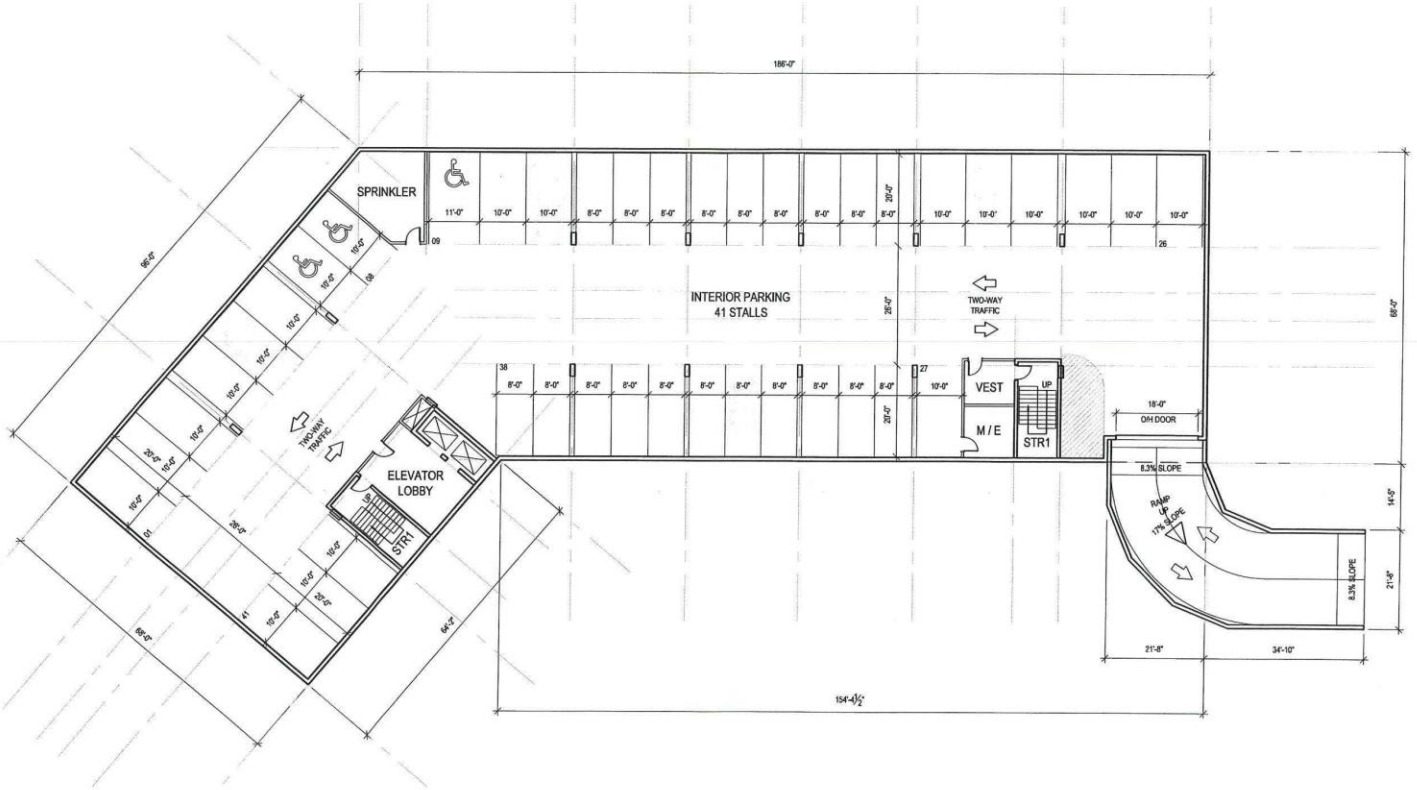

1 A02 LEVEL 00 PLAN
1" = 20'-0"

N

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PRELIMINARY LEVEL 00 PLAN
1022 PEMBINA HIGHWAY, WINNIPEG MB
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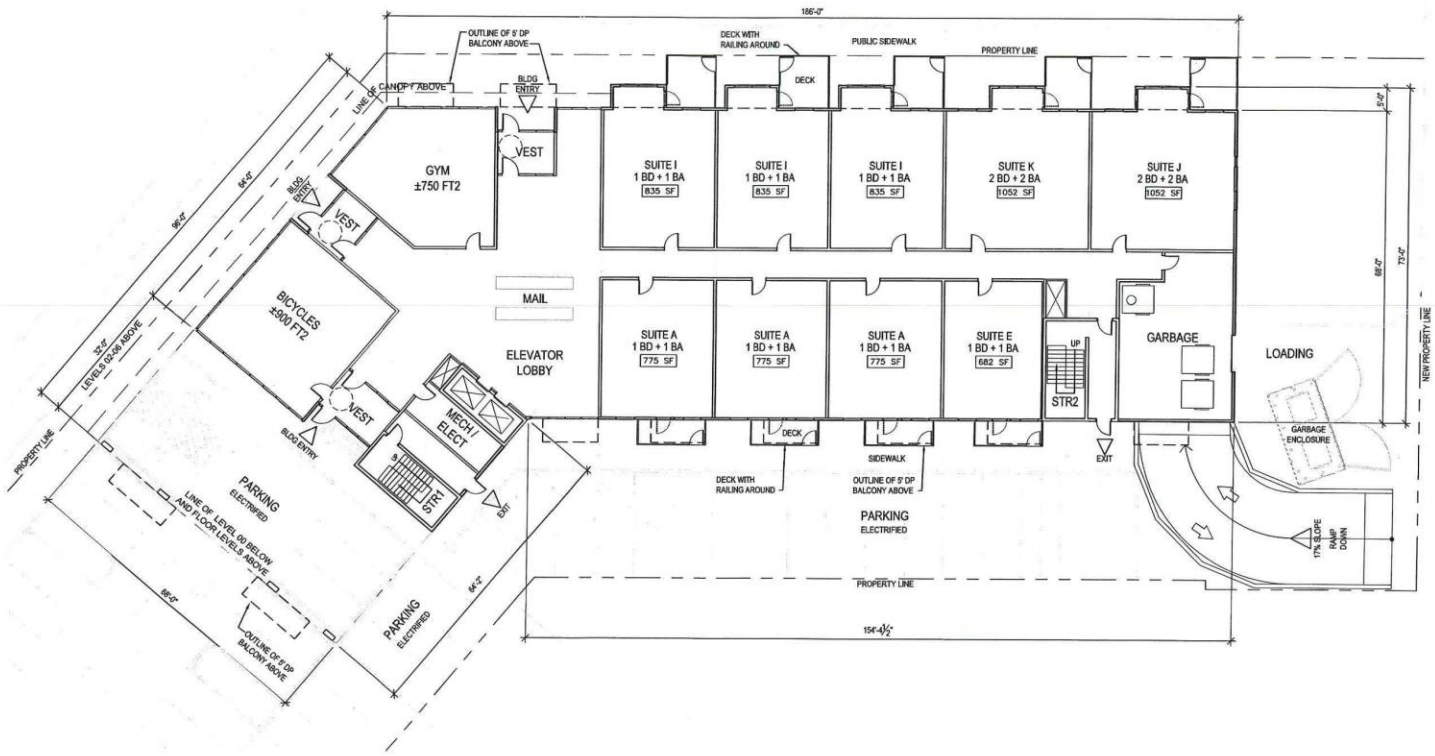

1 LEVEL 01 PLAN
A03 1" = 20'-0"

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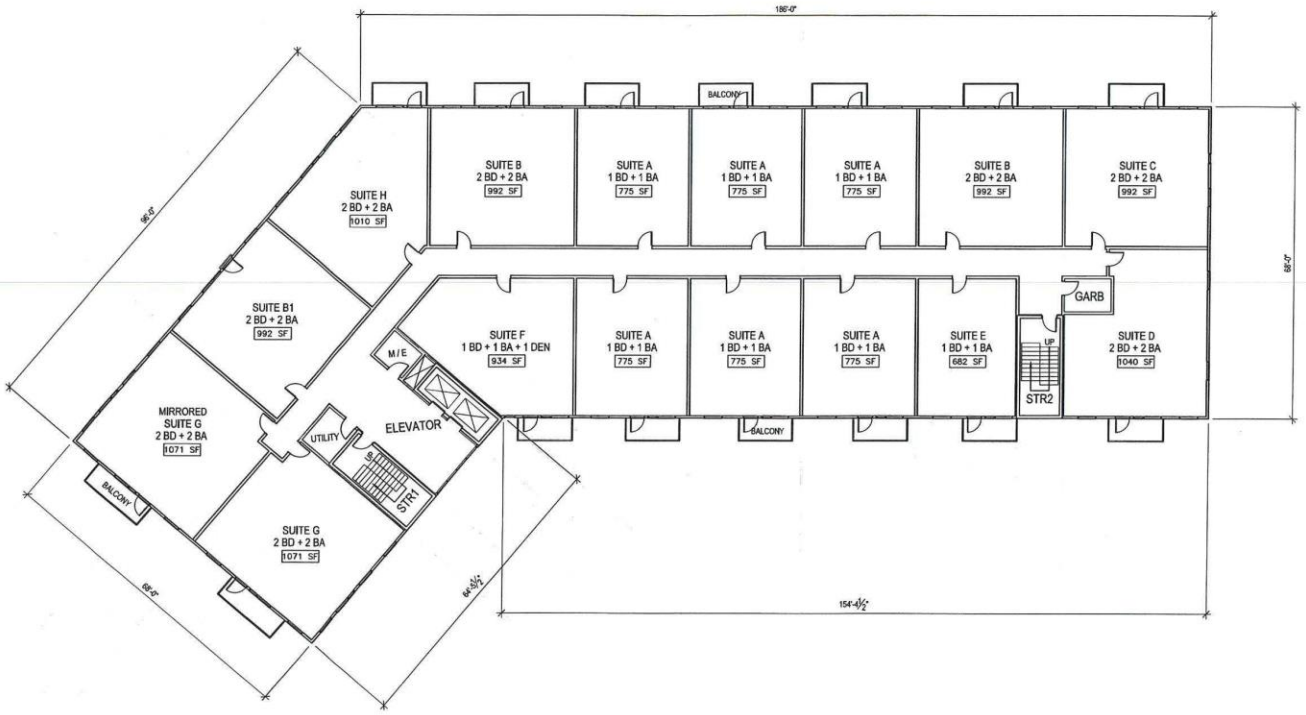

1 A04 LEVEL 02 - 05 PLAN
1" = 20'-0"

N

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PRELIMINARY LEVEL 02 - 05 PLAN
1022 PEMBINA HIGHWAY, WINNIPEG MB
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PROJECT NO. 2020_08
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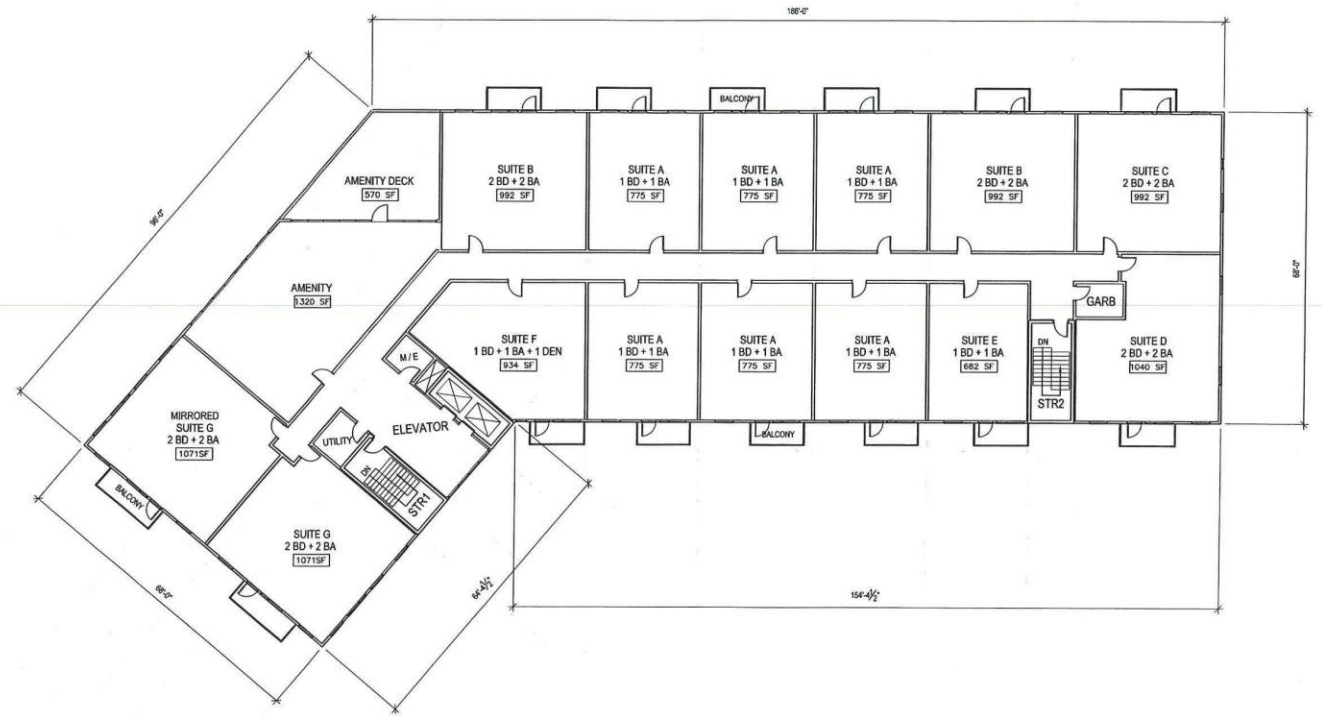

1 A05 LEVEL 06 PLAN
1" = 20'-0"

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PRELIMINARY LEVEL 06 PLAN
1022 PEMBINA HIGHWAY, WINNIPEG MB
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DATE 15 DEC 2021 DRAWING NO. A05
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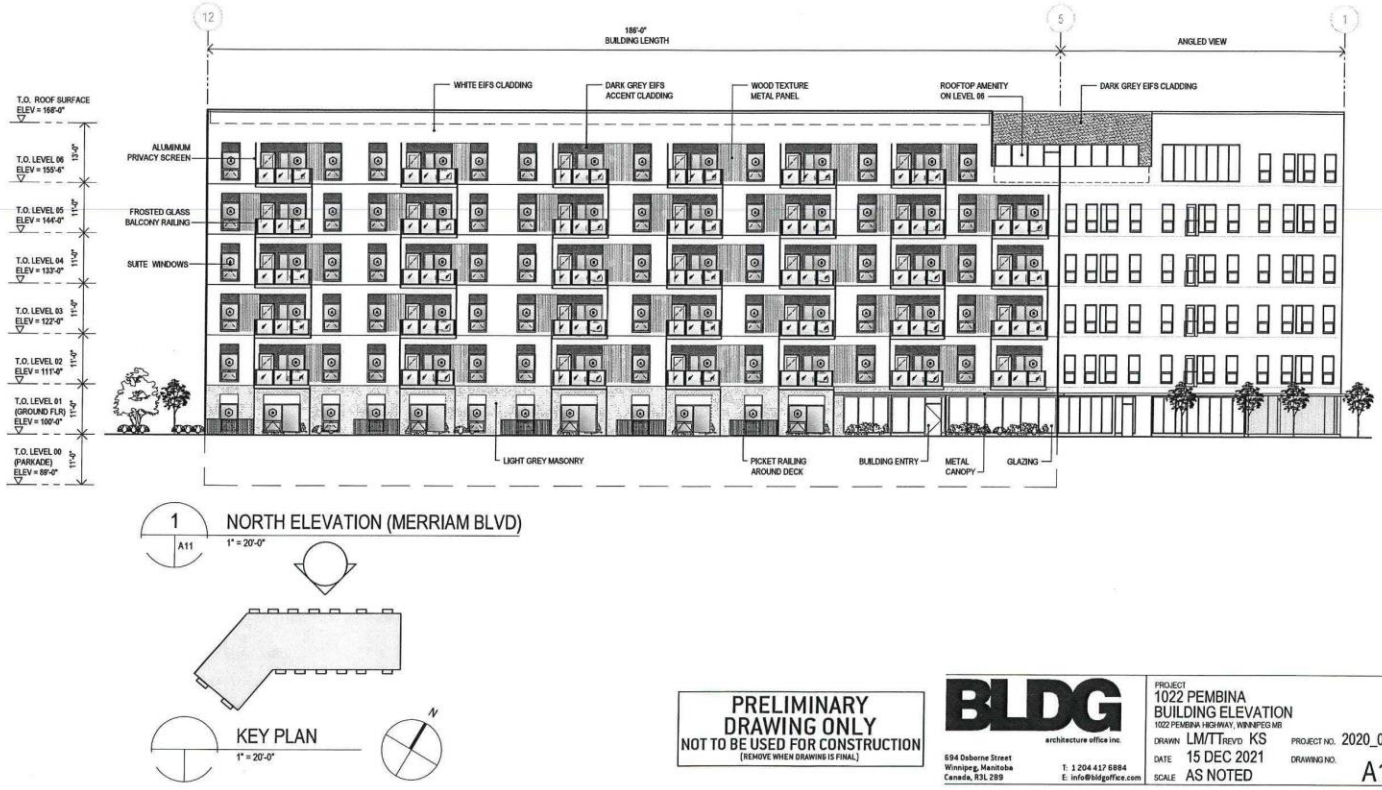

1 A11 NORTH ELEVATION (MERRIAM BLVD)
1" = 20'-0"

KEY PLAN
1" = 20'-0"
N

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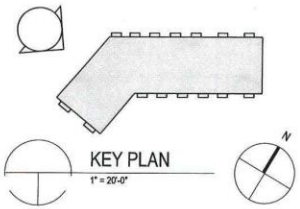
PROJECT
1022 PEMBINA
BUILDING ELEVATION
1022 PEMBINA HIGHWAY, WINNIPEG MB
DRAWN LM/TT REVD KS
PROJECT NO. 2020_08
DATE 15 DEC 2021
DRAWING NO. A11
SCALE AS NOTED



1 A12 NORTH-WEST ELEVATION (PEMBINA HWY)
1" = 20'-0"



KEY PLAN
1" = 20'-0"

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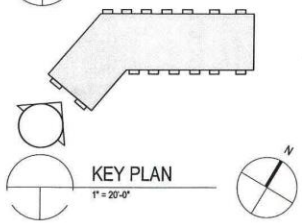
PROJECT
1022 PEMBINA
BUILDING ELEVATION
1022 PEMBINA HIGHWAY, WINNIPEG MB
DRAWN LM/TT REVD KS
PROJECT NO. 2020_08
DATE 15 DEC 2021
DRAWING NO. A12
SCALE AS NOTED



1 A13 SOUTH-WEST ELEVATION
1" = 20'-0"



KEY PLAN
1" = 20'-0"

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PROJECT
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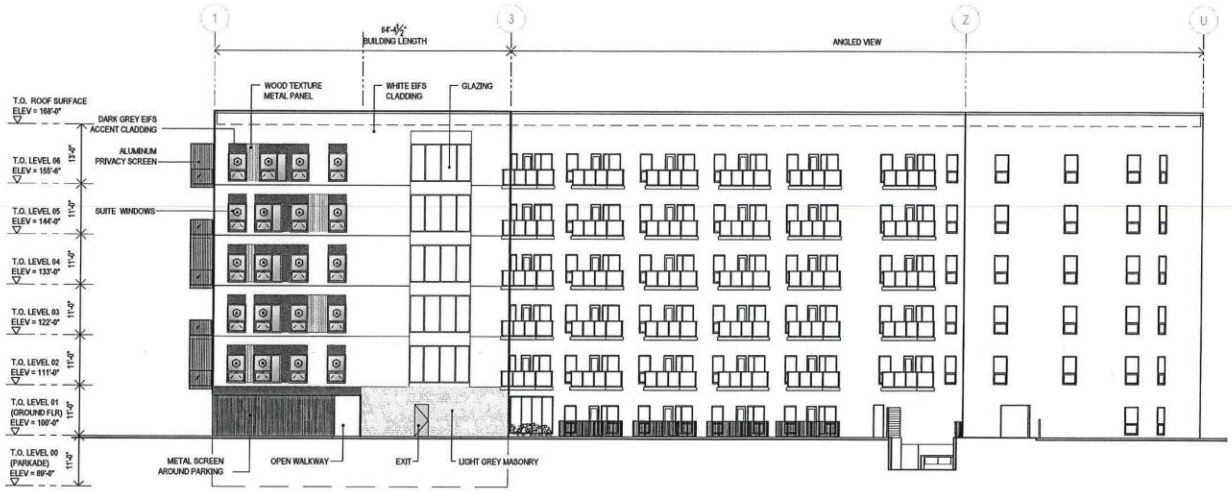
BUILDING ELEVATION
1022 PEMBINA HIGHWAY, WINNIPEG MB.
DRAWN LM/TT REVD KS
PROJECT NO. 2020_08
DATE 15 DEC 2021
DRAWING NO. A13
SCALE AS NOTED



1 A14 SOUTH ELEVATION
1" = 20'-0"

KEY PLAN
1" = 20'-0"

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BLDG architecture office inc.
694 Osborne Street
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Canada, R3L 2B9
T: 1 204 417 5884
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PROJECT
1022 PEMBINA
BUILDING ELEVATION
1022 PEMBINA HIGHWAY, WINNIPEG MB
DRAWN LM/TT REVD KS
PROJECT NO. 2020_08
DATE 15 DEC 2021
DRAWING NO. A14
SCALE AS NOTED



1 A15 SOUTH ELEVATION
1" = 20'-0"

KEY PLAN
1" = 20'-0"

N

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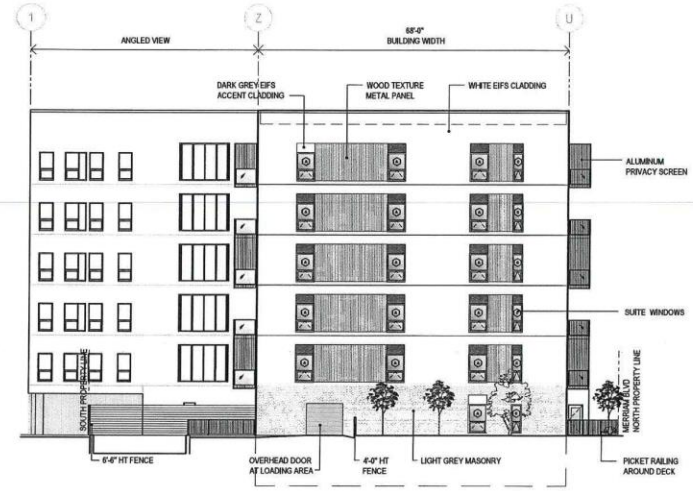
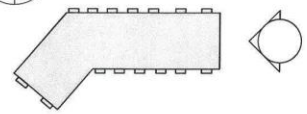
DATE 15 DEC 2021
DRAWING NO. A15
SCALE AS NOTED



1 A16 NORTH-WEST ELEVATION
1" = 20'-0"



KEY PLAN
1" = 20'-0"



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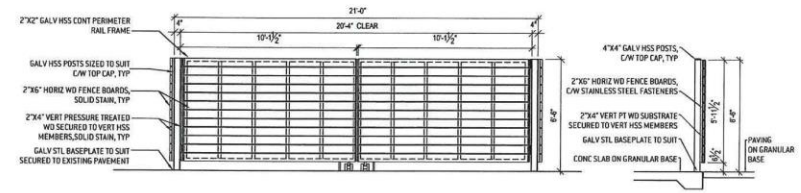
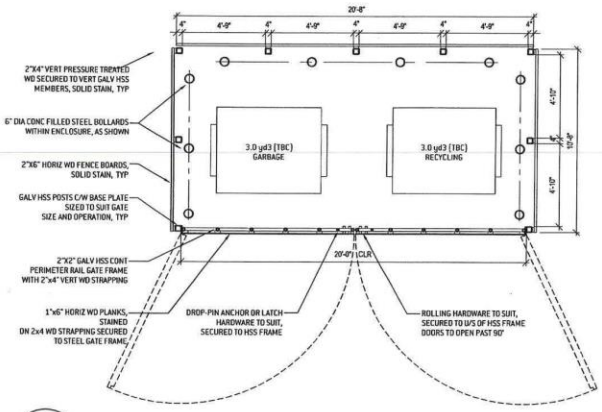
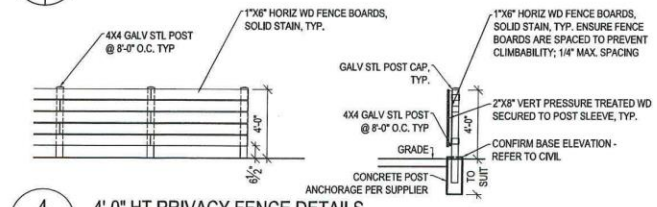
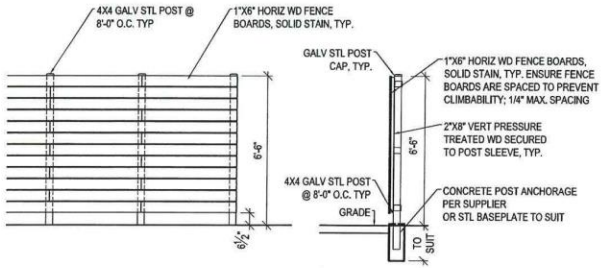




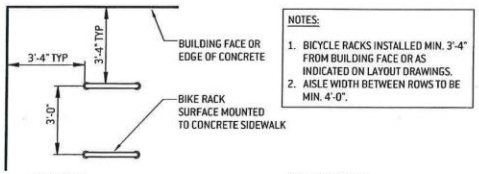
1 - L00 GARBAGE ENCLOSURE PLAN & ELEVATION
3/16" = 1'-0"

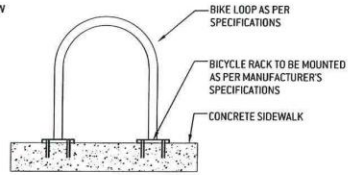


4 - L00 4'-0" HT PRIVACY FENCE DETAILS
1/4" = 1'-0"



2 - L00 6'-6" HT PRIVACY FENCE DETAILS
1/4" = 1'-0"





3 - L00 BICYCLE RACK DETAIL
1/4" = 1'-0"

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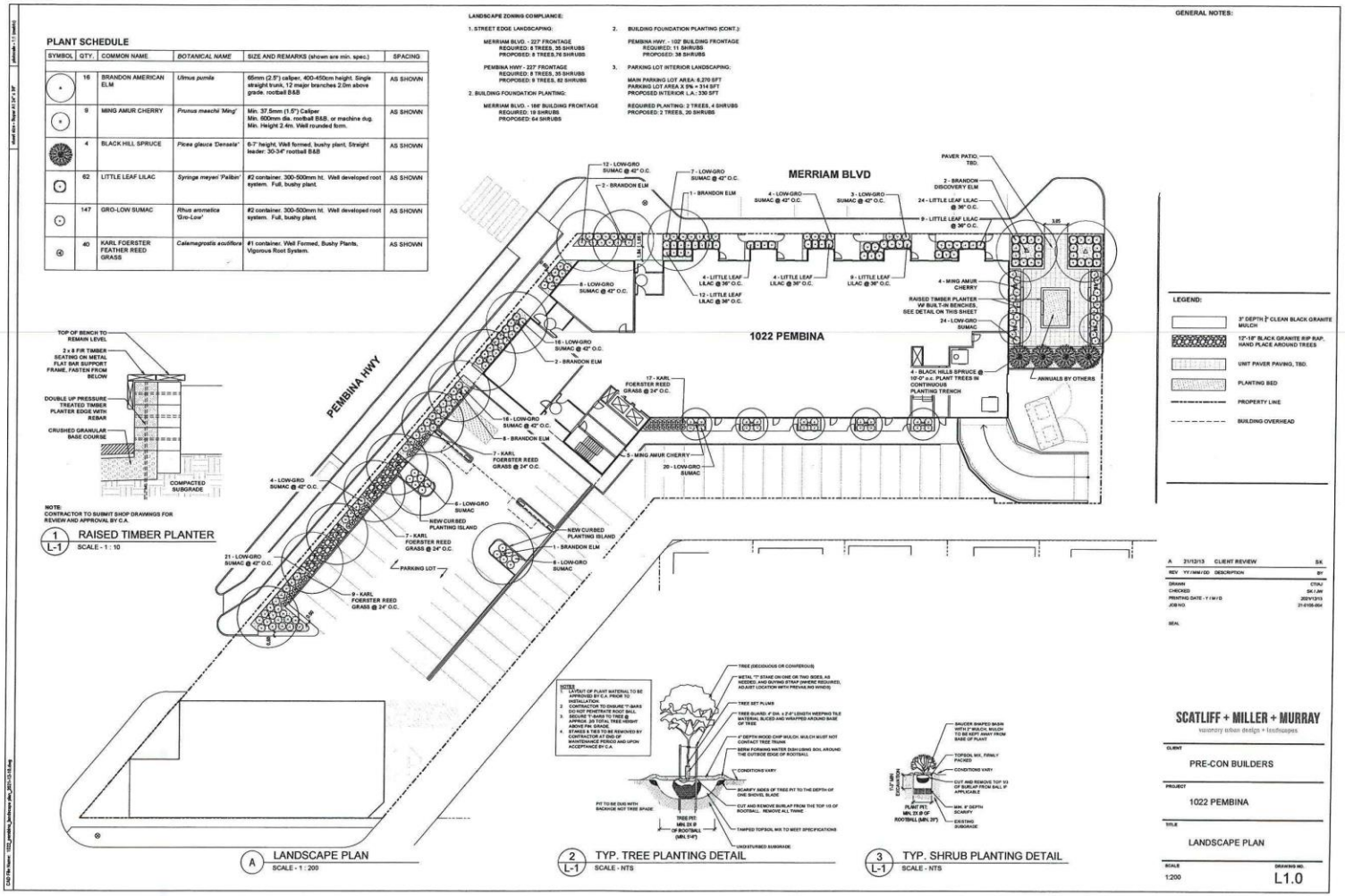
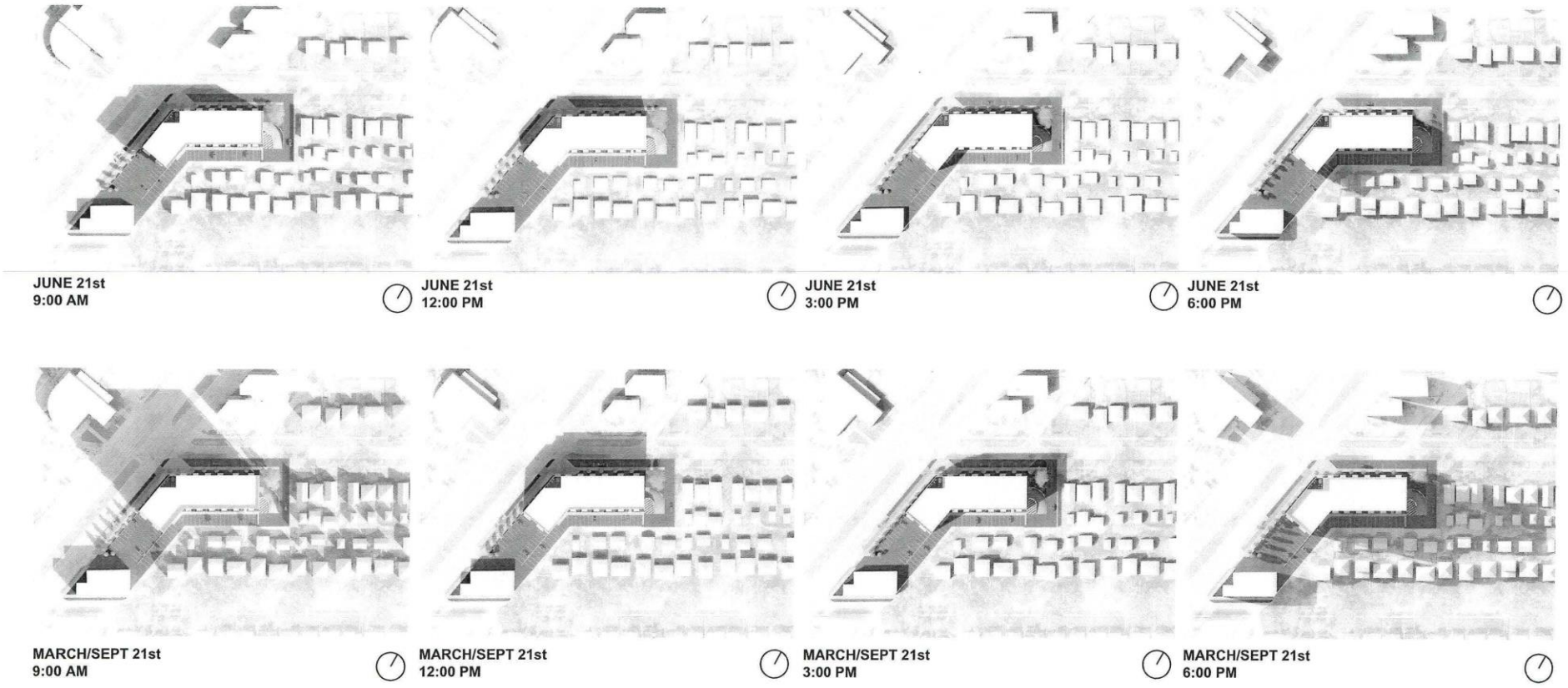
PROJECT 1022 PEMBINA
LANDSCAPE DETAILS
1022 PEMBINA HIGHWAY, WINNIPEG MB
DRAWN LM/TT REVD KS
DATE 15 DEC 2021
SCALE AS NOTED
PROJECT NO. 2020_08
DRAWING NO. L00


PLANT SCHEDULE
SYMBOL | QTY. | COMMON NAME | BOTANICAL NAME | SIZE AND REMARKS (shown are min. spec.) | SPACING
16 | BRANDON AMERICAN ELM | Ulmus pumila | 65mm (2.5") caliper, 400-450cm height. Single straight trunk, 12 major branches 2.0m above grade. rootball B&B | AS SHOWN
9 | MING AMUR CHERRY | Prunus maackii 'Ming' | Min. 37.5mm (1.5") Caliper Min. 600mm dia. rootball B&B, or machine dug. Min. Height 2.4m. Well rounded form. | AS SHOWN
4 | BLACK HILL SPRUCE | Picea glauca 'Densata' | 6-7' height, Well formed, bushy plant, Straight leader. 30-3/4" rootball B&B | AS SHOWN
62 | LITTLE LEAF LILAC | Syringa meyeri 'Palibin' | #2 container. 300-500mm ht. Well developed root system. Full, bushy plant. | AS SHOWN
147 | GRO-LOW SUMAC | Rhus aromatica 'Gro-Low' | #2 container. 300-500mm ht. Well developed root system. Full, bushy plant. | AS SHOWN
40 | KARL FOERSTER FEATHER REED GRASS | Calamagrostis acutiflora | #1 container. Well Formed, Bushy Plants, Vigorous Root System. | AS SHOWN
LANDSCAPE ZONING COMPLIANCE:
1. STREET EDGE LANDSCAPING:
MERRIAM BLVD. - 227' FRONTAGE
REQUIRED: 8 TREES, 35 SHRUBS
PROPOSED: 8 TREES,76 SHRUBS
PEMBINA HWY - 227' FRONTAGE
REQUIRED: 8 TREES, 35 SHRUBS
PROPOSED: 9 TREES, 82 SHRUBS
2. BUILDING FOUNDATION PLANTING:
MERRIAM BLVD. - 186' BUILDING FRONTAGE
REQUIRED: 19 SHRUBS
PROPOSED: 64 SHRUBS
2. BUILDING FOUNDATION PLANTING (CONT.):
PEMBINA HWY - 102' BUILDING FRONTAGE
REQUIRED: 11 SHRUBS
PROPOSED: 38 SHRUBS
3. PARKING LOT INTERIOR LANDSCAPING:
MAIN PARKING LOT AREA: 6,270 SFT
PARKING LOT AREA X 5% = 314 SFT
PROPOSED INTERIOR LA.: 330 SFT
REQUIRED PLANTING: 2 TREES, 4 SHRUBS
PROPOSED: 2 TREES, 20 SHRUBS
GENERAL NOTES:
MERRIAM BLVD
PEMBINA HWY
1022 PEMBINA
12 - LOW-GRO SUMAC @ 42" O.C.
7 - LOW-GRO SUMAC @ 42" O.C.
2 - BRANDON ELM
1 - BRANDON ELM
4 - LOW-GRO SUMAC @ 42" O.C.
3 - LOW-GRO SUMAC @ 42" O.C.
PAVER PATIO, TBD.
2 - BRANDON DISCOVERY ELM
24 - LITTLE LEAF LILAC @ 36" O.C.
9 - LITTLE LEAF LILAC @ 36" O.C.
4 - LITTLE LEAF LILAC @ 36" O.C.
4 - LITTLE LEAF LILAC @ 36" O.C.
9 - LITTLE LEAF LILAC @ 36" O.C.
4 - MING AMUR CHERRY
RAISED TIMBER PLANTER W/ BUILT-IN BENCHES, SEE DETAIL ON THIS SHEET
24 - LOW-GRO SUMAC
8 - LOW-GRO SUMAC @ 42" O.C.
18 - LOW-GRO SUMAC @ 42" O.C.
2 - BRANDON ELM
17 - KARL FOERSTER REED GRASS @ 24" O.C.
4 - BLACK HILLS SPRUCE @ 10'-0" o.c. PLANT TREES IN CONTINUOUS PLANTING TRENCH
ANNUALS BY OTHERS
18 - LOW-GRO SUMAC @ 42" O.C.
6 - BRANDON ELM
7 - KARL FOERSTER REED GRASS @ 24" O.C.
5 - MING AMUR CHERRY
20 - LOW-GRO SUMAC
4 - LOW-GRO SUMAC @ 42" O.C.
6 - LOW-GRO SUMAC
NEW CURBED PLANTING ISLAND
7 - KARL FOERSTER REED GRASS @ 24" O.C.
NEW CURBED PLANTING ISLAND
1 - BRANDON ELM
PARKING LOT
6 - LOW-GRO SUMAC
21 - LOW-GRO SUMAC @ 42" O.C.
9 - KARL FOERSTER REED GRASS @ 24" O.C.
LEGEND:
3" DEPTH 2" CLEAN BLACK GRANITE MULCH
12"-18" BLACK GRANITE R/P RAP, HAND PLACE AROUND TREES
UNIT PAVER PAVING, TBD.
PLANTING BED
PROPERTY LINE
BUILDING OVERHEAD
TOP OF BENCH TO REMAIN LEVEL
2 x 8 FIR TIMBER SEATING ON METAL FLAT BAR SUPPORT FRAME, FASTEN FROM BELOW
DOUBLE UP PRESSURE TREATED TIMBER PLANTER EDGE WITH REBAR
CRUSHED GRANULAR BASE COURSE
COMPACTED SUBGRADE
NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY C.A.
1 L-1 RAISED TIMBER PLANTER
SCALE - 1 : 10
A LANDSCAPE PLAN
SCALE - 1 : 200
2 L-1 TYP. TREE PLANTING DETAIL
SCALE - NTS
3 L-1 TYP. SHRUB PLANTING DETAIL
SCALE - NTS
A 21/12/13 CLIENT REVIEW SK
REV YY/MM/DD DESCRIPTION BY
DRAWN CTA/
CHECKED SK / JW
PRINTING DATE - Y / M / D 2021/12/13
JOB NO 21-018-064
SEAL
SCATLIFF + MILLER + MURRAY
masonry urban design + landscapes
CLIENT
PRE-CON BUILDERS
PROJECT
1022 PEMBINA
TITLE
LANDSCAPE PLAN
SCALE 1:200
DRAWING NO. L1.0



BLDG TOWERS

1022 PEMBINA HWY

SHADOW STUDY - 68' 0" PROPOSED BUILDING