Agenda – Executive Policy Committee – May 18, 2022

REPORTS

Item No. 14 Subdivision and Rezoning – 145 and 149 Spence Street (Fort Rouge - East Fort Garry Ward) File DASZ 11/2022 [c/r DAV 106801/2022D]

COMMUNITY COMMITTEE RECOMMENDATION:

On April 29, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 11/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 29, 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.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 12, 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 rezoning the subject land to an "RMF-L" Residential Multi-Family Large District as shown on the map dated April 29, 2022 and included within Schedule "A", 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. The development shall be constructed in substantial conformance with the plans submitted dated January 25 2022 for associated File No. DAV 22-106801\D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

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

        a. buildings;
        b. accessory parking areas;
        c. garbage enclosures;

COMMUNITY COMMITTEE RECOMMENDATION (continued):

d. exterior lighting
e. fencing; and
f. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development ("Director") 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

ii. That no building on the property shall exceed 38 feet in height.

iii. The number of residential dwelling units on site shall not exceed 18.

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

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

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 11/2022, as determined by the City's Director of Planning, Property and Development Department.

5. 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.

6. 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 6 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.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

7. 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.

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

9. 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.

10. 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 6 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. 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.

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 11/2022;

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On April 29, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DASZ 11/2022

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

Public Hearing: April 29, 2022
Council Building, 510 Main Street

Applicant: 2 Architecture Inc. (Chris Gilmour)

Subject:



APPLICANT : 2 Architecture Inc. (Chris Gilmour)
FILE : DASZ 11/2022
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a Multi-Family Dwelling use. **For information, phone Mr. D. Harris, Planner at 204-986-7211.**

Premises Affected: 145 and 149 Spence Street

For submission to: Executive Policy Committee

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

Report date: April 29, 2022

Community Committee Recommendation:

On April 29, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 11/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 29, 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.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 12, 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 rezoning the subject land to an "RMF-L" Residential Multi-Family Large District as shown on the map dated April 29, 2022 and included within Schedule "A", 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. The development shall be constructed in substantial conformance with the plans submitted dated January 25 2022 for associated File No. DAV 22-106801\D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

        OR

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

        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 ("Director") 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

ii. That no building on the property shall exceed 38 feet in height.

iii. The number of residential dwelling units on site shall not exceed 18.

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

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

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 11/2022, as determined by the City's Director of Planning, Property and Development Department.

5. 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.

6. 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 6 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.

7. 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.

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

9. 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.

10. 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 6 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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.

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 11/2022;

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

1. We have worked so hard, as the City Centre Community Committee, but also as the Housing Steering Committee, to ensure we're working on affordable housing and housing policy in the City of Winnipeg, to ensure that we have really good supportive policy, not only in OurWinnipeg and the Strategic Plan but that we're doing all that we can in innovative partnerships. Today marks the day where through the premier planning that West Broadway's been doing since long before I became City Councillor, with Jenny Gerbasi, with Greg McPherson and more rockstars including the Cho family and MB Housing and Dwayne Rewniak in particular who signed a letter that's attached to this program.

2. When folks say that the City of Winnipeg doesn't do density bonusing, they're wrong. But this really draws a very underlined and exclamation point, so not only does this follow policy, it's an innovative thoughtful pilot that I believe will be beautiful in West Broadway because of the all of the illustrative points that Chris Gilmour, who spoke so eloquently today about the design in the modest way that he does, stated that the façade that is articulated that follows the rhythm of West Broadway, with the sunken gardens and the safety and security concerns primarily the concerns around housing. This defines affordable.

3. It partners with MB Housing and it incorporates universal design, barrier-free design and I just really want to thank the applicant for being innovators and bringing this here today.

4. Obviously there's no opposition because this is what West Broadway does; they're city builders in the City of Winnipeg and it's the easiest thing to be their Councillor and agree to their good work

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated January 28, 2022 2. Notification of Public Hearing dated March 18, 2022 3. Manitoba Status of Titles 2765179/1 and 2765180/1 4. Letter of authorization dated November 17, 2021 from Cho Venevongsa, 6136592 Manitoba Ltd. and Tracy Chen, 6136592 Manitoba Ltd. to 2 Architecture Inc. 5. Surveyor's Building Location Certificate and sketch for 145 Spence Street dated between April 14 and July 6, 2021 6. Surveyor's Building Location Certificate and sketch for 149 Spence Street dated between April 14 and July 6, 2021 7. Plans (10 pages) 8. Arborist Report dated November 12, 2021 9. Public Consultation Report dated November 19, 2021 10. Letter of Comfort dated December 24, 2021 11. Report from the Urban Planning Division dated April 21, 2022 12. Inspection Report 13. Communication dated April 28, 2022, from Brian Pincott in support of the application 14. Presentation in support of the application, submitted by Chris Gilmour at the public hearing 15. Recording of Representations

REPRESENTATIONS:

In Support:

David J. Danyluk
Chris Gilmour
Brian Pincott

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “11” referred to in File DASZ 11/2022

ADMINISTRATIVE REPORT

Title: DASZ 11/2022 at 145-149 Spence St.

Issue: For consideration at the public hearing to rezone the subject lot into the “RMF-L Residential Multiple Family Large district for the construction of an 18 unit multi-family residential use.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D.Harris RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1.) That the subdivision under Development Application No. DASZ 11/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated April 29, 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.

2.) That the developer shall meet all terms and conditions as outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated April 12, 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 rezoning the subject land to an “RMF-L” Residential Multi-Family Large District as shown on the map dated April 29, 2022 and included within Schedule “A”, 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:

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OR

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

iv. buildings;

v. accessory parking areas;

vi. garbage enclosures;

vii. exterior lighting

viii. fencing; and

ix. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development ("Director") 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

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ancillary fees (the “Fees”) are submitted to the City within 2 years after the By-law has been given first reading.

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 11/2022;

REASON FOR THE REPORT

- The applicant wishes to consolidate two lots and rezone the subject properties from the “R2” Residential Two-Family district to the “RMF-L” Residential Multiple Family Large district to enable the establishment of an 18 unit multi-family residential building.
- 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 land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	April 21, 2022
File No.	DASZ 11/ 2022

Attachments:

Appendix B: Draft by-law
Appendix C: Public engagement summary
Appendix D: Arborist report
Appendix E: Manitoba Housing and Renewal Corporation (MHRC) letter of comfort

APPENDIX 'A'

DATE: April 21, 2022

FILE: **DASZ 11/ 2022**

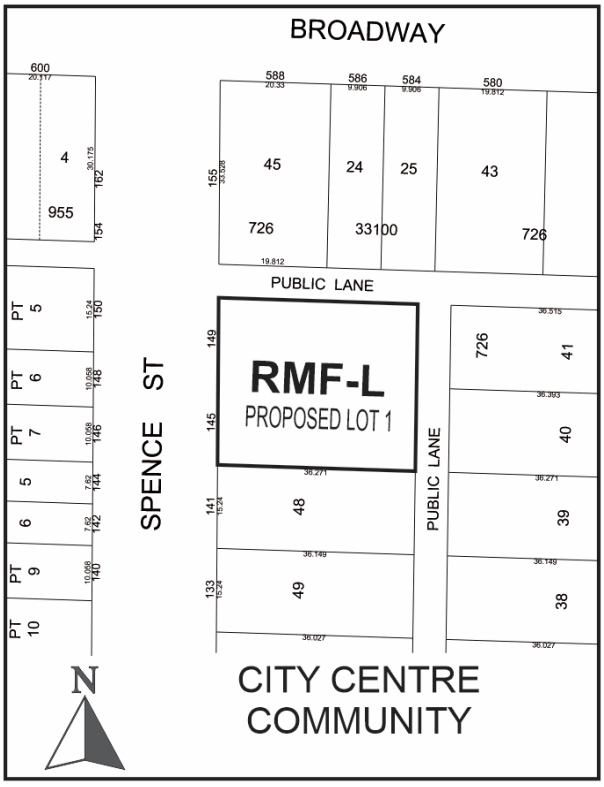
RELATED FILES: DAV 22-106801/D

COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.103 West Broadway

SUBJECT: DASZ-Plan of subdivision and rezoning from an "R2" Residential Two-Family District to an "RMF-L" Residential Multi-Family Large District to facilitate the consolidation of lots to allow for the construction of a multi-family dwelling development.

LOCATION: 145-149 Spence St.



LEGAL DESCRIPTION: LOT 47 PLAN 726 84 ST JA

APPLICANT:	Chris Gilmour (2 Architecture Inc) 213 Notre Dame Ave Unit 1004 Winnipeg, MB R3B 1N3
OWNER:	6136592 MANITOBA LTD. 155 Spence St Winnipeg, MB R3C 1Y2
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject site consists of two (2) lots (145 and 149 Spence St.) that are located on the east side of Spence St. in the West Broadway neighbourhood of the Fort Rouge – East Fort Garry ward.
- The subject properties are currently zoned “R2” Residential Two-Family District and if combined would result in a consolidated lot with 100 feet of frontage on Spence St. and a site area of 11 945 sq. ft. in area.
- A 12 room Single Room Occupancy (SRO) is currently located on the property at 145 Spence St.
- A two (2) family dwelling is currently located on property at 149 Spence St.



Figure 1: Subject site and surrounding area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

The subject area is characterized by a mix of single family, two family, three family and higher density multi-family residential uses. A mix of commercial and residential uses are also located to the north across the public lane.

North: A public lane then a restaurant use zoned "C2" Commercial Community district.

South: A three (3) unit multi-family residential use zoned "R2" Residential Two-Family district.

East: A rear lane then a single family residential use and a four (4) unit multi-family residential use zoned "R2" Residential Two-Family district.

West: Spence St. then two (2) two family residential uses and a three (3) unit multi-family residential use zoned "R2" Residential Two-Family district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to consolidate two existing 50 foot wide lots and rezone the property into the “RMF-L” Residential Multi-Family Large district to facilitate the construction of an 18 unit multi-family residential use.
- Submitted elevations illustrate a three (3) storey building, with a well-articulated front façade, variable roof line, significant wall plane projection and recess, balconies, numerous windows, ground level glazing and quality façade materials.
- The front of the building has been designed to illustrate four distinct sections in a fashion that breaks up building mass while replicating original lot lines.
- The building is clad with a mix of vertical cement board siding, brass copper cladding, mirrored glass panel and storefront glazing.
- The site plan illustrates provision of a recessed outdoor plaza space with seating area in the front yard of proposed building. This area is accessed by both a ramp and stairs to ensure accessibility.
- A roof deck facing Spence St. provides additional outdoor amenity space for residents.
- The front yard space is well landscaped with provision of trees, shrubs and a grassed area.
- 15 motor vehicle parking spaces are provided at the rear of the building, with 5 stalls located under the proposed building.
- 14 secure indoor bicycle parking spaces are provided. Four (4) visitor bicycle parking spaces are located in the front yard setback.
- Five (5) foot wide pedestrian pathways are located in both proposed side yards, providing access to the sidewalk on Spence and the rear lane / parking area.
- Through numerous collaborative discussions between the applicant’s representative, the Public Service and the Government of Manitoba (Manitoba Housing and Renewal Corporation), the applicant has agreed to provide four (4) of the 18 units in the proposed building at Affordable Housing Rental Program (AHRP) levels as identified by Manitoba Housing and Renewal Corporation, for a minimum period of 10 years.
- A corresponding variance application (DAV 22-106801\D) is required to enable the proposed development. For more information please see the associated planners report.

REASON FOR APPLICATION

- The subject property at 145-149 Spence St. is currently zoned “R2” Residential Two-Family district.
- The “R2” district does not permit the establishment of multi-family residential uses at a density that can accommodate the proposed 18 dwelling units.
- The applicant wishes to develop an 18 unit multi-family residential use on newly consolidated property at 145-149 Spence St.
- In order to consolidate the two (2) subject lots and to accommodate this higher density development, a subdivision and rezoning application is required.
- The ‘RMF-L’ Residential Multiple Family Large district enables a maximum residential density of one (1) residential unit per 400 sq. ft. of site area.
- Given the proposed lot area of 11 896 sq. ft., the proposed 18 unit building would result in a compliant density of 660 sq. ft. per dwelling unit.
- Additional variances for lot area, yard setbacks, parking supply and parking area buffering are also required. For complete analysis of required variances , please see the corresponding planners report for file DAV 22-106801/D.

Collaboration with the Public Service:

- The applicant first contacted the Urban Planning Division regarding potential lot consolidation and construction of a multi-family residential use at 145-149 Spence in the fall of 2020.
- The Urban Planning Division indicated consolidation of the two (2) lots and establishment of a 14 unit multi-family development was possible contingent upon submission of a high quality design.
- Numerous follow up discussion led to the Urban Planning Division recommending the applicant to undertake a Pre-Application.
- The Urban Planning Division provided a feedback letter to the applicant regarding the establishment of an 18 unit multi-family residential use at 145-149 Spence on August 18, 2021.
- In the Pre-Application submission, the applicant requested support for rezoning the subject property into the “RMF-L” district to enable establishment of 18 units, provided four (4) dwelling units be rented at affordable rates.
- The Urban Planning Division indicated preliminary support for a density variance to enable two (2) additional units at affordable rates while maintaining existing “R2” zoning.
- Follow up discussions occurred on numerous occasions, with the applicant providing additional rationale for the proposed 18 unit development.
- These discussions included numerous meetings between the City of Winnipeg, the applicant and the Manitoba Housing and Renewal Corporation (MHRC) on how to implement and monitor provision of the proposed affordable units.
- As a result of these discussions, a City of Winnipeg density bonus pilot program was developed in partnership with MHRC.
- The applicant has submitted a detailed letter of intent committing to provision of four (4) affordable units as part of their 18 unit multi-family project.

- The applicant has also submitted a “letter of comfort” from MHRC indicating the Provincial Government’s willingness to undertake rent monitoring on behalf of the City of Winnipeg and to inform the City of any noncompliance.
- The applicant has incorporated all requested design revisions including:
    - Increasing side and rear yard setbacks
    - Designing an exceptionally articulated building which replicates the finer grained development patterns in the area.
    - Providing secure indoor bike parking
    - Adhering to design standards in the *Infill Guidelines.*
    - Submitting an arborist report.
- Based on these collaborative discussions and the submission of a high quality design, the Urban Planning Division is supportive of rezoning the subject property into the RMF-L district to enable an 18 unit building.

PUBLIC ENGAGEMENT

- The Urban Planning Division strongly encouraged the applicant to undertake a robust public consultation process prior to submission of a formal application.
- The applicant has provided a detailed public engagement summary (Appendix C) which outlines the following public consultation process details:
    - A virtual open house was held on November 3, 2021.
    - Eight (8) people attended including members of the project team.
    - A copy of the open house invitation, open house presentation and meeting minutes were submitted as part of the applicant’s formal application.
    - The project team answered questions regarding:
        - Building height
        - Potential graffiti
        - Potential plan changes
        - Bike parking
        - Design of the front plaza space
- The applicant’s consultant also provided documentation indicating they called adjacent neighbours at the following addresses to inform them their development plans and to extend invitation to the virtual open house:
    - 114 Balmoral St.
    - 106 Balmoral St.
    - 104 Balmoral St.
    - 98 Balmoral St.
    - 82 Balmoral St.

- 150 Spence St.
- 141 Spence St.
- 129 Spence St.
- 121 Spence St.

- The applicant's consultant has indicated responses ranged from strong support to acceptance of information presented.
- The public engagement summary also indicates that all existing tenants at 145-149 Spence St. were provided an open house flyer invitation and a note form the property owner outlining the proposed redevelopment.
- Contact information was provided to current residents in order to enable further discussion.
- The applicant's consultant indicated one (1) call was received from a current resident, inquiring about potential future rental opportunities.
- The public engagement summary also indicates the applicant contacted both the adjacent Edward Carriere business and West Broadway Community Organization as part of their engagement process.
- The applicant has included a letter of support for the proposed development from the Edward Carriere.
- The applicant has also included a letter from the West Broadway Community Organization confirming meaningful engagement took place and communicating support for the project. The letter does also indicate the loss of single room occupancy (SRO) housing is unfortunate.
- A letter of support was also submitted from an area resident at 115 Spence St.

ANALYSIS AND ISSUES

OurWinnipeg

- Section 01-4 Housing in the City of Winnipeg's development plan *OurWinnipeg* describes the provision of quality housing in the following way:
    - *The City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and costs in each neighbourhood.*
    - *Housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life.*
- Specific *OurWinnipeg* policies which apply to the subject application include:
    - *<u>Direction 1:</u> Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.*
        - *With guidance from Complete Communities, encourage the development of safe and affordable housing throughout the city.*
    - Direction 2: *Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock.*
        - *Continue to use initiatives to facilitate housing rehabilitation in reinvestment neighbourhoods and infill housing in mature neighbourhoods.*

- Direction 3: *Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with a particular focus on locations near a variety of transportation options.*
    - *Maintain a collaborative approach to affordable housing, recognizing that the City can play a role by facilitating and providing incentives to other partners.*
    - *Encourage new and infill development, as well as the redevelopment of existing properties to incorporate affordable housing that is integrated with market housing.*
    - *Promote partnership with housing developers and other housing stakeholders in continually resolving issues related to affordable housing, visitable housing and land use needs.*

OurWinnipeg policy provides strong support for the creation of safe and affordable housing, that meets a variety of housing needs in Winnipeg. The applicant's willingness to provide four (4) affordable housing units as part of their proposed development is the result of an effective partnership between a private property developer, the City of Winnipeg and the Government of Manitoba who has agreed to undertake rent monitoring on behalf of the City. This arrangement is a new approach that can assist the Public Service in supporting the establishment of affordable housing as supported by *OurWinnipeg* policy through private development projects.

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject properties are currently within the Areas of Stability – Mature Communities Policy Area under *the Complete Communities Direction Strategy*. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
- *Direction 1: Support the completion of areas of stability*
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
    - *Provide clarity and promote compatibility between existing developments and new developments through design and development standards, such as the creation of Infill Development Guidelines for Multiple-Family Developments in Low Density Neighbourhoods.*
    - *Promote a quality public realm with a high level of accessibility to community service and amenities and opportunities for gathering and social interaction.*
    - *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *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.*
    - *Where intensification / densification of housing occurs, ensure that the types of open spaces – passive, active and plazas – respond to community needs.*

The proposed 18 unit multi family residential use will increase housing choice in this mature neighbourhood through moderate intensification. Submitted designs are of high quality, with concerted effort by the applicant to design a contextually considerate and compatible building design. The development provides a high quality public realm through provision of quality landscaping and establishment of a street front plaza space. The proposed development is consistent with the vision for Area of Stability intensification as identified in the *Complete Communities Direction Strategy.*

Small Scale and Low Rise Residential and Development Guidelines for Mature Communities

- The *Residential Infill Guidelines* were approved by City Council on June 24, 2021 and apply to all residential development in the Mature Community policy area as identified in the *Complete Communities* direction strategy (https://winnipeg.ca/ppd/PublicEngagement/InfillStrategy/default.stm#tab-documents).
- The subject properties at 145-149 Spence St. are located in Area 2 of the *Infill Guidelines* planned area.

Preferred Location Criteria:

- The following criteria must be met in order to support the establishment of low-rise multi-family residential uses in Area 2:
    - **Scenario 2-Where all of the following criteria are met**

        a. on sites where the rear yard abuts a lane;

        b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

        c. where one or more of the following conditions are met:

            i. on corner lots (including internal corner lot); or

            ii. on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use (p17).

    - The proposed consolidated lot at 145-149 Spence St. meets the Preferred Location Criteria for Low Rise Multi-Unit development in that:
        - The subject property's rear yard abuts a public lane.
        - The site is approximately 55 metres from Broadway Ave., which is part of the Primary Transit Network.
        - The property is an internal corner lot which flanks a public lane.
    - Given the proposed consolidated property at 145-149 Spence St. meets the above criteria, the Urban Planning Division is **supportive** of the establishment of a low rise multi-family building at this location contingent upon alignment applicant Design Guidelines.

Design Guidelines:

- The proposed site plan and building elevations have been evaluated against the Design Guidelines for low rise multi-unit development as outlined in the *Low Rise Residential Development Guidelines for Mature Communities*.
- Based on this review the application has been deemed to comply with the guidelines in that:

- The maximum building height is a compliant 35 feet.
- Six (6) foot side yards are provided.
- The front yard setback to the building wall is within 5 feet of the calculated alignment.
- Lot coverage is less than 50%
- A 28 foot rear yard to the building wall is provided
- Five (5) trees and 15 shrubs will be planted in the front yard.
- 20% of the site is soft landscaped
- The front building elevation utilizes a variety of high quality cladding materials
- The front façade provides adequate window coverage and at grade glazing
- Balcony design is considerate of adjacent uses and maintains privacy
- Parking areas are well designed and screened from view
- Architectural design is of high quality and employs roof line variation wall plane recess / projection to effectively articulate the building.
- The building is substantially less than maximum length / width for consolidated lots (maximum = 120 feet. Proposed = 88 feet).

- Overall the submitted design is of high quality and is consistent with the Design Guidelines for low rise multi unit development.
- Based on these considerations and submission of a site plan and design that is of high quality, the Urban Planning Division is supportive of the submitted design.

ZONING BY-LAW 200/2006

- The "RMF-L" Residential Multi-Family Large district is intended to facilitate higher density, residential development.
- The subject site is located on a block of Spence St. characterized by a range of low, medium and higher density multi-family residential buildings.
- This diverse residential character includes the mid-block, multi-family dwelling at 136 Spence St. containing 26 dwelling units at a residential density of one (1) unit per 309 sq. ft. of site area.
- The proposed density at 145-149 Spence St. of 660 sq. ft. per dwelling unit is well below the 400 sq. ft. per dwelling unit maximum density permitted in the "RMF-L."
- The established residential context, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a range of commercial services are supporting factors in the use of the "RMF-L" zoning district.
- The applicant has submitted a site plan and elevations that has responded to feedback from the Urban Planning Division.
- The submitted design is of high quality and is consistent with policies guiding low rise multi-unit development in the *Infill Guidelines.*
- Conditions of approval are recommended to ensure the proposed development remains consistent with area context.

- Based on these considerations the “RMF-L” zoning district is the most appropriate zoning district to enable the proposed development.

ADDITIONAL CONSIDERATIONS

Lot consolidation

- The proposed development seeks to consolidate two (2) 50 foot wide lots into one (1) 100 foot wide lot.
- During preliminary discussions, the Urban Planning Division indicated support for consolidation of this internal corner lot provided the submitted building design “break up” building mass in a way that replicates the finer grained development pattern in the area.
- The applicant has submitted a high quality design which breaks the proposed building into four (4) distinct sections, reducing bulk and created a highly articulated front façade.
- The *Infill Guidelines* enable lot consolidation to establish low rise, multi-unit development provided building length is less than 120 feet. The applicant’s proposed building length is a compliant 88 feet.
- Given the proposed design is of high quality and has responded to initial Urban Planning Division feedback and *Infill Guidelines* policy, the Urban Planning Division **supports** the proposed consolidation.

Affordable housing program (Density Bonus Pilot Program)

- Policy support in *OurWinnipeg,* and the *Poverty Reduction Strategy* direct the Public Service to enable and encourage the creation of new affordable housing through partnerships.
- Section 236(2)(t.2). of the *City of Winnipeg Charter Act* enables increased land use entitlements in exchange for public benefits such as affordable housing.
- As discussed above, the applicant has agreed to provide four (4) residential units in the proposed 18 unit development at Affordable Housing Rental program (AHRP) levels as set by the Manitoba Housing and Renewal Corporation (MHRC).
- Through collaborative discussions with the applicant, the Manitoba Housing and Renewal Corporation (MHRC) and City of Winnipeg staff including the Urban Planning Division, Housing Coordinator and Legal Services, a pilot density bonus program has been developed and is being tested as part of the subject DASZ / DAV application at 145-149 Spence St.
- As part of the subject *Density Bonus Pilot* program, the applicant has provided a letter of intent that commits to establish four (4) of their 18 residential units at Affordable Housing Rental program (AHRP) levels as set by the Manitoba Housing for a period of no less than 10 years.
- The applicant has also provided a letter (Appendix E) from the Manitoba Housing and Renewal Corporation (MHRC) which confirms MHRC will monitor rents at 145-149 Spence on behalf of the City of Winnipeg to ensure affordability levels are being maintained at agreed upon levels.
- MHRC will notify the City of Winnipeg if the four (4) units are not being provided at agreed upon affordability levels.
- The applicant will be required to enter into a standalone agreement with the City of Winnipeg which commits to provision of the four (4) units at AHRP rates and agrees to an enforcement

mechanism that can be used in the event affordability commitments are not met. The applicant has agreed to enter into an agreement of this nature.

- The Public Service is in the process of finalizing the affordability agreement with the applicant for the proposed development at 145-149 Spence.
- The finalized agreement will require Council approval. A Public Service report has been drafted which will request authorization for this agreement in the coming months.
- In exchange for the applicant's commitment to provide four (4) affordable housing units, the Public Service has agreed to support the required DASZ application into the "RMF-L" zoning district to establish 18 units.
- The 18 unit development represents a "bonus" of four (4) additional dwelling units from the previously available 14 dwelling units under exiting "R2" Residential Two-Family district zoning rights through the conditional use process.
- This subject "density bonus" process has potential for mutual benefit in that applicants can obtain support for increased development entitlement while the City of Winnipeg secures provision of new affordable units for citizens without requirement for public investment in the form of grants or financing.
- A condition of variance approval (DAV 22-106801\D) has been recommended to ensure an executed affordability agreement is submitted to the City of Winnipeg prior to issuance of building permits.
- It is the hope of the Public Service this pilot process can inform the further development and formalization of a density bonus program that can be applied more broadly, to leverage provision of affordable units as part of private housing development.

Trees and Landscaping

- At the request of the Urban Planning Division, the applicant provided a detailed arborist report at the time of formal application (Appendix D).
- The submitted report provides an assessment of the current trees on the subject site and was conducted on November 12, 2021.
- One private tree is located on the subject property.
- Unfortunately, this tree has been identified by the arborist as suitable for removal due to deteriorated condition and location relative to the developable area.
- The arborist report recommends removal of existing trees and planting of new trees.
- As illustrated on the submitted landscape plan, five (5) new trees will be planted in the front yard along Spence St.
- Numerous shrubs, grasses and other soft landscaping elements will also be planted on site.
- The submitted arborist report identifies the public boulevard tree will need to be cared for in accordance with City of Winnipeg Forestry standards during demolition and construction.

Site servicing

- The proposed development will be required to meet the conditions outlined in the report by the Administrative Coordinating Group (ACG) as outlined in Schedule B of this report.
- Adequate site servicing exists to enable the proposed development.
- The Public Works Department has identified the requirement for a corner cut at the north east corner of the subject property, where the two adjacent public lanes intersect.
- The applicant is aware of this requirement and has illustrated the required corner cut on submitted site plans.
- The ACG report also requires that minimum 0.5 metre buffer be provided between the front property line and the lowered plaza space to enable adequate space for snow storage.
- Plans will need to be adjusted accordingly at the building permit stage to provide the needed snow storage separation.

CONDITIONS OF APPROVAL

Substantial conformance or plan approval

- Given the applicant has submitted supportable plans of development, the Urban Planning Division has recommended a condition of substantial conformance with plans submitted.
- If the applicant wished to deviate from submitted plans, they would be required to submit new plans for approval by the Director of Planning Property and Development prior to obtaining building permits.

Maximum height restriction

- Given the "RMF-L" Residential Multi-Family Large district enables a maximum height of 150 feet, a height cap condition is recommended to ensure contextual sensitivity is maintained on site.
- The submitted design illustrates an acceptable and *Infill Guidelines* compliant height of 35 feet.
- The Public Service is recommending a height cap of 38 feet to ensure any future development does not exceed this acceptable level.
- Three (3) feet of latitude is provided in this condition in the event minor modification is needed, without necessitating modification to the recommended zoning agreement.

Maximum residential density

- The "RMF-L" district enables a maximum residential density of 400 sq. ft. per dwelling unit.
- Given a site area of 11 896 sq. ft., the maximum potential density on site is 29 units.
- The Public Service has supported the proposed rezoning into the "RMF-L" district contingent upon development of the proposed 18 unit building, of which four (4) units are rented at affordable rates.
- In order to ensure future density does not exceed the agreed upon 18 units, a unit cap locking in the proposed density is being recommended.

Affordable housing agreement

- As discussed above, the proposed development is the result of numerous collaborative discussions between the applicant, the City of Winnipeg and the Province of Manitoba working to implement a pilot approach to affordable housing provision through a development application entitlement.
- The applicant has stated their commitment to provision of four (4) dwelling units at affordable housing levels set to Manitoba Housing and Renewal Corporation (MHRC).
- The applicant has obtained and submitted a letter of comfort from MHRC which identifies a commitment to monitor rent levels on behalf of the City of Winnipeg, and inform the City of any noncompliance.
- This arrangement requires the applicant to enter into an agreement with the City to ensure an enforcement mechanism is in place in the event of noncompliance.
- The applicant has agreed to enter into an agreement of this nature with the City of Winnipeg.
- A condition of approval requiring submission of a copy of the executed agreement prior to issuance of building permits is recommended as part of variance approval (DAV 22-106801\D).

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject rezoning will result in the establishment of a multi-family residential development that is consistent with policies in the *Infill Guidelines* and area context.
- The proposed development will increase residential density in the West Broadway area, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood.
- Provision of four (4) affordable housing units as part of the proposed development will further increase housing options in the area for all residents and is consistent with policies in *OurWinnipeg* and with the City's *Poverty Reduction Strategy*.

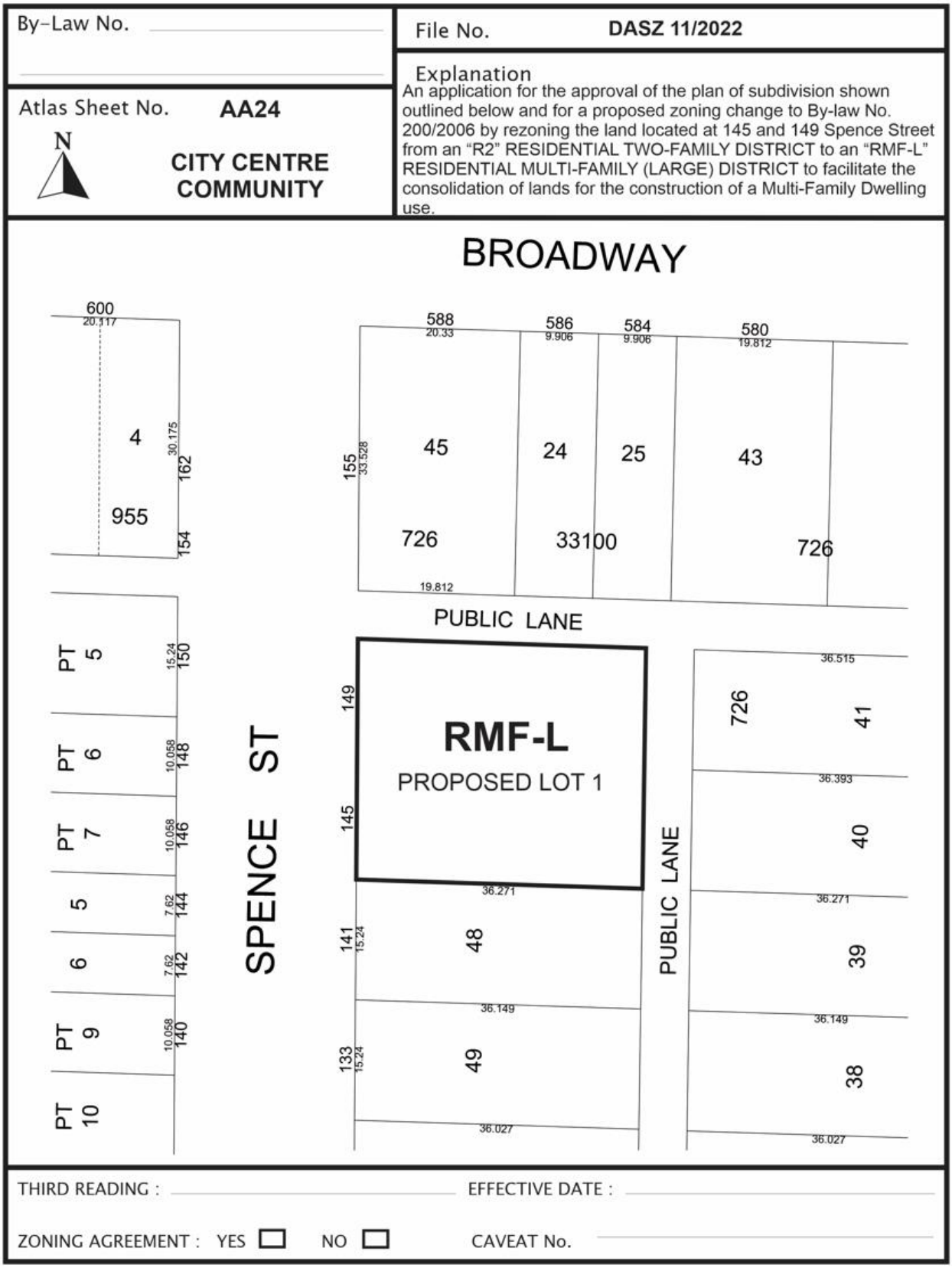
RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be rezoned into the "RMF- L" Residential Multi-Family Large district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DASZ 11/2022

Schedule "A" for File DASZ 11/2022, City Centre Community Committee, April 29, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 145 AND 149 SPENCE STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 3/2022. 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) The Developer shall, provide a minimum of 0.5 meter buffer between the sidewalk and where the plaza transitions to 24" below sidewalk level to provide adequate storage for sidewalk snow clearing, to the satisfaction of the Director of Public Works.

2) The Water and Waste Department wishes to advise that there is adequate water 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.

3) Given the presence of mature boulevard trees on Spence Street, 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. The Developer will be required to adhere to the City's *Tree Planting Details and Specifications*, specifically "*Tree Protection during Construction*". Additional information can be found here:

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

Section II – Plan Considerations

1) 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 - 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:

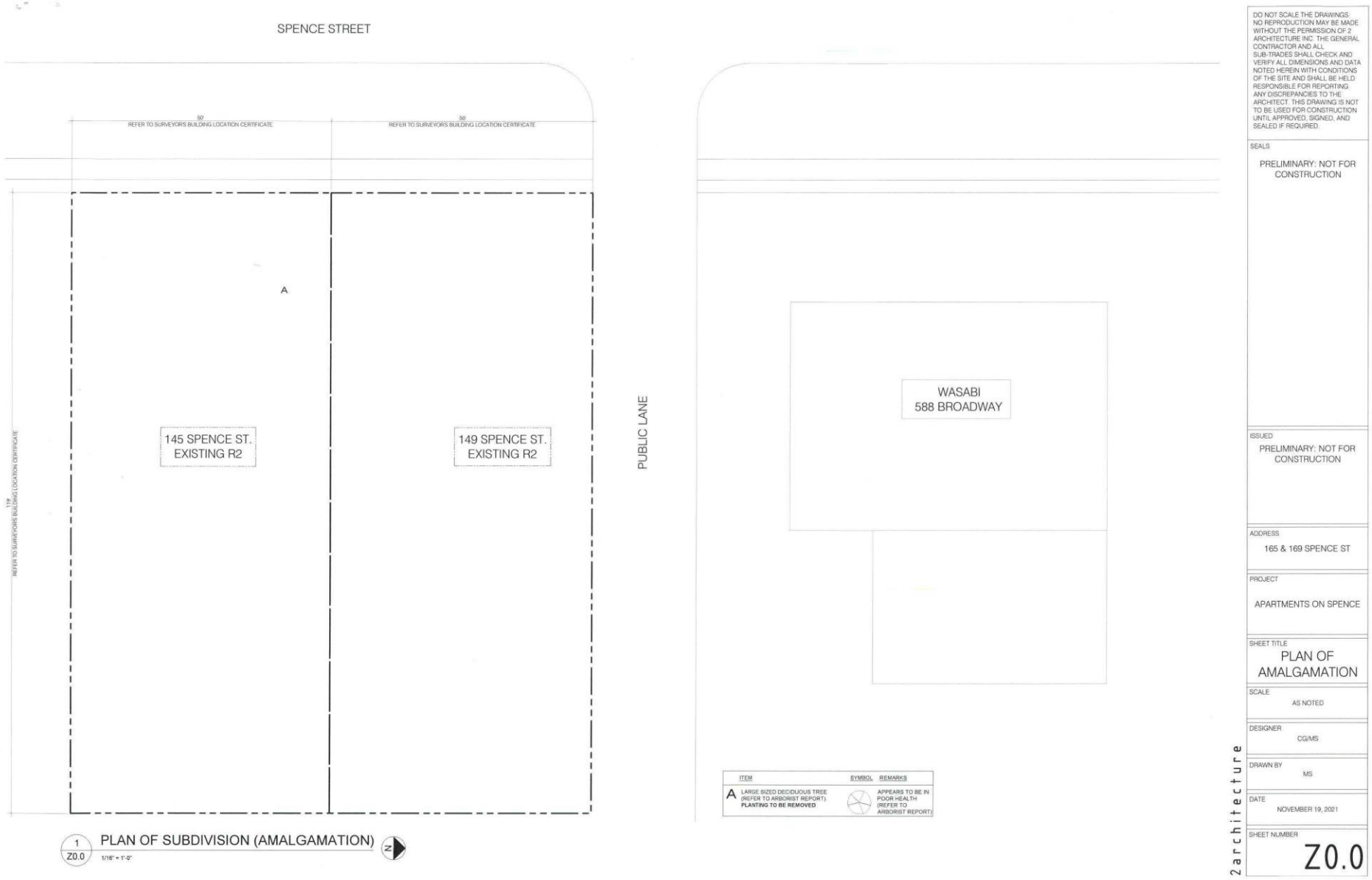
Administrative Co-ordinating Group
File No. DASZ 11/2022
April 12, 2022

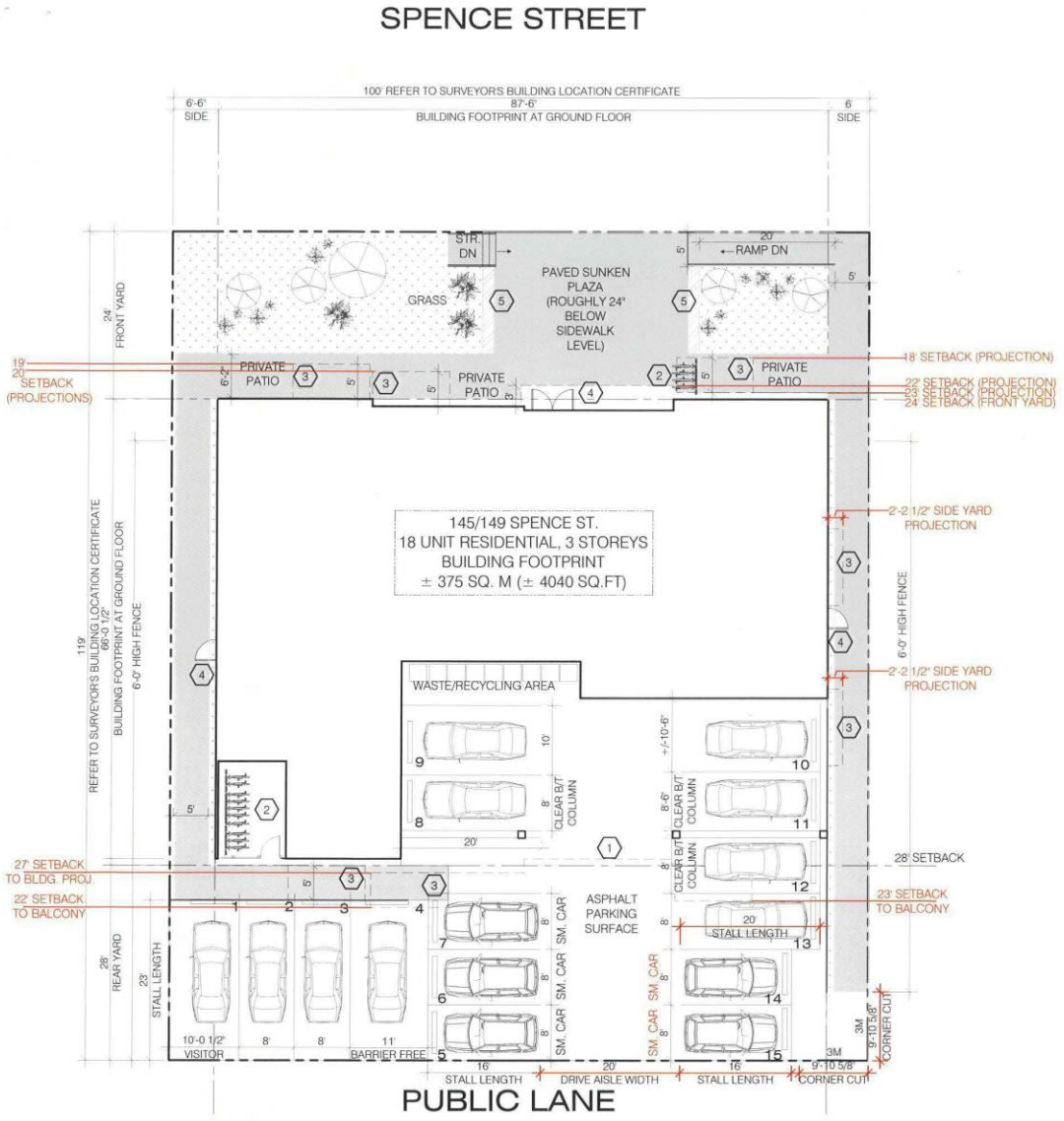
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

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

Exhibit “7” referred to in File DASZ 11/2022





1 / Z0.1 SITE PLAN / LANDSCAPE / PARKING PLAN 1/16" = 1'-0"

PROJECT SUMMARY

CURRENT LOTS AT 145 & 149 SPENCE STREET TO BE AMALGAMATED INTO SINGLE 18 UNIT RESIDENTIAL BUILDING.

TOTAL OF 18 UNITS (BREAKDOWN AS FOLLOWS):

8 TWO BEDROOM UNITS
UNIT 1 - 722 SQ. FT.
UNIT 3 - 963 SQ. FT.
UNIT 4 - 722 SQ. FT.
UNIT 7 - 685 SQ. FT.
UNIT 8 - 726 SQ. FT.
UNIT 12 - 722 SQ. FT.
UNIT 14 - 685 SQ. FT.
UNIT 15 - 726 SQ. FT.

6 ONE BEDROOM + DEN UNITS
UNIT 5 - 700 SQ. FT.
UNIT 10 - 678 SQ. FT.
UNIT 9 - 877 SQ. FT.
UNIT 13 - 700 SQ. FT.
UNIT 16 - 677 SQ. FT.
UNIT 17 - 678 SQ. FT.

3 ONE BEDROOM UNITS
UNIT 6 - 515 SQ. FT.
UNIT 11 - 516 SQ. FT.
UNIT 18 - 516 SQ. FT.

1 ACCESSIBLE ONE BEDROOM UNIT
UNIT 2 - 700 SQ. FT.

SITE DEVELOPMENT

ITEM	SYMBOL	REMARKS
LARGE SIZED DECIDUOUS TREE (LOCATED 5' OF A PATH) SILVER CLOUD MAPLE SPECIES: A. SACCHARINUM SIZE AT PLANTING: ± 8 - 10' TALL MATURE HEIGHT: 15 M OR GREATER LOWEST ACCEPTABLE BRANCH AT MATURITY: 6' ACCEPTED CALIPER: 2.5 INCHES		
SHRUB #1 - DWARF EUROPEAN CRANBERRY SPECIES: VIBURNUM OPULUS NANUM SIZE AT PLANTING: ± 1'-0" X ± 2'-0" MATURE HEIGHT SIZE: 3' MATURE SPREAD: 4'		
SHRUB #2 - PYGMY PEASHRUB SPECIES: CARAGANA PYGMAEA EMERALD GAIETY SIZE AT PLANTING: ± 1'-0" X ± 2'-0" MATURE HEIGHT SIZE: 3' MATURE SPREAD: 4'		
* NOTE: ALL SHRUBS TO BE OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY		
LANDSCAPE PAVING AREA: CONCRETE OR ASPHALT		
ASPHALT SURFACE		
GRASS		

LANDSCAPING SUMMARY
A) LARGE DECIDUOUS TREE (5)
B) DWARF EUROPEAN CRANBERRY (3)
C) PYGMY PEASHRUB (12)
TREE TOTAL: 5
SHRUB TOTAL: 15
(AS PER GUIDELINES LAID OUT IN JUNE 2021)
(OWNER TO CONFIRM LANDSCAPE DESIGN AND LOCATION OF SHRUBS / TREES.)

NOTES REGARDING PARKING:

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

ZONING SUMMARY

ZONED: R2
TYPE: NEW RESIDENTIAL BUILDING (18 RESIDENTIAL UNITS)

LEVELS: 3 STOREY
LOT AREA: ± 1,106 SQ.M (± 11,900 SQ.FT)

BUILDING FOOTPRINT AREA:
± 375 SQ.M (± 4,040 SQ.FT)

BUILDING TOTAL FLOOR AREA:
± 1,412 SQ.M (± 15,202 SQ.FT)

FRONT YARD: (SPENCE ST.)
- 24 FT PROVIDED

SIDE YARD:
- 6 FT PROVIDED

SIDE YARD:
- 6 FT 6 IN PROVIDED

REAR YARD:
- 28 FT PROVIDED

BUILDING HEIGHT: - ±35'-0"
PARKING STALLS PROVIDED: 15
NON-BARRIER FREE PARKING STALLS - 14 PROVIDED
BARRIER FREE STALLS - 1 PROVIDED
LOADING AREA - N/A
BICYCLE PARKING - PROVIDED (14) ENCLOSURE (STACKED) & (4) WITHIN SUNKEN PLAZA

STREET EDGE AND BUILDING FOUNDATION LANDSCAPING:

5 DECIDUOUS TREES PROVIDED
15 SHRUBS PROVIDED

SIDE AND REAR SITE EDGE BUFFERING:

6' HIGH FENCE PROVIDED AS BUFFER ON NORTH AND SOUTH SIDE OF PROPERTY

LEGAL DESCRIPTION

TBD

NOTES CONCERNING BUILDING LOCATION:

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

SITE PLAN KEYNOTES

1. OUTLINE OF BUILDING ABOVE
2. BIKE PARKING
3. BALCONY ABOVE
4. EXTERIOR LIGHTING WITH LIGHT GUARD
5. SLOPED RETAINING WALL

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

SEALS
PRELIMINARY: NOT FOR CONSTRUCTION

ISSUED
PRELIMINARY: NOT FOR CONSTRUCTION

ADDRESS
145 & 149 SPENCE ST

PROJECT
APARTMENTS ON SPENCE

SHEET TITLE
SITE PLAN

SCALE
AS NOTED

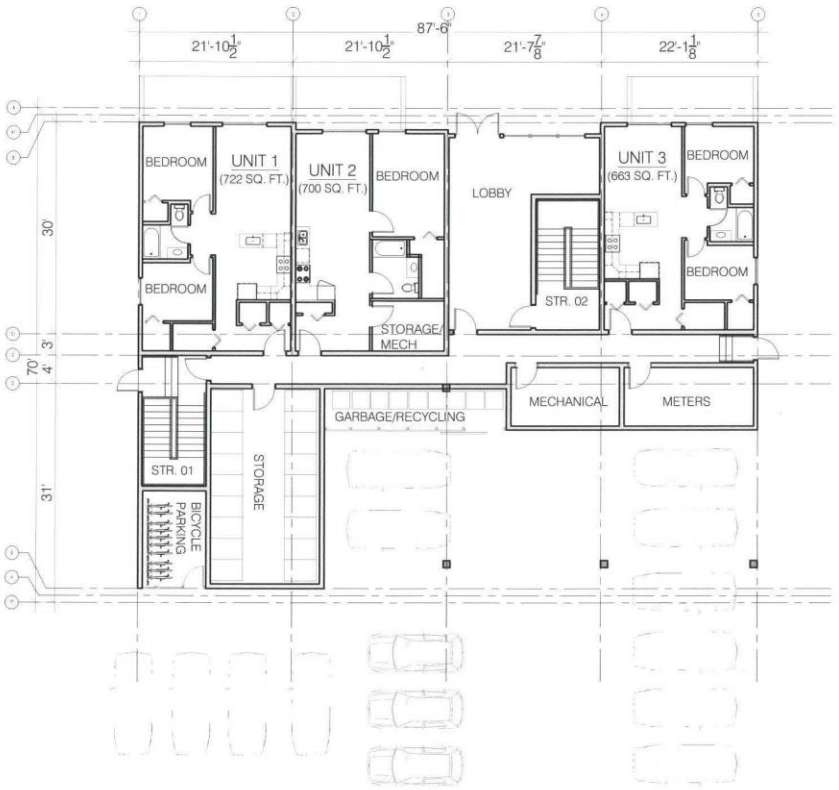
DESIGNER
CG/MS

DRAWN BY
MS

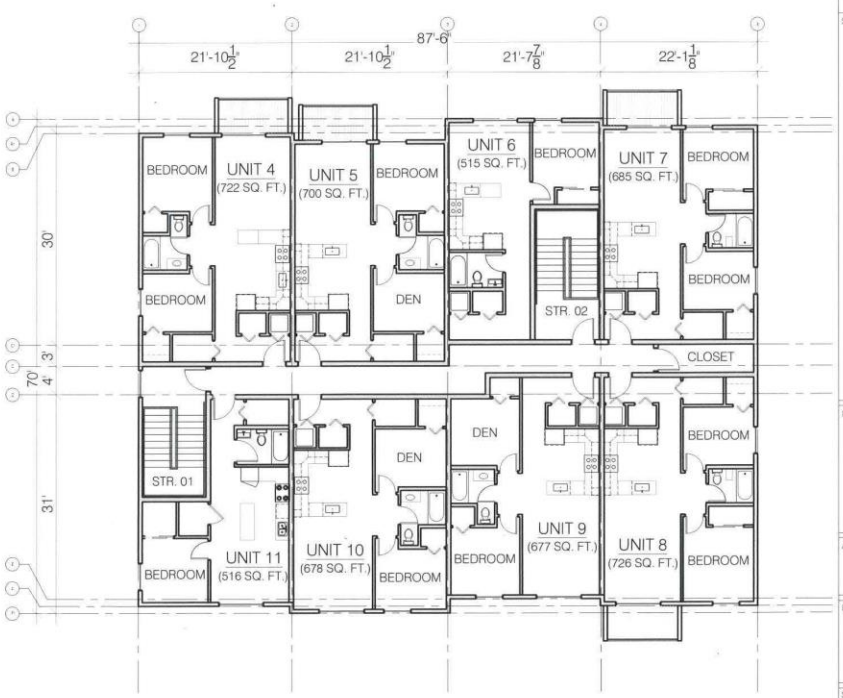
DATE
DECEMBER 1, 2021

SHEET NUMBER
Z0.1

2architecture



1 Z1.0 FIRST FLOOR PLAN
1/16" = 1'-0"



2 Z1.0 SECOND FLOOR PLAN
1/16" = 1'-0"

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

SEALS
PRELIMINARY: NOT FOR CONSTRUCTION

ISSUED
PRELIMINARY: NOT FOR CONSTRUCTION

ADDRESS
165 & 169 SPENCE ST

PROJECT
APARTMENTS ON SPENCE

SHEET TITLE
1ST AND 2ND FLOOR PLANS

SCALE
AS NOTED

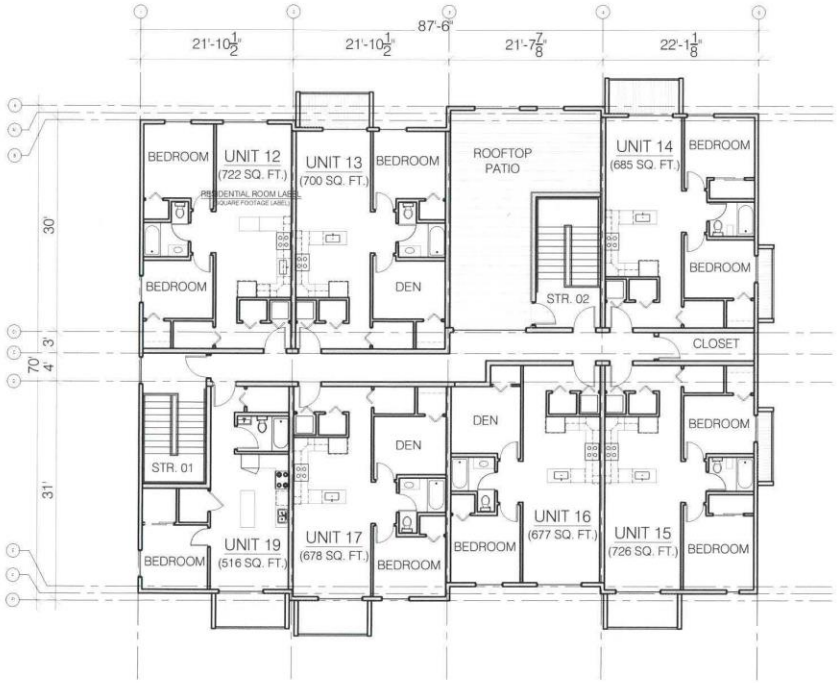
DESIGNER
CG/MS

DRAWN BY
MS

DATE
NOVEMBER 19, 2021

SHEET NUMBER
Z1.0

2architecture

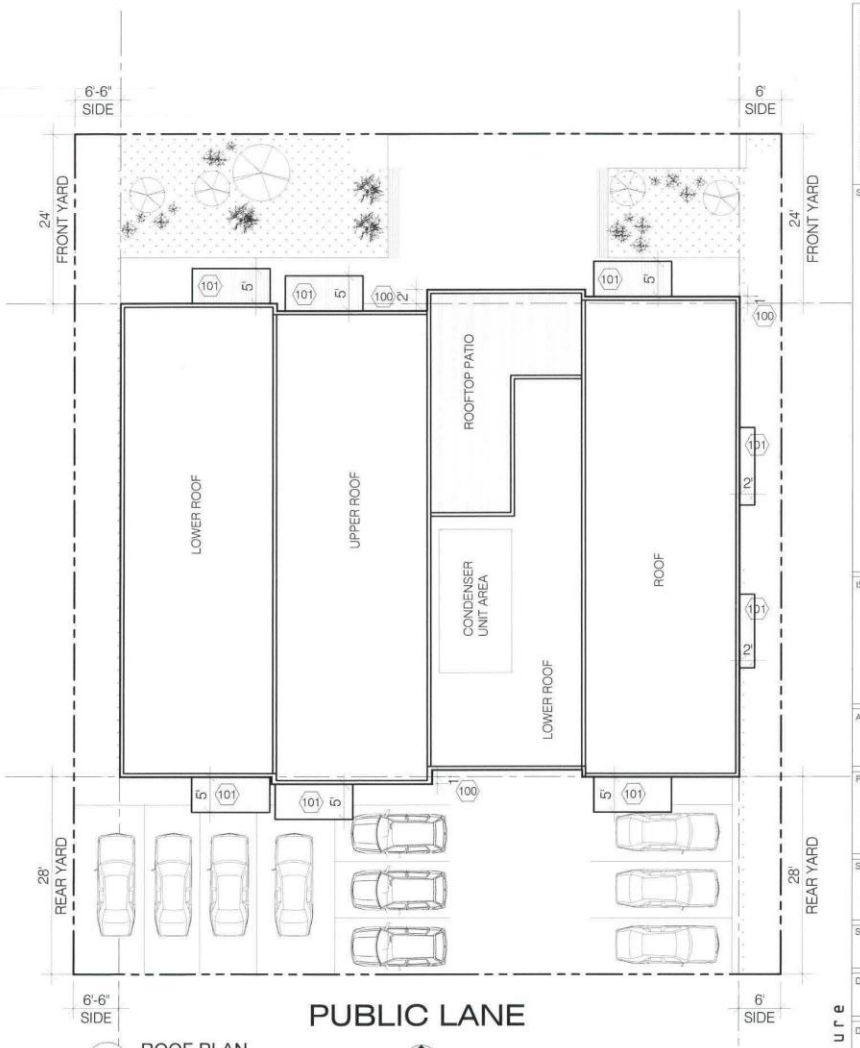


1 Z1.1 THIRD FLOOR PLAN 1/16" = 1'-0"

ROOFPLAN KEYNOTES

100 ARCHITECTURAL BUILDING FEATURE PROJECTION FROM SETBACK LINE

101 BALCONY PROJECTION FROM FACE OF BUILDING



2 Z1.1 ROOF PLAN 1/16" = 1'-0"

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

SEALS

PRELIMINARY: NOT FOR CONSTRUCTION

ISSUED

PRELIMINARY: NOT FOR CONSTRUCTION

ADDRESS

165 & 169 SPENCE ST

PROJECT

APARTMENTS ON SPENCE

SHEET TITLE

3RD FLOOR & ROOF PLANS

SCALE

AS NOTED

DESIGNER

CG/MS

DRAWN BY

MS

DATE

NOVEMBER 19, 2021

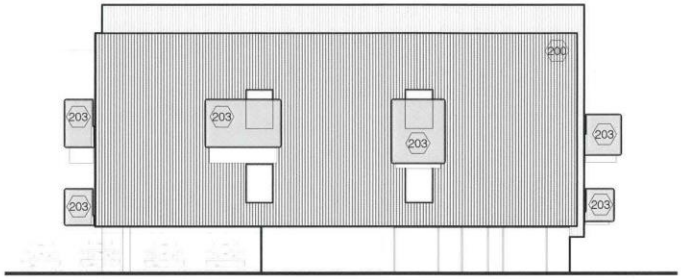
SHEET NUMBER

Z1.1

2architecture



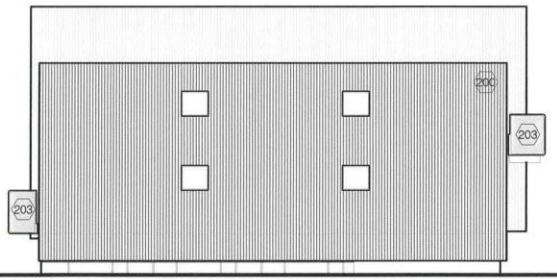
1 Z2.0 BUILDING ELEVATION (FRONT)
1/16" = 1'-0"



2 Z2.0 BUILDING ELEVATION (NORTH)
1/16" = 1'-0"



3 Z2.0 BUILDING ELEVATION (BACK)
1/16" = 1'-0"



4 Z2.0 BUILDING ELEVATION (SOUTH)
1/16" = 1'-0"

ELEVATION KEYNOTES

- 200 VERTICAL HARDIE PLANK SIDING SYSTEM (COLOR TBD)
- 201 MIRRORED GLASS PANEL
- 202 STOREFRONT GLAZING (TRANSPARENT)
- 203 BRASS COPPER CLADDING PANEL

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

SEALS

PRELIMINARY: NOT FOR CONSTRUCTION

ISSUED

PRELIMINARY: NOT FOR CONSTRUCTION

ADDRESS

165 & 169 SPENCE ST

PROJECT

APARTMENTS ON SPENCE

SHEET TITLE

ELEVATIONS

SCALE

AS NOTED

DESIGNER

CG/MS

DRAWN BY

MS

DATE

NOVEMBER 19, 2021

SHEET NUMBER

Z2.0

2architecture

ELEVATION KEYNOTES

- 200 VERTICAL HARDIE PLANK LAP SIDING SYSTEM (COLOR TBD)
- 201 MIRRORED GLASS PANEL
- 202 STOREFRONT GLAZING (TRANSPARENT)
- 203 BRASS COPPER CLADDING

T/O ROOF
35'



FRONT ELEVATION

APARTMENTS ON SPENCE

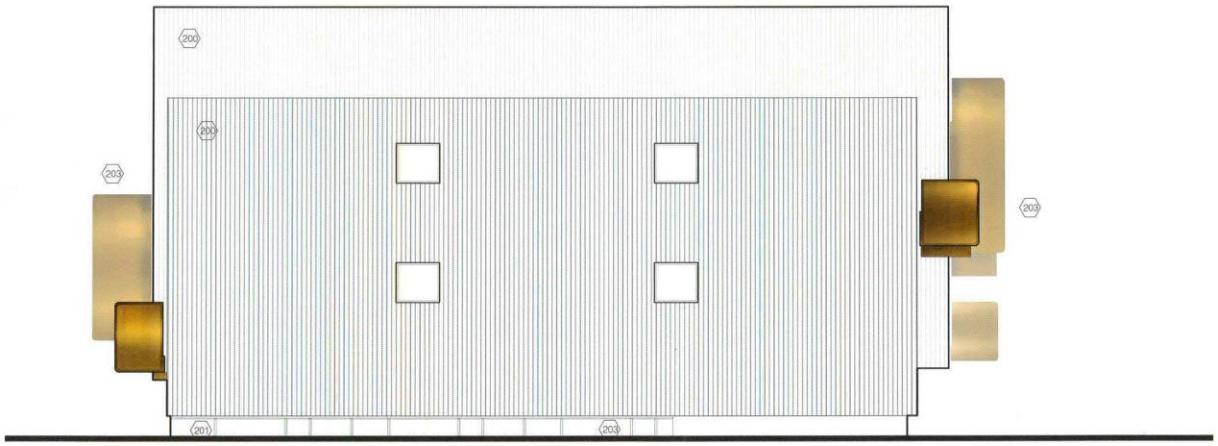
ELEVATION KEYNOTES

200 VERTICAL HARDIE PLANK LAP SIDING SYSTEM (COLOR TBD)

201 MIRRORED GLASS PANEL

202 STOREFRONT GLAZING (TRANSPARENT)

203 BRASS COPPER CLADDING

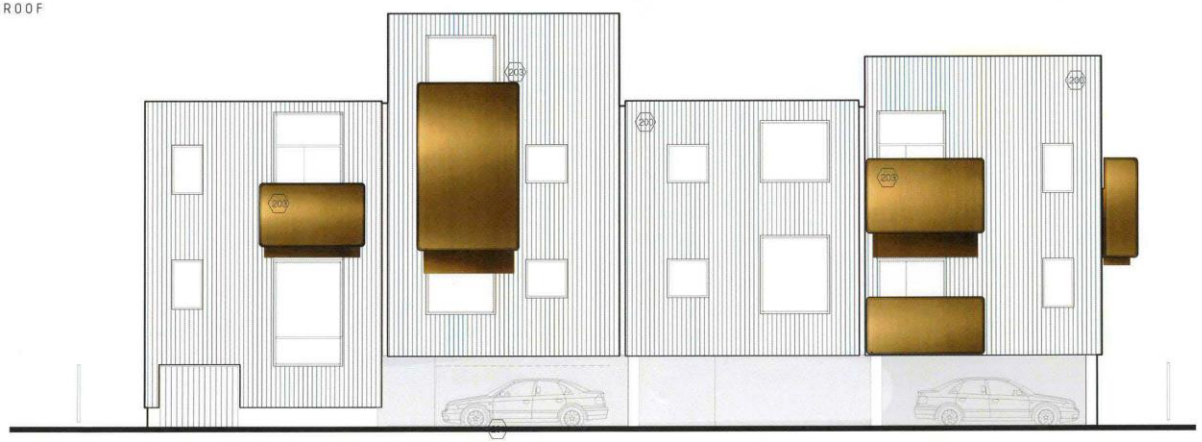


SOUTH ELEVATION

ELEVATION KEYNOTES

- VERTICAL HARDIE PLANK LAP SIDING SYSTEM (COLOR TBD)
- MIRRORED GLASS PANEL
- STOREFRONT GLAZING (TRANSPARENT)
- BRASS COPPER CLADDING

T/O ROOF
35'



REAR ELEVATION (BACK LANE)

APARTMENTS ON SPENCE

ELEVATION KEYNOTES

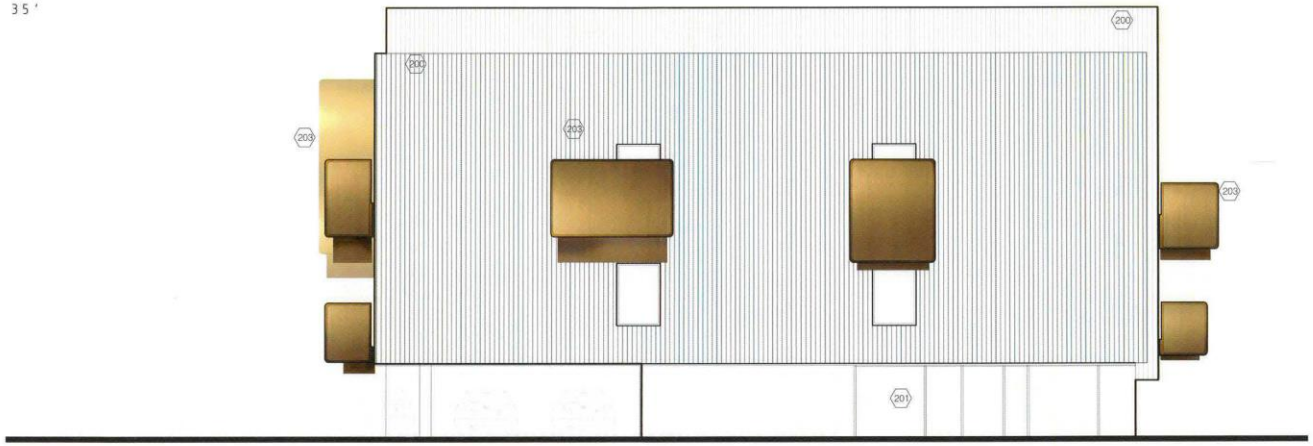
200 VERTICAL HARDIE PLANK LAP SIDING SYSTEM (COLOR TBD)

201 MIRRORED GLASS PANEL

202 STOREFRONT GLAZING (TRANSPARENT)

203 BRASS COPPER CLADDING

T/O ROOF
35'



NORTH ELEVATION (SIDE LANE)

APARTMENTS ON SPENCE

PERSPECTIVE

APARTMENTS ON SPENCE