Minute No. 447
Report – Executive Policy Committee – May 18, 2022

Item No. 13 Subdivision and Rezoning – 378 and 390 Ross Avenue (Point Douglas Ward) File DASZ 16/2022

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision under Development Application No. DASZ 16/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 5, 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:

2. That the Winnipeg Zoning By-law No. 200/2006 be amended under by rezoning the subject land to an "RMF-L PDO-1 West Alexander Centennial" Residential Multi-Family (Large)District as shown on the map dated April 5, 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 Section 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That there shall be no illuminated signs, advertising signs, mobile signs, poster signs or A-frame signs in the planned area, except that a mobile sign shall be permitted in the planned area for a period of no more than thirty (30) days in association with a new occupancy permit.

        ii. That the maximum height of principal buildings shall not exceed 35 feet.

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

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. bicycle enclosures
            f. fencing

Report – Executive Policy Committee – May 18, 2022

COUNCIL DECISION (continued):

g. lighting
h. landscaping
i. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee 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.

B. That, the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.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.

3. 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 the Development Application No. DASZ 16/2022, as determined by the City's Director of Planning, Property and Development.

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.

Report – Executive Policy Committee – May 18, 2022

COUNCIL DECISION (continued):

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 8 and 9 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.

Report – Executive Policy Committee – May 18, 2022

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 2, 2022, the Lord Selkirk-West Kildonan 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

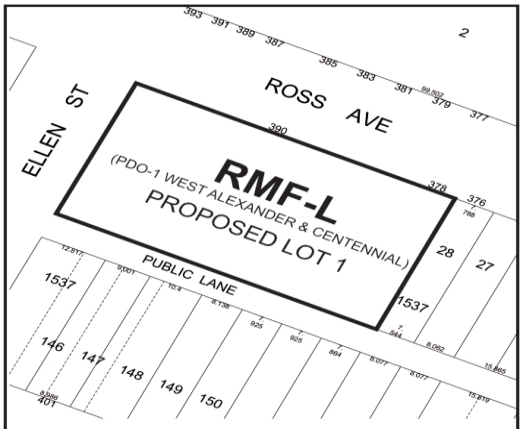
File: DASZ 16/2022

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: May 2, 2022
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Melissa Neirinck)

Subject:



Premises Affected: 378 and 390 Ross Avenue

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: May 3, 2022

Community Committee Recommendation:

On May 2, 2022, the Lord Selkirk-West Kildonan 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 16/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 5, 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:

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

        i. That there shall be no illuminated signs, advertising signs, mobile signs, poster signs or A-frame signs in the planned area, except that a mobile sign shall be permitted in the planned area for a period of no more than thirty (30) days in association with a new occupancy permit.

        ii. That the maximum height of principal buildings shall not exceed 35 feet.

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

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;

e. bicycle enclosures;
f. fencing;
g. lighting;
h. landscaping; and
i. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee 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.

B. That, the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.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.

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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 the Development Application No. DASZ 16/2022, as determined by the City's Director of Planning, Property and Development.

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.

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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.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I want to thank the Pollard family and Homes First Winnipeg for providing an opportunity to develop this warehouse space, its been sitting there for, I don't know for how many decades, for them to take this property, work with all levels of government, get some funding to get this off the ground, it's been a long time coming to provide affordable housing in a Homes Fist scenario. I think is amazing and I commend them for pursuing and advocating for it and working with my office.

2. I am very excited and fully supportive of the consolidation of 378 and 390 Ross Avenue. I, in the past was fully aware of some of the illegal activities that were happening in this neighbouring property and for them to take it upon themselves to come and take that

space, consolidate, renovate, landscape, and make it into a beautiful space that everyone can enjoy, I think is commendable. I look forward to continue to work with everyone and seeing the plan approval. I appreciate them explaining the plan approval is going to come back here to speak more to the garbage issues that is a very large issue in the Centennial, West Alexander neighbourhood. I look forward to continuing on those conversations, but in the meantime, we are here for the consolidation and I fully support it.

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 February 11, 2022
2. Notification of Public Hearing dated March 28, 2022
3. Manitoba Status of Title(s) 3088128/1 and 3108536/1
4. Letter of authorization dated January 14, 2022 from Home First Winnipeg Inc. to McGowan Russell Group
5. Caveat 5224952/1
6. Zoning Agreement No. DASZ 8/2019 dated May 16, 2019, between The City of Winnipeg and Home First Winnipeg
7. Plans (4 pages)
8. Report from the Urban Planning Division dated April 5, 2022
9. Inspection Report
10. Presentation titled Ross Ellen Housing Development – 390 & 378 Ross Avenue, in support of the application submitted by the Applicant at the public hearing
11. Recording of Representations

REPRESENTATIONS:

In Support:

Melissa Neirinck
Susan Russell
Ryan Pollard
David Regehr-Wiens

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
S. Costello, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 16/2022

ADMINISTRATIVE REPORT

Title: DASZ 16/2022 – 378 & 390 Ross Avenue

Issue: Proposed Plan of Subdivision and Rezoning that would rezone 378 Ross Avenue to an "RMF-L" district, and consolidate 378 and 390 Ross Avenue.

Critical Path: Lord Selkirk-West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Costello, BURPl.	n/a	n/a	

RECOMMENDATIONS

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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.

REASON FOR THE REPORT

- The applicant is proposing to rezone 378 Ross Avenue from "R2" Residential Two-Family to "RMF-L" Residential Multi-Family (Large) and consolidate with 390 Ross Avenue to facilitate additional greenspace for a newly-constructed multi-family dwelling.
- Subdivision 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 proposal can proceed.

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City Actively Plans for and Partners in Affordable Housing.

This goal is being met as this subdivision rezoning is associated with an approved affordable housing development and will further improve the site and amenity space for residents.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Shaylyn Costello
Date:	April 5, 2022
File No.	DAZ 16/2022

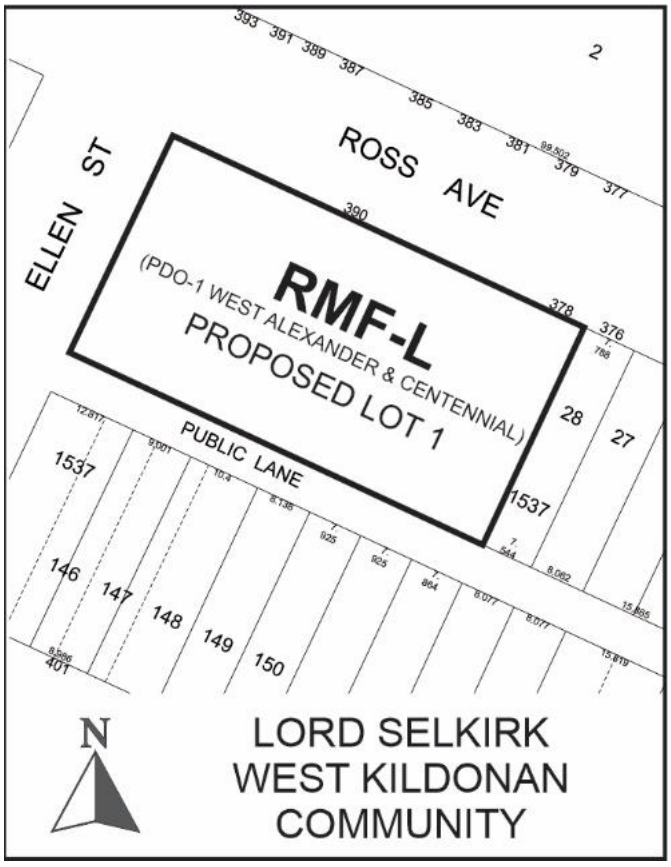
List of Schedules and Attachments

- **Appendix "A" – Planning Discussion.**
- **Schedule "A" of File no. 16/22,** Lord Selkirk - West Kildonan **Community Committee, dated February 18, 2022.**
- **Schedule "B" Report of the Administrative Co-ordinating group.**
- **Appendix "B" – Proposed By-law.**

APPENDIX 'A'

DATE: April 5, 2022
FILE: DASZ 16/2022
RELATED FILES: **DASZ 8/2019, DAV 19-108017D**
COMMUNITY: Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #: 102 Centennial

SUBJECT: For Rezoning to "RMF-L" and Lot Consolidation
LOCATION: 378 & 390 Ross Ave
LEGAL DESCRIPTION: LOT 29 PLAN 1537 WLTO IN RL 9 PARISH OF ST JOHN & LOT 1 PLAN 67348 WLTO IN RL 9 PARISH OF ST JOHN



APPLICANT: McGowan Russell Group (c/o Melissa Neirinck)
825 Joseph St
Winnipeg MB R2H 3A8

OWNER: HOME FIRST WINNIPEG
140 Otter Street
Winnipeg MB R3T 0M8

SITE DESCRIPTION

- The subject site is located on the southeast corner of Ross Avenue and Ellen Street in the in the Centennial neighbourhood of the Point Douglas ward.

- The property at 378 Ross Ave is 2,906 sq. ft. with a width of 26.2 feet and a depth of 111.3 feet zoned “R2.” The applicant obtained a demolition permit for a vacant residential dwelling on the lot.

- The property at 390 Ross Ave is a corner lot zoned “RMF-L” with a lot area of 20,551 sq. ft., a width of 184.2 feet, and a depth of 111.3 feet. The site has been approved for a multi-family development containing 47 units and work is currently underway.

- Under OurWinnipeg and the Complete Communities Direction Strategy, the lands are within the “Areas of Stability – Mature Community” policy area and are designated as Area 2 under the *Infill Guidelines.* It is also Area 1 in the West Alexander & Centennial PDO.

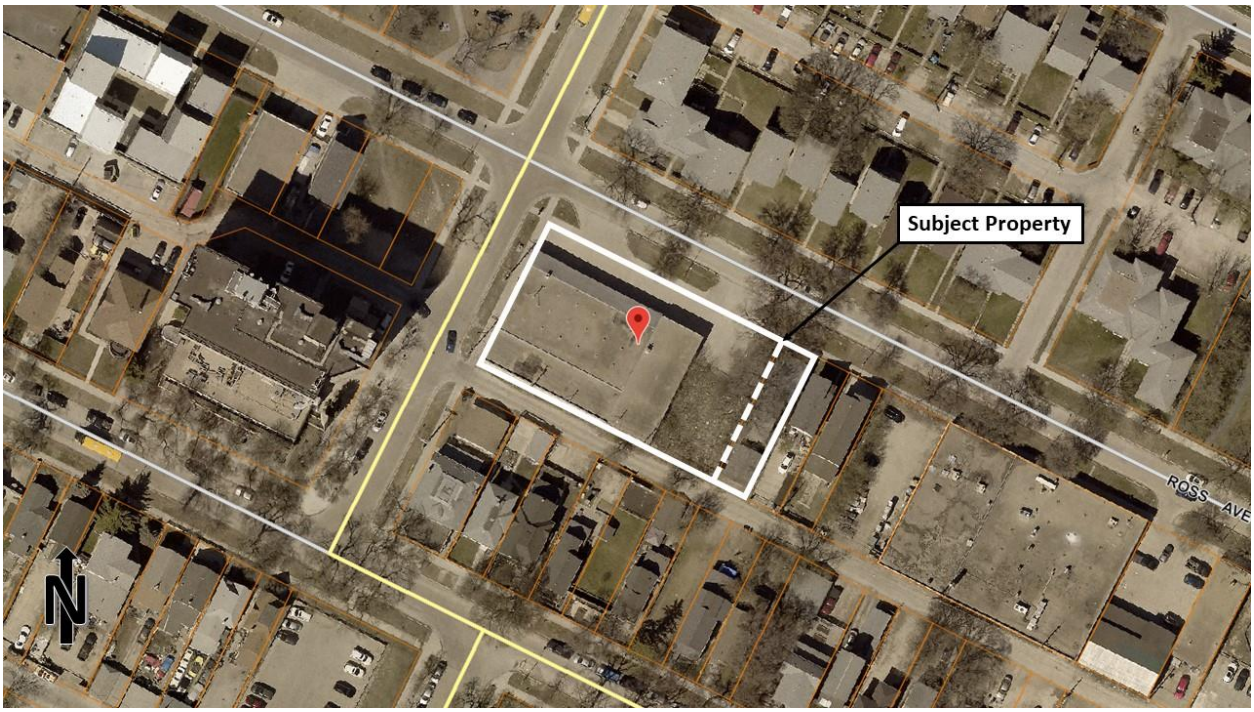


Figure 1: Air Photo Map of Property and Surrounding Area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Ross Avenue (local road); then row-housing development containing 50 dwelling units zoned “R2.”

South: Public lane; then a mix of multi-family, single-family, and two-family residential dwellings zoned “R2.”

East: A mix of two-family and single-family dwellings zoned “R2” Residential Two-Family District; then an industrial warehouse use also zoned “R2” Residential Two-Family District; then, further east on the same block is a residential multi-family dwelling containing 94 units and within in the “C” Character Sector of the *Downtown Winnipeg Zoning By-law no. 100/2004*.

West: Ellen Street (collector road); then two-family residential zoned “R2” and residential multi-family containing 116 units zoned “RMF-L.”



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate 378 Ross Ave and 390 Ross Ave, resulting in a 3,017 sq. ft. corner lot. They are also proposing to remove the residential dwelling on 378 Ross Ave.

- The applicant is further proposing to rezone the parcel (currently known as 378 Ross Ave) from the current “R2” Residential Two-Family Zone to an “RMF-L” Residential Multi-Family (large) zone. As a result, the consolidated lands will be uniformly zoned “RMF-L.”

- The property at 390 Ross Ave is a corner lot zoned “RMF-L” with 20,551 sq. ft. with a width of 184.2 feet and a depth of 111.3 feet. The site has been approved for a multi-family development containing 47 units and work is currently underway.

- The intent is to increase amenity space and greenspace to the east of the site, as well as modifying the existing development plan to improve garbage disposal and landscaping, and relocate bicycle parking.

- The property has been approved for a three-storey, non-profit residential dwelling with 47 units to provide housing for the vulnerable population in Winnipeg based on a "Housing First" model. This development was approved under DASZ 8/2019.

- The "Housing First" model is a component of the Federal Government Homelessness Partnering Strategy, which is aimed at preventing and reducing homelessness. The model focuses on housing individuals who are homeless, or at risk of becoming homeless, with supports that vary according to individual needs.

- The applicant applied for Alternative Equivalent Compliance (AEC) for alternative landscaping requirements on Ross Avenue and Ellen Street for the garbage enclosure. This will replace the AEC approved on October 2020 as the new AEC makes use of the lands to the east which are proposed for consolidation for landscaping and the garbage enclosure.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

- **In October, 2018, the applicant engaged the Winnipeg Public Service (WPS) to discuss the project.**
- **In November, 2018, the applicant submitted a draft application for development to solicit feedback from the Administration and was provided comments and feedback. The applicant modified the project accordingly.**
- **On January 15th, 2019, the applicant held a neighbourhood information session and submitted a summary of the session which shows a positive and support response from neighbourhood residents.**
- **The applicant also discussed the project with local community organizations including the Centennial Community Improvement Association, Winnipeg Regional Health Authority, and End Homelessness Winnipeg. Letters of support were submitted for the application for the proposed residential development under file DASZ 8/2019.**
- **The applicant has since been in continual communication with the Public Service.**

OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY:

Under the *Complete Communities Direction Strategy* of *OurWinnipeg*, the property is designated Mature Community.

Key policies under Complete Communities include the following:

- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*

- *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
- *Encourage intensification to occur at centres and along corridors.*
- *Support a mix of commercial services and employment uses that serve the local community.*
- *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*

The proposed subdivision & rezoning is consistent with the *Complete Communities Direction Strategy*. Key reasons are as follows:

- The proposed development makes use of an existing building with proposed improvements and an increase to the use.
- The development will serve the local community.
- The site is in close proximity to public transit stops and as a result it will be accessible and well-connected.
- The increased lot area and rezoning/ lot consolidation will improve amenities and greenspace on a previously-approved residential multi-family development.

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN

The subject property also falls within the "Medium Density Residential" Policy Area of the *West Alexander & Centennial Neighborhood Secondary Plan*. Key policies include:

- *Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple family development;*
- *In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys and a maximum of three storeys in height.*

A density exceeding one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process… for school sponsored student housing located within 1,000 metres of the Bio-Medical Zone or Red River College; and for non-profit, social housing.

The proposed lot consolidation will slightly reduce the overall density of the previously-approved development by increasing the lot size while improving amenity space, aesthetics and overall function of the residential development.

PROPOSED SUBDIVISION AND REZONING

- The applicant is proposing to rezone proposed lot to a "RMF-L" Residential Multi-Family (Large) District - West Alexander Centennial PDO-1.
- The "RMF" district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities. The "RMF-L" district in particular permits the highest density at 400 sq. ft. per dwelling unit.
- The proposed rezoning will result in large, uniformly zoned lot, reducing the overall density of the site approved for a 47-unit dwelling and increasing greenspace and amenity space for future residents of the building.

- The subject property is a large corner lot at the corner of two arterial roads and is able to accommodate a more permissive and denser residential zone district.
- In addition, there is a public transit stop located at the corner of Ellen Street and William Avenue (approximately 750 metres walking).
- The subject property is abutting other residential dwellings, including a large multi-family dwelling at the corner of Elgin Street and Ellen Street.
- The proposed subdivision and rezoning application is considered compatible with the surrounding area and is unlikely to create a substantial adverse effect on the neighbourhood.

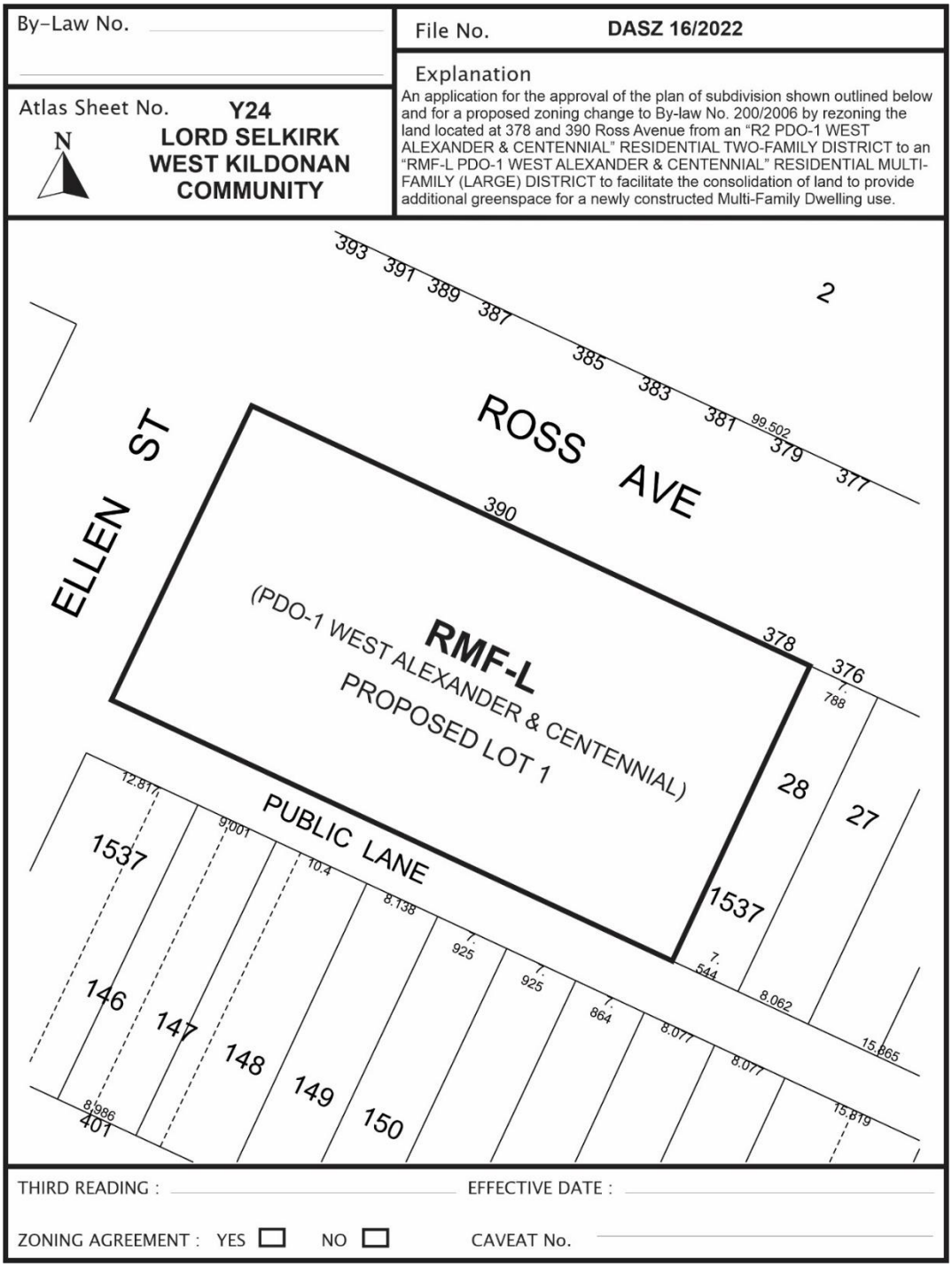
REASONS FOR RECOMMENDATIONS

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

- **The subdivision and rezoning application would comply with OurWinnipeg, the *Complete Communities Direction Strategy*, and the West Alexander & Centennial Neighbourhood Secondary Plan, and would be compatible with the surrounding area.**
- **The expansion of a site is intended to provide housing options to vulnerable populations in Winnipeg in an area where residential uses are the predominant land use.**
- **The consolidation of lots will result in improvements to amenities, aesthetics, and overall site design and functionality.**

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Shaylyn Costello, B.U.R.Pl.
DASZ File Number: 16/2022

SCHEDULE "A" FOR FILE NO. DASZ 16/2022**, LORD SELKIRK COMMUNITY COMMITTEE, APRIL 5, 2022**



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 378 AND 390 ROSS AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 16/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – 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 0.40, 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.

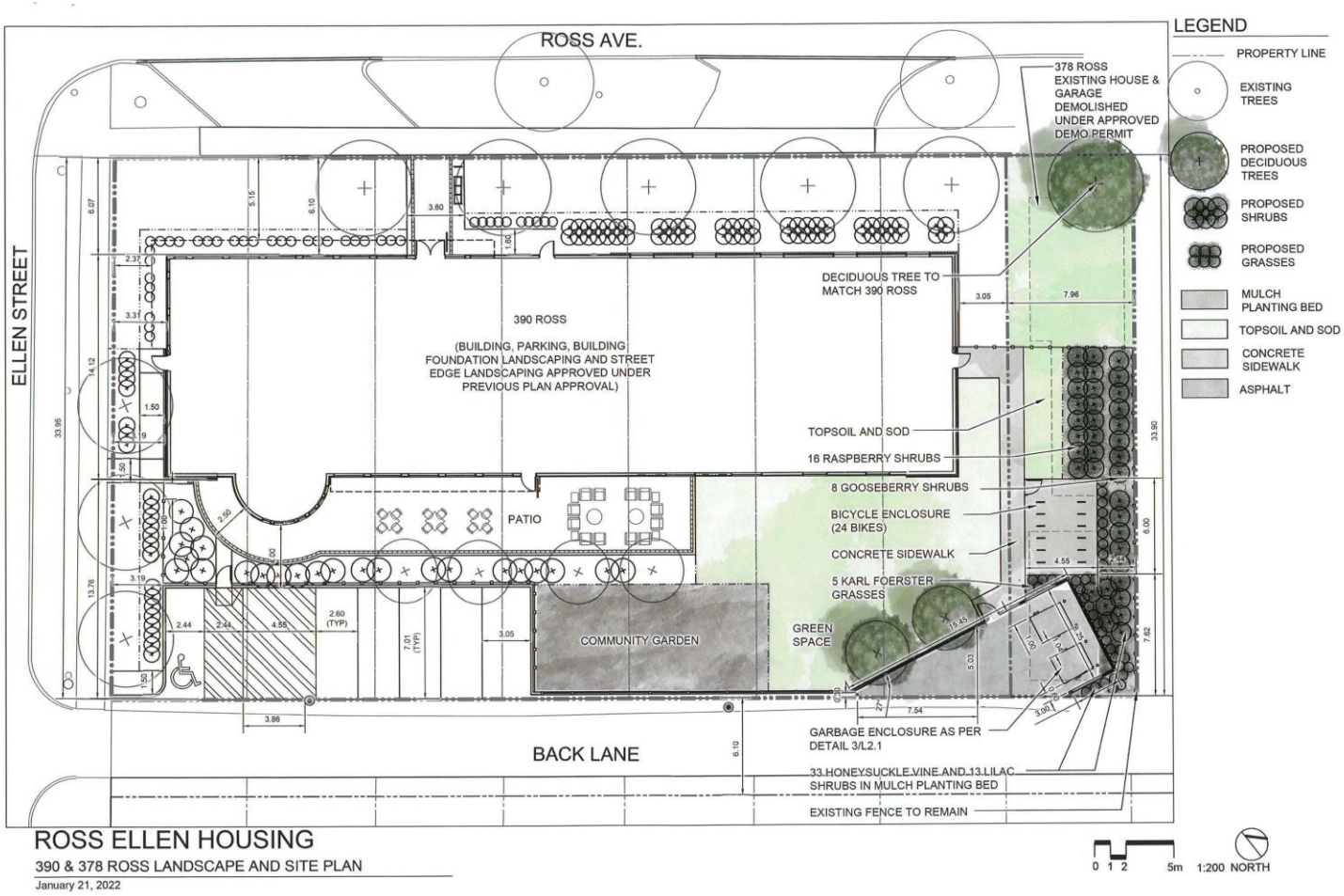
THIS REPORT SUBMITTED BY:

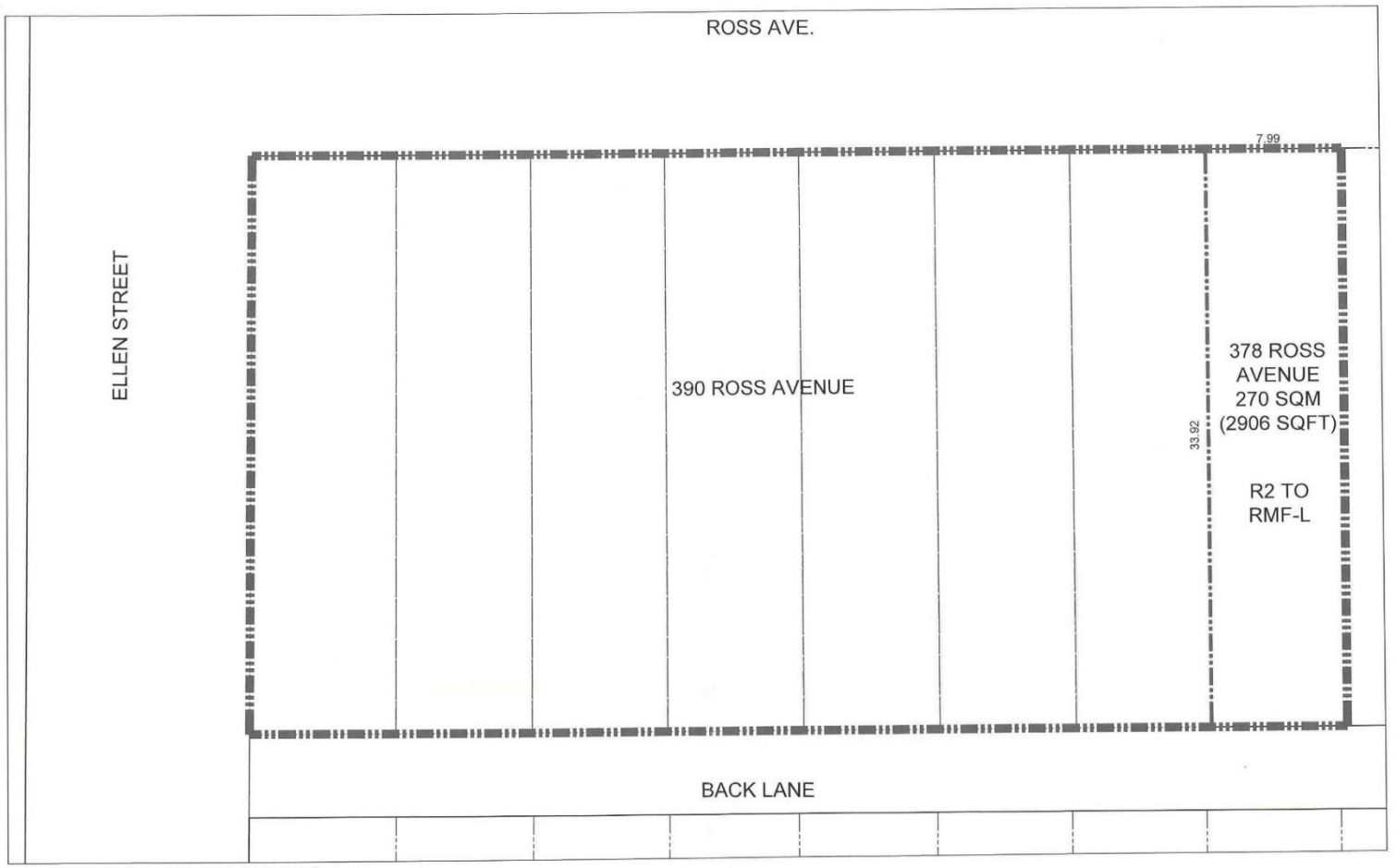
Administrative Co-ordinating Group
File No. DASZ 16/2022
April 1, 2022

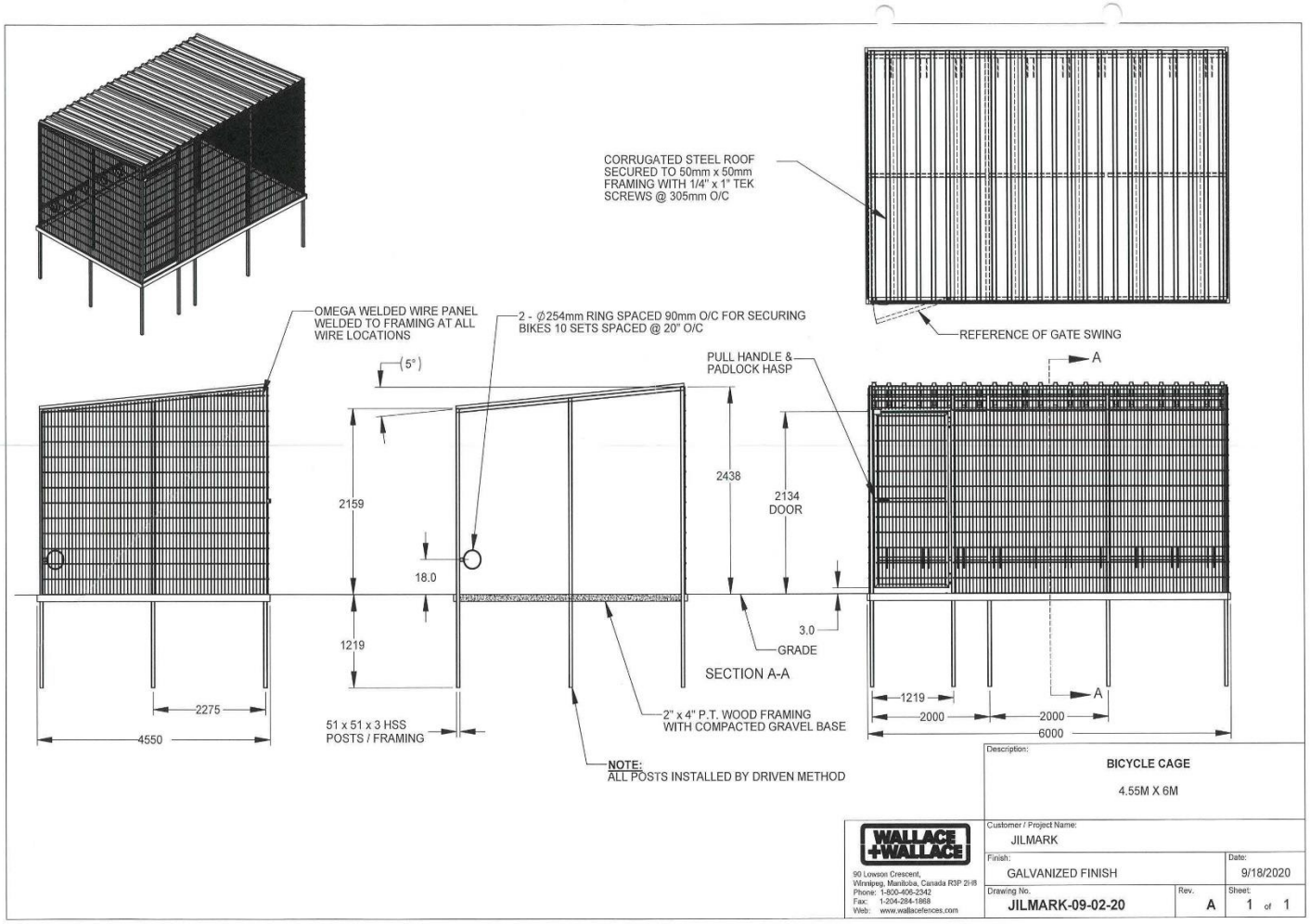
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

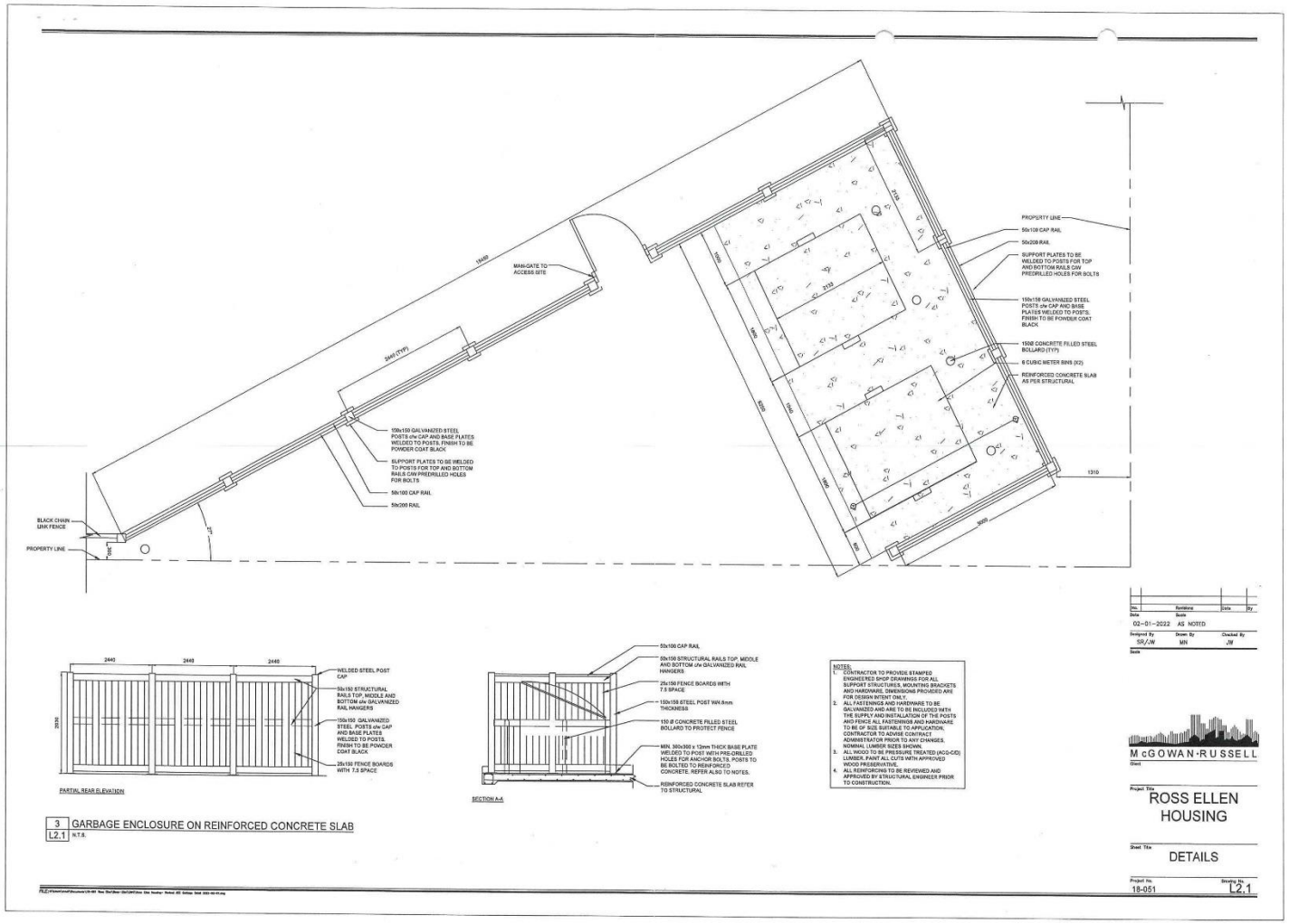
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit "7" referred to in File DASZ 16/2022




ROSS AVE.
ELLEN STREET
7.99
390 ROSS AVENUE
378 ROSS AVENUE 270 SQM (2906 SQFT)
33.92
R2 TO RMF-L
BACK LANE
ROSS ELLEN HOUSING
378 ROSS AVE TO BE CONSOLIDATED TO 390 ROSS AVE
CONCEPTUAL PLAN OF SUBDIVISION AND REZONING
1:200 NORTH


CORRUGATED STEEL ROOF SECURED TO 50mm x 50mm FRAMING WITH 1/4" x 1" TEK SCREWS @ 305mm O/C
REFERENCE OF GATE SWING
OMEGA WELDED WIRE PANEL WELDED TO FRAMING AT ALL WIRE LOCATIONS
2 - ϕ254mm RING SPACED 90mm O/C FOR SECURING BIKES 10 SETS SPACED @ 20" O/C
PULL HANDLE & PADLOCK HASP
(5°)
2159
2438
2134 DOOR
18.0
1219
3.0
GRADE
SECTION A-A
2275
4550
51 x 51 x 3 HSS POSTS / FRAMING
2" x 4" P.T. WOOD FRAMING WITH COMPACTED GRAVEL BASE
NOTE: ALL POSTS INSTALLED BY DRIVEN METHOD
A
1219
2000
2000
6000
Description:
BICYCLE CAGE
4.55M X 6M
WALLACE + WALLACE
90 Lowson Crescent, Winnipeg, Manitoba, Canada R3P 2H8
Phone: 1-800-406-2342
Fax: 1-204-284-1868
Web: www.wallacefences.com
Customer / Project Name:
JILMARK
Finish:
GALVANIZED FINISH
Date:
9/18/2020
Drawing No.
JILMARK-09-02-20
Rev.
A
Sheet:
1 of 1



3 L2.1 GARBAGE ENCLOSURE ON REINFORCED CONCRETE SLAB N.T.S.