Minutes – Executive Policy Committee – June 15, 2022

Report –Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

Item No. 9 Rezoning – 51 Roslyn Road
(Fort Rouge-East Fort Garry Ward)
File DAZ 200/2022 [c/r DAV 143518/2022D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2022 by rezoning the subject land to an "RMF-L" Residential Multi-Family Large District as shown on the map dated March 25, 2022 and included as Schedule "A" and with the Proposed By-law attached as Appendix "B" subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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 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. fencing
            f. landscaping
            g. free-standing signage

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

Report –Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

B. That the Developer enter into a Servicing Agreement with the City, if required, pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 8, 2022 and attached as Schedule "B" to this report.

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

i. a Zoning Agreement in accordance with Recommendation 1.A.; and

ii. a Servicing Agreement in accordance with Recommendation 1.B., 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").

D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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.

2. 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. DAZ 200/2022, as determined by the City's Director of Planning, Property and Development.

3. 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 next available Council meeting.

4. 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 the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

Report –Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid 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.

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

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. 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 DAZ 200/2022.

Report –Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Yea:	Bowman, Allard, Browaty, Chambers, Gilroy, Mayes, Rollins	7
Nay:		0

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 30, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On April 29, 2022, the City Centre Community Committee adjourned the public hearing to its meeting on May 30, 2022 at 10:30 a.m. in the Council Building at 510 Main Street, at the request of the Applicant.

On March 25, 2022, the City Centre Community Committee adjourned the public hearing to its meeting on April 29, 2022 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

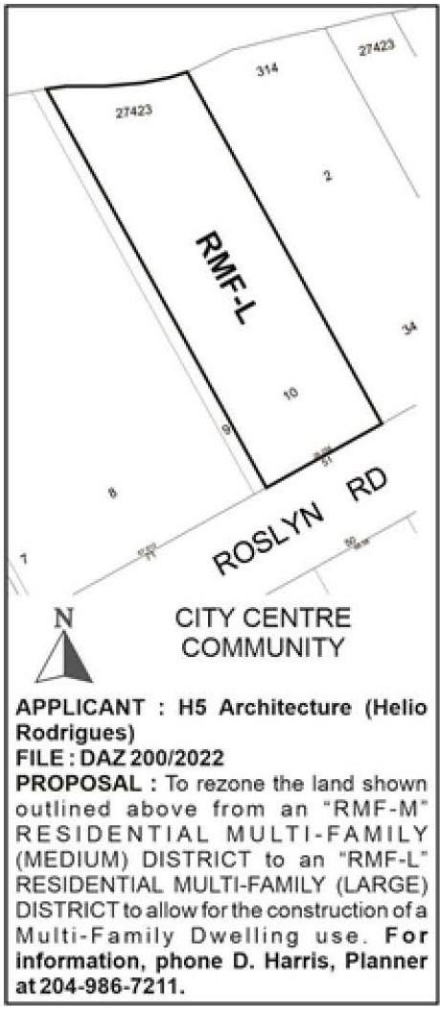
File: DAZ 200/2022

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

Public Hearing: May 30, 2022
April 29, 2022
March 25, 2022
Council Building, 510 Main Street

Applicant: h5 architecture (Helio Rodrigues)

Subject:



Premises Affected: 51 Roslyn Road

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

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

Report date: May 30, 2022

Community Committee Recommendation:

On May 30, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2022 by rezoning the subject land to an "RMF-L" Residential Multi-Family Large District as shown on the map dated March 25, 2022 and included as Schedule "A" and with the Proposed By-law attached as Appendix "B" subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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 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. fencing;
            f. landscaping; and
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the City Centre 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 Developer enter into a Servicing Agreement with the City, if required, pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 8, 2022 and attached as Schedule "B" to this report.

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

i. a Zoning Agreement in accordance with Recommendation 1.A.; and

ii. a Servicing Agreement in accordance with Recommendation 1.B., 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").

D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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.

2. 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. DAZ 200/2022, as determined by the City's Director of Planning, Property and Development.

3. 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 next available Council meeting.

4. 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 the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid 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.

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

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. 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 DAZ 200/2022.

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

1. It really does look good from the Legislature. That was a concern of mine and I'm grateful to the firm for really looking at the building from all angles, and the plans for planting are encouraging.

2. The view from the rear of the building and the connectivity from the front to the back; there's a lot of attention that's been paid to that and I think that's really good.

3. I know people are going to mourn the (current) building's demise and I want to acknowledge that people are concerned about the Saigon but I do think there are really strong style and attention being paid to the front and the back of the building and orientation in Osborne Village.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 1

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated January 14, 2022
2. Notification of Public Hearing dated February 16, 2022
3. Manitoba Status of Title 1563114/1
4. Letter of authorization dated June 14, 2021 from Joel Shuster, Atlas Acceptance Corporation Ltd. to h5 architecture inc.
5. Plans (12 pages)
6. Shadow Study dated May 3, 2021
7. Public Engagement Report dated May 21, 2021
8. Arborist Report dated September 6, 2021
9. Foundation and Slope Stability Assessments dated October 2021
10. Report from the Urban Planning Division dated March 16, 2022
11. Presentation in support of the application, submitted by Helio Rodrigues on March 15, 2022
12. Inspection Report
13. Recording of Representations of the adjourned public hearing held on March 25, 2022
14. Notice of Adjournment dated March 30, 2022
15. Communication dated April 19, 2022, from Helio Rodrigues requesting adjournment of the public hearing
16. Communication dated April 28, 2022, from Shirley Forsyth with respect to the application
17. Notice of Adjournment dated May 3, 2022
18. Revised Application dated May 6, 2022
19. Agreement in Principle between Peg City Car Co-op Ltd. and Atlas Acceptance Corporation Ltd. dated April 14, 2022
20. Revised Plans (9 pages)
21. Revised Report from the Urban Planning Division dated May 19, 2022
22. Plans (11pages) in support of the application, submitted by Helio Rodrigues on May 18, 2022
23. Letter of Intent dated April 22, 2022, submitted by Helio Rodrigues on May 18, 2022
24. Presentation in support of the application, submitted by Melissa Tovar on May 27, 2022
25. Recording of Representations of public hearing held on May 30, 2022

REPRESENTATIONS:

In Support:

Helio Rodrigues
Melissa Tovar

In Opposition:

Tara Mamchuk

For Information:

Shirley Forsyth

For the City:

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

Exhibit "21" referred to in File DAZ 200/2022

REVISED ADMINISTRATIVE REPORT

Title: DAZ 200/2022 at 51 Roslyn Rd.

Issue: For consideration at the public hearing for a rezoning to the "RMF-L Residential Multiple Family Large district to enable the construction of a six (6) storey, 66 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
A. Ross, RPP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2022 by rezoning the subject land to an "RMF-L" Residential Multi-Family Large District as shown on the map dated March 25, 2022 and included as Schedule "A" and with the Proposed By-law attached as Appendix "B" subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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 Owner must submit plans showing the location and design of any and all proposed:

        - buildings;
        - accessory parking areas;
        - private approaches;
        - garbage enclosures;
        - fencing;
        - landscaping; and
        - free-standing signage

        on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the City Centre 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 Developer enter into a Servicing Agreement with the City, if required, pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 8, 2022 and attached as Schedule “B” to this report.

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

(i) a Zoning Agreement in accordance with recommendation 1.A.; and

(ii) a Servicing Agreement in accordance with recommendation 1.B.,

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").

D. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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.

2. 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. DAZ 200/2022, as determined by the City’s Director of Planning, Property and Development.

3. 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 next available Council meeting.

4. 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 the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the “Fees”) to the City within 2 years after the By-law has been given first reading.

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7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
9. 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 DAZ 200/2022.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property from the “RMF-M” Residential Multi-Family Medium district to the “RMF-L” Residential Multiple Family Large district to enable the establishment of a 66 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 rezoned.

HISTORY

- This application was adjourned from the March 25, 2022 meeting of City Centre Community Committee.
- Subsequent to that meeting, the applicant revised the proposal, reducing the previous building height from 15 storeys to 6 storeys, reducing the dwelling count from 80 to 66, and correspondingly redesigning the building.
- In their revised Letter of Intent, the applicant has indicated due to economic conditions, the originally proposed 15 storey building is no longer viable.
- A rezoning into the “RMF-L” district is still required to enable the density for the proposed 66 unit development.
- A new variance application (DAV 22-143518\D is also required to enable the proposed revised concept.
- This report, and the report for Associated File No. DAV 22-143518\D provide analysis of the revised proposal.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

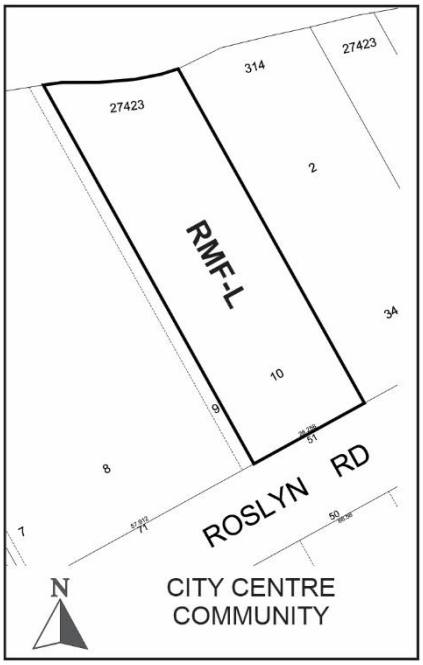
Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	A. Ross, RPP, MCIP
Date:	May 19, 2022
File No.	DASZ 200/2022

DATE: May 19, 2022
FILE: **DAZ 200/2022**
RELATED FILES: DAV 22-143518\D
COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.111 - River Osborne

SUBJECT: To rezone a residential lot from an “RMF-M” Residential Multi-Family (Medium) District to an “RMF-L” Residential Multi-Family Large District in order to facilitate the construction of a six (6) storey 66 unit multi-family dwelling.

LOCATION: 51 Roslyn Rd.



LEGAL DESCRIPTION: LOT 10 PLAN 27423 41 ST B

APPLICANT: Helio Rodrigues (H5 Architecture Inc.)
610 Broadway A
Winnipeg, MB R3C 0W8

OWNER: ATLAS ACCEPTANCE CORPORATION LTD
2025 Corydon Ave
Winnipeg, MB R3P 0N5

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Roslyn Road in the River Osborne Neighbourhood of the Fort Rouge-East Fort Garry ward.
- The property is currently zoned “RMF-M” Residential Multi-Family (Medium) District and is 22,712 sq. ft. in area.
- The site has 93 feet of frontage on Roslyn Road and is approximately 300 feet deep with the rear of the property abutting the Assiniboine River.
- An existing three (3) storey, 25 unit multi-family dwelling is currently located on the subject property.



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

SURROUNDING LAND USE AND ZONING

The subject area is characterized by a mix of medium and high density multi-family residential dwellings.

North: The Assiniboine River then the Manitoba Legislature zoned “R” Riverbank Sector under the Downtown Zoning By-law.

South: Roslyn Rd. then a 36 unit multi-family residential use zoned “RMF-M” Residential Multi-Family Medium district.

East: A 40 unit multi-family residential use zoned “RMF-M” Residential Multi-Family Medium district.

West: A 99 dwelling unit multi-family residential use zoned “RMF-M” Residential Multi-Family Medium district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property to the “RMF-L” Residential Multi-Family Large district to enable the establishment of a six (6) storey, 66 unit multi-family residential dwelling.
- The proposed development will include 51 motor vehicle parking spaces, all of which are contained underground and within the building in a two (2) level parkade.
- One car share vehicle will be provided to offset the requested parking reduction.
- Access to the parkade is taken from Roslyn Rd. given the property backs onto the Assiniboine river and there is no rear lane.
- The building front has been designed to contain active uses at ground level including the main lobby and glazed stair wells to screen motor vehicle parking from view.
- A secure indoor bicycle storage room is located in the lower level parkade which contains room for 19 bikes.
- Visitor parking for 12 bikes is provided in front of the building.
- The proposed building utilizes a six (6) storey construction that is consistent with established built form on this section of Roslyn Rd.
- The front façade has been designed in two (2) sections through projection and recess, resulting in a varied and well-articulated building mass.
- The east front building mass employs a building step back at the fifth (5) storey to accommodate a street facing roof deck that is connected to a multi-purpose room.
- The west front building mass projects over the main entrance, providing weather protection while furthering building articulation.
- An accessible pedestrian pathway is located in the west side yard which connects Roslyn Rd. to an outdoor amenity area in rear yard. There is also a seating area located in the front yard.
- The building employs a mix of high quality materials on all sides including:
    - Brick cladding
    - Dry-vit terra neo stucco (similar to stone terrazzo)
    - Substantial window glazing at grade
    - Substantial window cover
    - Limited amounts of polished aluminum panel at top of building to diminish mass
    - Balconies on side elevations further articulate the building walls.
    - Perforated metal screen at ground level on side elevations to screen the parking area while enabling light penetration to the side yard pathway.
- The applicant has made a concerted effort to create an aesthetically pleasing rear elevation to improve the riverfront building condition as well as the front street condition on Roslyn Rd.

REASON FOR APPLICATION

- The subject property is currently zoned “RMF-M” Residential Multi-Family Medium district.
- In order to accommodate this higher density development a 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 22 712 sq. ft., the proposed 66 unit building would result in a density of 344 sq. ft. per dwelling unit.
- Approval of the development as proposed requires a variance to the lot area per dwelling unit maximum for the ”RMF-L” district.
- Additional variances for west side yard and parking supply are also required. For complete analysis of required variances, please see the corresponding planners report for File No. DAV 22-143518\D.

COLLABORATIVE PLANNING – Previous 15 storey proposal

- The applicant contacted the Urban Planning Division to elicit feedback on a potential DAZ application to enable the establishment of a high density multi-family development in January of 2020.
- Initial proposals were seeking significant increases to building height, with an initial proposal to construct a 30 storey tower at 51 Roslyn Rd.
- Given the scale of this preliminary proposal, the Urban Planning Division advised a Pre-Application be undertaken.
- The Urban Planning Division issued a Pre-Application feedback letter to the applicant in June of 2020. The Pre-Application indicated the proposed 30 storey height was not supportable.
- Pre-Application feedback indicated preliminary support for establishment of a 15 storey, RMF-L style multi-family residential development.
- The applicant worked collaboratively with the Public Service through numerous meetings and discussions to revise their proposal to arrive at a supportable development concept.
- In particular, at the request of the Urban Planning Division the applicant:
    - Reduced the height to 15 storeys.
    - Repositioned the building tower to be stepped back from the four (4) storey podium facing Roslyn Rd. to reduce street impact.
    - Increased side yard setbacks.
    - Hid interior parking through the provision of ‘active uses’ facing Roslyn.
    - Provided a reasonable supply of secure, long term indoor and convenient short term outdoor bike parking.
    - Revised designs in accordance with floodway regulations
    - Provided requested studies including:

        - An arborist report
        - Shadow modeling
        - Geotechnical report
        - Public engagement summary
- Given the applicant has been responsive to provided feedback and submitted a high quality development concept, the Urban Planning Division is supportive of this proposal.

COLLABORATIVE PLANNING – Revised (current) 6 storey proposal

- The applicant contacted the Urban Planning Division in late March of 2022 to communicate they had done a revised costing exercise and the proposed 15 storey tower was no longer feasible to construct.
- The applicant submitted a revised six (6) storey concept for review by the Public Service.
- Revised drawings were of high quality and consistent with Osborne Village Neighbourhood Plan (OVNP) policy and the intent of the original proposal.
- In response to comments from the Urban Planning Division, the applicant made the following revisions:
    - Added transparent glazing for a portion of the west elevation to further animate the corner of the building.
    - Agreed to provide a car share vehicle in order to offset the proposed further reduction in motor vehicle parking.
- Given the applicant has been responsive to provided feedback and submitted a high quality development concept, the Urban Planning Division is supportive of this revised proposal.

PUBLIC ENGAGEMENT – Previous 15 storey proposal

- The Urban Planning Division strongly encouraged the applicant to undertake a robust public consultation process prior to submission of a formal application.
- The applicant provided a detailed public engagement summary outlining the following public consultation process details:
    - Two virtual open house sessions were held on May 18 and 20 of 2021.
    - A project website was created to advertise events, view the proposal and leave comment. The website attracted 270 visitors.
    - Public open houses were advertised through distribution to residents and businesses within a 300 metres radius of 51 Roslyn Rd. Flyers were distributed via Canada Post mail between May 7, 2021 and May 10, 2021.
    - The events were also advertised in the Winnipeg Free Press on May 8, 2021 (page B3 of the City / Business section).
- In regards to the May 18, 2021 session:
    - 26 people registered to attend

    - 16 people attended the virtual session
    - The majority of attendees indicated they lived on the subject block of Roslyn Rd.
    - One person requested additional information.
    - The applicant has indicated that comments were generally supportive.
- In regards to the May 20, 2021 session:
    - 11 people registered to attend
    - 10 people attended the virtual session
    - The majority of attendees indicated they lived on the subject block of Roslyn Rd.
    - Some clarification on design specifics, construction timelines and City feedback were requested.
    - Some concern was identified in regards to the proximity of the building to the east and obstruction of morning light.
    - Concerns about impact to light at 71 Roslyn were also mentioned.
    - Feedback was reported as being generally positive.

PUBLIC ENGAGEMENT – Revised (current) 6 storey proposal

- Given the applicant proposed a significant re-design of their proposed development, the Urban Planning Division advised the applicant to:
    - Contact the individuals who participated in the original virtual open houses and inform them of proposed design changes.
    - Inform / engage all immediately adjacent neighbouring properties of the proposed change.
    - Update the project website with new designs and direct neighbours to the site for those who seek additional information.
- In response to Urban Planning Division feedback, the applicant has indicated the following:
    - The project website was revised with the updated concepts on May 4, 2022.
    - Circulation of pamphlets with revised drawings were distributed on May 4, 2022. At that time, an email was also circulated to attendees of the two original open houses, notifying them of the website update.
    - Feedback was collected through the website.
    - Key concerns expressed included parking and the use of the rear green space; another inquiry was regarding the price of units.
    - A revised public engagement summary was provided to the City (attached as Appendix ‘A’).

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The subject property is located in the Areas of Stability – Mature Communities Policy Area under *the Complete Communities Direction Strategy*.
- Key policies guiding the development of Areas of Stability include relevant to this application include:
- *Direction 1: Support the completion of areas of stability*:
    - *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.*
    - *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction*

The proposal has been designed to fit within the exiting high density residential context on this section of Roslyn Rd. The proposed building provides a range of residential unit types that will increase housing supply in the area. Pedestrian pathways leading to rear yard amenity space adjacent to the Assiniboine River are designed to accessible standards, and will improve opportunities for social gathering. Based on these factors, the proposed development is consistent with *Complete Communities* policy.

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

The subject property is located with the Osborne Village planned area and is governed by policies in the *Osborne Village Neighbourhood Plan* (OVNP).

<u>Residential Policies:</u>

> *4.1.1.A Encourage housing developments that offer a variety of housing types, including market and integrated non-market housing;*

The proposed 66 unit multi-family development offers a range of apartment configurations including provision of studio, one (1) and two bedroom units providing a range of residential accommodation types.

<u>Village High Density Residential policies:</u>

- The Village High Density Residential (V-HDR) area is described as:

  > *"The East and West Apartment high density residential areas along the Assiniboine River, located predominantly along Roslyn Road and Wellington Crescent."*

- VHDR policies relevant to the proposed development at 51 Roslyn Rd. include:

  > *4.1.4.A Encourage medium and high-rise multiple-family development;*
  >
  > *4.1.4.D New high-density development should consider the height, scale, prevailing densities, and design characteristics of surrounding land uses*

The VHDR policies encourage medium and high rise residential development in this area. The proposed six (6) storey building is similar in scale to existing multi-family residential uses on this block of Roslyn Rd. The proposed density is similar to high density

development in the area. The proposed development has been designed in a considerate fashion through use of articulated building facades, active ground floor uses, abundant windows and balconies, quality façade materials and landscaping to fit into the street context, preserve view corridors and limit impact on adjacent uses.

Character Policies:

3.1.1.A - Intensification and infill projects will be consistent in design with the street pattern and architectural character of existing areas. Existing patterns of streets, lanes, blocks, and private or public open spaces will be respected;

The proposed development utilizes a high quality architectural design that is consistent with area context. The six (6) storey design is similar in scale with existing buildings on this section of Roslyn Rd. Building access is consistent with the existing context of front approaches due to the absence of back lanes on river lots. The building has a strong pedestrian orientation and has been designed to activate the front street and minimize the impact of motor vehicle access.

3.1.1.B - Development will achieve an urban character and reinforce the relationship between buildings and the street by:

3.1.1.B.1 Orienting buildings to the street to restore traditional mature neighbourhood character. New buildings are to be located to the front and corner side property lines and have a street front orientation;

3.1.1.B.2 Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;

3.1.1.B.3 Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;

3.1.1.B.4 Having consideration for light, view, and privacy of adjacent buildings and areas.

The proposed development has a strong street front orientation through a front entrance location, direct pedestrian connections, landscaping, seating, bicycle parking and a well-designed, active building front. The building is consistent with front yard setbacks on this block of Roslyn. Brick cladding and terrazzo style stucco is consistent with high quality facade materials found in the area. Parking and loading are concealed within the building and the necessary front approach is softened with adjacent landscaping. The 20 ft. and 12.3 ft. side yards assist in providing views and reasonable sun penetration for exiting neighbouring buildings.

3.1.1.C - Development will reinforce and contribute to a strong streetscape and pedestrian oriented environment by:

3.1.1.C.1 Ensuring pedestrian access is a predominant feature in site design;

3.1.1.C.2 Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;

3.1.1.C.3 Ensuring building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings;

3.1.1.C.4 Ensuring sensitive design that clearly defines public, semiprivate, and private space;

3.1.1.C.5 Providing wider sidewalks in active areas to accommodate pedestrian traffic, particularly where outdoor seating and retail activities are to occur;

3.1.1.C.6 Encouraging the development of gathering places and active areas, such as pedestrian plazas, outdoor seating areas, and patios at prominent, highly visible locations;

The proposed building provides direct pedestrian access to street facing entrances and rear amenity space. The building front has strong pedestrian orientation through abundant window placement, glazing and active uses. A landscaped front yard with seating is provided to soften the street edge. The underground parking ramp is located in the side yard back from the street to minimize impact. The plan illustrates a rear yard amenity space providing accessible access to outdoor amenity space.

3.1.2 Character – Diversity of Uses and Housing Types:

3.1.2.B - Development with a residential component should include a wide variety of housing options aimed at different lifestyles, age groups, and income levels.

The proposed development contains a range of apartment types from studio to two (2) bedroom units that can provide a variety of housing options for future tenants. The revised Letter of Intent indicates 10% of units will be rented at affordable rates. The revised Letter of Intent also states all residential units are designed to a visitable standard.

3.1.3 Character – View Corridors and Natural Features:

3.1.3.A Development should reinforce existing view corridors and street vistas, including view corridors and vistas of the Red & Assiniboine Rivers, the downtown, and prominent land marks;

3.1.3.B Encourage preservation of existing mature canopy shade trees and natural areas through good design.

The revised proposed design has reduced building height and mass, further improving the pedestrian experience on Roslyn Rd. Side yards and the reduced height maintain views from Roslyn Rd. through to the Legislature grounds. An arborist report was provided for the site which recommended removal of two mature trees in the front yard. The applicant is proposing to plant three 3 new trees and 27 shrubs along Roslyn Rd.

3.1.4 Character – Safety, Environment & Sustainable Development:

3.1.4.A The incorporation of concepts of Universal Design, and Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design is strongly encouraged;

The proposed development has a strong pedestrian orientation that will increase eyes on the street. The high density nature of the development will increase activity on site resulting in a more active, animated space. These characteristics will increase passive surveillance on site and can contribute to a safer urban environment. Permeable metal screening on the side elevations at ground level conceal vehicular parking while enabling light spillover from the enclosed parkade, improving visibility in the side yards.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family Large district is intended to facilitate high density residential development.
- The subject site is located on a block of Roslyn Rd. that is characterized by a range of medium and higher density multi-family residential buildings.
- The Osborne Village Neighbourhood Plan identifies this area as suitable for high density residential development.
- The proposed density of 344 sq. ft. per dwelling unit exceeds the maximum 400 sq. ft. per dwelling unit typically permitted in the “RMF-L.”
- The established residential context, supportive local area plan policy, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a full range of commercial services are supporting factors in the use of the “RMF-L” zoning district.
- As outlined under “lot area per dwelling unit” in the associated variance application DAV 22-143518\D, the established residential densities in the area result in a suitable context for the proposed density variance.
- The submitted design is of high quality and is reasonably scaled given this highly urban context.

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

ADDITIONAL CONSIDERATIONS

TREES AND LANDSCAPING

- At the request of the Urban Planning Division, the applicant provided an arborist report at the time of formal application (Appendix C).
- The arborist report provides an assessment of the current trees on the subject site and was conducted on July 13 and September 5 of 2021.
- Two private trees in the existing front yard of 51 Roslyn Rd. were inventoried as part of the subject arborist report.
- Unfortunately, both trees have been identified by the arborist as suitable for removal due to deteriorated condition and location relative to vehicular access.
- The arborist report recommends removal of existing trees and planting of new trees.
- As illustrated on the submitted landscape plan, three (3) new trees will be planted in the front yard along Roslyn Rd.
- Numerous shrubs, grasses and other soft landscaping elements will also be planted on site.
- The applicant has also indicated the existing paved area at the rear of the subject property will be returned to soft landscape, resulting in a more naturalized riverbank condition.

AFFORDABLE HOUSING

- As part of the revised Letter of Intent, the applicant has indicated that 10% of provided units will be rented at affordable levels.

VISITABLE HOUSING

- As part of the revised Letter of Intent, the applicant has indicated that all residential units in the proposed dwelling will be designed to a visitable standard.

SHADOW STUDY

- Given the applicant has submitted a revised six (6) storey development concept, a shadow study is no longer required.
- The proposed six (6) storey building is consistent with area context including the neighbouring nine (9) and five (5) storey buildings.

GEOTECHNICAL REPORT

- Given the subject property abuts the Assiniboine River, a geotechnical report was submitted which outlines strategies for required bank stabilization.
- The geotechnical report has also provided guidance on floodway and flood fringe regulatory requirements. These requirements have been incorporated into submitted design concepts.
- The geotechnical report has been reviewed by the Public Service and proposed stabilization measures have been found to be reasonable and necessary.
- The applicant will be required to obtain a waterways permit prior to demolition and issuance of a building permit. Additional technical analysis and discussion will occur through the waterways permit process.

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. The report identifies a servicing agreement may be required.
- As identified in the ACG report, 51 Roslyn is located in a combined sewer district which is currently at capacity.
- The public service has communicated this constraint to the applicant and identified requirements for a servicing study and potential upgrades to adequately service the proposed development.
- The applicant is aware of this condition and has reviewed this feedback with their engineering team.
- Based on feedback from their engineering team, the applicant has indicated they are confident an engineering solution can be reached that will enable the development to proceed.

CONDITIONS OF APPROVAL

- A Plan Approval Condition is recommended as a condition of rezoning approval.
- Plan Approval enables review should minor design changes arise during development of detailed construction drawings.

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 *Osborne Village Neighbourhood Plan* and area context.
- The proposed development will increase residential density in the Osborne Village area, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood.

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: A. Ross, RPP, MCIP

Schedule "A" for File DAZ 200/2022, City Centre Community Committee, March 25, 2022

By-Law No. _____

File No. **DAZ 200/2022**

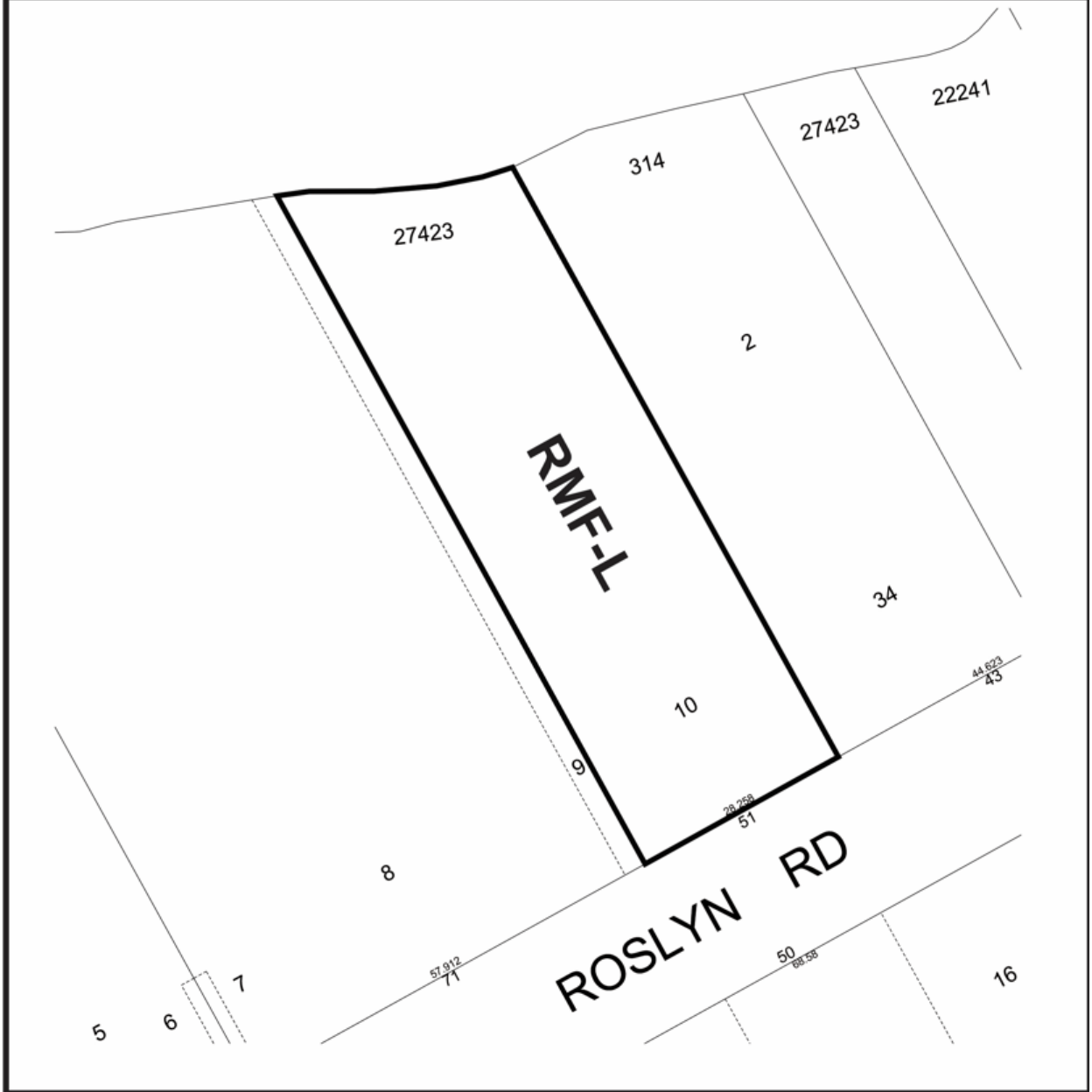
Atlas Sheet No. **AB24**

N

CITY CENTRE COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning theland located at 51 Roslyn Road from an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the construction of a Multi-Family Dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 51 ROSLYN ROAD

It is recommended that approval of DAZ 200/2022, if granted, be subject to the applicant entering into a Servicing Agreement, if required, containing the following conditions:

Section I – General Comments

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

Section II – Engineering Studies

1) The Water and Waste Department has advised that the combined sewer wastewater collection system servicing the Planned Area does not have capacity to support the proposed development.

   The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which will outline the wastewater sewer and/or land drainage sewer upgrades required to adequately service the proposed development and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

1) Combined Sewer District

   a) The Developer shall, at no expense to the City, construct and install servicing upgrades required to service the proposed subdivision and adjacent lands, in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

   b) Alternatively to Clause a) above, the applicant may modify the development plans such that the development does not exceed the existing site's wastewater discharge rate, to the satisfaction of the Director of Water and Waste.

   c) In addition to the capacity issue, 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 14L/s/ha or less

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.

2) Flood Protection

The subject property is located on the "wet" side of the Primary Line of Defense. For the lands located within Floodway Fringe area, all construction is required to be in accordance with Floodway Fringe Regulations 266/91, as described at the following website:

https://web2.gov.mb.ca/laws/regs/current/_pdf-regs.php?reg=266/91

In accordance with the City of Winnipeg Charter Act, no work is permitted within the Floodway Area.

3) Construction Traffic

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

b) The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

4) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

5) Litter and Refuse Control and Clean-Up

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

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

6) Boulevards

a) The Developer shall, at no expense to the City, sod (if required), and plant trees on all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

7) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Winnipeg Land Titles Office.

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

Section IV – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 200/2022
March 8, 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

Appendix A: Revised public engagement summary

Appendix B: Draft by-law

Appendix C: Arborist report

Exhibit “20” referred to in File DAZ 200/2022





191104 STroslyn 22-04-21

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preliminary architectural only.

renders

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PROJECT TITLE
Roslyn Mid-Rise

ADDRESS
51 Roslyn Rd. Winnipeg

PROJECT NO.	SCALE
191104	as noted
DRAWN BY	DATE
tn	apr.21.22
CHECKED BY	REV NO. 0
hr	

a.0.1 SHEET NO.

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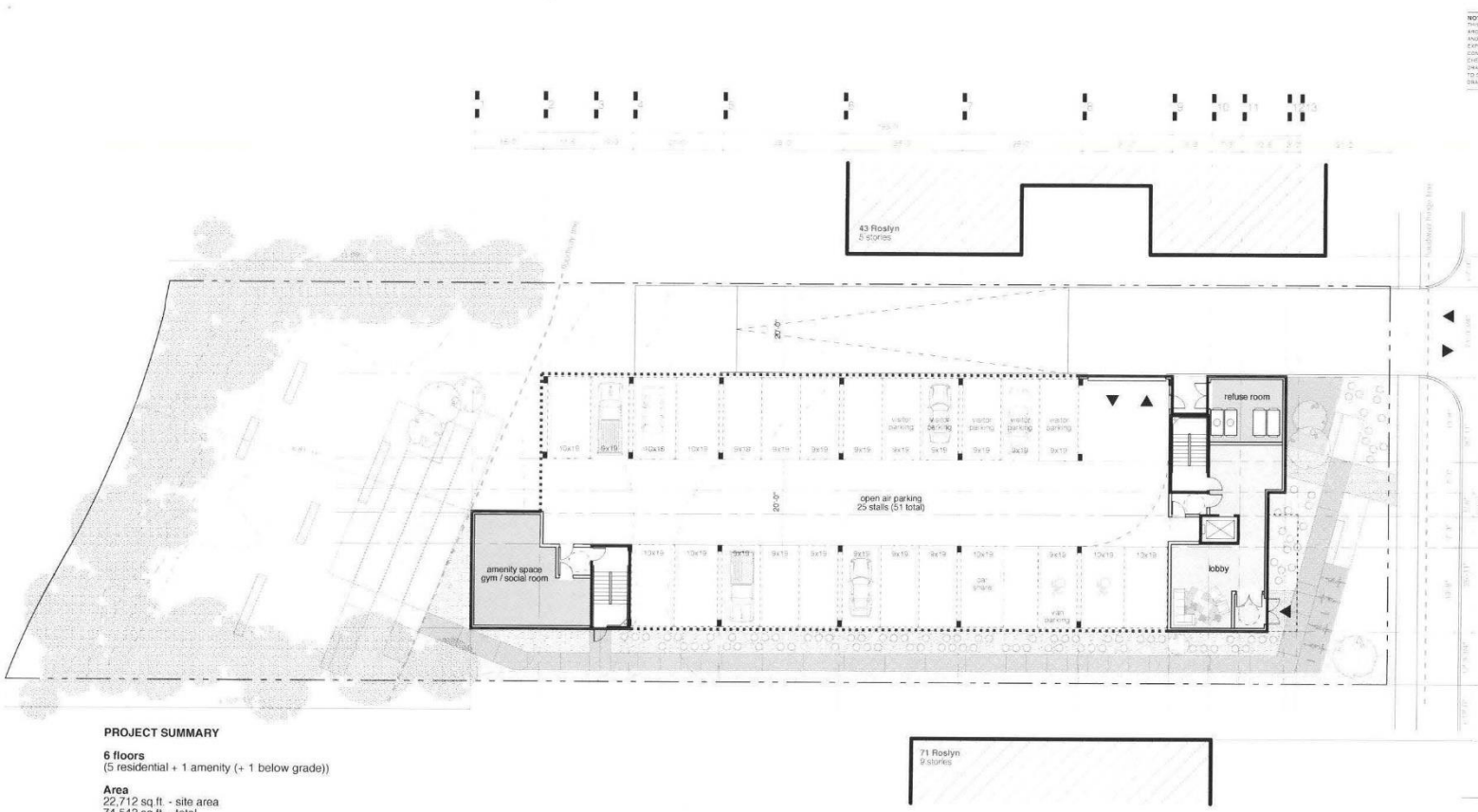

PROJECT SUMMARY

6 floors
(5 residential + 1 amenity (+ 1 below grade))

Area
22,712 sq.ft. - site area
74,542 sq.ft. - total
10,788 sq.ft. / typ. floor
9,814 sq.ft. / top floor

Unit Break Down
66 - total units
4 - studio (430 sq.ft.)
22 - one bed (565 sq.ft.)
39 - two bed (750 sq.ft.)
1 - large two bed (1,320 sq.ft.)

Parking
51 - total stalls (+ 1 car share)
3 - accessible stalls
1 - accessible van stall
5 - visitor stalls
31 - total bicycle parking
19 - indoor secure
12 - exterior

Landscape Summary
Street Edge Landscaping (CoW Bylaw 190.2)
3 - trees (3 req.)
27 - shrubs (14 req.)

1 main floor plan (lvl 1)
a.1.0 1/16" = 1'-0"

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main floor plan (lvl 1)

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h5 architecture
#134-3 Brookside Boulevard, Winnipeg, MB, R2C 2H8, Canada
T 204 774 3012 F 204 774 7292 www.h5architecture.ca

PROJECT TITLE:
Roslyn Mid-Rise

ADDRESS:
51 Roslyn Rd. Winnipeg

PROJECT NO: **191104**
SCALE: **as noted**
DRAWN BY: **tn**
DATE: **apr. 21.22**
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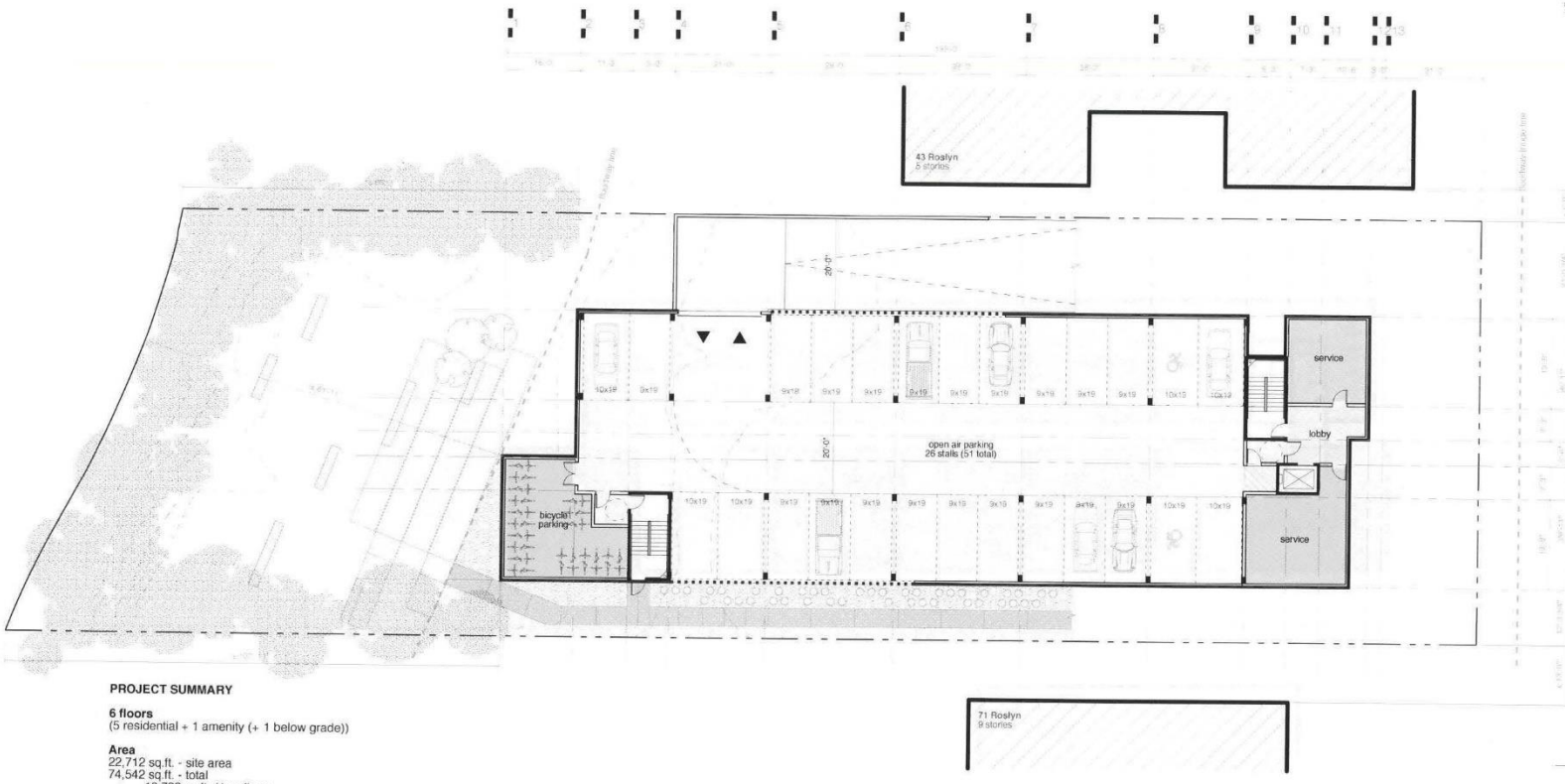

PROJECT SUMMARY

6 floors
(5 residential + 1 amenity (+ 1 below grade))

Area
22,712 sq.ft. - site area
74,542 sq.ft. - total
10,788 sq.ft. / typ. floor
9,814 sq.ft. / top floor

Unit Break Down
66 - total units
4 - studio (430 sq.ft.)
22 - one bed (565 sq.ft.)
39 - two bed (750 sq.ft.)
1 - large two bed (1,320 sq.ft.)

Parking
51 - total stalls (+ 1 car share)
3 - accessible stalls
1 - accessible van stall
5 - visitor stalls
31 - total bicycle parking
19 - indoor secure
12 - exterior

Landscape Summary
Street Edge Landscaping (CoW Bylaw 190.2)
3 - trees (3 req.)
27 - shrubs (14 req.)

1 / a.1.1 lower level plan (lvl -1)
1/16" = 1'-0"

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lower level plan (lvl -1)

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PROJECT TITLE
Roslyn Mid-Rise

ADDRESS
51 Roslyn Rd. Winnipeg

PROJECT NO.: **19104** SCALE: **as noted**
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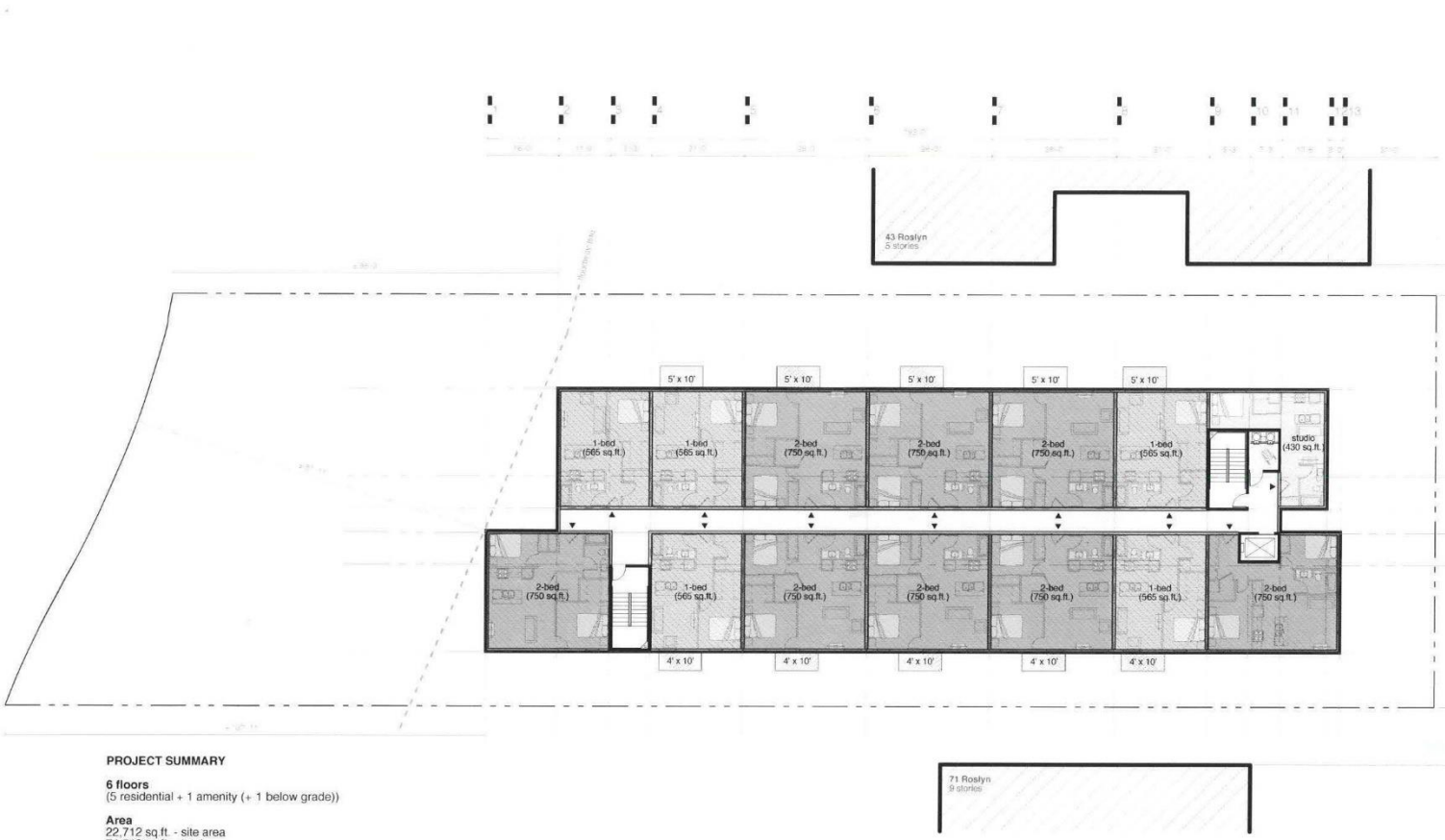

PROJECT SUMMARY

6 floors
(5 residential + 1 amenity (+ 1 below grade))

Area
22,712 sq.ft. - site area
74,542 sq.ft. - total
10,788 sq.ft. / typ. floor
9,814 sq.ft. / top floor

Unit Break Down
66 - total units
4 - studio (430 sq.ft.)
22 - one bed (565 sq.ft.)
39 - two bed (750 sq.ft.)
1 - large two bed (1,320 sq.ft.)

Parking
51 - total stalls (+ 1 car share)
3 - accessible stalls
1 - accessible van stall
5 - visitor stalls
31 - total bicycle parking
19 - indoor secure
12 - exterior

Landscape Summary
Street Edge Landscaping (CoW Bylaw 190.2)
3 - trees (3 req.)
27 - shrubs (14 req.)

1 / a.1.2 typ floor plan (lvls 2-5)
1/16" = 1'-0"

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typical plan (lvls 2-5)

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PROJECT TITLE: Roslyn Mid-Rise
ADDRESS: 51 Roslyn Rd. Winnipeg
PROJECT NO.: 191104
SCALE: as noted
DRAWN BY: tn
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PROJECT SUMMARY

6 floors
(5 residential + 1 amenity (+ 1 below grade))

Area
22,712 sq.ft. - site area
74,542 sq.ft. - total
10,788 sq.ft. / typ. floor
9,814 sq.ft. / top floor

Unit Break Down
66 - total units
4 - studio (430 sq.ft.)
22 - one bed (565 sq.ft.)
39 - two bed (750 sq.ft.)
1 - large two bed (1,320 sq.ft.)

Parking
51 - total stalls (+ 1 car share)
3 - accessible stalls
1 - accessible van stall
5 - visitor stalls
31 - total bicycle parking
19 - indoor secure
12 - exterior

Landscape Summary
Street Edge Landscaping (CoW Bylaw 190.2)
3 - trees (3 req.)
27 - shrubs (14 req.)

1 top floor plan
a.1.3 1/16" = 1'-0"

preliminary architectural only.
top floor plan (lvl 6)

SEAL

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h5 architecture

PROJECT TITLE
Roslyn Mid-Rise

ADDRESS
51 Roslyn Rd. Winnipeg

PROJECT NO. 191104
SCALE as noted
DRAWN BY tn
DATE apr.21.22
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a.1.3
SHEET NO.

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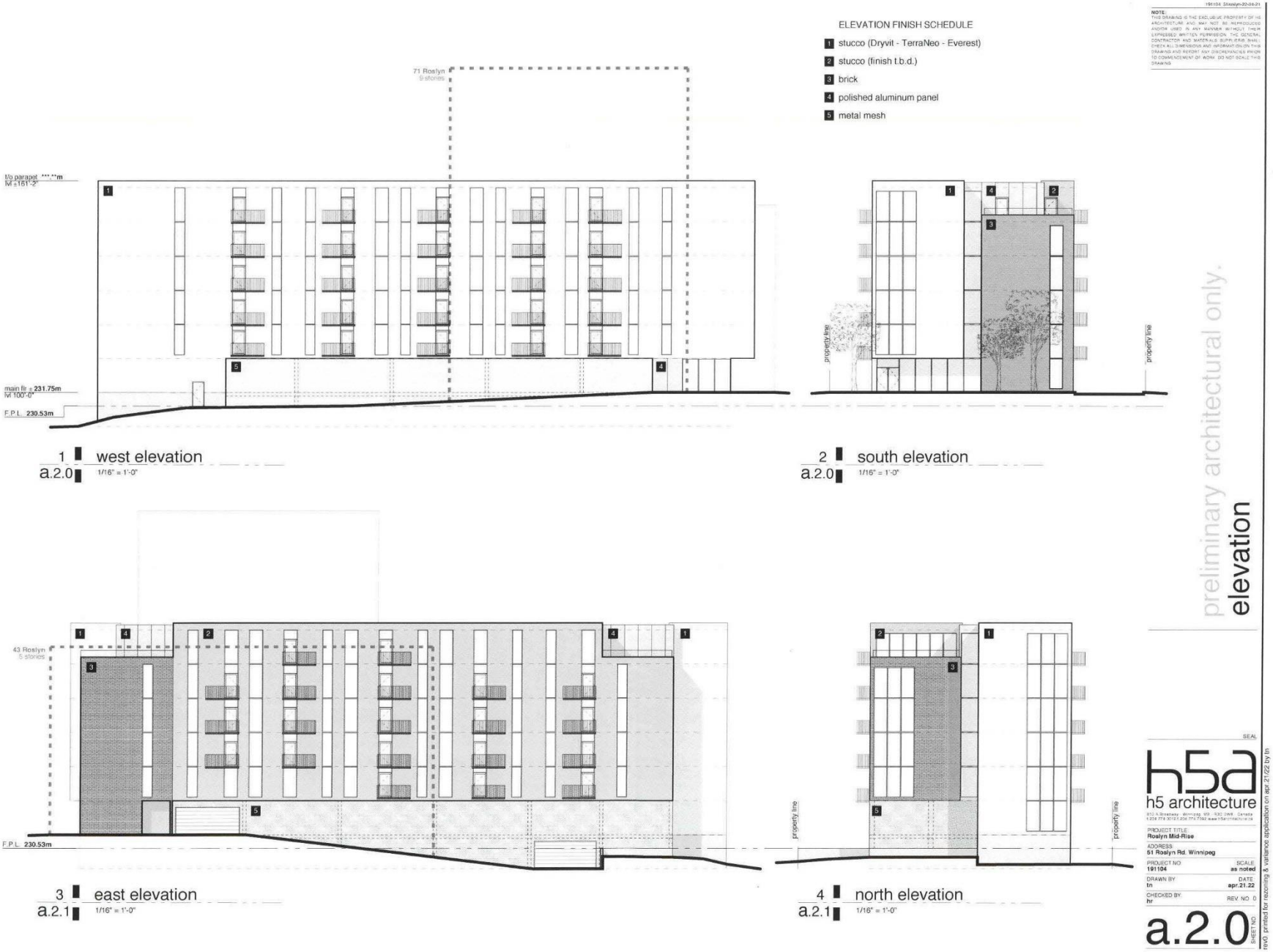

1 west elevation
a.2.0 1/16" = 1'-0"

2 south elevation
a.2.0 1/16" = 1'-0"

3 east elevation
a.2.1 1/16" = 1'-0"

4 north elevation
a.2.1 1/16" = 1'-0"

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elevation

SEAL

h5 architecture

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Roslyn Mid-Rise

ADDRESS:
51 Roslyn Rd. Winnipeg

PROJECT NO.: **191104**
SCALE: **as noted**
DRAWN BY: **tn**
DATE: **apr.21.22**
CHECKED BY: **hr**
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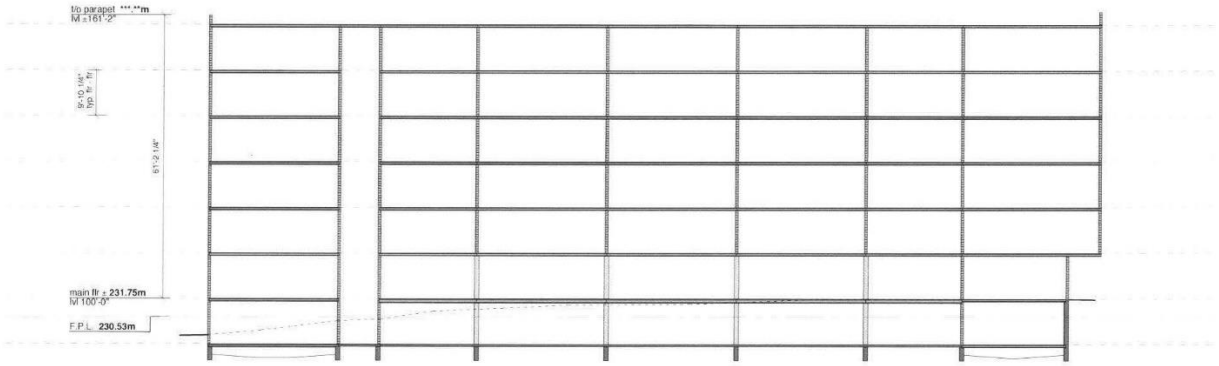

1 building section A-A
a.3.0 1/16" = 1'-0"

191104 s:\roslyn-22-04-21

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preliminary architectural only.

building section

SEAL

h5a
h5 architecture

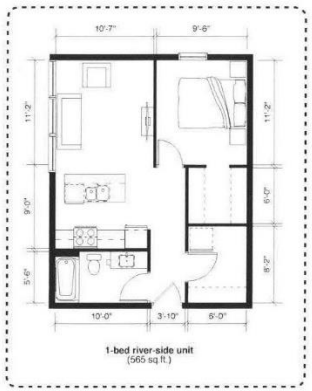
PROJECT TITLE:
Roslyn Mid-Rise

ADDRESS:
51 Roslyn Rd. Winnipeg

PROJECT NO.	SCALE
191104	**as noted**
DRAWN BY: **tn**	DATE: **apr.21.22**
CHECKED BY: **hr**	REV. NO. 0

a.3.0 SHEET NO.

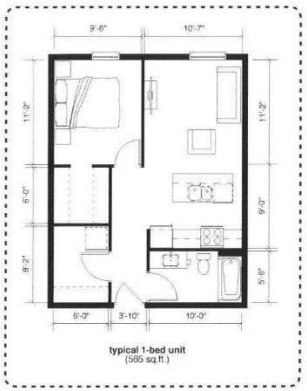
rev0. printed for rezoning & variance application on apr.21/22 by tn



1-bed river-side unit
(565 sq.ft.)



typical 2-bed unit
(750 sq.ft.)



typical 1-bed unit
(565 sq.ft.)



typical studio unit
(430 sq.ft.)



2-bed river-side unit
(750 sq.ft.)



2-bed street-side unit
(750 sq.ft.)

1 typical unit plans
a.4.0 1/8" = 1'-0"

191104 Rosslyn-29-06-21

NOTE:
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preliminary architectural only.

typical unit plans

SEAL

h5 architecture

PROJECT TITLE
Roslyn Mid-Rise

ADDRESS
51 Roslyn Rd. Winnipeg

PROJECT NO: 191104
SCALE: as noted
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