Agenda – Council – June 23, 2022

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

Item No. 6 Subdivision and Rezoning – 463 and 465 Edison Avenue (North Kildonan Ward) File DASZ 18/2022 [c/r DAV 116752/2022D]

STANDING COMMITTEE RECOMMENDATION:

On June 15, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 18/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5th, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B" - Report of the Administrative Coordinating Group, dated May 5, 2022, to the satisfaction of the Director of Planning, Property and Development, with the following amendment:

    A. Delete Section II – Plan Considerations in its entirety and renumber the remaining sections accordingly.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District, as shown on the map dated May 5th, 2022 and included within Schedule "A", subject to the following conditions:

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

        i. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed 59 feet.

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

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

STANDING COMMITTEE RECOMMENDATION (continued):

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 ("Director") and the East Kildonan Transcona 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.

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 18/2022, 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 – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

STANDING COMMITTEE RECOMMENDATION (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 shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall 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 variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 18/2017.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 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.

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

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

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 15, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

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

COMMUNITY COMMITTEE RECOMMENDATION:

On May 25, 2022, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and submitted the following to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 18/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5th, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B" - Report of the Administrative Coordinating Group, dated May 5, 2022, to the satisfaction of the Director of Planning, Property and Development, with the following amendment:

    A. Delete Section II – Plan Considerations in its entirety and renumber the remaining sections accordingly.

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District, as shown on the map dated May 5th, 2022 and included within Schedule "A", subject to the following conditions:

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

        i. That excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed 59 feet.

        ii. 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 ("Director") and the East Kildonan Transcona 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").

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

4. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 18/2022, 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.

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

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

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

10. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 18/2017;

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 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.

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

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

PUBLIC HEARING SUMMARY

File: DASZ 18/2022

Before: East Kildonan-Transcona Community Committee
Councillor Nason, Chairperson
Councillor Browaty
Councillor Schreyer

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

Applicant: Levene Tadman Golub Law Corporation (Matthew Chambers)

Subject:



Premises Affected: 463 and 465 Edison Avenue

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

Prepared by: Tamara Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: May 25, 2022

Community Committee Recommendation:

On May 25, 2022, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. ***That the subdivision under Development Application No. DASZ 18/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5th, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.***

2. ***That the developer shall meet all terms and conditions as outlined in Schedule "B" - Report of the Administrative Coordinating Group, dated May 5, 2022, to the satisfaction of the Director of Planning, Property and Development, with the following amendment:***

    A. ***Delete Section II – Plan Considerations in its entirety and renumber the remaining sections accordingly.***

3. ***That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District, as shown on the map dated May 5th, 2022 and included within Schedule "A", subject to the following conditions:***

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        i. ***That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed 59 feet.***

        ii. ***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 ("Director") and the East Kildonan Transcona 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.

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 18/2022, 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.

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. If this property hadn't been just separated into separate legal titles for financing type purposes it would actually comply with RMF-M designation. This is infill development. This is a stable mature community and the applicant has shown themselves to be good neighbours. The fact that no one is here in opposition today proves to the point they have done a good job with the first several phases of this property.

2. I had the opportunity to tour the earlier stages of this development and it is a positive regeneration of this particular neighbourhood and I am vey happy with the work that has been done to this point. It is consistent in my mind with the rest of the development. It is not pushing the number of units to a higher level and again I pointed out, previously the entire site had been suggested for RMF-L with a high rise at one point which I think would have been far more obtrusive to the neighbourhood, much higher than 6 storeys.

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 March 1, 2022 2. Notification of Public Hearing dated April 20, 2022 3. Manitoba Status of Title 3091875/1 4. Letter of authorization dated June 25, 2021, from Geoff Milnes, 10059177 Manitoba Ltd., to Levene Tadman Golub Law Corporation 5. Surveyor's Partial Building Location Certificate to Show the Location of the New Building Under Construction dated December 22, 2021 and December 23, 2021 6. Plans (9 pages) 7. Report from the Urban Planning Division dated May 5, 2022 8. Communication dated April 29, 2022, from Katrina Kennedy in support of the application 9. Communication dated April 29, 2022, from Mackenzie Jefferson in support of the application 10. Inspection Report 11. Recording of Representations

REPRESENTATIONS:

In Support:

Matthew Chambers
Mackenzie Jefferson
Katrina Kennedy
Geoff Milnes
Anastasiya Nyk

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development, Department
R. Hayer, Planner, Planning, Property and Development, Department
D. Trenchard, Land Development Engineer, Planning, Property and Development, Department

Exhibit "7" referred to in File DASZ 18/2022

ADMINISTRATIVE REPORT

Title: DASZ 18/2022 – 463 & 465 Edison Avenue

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create two lots that will be rezoned from "C2" Commercial – Community to "RMF-L" Residential Multi-Family (Large) to maintain an existing multi-family dwelling on Proposed Lot 1 that is 5-storeys with 51 dwelling units, two accessory guest suites, and 77 parking spaces, and to facilitate the construction of a new multi-family dwelling on Proposed Lot 2 that will be five stories and include 51 dwelling units, with 53 parking spaces.

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	

RECOMMENDATIONS

1. That Development Application No. DASZ 18/2022 for the subdivision and rezoning of land located at 463 & 465 Edison Avenue be **rejected**.

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

REASONS FOR REPORT

This report is required because a proposed plan of subdivision and rezoning application requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning cannot proceed in accordance with Schedule “A” to this report.

CONSULTATION

The Land Development Branch was consulted in the preparation of this report.

OURWINNIPEG POLICY ALIGNMENT

The Key Direction of *OurWinnipeg* that applies to the subject site states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.*

The proposed plan of subdivision and rezoning application does not align with this Key Direction and with *OurWinnipeg* in general because the density permitted by the “RMF-L” Zoning District is not compatible with the adjacent single-family “R1-M” Zoning District

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Strategic Opportunities in the *Winnipeg Climate Action Plan* states: “*Facilitate compact, complete development and increase density*.”

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *OurWinnipeg* in general because it would facilitate a development that would increase the supply of new apartment-style dwelling units in a location that:

- Has the full range of municipal infrastructure;
- Is close to a range of retail sales and service uses; and
- Is serviced by public transit.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

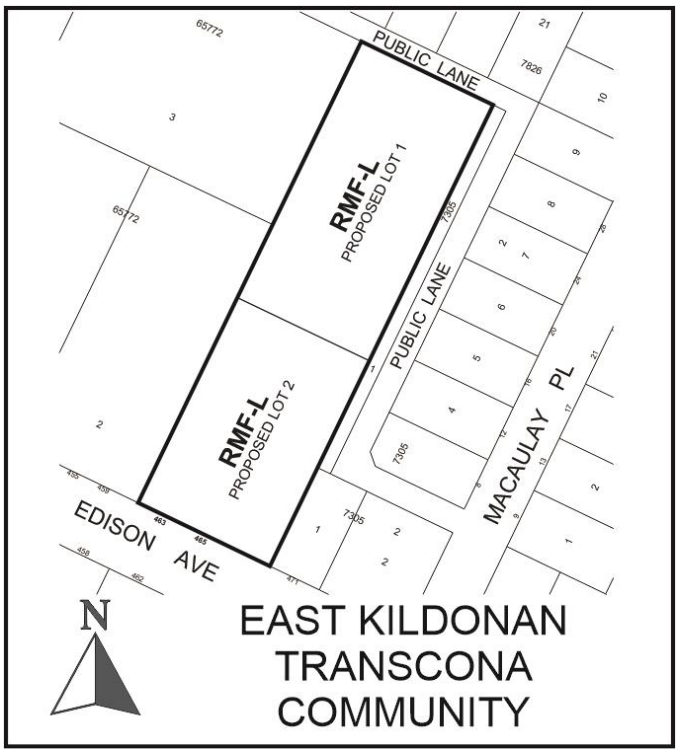
Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Dylan Chyz-Lund, MCP
Date: May 5, 2022
File No. DASZ 18/2022

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 18/2022, East Kildonan – Transcona Community Committee, dated**
  May 5, 2022
- **Schedule "B" Report of the Administrative Coordinating Group, dated May 5 2022**

APPENDIX "A," PLANNING DISCUSSION

DATE:	May 5, 2022
FILE:	**DASZ 18/2022**
RELATED FILE:	22-116752/D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	413 Rossmere-A
SUBJECT:	For consideration at the public hearing for a Subdivision and Rezoning to create two lots that will be rezoned from "C2" Commercial – Community to "RMF-L" Residential Multi-Family (Large) to maintain an existing multi-family dwelling on Proposed Lot 1 that is 5-storeys with 51 dwelling units + 2 accessory guest suites and 77 parking spaces, and to facilitate the construction of a new multi-family dwelling on Proposed Lot 2 that will be five stories and include 51 units, with 53 parking spaces.
LOCATION:	465 Edison AVE
LEGAL DESCRIPTION:	LOT 47 PLAN 20935 58/59 K



APPLICANT: Matthew Chambers (Levene Tadman Golub Law Corporation)
330 St Mary Ave Unit 700
Winnipeg, MB R3C 3Z5

OWNERS: 10059177 MANITOBA LTD.
1383 Pembina Hwy 101
Winnipeg, MB R3T 2B9

RECOMMENDATION: **Rejection**

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- Is on the north side of Edison Avenue, between De Fehr Street and Macaulay Place
- Is in the Rossmere-A Neighbourhood of the North Kildonan Ward
- Consists of one parcel of land that is 62,533 square feet in assessed land area
- Contains two buildings – a commercial building and a 5-storey, 51 unit + 2 accessory guest suite residential multi-family building
- Is zoned “C2” Commercial – Community
- Is in a Mature Communities Policy Area of *OurWinnipeg* and *Complete Communities*.



Figure 1: Aerial photo of the site and surrounding context (flown 2021)

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1 and 2:

North: Laneway, then single-family dwellings zoned “R1-L” Residential Single-Family (Large).

East: Laneway, then single-family dwellings zoned “R1-M” Residential Single-Family (Medium), and a single-family dwelling zoned “R2” Residential – Two-Family.

South: Edison Avenue, then single-family dwellings zoned “R1-L” Residential Single-Family (Large).

West: Laneway, then multi-family dwellings zoned “RMF-L” Residential - Multi-Family (Large)



Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed plan of subdivision and rezoning would create two "RMF-L" Residential Multi-Family (Large) lots. The applicant is proposing to subdivide and rezone the property for the purpose of maintaining one multi-family dwelling on Proposed Lot 1 and demolishing a commercial building and constructing a second multi-family dwelling on Proposed Lot 2. The buildings are proposed to have a shared wall spanning part of the property line of Proposed Lots 1 and 2.

Motor-vehicle access will be taken from four access points:

- Edison Avenue
- The public lane
- The property abutting to the west
- A connection point on the interior of the two buildings for vehicles using indoor parking

The building on Proposed Lot 1 (463 Edison Avenue) was approved for variances only – no rezoning was required at the time – by the Planning, Property and Development Department on July 16, 2022 for:

- 5-storeys with a total of 51 dwelling units and two accessory guest suites
- Approximately 58' 9" in height
- 77 parking spaces

The submitted plans show the building on Proposed Lot 2 (465 Edison Avenue) would:

- Have five storeys with a total of 51 units

- Be approximately 58 feet, nine inches in height
- Be approximately 183' 4" in length
- Include 53 parking spaces
- Have a 10-foot setback from the east property line
- Have a 52-foot setback from the west property line
- Have a 25-foot setback from the south property line
- Have no setback from the north property line, as it would be connected to 463 Edison Avenue with a shared party wall
- Include balconies on the second through fifth floors of the east, west, and south facades of the building

Also of note:

- Variances are also needed to accommodate the proposed development. An application and an administrative report have been submitted for the variances under File No. DAV 22-116752/D. The report recommends rejection of the variance application.

PUBLIC ENGAGEMENT

The applicant indicated that no public engagement was undertaken for this proposal, although public engagement was undertaken during the first phase, when the building on proposed Lot 1 was originally proposed.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction of *OurWinnipeg* and *Complete Communities* that applies to the Mature Communities Policy Area is in the Areas of Stability sections of these plans. It states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

Certain policies under Direction 1 of the Areas of Stability section of *Complete Communities* apply to the proposal. They state:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*

The plan of subdivision and rezoning application and the associated development proposal do not comply with the aforementioned Direction and policies for the following reasons:

- The current multi-family building on proposed lot 1 is approximately 259’ 7” in length. The proposed second building would extend the total length of the building by approximately 183’ 4”, creating a total building length of approximately 442’ 11” and adding 51 dwelling units to the existing development. This will result in the building being more than half the length of the adjacent block of Macaulay Place (pictured in Figure 3 below), which is almost exclusively single-family dwellings zoned “R1-M” Residential Single-Family (Medium). This is a substantial change to the neighbourhood and is not complimentary to the existing scale, character, and built form of existing buildings
- The proposal would locate an “RMF-L” Residential Multi-Family (Large) zoning district adjacent to an “R1-M” Residential Single-Family (Medium), separated by a public lane and a 12.9 foot wide strip of city owned land. This locates the highest density multi-family residential zoning district next to a single-family residential zoning district with minimal separation space or buffering in between, and therefore does not provide an adequate transition between new and existing developments

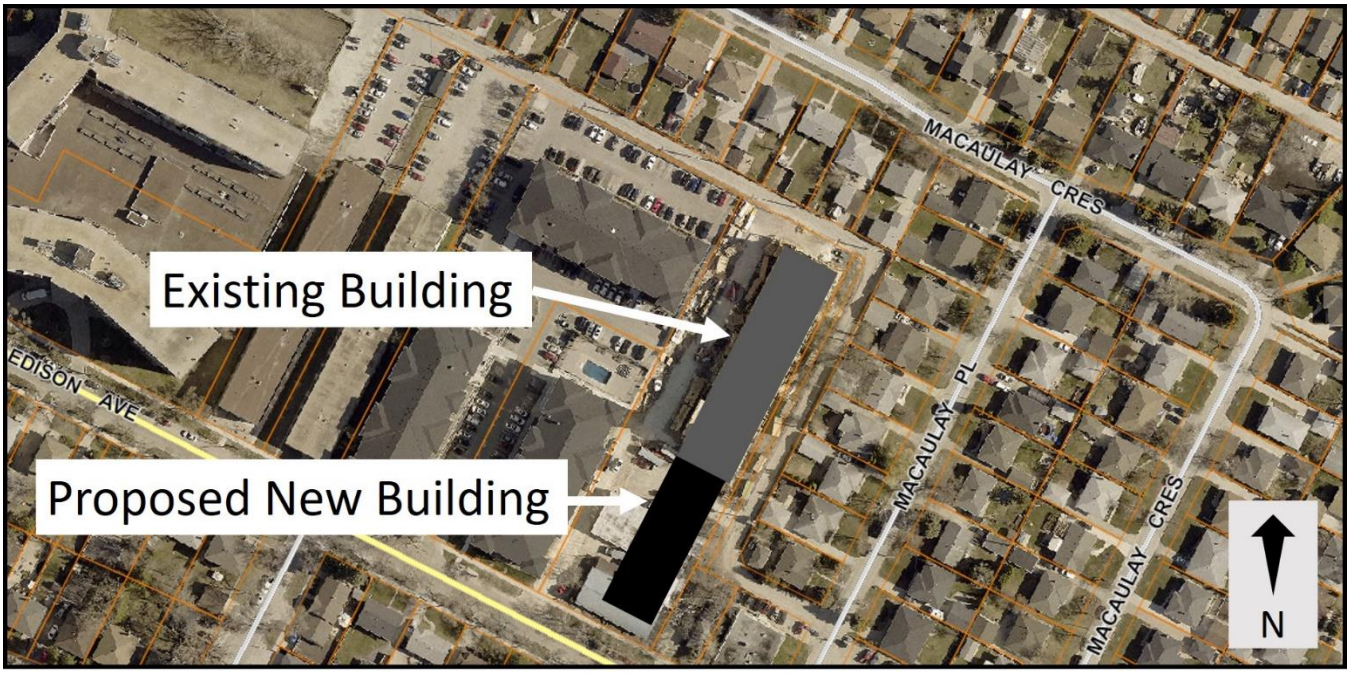


Figure 3: Site map showing the existing and proposed buildings relative to the existing properties in the area

CURRENT ZONING:

"C2" Commercial – Community

Currently, the subject site is zoned "C2" Commercial – Community. The "C2" zone is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. The If there are no commercial uses on the ground floor, then multi-family developments are a conditional use in the "C2" Zoning District. In this case, the "C2" Zoning District regulates multi-family developments using the "RMF-M" Residential Multi-Family (Medium) dimensional standards. The dimensional standards in the "RMF-M" zone are:

- A minimum lot area of 9000 square feet
- A minimum lot area per dwelling unit of 800 square feet
- A minimum front yard of 25 feet
- A minimum rear yard of 25 feet;
- A minimum interior side yard of 8 feet
- A minimum corner side yard of 20 feet
- A maximum building height of 60 feet.

Under the current zoning on the existing lot, a total of 78 dwelling units would be permitted on the subject property without subdividing it. If the property were subdivided, the current zoning would permit 43 dwelling units on proposed lot 1 and 34 dwelling units on proposed lot 2.

PROPOSED ZONING:

"RMF-L" Residential Mixed-Use District

The applicant is proposing to rezone the subject property to "RMF-L" Residential Multi-Family (Large). The "RMF" Residential Multi-Family district is intended to accommodate the development of multi-family units in areas with medium to high residential densities. "RMF-L" permits the highest density of the RMF zones. The dimensional standards in the "RMF-L" zone are:

- A minimum lot area of 20,000 square feet
- A minimum lot area per dwelling unit of 400 square feet
- A minimum front yard of 25 feet
- A minimum rear yard of 25 feet;
- A minimum interior side yard of 8 feet
- A minimum corner side yard of 20 feet
- A maximum building height of 150 feet.

Reason for the Subdivision and Rezoning

- The currently existing multi-family building on the lot is compliant with the minimum lot area dimensional standards of Winnipeg Zoning By-Law 200/06. However, in subdividing the lot into two, the existing building on Proposed Lot 1 and the proposed building on Proposed Lot 2 will not meet the minimum lot area requirements of "RMF-M" Residential Multi-Family (Medium), and therefore rezoning to "RMF-L" Residential Multi-Family (Large) is needed to accommodate the number of units.

LOW RISE RESIDENTIAL DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES (THE INFILL GUIDELINES)

The subject property is located in a Mature Community policy area as outlined in the *Complete Communities Direction Strategy*. These areas are typically subject to the Infill Guidelines. However, the Infill Guidelines are designed to regulate up to four storey developments in these communities. As the proposal is for a five storey development, the guidelines do not strictly apply. Nevertheless, they can still serve as a useful tool to aid in evaluating development proposals for mid-rise multi-family buildings. To that point, it should be noted that the current proposal does not comply with the Low-Rise Multi-Unit Residential Buildings Preferred Location Criteria or the design requirements in the Infill Guidelines as outlined below:

Preferred Location Criteria

The Preferred Location Criteria (page 17) state that:

> *The Preferred Location Criteria for low-rise multi-unit residential buildings in Area 1 should be on the following basis:*
>
> *Scenario 1 - Where all of the following criteria are met:*
>
> *a. on sites where the rear yard abuts a lane;*
>
> *b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and*
>
> *c. where the property abuts an arterial street; or*
>
> *Scenario 2 - Where all of the following criteria are met:*
>
> *a.* on sites where the rear yard abuts a lane;
>
> *b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and*
>
> *c. where two or more of the following conditions are met:*
>
> *i. on corner lots (including internal corner lot);*
>
> *ii. on sites where a lane separates the rear yard from a commercial, multi-unit residential or non-residential use; or*
>
> *iii. on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use.*

The proposal does not comply with Scenario 1 because:

- The subject site is not located on an arterial street.

The proposal does not comply with Scenario 2 because:

- The rear yard of proposed lot 2 does not abut a lane
- Neither subject site is a corner lot
- A lane does not separate the rear yard from a commercial, multi-unit residential, or non-residential use.

Therefore, the Secondary Considerations would need to be used to support a 4-storey multi-family development here, as it does not meet the Preferred Location Criteria for low-rise multi-unit residential buildings.

Building Design

Policy 3.1 and Policy 3.26 regulate building size and scale relative to nearby properties. They state:

- Policy 3.1 (page 77): *The overall massing, building location, and design of the building should generally align within the existing and planned context of the streetscape. Careful consideration should be given to how the building aligns and transitions in an appropriate scale to adjacent land uses, buildings, private amenity areas, and public spaces*.
- Policy 3.26 (page 79): *Maximum building length along the street frontage will be considered on a case-by-case basis, but generally should adhere to the following*:
    a. *for existing large sites, building length should not exceed 200 feet; and*
    b. *where the character of the block is established with several smaller lots and lot consolidation is required, the length of the building should not exceed 120 feet in order to respect the context of the street, allow views through the site, and to mitigate building massing impacts on the block face.*

The proposal does not comply with the above-mentioned policies for the following reasons:

- The proposal does not align with the existing context of the streetscape, in that it would create a total building length of 442’ 11” that does not include any breaks in the building mass. This severely limits views through the subject site and it limits access to daylight, while also creating a building mass that is not scaled to the neighbourhood context.
- The proposal would create a building frontage that is more than double the allowable building length of 200’ for existing large sites, and it will be more than double the length of the multi-family buildings adjacent to the west of the subject site.

REASONS FOR THE RECOMMENDATIONS

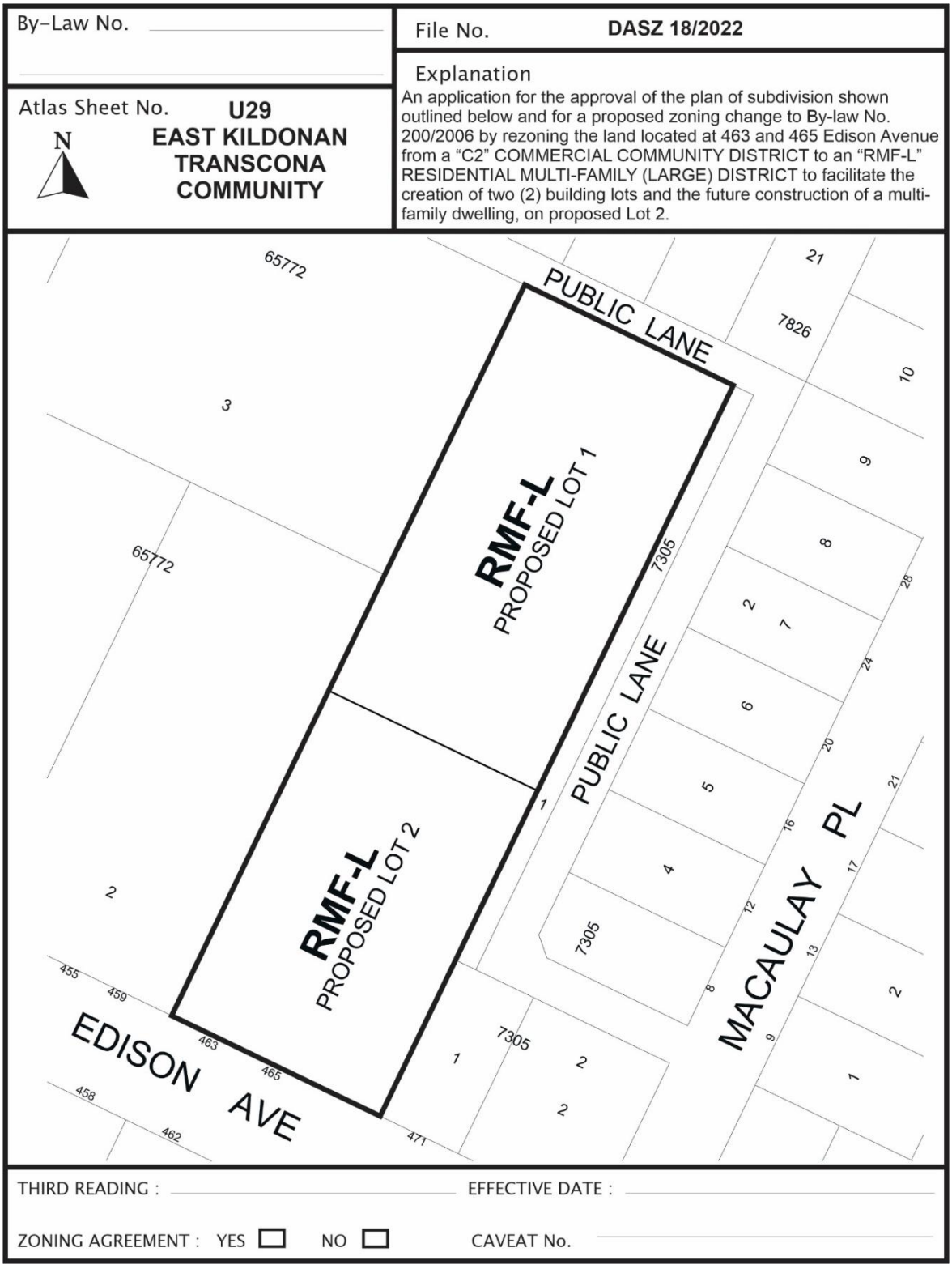
The Urban Planning and Design Division recommends rejection of Schedule “A” to this report because:

- The proposed plan of subdivision and rezoning, and the associated development, do not comply with *OurWinnipeg* and *Complete Communities*.

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File #: DASZ 18/2022

SCHEDULE "A" OF FILE DASZ 31/2021, East Kildonan – Transcona Community Committee,
dated May 5, 2022



SCHEDULE "B" – REPORT OF THE ADMINISTRATIVE COORDINATING GROUP
RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT
463 and 465 Edison Avenue,
Dated May 5, 2022

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 463 AND 465 EDISON AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 18/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

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

2) The Developer shall enter into, and register and maintain in perpetuity by way of caveat against the titles to the "affected lots" (all lots which are to be serviced jointly), an appropriate joint services agreement or private easement agreement with owners of the other affected lot(s) to enable the joint servicing of lots in the Planned Area not fronting on streets with water, wastewater and land drainage services. Said agreement shall further absolve the City from any costs or responsibility for the private joint services.

Section II – Plan Considerations

1) The Developer shall enter into an Agreement with the City to purchase the City owned land fronting on the Public Lane serving the Planned Area, and shall consolidate the lands as part of the Planned Area.

Section III - Servicing Considerations

1) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.30, 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.

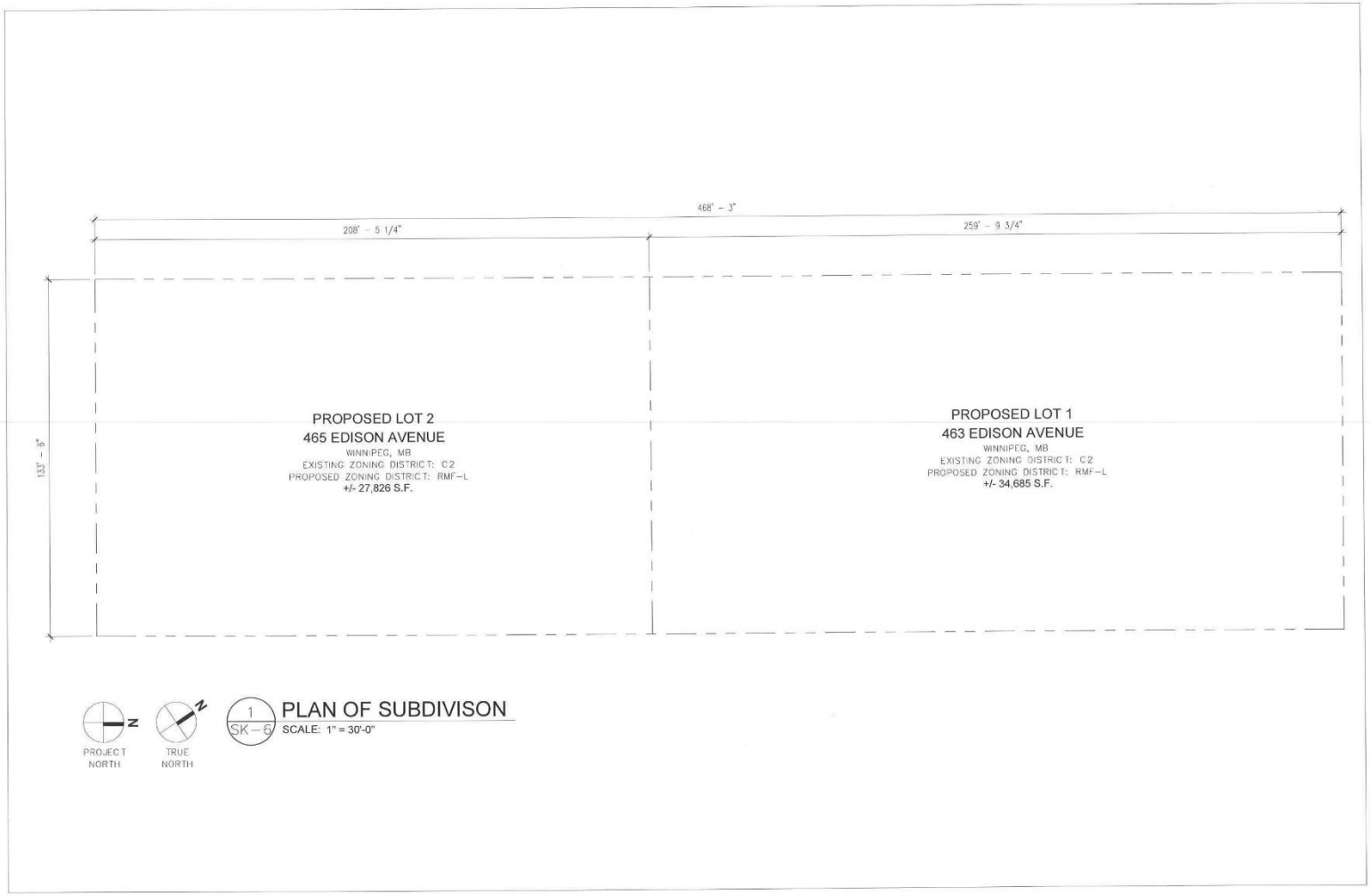
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 18/2022
May 5, 2022

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

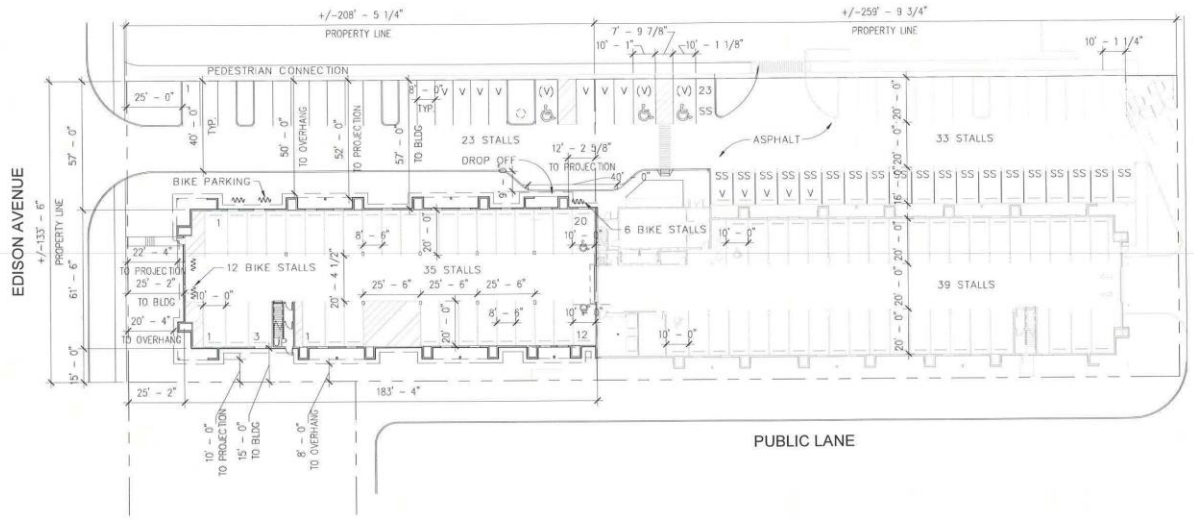
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit “6” referred to in File DASZ 18/2022



PROPOSED LOT 2
465 EDISON AVENUE
WINNIPEG, MB
PROPOSED 5 STOREY RESIDENTIAL BUILDING
BUILDING HEIGHT = 58'-9"
+/- 27,826 S.F.

PROPOSED LOT 1
463 EDISON AVENUE
WINNIPEG, MB
EXISTING 5 STOREY RESIDENTIAL BUILDING
BUILDING HEIGHT = 58'-9"
+/- 34,685 S.F.



PROJECT NORTH

TRUE NORTH

1/1.0 MAIN FLOOR PLAN & SITE PLAN
SCALE: 1" = 40'-0"

ZONING SUMMARY:

MAIN FLOOR PARKADE
2ND FLOOR: 13
3RD FLOOR: 13
4TH FLOOR: 13
5TH FLOOR: 12
51 UNITS, (51 + 2 GUEST PHASE 1
FOR TOTAL 102 UNITS)

ZONING SUMMARY:

CURRENT ZONING DISTRICT: C2
PROPOSED ZONING DISTRICT: RMF-L

LOT AREA: 62, 511 SF
DWELLING COUNT MAX: 156
PROVIDED: 102

LOT AREA PER DWELLING : 400 S.F.

SETBACKS:
FRONT: 25' REQUIRED; 25' PROVIDED
REAR: 25' REQUIRED; 25' PROVIDED
SIDE: 16' REQUIRED; 10' PROVIDED

BUILDING HEIGHT:
60' REQUIRED; APPROX. 58'-9"
PROVIDED

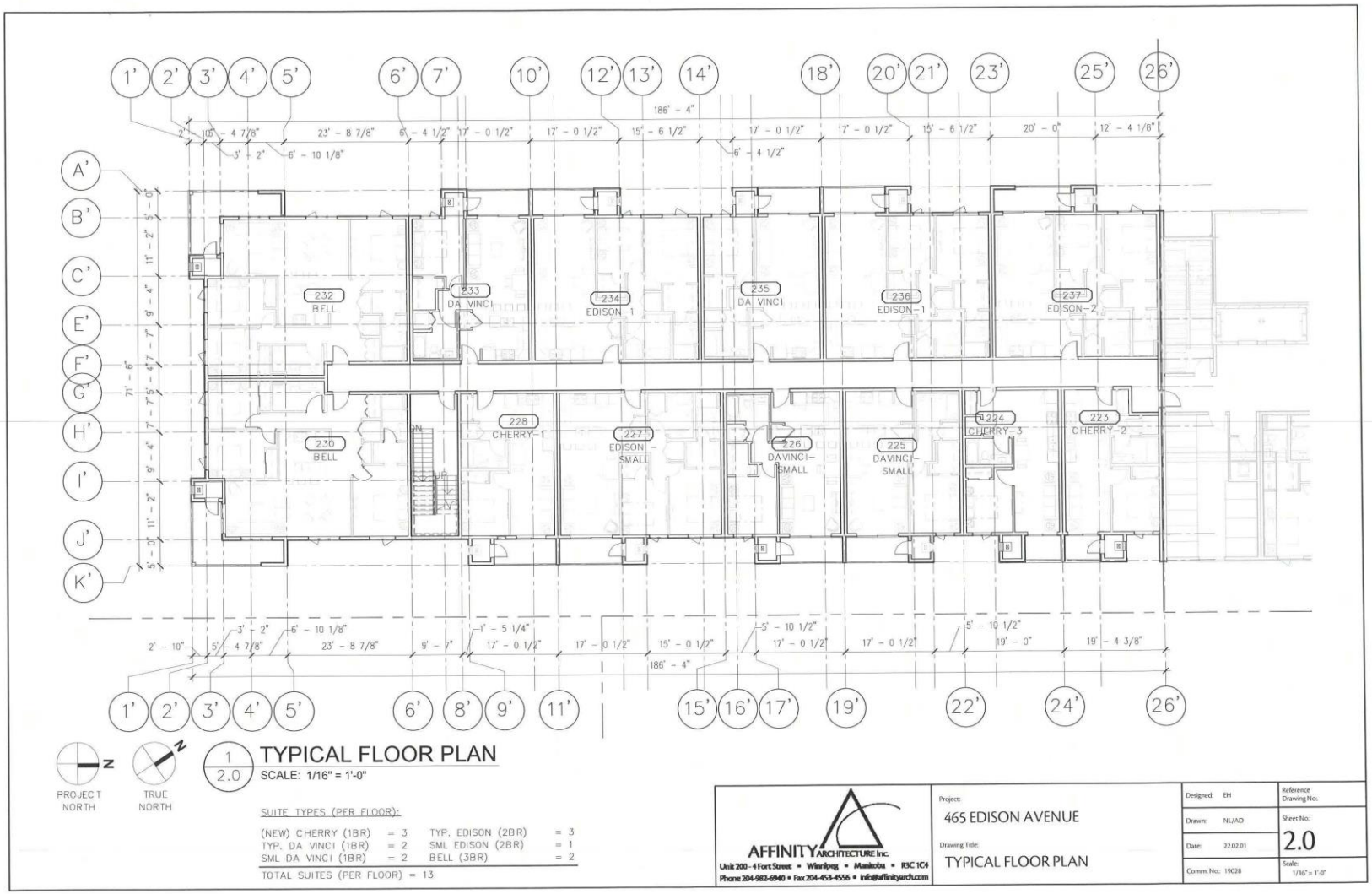
PARKING COUNT:
INDOOR STALLS: 35
SURFACE STALLS: 23
TOTAL: 58
PHASE 1 STALLS: 72
GRAND TOTAL STALLS: 130 (1.27:1)

ACCESSIBLE PARKING STALLS: 7
ACCESSIBLE VAN PARKING STALLS: 3
SHORT STALLS: 20
VISITOR STALLS: 13 REQ'D
BICYCLE STALLS: 30

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

Project: 465 EDISON AVENUE
Drawing Title: MAIN FLOOR & SITE PLAN

Designed: EH	Reference Drawing No:
Drawn: NL/AD	Sheet No: 1.0
Date: 22.02.01	
Comm. No: 19028	Scale: 1" = 40'-0"



PROJECT NORTH

TRUE NORTH

1/2.0 TYPICAL FLOOR PLAN

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

SUITE TYPES (PER FLOOR):

(NEW) CHERRY (1BR)	= 3	TYP. EDISON (2BR)	= 3
TYP. DA VINCI (1BR)	= 2	SML EDISON (2BR)	= 1
SML DA VINCI (1BR)	= 2	BELL (3BR)	= 2

TOTAL SUITES (PER FLOOR) = 13

AFFINITY ARCHITECTURE Inc.
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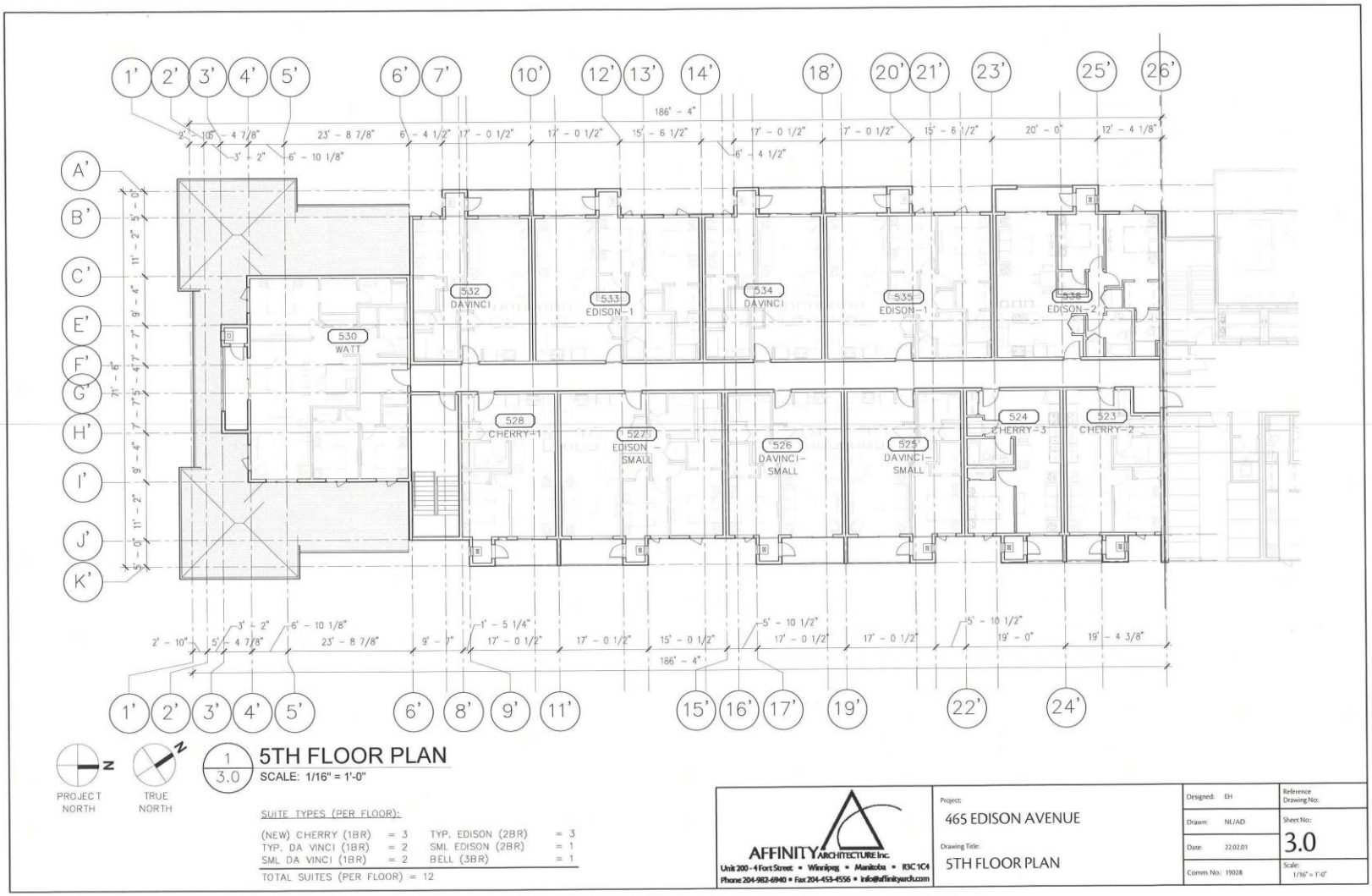
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 465 EDISON AVENUE

Drawing Title: TYPICAL FLOOR PLAN

Designed: EH	Reference Drawing No.:
Drawn: NL/AD	Sheet No.: 2.0
Date: 22.02.01	
Comm. No.: 19028	Scale: 1/16" = 1'-0"



PROJECT NORTH

TRUE NORTH

1 / 3.0 **5TH FLOOR PLAN**

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

SUITE TYPES (PER FLOOR):

(NEW) CHERRY (1BR)	= 3	TYP. EDISON (2BR)	= 3
TYP. DA VINCI (1BR)	= 2	SML EDISON (2BR)	= 1
SML DA VINCI (1BR)	= 2	BELL (3BR)	= 1

TOTAL SUITES (PER FLOOR) = 12

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

Project: 465 EDISON AVENUE

Drawing Title: 5TH FLOOR PLAN

Designed: EH	Reference Drawing Nos:
Drawn: NL/AD	Sheet No.: 3.0
Date: 22.02.01	
Comm. No.: 19028	Scale: 1/16" = 1'-0"



1/4.0 EAST ELEVATION
SCALE: 1/32" = 1'-0"



2/4.0 WEST ELEVATION
SCALE: 1/32" = 1'-0"

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

Project:
465 EDISON AVENUE

Drawing Title:
EXT. ELEVATIONS - PHASES 1 & 2

Designed: EH	Reference Drawing No.
Drawn: NL/AD	Sheet No.: 4.0
Date: 22.02.01	
Comm. No.: 19028	Scale: 1/32" = 1'-0"



1/5.0 EAST ELEVATION
SCALE: 3/64" = 1'-0"



2/5.0 SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



3/5.0 WEST ELEVATION
SCALE: 3/64" = 1'-0"

EXT. ELEVATION KEYNOTES

1	ALUMINUM DOWNSPOUT AND GUTTER SYTEM
2	8" WIDE X 4'-0" WOOD LOOK METAL CLAD ACCENT
3	1/2" WIDE "V" GROOVE REVEAL
4	1 1/2" THK. X 20" WIDE EIFS BAND
5	1 1/2" THK. X 10" WIDE EIFS BAND
6	1 1/2" THK. X 4" WIDE EIFS BAND
7	1 1/2" THK. X 6" WIDE EIFS BAND
8	4" WIDE EIFS TRIM
9	SOLDIER COURSE BRICK-LOOK EIFS
10	RUNNING COURSE BRICK-LOOK EIFS
11	WOOD LOOK METAL CLAD DIAGONAL P.T. TIMBER FRAME. SEE STRUCTURAL.
12	WOOD LOOK METAL CLAD P.T. TIMBER COLUMN. SEE STRUCTURAL.
13	42" HIGH ALUM FRAME GLASS RAILING
14	MECHANICAL LOUVRE. SEE MECHANICAL.

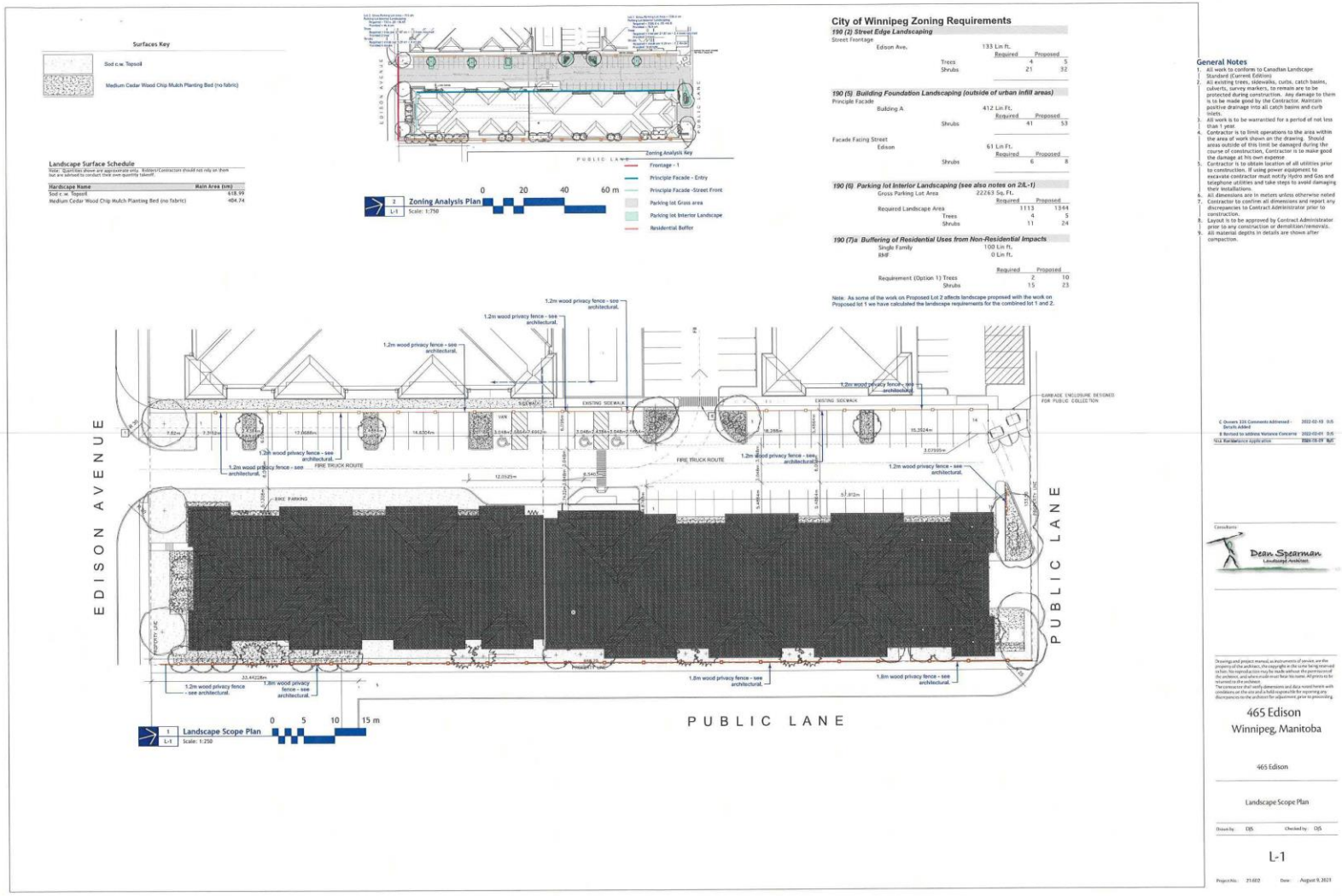
BUILDING FINISH LEGEND:

AS-1: EIFS - BENJAMIN MOORE - HC-173 - EDGECOMB GREY
AS-2: EIFS - BENJAMIN MOORE - CSP 70 - UPPER WEST SIDE
AS-3: EIFS - BENJAMIN MOORE - OC-66 - SNOW WHITE
AS-4: EIFS - COLOUR SAME AS BR-1 (MAIN FLOOR DOOR AND WINDOW TRIMS)
BR-1: EIFS - BRICK PATTERN - SAMPLE AS PER BUILDER - COLOUR NAME TBD MORTAR AS PER BUILDER SAMPLE - COLOUR NAME TBD
SH-1: ASPHALT - CHARCOAL FINISH
OTHER: ALUMINUM FRAMED GLASS RAILING: PRE-FINISHED WHITE PAINT ALUMINUM DOWNSPOUT & GUTTER SYSTEM: PRE-FINISHED WHITE PAINT SOFFIT/FASCIA - GENTEK - BRIGHT WHITE - # 431 BALCONY FLOOR - DURADEK - COLOR TBD UPON BUILDER PRODUCT SELECTION

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

Project: 465 EDISON AVENUE
Drawing Title: EXTERIOR ELEVATIONS - PHASE 2

Designed:	EH	Reference Drawing No.	
Drawn:	NL/AD	Sheet No:	5.0
Date:	22.02.01		
Comm. No.:	19028	Scale:	As indicated


Surfaces Key
Sod c.w. Topsoil
Medium Cedar Wood Chip Mulch Planting Bed (no fabric)
Landscape Surface Schedule
Hardscape Name | Main Area (sm)
Sod c.w. Topsoil | 618.99
Medium Cedar Wood Chip Mulch Planting Bed (no fabric) | 404.74
Zoning Analysis Plan
Scale: 1:750
0 20 40 60 m
Zoning Analysis Key
Frontage - 1
Principle Facade - Entry
Principle Facade -Street Front
Parking lot Gross area
Parking lot Interior Landscape
Residential Buffer
City of Winnipeg Zoning Requirements
190 (2) Street Edge Landscaping
Street Frontage
Edison Ave. 133 Lin ft.
Required Proposed
Trees 4 5
Shrubs 21 32
190 (5) Building Foundation Landscaping (outside of urban infill areas)
Principle Facade
Building A 412 Lin Ft.
Required Proposed
Shrubs 41 53
Facade Facing Street
Edison 61 Lin Ft.
Required Proposed
Shrubs 6 8
190 (6) Parking lot Interior Landscaping (see also notes on 2/L-1)
Gross Parking Lot Area 22263 Sq. Ft.
Required Proposed
Required Landscape Area 1113 1344
Trees 4 5
Shrubs 11 24
190 (7)a Buffering of Residential Uses from Non-Residential Impacts
Single Family 100 Lin ft.
RMF 0 Lin ft.
Required Proposed
Requirement (Option 1) Trees 2 10
Shrubs 15 23
Note: As some of the work on Proposed Lot 2 affects landscape proposed with the work on Proposed lot 1 we have calculated the landscape requirements for the combined lot 1 and 2.
General Notes
1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warranted for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.
EDISON AVENUE
PUBLIC LANE
FIRE TRUCK ROUTE
BIKE PARKING
EXISTING SIDEWALK
1.2m wood privacy fence - see architectural.
1.8m wood privacy fence - see architectural.
Landscape Scope Plan
Scale: 1:250
0 5 10 15 m
Dean Spearman
Landscape Architect
465 Edison
Winnipeg, Manitoba
465 Edison
Landscape Scope Plan
L-1

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Black Hills Spruce	Picea glauca 'Black Hills'	10	— 80 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire.
Trees			
Spring Snow Flowering Crab Apple	Malus 'Spring Snow'	3	50 mm ø 1.0-1.5m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Gladiator Apple	Malus x adstringens 'Durleo'	12	50 mm ø 1.0-1.5m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Norlin Littleleaf Linden	Tilia cordata 'Ronald'	3	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Harvest Gold Linden	Tilia mongolica 'Harvest Gold'	2	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Discovery Elm	Ulmus davidiania japonica 'Discovery'	4	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Little Rebel Dogwood	Cornus alba 'Jefrebi'	33	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Winged Burning Bush	Euonymus alata 'Compacta'	35	30 cm ht. 3 gallon minimum 5 branches full busy plants
Turkestan Euonymus	Euonymus turkestanica nana	6	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Burgundy Candy Ninebark	Physocarpus opulifolius 'Podarex'	22	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Coronation Triumph Potentilla	Potentilla fruticiaia 'Coronation Triumph'	47	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
McKay's White Potentilla	Potentilla fruticiaia 'McKay's White'	6	25 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
False Spirea	Sorbaria sorbifolia	6	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Gold Mound Spirea	Spirea bumalda 'Goldmound'	16	30 cm ht. 2 gallon. Minimum 5 major branches
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	6	60 cm. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora Karl Foerster'	19	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		230	
Total Plants in Drawing		230	

Planting Notes

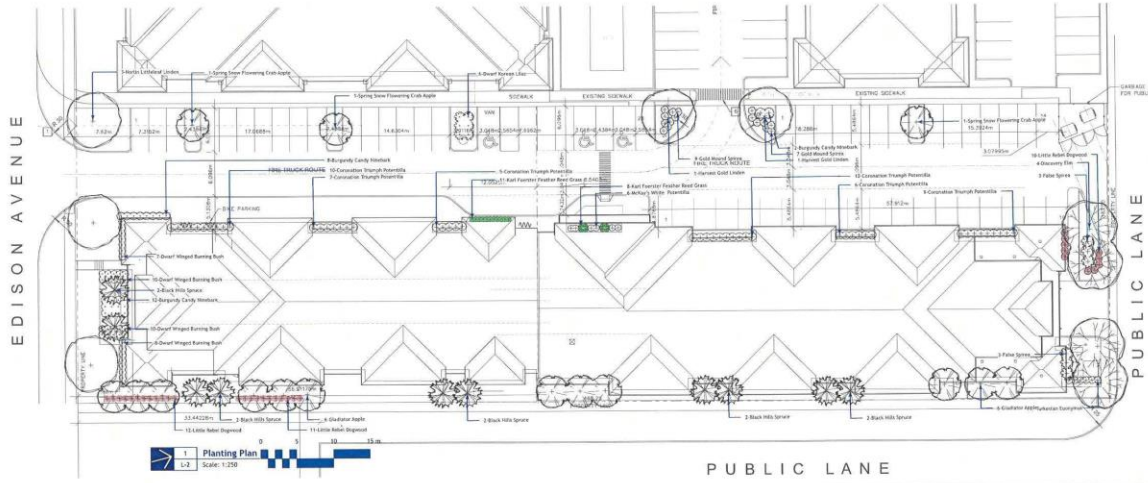
1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 h, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 150cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare(2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the 'Groomed' level.
2. Maintain all soft landscaping for a period of two years after the recognized completion date and until acceptance and of maintenance) by the Contract Administrator. Should the recognized completion date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
3. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
4. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
5. Pruning shall be done by persons with a valid qualification ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
6. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
7. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
8. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of calliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
9. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
10. Sod and Planting beds shall be fertilized not less than three times per growing season.
11. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.



6	Owners 1st Comments Addressed - Details Added	2022-02-10 DJS
5	Revised to address Variance Concerns	2022-02-09 DJS
4	For Variance Application	2021-09-09 NJC

Consultants

Dean Spearman
Landscape Architect

Drawings and project manual, as instruments of service, are the property of the architects, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architects, and when made must bear his name. All errors to be reported to the architect.
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architects for adjustment, prior to proceeding.

465 Edison
Winnipeg, Manitoba

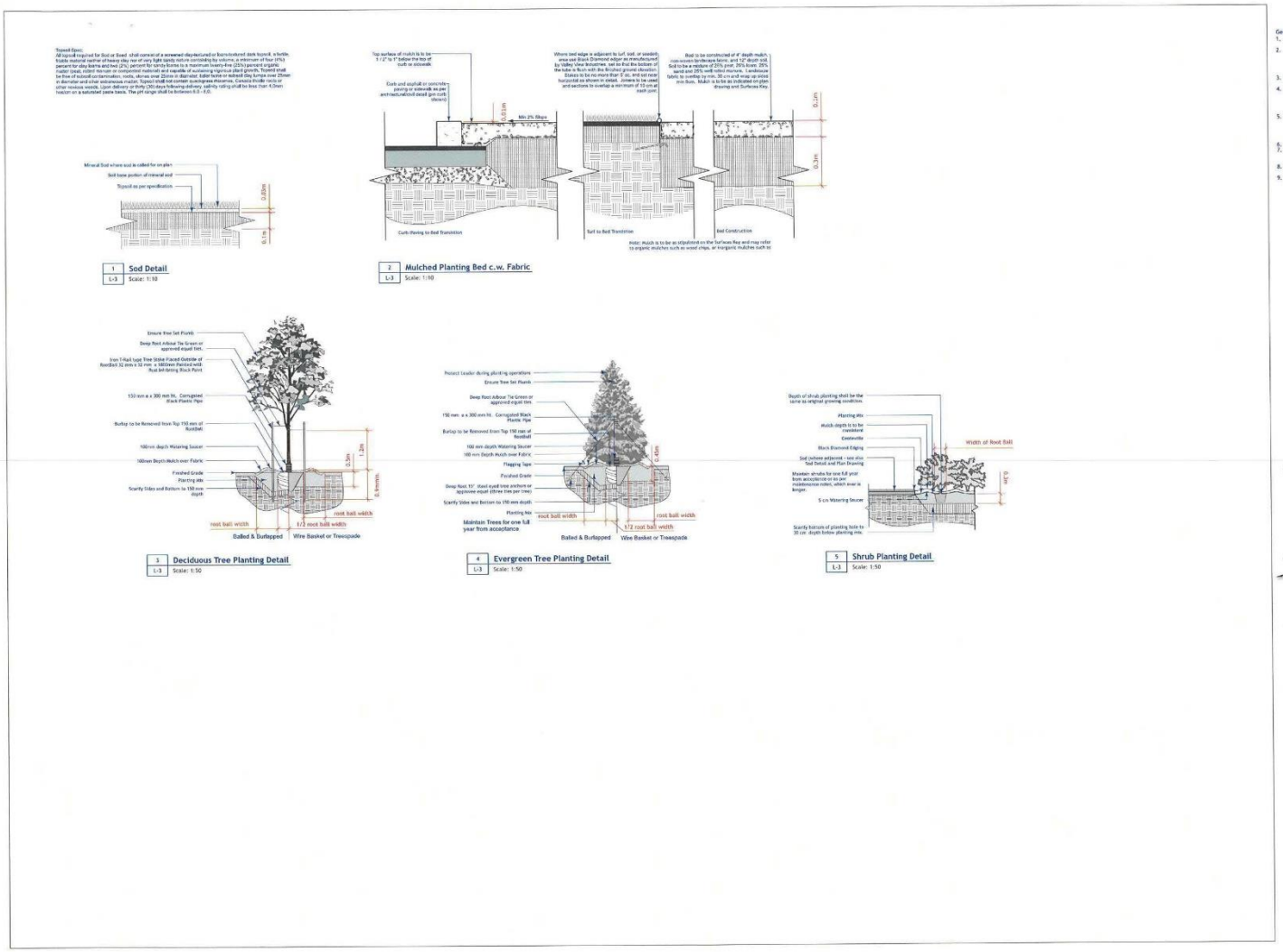
465 Edison

Planting Plan

Drawn by: DJS Checked by: DJS

L-2

Project No. 21402 Date: August 9, 2021



General Notes

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3. All work is to be warranted for a period of not less than 1 year.
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5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removal.
9. All material depths in details are shown after compaction.

No.	Description	Date	By
C	Owners 335 Comments Addressed -	2022-03-10	DJS

Consultants:

Dean Spearman
Landscape Architect

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The contractor shall verify dimensions and data must therein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

465 Edison
Winnipeg, Manitoba

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Details

Drawn by: DJS Checked by: DJS

L-3

Project No.: 21.602 Date: August 9, 2021