Agenda – Executive Policy Committee – July 13, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 4, 2022

Item No. 13 Subdivision and Rezoning – South side of John Brebeuf Place, West of Centennial Street, North of Grant Avenue (River Heights-Fort Garry Ward) File DASZ 21/2022 [c/r DAV 127849/2022D]

STANDING COMMITTEE RECOMMENDATION:

On July 4, 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 following to Council:

1. That the subdivision under Development Application No. DASZ 21/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 13, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 26, 2022 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-family (Small) District, as shown on the map dated June 13, 2022 and included within Schedule "A", subject to the following conditions:

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

        i. For those portions of the Owner's Land zoned "RMF-S" Residential Multi-Family (Small), 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 – July 4, 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 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.

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

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

B. a Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 21/2022, as determined by the City's Director of Planning, Property and Development.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 4, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 7 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

8. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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

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

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

14. That the subdivision-rezoning shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAV 22-127849\D.

Agenda – Executive Policy Committee – July 13, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 4, 2022

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 24, 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.

PUBLIC HEARING SUMMARY

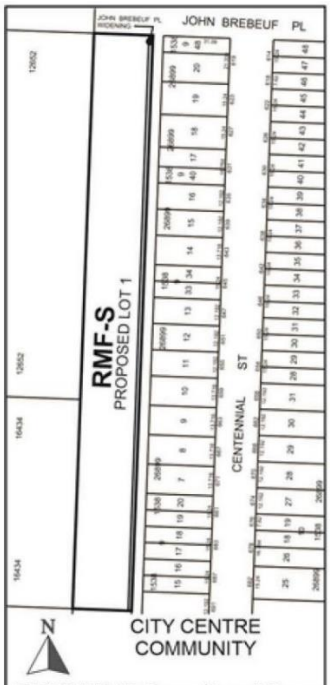
File: DASZ 21/2022

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

Public Hearing: June 24, 2022
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Jackie Wilkie)

Subject:



APPLICANT : McGowan Russell Group Inc. (Jackie Wilkie)
FILE : DASZ 21/2022
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the widening of the public lane and to allow the construction of a Multi-Family Dwelling development. **For information, phone S. Costello, Planner at 204-986-6008.**

Premises Affected: South side of John Brebeuf Place, west of Centennial Street, north of Grant Avenue

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: June 24, 2022

Community Committee Recommendation:

On June 24, 2022, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 21/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 13, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 26, 2022 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-family (Small) District, as shown on the map dated June 13, 2022 and included within Schedule "A", subject to the following conditions:

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

        i. For those portions of the Owner's Land zoned "RMF-S" Residential Multi-Family (Small), 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 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.

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

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

B. a Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 21/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 7 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

8. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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

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

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

14. That the subdivision-rezoning shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAV 22-127849\D.

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

1. I want to thank the effort that was put in when this application first came forward. This will be the third development that I've been a part of and I've learned from each other one. One, the idea of the bungalow style, which I know people really enjoy that property closer to the Academy side, but it does cause me astronomical amounts of concern because of the driveways that back right onto the back lane. And that group have raised those concerns repeatedly now. And the fact that there's speed humps, which they provided at that time, on only three quarters of the lane and left the apron where they need to extend open, which has caused an enormous amount of further safety concerns that I have. And those are the bungalow style ones.

2. The other style that they have there is the large fence model where it's all closed back there. To each their own, but that style had a lot more of an imposing presence, no access to green space for the neighborhood and it's much more of an enclosed tall building.

3. So those are the two existing models and this proposal addresses some of those concerns I have. The first one is the massing and the massing that they've done here does allow excessive amounts (in a good way) of keeping that greenspace that the neighborhood will still be able to access. It's not fenced in, the neighbors from centennial and around will still be able to access it; I'm very happy to see the new sidewalk going on, because right now there is no sidewalk down there on both sides. Now we have the sidewalk on Brebeuf way extension to Tuxedo and also down the back lane towards Grant so I think that's going to be a much safer environment.

4. This is a brownfield that is developable land and I know change is tough but, in this change, they have addressed the issue of safety, with the sidewalk and the bollards and the speed humps, but they've also pushed the building back for privacy and got rid of the patios that would have been leering into the back lanes and put up trees for buffering.

5. The consultation was extensive. I wish every developer would do consultations like this.

6. The trees – I think we all know where I stand on that one. I'm very happy and glad that they were able to work on that, including buffering on the Tuxedo side to add more trees and soften up that frontscape on the back lane rathe than just leaving it blank with metal bollards. But this approach of putting back lanescaping is very appreciated.

7. Accessibility of the building. Now they have the at grade entrances with elevators so it's fully accessible to people who want to live there rather than having to climb up a few flights of stairs to get into the lobby and the elevator.

8. We need varieties of housing. Change is always hard and I know people would want to leave it as is, but there is change a coming in the River Heights-Fort Garry Ward and we're seeing more developments. We have to know that we have to build up but we have to do it in a context sensitive way to the neighborhood and I believe that with the effort that this group has put forward, and the revisions that they've done and the parking study that has been done, this project warrants support.

9. I will be putting forward a motion to deal with the traffic on Centennial. I definitely hear the people on Centennial. We have tried a few times but I have a new plan to try to deal with the cut through traffic on Centennial, which I'll be bringing forward sometime this week.

Objections under the Charter:

Total number of valid 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 May 11, 2022
2. Notification of Public Hearing dated May 9, 2022
3. Manitoba Status of Title 2404322/1
4. Letter of authorization dated December 3, 2021 from Arni Thorsteinson, Lreit Kenaston Land Holdings Corporation, to McGowan Russell Group Inc.
5. Caveats 2963500 and 3960370
6. Plans (16 pages)
7. Shadow Study dated March 2022
8. Arborist and Tree Preservation Report dated March 9, 2022
9. Public Engagement Report dated March 2022
10. John Brebeuf Place Transportation Impact Study
11. Report from the Urban Planning Division dated June 8, 2022
12. Inspection Report
13. Communication dated June 21, 2022, from Lawrence Strachan in opposition to the application, containing the signatures of 26 residents
14. Presentation in support of the application, submitted by Henry Amogu on June 23, 2022
15. Recording of Representations

REPRESENTATIONS:

In Support:

Henry Amogu
Robert Eastwood
Martin Krawitz
Barrie Ottenbreit
Susan Russell

In Opposition:

Lawrence Strachan
Anita Tews
Waldemar Tews
Howard Green
M. Tomkewich
Marjorie Myk
Marlaine Myk
Reuben Schmidt

Sofia Schmidt
John Keely
Joan Keely
Debbie Baty
Roberta Baty
Lyle Barnsley
Jose Caetano
Lexus Drew
Kieran Fewnick
Esther Meleshko
Brian Korchinski
Ingse Salim
Kent Goldie
Ivanna Lukie
Jordie Skinner
Joan Matheos
Shawn Wall
Cathie Geddes
Doug Geddes

For Information:

Nil

For the City:

S. Costello, Planner, Planning, Property and Development Department
R. Peterniak, Community Traffic Engineer, Public Works Department

Exhibit "11" referred to in File DASZ 21/2022

ADMINISTRATIVE REPORT

Title: DASZ 21/2022 – John Brebeuf Place

Issue: For consideration at the Public Hearing for a Subdivision to widen the public lane and Rezoning from "R1-M" and "RMF-M" to "RMF-S" Residential Multi-Family (Small).

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 21/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 13, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 26, 2022 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-family (Small) District, as shown on the map dated June 13, 2022 and included within Schedule "A", subject to the following conditions:

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

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(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 ("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.

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

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   B. a Zoning Agreement in accordance with recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 21/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 7 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

14. That the subdivision-rezoning shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAV 22-127849\D.

REASON FOR THE REPORT

- The applicant intends to rezone the property from "RMF-M" and "R1-M" to "RMF-S" to establish two multi-family buildings on the property having a total of 63 units.
- 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.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:

Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether the PRS is applicable, however it was determined that it does not apply.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Shaylyn Costello, BURPl.
Date:	June 8, 2022
File No.	DASZ 21-2022

List of Schedules and Attachments

- Appendix “A” – Planning Discussion.
- Schedule “A” for File no. 21/2022.
- Schedule “B” – Report of the Administrative Coordinating Group.
- Appendix “B” – Proposed By-law.
- Appendix “C” – Arborist Report.
- Appendix “D” – Public Engagement Report.
- Appendix “E” – Transportation Impact Study.

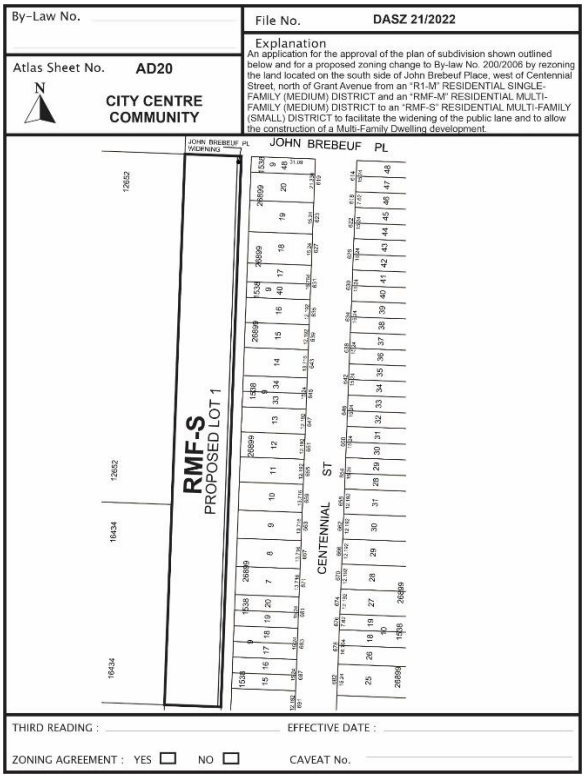
APPENDIX 'A'

DATE: June 8, 2022
FILE: **DASZ 21/2022**
RELATED FILES: DAV 22-127849D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.616 J. B. Mitchell

SUBJECT: For Subdivision and Rezoning to "RMF-S" Residential Multi-Family (small).

LOCATION: John Brebeuf Place (south side, west of Centennial)

LEGAL DESCRIPTION: PARCEL "C" PLAN 42279 WLTO IN RL 60 TO 63 PARISH OF ST BONIFACE



APPLICANT: Jackie Wilkie (McGowan Russell Group Inc.)
825 St. Joseph St
Winnipeg, MB R2H 3A8

OWNER: LREIT KENASTON LAND HOLDINGS CORPORATION
7 Evergreen Pl 2600
Winnipeg, MB R3L 2T3

SITE DESCRIPTION

- The subject site is located on the south side of John Brebeuf Place (a neighbourhood greenway) in the J.B. Mitchell neighbourhood of the River Heights-Fort Garry ward.
- The property is currently split zoned “R1-M” Residential Single-Family Medium District and “RMF-M” Residential Multi-Family Medium district.
- The site is 90 feet wide by 880 feet deep with an area of 79,160 sq. ft. (1.8 acres).
- The property formerly contained a rail line and is currently vacant. The site is currently unaddressed but can be referenced using roll number 12097529200.
- The property is accessed by John Brebeuf Place and is flanked by a public lane along the eastern property boundary.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: John Brebeuf Pl, then single-family dwellings zoned “R1-M” and vacant land zoned “RMF-S.”

South: Kenaston Village Mall Commercial Plaza zoned “C2” then Grant Ave.

East: Paved public lane, then single-family dwellings zoned “R1-M,” then Centennial St.

West: Kenaston Village Condominium Development zoned “RMF-M” then Kenaston Blvd.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to rezone the existing 79,160 sq. ft. lot to facilitate the construction of two (2) three (3) storey multi-family residential buildings with a total 63 dwelling units with a mix of two-bedroom and three-bedroom units with balconies.
- Entrances are proposed off John Brebeuf Place to the north of the site as well as off the lane.
- In addition, a subdivision to convey 7.6 feet of width to widen the abutting lane to the east has also been included in the application.
- The development includes underground parking offering 82 stalls as well as 14 surface level visitor stalls.
- 24 secure indoor bicycle parking spaces are proposed in the underground parkade of each building in addition to surface level bike racks (total 56 stalls).
- Submitted elevations illustrate two (2) three (3) storey buildings, with a flat roof line, some wall plane projection and recess, balconies, numerous windows and a mix of brick and cement board cladding material.

- The site plan illustrates a large open space with a pedestrian pathway between the two proposed buildings.
- A pedestrian pathway is located on the eastern side of the proposed buildings connecting John Brebeuf Place to the property immediately south of the subject site.
- An arborist report, a public consultation report, and a traffic impact study were submitted with the application.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant engaged the Public Service by applying for a pre-application. The pre-application was supportive of the development, identifying that a subdivision-rezoning (DASZ) application would be necessary to convey a parcel for lane widening purposes.

The applicant has been in continued correspondence with the Public Service to ensure the best use of the property, which included revisions to the plans after the original submission to recess balconies for increased privacy, add amenity for the tenants and improve visual interest of the building. The applicant submitted an arborist report, a public engagement report, and a transportation impact study with the application(s) as requested in the pre-application. A summary of these reports can be found later in this report.

OURWINNIPEG 2045 AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The subject property is within the Established Neighbourhood – Mature Communities Policy Area under *the Complete Communities Direction Strategy 2.0*. With regard to this proposal, the key policies guiding the development of Areas of Stability include:

- *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
- *1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.*
- *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
    - *Applicable City-endorsed policies or guidelines;*
    - *Existing zoning of the property and adjacent properties;*

- *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
- *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed-Use Corridors;*
- *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *The supporting transit, pedestrian and active transportation network; and*
- *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

Mature Communities

- *1.8 Low-rise residential uses will generally be accommodated on arterial and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

The proposed subdivision & rezoning is consistent with the *Complete Communities Direction Strategy 2.0*, and specifically Policy section 1.8 Key reasons are as follows:

- While low-rise multi-family is "generally" accommodated on arterial streets, additional considerations allow low-rise multi-family to be considered on local streets as well, provided it satisfies the above policies.
- CCDS 2.0 sets the general framework for height, density, and typology in Mature Communities – and the *Small-scale and Low-rise Development Guidelines for Mature Communities (*the *Infill Guidelines)* provide greater detail. This site meets Secondary Considerations in the *Infill Guidelines* in accordance with Section 1.6
- The development is proposed in close proximity to arterial roads (Corydon, Grant, Kenaston) which will connect them to the rest of the city as well as provide amenities and commercial uses in walking distance.
- The site is in close proximity to public transit stops and as a result, it will be accessible and well-connected.
- The proposed buildings reflect high-quality multi-family design with minimized impacts to the surrounding residences.
- The proposed use is expected to increase the use of public transit in the area.
- The proposed development will improve the local community by intensifying a vacant property.
- The site design reflects the unique context of the lot size and area and the development is proposed to increase walkability and functionality while keeping height in scale with the surrounding residential uses and underground parking for increased landscaping and pedestrian connections on the site.

SMALL-SCALE AND LOW-RISE DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

- The *Infill Guidelines* were approved by City Council on June 24, 2021 and apply to all residential development in the Mature Community policy area as identified in the *Complete Communities* direction strategy (https://winnipeg.ca/ppd/PublicEngagement/InfillStrategy/default.stm#tab-documents).
- The subject property is located in Area 1 of the *Infill Guidelines* area. As a result, any proposed development will be required to meet either the Preferred Location Criteria or Secondary Considerations for establishing low-rise multi-family residential uses.
- The Preferred Location Criteria enables low-rise multi-family residential uses in Area 1 as follows:

  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 subject property side yard abuts a public lane, and therefore **does not** meet the Preferred Location Criteria for establishing multi-unit residential development.
- As a result, the proposed development must be analyzed using the Secondary Considerations for evaluating multi-family development as outlined in the *Infill Guidelines.*
- The Secondary Considerations enable the Public Service to evaluate an application on the following criteria to assess the suitability of the application on a case by case basis:
  - Zoning of adjacent properties
  - Characteristics of adjacent built form
  - Surrounding uses
  - Characteristics of the lot
  - Proximity to other policy areas
  - Supporting street network
  - Supporting Transit, Pedestrian and Active Transportation Network
  - Municipal servicing capacity

- The Urban Planning Division has determined the subject site **is a suitable location** for low rise, multi-unit residential development based on the following Secondary Considerations:
    - The subject property is currently “split zoned” with a portion of the site being zoned “RMF-M” which can enable multi-family residential uses.
    - The subject property abuts property that is zoned “C3” Commercial Corridor to the south and “RMF-M” Residential Multi-Family Medium district to the west.
    - The property on the north side of John Brebeuf Pl. was rezoned into the “RMF-S” Residential Multi-Family Small district to facilitate multi-family residential development.
    - Three (3) storey multi-family residential uses are located immediately west of the subject site, with a commercial strip mall immediately south. Multi-family residential uses of a similar height are located north of John Brebeuf Place on a similarly dimensioned lot.
    - The subject site is of significant area while being relatively narrow in width, limiting potential for other forms of residential development with quality site plans.
    - The property has both street and lane access.
    - The middle of the subject site is approximately 230 metres from Grant Avenue which fits the description of an Urban Mixed-Use Corridor. This section of Grant Avenue contains an abundance of commercial amenities including a full-service grocery store.
    - The subject site can be accessed form Grant Avenue by a rear lane or from John Brebeuf Place which is a local street.
    - The J.B. Mitchel neighbourhood is a highly walkable neighbourhood with several amenities, in close proximity to both Grant Avenue (230 metres) and Corydon Avenue (415 metres).
    - Grant Avenue is a high frequency transit corridor that provides some of the most reliable transit service in the city.
- In addition, the plans must meet all design requirements in the *Infill Guidelines* in order to be supported.

<u>Design Guidelines</u>

- The proposed low-rise multi-family development meets the design guidelines in the following ways:
    - The maximum building height is a compliant 35 feet
    - Side yards exceeding 6 feet are provided
    - Lot coverage is less than 50%
    - A substantial rear yard is provided
    - Trees and shrubs will be planted on the site in addition to the retention of several existing trees as identified in the Arborist report, exceeding the landscaping requirements
    - The front elevation building utilizes a variety of high-quality cladding materials

    - The building includes projections and recesses, and building articulation for visual interest
    - The front façade provides adequate window coverage
    - Fencing is provided to screen abutting uses
    - Balcony design is considerate of adjacent uses and maintains privacy
    - Parking is substantially located underground, well designed, and adequately screened.
- Overall the submitted design is of high quality and is consistent with the Design Guidelines for low rise multi-family development.
- Based on these considerations and a submission of a site plan that is high quality, the Public Service is supportive of the submitted design.

SUBDIVISION & REZONING

- The applicant is proposing to rezone the lands to 'RMF-S" from its existing split zoning of "RMF-M" and "R1-M."
- The "RMF-S" district is intended to accommodate the development of low-rise multi-family units in areas with medium to high residential densities. Specifically, this district accommodates a density up to 1250 sq. ft. per unit.
- In addition, there is a public transit stop located on Grant Avenue (approximately 100 metres walking). This Arterial is identified as a Rapid Transit Route of the Primary Transit Network in the Transportation Master Plan. Furthermore, Corydon is a Direct Route in the Primary Transit Network.
- The subject property is a large lot in an existing developed area. The property is abutting neighbourhood commercial uses to the south as well as low-density residential homes in this area, with a plan of condominium to the west zoned "RMF-M."
- In addition, there are variances to the proposed "RMF-S" District associated with the development pertaining to parking and density requirements. These are analyzed in the Administrative Report for Associated file No. DAV 22-127849/D.
- The proposed subdivision/rezoning application is considered compatible with the surrounding area and will increase the use of the property, and is unlikely to create a substantial adverse effect on the neighbourhood.

ADDITIONAL CONSIDERATIONS

TRANSPORTATION IMPACT STUDY

WSP conducted a Transportation Impact Study (TIS) to determine the traffic impacts of a 63-unit multi-family development on the traffic network. A summary of the report findings are as follows:

- *The proposed development is forecasted to generate 36 new auto trips during the weekday a.m. peak hour, 40 new trips during the weekday p.m. peak hour, and 213 new trips on a weekday.*

- *Development traffic can be accommodated at all study area intersections with the existing geometry, and signals are not warranted at any study area intersection.*
- *Existing daily volumes on Centennial Street are approaching the City's maximum typical daily traffic volume of 1,000 vehicles per day, even though each house on Centennial Street has back lane access connecting directly to Grant Avenue and Corydon Avenue, which should reduce the number of trips on Centennial Street that would be made by the residents living on the block. A review of peak hour traffic on Centennial Street from Grant Avenue to Corydon Avenue indicate that cut-through traffic is occurring, likely due to congestion on Kenaston Boulevard, increasing traffic volumes on Centennial Street.*
- *The daily volumes on Centennial Street are forecast to be over 1,000 vehicles per day with the proposed development (1,132 vehicles per day north of John Brebeuf Place and 1,092 vehicles per day south of John Brebeuf Place); however, there is likely existing cut-through traffic on Centennial Street during peak hours which is increasing the existing traffic volumes.*
- *The daily traffic on John Brebeuf Place is forecast to be 512 vehicles per day west of Centennial Street and 629 vehicles per day east of Centennial Street. Daily traffic volumes on the laneway are forecast to be 159 vehicles per day south of John Brebeuf Place, and 317 vehicles per day north of Grant Avenue, both within the acceptable range for public lanes.*
- *The area is well-connected via transit and sidewalks/multi-use pathways.*

ARBORIST AND TREE PRESERVATION REPORT

Green Drop Tree Care prepared an Arborist and Tree Preservation Report for the subject property. the summary of the report findings are as follows:

- *In summary, on the west side we are recommending the removal of 4 trees that are in fair condition but in close proximity to construction. We are recommending to remove an additional 3 trees in poor condition on the west side. Of the 3 trees that are in poor condition, one of them falls in close proximity to construction, while the other two are leaning. The other poor trees on the west property line identified in orange and blue are to be preserved and protected. The plan is to monitor and replace these trees over the next couple years.*
- *On the east side, we are recommending the removal of 25 trees that are in poor condition and also in close proximity to construction. An additional 10 trees in fair condition but in close proximity to construction are recommended to be removed. In the green space area 3 trees are recommended to be removed as they are in poor condition structurally. We are also recommending to preserve and protect 7 poor trees identified in orange and blue. The plan is to monitor and preplace thee trees over the next couple years.*

The Landscape Plan indicates that the trees and shrubs being maintained on site are consistent with the Tree Protection and Removal Plan. In addition, the applicant is meeting their full requirement for the planting of new trees per the Zoning By-Law and the *Infill Guidelines.*

PUBLIC CONSULTATION REPORT

A Public Engagement Report was prepared by McGowan Russell Group Inc. the public engagement process consisted of a stakeholder meeting, held of January 27, 2022 as a virtual meeting with 41 participants, and two public open houses, held on February 24, 2022 as virtual meetings with 10 and 17 participants.

A summary of the feedback received is as follows:

- Concerns for privacy from view from the 3 storey units.
- Comments on construction traffic, construction hours, and potential vibration during construction.
- Comments on wanting this to be left greenspace and that the site is too small to develop.
- Comments on added traffic to the area and concern that people will be parking on Centennial.
- Comment on choice of tree species.
- Comments that rental apartments are not needed.

The applicant addressed the concerns in the following ways:

- Privacy is addressed through removal of balconies on the east side of the building and addition of a full screen of columnar trees.
- Construction issues will be addressed through communication with the neighbourhood to ensure everyone is aware of times of construction, that buildings are inspected for any vibration issues and that construction traffic is directed to John Brebeuf.
- The land is not public green space and has been sold as a private development parcel. The design of the development with two buildings and larger open green areas provides more greenspace than individual units would for this space.
- A traffic report is being developed to show how the development will impact the existing traffic in the area. The development has also provided 1.5 stalls per unit to ensure there is sufficient parking on site.
- The tree species selected will be based on growing condition, hardiness, and growth rate. The best possible trees will be chosen for each location on site to create the vegetative screen and enhance the site.
- The developer has determined that there is a marker for the long-term rental in this area. The units are planning to be larger than standard to provide those not wishing to own the option of rental.

REASONS FOR RECOMMENDATIONS

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

- The subdivision and rezoning application would conform with *OurWinnipeg 2045* and *the Complete Communities Direction Strategy 2.0*, and would be compatible with the surrounding area.
- The subject site is located within an existing residential area in close proximity to commercial uses and Grant and Corydon Avenue, and makes use of an underutilized vacant property, which is supported by Policies in the *Complete Communities Direction Strategy 2.0*.
- The area is well connected by transit, active transportation and major arterials in close proximity.

- The proposed multi-family buildings represent high-quality design elements and are consistent with the *Infill Guidelines.*
- The Arborist Report and Transportation Impact Study did not identify any substantial constraints or adverse impacts caused by the proposal.
- These applications are the result of extensive consultation with City Departments and the public.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Shaylyn Costello, B.U.R.Pl.
DASZ File Number: 21/2022

SCHEDULE "A" FOR FILE NO. DASZ 21/2022, CITY CENTRE COMMUNITY COMMITTEE, JUNE 13, 2022

By-Law No. _____

File No. **DASZ 21/2022**

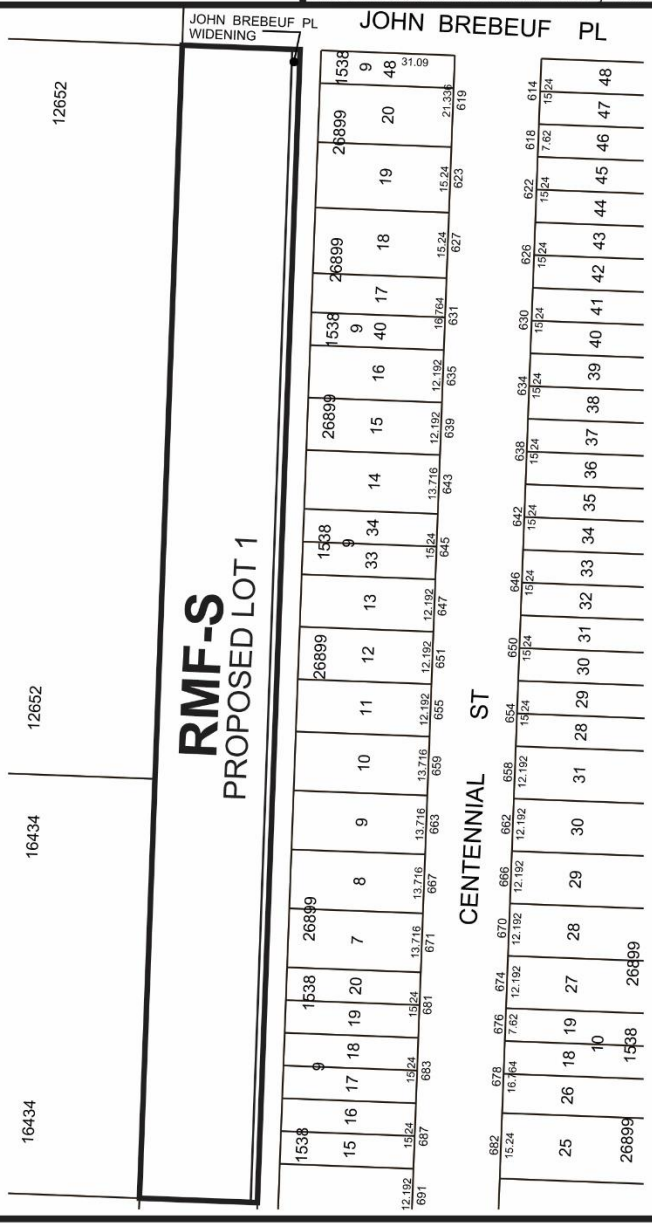
Atlas Sheet No. **AD20**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located on the south side of John Brebeuf Place, west of Centennial Street, north of Grant Avenue from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the widening of the public lane and to allow the construction of a Multi-Family Dwelling development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE SOUTH SIDE OF JOHN BREBEUF PLACE, WEST OF CENTENNIAL STREET AND NORTH OF GRANT AVENUE

It is recommended that approval of DASZ 21/2022, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department wishes to advise that service connections for the Planned Area, including extensions within the surrounding rights-of-way to nearby municipal services, are expected to be private, non-conforming connections.

Section II – Engineering Studies

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

Section III - Servicing Conditions

1) Land Drainage Sewers

   The Developer shall pay to the City, in cash, prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the land drainage sewer(s) installed by others in John Brebeuf Place, as determined by and to the satisfaction of the Director of Water and Waste.

2) 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 0.10, 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.

3) Sidewalks

The Developer shall, at no expense to the City, construct 1.5m wide by 100mm thick Portland cement concrete sidewalks, and all related works, on the standard alignment, 0.3m from the property line, on the south side of John Brebeuf Place abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

4) Public Lane

a) The Developer shall at no expense to the City, construct in Portland cement concrete pavement, a widening and all associated works to the Public Lane abutting the east side of the Planned Area to result in a paved lane width of 6.0m, as determined by and to the satisfaction of the Director of Public Works.

b) Should the existing Portland cement concrete pavement in the Public Lane not be in a suitable condition to accommodate a widening of the existing Portland cement concrete pavement or should the pavement structure not be designed to accommodate the weight of a fire truck, the Developer shall, at no expense to the City, construct, in Portland cement concrete pavement a new 6.0m Portland cement concrete pavement in the Public Lane and all associated works, all as determined by and to the satisfaction of the Director of Public Works.

5) Traffic Calming Devices

The Developer shall, at no expense to the City, construct traffic calming devices, and all related works, with the Public Lane adjacent to the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

6) Boulevards

a) The Developer shall, at no expense to the City, sod, and plant trees on all boulevards within, fronting and flanking 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) 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.

8) 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.

9) 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.

10) 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:

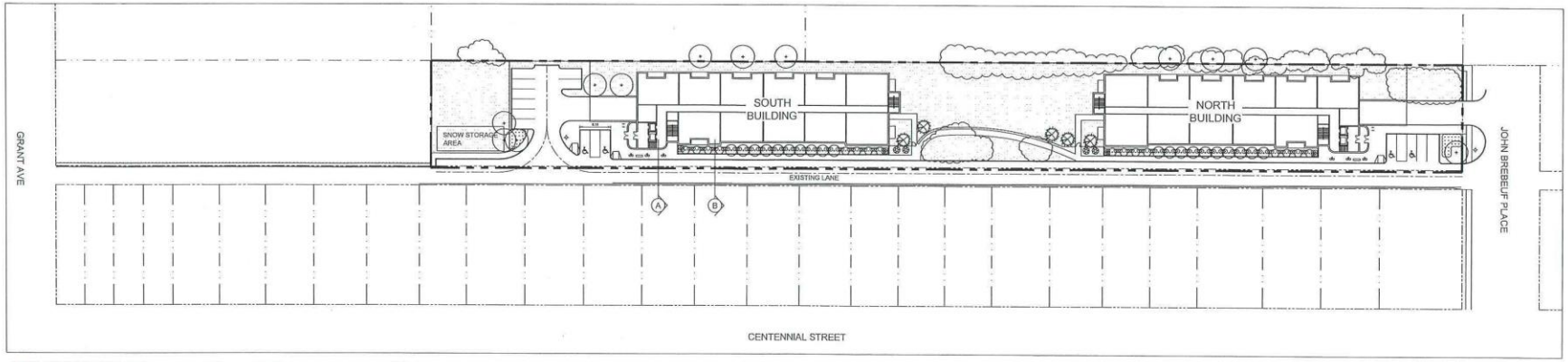
Administrative Co-ordinating Group
File No. DASZ 21/2022
May 26, 2022

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

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

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

Exhibit “6” referred to in File DASZ 21/2022



SITE CONTEXT PLAN

0 5 10 15 25 50m NORTH

1. AS PER CITY OF WINNIPEG BY LAW SECTION 191, THE OWNER SHALL RECEIVE CREDIT AGAINST THE AMOUNT OF LANDSCAPING MATERIAL OTHERWISE REQUIRED BY SECTION 190 FOR EACH HEALTHY MATURE TREE OVER 2.5 INCHES DIAMETER AT BREAST HEIGHT PRESERVED ON SITE.
   1.1. Over 12" Caliper = 6 Credited Trees
   1.2. 8"-11.9" Caliper = 4 Credited Trees
   1.3. 2.5"- 7.9" Caliper = 2 Credited Trees
   1.4. Under 2.5" Caliper= 1 Credited Tree
2. JOHN BREBEUF STRET EDGE TO RECEIVE TREE PRESERVATION CREDIT FOR:
   8 TREES AT 2.5 - 7.9" CALIPER = 16 CREDITED TREES
   16 TREES AT 8 -11.9" CALIPER= 64 CREDITED TREES
3. TREES ON EAST PROPERTY LINE TO RECEIVE TREE PRESERVATION CREDIT FOR:
   5 TREES AT 8 - 11.9" CALIPER = 20 CREDITED TREES
   2 TREES AT OVER 12" CALIPER = 12 CREDITED TREES
4. TREES ON WEST PROPERTY LINE TO RECEIVE TREE PRESERVATION CREDIT FOR:
   22 TREES AT 2.5 - 7.9" CALIPER = 44 CREDITED TREES
   22 TREES AT 8 -11.9" CALIPER = 88 CREDITED TREES
   7 TREES AT OVER 12" CALIPER = 42 CREDITED TREES

LANDSCAPE STATISTICS

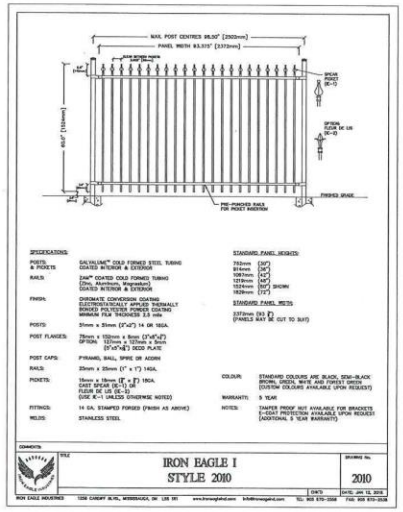
	REQUIRED	PROPOSED
STREET EDGE (JOHN BREBEUF - 60ft.)		
1 TREE/30 ft.	3	0*
3 SHRUBS/20 ft.	14	14
BUILDING FOUNDATION	1 SHRUB/10 ft.	
NORTH BUILDING - 62 ft.	6	59
SOUTH BUILDING - 62 ft.	6	59
BUFFERING OF PARKING		
NORTH BUILDING - 45 ft.		
1 TREE/35 ft.	1	1
3 SHRUBS/20 ft.	7	7
SOUTH BUILDING - 85 ft.		
1 TREE/35 ft.	2	2
3 SHRUBS/20 ft.	13	13
*CREDIT FOR EXISTING TREES RETAINED ON SITE		
24 TREES ON JOHN BREBEUF STREET EDGE		80
7 TREES ON THE EAST PROPERTY LINE		32
51 TREES ON THE WEST PROPERTY LINE		174
TOTAL TREES	6	336
TOTAL SHRUBS	46	152

PROPOSED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
AMERICAN ELM ULMUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
CONIFEROUS TREES		
BLACK HILLS SPRUCE/PICEA GLAUCA 'BLACK HILLS'	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS		
HEDGE COTONEASTER / COTONEASTER LUCIDUS	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
TINY WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
FLAMING MOUND SPIREA / SPIREA X BUMALDA ' FLAMING MOUND'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
THREE LOBE SPIREA / SPIRAEA TRILOBATA	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CHARISMA LILAC/ SYRINGA X PRESTONIAE 'CHARISMA'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
BLUE MUFFIN ARROWWOOD / VIRUNUM DENTATUM 'CHRISTOM'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
PERENNIALS/ORNAMENTAL GRASSES		
KARL FOERSTER GRASS/ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
HOT ROD SWITCH GRASS/ PANICUM VIRGATUM 'HOT ROD'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
AWNED WHEATGRASS/ AGROPYRON SUBSECUDUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.

PARKING STATISTICS

	REQUIRED	PROVIDED
63 UNITS (1.5 stalls/unit)		
UNDERGROUND		82
SURFACE		15
TOTAL	95	97
ACCESSIBLE STALLS (VAN)	4(2)	8(4)
BICYCLE PARKING	10	56



LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED GRASSES
- MULCH PLANTING BED
- SOD
- SIDEWALK

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.

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project: JOHN BREBEUF PLACE - ROLL# 12097529200

sheet title: SITE PLAN AND NOTES

scale: 1:500

drawn by:

checked by:

date: MARCH 2022

project no. 21-040

sheet no. L-1.1

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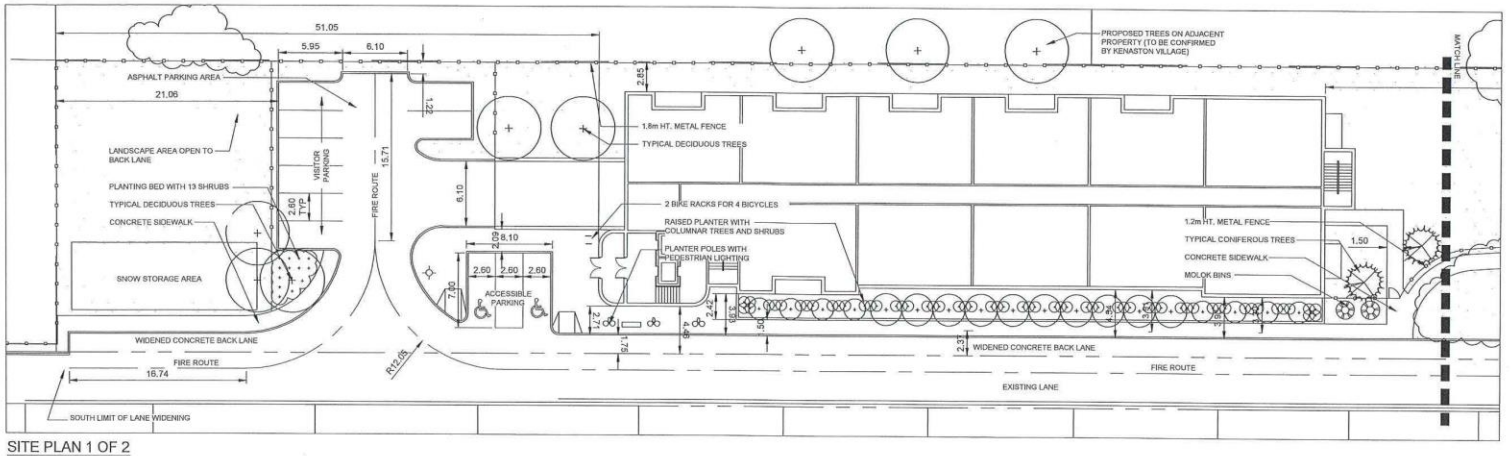
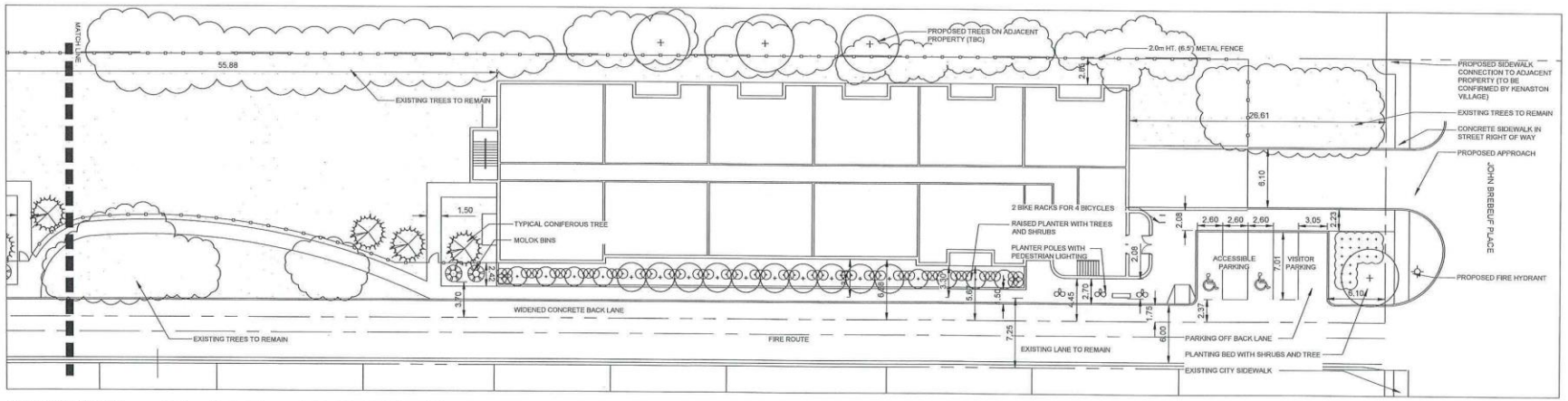


SITE PLAN 1 OF 2



SITE PLAN 2 OF 2

0 2 5 10 15 25 NORTH

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project: JOHN BREBEUF PLACE - ROLL# 12097529200

sheet title: LANDSCAPE PLAN

scale: 1:200

drawn by:

checked by:

date: MARCH 2022

project no. 21-040

sheet no. L-1.2

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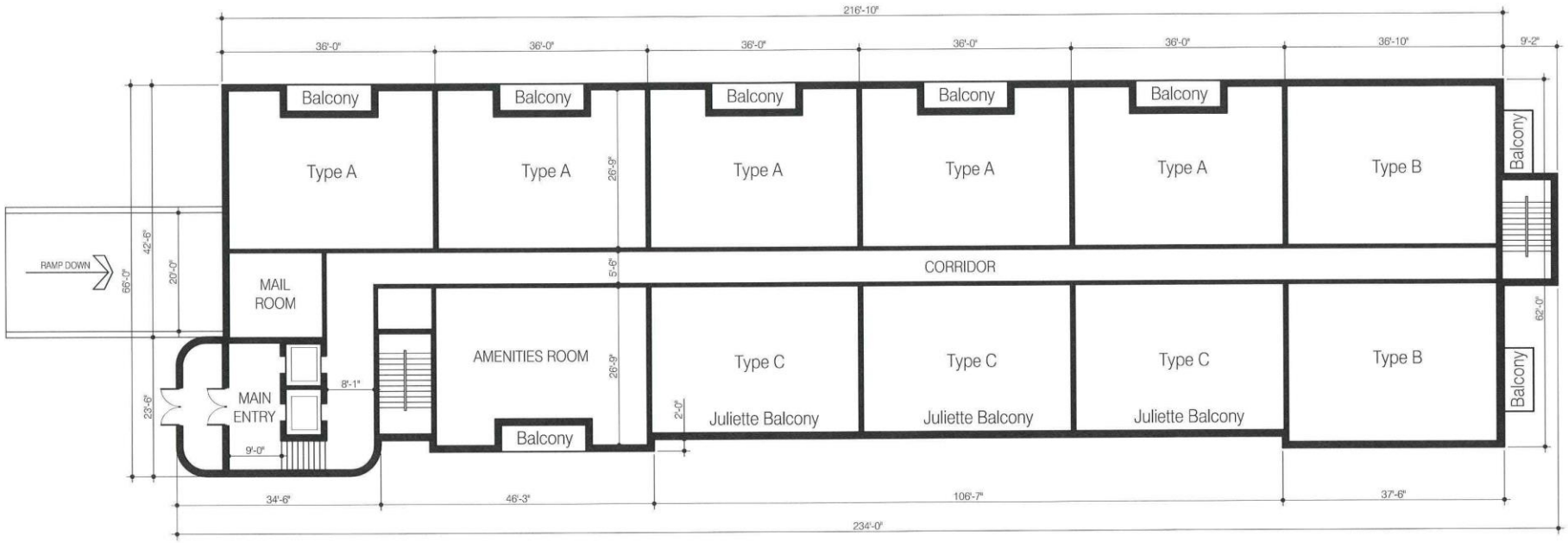

South Building Shown
North Building is Mirrored

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: MAIN FLOOR PLAN

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

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA1

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: SECOND FLOOR PLAN

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

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA2

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: THIRD FLOOR PLAN

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

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA3

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Suite Type D
1140 sq. ft.

Suite Type A
910 sq. ft.

Suite Type B
972 sq. ft.



Suite Type C
900 sq. ft.

Suite Type B
972 sq. ft.

0 2 5 10 20 ft.

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: SCHEMATIC SUITE PLANS

scale: 3/32" = 1'-0"

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA3B

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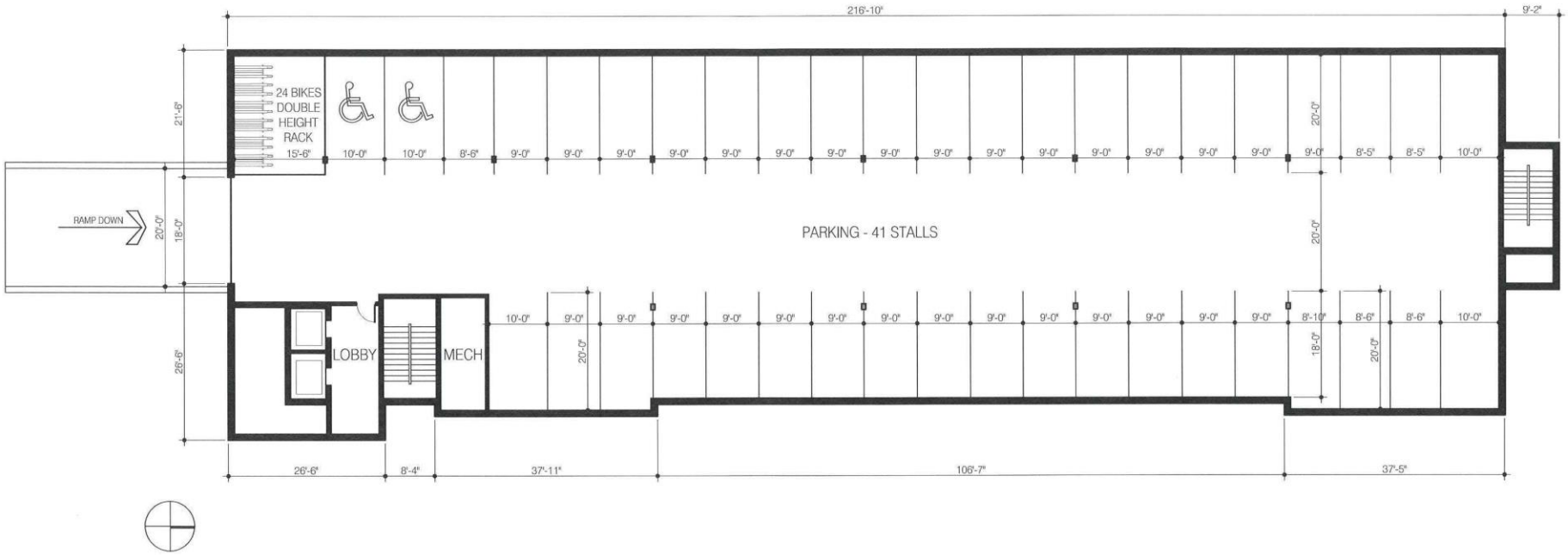

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: BELOW GRADE PARKING FLOOR PLAN

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

drawn by:

checked by:

date: MARCH 2022

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sheet no. DA4

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EAST ELEVATION



SOUTH ELEVATION

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: ELEVATIONS

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

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA5

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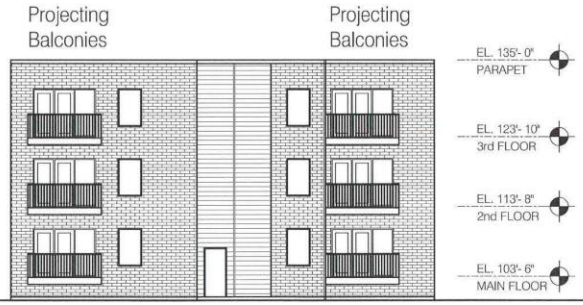
WEST ELEVATION



BRICK

FIBRE CEMENT SIDING

NORTH ELEVATION

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: ELEVATIONS

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

drawn by:

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date: MARCH 2022

project no. 2020036

sheet no. DA6

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: View From South to Main Entrance

scale:

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA7

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: View From South East

scale:

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA8

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: View From East Along Lane

scale:

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA9

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: View From North in Central Courtyard

scale:

drawn by:

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date: MARCH 2022

project no. 2020036

sheet no. DA10

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project: JOHN BREBEUF PLACE - ROLL # 12097529200

sheet title: View From West

scale:

drawn by:

checked by:

date: MARCH 2022

project no. 2020036

sheet no. DA11

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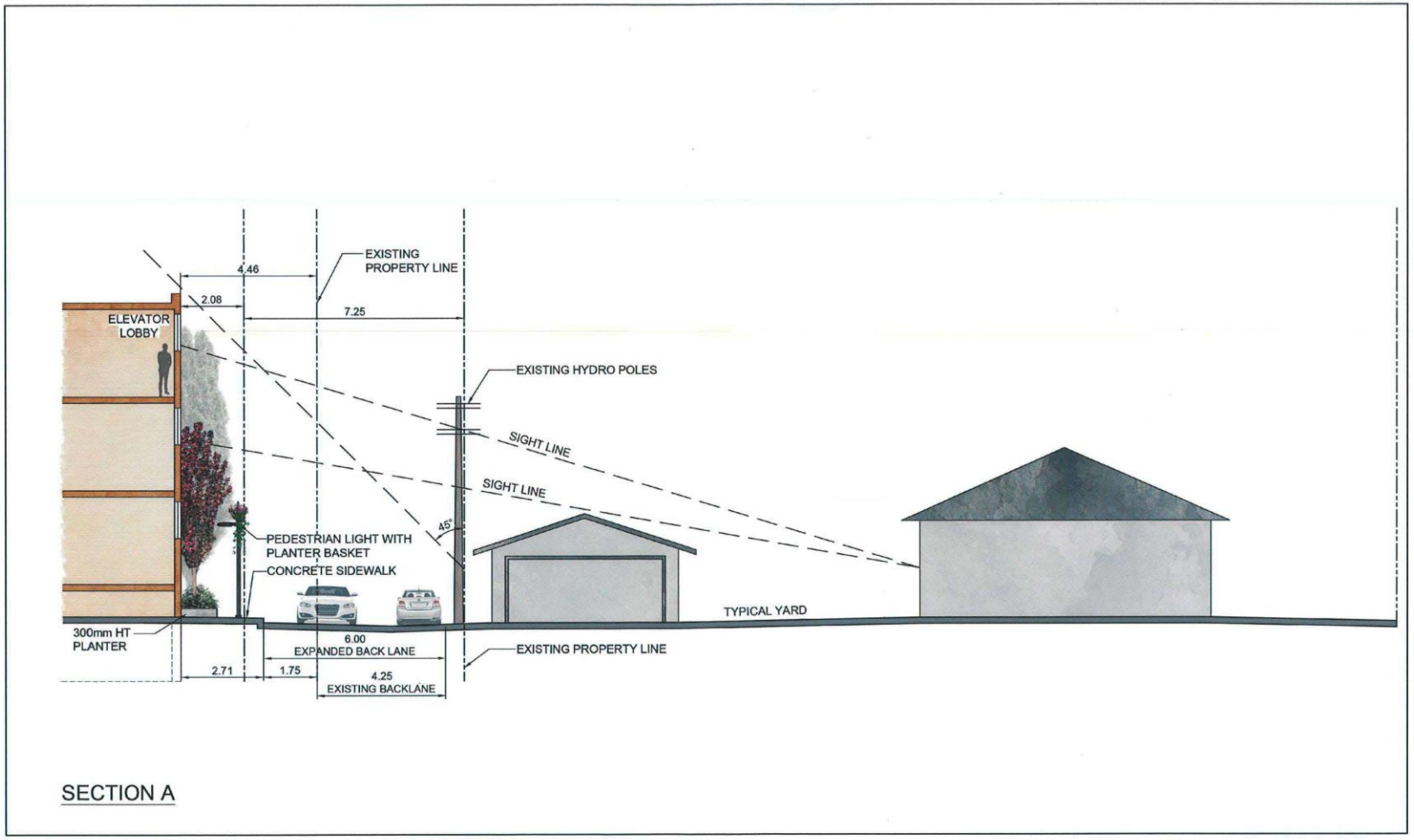

SECTION A

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project: JOHN BREBEUF PLACE - ROLL# 12097529200

sheet title: SECTIONS

scale: N.T.S

drawn by:

checked by:

date: MARCH 2022

project no. 21-040

sheet no. L-1.3

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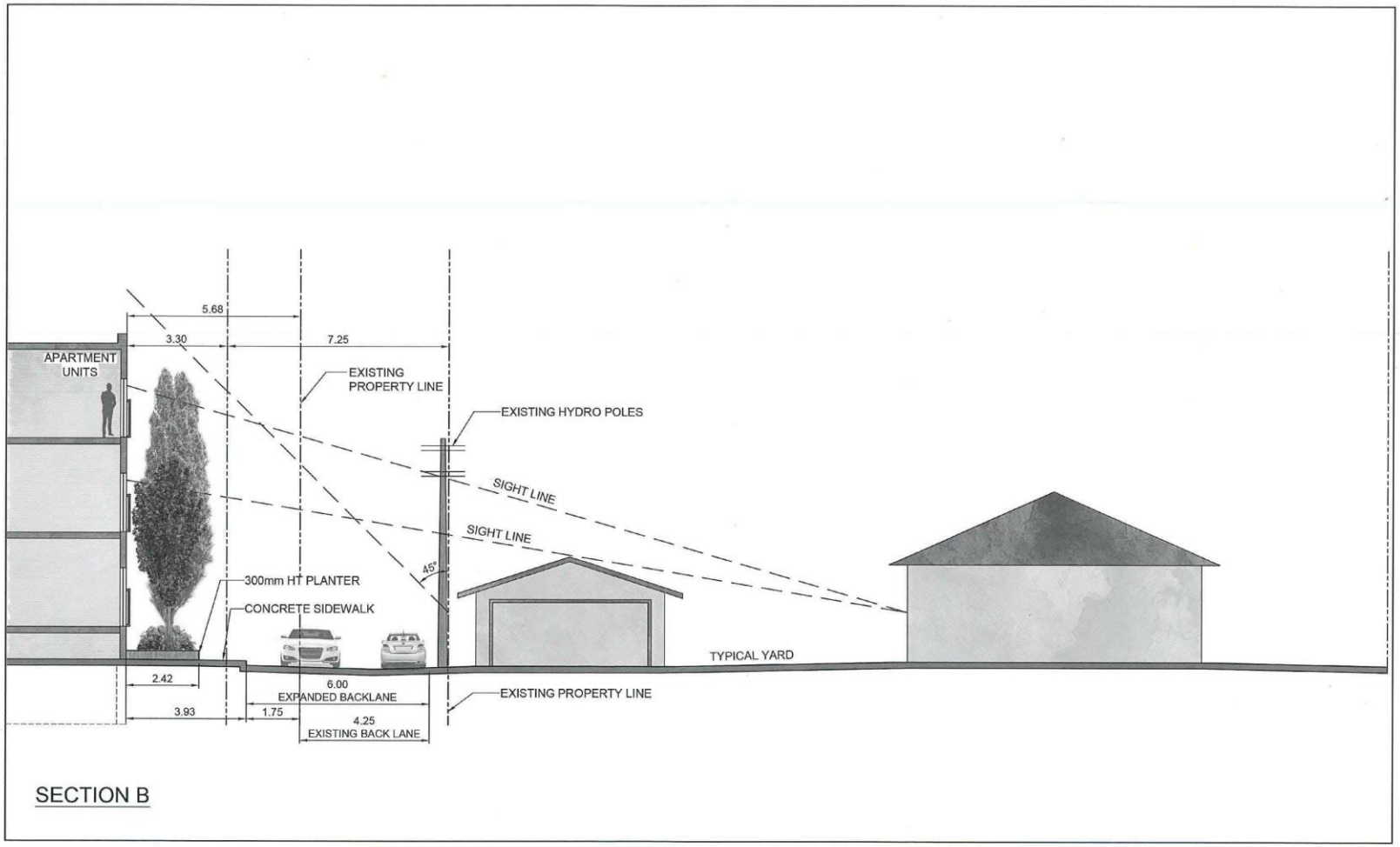

SECTION B

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project: JOHN BREBEUF PLACE - ROLL# 12097529200

sheet title: SECTIONS

scale: N.T.S

drawn by:

checked by:

date: MARCH 2022

project no. 21-040

sheet no. L-1.31

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