Minutes – Executive Policy Committee – July 13, 2022

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

Item No. 14 Subdivision and Rezoning – 1792 Pembina Highway (River Heights-Fort Garry Ward) File DASZ 48/2021 [c/r DAV 239440/2021D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That the subdivision under Development Application No. DASZ 48/21 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 24, 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 June 1, 2022 and attached as Schedule "B" to this report, with the following amendments:

        i. In Section IV – Servicing Conditions:

            a. Amend Condition 4) a) as follows:

                1. Delete the words "the full cost of" and replace with "25% of the total costs to install"

                2. Delete the words "the full cost of removing" and replace with "25% of the total costs to remove"

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "PR1" Parks and Recreation 1 (Neighbourhood) District, as shown on the map dated June 24, 2022 and included within Schedule "A", subject to the following conditions:

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

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

i. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), 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. pedestrian pathways / sidewalks
h. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. The Developer shall, at no expense to the City, delineate the property line between the private property and Public Reserve by way of the supply and installation of continuous fencing (ie: bollards spaced at 1.8 metres on-centre or by other approved means), to the satisfaction of the Director of Public Works. Said fence or bollards shall be located on the private property and registered on the title by caveat to be the responsibility thereafter of the property owner.

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").

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

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

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 48/2021.

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

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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

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

Carried

STANDING COMMITTEE RECOMMENDATION:

On 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 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, with the following amendments:

- In Recommendation 1.A., delete the period after "Schedule "B" of this report", and replace with the following:

  ", with the following amendments:

  i. In Section IV – Servicing Conditions:

  a. Amend Condition 4) a) as follows:

  1. Delete the words "the full cost of" and replace with "25% of the total costs to install"

  2. Delete the words "the full cost of removing" and replace with "25% of the total costs to remove."

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

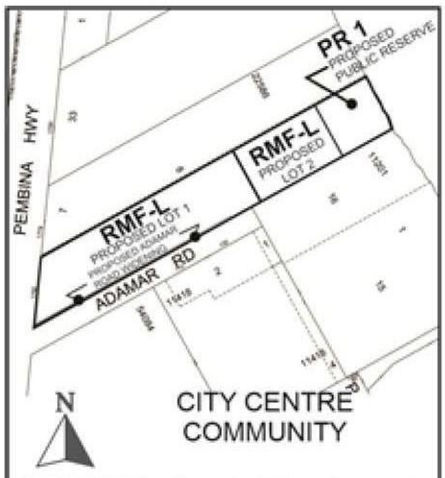
File: DASZ 48/2021

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

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

Applicant: Ironclad Developments Inc. (David Marsh)

Subject:



APPLICANT : Ironclad Developments Inc. (David Marsh)
FILE : DASZ 48/2021
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 "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow the expansion of a multi-family dwelling development and facilitate the establishment of Public Reserve. **For information, phone A. Ross, Planner at 204-986-5235.**

Premises Affected: 1792 Pembina Highway

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, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 48/21 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 24, 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 June 1, 2022 and attached as Schedule "B" to this report***, with the following amendments:***

        i. In Section IV – Servicing Conditions:

            a. Amend Condition 4) a) as follows:

                1. Delete the words "the full cost of" and replace with "25% of the total costs to install"

                2. Delete the words "the full cost of removing" and replace with "25% of the total costs to remove"

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "PR1" Parks and Recreation 1 (Neighbourhood) District, as shown on the map dated June 24, 2022 and included within Schedule "A", subject to the following conditions:

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

        i. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), 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. pedestrian pathways / sidewalks
h. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. The Developer shall, at no expense to the City, delineate the property line between the private property and Public Reserve by way of the supply and installation of continuous fencing (ie: bollards spaced at 1.8 metres on-centre or by other approved means), to the satisfaction of the Director of Public Works. Said fence or bollards shall be located on the private property and registered on the title by caveat to be the responsibility thereafter of the property owner.

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

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

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 48/2021

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

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

1. It's getting rid of a surface parking lot. The amenity itself will add some really good density to that strip overlooking the red. We do need some more intensification and it seems to be ideally suited.

2. We're getting some parkland which City Council likes and for those reasons and the collaborative approach the developer has taken and there's no one here in opposition today.

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 May 12, 2022 2. Notification of Public Hearing dated May 24, 2022 3. Manitoba Status of Titles 2942337/1 and 2942341/1 4. Letter of authorization dated November 29, 2021 from Lauren Fourmeaux Clemens, Ironclad Developments Pembina Holdings Inc. to David Marsh, Director of Development, Ironclad Developments Inc. 5. Surveyor's Building Location Certificate and sketch dated between March 24 and April 8, 2020 6. Title Plot dated March 29, 2021 7. Sketch of Proposed Plan of Subdivision dated March 23, 2022 8. Plans (25 pages) 9. Site Servicing Report dated June 14, 2021 10. Map of Floodway Area 11. Report from the Urban Planning Division dated June 15, 2022 12. Inspection Report 13. Presentation in support of the application, submitted by Irene Borgonia on June 23, 2022 14. Recording of Representations

REPRESENTATIONS:

In Support:

Irene Borgonia
Michal Kubasiewicz

In Opposition:

Nil

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department
G. Jasper, Land Development Administrator, Planning, Property and Development Department

Exhibit "11" referred to in File DASZ 48/2021

ADMINISTRATIVE REPORT

Title: DASZ 48/2021 at 1792 Pembina Hwy

Issue: For consideration at the public hearing of a subdivision to create two (2) lots and Public Reserve land from four (4) existing SP lots, with Proposed Lot 1 and 2 to remain in the "Residential Multi-Family Large (RMF-L) zoning district, and Public Reserve to be rezoned to Parks and Recreation 1 (PR1). Proposed Lot 1 to maintain a 282 unit multi-family dwelling. Proposed Lot 2 to construct a new 112 unit multi-family dwelling.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 48/21 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 24, 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 June 1, 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 a "PR1" Parks and Recreation 1 (Neighbourhood) District, as shown on the map dated June 24, 2022 and included within Schedule "A", subject to the following conditions:

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

i. For those portions of the Owner's Land zoned ""RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) pedestrian pathways / sidewalks

(h) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. The Developer shall, at no expense to the City, delineate the property line between the private property and Public Reserve by way of the supply and installation of continuous fencing (ie: bollards spaced at 1.8 metres on-centre or by other approved means), to the satisfaction of the Director of Public Works. Said fence or bollards shall be located on the private property and registered on the title by caveat to be the responsibility thereafter of the property owner.

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

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 48/2021

REASON FOR THE REPORT

- The applicant wishes to subdivide the existing property at 1792 Pembina Hwy. into three (3) lots in the following manner:
    - Proposed Lot 1 will front Pembina Hwy. and will contain an existing 282 unit multi-family dwelling. This lot will maintain existing "RMF-L" Residential Multi-Family Large district zoning.
    - Proposed Lot 2 is located east of Lot 1 and will contain a proposed 16 storey, 112 unit multi-family dwelling. This lot will maintain existing "RMF-L" Residential Multi-Family Large district zoning.
    - Proposed Lot 3 will be created and dedicated to the City as Public Reserve. This newly created lot will be rezoned into the "PR1" Parks and Recreation Neighbourhood district.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	June 15, 2022
File No.	DASZ 48/ 2021

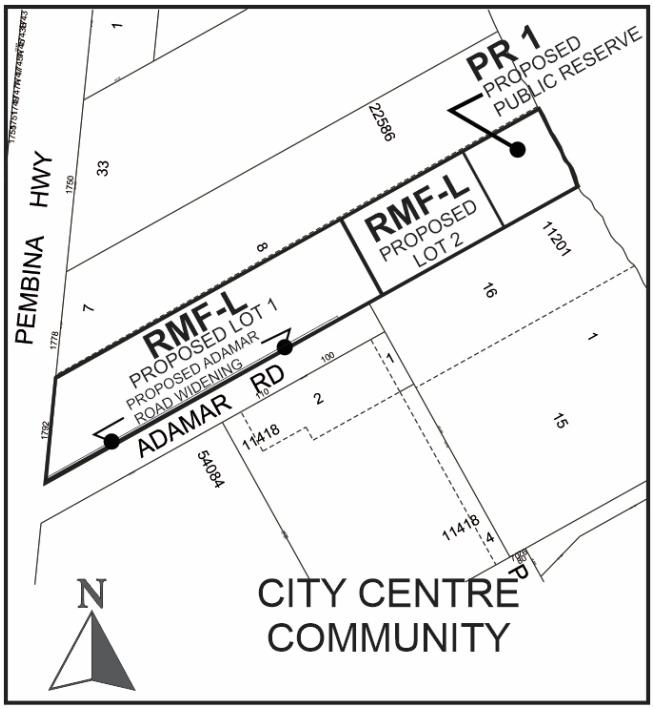
Attachments:
Appendix B: Draft by-law
Appendix C: Public engagement summary
Appendix D: Shadow Study
Appendix E: Map of revised Floodway line
Appendix F: Parking study

APPENDIX 'A'

DATE:	June 16, 2022
FILE:	**DASZ 48/2021**
RELATED FILES:	DAV 21-239440/D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.643 Pembina Strip.

SUBJECT: For consideration at the public hearing of a subdivision to create two (2) lots and Public Reserve land from four (4) existing SP lots, with Proposed Lot 1 and 2 to remain in the "Residential Multi-Family Large (RMF-L) zoning district, and Public Reserve to be rezoned to Parks and Recreation 1 (PR1). Proposed Lot 1 to maintain a 282 unit multi-family dwelling. Proposed Lot 2 to construct a new 112 unit multi-family dwelling.

LOCATION: 1792 Pembina Hwy.



LEGAL DESCRIPTION: LOTS 9/12 PLAN 22586 13/18 ST V TOG W/ A ROW FOR ALL PURPOSES & AS APPURT TO SAID LOTS 9 & 11 OVER & UPON LOTS 8 & 10 AS SHOWN ON SAID PL & SUBJ TO A ROW FOR ALL PURPOSES & AS APPURT TO LOTS 7 8 10 & 12 AS SHOWN ON SAID PL OVER & UPON SAID LOT 9 SAID LOTS 10 & 12 OVER & UPON LOTS 8 & 9 AS SHOWN ON SAID

PL & SUBJ TO A RIGHT OF WAY FOR ALL PURPOSES & AS APPURT TO LOTS 7 8 9 & 11 AS SHOWN ON SAID PL OVER & UPON SAID LOT 10

APPLICANT: Ironclad Developments Inc (David Marsh)
67-630 Kernaghan Avenue
Winnipeg MB R2C 5G1

OWNER: IRONCLAD DEVELOPMENTS PEMBINA HOLDINGS INC.
101-57158 Symington Rd. 20 E
Springfield MB R2J 4L6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north east corner of Adamar Rd. and Pembina Hwy, in the Pembina Strip neighbourhood of the River Heights - Fort Garry ward.
- The eastern portion of the subject property abuts the Red River.
- The site is located on a Regional Mixed Use Corridor as designated in the *Complete Communities 2.0 an OurWinnipeg Direction Strategy*.
- The property is currently zoned “RMF-L” Residential Multiple Family Large and is 4.07 acres (177 719 sq. ft.) in area.
- Two (2) six (6) storey, multi-family residential dwellings with a total of 282 dwelling units are currently located on the western portion of the subject property.
- The existing development is referred to as Onyx Phase I.
- The eastern portion of the subject site contains surface parking and vacant land.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

The subject area is characterized by a mix of medium to high density multi-family residential uses. A mix of community and corridor level commercial uses are also common in the immediate vicinity.

North: A four (4) storey, 215 unit multi-family dwelling zoned “RMF-L” Residential Multi-Family Large district.

South: Adamar Rd. then a hotel use zoned “C3” Commercial Corridor, a 12 storey, 449 unit multi-family residential dwelling zoned “RMF-L” Residential Multi-Family Large district and a seven (7) storey, 196 dwelling unit multifamily development zoned “RMF-M” Residential Multi-Family Medium district.

East: The Red River then St. Vital Park zoned “PR-3” Parks and Recreation Regional district.

West: Pembina Hwy. then two (2) three (3) storey 70 unit multi-family residential dwellings zoned “RMF-M” Residential Multi-Family Medium district.

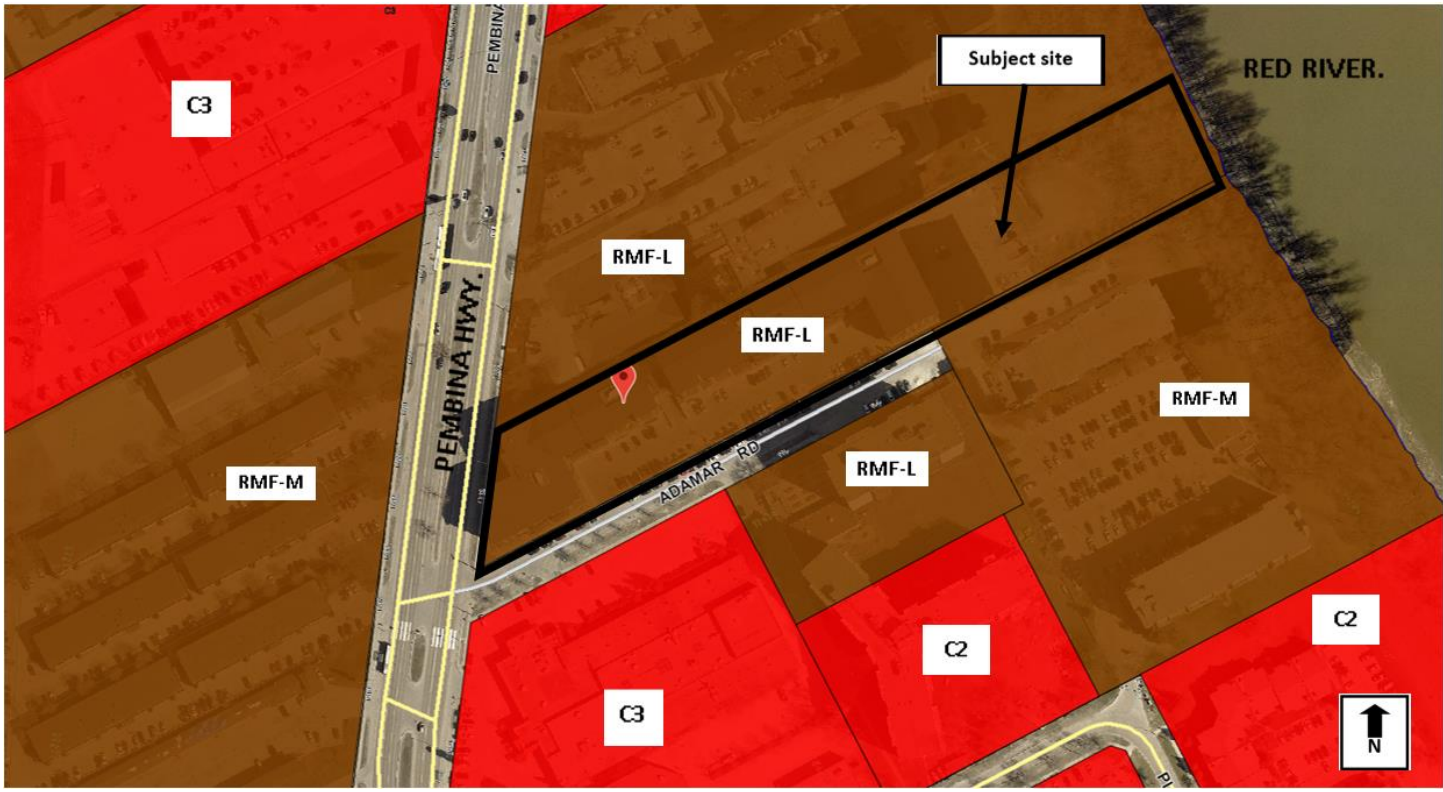


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to undertake a subdivision and rezoning (DASZ) application to enable the following:
    - Maintain two (2) existing six (6) storey, multi-family dwellings containing 282 units on proposed Lot 1 (approximately 2.45 acres) with frontage on Pembina Hwy.
    - Creation of a new Lot 2, 0.97 acres in area comprised of currently undeveloped land east of the existing development, to enable construction of new 16 storey, 112 multi-family dwelling (Onyx Phase II).
    - Creation of a new Lot 3 (approximately 0.6 acres) abutting the Red River to be dedicated to the City as Public Reserve and rezoned into the “PR-1” district.
- The proposed new development consists of a 16 storey tower with three (3) floors of structured parking and 13 floors of residential units.
- The tower is setback approximately 38 feet from the three (3) level parkade along the south elevation, increasing building separation and creating an outdoor amenity space which contains an outdoor patio and fitness centre.
- The proposed design utilizes significant window cover, balcony placement, architectural detailing and a variety of quality cladding materials to create well-articulated building façade on all elevations.
- Cladding materials includes a mix of cement board lap siding, cement board panel, cement board trim, architectural screening, aluminum railing and tempered glass to frame balconies.
- A pedestrian pathway on Adamar Rd. connects Pembina highway to the main building entrance.
- A total of 115 vehicular parking spaces are provided on proposed Lot 2 in the form of indoor structured and surface parking stalls.
- 118 secure indoor bicycle parking spaces are provided on proposed Lot 2, the majority of which are located in the parking structure.
- A substantial amount of landscaping is provided along both south and north property lines to buffer the proposed development from adjacent uses.
- Submitted landscape plans illustrate a rear lawn condition which blends into the naturalized Public Reserve Land adjacent to the Red River.
- The landscape plan also illustrates a gravel pedestrian pathway connecting the subject site to the Public Reserve land.
- The applicant’s letter of intent states the new building contains a mix of one (1), two (2) and three (3) bedroom units in various sizes and configurations to accommodate a range of housing needs.
- The applicant has indicated a subdivision is required to create two separate lots for each phase of development in order to enable the required financial mechanisms to be registered.

- Despite establishment of two (2) separate lots, the proposed Phase I and Phase II Onyx buildings have been designed to function as one integrated multi-family residential development.

REASON FOR APPLICATION

- The subject property at 1792 Pembina Hwy. is currently zoned “RMF-L” Residential Multi-Family Large district.
- Given the subject site is 4.07 (177 719 sq. ft.) acres in area and is currently zoned “RMF-L”, the total 394 dwelling units for both phases of development at 1792 Pembina Hwy can be accommodated under existing zoning rights.
- The applicant has indicated that a subdivision to create two (2) separate lots is required to enable registration of separate financial interests for each phase of their development (Onyx I and Onyx II). For this reason, a subdivision is required.
- In response to requests from the Public Service, the applicant has agreed to establish a third lot abutting the Red River, that will be dedicated to the City as Public Reserve.
- This Public Reserve land will be rezoned from “RMF-L” Residential Multi-Family Large District to “PR-1” Parks and Recreation Neighbourhood district to accommodate future public park / pathway uses.
- Establishment of the “PR-1” land is the reason a rezoning application is required.
- It is appreciated the applicant is willing to undertake the subject DASZ application in order to dedicate and properly establish the 0.6 acre (26 136 sq. ft.) lot abutting the Red River as public park space.
- In addition to establishment of the required three (3) lots, the subject DASZ application enables the City to acquire land for necessary improvements to the Adamar Rd. right of way, including converting an existing private pedestrian pathway into a public sidewalk.
- Additional variances for lot area per dwelling unit, no frontage to a public street, height, yard setbacks, parking supply, parking area dimensions and parking area landscaping.
- Given the subject application pertains to two (2) lots that will accommodate both existing and proposed development, two (2) “sets” of variances are required to enable maintenance of existing Phase I multi-family development and establishment of new Phase II development.
- This results in the requirement for numerous variances, some of which are required twice under one application.
- For complete analysis of required variances , please see the corresponding planners report for file DAV 21-239440/D.

Collaboration with the Public Service:

- The applicant first contacted the Urban Planning Division regarding redevelopment of 1792 Pembina Hwy. in September of 2017.
- At that time, the applicant was seeking to demolish the former hotel and night club use, to enable establishment of a high density, mixed use- commercial / multi-family residential use.
- Given a subdivision and rezoning (DASZ) application would be required to enable the proposed mixed use development, the Urban Planning Division recommended the applicant undertake a pre-application.
- The Urban Planning Division indicated preliminary support for the proposed establishment of two (2) six (6) storey buildings containing 246 dwelling units and approximately 7000 sq. ft. of commercial space.
- As identified in the pre-application, the eastern portion of the subject property was significantly impacted by the regulated Floodway Area. No development can occur in the designated Floodway Area.
- A portion of the property would also be required to adhere to the Floodway Fringe regulations.
- As part of the required DASZ the Public Service advised the applicant the following items would be required:
    - A traffic impact study would need to be submitted to Public Works
    - A sidewalk on the north side of Adamar Rd. will be required
    - A waterways permit is required if development is within 350 feet of the river bank
    - The City will request a portion of riverbank land as part of the required parks dedication.
    - A geotechnical report may be required
- As a result of this feedback, the applicant realized a substantial portion of the property could not be developed due to restrictions associated with the Floodway Area.
- The applicant revised their concept and pursued development of a 282 unit, multi-family dwelling without commercial uses. This concept could be accommodated without a subdivision and rezoning (DASZ) application.
- The applicant undertook a variance application for parking supply, parking area yards and front yard setback in the spring of 2018 to enable the establishment of two (2) six storey multi-family dwellings with a total of 282 dwelling units.
- The Public Service supported this application. It was approved by the Board of Adjustment on May 2, 2018.
- In 2019, the applicant contacted the Public Service to investigate a potential Phase II development at 1792 Pembina Hwy. This would include establishment of a residential tower on the eastern portion of 1792 Pembina Hwy. and would require modification to the Floodway Area boundary.

- The applicant had indicated they had obtained a consultant who was working with the Province of Manitoba to explore authorization to modify Floodway boundaries on this property.
- The applicant applied for a DASZ in spring of 2020 to enable Phase II construction and to facilitate movement of the Floodway line through comment by the Province on DASZ circulation.
- The City advised the applicant they would need to demonstrate Provincial approval of the modified Floodway line by the Province prior to submission of a DASZ application for Phase II development.
- The applicant withdrew the DASZ and continued direct negotiation with the Province of Manitoba regarding modification of the Floodway line to enable proposed Phase II development.
- A new DASZ application was submitted to the City in the summer of 2021, which included revised Floodway Map from the City of Winnipeg Water and Waste Department as directed by the Province of Manitoba illustrating a revised Floodway line as approved by the Province of Manitoba.
- The revised Floodway line is located farther east, thereby enabling establishment of proposed Phase II development at 1792 Pembina Hwy.
- The applicant also submitted the required traffic impact and servicing studies required to fully assess the proposal.
- The applicant met with the Urban Planning Division prior to submission to review the proposed tower design.
- In response to feedback provided during those meetings the applicant has:
    - Submitted a shadow study
    - Submitted a parking study / rationale for reduced parking
    - Submitted a detailed public engagement summary
    - Provided clarification on yard setbacks and design intent
    - Submitted a letter of intent outlining rationale for requested variances.
- The applicant has demonstrated a strong willingness to undertake a collaborative planning process with the City of Winnipeg.
- The submitted designs have been developed in response to numerous factors including management of Floodway Area regulations.
- The submitted design is of high quality and detailed rationale for requested variances has been provided as part of the applicant's formal submission. For these reasons, the Urban Planning Division is **supportive** of the proposed development.

PUBLIC ENGAGEMENT

- The applicant has submitted a Public Engagement Memorandum as part of their DASZ application (Appendix C).
- The applicant undertook two (2) virtual open house events on April 28th and 29th of 2021.
- The purpose of the virtual open house was to consult and inform neighbours of the proposed 16 storey building. Participants were also encouraged to reach out to the project team.
- Ironclad developments provided direct notification of public engagement events at the following addresses:
    - 1778 Pembina Hwy. (Riverwood Square Retirement).
    - 100 Adamar Drive. (Delta Manor)
    - 70 Plaza Drive. (Sterling Towers)
    - 1824 Pembina Hight (Canad Inns Fort Garry)
- The applicant coordinated with property owners at these locations to post invitations / flyers along the main entrance / common residential spaces within the multi-family buildings.
- Adjacent businesses were notified through email communication.
- Stakeholders who registered to participate in the virtual open houses were sent login information and reminder emails for the upcoming open houses.
- Stakeholders were also encouraged to visit the Onyx Phase II website which contained additional information about the proposed development.
- The website was launched on April 14, 2021 and was intended to increase accessibility of information for stakeholders who could not attend virtual engagement sessions.
- Virtual open houses were held at the following times:
    - April 28, 2021: 12:00 pm to 1:30 pm
    - April 28, 2021: 7:00 pm – 8:30 pm
    - April 29, 2021: 7:00 pm – 8:30 pm
- The Virtual open house format consisted of a 30 minute presentation by the project team followed by a discussion period where questions were encouraged.
- In summary, participant feedback included:
    - Four (4) phone calls from area residents
    - 15 surveys submitted on the development proposal website
    - Five (5) participants in the virtual open house sessions.
- A detailed breakdown of public engagement feedback can be found in the appended public engagement report. The follow key points communicated through public engagement include:
    - Primary concerns for virtual open house participants were privacy and building height, development within the flood fringe, vehicular and pedestrian safety, parking and proposed variances.

    - Online survey results provided the following key results:
        - 29% Strongly support the development proposal
        - 29% were neutral in response to the proposal
        - 14% disagreed with the proposal
        - 29% strongly disagreed with the proposal
    - In regards to support for the proposed building:
        - 43% strongly agreed (support)
        - 29% strongly disagreed (not supportive)
    - In general participants were supportive of the project's proposal to establish a connection to the new Public Reserve lands.
- The applicant has indicated they have addressed concerns raised through public engagement in the following ways:
    - A traffic study was conducted to ensure both pedestrian and vehicular traffic is appropriately accommodated.
    - Improvements to the sidewalk on the north side of Adamar Rd. will be undertaken.
    - Privacy concerns have been addressed through building design strategies including use of a smaller building footprint and through stepping the tower building mass back along the south property line.
    - The applicant has indicated they will adhere to all noise policies stipulated under the Neighbourhood Livability By-law (By-law 1/2008).

Our Winnipeg 2045 Development Plan:

City Building

> **6.20 Corridors:** *Designate Corridors within the Urban Structure as targeted segments of the primary transit network that provide the best opportunity for mixed use intensification outside of the Downtown. Prioritize the creation and maintenance of vibrant pedestrian and transit-oriented places in Urban Mixed Use Corridors, while encouraging the transition of Regional Mixed Use Corridors towards this character over the longer term.*
>
> **6.21 Regional Mixed Use Corridors:** *Recognize that a primary function of designated Regional Mixed-Use Corridors is for the efficient movement of people, goods and services, while transitioning the functional design over time to support mixed-use intensification and transit-orientation.*

The proposed high density residential development at 1792 Pembina Hwy will increase residential density on a Regional Mixed Use corridor that is part of the primary transit network and in proximity to the Plaza Rapid Transit Station. This additional density in conjunction with establishment of a public sidewalk contribute to the incremental transition of this section of corridor into a pedestrian and transit oriented form.

> **6.24 Transit-Oriented Development:** *Support Rapid Transit and other primary transit corridors with strategically located transit stations, that facilitate transit ridership through development intensification, a mix of complementary land uses, and a pedestrian and cycling-oriented environment consistent with transit-oriented development principles.*
>
> **6.37 Transit-Oriented Development:** *Achieve a balanced modal split that reflects greenhouse gas emissions reduction targets, through the integrated planning and development of compact, walkable and connected mixed-use neighbourhoods, that enable a transition to an integrated and sustainable transportation system.*
>
> **6.38 Transit-Oriented Development:** *Direct the highest residential and employment densities to areas that can provide the best transit service.*

The subject site is within approximately 685 metres of the Plaza Rapid Transit station. The site fronts Pembina Hwy, which is part of the primary transit network and contains a dedicated cycling facility. The proposed 112 unit tower addition represents further strategic intensification of an existing “RMF-L” property, located within a higher density residential context. As part of the proposed development, the applicant is establishing a public sidewalk on Adamar Rd. improving the pedestrian orientation of the site while providing a significant amount of secure, bicycle parking. These characteristics provide strong support use of transportation modes other than private automobile use and further support the use of transit and rapid transit service. These factors result in this site being a suitable location for increased high density development.

Complete Communities 2.0 An OurWinnipeg Direction Strategy

B1: General Growth

3.0 Direct the highest residential and employment densities to areas that can provide the best transit service.

3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.

3.1.1 High multifamily residential densities may be encouraged Downtown and in proximity to existing rapid transit stations and Corridors. Support the highest densities in this range in closest proximity to transit stations.

The addition of the proposed 112 unit residential units at 1792 Pembina Hwy, within an established higher density residential area and in proximity to frequent and rapid transit service, this site is a suitable location for proposed higher density residential development as identified in CCDS 2.0 (see figure 3 and 4 below).

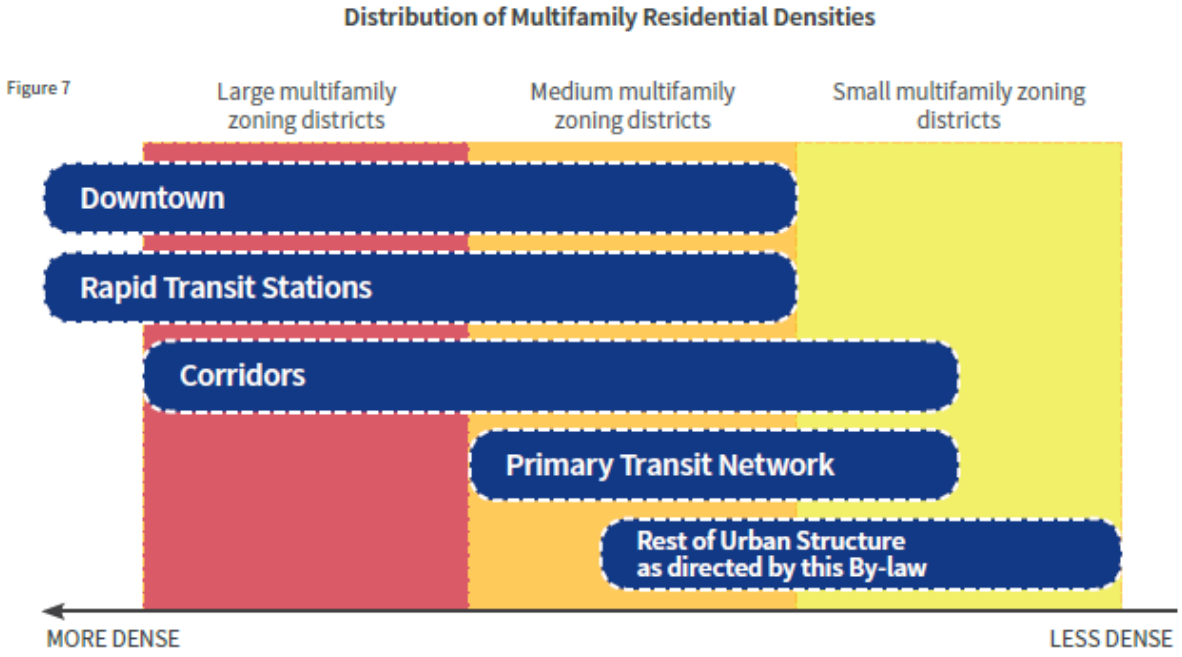


Figure 3: Distribution of Multifamily Residential Densities-General Growth-CCDS 2.0

Guide to Distribution of Residential Density and Height

Urban Structure Area	Density	Height	Transit Service Type	Design Guidance
DOWNTOWN				
Downtown			Rapid and frequent	• Urban Design Advisory Committee
MIXED USE CORRIDORS				
Rapid Transit stations			Rapid	• *TOD Handbook* • Design guidelines in secondary plans • Corridors section
Regional Mixed Use Corridors			Rapid and frequent	• Corridors section • Design guidelines in secondary plans • *TOD Handbook*
Urban Mixed Use Corridors			Rapid, frequent, and direct	• Corridors section • Design guidelines in secondary plans • *TOD Handbook*

Figure 8

Figure 4: Guide to Distribution of Residential Density and Height-General Growth-CCDS 2.0

C2. Corridors

1.0 Encourage strategic residential intensification on Corridors.

1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.

As stated above, the proposed development at 1792 Pembina Hwy. is consistent with a higher density residential context in this area. The proposed height and density is in alignment with the general heights and densities for properties on Regional Mixed Use corridors with convenient access to frequent and rapid transit service (figure 4).

3.0 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.

3.7 Encourage development on Regional Mixed Use Corridors to enable a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:

3.7.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

3.7.2 Having entrances provide direct access to the public sidewalk.

3.7.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.

3.7.4 Minimizing impacts of vehicular access and parking on the pedestrian environment.

3.7.6 The extent to which pedestrian-friendly design is pursued on Regional Mixed Use Corridors will be determined by the surrounding Corridor context, but in all cases will be encouraged.

The existing Phase I Onyx building has a strong street front orientation at the corner of Pembina Hwy. and Adamar Rd. through reduced front and corner yard setbacks, front entrance location, active ground floor uses and concealed parking from the street front. The proposed tower addition is accessed by a public sidewalk on Adamar Rd. Private pedestrian pathways extend to main building entrances on Lot 2. Pedestrian connections are provided to newly established public reserve land at the east end of the site.

3.8 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear- and side-adjacent residential properties and the public sidewalk by:

3.8.1 Using Corridor right of way width as a guide to determine maximum building height, where appropriate.

3.8.2 Using upper-level building step backs, where appropriate.

The proposed development is located at the eastern edge of the property and utilizes a narrow tower style construction. Submitted shadow studies illustrate an acceptable level of shadow impact given permitted zoning rights and area context. The Pembina Hwy. corridor is of substantial width which can accommodate establishment of taller buildings. The southern portion of proposed tower is stepped back from the parking structure to reduce height impact.

3.9 Encourage pedestrian-oriented improvements to the design of the public realm and right-of-way.

3.9.1 Encourage a high degree of landscaping and street trees in the public realm and right-of-way to offer pedestrian comfort and shade protection.

Through the subject DASZ application, the applicant is dedicating land to establish a public sidewalk along Adamar Rd. Significant amounts of landscaping will be planted along the north and south property lines on Lot 2.

7.0 Promote the integration of land use and transportation.

7.2 Ensure the design of Corridors encourages the use of the frequent transit service provided on routes in the Primary Transit Network as well as connections to the feeder network.

C3. Rapid Transit Corridors

2.0 Promote transit-supportive land use and urban form at rapid transit stations and along

2.5 Consider reductions to motor vehicle parking requirements for development adjacent to Rapid Transit Corridors through provision of parking offsets including:

a. High-quality, indoor bicycle parking;

The proposed development fronts Pembina Hwy. which is well served by high frequency rapid transit service. The site is within approximately 685 metres of the Plaza Rapid Transit Station, providing residents of 1792 Pembina Hwy. with some of the highest levels of transit service in Winnipeg. The applicant has indicated proximity to transit service as a key factor in shaping their proposed high density, parking reduced development concept. In addition to access to quality transit, the applicant is providing 229 bicycle parking stalls on site. The majority of these parking spaces are located in secure indoor locations.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family Large district is intended to facilitate higher density, residential development.
- The subject site is located in an area characterized by a range of higher density multi-family residential uses including:
    - 100 Adamar Rd: 449 dwelling units
    - 1101-70 Plaza Dr.: 196 dwelling units
- As stated above, the subject property is currently zoned “RMF-L” Residential Multi-Family Large district.
- The “RMF-L” district enables residential density to a maximum of one (1) unit per 400 sq. ft. of site area.

- Given an overall site area of 177 719 sq. ft., the maximum number of dwelling units that can be accommodated on site is 444.
- The applicant is proposing a total Phase I and Phase II unit count of 394 dwelling units.
- The applicant is dedicating 26 136 sq. ft. of land (0.6 acres) to the City as public reserve as well as land to open the public sidewalk.
- Once this land is dedicated to the City, the applicant's site wide residential density increases to an approximate lot area per dwelling unit of 378 sq. ft. per unit.
- A variance for lot area per dwelling unit is required to enable the proposed density on site. For complete analysis please see the associated variance report (DAV 21-239440D).
- The established residential context, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a range of commercial services make this a suitable location for high density "RMF-L" development.
- The applicant has submitted a site plan and elevations that has responded to feedback from the Urban Planning Division.
- The submitted design is of high quality and is consistent with policies for Regional Mixed Use Corridor development *in OurWinnipeg 2045 and Complete Communities 2.0.*
- The applicant is undertaking a subdivision and rezoning (DASZ) application to rezone the land being dedicated to the City into the "PR-1" Parks and Recreation Neighbourhood district.
- It is appreciated the applicant is willing to undertake the DASZ application to rezone Public Reserve land despite their ability to accommodate their development proposal under existing "RMF-L" zoning rights.

ADDITIONAL CONSIDERATIONS

Floodway area

- As described above under "collaboration with the public service" the applicant has gone to significant efforts to negotiate with the Province of Manitoba to revise the Floodway line and enable their proposed development.
- The applicant has consulted with the Province of Manitoba and the City of Winnipeg and has confirmed the successful relocation of the Floodway line, establishing a new Flood Protection level of 231.47 metres. (Appendix E),
- The revised floodway line is consistent with adjacent buildings and will enable the establishment of the new tower as proposed.
- The proposed development is subject to the Designated Floodway Fringe Area Regulations (DFFAR).
- In response to DFFAR regulations, the proposed development has been designed in the following manner to address potential risk of flooding:
    - All vehicular parking is at surface level or above grade in enclosed structured parking (avoiding flood risk of underground parking)

- The ground floor of the building includes open floodable space only required for flood events greater than 1997 levels.
- All indoor enclosures, lobby and vestibule areas are located at least 1 metres above the 231.47 metres Flood Protection Level in accordance with DFFAR regulations.

Shadow study

- Given the applicant is requesting a variance to height to enable the establishment of a 176.5 foot tall building, the Urban Planning Division requested submission of a shadow study at time of application (Appendix D).
- Specifically, the Urban Planning Division was seeking clarification on the shadow impact of the additional 176.5 feet requested by the applicant when compared to permitted heights of 150 feet in the "RMF-L" district.
- As stated by the applicant in their letter of intent, there is some additional shadow cast to the east during fall and winter. The difference in height poses minimal impact in the spring and summer months.
- In general, despite the proposed height, the narrow tower style building mass results in a reduced shadow impact on adjacent uses when compared to a lower, broader building design.

Parking study

- The applicant is proposing a reduced site wide parking supply of 0.86 stalls per dwelling unit.
- Given the request for reduced parking supply, the Urban Planning Division requested a detailed parking analysis be undertaken.
- A parking study has been submitted as part of the subject application (Appendix F).
- For detailed analysis on the justification for reduced parking supply please see the corresponding variance application (DAV 21-239440D) under analysis heading "parking supply."

Site servicing

- At the request of the Water and Waste Department, a servicing study was required to assess servicing capacity for the proposed development.
- The applicant has provided a site servicing report as part of their application.
- The submitted report indicates there is adequate water supply to service the proposed development.
- The site servicing report has indicated the wastewater sewer is at capacity and will require upgrades to occur.
- The applicant has agreed to provide the necessary upgrades to the sewer system to enable the development to proceed.
- The applicant will be required to enter into a servicing agreement with the City as outlined in the associated Administrative Coordinating Group (ACG) report (Schedule B) to meet the necessary servicing upgrade requirements.

Traffic study

- At the request of the Public Works department, the applicant has submitted a Traffic Impact Study as part of their formal application.
- The submitted Traffic Impact Study indicates that upgrades to the traffic signal at Pembina Hwy. and Adamar Rd. is not required at this point in time.
- In response to this analysis the Public Works Department will require a condition in the ACG / report / servicing agreement that enable upgrading of traffic control devices at Pembina Hwy and Adamar Rd. if warranted, as determined by the Public Works Department:

  > *"The Developer shall pay to the City, in cash, on demand, the full cost of the appropriate traffic control device (half or full traffic control signal) and all related works, at the intersection of Pembina Highway and Adamar Road, including but not limited to the full cost of removing the existing pedestrian corridor crossing Pembina Highway on the south side of Adamar Road, when and as determined by and to the satisfaction of the Director of Public Works. "*

- The traffic study confirms establishment of a public sidewalk on the north side of Adamar Rd. will be provided as required by Public Works.
- During initial discussions, Public Works had anticipated that construction of a cul de sac would be required at the east end of Adamar Rd.
- The applicant indicated a willingness to construct the cul de sac if needed.
- Upon additional review, factoring in the existing right of way dimensions, the location of the Onyx Phase I building and the location of proposed Lot 2, the Public Service has determined construction of the cul de sac is no longer required.

Public Reserve dedication

- As communicated above, the applicant has agreed to dedicate 0.6 acres to the City of Winnipeg to fulfill the park dedication requirement.
- This land will be rezoned "PR-1" as part of the subject DASZ application.
- Parks department conditions of approval are listed in the ACG report (Schedule B) including requirements for fencing requirements in the subject zoning agreement.

Waterways permit

- Given the proposed tower is within 350 feet of the Red River, a waterways permit will be required.
- The applicant has engaged the City's Riverbanks Engineer to initiate the waterways permit process and has submitted a Geotechnical report to the City.
- Based on Geotechnical information, the City has determined the proposed building is appropriately located.
- Additional analysis and finalization of riverbank work will be determined through completion of the Waterways permit process.

CONDITIONS OF APPROVAL

Plan Approval

- Plan Approval by the Director of Planning Property and development is recommended as a condition of rezoning approval.
- In this instance, Plan Approval is required to verify final fencing detail associated with delineation of private property and public reserve land prior to issuance of building permits.
- As a note, the applicant has illustrated a private pathway that connects to the newly established public reserve land at the east end of the property.
- It is the expectation this pathway will be established, resulting in a connection to a future pathway on public reserve land.
- In regards to this pathway the Public Service expects the following:
    - The developer must confirm the path can be constructed to Universal Design standard gradients.
    - The entire length of the path will be constructed and paid for by the developer
    - Work will be done in accordance with plans and specifications provided by the developer and approved prior to commencement of construction and will be subject to final inspection.
    - The developer will obtain all necessary permits and negotiate any necessary agreements necessary to undertake work on City land.
    - The property owner shall be responsible for the ongoing maintenance and repairs for the path connecting to the private property.
- The proposed application is also subject to all standard conditions of subdivision and rezoning including entering into a servicing agreement in order to meet the obligations outlined in the associated ACG report (Schedule B).

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject subdivision and rezoning will result in the establishment of a high density multi-family residential development that is consistent with policies in the *OurWinnipeg 2045, Complete Communities 2.0* and area context.
- The proposed DASZ application enables the establishment of new public reserve land along the banks of the Red River.
- The proposed development will increase residential density in the Pembina Strip area, thereby increasing housing options in this pedestrian oriented, bikeable, Rapid Transit connected, amenity rich neighbourhood.
- Provision of 112 dwelling units in various configurations will further increase housing options for area residents within proximity to necessary commercial amenities and high quality transportation options.

RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be subdivided into three lots and that lot 3 be rezoned into the “PR-1” Parks and Recreation Neighbouhood district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DASZ 48/2021

Schedule "A" for File DASZ 48/2021, City Centre Community Committee June 24, 2022

By–Law No. _____

File No. **DASZ 48/2021**

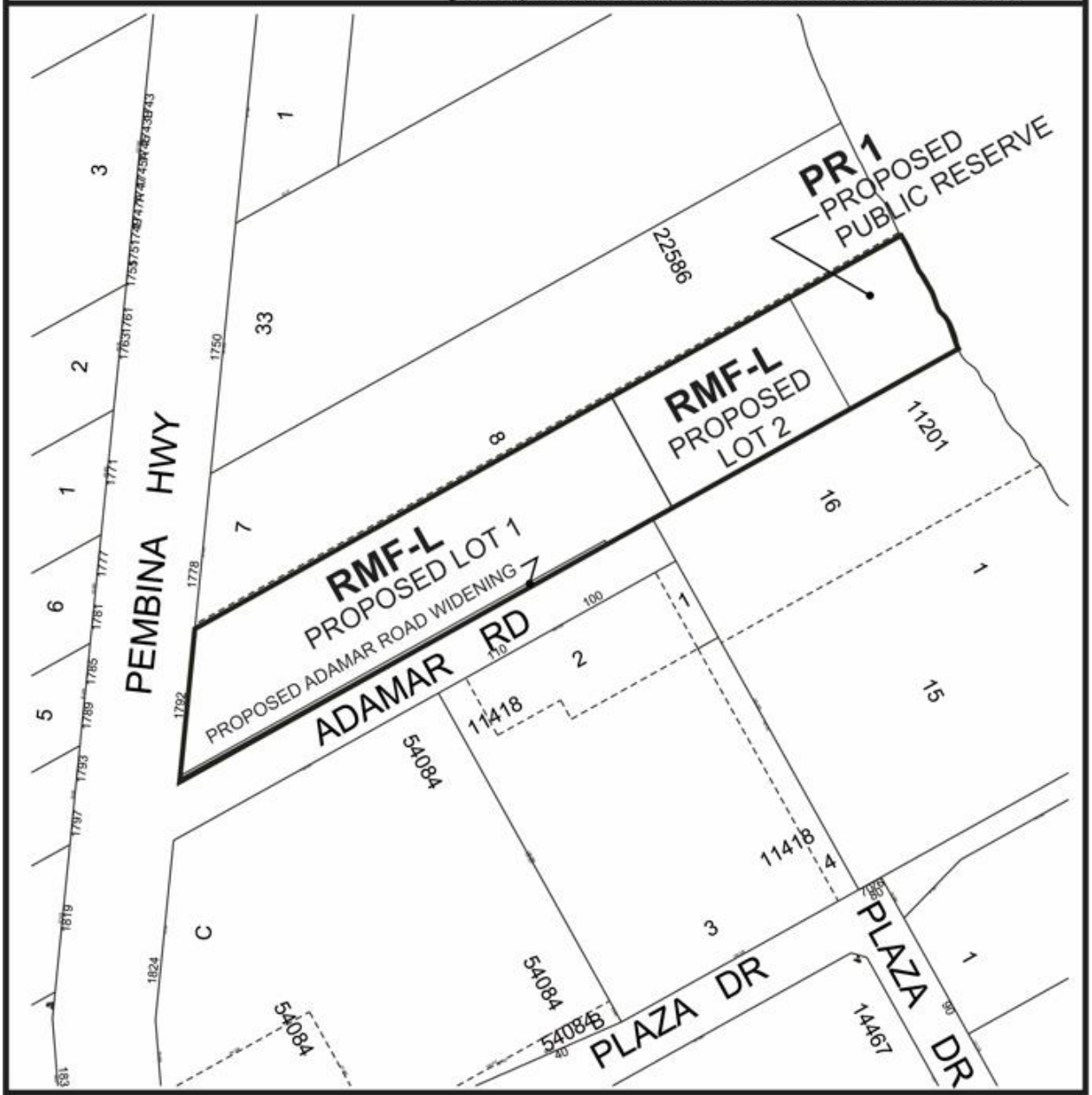
Atlas Sheet No. **AH24**

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 at 1792 Pembina Highway from an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow the expansion of a multi-family dwelling development and facilitate the establishment of Public Reserve.



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 AT 1792 PEMBINA HIGHWAY

It is recommended that approval of DASZ 48/2021, 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 has advised 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 deviate from these assumptions.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required to accommodate the existing 1.5m sidewalk on the north side of Adamar Road, to the satisfaction of the Director of Public Works

Section III – Engineering Studies

1) The Water and Waste Department has advised that the wastewater collection system servicing the Planned Area does not have capacity to support the proposed development. The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which will outline the wastewater upgrades required to adequately service the proposed development and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section IV - Servicing Conditions

1) Joint Servicing Easement Agreement

The Developer shall, at no expense to the City, 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 lots 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.

2) Wastewater Sewers

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

3) Flood Protection

The Developer shall adhere to flood proofing criteria in accordance with Designated Floodway Fringe Regulations 266/91 and the City of Winnipeg Charter Act.

4) Traffic Control Devices

a) The Developer shall pay to the City, in cash, on demand, the full cost of the appropriate traffic control device (half or full traffic control signal) and all related works, at the intersection of Pembina Highway and Adamar Road, including but not limited to the full cost of removing the existing pedestrian corridor crossing Pembina Highway on the south side of Adamar Road, when and as determined by and to the satisfaction of the Director of Public Works.

5) 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.

6) 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.

7) 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.

8) 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.

9) Public Reserve

a) The Developer shall dedicate as Public Reserve at least 10% of the land contained within the overall development area and shall, at no expense to the City, undertake landscape improvements in accordance with plans and specifications approved by the Director of Public Works and the Director of Planning, Property and Development. If the Developer is unable to dedicate a full 10% of the land, the Developer shall dedicate an amount of land satisfactory to the Director of Public Works and the Director of Property, Planning & Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash, as approved by the Directors of Public Works and Planning Property and Development.

b) It is hereby acknowledged by the City and the Developer that if the land being dedicated as Public Reserve by the Developer to the City is in excess of the minimum 10% dedication requirements under clause (a) above, no compensation shall be provided to the Developer from the City for the additional excess dedicated land, because the land is mainly comprised of land located within the Designated Floodway Area where the lands are flood prone, at risk of erosion, and construction activities are prohibited.

c) The City accepts the dedication of the riverbank lands for Public Reserve subject to it meeting the following requirements:

i. The final property line (the “Property Line”) location of the Public Reserve shall be based on achieving the following parameters:

   a. the proposed west limit of the Public Reserve shall be no further east than an approximate alignment with the most easterly edge of the building to the south of the Planned Area, which would be approximately 985 feet from the southwest limit of the private lands to the southwest limit of proposed Public Reserve.

   b. a factor of safety, with respect to the geotechnical stability of the slope, of at least 1.3 under normal geotechnical conditions and 1.1 for extreme conditions for the planned path;

   c. a minimum 10m wide ‘terrace’ area located in the Public Reserve above the 229.75 elevation reference to accommodate a riverbank path;

   d. ensuring appropriate gradients can be achieved for future path connections to anticipated paths, likely situated at top of bank north and south of the subject site, to meet Universal Design Standards.

   e. The final Property Line location shall be approved by the Director of Planning, Property and Development and the Director of Public Works prior to release of the subdivision mylars for registration in the Winnipeg Land Titles Office.

d) The Developer shall, at no expense to the City, supply and install continuous fencing (ie: bollards spaced at 1.8 metres on-centre or by other approved means) to delineate the property line between proposed Lot 2 and the Public Reserve,to the satisfaction of the Director of Public Works. Said fence or bollards shall be located on the private property and registered on the title by caveat to be the responsibility thereafter of the property owner.

e) The Developer shall, at no expense the City, protect and preserve the existing trees within the proposed Public Reserve in accordance with the following:

   i. any re-grading of land or changes in drainage patterns due to development of proposed Lots 1 and 2 must ensure there is no run off directed into the Public Reserve, but shall be handled internal to those properties;

   ii. drainage patterns of water out of natural areas must also be accounted for by providing drainage where necessary to maintain a neutral effect on the moisture regime; and,

iii. tree protection measures shall be implemented throughout the development and construction period, including but not limited to the installation of protective fencing along the limits of the Public Reserve lands, to ensure no accidental encroachment into that area during construction, all to the satisfaction of the City Forester and under the direction of a certified arborist engaged by the Developer.

f) The Developer hereby acknowledges that the City will not be responsible to control public access to proposed Lots 1 and 2 in the event that a private walkway connection is constructed by the Developer to connect to the future riverbank pathway.

g) The Developer shall, at no expense to the City, maintain Public Reserve improvements, in accordance with specifications approved by the Director of Public Works, for a period of two years following City issuance of a Certificate of Construction Completion. The City reserves the right to impose longer maintenance terms for amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of Public Reserve improvements.

h) The Developer is, at no expense to the City, responsible for all public reserve lands in each phase of the development in the Planned Area until the City has issued a Final Acceptance Certificate for those Public Reserve lands.

i) Securities for Public Reserve improvements shall not be released in full until Final Acceptance has been issued and as-built drawings have been received and accepted as complete by the Director of Public Works.

Section V – 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 48/2021
June 1, 2022

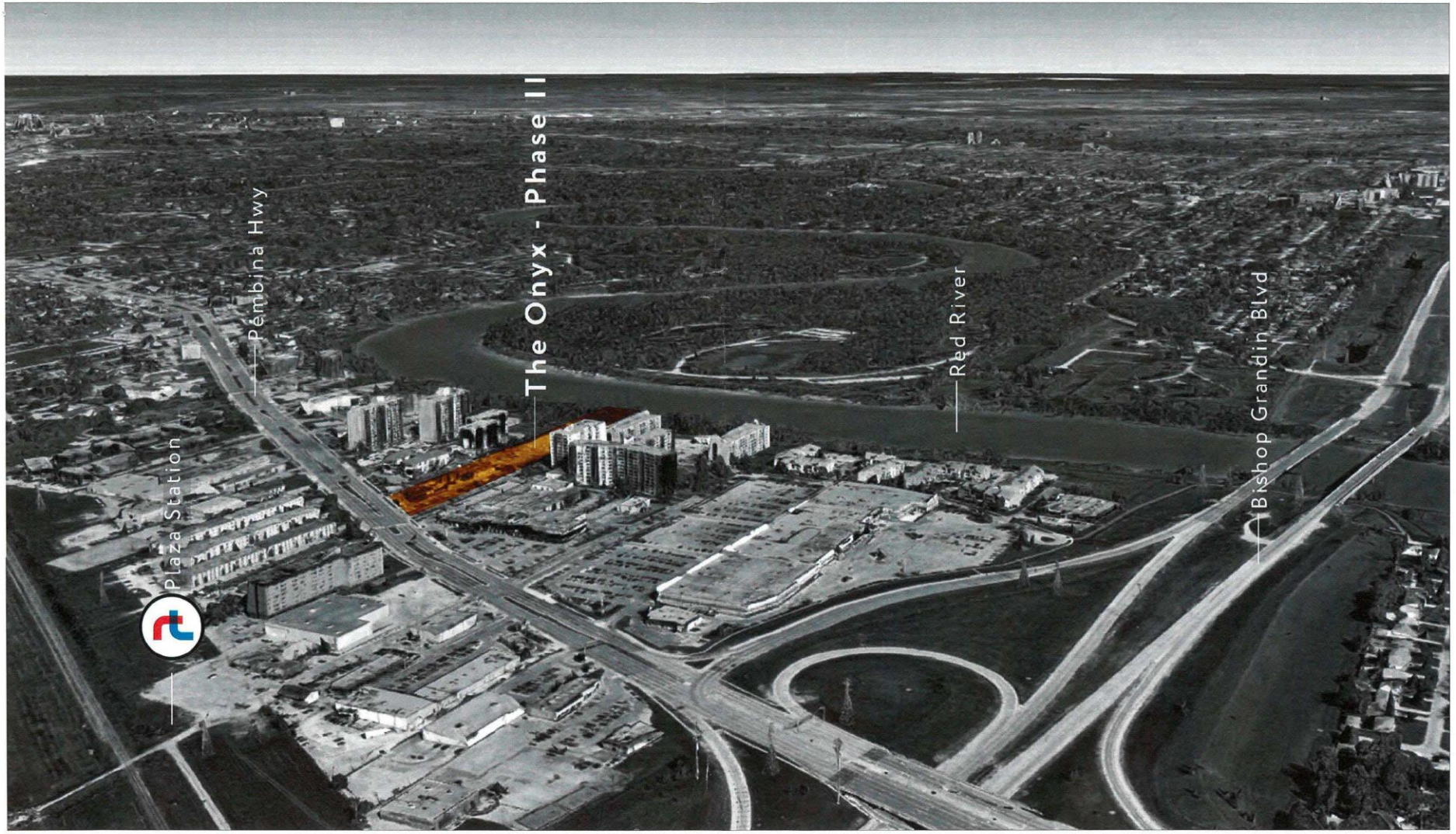
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

"*Original Signed by S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

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

Exhibit “8” referred to in File DASZ 48/2021



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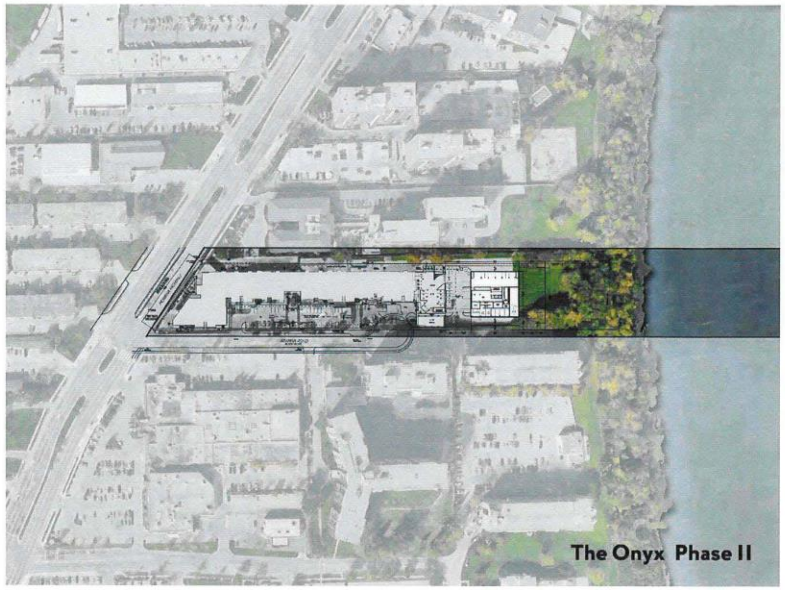

Development Summary

Commercial Areas	TOTAL
	Qty
	0

Amenity Area	
	SF
Indoor	2871
Landscape	0
Rooftop	2726

Residential Suites	SF	M2	Qty
Studio			0
One Bedroom A1	652	61	13
: A2	660	61	24
: A3	630	59	12
Two Bedroom B1	933	87	24
: B1a	899	84	12
: B2	1277	119	1
: B3	971	90	11
Three Bedroom C1	1039	97	12
Penthouse 1	1670	155	1
Penthouse 2	1848	172	1
Penthouse 3	1753	163	1
TOTAL			112

Floor Areas	SF
Main (Ground) Floor	4160
First Parkade Level	1382
Second Parkade Level	1382
First (Residential) Floor	10923
Second to Thirteen Floor *[typical residential floor]*	9594
Penthouse Floor	9185
TOTAL	36626

Zoning Summary

Special Planning Designation / Area		
Zoning Classification	Existing	Proposed
	RMF-L	RMF-L

Lot Area	Standards	Proposed
Minimum	20,000 sf	42,253
Per Dwelling Unit	400 sf	377
F.A.R	n/a	0.86

Dimensional Standards	Standards	Proposed
Building Height	150 ft	176.5 ft
Setbacks: front	25 ft	37.6 ft
: rear	25 ft	104.4 ft
: side (north)	20 ft	20.7 ft
: side (south)	20 ft	10.3 ft
Principal Building Separation	25 ft	62.7 ft

	Onyx I Approved	Onyx I Modified	Onyx II Proposed	TOTAL
Residential Units	282	282	112	394
Provided Parking Space	288	224	116	340
Provided Parking Ratio	1.02	0.79	1.04	0.86
Req'd Parking Spaces	423	423	168	591
Req'd Parking Ratio	1.5	1.5	1.5	1.5
Req'd Bike Parking	29	21	12	33
Provided Bike Parking	100	111	118	229
Req'd Accessible Parking	7 stalls (2 van access.)	7 stalls (2 van access.)	5 stalls (2 van access.)	8 stalls(3 van access.)
Provided Accessible Parking	6 stalls (3 van access.)	8 stalls (2 van access.)	5 stalls (2 van access.)	8 stalls(3 van access.)

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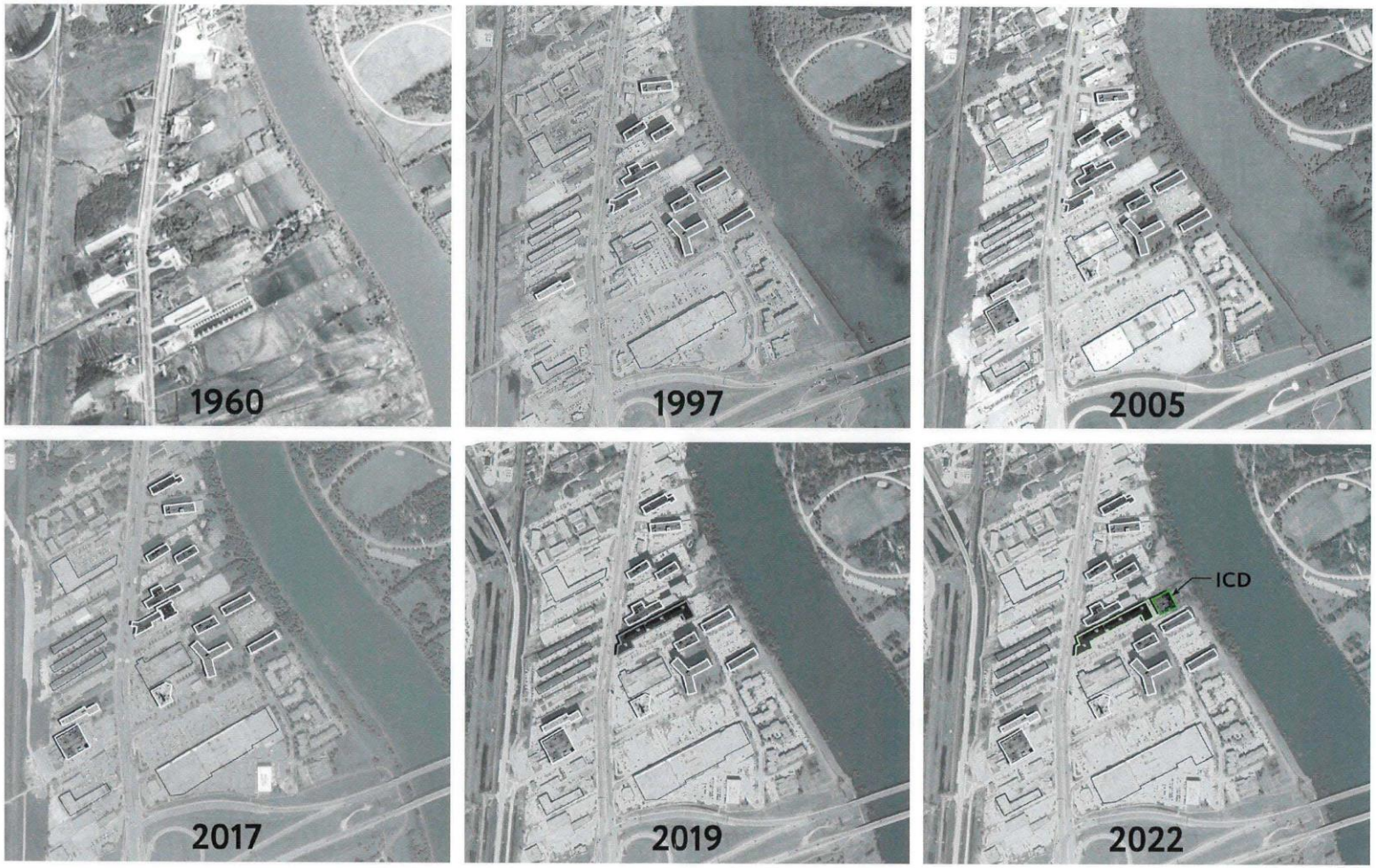
Project Number: 1903
Designed By: J.P.M.
Drawn By: D.D./A.M.
Checked By:
Date: 13th Nov. 2020
Rev.Date: 11th May 2022

ESP-0.0

1792 Pembina Highway, Winnipeg, MB;

GENERAL PROJECT INFO.
SCALE: N.T.S.



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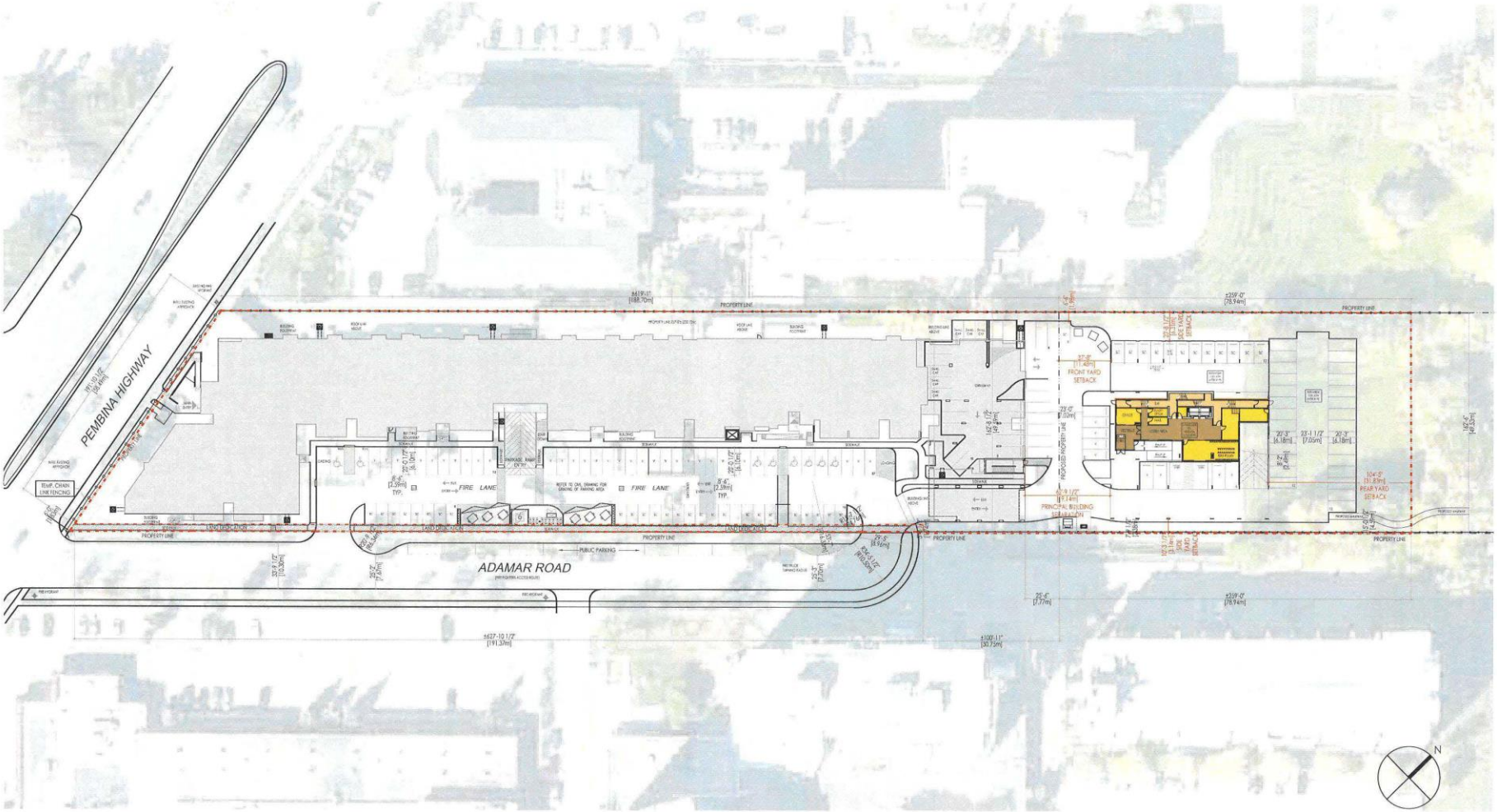
Date: 13th Nov. 2020
Rev.Date: 11th May 2022

ESP-0.1

1792 Pembina Highway, Winnipeg, MB;

TIME-LAPSE STUDY
SCALE: N.T.S.



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Project Number: 2005
Designed By: J.P.M.
Drawn By: D.D./A.M.
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Date: 13th Nov. 2020
Rev.Date: 11th May 2022

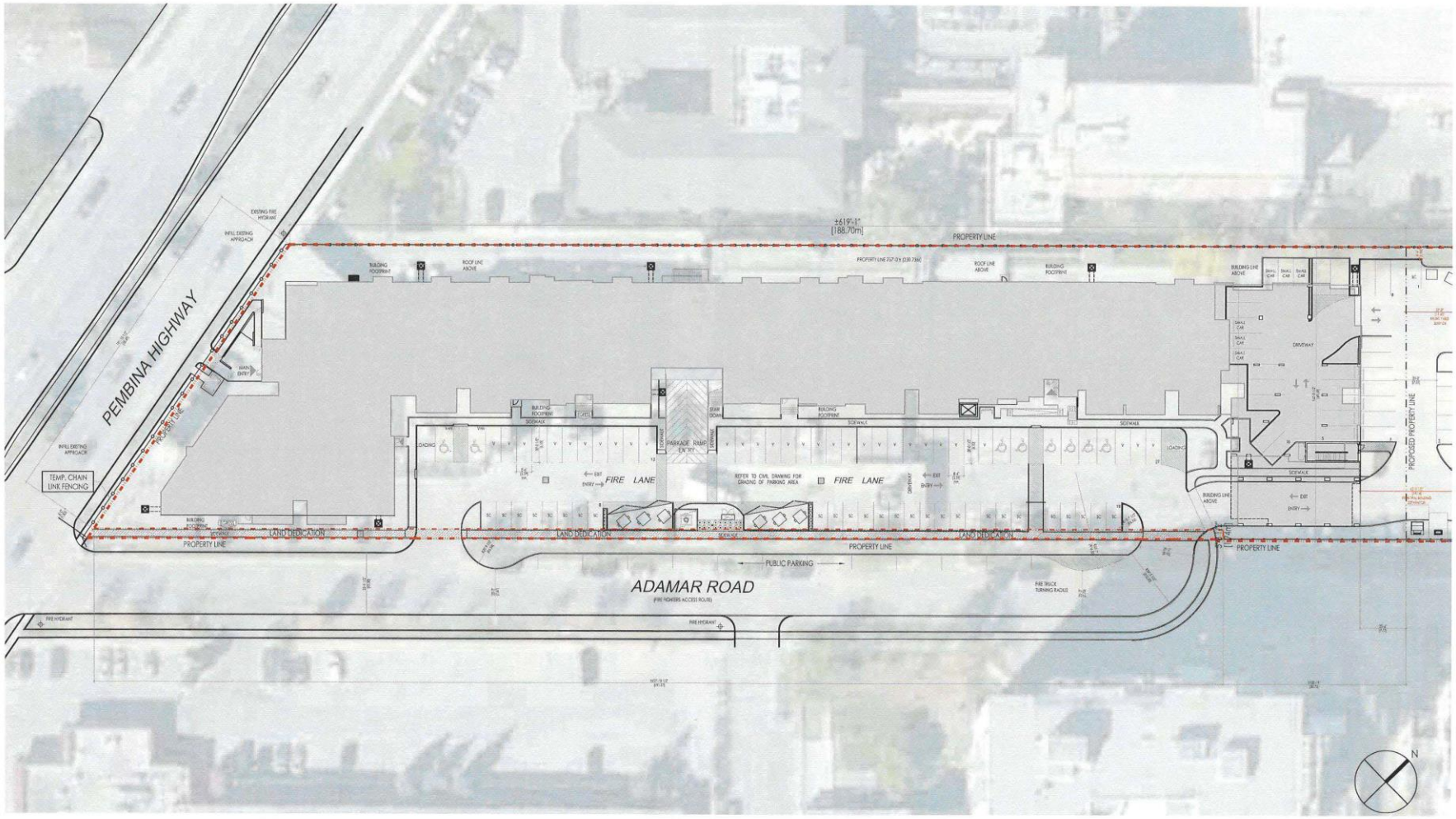
KEY PLAN

EXISTING BUILDING
PROPOSED BUILDING
LAND DEDICATION

ESP-1.0

1792 Pembina Highway, Winnipeg, MB;

SITE PLAN
SCALE: 1:800



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Date: 13th Nov. 2020
Rev.Date: 11th May 2022

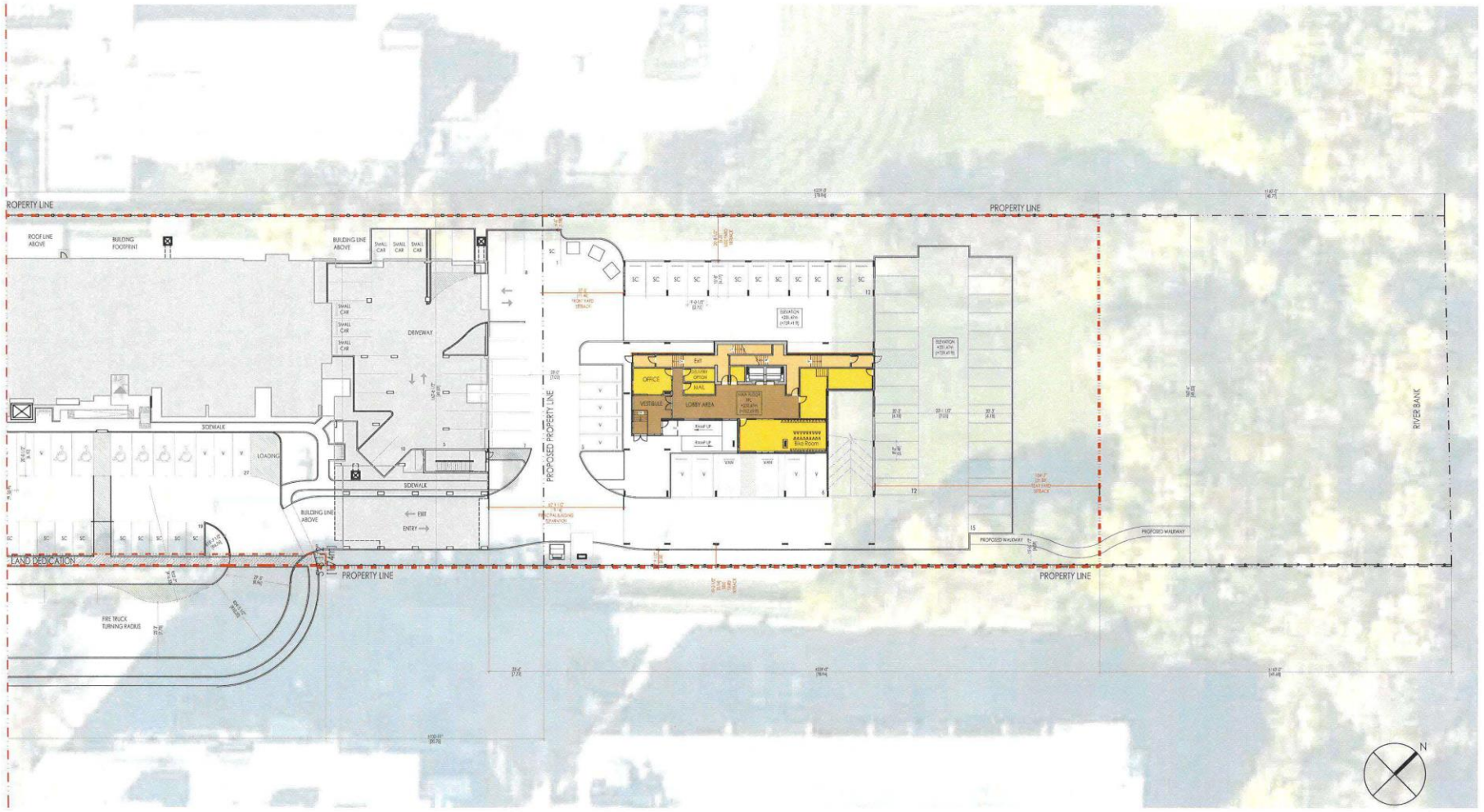
KEY PLAN

EXISTING BUILDING
PROPOSED BUILDING

ESP-1.1

1792 Pembina Highway, Winnipeg, MB;

SITE PLAN DETAIL (PHASE 01)
SCALE: 1:600



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Project Number: 2005
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Date: 13th Nov. 2020
Rev.Date: 11th May 2022

KEY PLAN

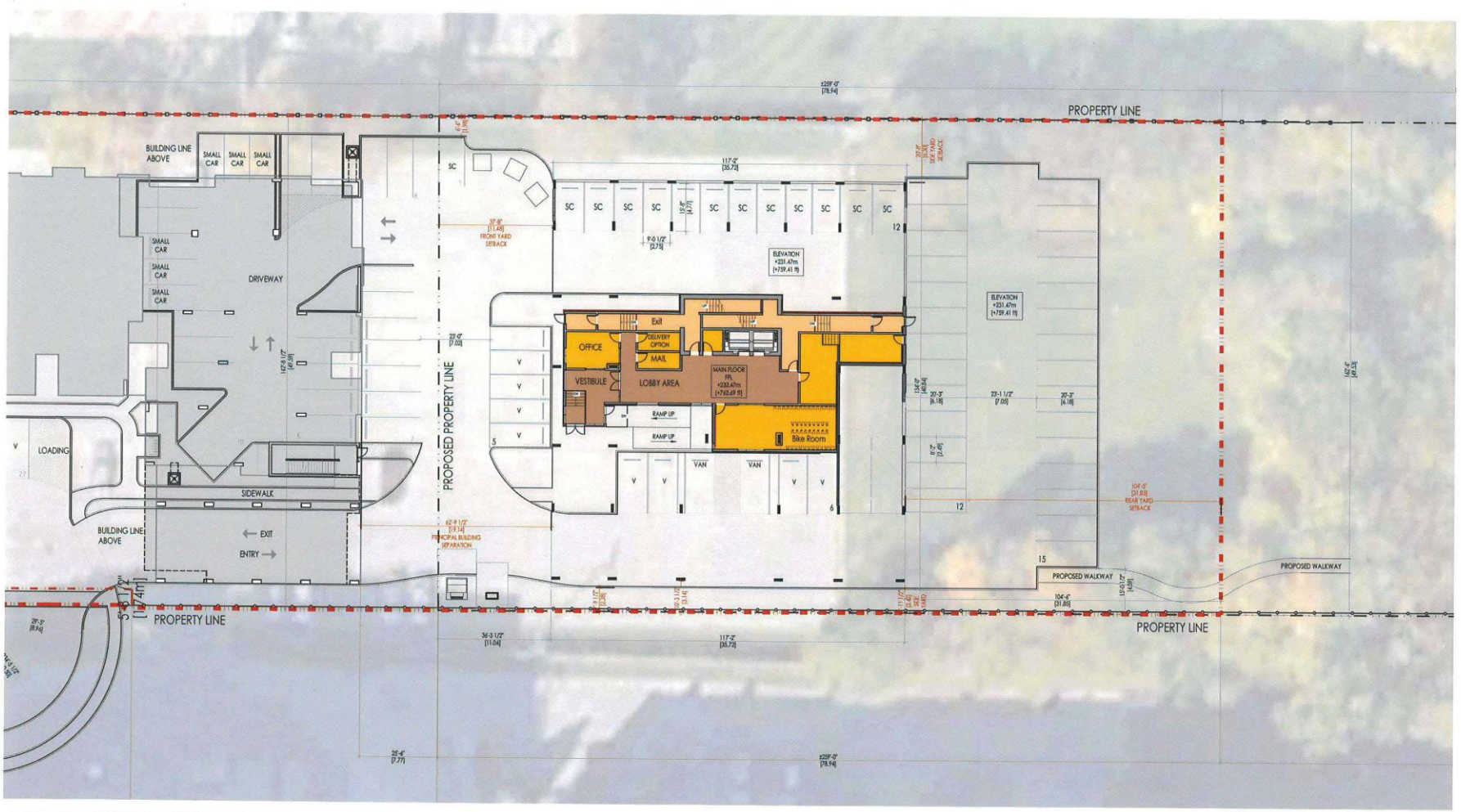
EXISTING BUILDING

PROPOSED BUILDING

ESP-1.2

1792 Pembina Highway, Winnipeg, MB;

SITE PLAN DETAIL (PHASE 02)
SCALE: 1:500



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Project Number: 2005
Designed By: J.P.M.
Drawn By: D.D./A.M.
Checked By:
Date: 13th Nov. 2020
Rev.Date: 11th May 2022

KEY PLAN

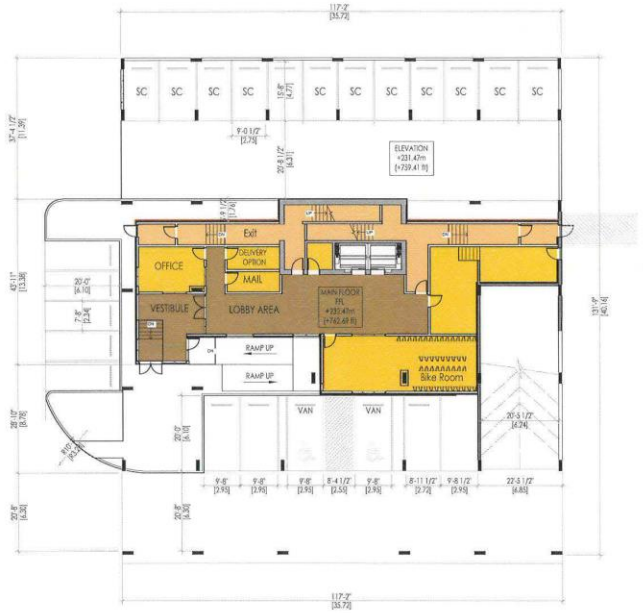
EXISTING BUILDING
PROPOSED BUILDING
MAIN FLOOR AREA (+762'-5" ABOVE SEA LEVEL)

ESP-1.2

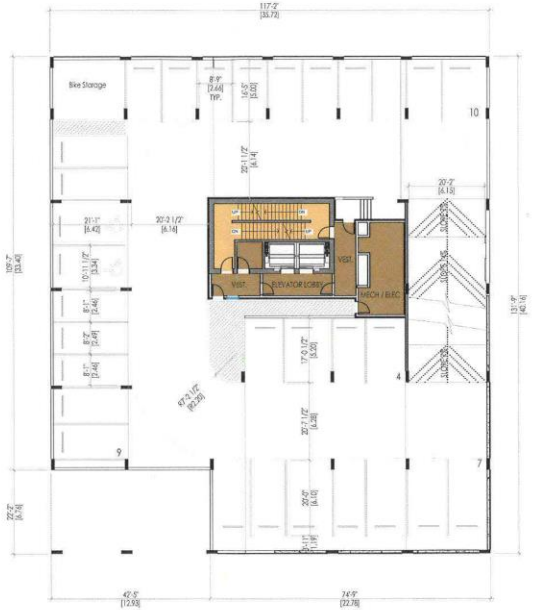
1792 Pembina Highway, Winnipeg, MB;

SITE PLAN DETAIL (PHASE 02)
SCALE: 1:350

GROUND FLOOR PLAN



FIRST LEVEL PARKADE PLAN



SECOND LEVEL PARKADE PLAN





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Project Number: 1903
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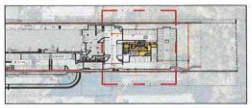

KEY PLAN

AMENITIES
COMMERCIAL
SUITES
ROOFTOP PATIOS
SUPPORT SPACE
LOBBY/ENTRANCE AREA
VERTICAL CIRCULATION
CORRIDOR

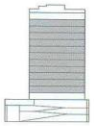
ESP-2.0

1792 Pembina Highway, Winnipeg, MB;

PARKING
SCALE: 1:350



MAIN RESIDENTIAL FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN







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Project Number: 1903
Designed By: J.P.M.
Drawn By: D.D./A.M.
Checked By:
Date: 13th Nov. 2020
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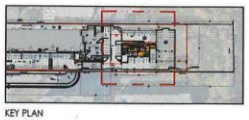


KEY PLAN

AMENITIES
COMMERCIAL
SUITES
ROOFTOP PATIOS
SUPPORT SPACE
LOBBY/ENTRANCE AREA
VERTICAL CIRCULATION
CORRIDOR

ESP-2.1

1792 Pembina Highway, Winnipeg, MB;

RESIDENTIAL- **Option 1**

SCALE: 1:300

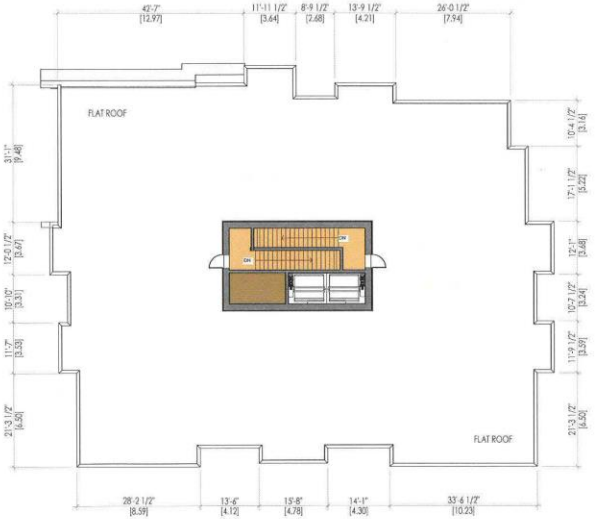


PENTHOUSE FLOOR PLAN



ROOF PLAN







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Project Number: 1903
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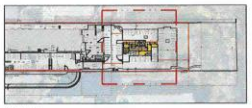


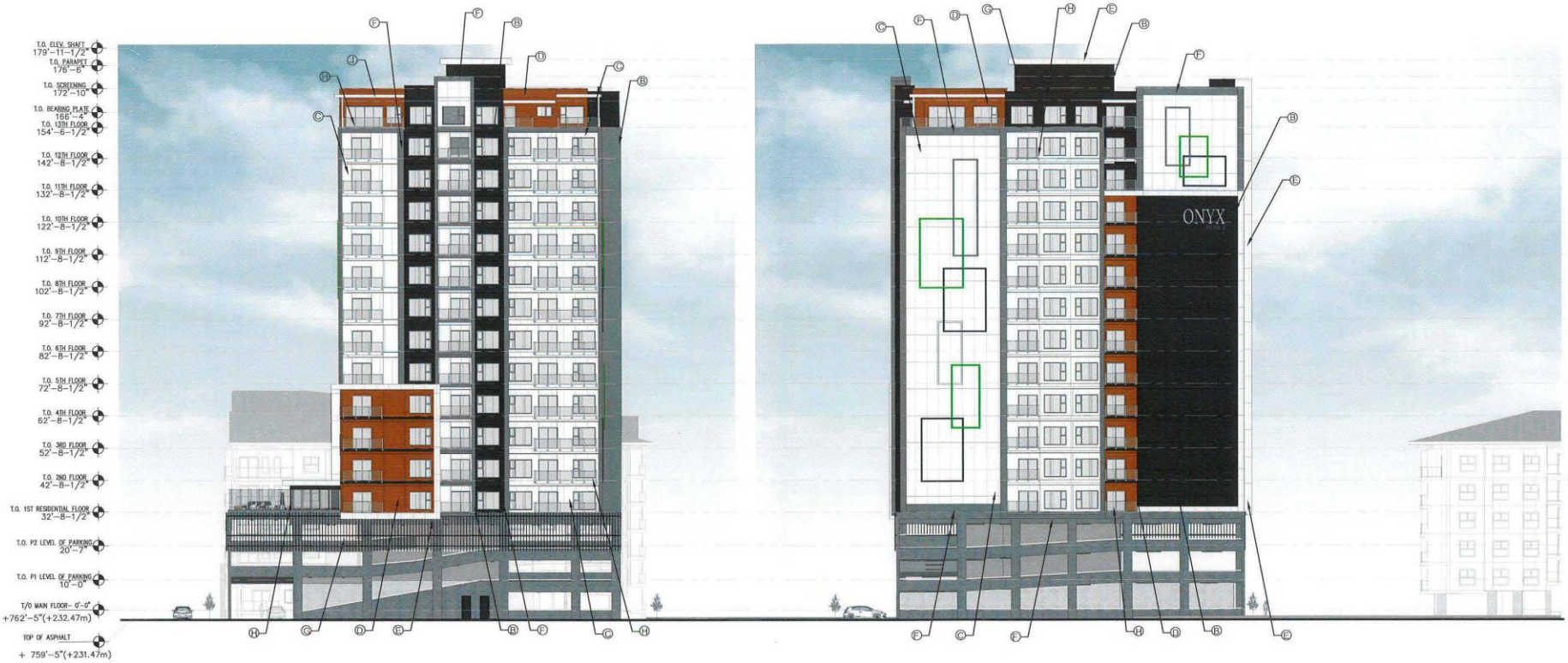
KEY PLAN

AMENITIES
COMMERCIAL
SUITES
ROOFTOP PATIOS
SUPPORT SPACE
LOBBY/ENTRANCE AREA
VERTICAL CIRCULATION
CORRIDOR

ESP-2.1a

1792 Pembina Highway, Winnipeg, MB;

RESIDENTIAL- **Option 1**
SCALE: 1:300



EAST ELEVATION (River Side)

NORTH ELEVATION

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Project Number: 1903
Designed By: J.P.M.
Drawn By: D.D./A.M.
Checked By:
Date: 13th Nov. 2020
Rev.Date: 11th May 2022

KEY PLAN

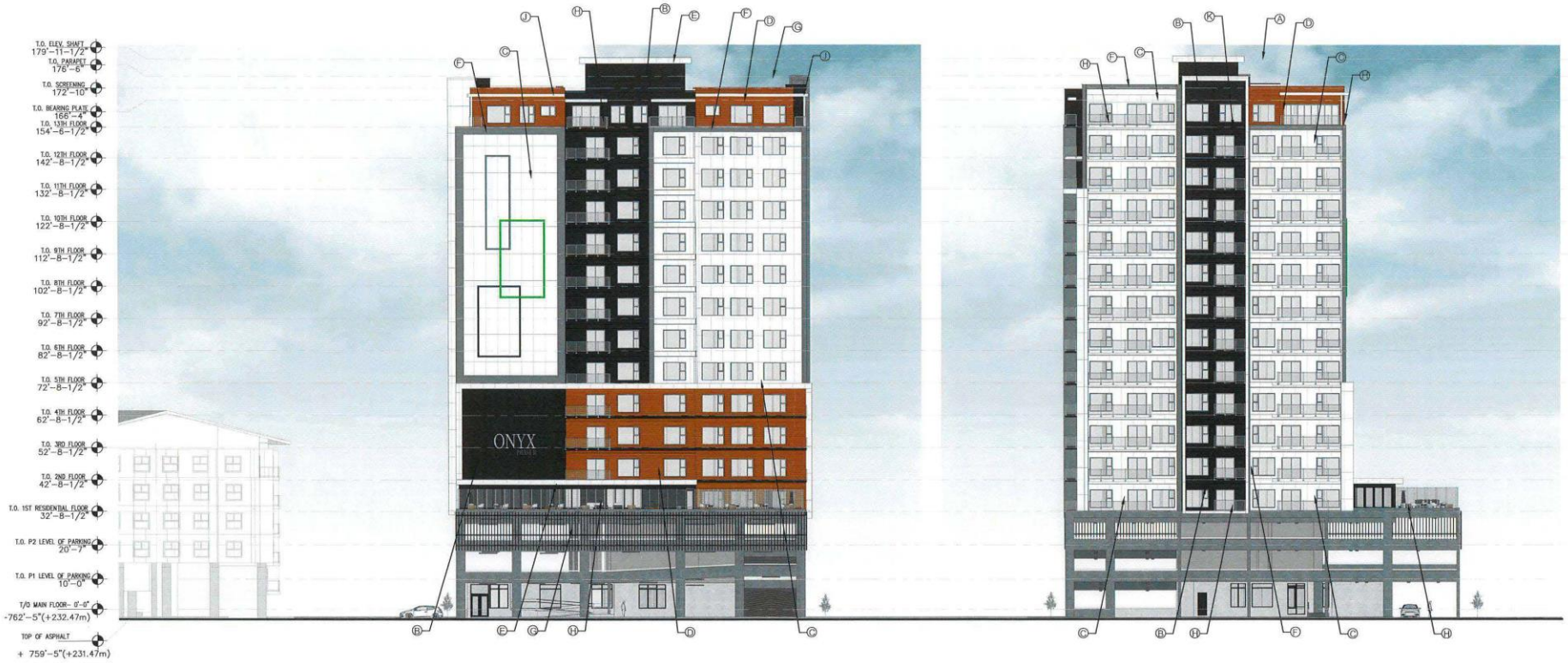
LEGEND:

- (A) HARDIE PANEL- WHITE
- (B) HARDIE PANEL- IRON GRAY
- (C) HARDIE PANEL- ARCTIC WHITE
- (D) HARDIE LAP SIDING- BROWN
- (E) HARDIE TRIM SMOOTH- ARCTIC WHITE
- (F) HARDIE TRIM SMOOTH- IRON GRAY
- (G) ARCHITECTURAL SCREENING
- (H) WHITE ALUMINUM RAILING WITH CLEAR TEMPERED GLASS
- (J) WHITE ALUMINUM TRELLIS
- (K) IRON GRAY ALUMINUM TRELLIS

ESP-3.0

1792 Pembina Highway, Winnipeg, MB;

ELEVATIONS
SCALE: 1:350



SOUTH ELEVATION (Adamar Road)

WEST ELEVATION

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Checked By:
Date: 13th Nov. 2020
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KEY PLAN

LEGEND:

- (A) HARDIE PANEL- WHITE
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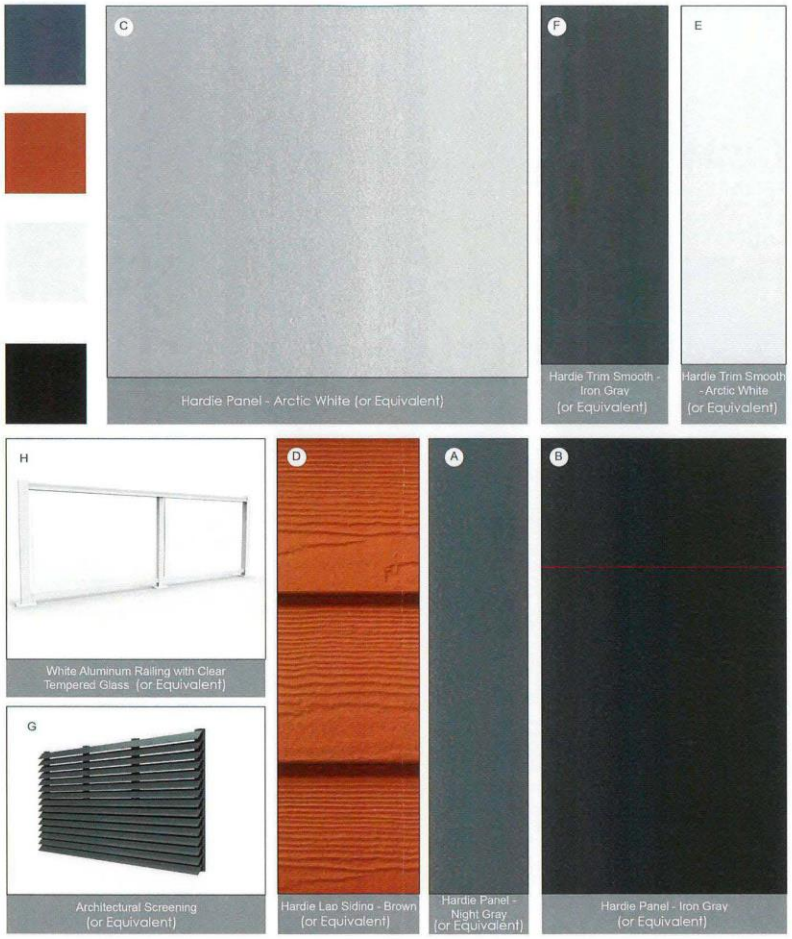
- (E) HARDIE TRIM SMOOTH- ARCTIC WHITE
- (F) HARDIE TRIM SMOOTH- IRON GRAY
- (G) ARCHITECTURAL SCREENING
- (H) WHITE ALUMINUM RAILING WITH CLEAR TEMPERED GLASS
- (J) WHITE ALUMINUM TRELLIS
- (K) IRON GRAY ALUMINUM TRELLIS

ESP-3.1

1792 Pembina Highway, Winnipeg, MB;

ELEVATIONS
SCALE: 1:350



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Rev.Date: 11th May 2022

ESP-3.2

1792 Pembina Highway, Winnipeg, MB;

BUILDING MATERIALS
SCALE: N.T.S.









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ESP-4.0

1792 Pembina Highway, Winnipeg, MB;

RENDERINGS
SCALE: N.T.S.







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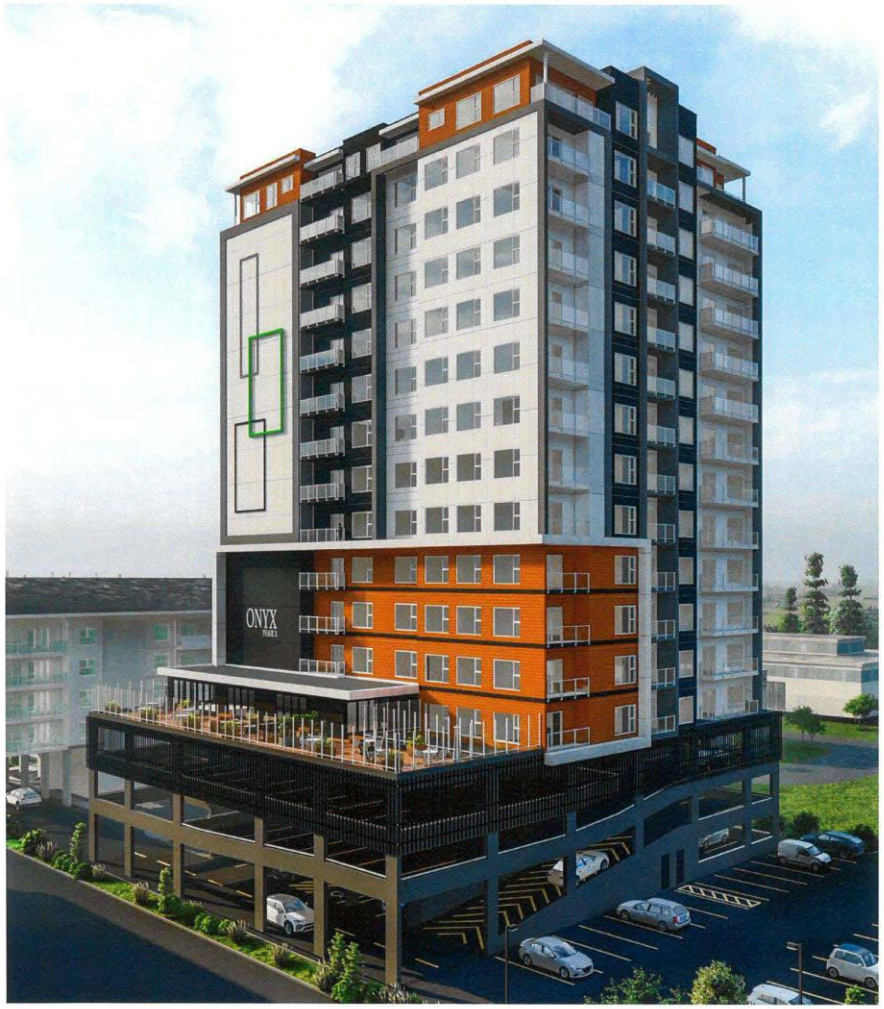
Date: 13th Nov. 2020
Rev.Date: 11th May 2022

ESP-4.2

1792 Pembina Highway, Winnipeg, MB;

RENDERINGS
SCALE: N.T.S.







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Project Number: 1903
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Rev.Date: 11th May 2022

ESP-4.3

1792 Pembina Highway, Winnipeg, MB;

RENDERINGS
SCALE: N.T.S.









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Rev.Date: 11th May 2022

ESP-4.1

1792 Pembina Highway, Winnipeg, MB;

RENDERINGS
SCALE: N.T.S.









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ESP-4.1

1792 Pembina Highway, Winnipeg, MB;

RENDERINGS
SCALE: N.T.S.









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1792 Pembina Highway, Winnipeg, MB;

RENDERINGS
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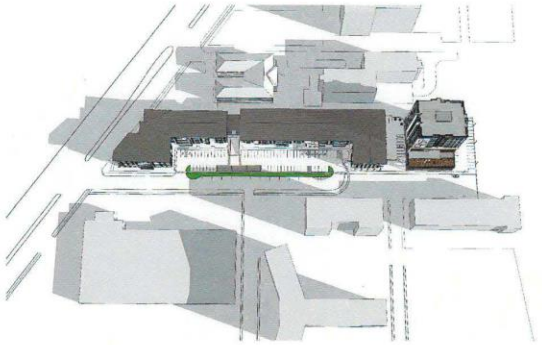
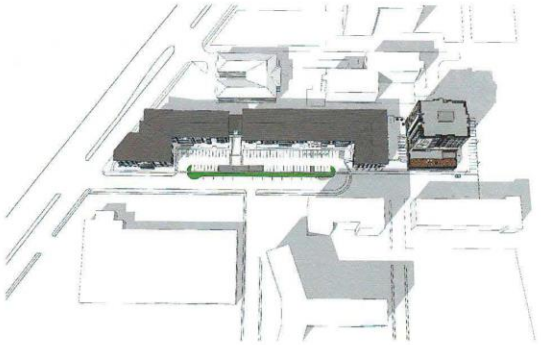


Pembina Tower, Winnipeg- Shadow Study- GMT -0600
20th March- 09AM



Pembina Tower, Winnipeg- Shadow Study- GMT -0600
20th March- 12PM



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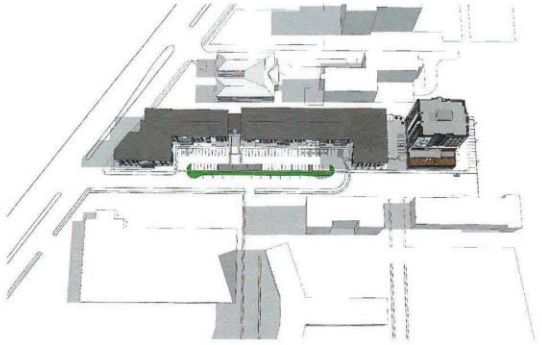

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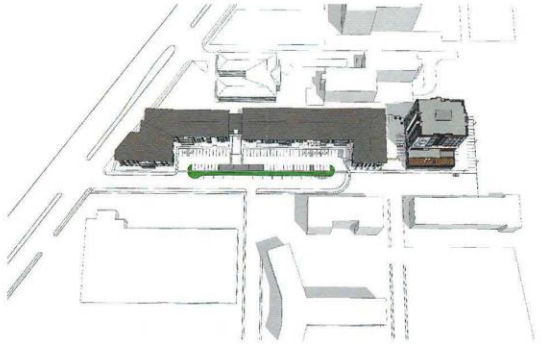

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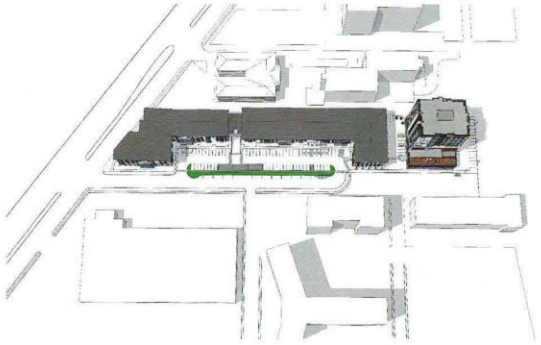

Pembina Tower, Winnipeg- Shadow Study- GMT -0600
21st June- 03PM

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Project Number: 1903
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Drawn By: D.D./A.M.
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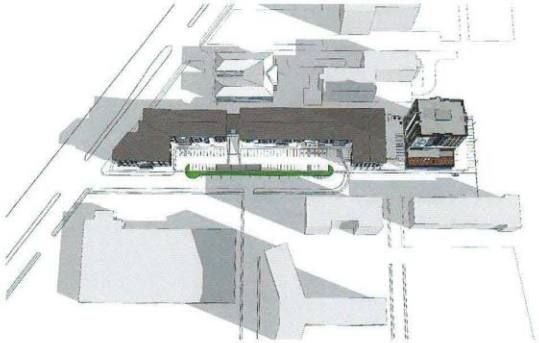
Date: 13th Nov. 2020
Rev.Date: 11th May 2022

ESP-5.0

1792 Pembina Highway, Winnipeg, MB;

SHADOW STUDY
SCALE: N.T.S.



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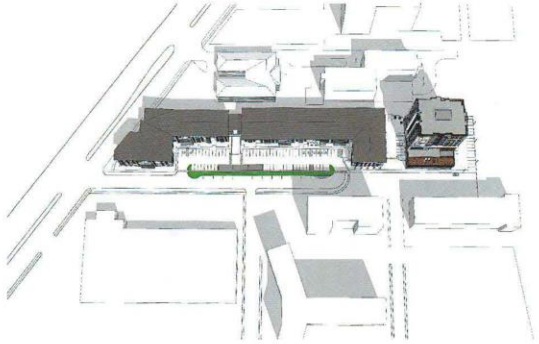
22nd September- 09AM



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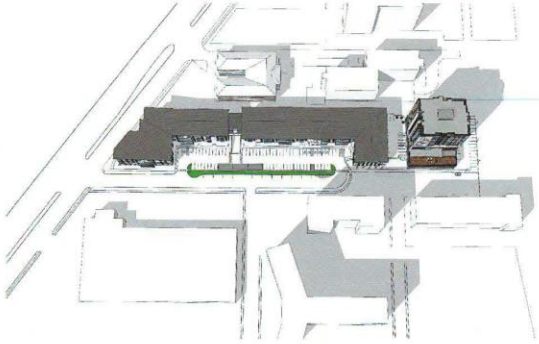

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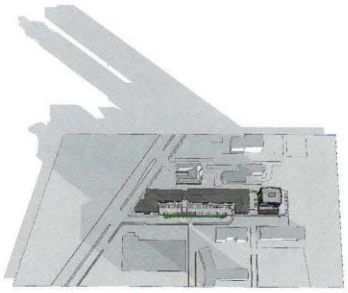

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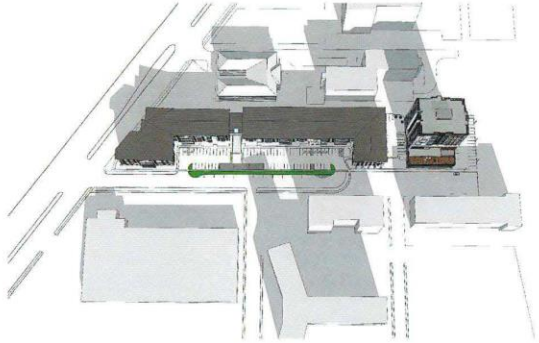

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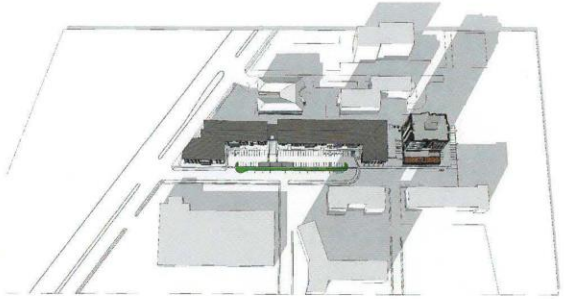

Pembina Tower, Winnipeg- Shadow Study- GMT -0600
21st December- 03PM

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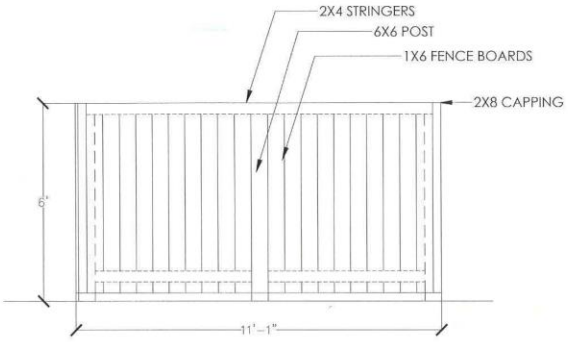
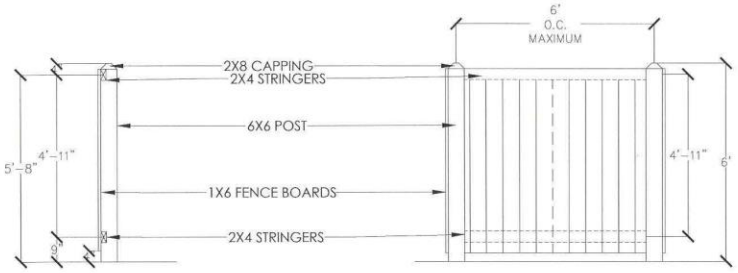
ESP-5.1

1792 Pembina Highway, Winnipeg, MB;

SHADOW STUDY
SCALE: N.T.S.

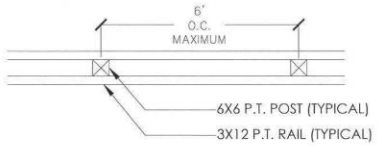


FENCE DETAILS 1
Scale: 1:40



FENCE DETAILS 2
Scale: 1:40

FENCE DETAILS 3
Scale: 1:40



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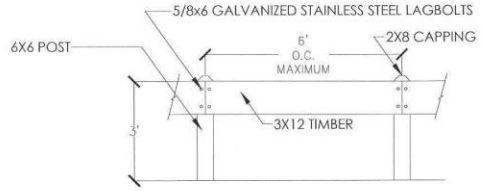
Scale: 1:40



PARKING FENCE DETAILS 2
Scale: 1:40



PARKING FENCE DETAILS 3
Scale: 1:40

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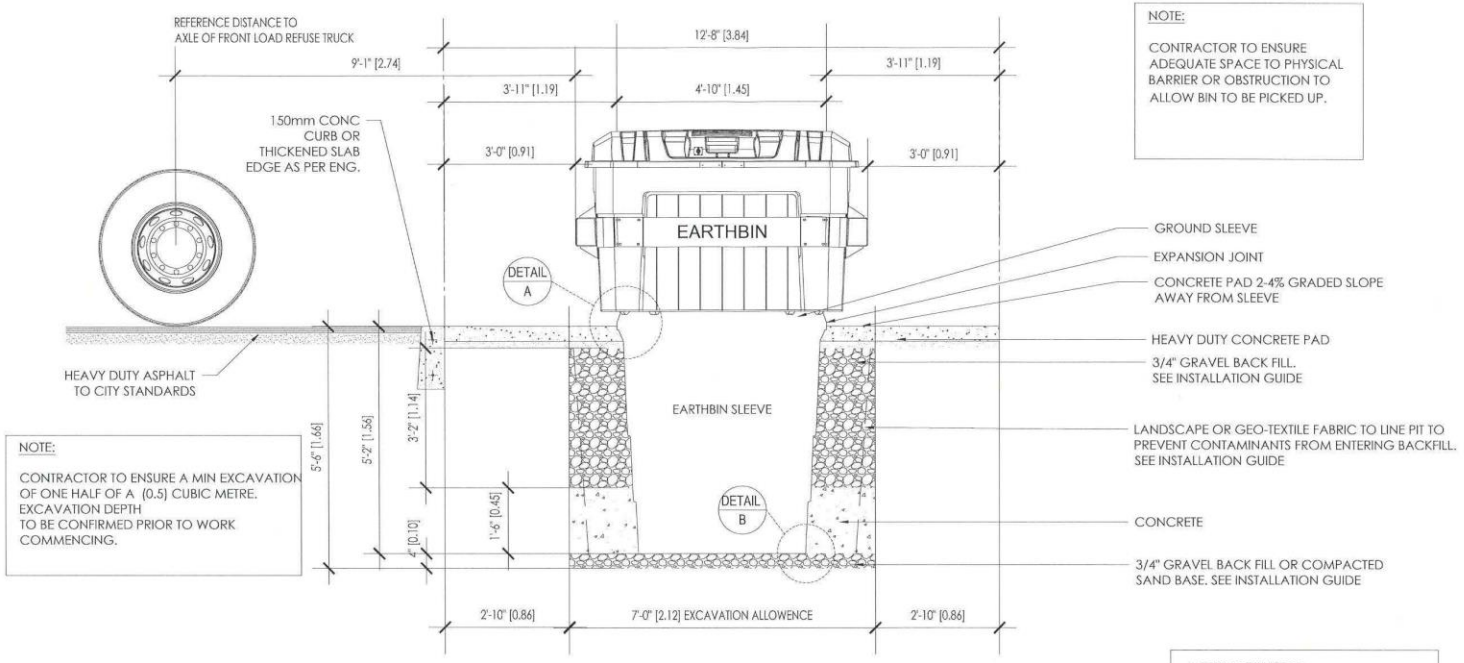
Date: 13th Nov. 2020
Rev.Date: 11th May 2022

ESP-7.0

1792 Pembina Highway, Winnipeg, MB;

FENCE DETAILS
SCALE: 1:40

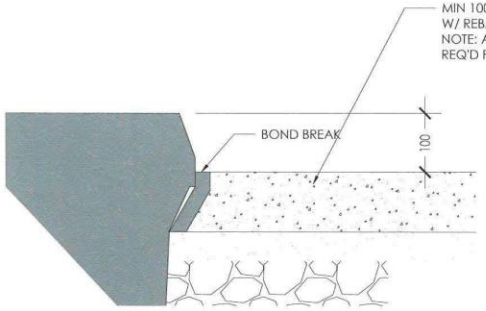


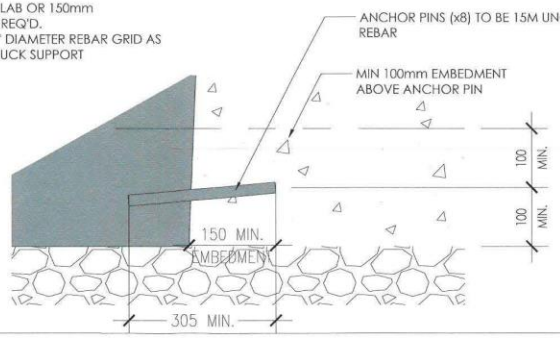
NOTE:

CONTRACTOR TO ENSURE ADEQUATE SPACE TO PHYSICAL BARRIER OR OBSTRUCTION TO ALLOW BIN TO BE PICKED UP.

NOTE:

CONTRACTOR TO ENSURE A MIN EXCAVATION OF ONE HALF OF A (0.5) CUBIC METRE. EXCAVATION DEPTH TO BE CONFIRMED PRIOR TO WORK COMMENCING.





ANCHOR PIN NOTE:
PLACE ANCHOR PINS (X8) IN HOLES AROUND GROUND SLEEVE PRIOR TO POURING CONCRETE. ENSURE THERE IS A MIN 150mm EMBEDMENT FOR ANCHOR PINS.
ANCHOR PINS ARE TO HAVE A MIN 100mm OF COVERAGE ABOVE AND BELOW.

NOTE:
THE USE OF SHIMS TO SET SLEEVE PRIOR TO POURING CONCRETE IS ALLOWED.

NOTE:
DRAWINGS AND SPECS COPIED FROM WEB SITE EARTH-BIN.

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Date: 13th Nov. 2020
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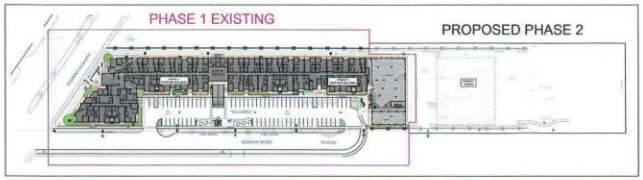
ESP-7.1

1792 Pembina Highway, Winnipeg, MB;

EARTH BIN DETAILS
SCALE: 1:30



OVERALL SITE KEY MAP
Scale 1:1000m

LEGEND

- ON SITE SOD OR SEED GRASS LAWN
- BOULEVARD LAWN ADJACENT TO ADAMAR ROAD OUTSIDE PROPERTY LINE
- PLANTING BED
- CS — PROPOSED CONCRETE WALKWAYS - COLOURS VARY AS ILLUSTRATED
- 100MM DEPTH (MIN.) OF 2" - 6" WASHED COBBLE ROCK GROUND COVER ON APPROVED FILTER FABRIC LINER.
- 2 - 3 FT. BOULDER
- CC — PROPOSED CONCRETE CURB & GUTTER
- AE — 100MM HT. ALUMINUM EDGING INSTALLED FLUSH W/ TOP OF LAWN.
- 24" x 24" x 16" HT. FIBRE CEMENT PLANTER
- EXISTING HYDRO POLE C/W LIGHT POST
- EXISTING HYDRO POLE
- EXISTING OVERHEAD CABLES
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING WOOD FENCE TO BE RETAINED/REBUILD IF NECESSARY
- FIRE HYDRANT
- TRANSFORMER
- APPROX ROOFLINE REFER TO ARCHITECTS DWGS.

ALL WORK AND MATERIALS SHALL BE TO CANADIAN LANDSCAPE STANDARDS

NOTES:

WHERE SHOWN ALL PROPOSED SHRUB PLANTING TO BE INSTALLED ON 450MM FOR SHRUBS & 750MM FOR TREES OF APPROVED GROWING MEDIUM INCLUDING WHERE WHEN SHOWN ON TOP OF CONCRETE SLAB. ALONG WITH DRAINAGE & GREEN ROOF ASSEMBLY

ALL PLANTING BEDS TO BE INSTALLED WITH 60 MM DEPTH WASHED 3/4" CRUSHED GROUNDCOVER ON APPROVED FILTER FABRIC LINER.

IRONCLAD DEVELOPMENTS INC.

SEALS:

CONSULTANTS:

LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
203-1300 1st Avenue, Prince George B.C. V2L 2Y2
250-563-6158 www.lsla-landarch.com

PHASE 1 EXISTING

PROPOSED PHASE 2 BOUNDARY



SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
	Trees			
Am	Acer ginnala	Amur Maple	1	6cm Cal.Typ.
MxA	Malus x adstringens 'Jelgreen'	Emerald Spire Columnar Crabapple	8	6cm Cal.Typ.
MT	Malus 'Thunderchild'	Thunderchild Flowering Crab	1	6cm Cal.Typ.
Ppf	Picea pungens 'Fastigiata'	Columnar Blue Spruce	1	2m Typ.
Ta	Tilia americana	American Linden	5	6cm Cal.Typ.
	Shrubs			
Cab	Cornus alba 'Bailhalo'	Silver Variegated Dogwood	6	#2 pot
Ebb	Euonymus nana 'Turkestanica'	Turkestan Burning Bush	9	#2 pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	1	#2 pot
Hlf	Hydrangea paniculata 'SMHPFL'	Fire Light Hydrangea	7	#2 pot
Jbp	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	11	#2 pot
Jccc	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	2	#2 pot
PaN	Picea abies 'Nidiformis'	Nest Spruce	9	#2 pot
Ppm	Picea pungens 'Montgomery'	Montgomery Spruce	6	#5 pot
Pmg	Pinus mugo 'Pumilio'	Dwarf Mountain Pine	80	#5 pot
PRa	Prunus tenella 'Russian Almond'	Russian Almond	7	#2 pot
Ptm	Prunus triloba 'Multiplex'	Flowering Almond	2	#2 pot
HH	Rosa rugosa 'Henry Hudson'	White Flower Shrub Rose	11	#2 pot
Sob	Salix brachycarpa 'Blue Fox'	Blue Fox Willow	32	#2 pot
Sgf	Spirea bumalda 'Goldflame'	Goldflame Spirea	50	#2 pot
sjp	Spiraea japonica 'Little Princess'	Little Princess Spirea	37	#2 pot
Ss	Spiraea x arguta 'Compacta'	Dwarf Garland Spirea	18	#2 pot
	Perrennials			
At	Alchemilla 'Thriller'	Thriller Lady's Mantle	45	4" pot
d	Astilbe x arendsii 'Deutschland'	Deutschland Astilbe	4	4" pot
f	Astilbe x arendsii 'Fanal'	Fanal Astilbe	4	4" pot
Dc	Daphne cneorum	Ruby Rose	9	1 Gal. pot
Ha	Hemerocallis 'Ajax'	Ajax Daylily	28	1 Gal. pot
Hamn	Hemerocallis 'Alaskan Midnight'	Alaskan Midnight Daylily	16	1 Gal. pot
H	Hosta 'Ginko Craig'	Ginko Craig Hosta	4	1 Gal. pot
Hgs	Hosta 'Gold Standard'	Gold Standard Hosta	3	1 Gal. pot
Lrr	Lupinus 'Russell Red'	Russell Red Lupine	5	1 Gal. pot
PpD	Phlox paniculata 'Dusterlohe'	Dusterlohe Phlox	17	1 Gal. pot
pod	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18	1 Gal. pot
	Groundcovers / Grasses / Vines			
r	Aubrieta x cultorum	Rockcress	200	4" pot
Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	49	1 Gal. pot
Q	Parthenocissus quinquefolia	Virginia Creeper	3	1 Gal. pot

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METRIC

ISSUED FOR:

NO.	DATE	DESCRIPTION
1	02/08/2018	DP SUBMISSION
2	02/13/2018	PLANT MATERIAL & GROUND COVER
3	04/16/2018	PLANT MATERIAL CHANGES
4	04/19/2018	PLANT MATERIAL CHANGES
5	09/19/2018	BUILDING FOOTPRINT & PARKING LAYOUT CHANGE
6	04/8/2022	DP RESUBMISSION

PROJECT TITLE:

PEMBINA APARTMENTS

1792 Pembina Hwy.
Winnipeg, MB

DRAWING TITLE:

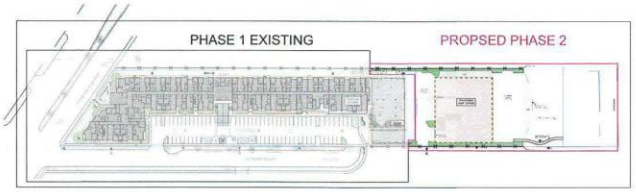
Landscape Plan

CHECKED BY: LS DRAWN BY: LS

SCALE: 1:300 Meters DATE: 01/09/2017

DRAWING NO.

L1



OVERALL SITE KEY MAP
Scale 1:1000m

LEGEND

- ON SITE SOD OR SEED GRASS LAWN
- BOULEVARD LAWN ADJACENT TO ADAMAR ROAD OUTSIDE PROPERTY LINE
- PLANTING BED
- CS — PROPOSED CONCRETE WALKWAYS - COLOURS VARY AS ILLUSTRATED
- 100MM DEPTH (MIN.) OF 2" - 6" WASHED COBBLE ROCK GROUND COVER ON APPROVED FILTER FABRIC LINER.
- 2 - 2.5FT. BOULDER
- CC — PROPOSED CONCRETE CURB & GUTTER
- AE — 100MM HT. ALUMINUM EDGING INSTALLED FLUSH W/ TOP OF LAWN.
- EXISTING HYDRO POLE C/W LIGHT POST
- EXISTING HYDRO POLE
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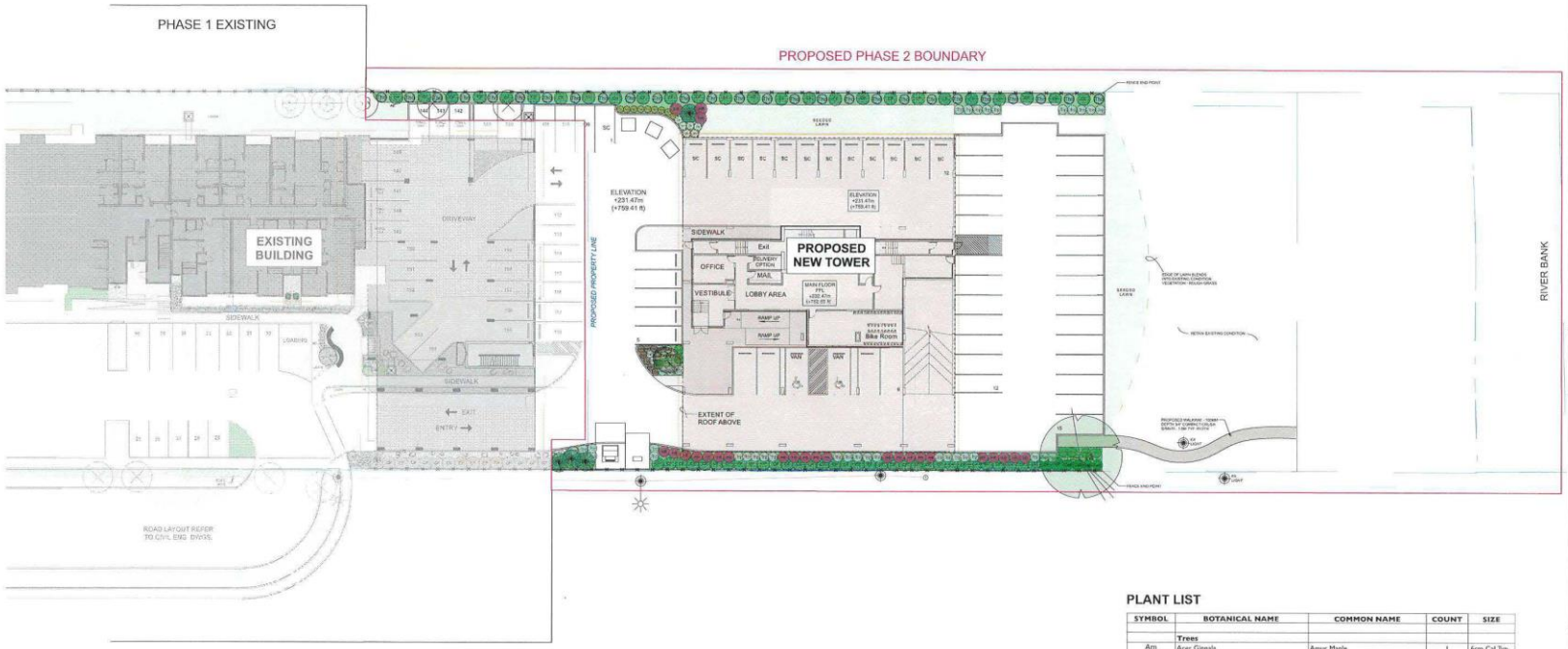
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING WOOD FENCE TO BE RETAINED/REBUILD IF NECESSARY
- FIRE HYDRANT
- TRANSFORMER
- APPROX ROOFLINE REFER TO ARCHITECTS DWGS.

ALL WORK AND MATERIALS SHALL BE TO CANADIAN LANDSCAPE STANDARDS

NOTES:

WHERE SHOWN ALL PROPOSED SHRUB PLANTING TO BE INSTALLED ON 450MM FOR SHRUBS & 750MM FOR TREES OF APPROVED GROWING MEDIUM INCLUDING WHERE WHEN SHOWN ON TOP OF CONCRETE SLAB, ALONG WITH DRAINAGE & GREEN ROOF ASSEMBLY.

ALL PLANTING BEDS TO BE INSTALLED WITH 50 MM DEPTH WASHED 3/4" CRUSHED GROUNDCOVER ON APPROVED FILTER FABRIC LINER.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
	Trees			
Am	Acer Ginnala	Amur Maple	1	6cm Cal.Typ.
Ppf	Picea purgens 'Tsstigiata'	Columnar Blue Spruce	4	2m Typ.
Ta	Tilia americana	American Linden	1	6cm Cal.Typ.
	Shrubs			
CoB	Cornus alba 'Bailhalo'	Silver variegated dogwood	4	#2 pot
CP	Cotonesster peking	Peking Cotoneaster	61	#2 pot
HF	Hydrangea paniculata 'SMHPFL'	Fire Light Hydrangea	25	#2 pot
Jbp	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	37	#2 pot
Jscc	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	7	#2 pot
Sab	Salix brachycarpa 'Blue Fox'	Blue Fox Willow	7	#2 pot
Sbg	Spirea bumalda 'Goldflame'	Goldflame Spirea	9	#2 pot
Sb	Symphoricarpos albus	Snowberry	6	#2 pot

N

0m 5 10 20

IRONCLAD DEVELOPMENTS INC.

SEALS:

CONSULTANTS:

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203-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.lsla-landarch.com

METRIC

ISSUED FOR

NO.	DATE	DESCRIPTION
1	03/14/2022	PRELIMINARY DRAFT
2	03/17/2022	DP SUBMISSION
3	04/8/2022	DP RESUBMISSION

PROJECT TITLE

PEMBINA
ONYX 2 APARTMENTS

1792 Pembina Hwy,
Winnipeg, MB

DRAWING TITLE

Landscape Plan

CHECKED BY: LS DRAWN BY: LS

SCALE: 1:200 Meters DATE: 03/11/2022

DRAWING NO.

L1