Minutes – Executive Policy Committee – September 14, 2022

REPORTS

Item No. 29 Rezoning – 1081 Autumnwood Drive and 955 Cottonwood Road (St. Boniface Ward) File DAZ 208/2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "C2" Commercial Community District as shown on the map dated August 8, 2022 and included within Schedule "A" and the Proposed By-law attached as Appendix "B".

2. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

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

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the Developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Riel Community Committee be concurred in and forwarded to Council.

Yea:	Bowman, Allard, Browaty, Chambers, Mayes, Rollins	6
Nay:		0

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On August 30, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

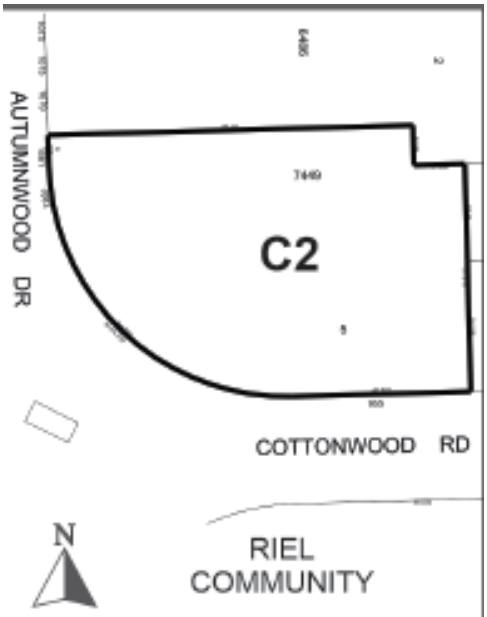
File: DAZ 208/2022

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Mayes

Public Hearing: August 30, 2022
Council Building, 510 Main Street

Applicant: Cibinel Architecture Ltd. (Steff Beernaerts)

Subject:



APPLICANT : Cibinel Architecture Ltd. (Steff Beernaerts)
FILE : DAZ 208/2022
PROPOSAL : To rezone the land shown outlined above from a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to a "C2" COMMERCIAL COMMUNITY DISTRICT to allow a new Protection and Emergency Services building. **For information, phone E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR : Cibinel Architecture Ltd. (Steff Beernaerts)
N° DE DOSSIER : DAZ 208/2022
PROJET : Rezonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie PR1 (secteur des parcs et des loisirs 1 [Quartier]) à la catégorie C2 (secteur commercial communautaire) afin de permettre un nouveau bâtiment de services de protection et d'urgence. **Pour obtenir des renseignements, appelez E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 1081 Autumnwood Drive and 955 Cottonwood Road

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: August 31, 2022

Community Committee Recommendation:

On August 30, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "C2" Commercial Community District as shown on the map dated August 8, 2022 and included within Schedule "A" and the Proposed By-law attached as Appendix "B".

2. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development.

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

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the Developer pays the amount required under Recommendation 2 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

1. I feel we have been debating this consolidation of fire stations for years. We got the budget. Good to see we got a good design that even incorporates the geo-thermal aspects for environmental consideration. I think that's actually a pretty important precedence for the city. I'm very pleased to see that as I'm sure Councillor Allard will be.

2. Windsor Park is a planned community. There were two stations. Modern firefighting the recommendation was to move to this one larger station. The library building is surplus because Vandal got a very beautiful, new library branch building for Windsor Park over by Bonivital pool. The time has come to do something with this land. I think its been sitting there for some years unused. This is a very good use of existing city resources.

3. Windsor Park is like, 62 or 63 years old now, some of this is renewal. Pleased to see the City investing in the Windsor Park area

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 April 27, 2022
2. Notification of Public Hearing dated June 29, 2022
3. Manitoba Status of Title 2435222/1
4. Letter of authorization dated January 11, 2022 from Greg Kucel to Cibinel Architecture (Steff Beernaerts)
5. Review of Winnipeg Zoning By-law No. 200/2006 – Consolidated update December 16, 2021
6. Technical Memorandum: Traffic Review dated March 16, 2022
7. Plans (34 pages)
8. Report from the Urban Planning Division dated August 8, 2022
9. Inspection Report
10. Communication dated August 25, 2022 from Ben McGillivary in support of the application
11. Photos from George Cibinel, Cibinel Architecture Ltd., in support of the application
12. Recording of representations

REPRESENTATIONS:

In Support:

George Cibinel
Steff Beernaerts
Ben McGillivary

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department
B. Piniuta, Manager of the Project Delivery Office, Assets and Project Management Office
T. Wallace, Deputy Chief of Support Services, Fire and Paramedic Service

Exhibit “8” referred to in File DAZ 208/2022

ADMINISTRATIVE REPORT

Title: DAZ 208/2022 – Autumnwood - Cottonwood

Issue: An application for consideration at the public hearing to rezone the subject property from ‘PR1’ Parks and Recreation 1 (Neighbourhood) to ‘C2’ Commercial Community to allow a new Protection and Emergency Services building.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan	n/a	n/a	

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “C2” Commercial Community District as shown on the map dated August 8th, 2022 and included within Schedule “A” and the Proposed By-law attached as Appendix “B”.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City’s Director of Planning, Property and Development.

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

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under Recommendation 2 and all associated ancillary fees (the “Fees”) to the City within 2 years after the By-law has been given first reading.

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

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

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from 'PR1' Parks and Recreation 1 (Neighbourhood) to 'C2' Commercial Community to allow for the construction of a new City of Winnipeg Fire and Paramedic Services Station building (or "Station 9").
- 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 subject property will be rezoned from PR1 to C2.

HISTORY

N/A

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

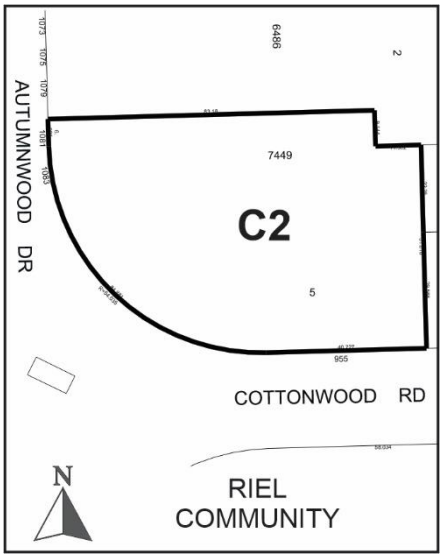
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan, MCP
Date:	August 8th, 2022
File No.	DAZ 208/2022

List of Schedule and Attachments

1. Appendix A — Planning Discussion
2. Appendix B — Proposed By-law
3. Schedule "A" — Recommended File No. DAZ 208/2022 Riel Community Committee, dated August 8th, 2022

APPENDIX 'A'

FILE:	**DAZ 208/2022**
RELATED FILES:	
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.525 - Windsor Park neighbourhood
SUBJECT:	To rezone the subject property from 'PR1' Parks and Recreation 1 (Neighbourhood) to 'C2' Commercial Community.
LOCATION:	1083 Autumnwood Drive



APPLICANT:	Cibinel Architecture Ltd (Steff Beernaerts) 560 Academy Road Winnipeg, MB R3N 0E3
OWNER:	City of Winnipeg 3rd Floor – 185 King Street Winnipeg, MB R3B 1J1

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located at the northeast corner of the Autumnwood Drive/Cottonwood Road intersection in the Windsor Park neighbourhood of the St Boniface ward.
- The subject site is **approximately 1.2 acres** in area. It is occupied by a fire station and a vacant building, formerly the location of the Windsor Park Library.
- The subject property is located within an "Established Neighbourhood – Recent Community" under the *Complete Communities Direction Strategy 2.0*. The property is zoned 'PR1' Parks and Recreation 1 (Neighbourhood).

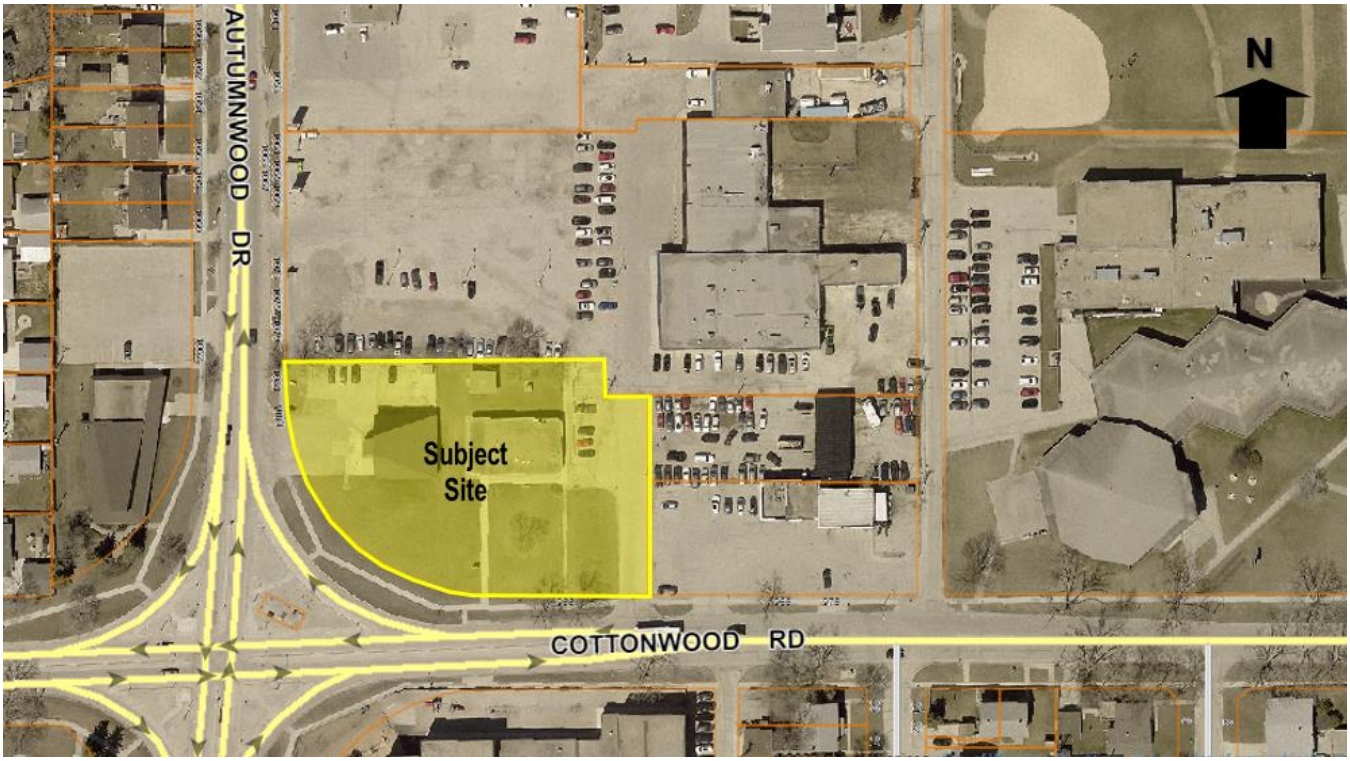


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial uses zoned Commercial Community ('C2').

South: Cottonwood Road; then Ecole Lacerte on land zoned Residential Two-Family ('R2').

East: A vehicle service/sales use on land zoned Commercial Community ('C2').

West: Autumnwood Drive; then a church on land zoned Residential Single-Family Medium ('R1-M').

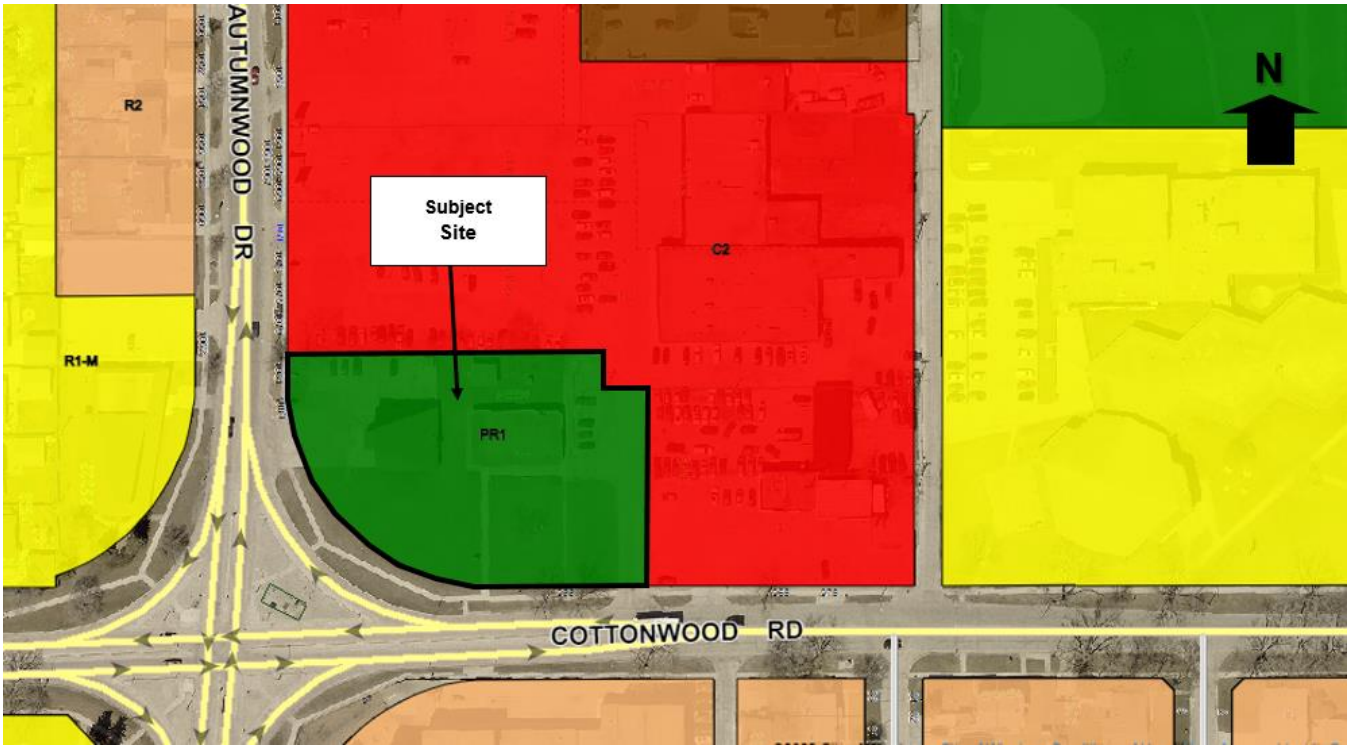


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone from 'PR1' Parks and Recreation 1 (Neighbourhood) to 'C2' Commercial Community to allow for the construction of a new City of Winnipeg Fire and Paramedic Services (WFPS) Station building (or "Station 9").
- The proposal entails the demolition of the existing WFPS Station 15 and the old Windsor Park Library building.
- The construction of the subject station was one of the recommendations in the *WFPS's 2020 Strategic Direction* which was approved by Council on June 26th, 2020. More specifically, the recommendation was to combine the existing Station 15 and the station at 864 Marion Street into a new modern station located on the subject site.
- The new Station 9 building will be two-storeys (27 feet, 6 inches) with a total floor area of approximately 18,245 square feet.
- The new facility will include five (5) bays, or areas, to park emergency vehicles. This area will also include integrated training facilities and hazardous materials equipment storage. The second floor will include a dwelling unit consisting of sleeping quarters, a day room, as well as a kitchen and fitness area for staff use. A training classroom will be located on the main floor and will be available to the public.
- Vehicular access to the property is proposed by way of three approaches. The existing approach off Cottonwood Road will be maintained and will continue to provide access for the neighbouring properties. A second new approach off Cottonwood Road is proposed to provide access to fire trucks and ambulances. A third approach will be accessed from Autumnwood Drive and will primarily serve as access to the parking area.

- A number of improvements to pedestrian circulation and safety are proposed including a universally accessible pedestrian pathway along the private road off Cottonwood Road leading to the commercial strip mall located at 1071 Autumnwood Drive. The proposal also includes three universally accessible pedestrian pathways from the public sidewalk leading to the main entrance of Station 9.
- An outdoor public plaza is proposed on the west side of the site next to the main entrance.
- Quality landscaping is proposed through-out the site as well as within the public boulevard.
- A total of 37 parking stalls will be provided and located at-grade.
- As part of the 37 parking stalls, there will be two van accessible parking stalls.
- Four bicycle parking stalls will be provided and located on the west side of the site near the main entrance.
- A garbage enclosure will be located at the northeast corner of the site.

COLLABORATION

With the Public Service

- The Urban Planning and Design Division has been in communication with the applicant about the proposal via emails as well as meetings in which the details of the proposed development were discussed including additional refinements to the design.

With the Public

- The applicant held a virtual Open house event on Zoom on August 3rd. The event was advertised, in both French and English, on the City of Winnipeg's website and an information flyer was mailed-out to households in the immediate neighbourhood. Forty-seven people attended the event. The applicant indicates the comments received were generally positive.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an "Established Neighbourhood – Recent Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:
    - ***Goal 2:*** *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

- *Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
- *Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- *Encourage a variety of architectural styles.*
- *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood..*
- *Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest such as:*
    a. *Direct pedestrian access to main building entrances from the street;*
    b. *Transparent storefront displays;*
    c. *Human scaled signage; and*
    d. *Decorative lighting, awnings, benches and other pedestrian oriented amenities.*
- *Discourage building designs that orient the back of the building to the street.*
- *Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- ***Goal 5:** Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.*
    - *Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.*
    - *The expansion or creation of larger scale or regional public and institutional uses will generally be directed towards arterial roads or at locations where they can be community focal points. Larger scale institutional uses should generally be located adjacent to complementary uses in order to mitigate the potential for land use conflicts.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently the lands are zoned ‘PR1’ Parks and Recreation 1 (Neighbourhood). The PR1 zoning district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas, and natural areas.
- The applicant is proposing to rezone the property to ‘C2’ Commercial Community. The ‘C2’ zone is intended to accommodate more intensive commercial sites that do not have a local

or neighbourhood orientation. The district is intended to include attractive commercial, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. 'C2' districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors. The dimensional standards in the 'C2' zone are: a minimum front yard of 10 feet to open parking and no front yard to a building wall; a minimum rear yard of 25 feet; no side yard requirement and, a maximum building height of 49 feet.

Reason for the Rezoning

The applicant is proposing to rezone from 'PR1' to 'C2' to allow for the construction of a new City of Winnipeg Fire and Paramedic Services (WFPS) Station building. Under the 'PR1' zoning district the protection and emergency services use is not permitted. While there is currently a fire station on the property, once this building is demolished the property loses its non-conforming rights to continue to operate a protection and emergency services use on the land. As the existing fire station is proposed to be demolished and a new station constructed, a rezoning to 'C2' is required.

CONSISTENCY WITH *CCDS 2.0* AND SURROUNDING NEIGHBOURHOOD

- As noted above, the subject site is located within an "Established Neighbourhood – Recent Community" policy area under the *Complete Communities Direction Strategy 2.0* where the accommodation of a variety of public and institutional uses to meet a broad range of community needs are encouraged. The *WFPS's 2020 Strategic Direction,* which was approved by Council on June 26th, 2020, identified the need for a new modern, larger station on the subject site. The subject rezoning will ensure the appropriate zoning district is in place in order to legally establish the protection and emergency services use on the land and proceed with the construction of the new station as directed by Council.
- It is also noted Station 15 has existed on the subject property for several years. The proposal to construct a larger station on the site is compatible with how the subject property currently functions and with the context of the surrounding area.
- The applicant has worked closely with the Urban Planning and Design Division to develop a proposal that supports a high quality urban environment and aligns with the design related policies under *CCDS 2.0.* More specifically, the building and site design encompass the following considerations:
    - Four universally accessible pedestrian pathways to help improve pedestrian safety and access to the main entrance of the station and to the commercial strip mall located at 1071 Autumnwood Drive;
    - A high-quality street edge landscape design including a combination of varying sized shrubs and trees as well as planting within the public boulevard.
    - A public plaza area along Autumnwood Drive; and
    - The building incorporates a high quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along Autumnwood Drive and Cottonwood Road.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reason:

- The proposal is consistent with the policies guiding development in the "Established Neighbourhood – Recent Community" policy area under the *Complete Communities Direction Strategy 2.0* where the accommodation of a variety of public and institutional uses to meet a broad range of community needs are encouraged. The *WFPS's 2020 Strategic Direction,* which was approved by Council, identified the need for a new modern, larger station on the subject site.
- The proposal to rezone the subject property to "C2" in order to establish a new station is compatible with how the subject property currently functions as well as with the context of the surrounding area.

This Report Submitted by: Elise Finnigan, MCP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 208/2022
Schedule "A" for File No. DAZ 208/2022, Riel Community Committee, dated August 8th, 2022.

By-Law No. _____

File No. **DAZ 208/2022**

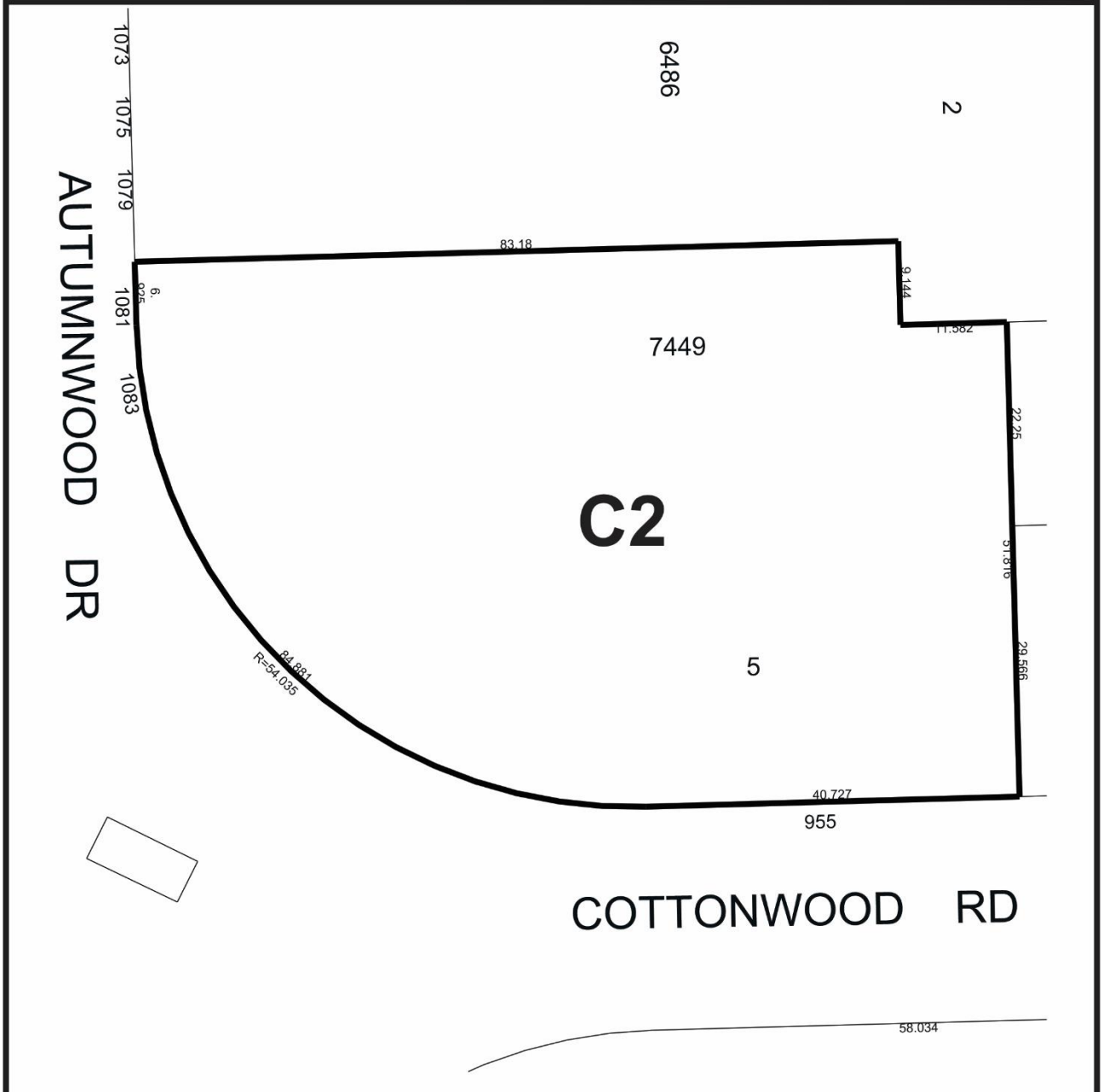
Atlas Sheet No. **AD29**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1081 and 1083 Autumnwood Drive and 955 Cottonwood Road from a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to a "C2" COMMERCIAL COMMUNITY DISTRICT to allow a new Protection and Emergency Services building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DAZ 208/2022

DRAWING LIST

A0.1 COVER SHEET

ARCHITECTURAL

A100 ARCHITECTURAL SITE PLAN PROPOSED
A1.2 SURVEY OF EXISTING SITE AND DEMOLITION PLAN
A2.1 L-100 MAIN FLOOR PLAN
A2.2 L-200 SECOND FLOOR PLAN
A2.3 L-100 MAIN FLOOR PLAN - ASSEMBLY TYPES
A2.4 L-200 SECOND FLOOR PLAN - ASSEMBLY TYPES
A2.5 ROOF PLAN
A3.1 L-100 REFLECTED CEILING PLAN
A3.2 L-200 REFLECTED CEILING PLAN
A4.1 EXTERIOR ELEVATIONS
A5.1 NS BUILDING SECTION - ELEVATOR
A5.2 NS BUILDING SECTION - APPARATUS FLOOR
A5.3 NS BUILDING SECTION - HOSE RACK
A5.4 EW BUILDING SECTION - FITNESS ROOM
A5.5 EW BUILDING SECTION - 2ND FLOOR EXTERIOR AREA
A5.6 EW BUILDING SECTION - KITCHEN
A6.1 3D VIEW OF MAIN FLOOR
A6.2 3D VIEW OF SECOND FLOOR
A6.3 VIEW LOOKING NORTH ACROSS APRON
A6.4 VIEW LOOKING EAST ACROSS PUBLIC PLAZA
A6.5 VIEW LOOKING WEST ACROSS PARKING AREA
A6.6 VIEW LOOKING WEST ACROSS APPARATUS FLOOR
A6.7 VIEW LOOKING SOUTH ACROSS DAY ROOM

STRUCTURAL

S2.1 PILING PLAN
S2.2 MAIN FLOOR FRAMING PLAN
S2.3 SECOND FLOOR FRAMING PLAN
S2.4 ROOF FRAMING PLAN

MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE

OUTLINE SPEC AND SEPARATE DRAWING PACKAGES

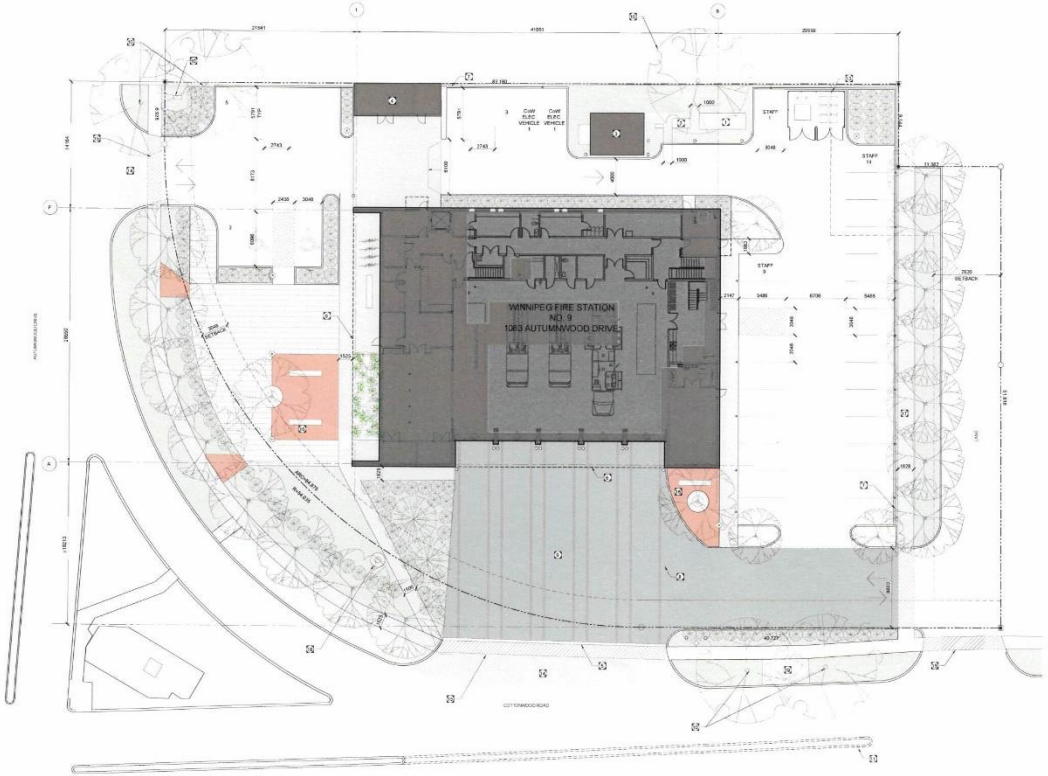
WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN
MAIN FLOOR PLAN

JAN 13, 2022

A0.1

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



1 A000 ARCHITECTURAL SITE PLAN
1:250

WINNIPEG FIRE STATION NO. 9

LEGAL DESCRIPTION: LOT 288 ROMAN CATHOLIC MISSION PROPERTY
BEING PART OF PARCEL 5, PLAN NO. 7449
IN BLOCKS 288 AND 301 ROMAN CATHOLIC MISSION PROPERTY
TOTAL LOT AREA: 5038SM

ZONING BY-LAW 200/2006

DISTRICT: C2
MIN / MAX FRONT YARD (FT) : 0 / NA AUTUMNWOOD AND COTTONWOOD
MINIMUM REAR YARD (FT) : 25 / EAST
MINIMUM INTERIOR SIDE YARD (FT) : 0 / NORTH
MAXIMUM HEIGHT OF BUILDING (FT) : 60
MAXIMUM FLOOR AREA RATIO : 2.2
PARKING: 32 MIN REQUIRED / 37 PROVIDED 1 ACCESSIBLE VAN SPACE / 1 ACCESSIBLE PARKING SPOT REQUIRED
4 BICYCLE PARKING SPOTS REQUIRED
STREET EDGE LANDSCAPING
COTTONWOOD AND AUTUMNWOOD: 435FT
14 TREES REQUIRED / 66 SHRUBS REQUIRED
PARKING AREA (INCLUDING DRIVE AISLE) : 11 165SF

KEYNOTES

- EMERGENCY GENERATOR
- NEW TRANSFORMER AND CETE
- EXISTING LIFT STATION TO REMAIN
- COLD STORAGE BUILDING
- NEW TRENCH DRAIN
- LINE OF SOFFIT ABOVE
- ORNAMENTAL FENCE
- PAINTED GUIDE STRIPE - TYP
- SHADED AREA DENOTES EXTENT OF CONCRETE APRON
- EXISTING TREES TO REMAIN
- MEDIAN REVISIONS
- GARBAGE ENCLOSURE
- NEW APPROACH
- PEDESTRIAN CROSSING AT DRIVE AISLE. REFER TO LANDSCAPE
- SALVAGED GRANITE PAVERS
- PEDESTRIAN CONNECTION TO SHOPPING PLAZA
- FLAG POLE
- PROPOSED RELOCATION OF TRANSIT STOP 50074
- MTS PEDESTAL

LEGEND

- SOD
- PAVING STONE
- SALVAGED GRANITE
- CONCRETE APRON
- CONCRETE
- PEDESTRIAN CROSSING

Cibinel
Architecture Ltd
560 ACADEMY ROAD WINNIPEG MB R3N 0E3
T: 204 989 8910

ARCHITECT

NO.	DATE	REVISION / ISSUANCE
01	2022-04-06	RE ZONING APPLICATION

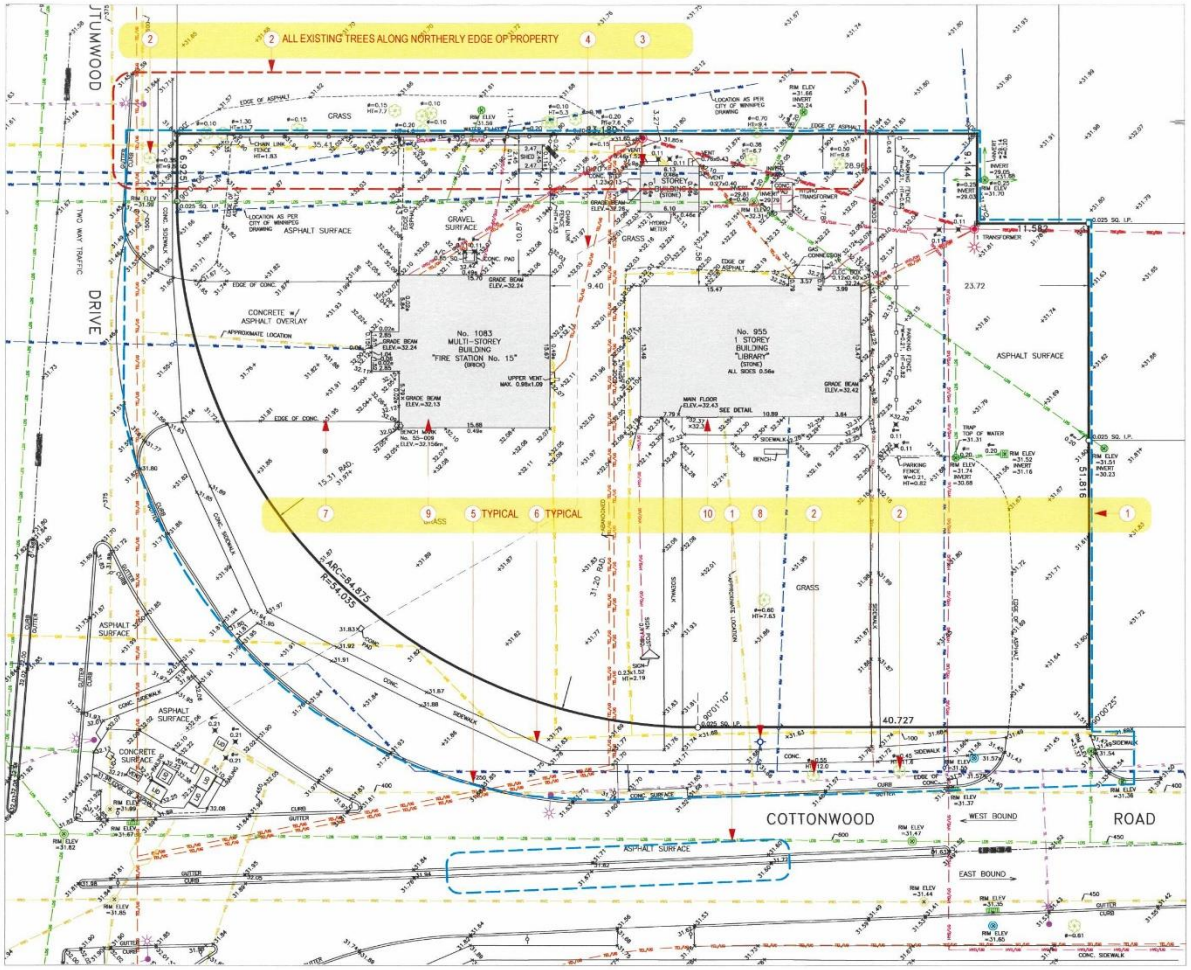
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

Project
WFPS STATION 9
1083 AUTUMNWOOD DRIVE

Sheet Title
ARCHITECTURAL SITE PLAN

Project No. 2150
Sheet A000

CIBINEL - Arch D - 24" X 36"



NOTES OF TYPICAL GRAPHIC REPRESENTATIONS:

1. LIMIT OF WORK
2. PROTECT EXISTING TREE TO REMAIN
3. EXISTING LIFT STATION GENERATOR AND BUILDING TO REMAIN
4. EXISTING LIFT STATION UNDERGROUND CABLE TO BE REMOVED
5. EXISTING CONCRETE CURB TO BE REMOVED
6. EXISTING CONCRETE SIDEWALK TO BE REMOVED
7. EXISTING CONCRETE APPROACH TO BE REMOVED
8. EXISTING FIRE HYDRANT TO BE REMOVED
9. EXISTING FIRE STATION BUILDING, FOUNDATION, APRON AND FENCING TO BE DEMOLISHED AND REMOVED COMPLETELY. CAP EXISTING SERVICES AT THE SOURCE. SALVAGE EXISTING WOOD ROOF DECKING AND GLUE-LAMINATED BEAMS.
10. EXISTING LIBRARY BUILDING, FOUNDATION AND WALKWAYS TO BE DEMOLISHED AND REMOVED COMPLETELY. CAP EXISTING SERVICES AT THE SOURCE. SALVAGE EXISTING WOOD ROOF DECKING AND GLUE-LAMINATED BEAMS.
11. REFER TO CIVIL FOR ABANDONED SERVICES TO BE REMOVED.

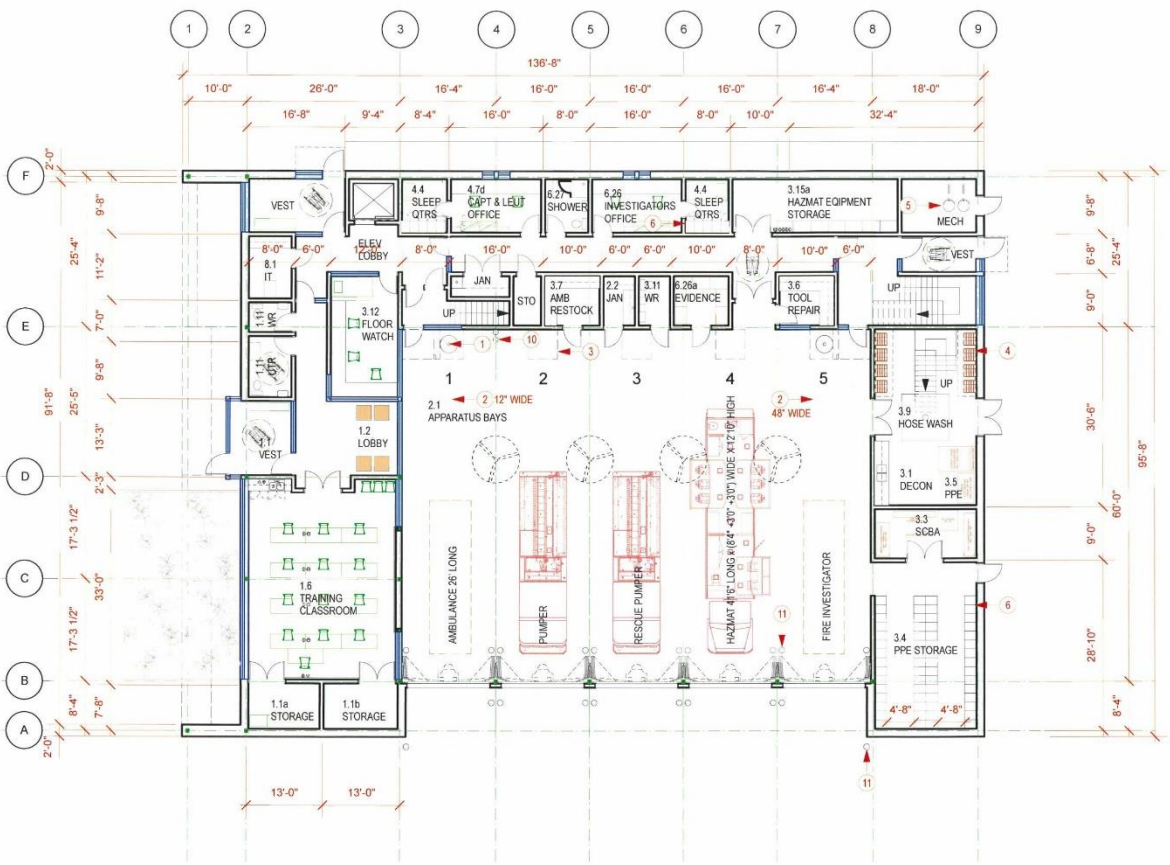
0 50 100 FT

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
SITE PLAN - SURVEY OF EXISTING AND DEMOLITION PLAN

A1.2

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



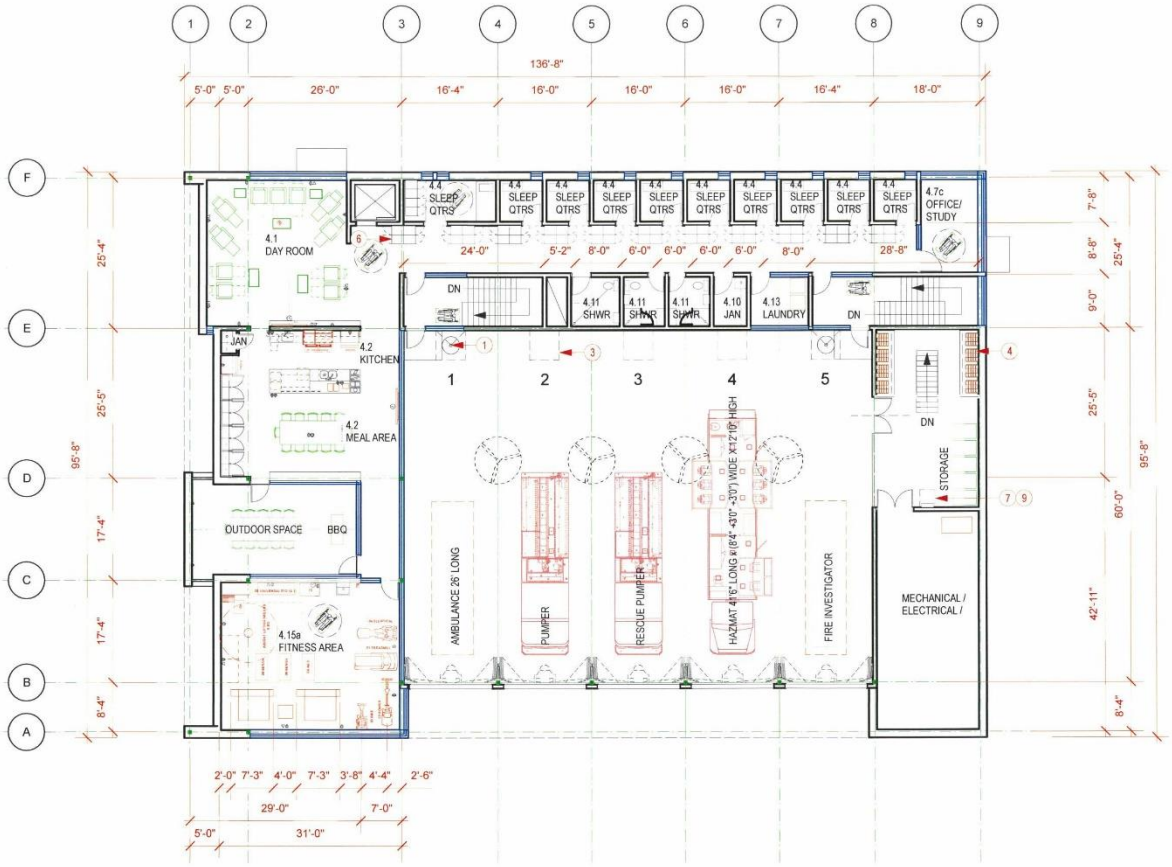
1. SLIDE POLE
2. TRENCH DRAIN
3. SKYLIGHT
4. FIREHOSE STORAGE RACK
5. SUMP PIT X2
6. LOCKER
7. LADDER
8. WALKING SURFACE
9. ROOF HATCH
10. EMERGENCY EYE WASH & SHOWER
11. BOLLARD

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
L100 MAIN FLOOR PLAN

A2.1

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



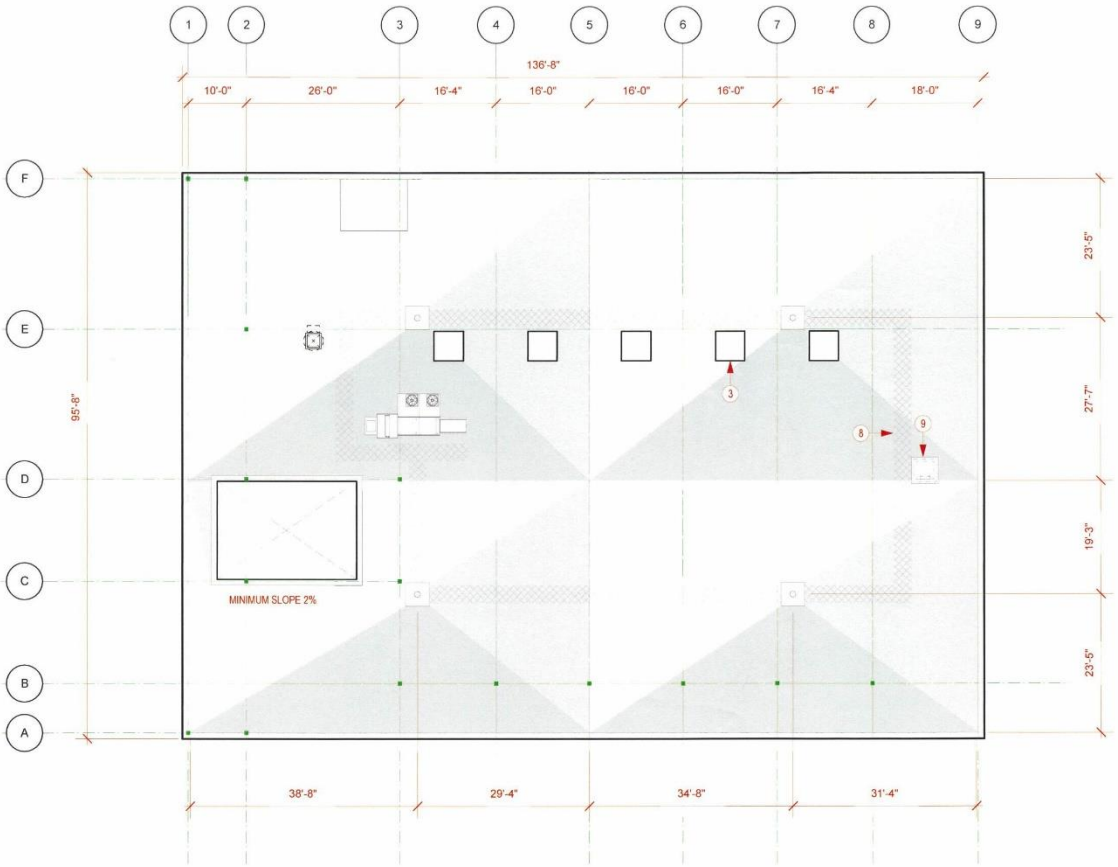
1 SLIDE POLE
2 TRENCH DRAIN
3 SKYLIGHT
4 FIREHOSE STORAGE RACK
5 SUMP PIT X2
6 LOCKER
7 LADDER
8 WALKING SURFACE
9 ROOF HATCH
10 EMERGENCY EYE WASH & SHOWER
11 BOLLARD

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
L-200 SECOND FLOOR PLAN

A2.2

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



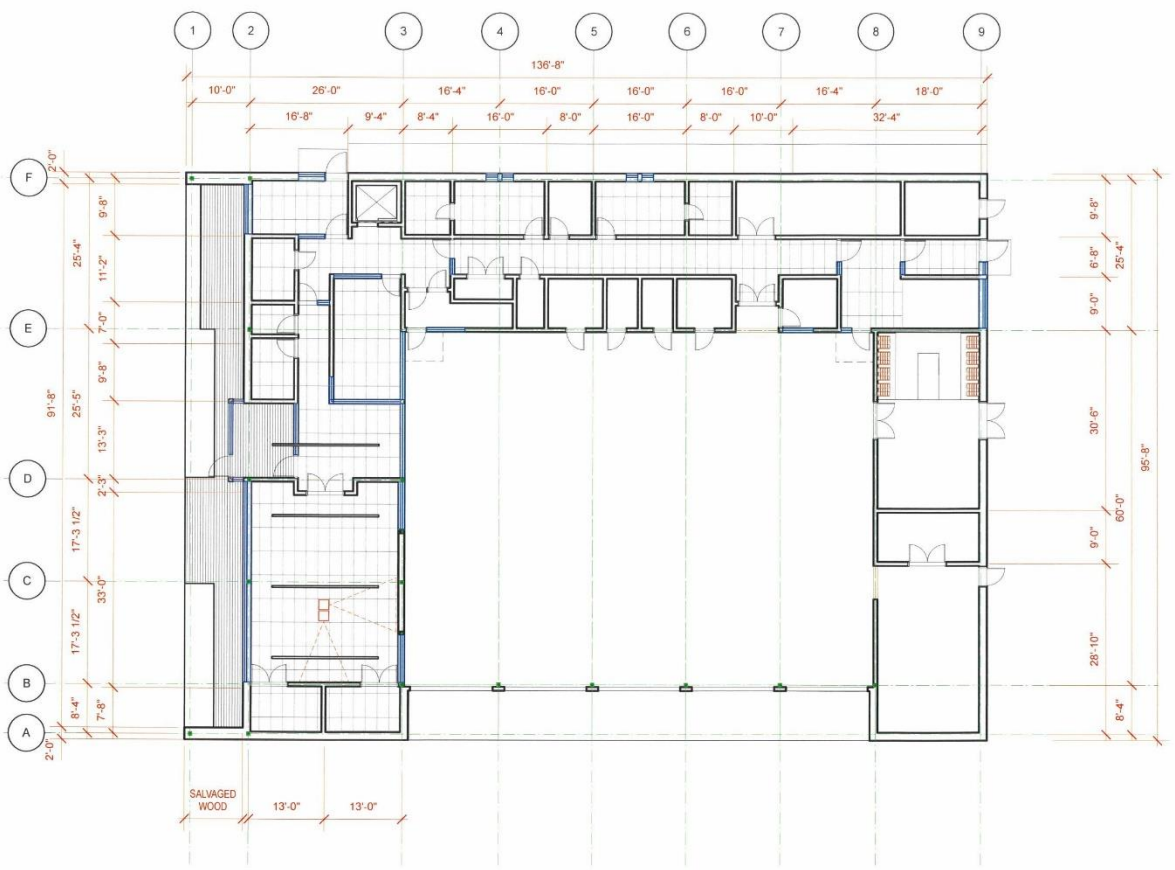
1 SLIDE POLE
2 TRENCH DRAIN
3 SKYLIGHT
4 FIREHOSE STORAGE RACK
5 SUMP PIT X2
6 LOCKER
7 LADDER
8 WALKING SURFACE
9 ROOF HATCH
10 EMERGENCY EYE WASH & SHOWER
11 BOLLARD

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
ROOF PLAN

A2.5

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



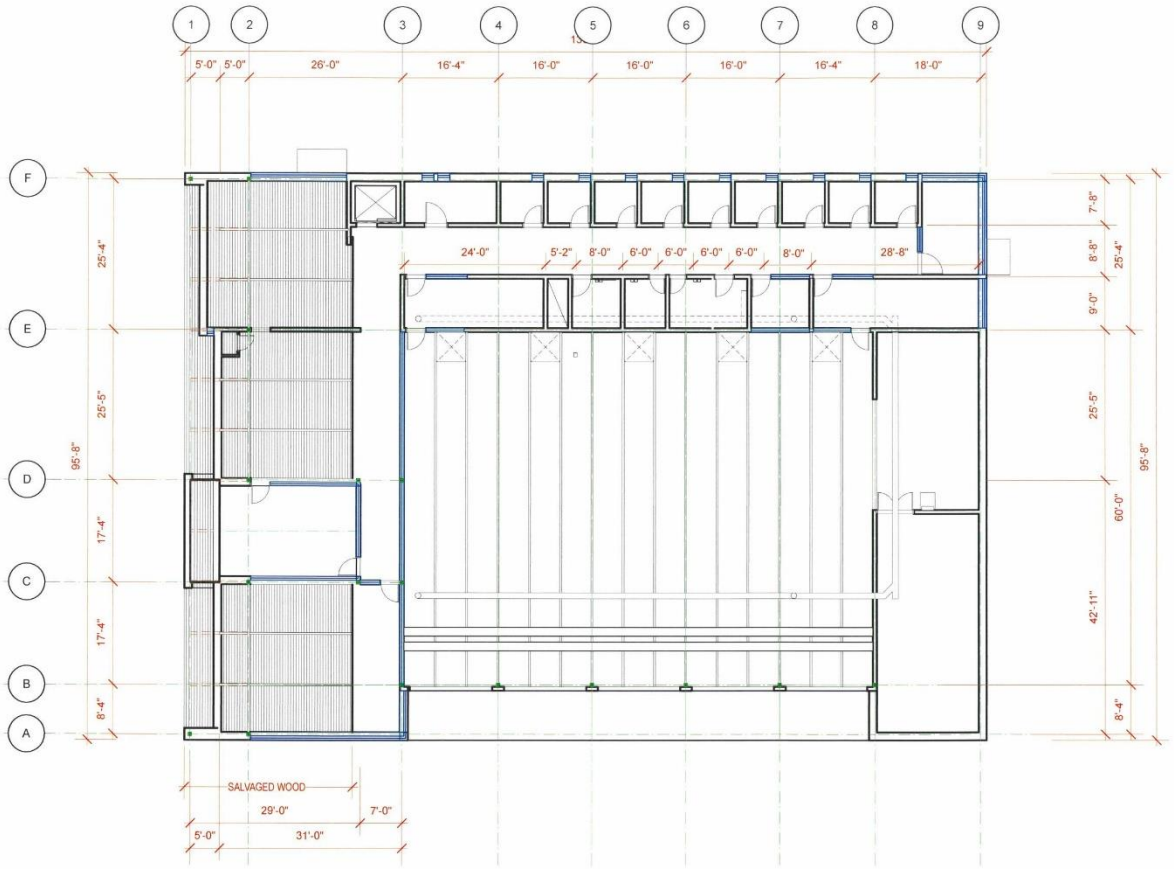
1. SLIDE POLE
2. TRENCH DRAIN
3. SKYLIGHT
4. FIREHOSE STORAGE RACK
5. SUMP PIT X2
6. LOCKER
7. LADDER
8. WALKING SURFACE
9. ROOF HATCH
10. EMERGENCY EYE WASH & SHOWER
11. BOLLARD

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
L100 MAIN FLOOR REFLECTED CEILING PLAN

A2.1

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



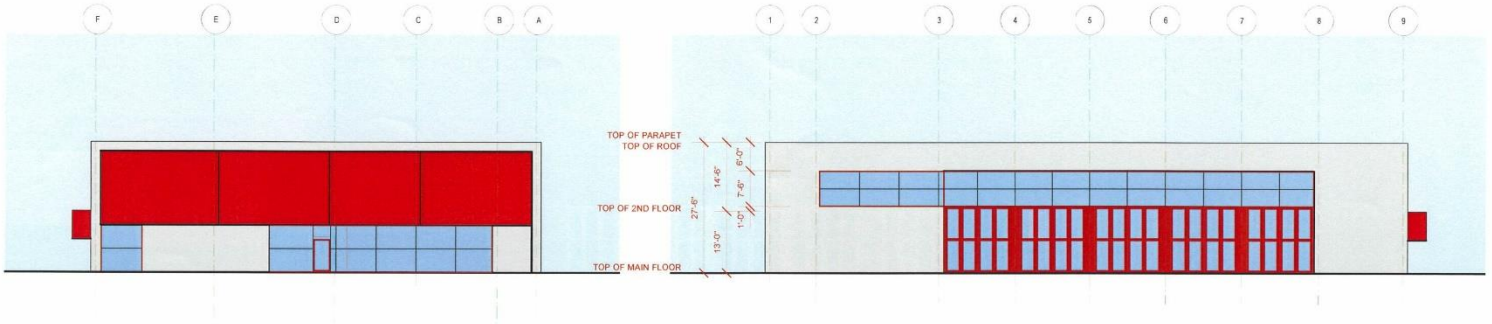
1. SLIDE POLE
2. TRENCH DRAIN
3. SKYLIGHT
4. FIREHOSE STORAGE RACK
5. SUMP PIT X2
6. LOCKER
7. LADDER
8. WALKING SURFACE
9. ROOF HATCH
10. EMERGENCY EYE WASH & SHOWER
11. BOLLARD

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
L-200 SECOND FLOOR REFLECTED CEILING PLAN

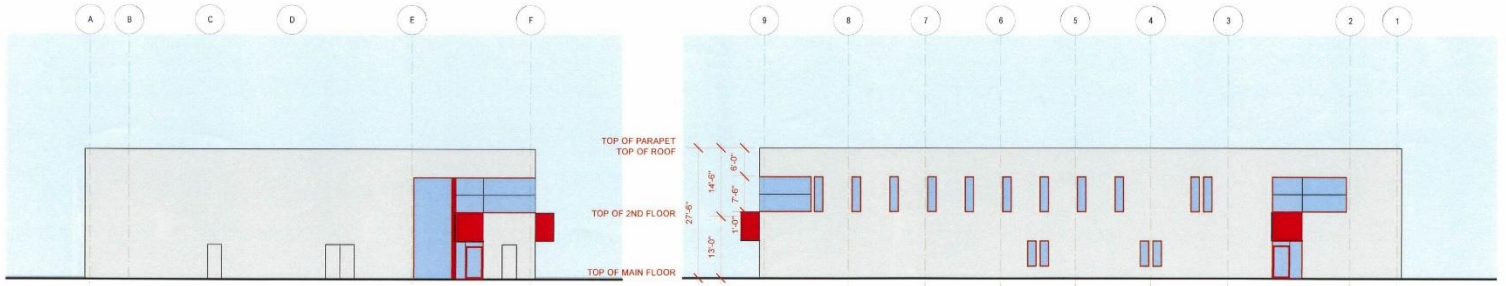
A3.2

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



1 West Elevation
Scale: 1:250

2 South Elevation
Scale: 1:250



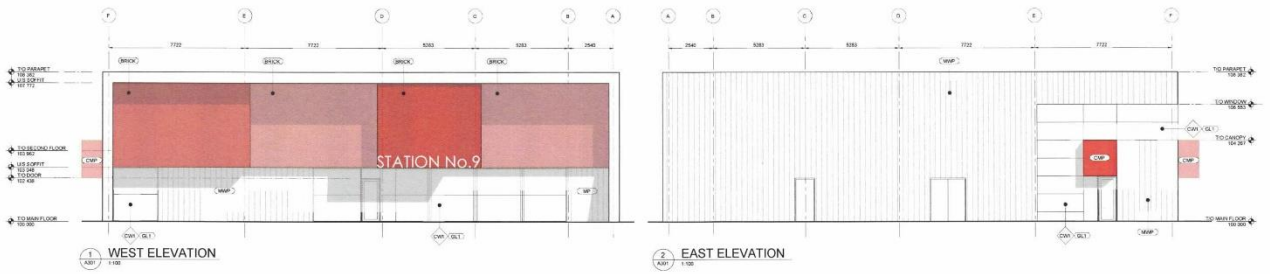
3 East Elevation
Scale: 1:250

4 North Elevation
Scale: 1:250

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

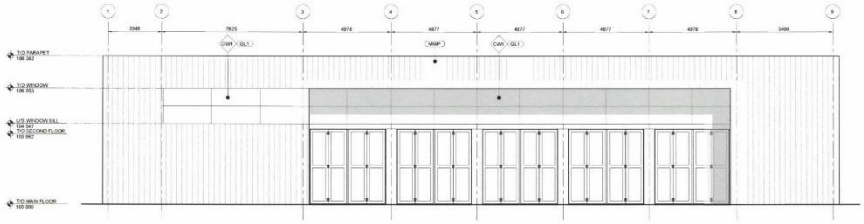
SCHEMATIC DESIGN JAN 13, 2022
EXTERIOR ELEVATIONS

A4.1
CIBINEL ARCHITECTURE LTD + COLLINS DESIGN

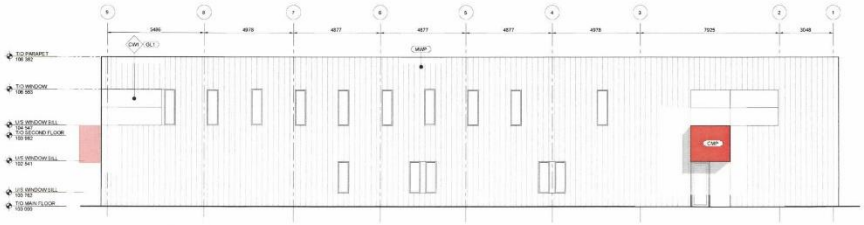


1 A301 1:100 WEST ELEVATION

2 A301 1:100 EAST ELEVATION



3 A301 1:100 SOUTH ELEVATION



4 A301 1:100 NORTH ELEVATION

MATERIAL LEGEND

MWP	METAL WALL PANEL
CMP	COMPOSITE METAL PANEL
BRICK	THIN GLAZED BRICK
CWY	CURTAIN WALL

Cibinel
Architecture Ltd
560 ACADEMY ROAD WINNIPEG MB R3N 0E3
T 204 989 5910

ARCHITECT

NO.	DATE	REVISION / ISSUANCE
01	2022.03.29	99% DESIGN DEVELOPMENT

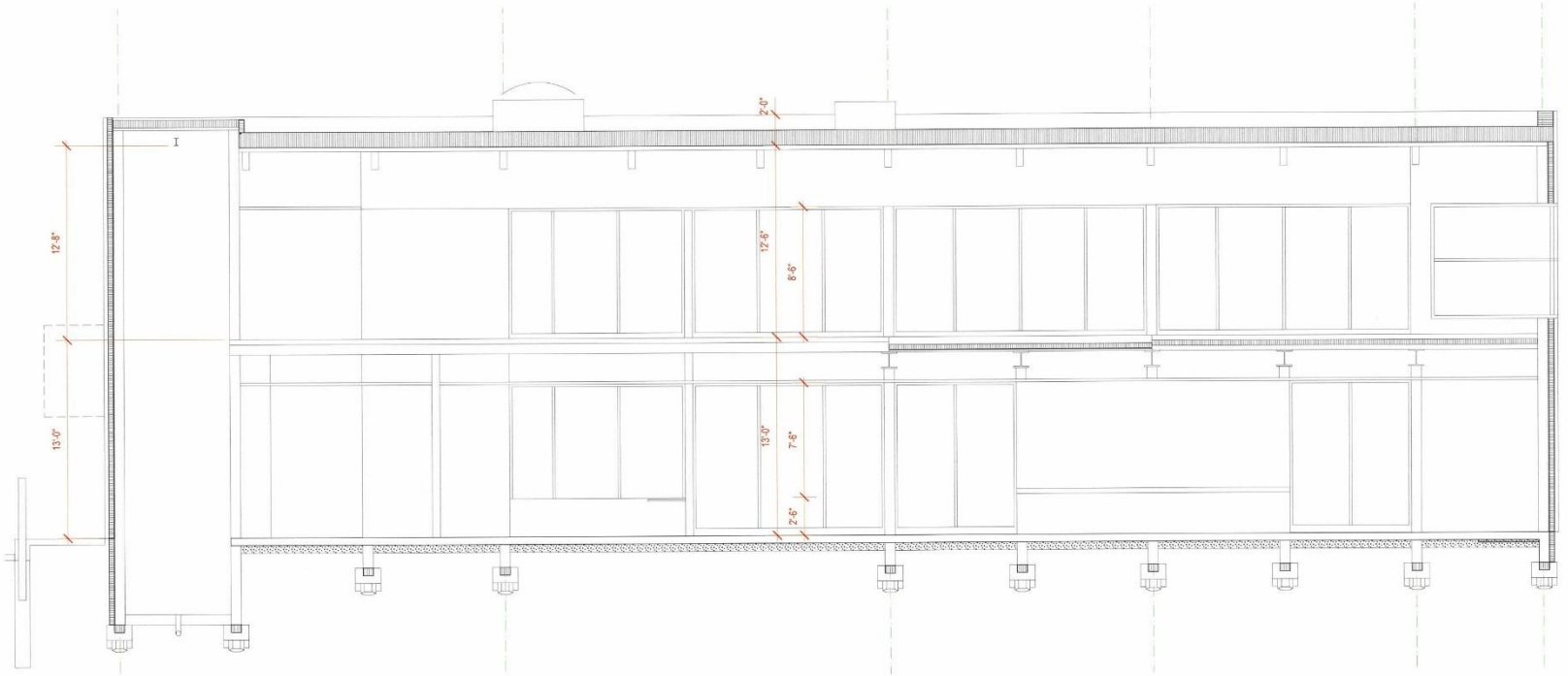
NOT
FOR
CONSTRUCTION
FOR INFORMATION ONLY

Project
WFPS STATION 9
1063 AUTUMNWOOD DRIVE

Sheet Title
EXTERIOR ELEVATIONS

Project no.
2150

Sheet
A301

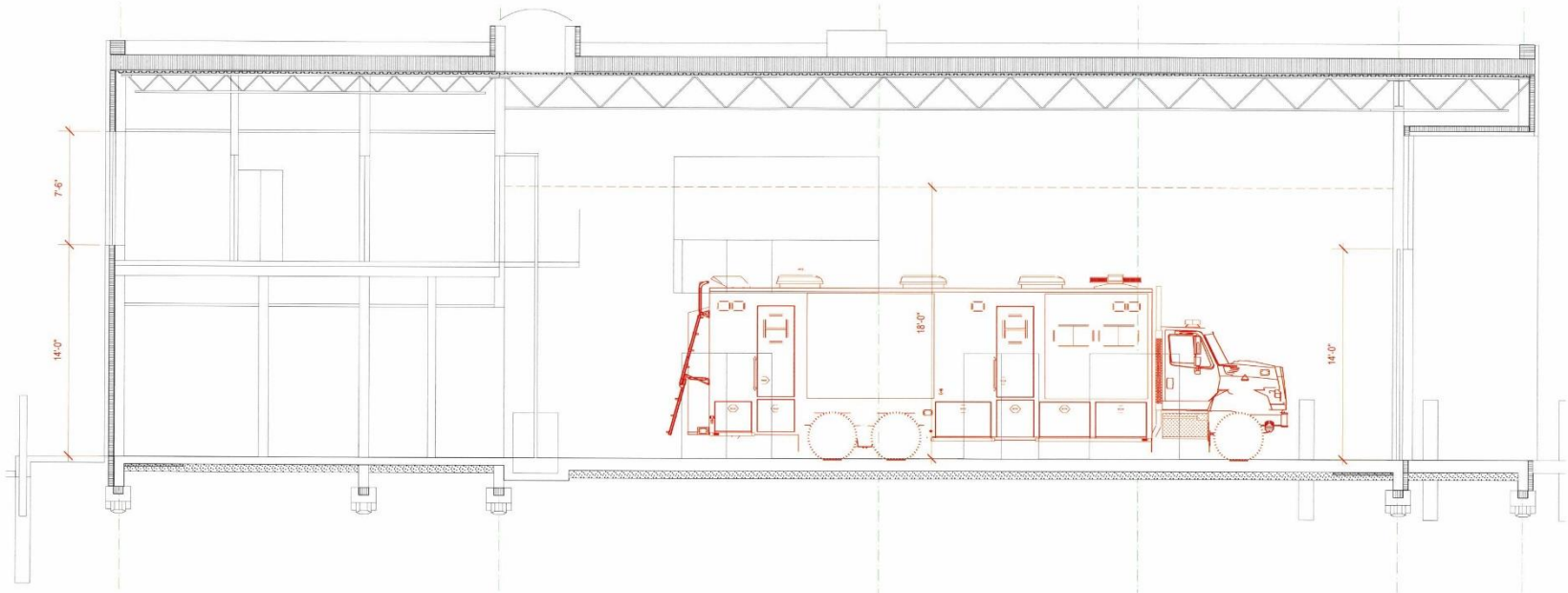


3 Section Through Training Classroom Wing
Scale: 1:75

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
NORTH/ SOUTH BUILDING SECTION

A5.1
CIBINEL ARCHITECTURE LTD + COLLINS DESIGN

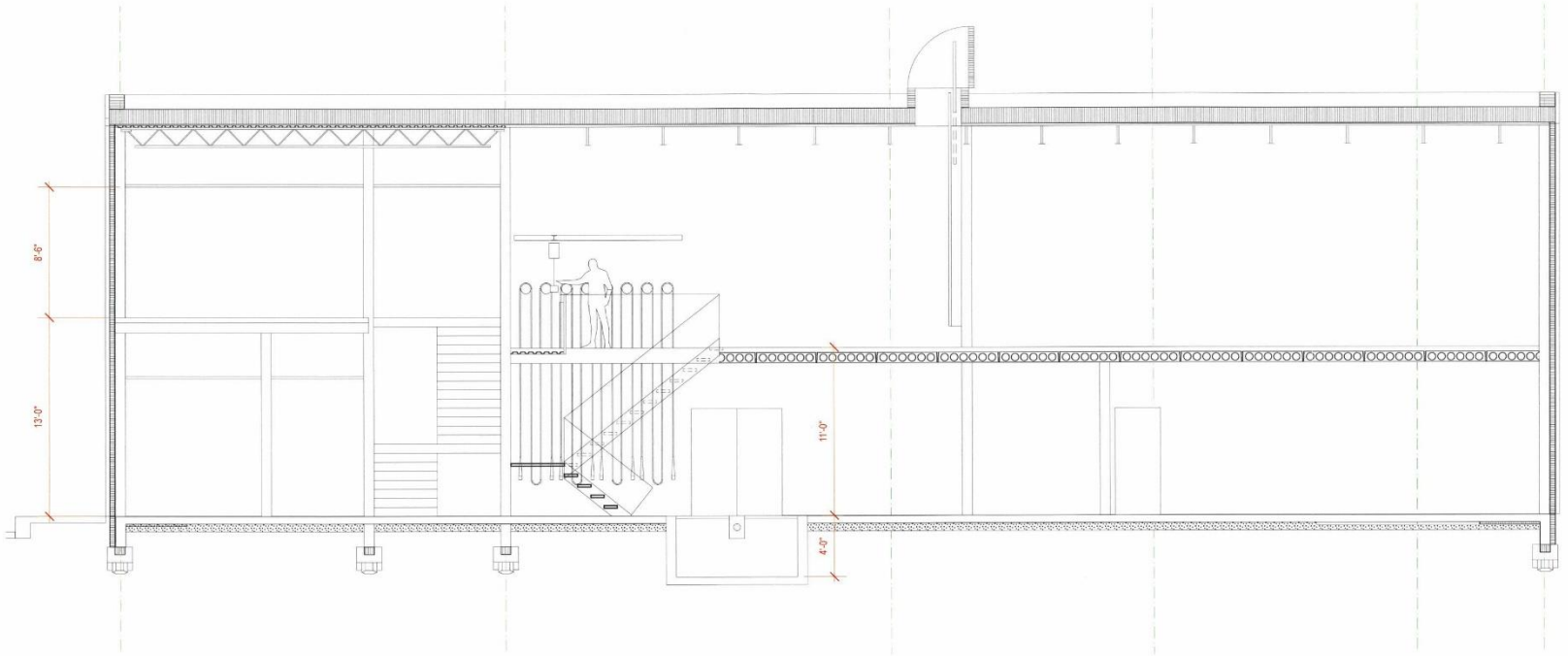


3 Section Through Apparatus Floor
Scale: 1:75

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
NORTH/ SOUTH BUILDING SECTION

A5.2
CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



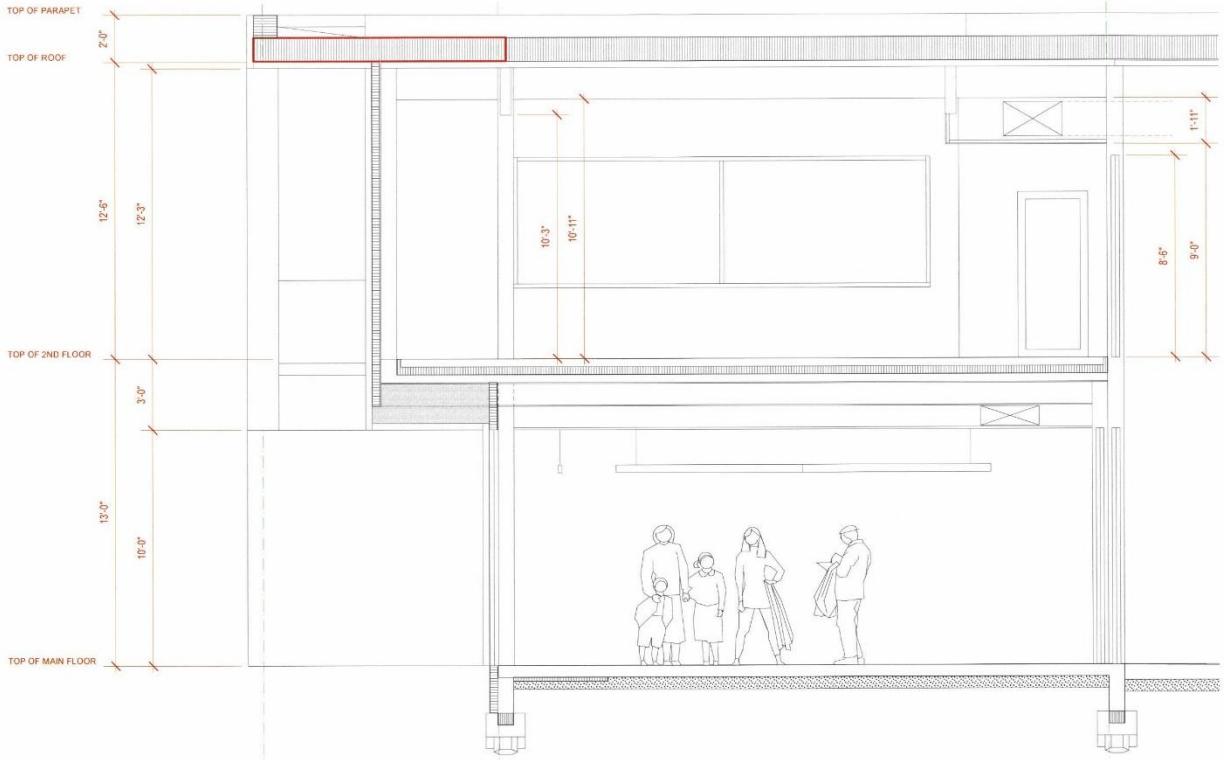
1 Section Through Hose Rack Area
Scale: 1:75

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
NORTH/ SOUTH BUILDING SECTION

A5.3

CIBINEL ARCHITECTURE LTD + COLLINS DESIGN

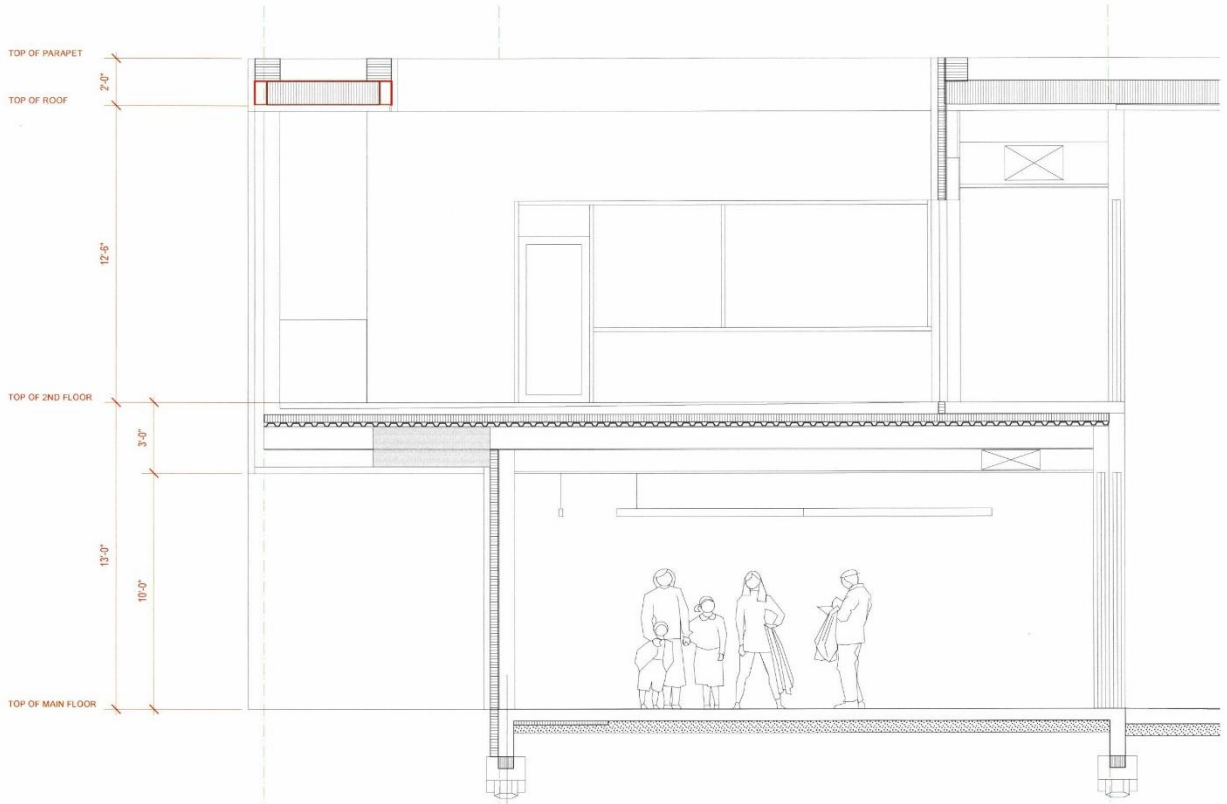


1 Section Through Fitness Room
Scale: 1:50

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
NS BUILDING SECTION - HOSE RACK

A5.4
CIBINEL ARCHITECTURE LTD + COLLINS DESIGN

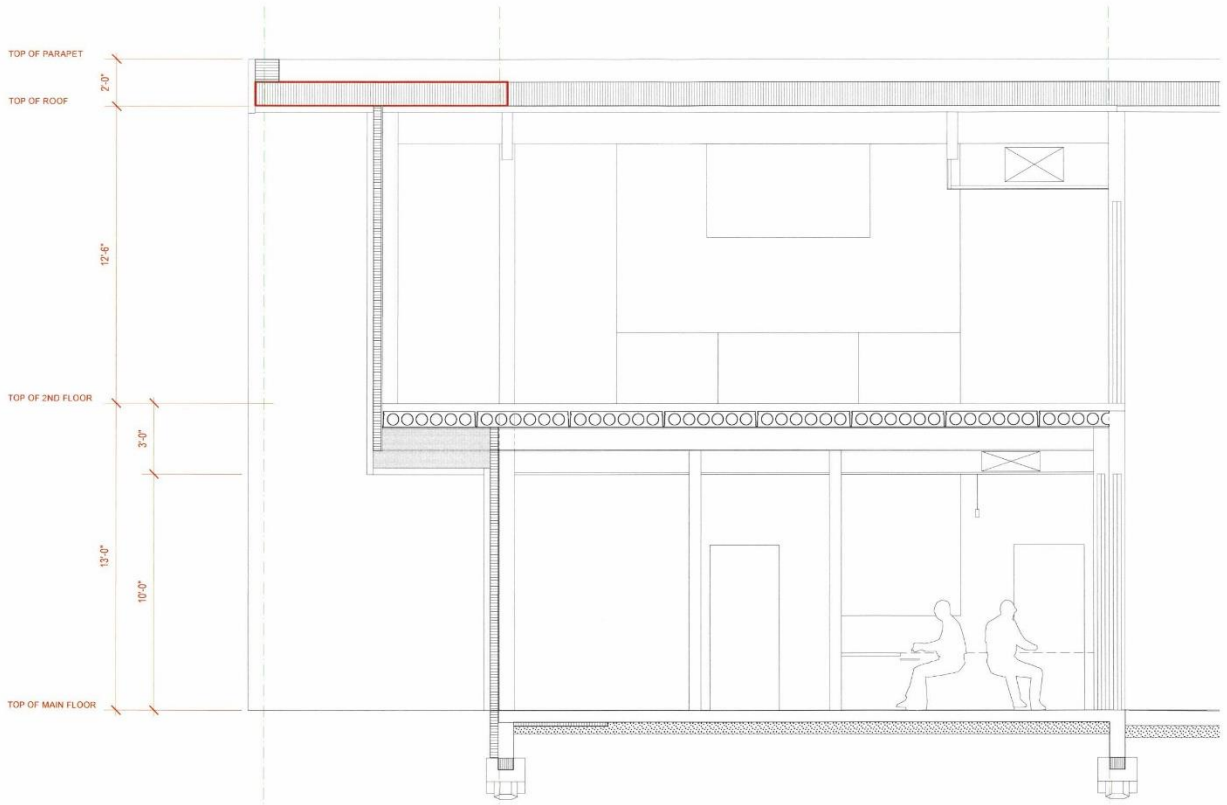


1 Section Through Patio
Scale: 1:50

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
EW BUILDING SECTION - PATIO

A5.5
CIBINEL ARCHITECTURE LTD + COLLINS DESIGN

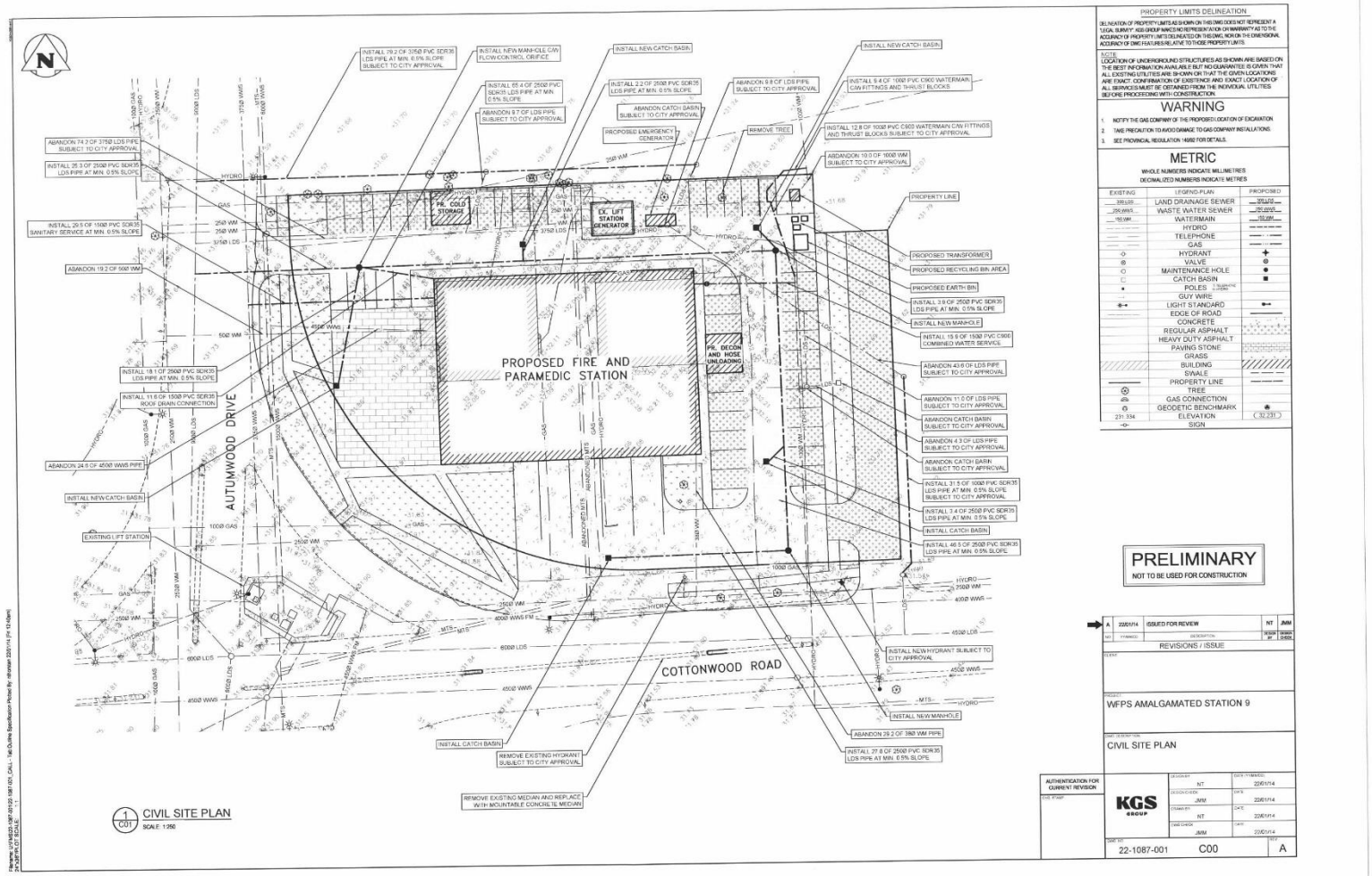


1 Section Through Kitchen
Scale: 1:50

WINNIPEG FIRE & PARAMEDIC SERVICES
AMALGAMATED STATION 9

SCHEMATIC DESIGN JAN 13, 2022
EW BUILDING SECTION - KITCHEN & WATCH ROOM

A5.6
CIBINEL ARCHITECTURE LTD + COLLINS DESIGN



1 C01 CIVIL SITE PLAN
SCALE 1:250

PROPERTY LIMITS DELINEATION

DELINEATION OF PROPERTY LIMITS AS SHOWN ON THIS DWG DOES NOT REPRESENT A LEGAL SURVEY. KGS GROUP MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF PROPERTY LIMITS DELINEATED ON THIS DWG, NOR ON THE DIMENSIONAL ACCURACY OF DWG FEATURES RELATIVE TO THOSE PROPERTY LIMITS.

NOTE
LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.

WARNING

1. NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION
2. TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS.
3. SEE PROVINCIAL REGULATION 140/92 FOR DETAILS.

METRIC

WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

EXISTING	LEGEND-PLAN	PROPOSED
350 LDS	LAND DRAINAGE SEWER	375 LDS
200 WWS	WASTE WATER SEWER	250 WWS
150 WM	WATERMAIN	150 WM
HYDRO	HYDRO	HYDRO
TEL	TELEPHONE	TEL
GAS	GAS	GAS
	HYDRANT	
	VALVE	
	MAINTENANCE HOLE	
	CATCH BASIN	
	POLES (TELEPHONE / HYDRO)	
	GUY WIRE	
	LIGHT STANDARD	
	EDGE OF ROAD	
	CONCRETE	
	REGULAR ASPHALT	
	HEAVY DUTY ASPHALT	
	PAVING STONE	
	GRASS	
	BUILDING	
	SWALE	
	PROPERTY LINE	
	TREE	
	GAS CONNECTION	
	GEODETIC BENCHMARK	
231.334	ELEVATION	(32.231)
	SIGN	

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

NO.	BY	DESCRIPTION	DESIGN BY	DRAWN BY
A	22/01/14	ISSUED FOR REVIEW	NT	JMM

REVISIONS / ISSUE

CLIENT:

PROJECT: WFPS AMALGAMATED STATION 9

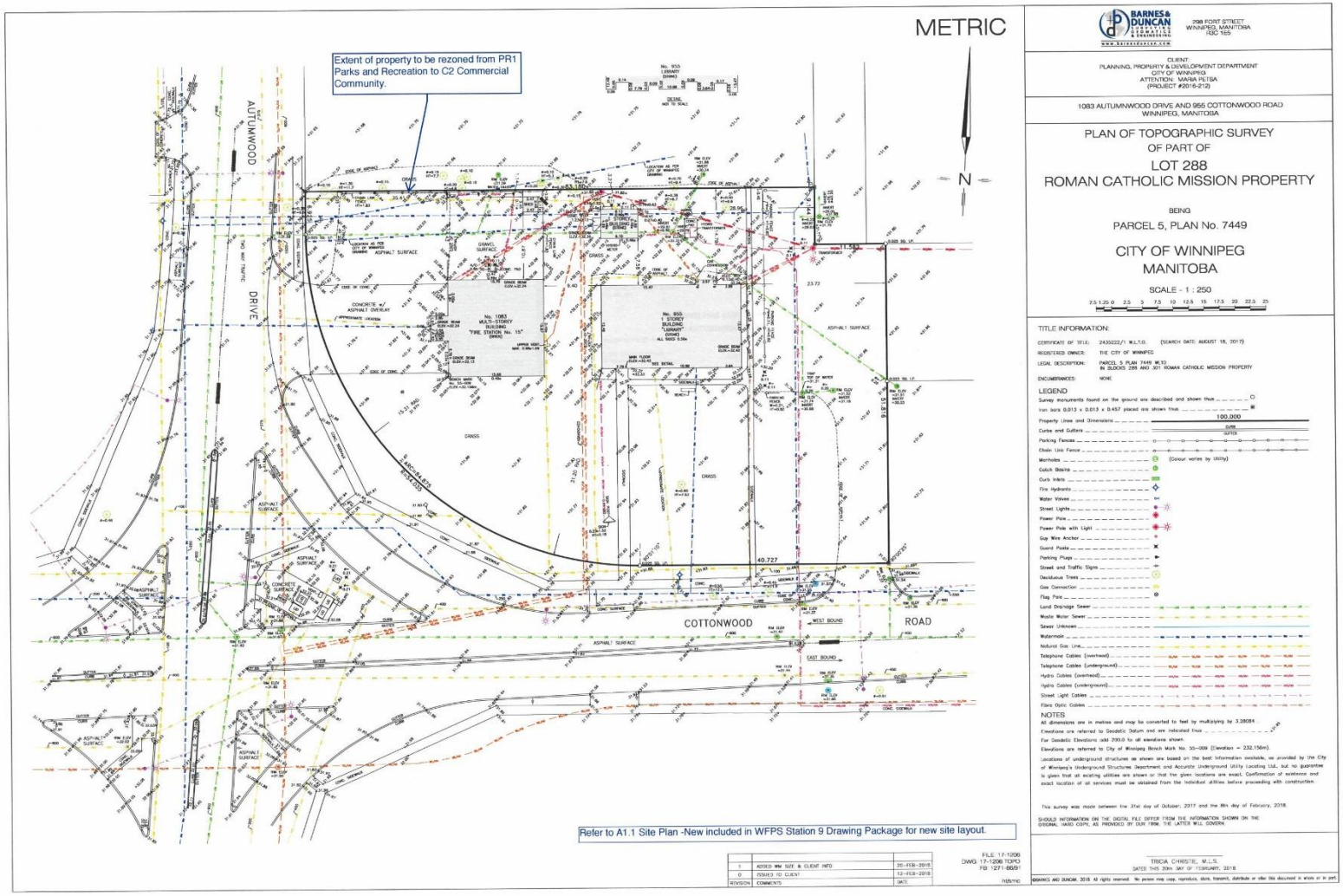
DWG DESCRIPTION: CIVIL SITE PLAN

AUTHENTICATION FOR CURRENT REVISION

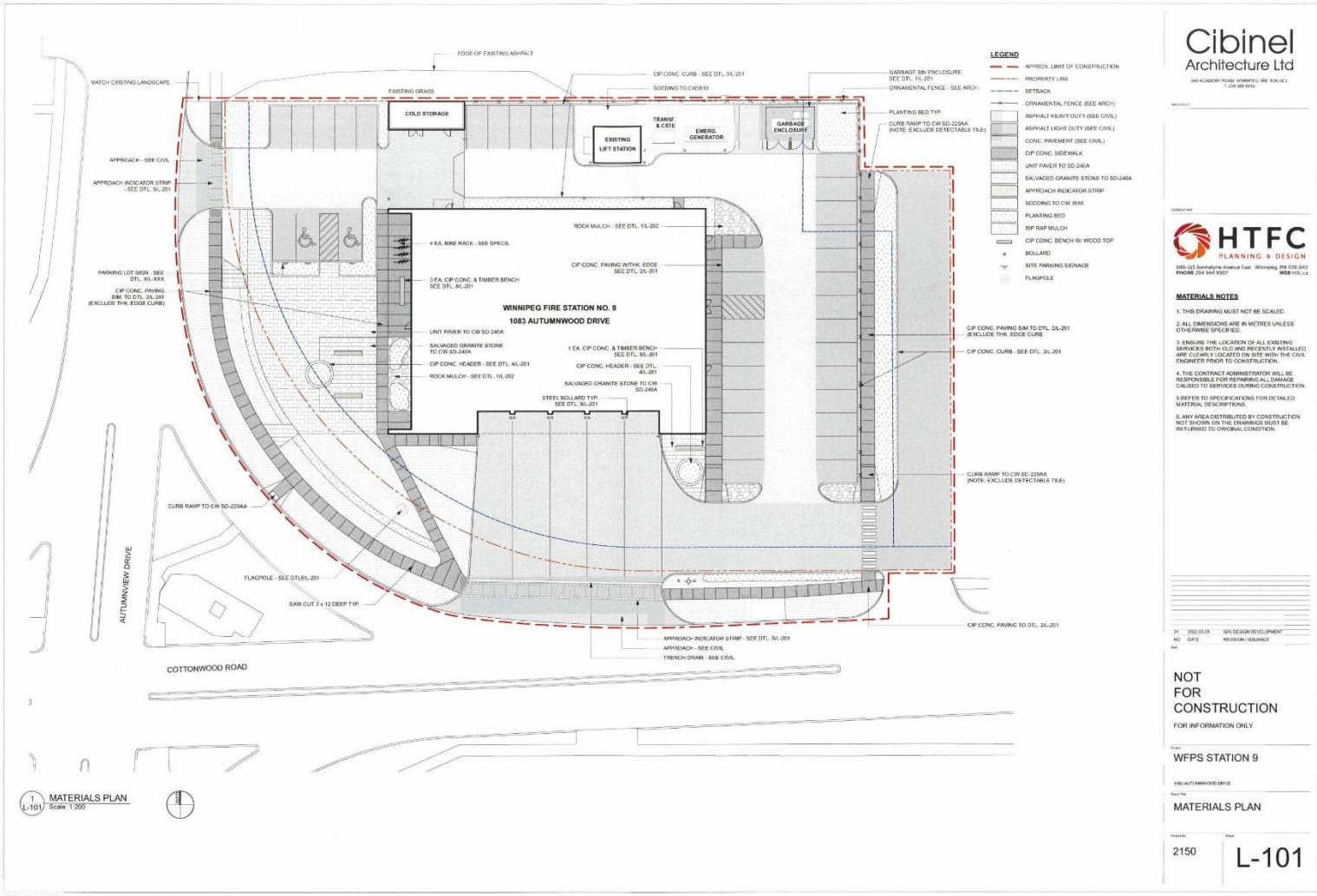
KGS GROUP

DESIGNED	NT	22/01/14
DESIGN CHECK	JMM	22/01/14
DRAWN BY	NT	22/01/14
DWG CHECK	JMM	22/01/14

DWG NO: 22-1087-001 C00 REV: A



BARNES AND DUNCAN, 2018. All rights reserved. No person may copy, reproduce, store, transmit, distribute or offer this document in whole or in part.



Cibinel Architecture Ltd

HTFC PLANNING & DESIGN

MATERIALS NOTES

1. THIS DRAWING MUST NOT BE SCALED.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
3. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.
4. THE CONTRACT ADMINISTRATOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.
5. REFER TO SPECIFICATIONS FOR DETAILED MATERIAL DESCRIPTIONS.
6. ANY AREA DISTRIBUTED BY CONSTRUCTION NOT SHOWN ON THE DRAWINGS MUST BE RETURNED TO ORIGINAL CONDITION.

01 2022.03.29 66% DESIGN DEVELOPMENT
NO DATE REVISION / ISSUANCE

NOT FOR CONSTRUCTION

FOR INFORMATION ONLY

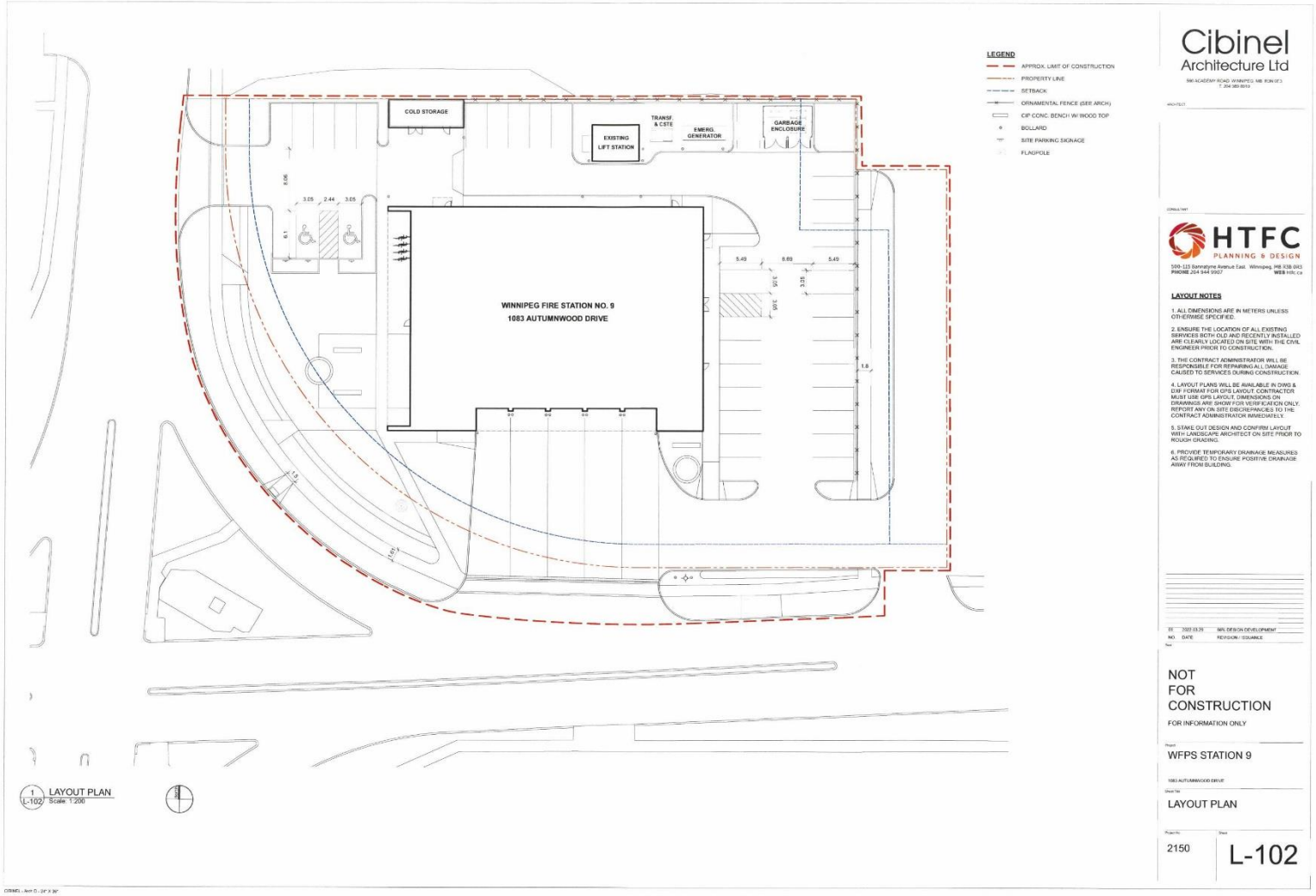
WFPS STATION 9

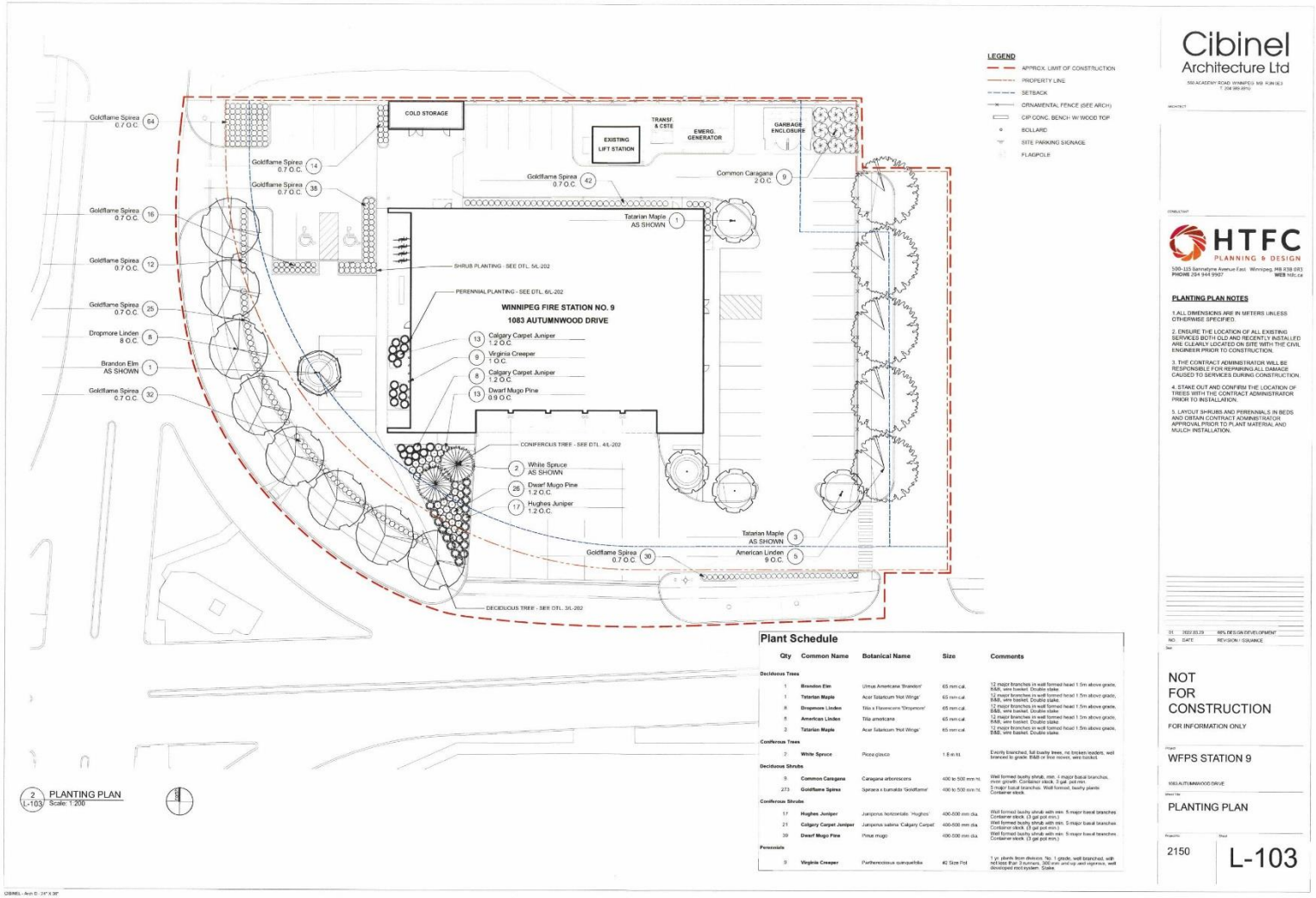
1083 AUTUMNWOOD DRIVE

MATERIALS PLAN

2150

L-101


COLD STORAGE
EXISTING LIFT STATION
TRANSF. & CSTE
EMERG. GENERATOR
GARBAGE ENCLOSURE
WINNIPEG FIRE STATION NO. 9
1083 AUTUMNWOOD DRIVE
LEGEND
APPROX. LIMIT OF CONSTRUCTION
PROPERTY LINE
SETBACK
ORNAMENTAL FENCE (SEE ARCH)
CIP. CONC. BENCH W/ WOOD TOP
BOLLARD
SITE PARKING SIGNAGE
FLAGPOLE
1 L-102 LAYOUT PLAN
Scale: 1:200
Cibinel Architecture Ltd
HTFC PLANNING & DESIGN
LAYOUT NOTES
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACT ADMINISTRATOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.
4. LAYOUT PLANS WILL BE AVAILABLE IN DWG & DXF FORMAT FOR GPS LAYOUT. CONTRACTOR MUST USE GPS LAYOUT. DIMENSIONS ON DRAWINGS ARE SHOW FOR VERIFICATION ONLY. REPORT ANY ON SITE DISCREPANCIES TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.
5. STAKE OUT DESIGN AND CONFIRM LAYOUT WITH LANDSCAPE ARCHITECT ON SITE PRIOR TO ROUGH GRADING.
6. PROVIDE TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY
WFPS STATION 9
LAYOUT PLAN
2150
L-102



Plant Schedule

Qty	Common Name	Botanical Name	Size	Comments
Deciduous Trees				
1	**Brandon Elm**	Ulmus Americana 'Brandon'	65 mm cal.	12 major branches in well formed head 1.5m above grade, B&B, wire basket. Double stake.
1	**Tatarian Maple**	Acer Tataricum 'Hot Wings'	65 mm cal.	12 major branches in well formed head 1.5m above grade, B&B, wire basket. Double stake.
8	**Dropmore Linden**	Tilia x Flavescens 'Dropmore'	65 mm cal.	12 major branches in well formed head 1.5m above grade, B&B, wire basket. Double stake.
5	**American Linden**	Tilia americana	65 mm cal.	12 major branches in well formed head 1.5m above grade, B&B, wire basket. Double stake.
3	**Tatarian Maple**	Acer Tataricum 'Hot Wings'	65 mm cal.	12 major branches in well formed head 1.5m above grade, B&B, wire basket. Double stake.
Coniferous Trees				
2	**White Spruce**	Picea glauca	1.8 m ht.	Evenly branched, full bushy trees, no broken leaders, well balanced to grade. B&B or tree moves, wire backed.
Deciduous Shrubs				
9	**Common Caragana**	Caragana arborescens	400 to 500 mm ht.	Well formed bushy shrub, min. 4 major basal branches, even growth. Container stock, 3 gal. pot min.
273	**Goldflame Spirea**	Spiraea x bumalda 'Goldflame'	400 to 500 mm ht.	5 major basal branches. Well formed, bushy plants. Container stock.
Coniferous Shrubs				
17	**Hughes Juniper**	Juniperus horizontalis 'Hughes'	400-500 mm dia.	Well formed bushy shrub with min. 5 major basal branches Container stock. (3 gal pot min.)
21	**Calgary Carpet Juniper**	Juniperus sabina 'Calgary Carpet'	400-500 mm dia.	Well formed bushy shrub with min. 5 major basal branches Container stock. (3 gal pot min.)
39	**Dwarf Mugo Pine**	Pinus mugo	400-500 mm dia.	Well formed bushy shrub with min. 5 major basal branches Container stock. (3 gal pot min.)
Perennials				
9	**Virginia Creeper**	Parthenocissus quinquefolia	#2 Size Pot	1 yr. plants from divisions. No. 1 grade, well branched, with not less than 3 runners, 300 mm and up and vigorous, well developed root system. Stake.

Cibinel Architecture Ltd
550 ACADEMY ROAD WINNIPEG MB R3N 0E3
T. 204 989-8910
ARCHITECT

HTFC PLANNING & DESIGN
500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 0907 WEB htfc.ca
CONSULTANT

PLANTING PLAN NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACT ADMINISTRATOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.
4. STAKE OUT AND CONFIRM THE LOCATION OF TREES WITH THE CONTRACT ADMINISTRATOR PRIOR TO INSTALLATION.
5. LAYOUT SHRUBS AND PERENNIALS IN BEDS AND OBTAIN CONTRACT ADMINISTRATOR APPROVAL PRIOR TO PLANT MATERIAL AND MULCH INSTALLATION.

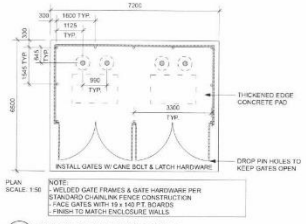
NO.	DATE	REVISION / ISSUANCE
01	2022.03.29	RFP DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

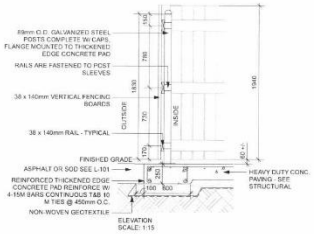
WFPS STATION 9
1083 AUTUMNWOOD DRIVE

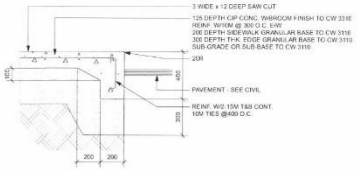
PLANTING PLAN

2150 | L-103

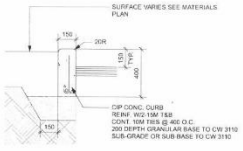


1 L-201 GARBAGE BIN ENCLOSURE
AS NOTED

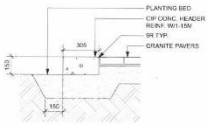




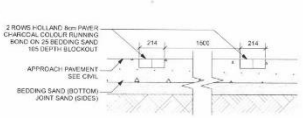
2 L-201 CIP CONC. PAVING W/THK. EDGE
Scale: 1:15



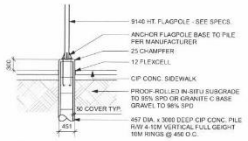
3 L-201 CIP CONC. CURB
Scale: 1:15



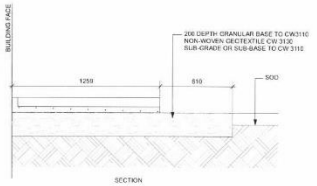
4 L-201 CIP CONC. HEADER
Scale: 1:15

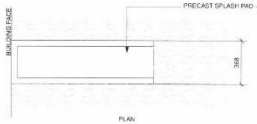


5 L-201 APPROACH INDICATOR STRIP: HOLLAND 8cm PAVER
Scale: 1:15

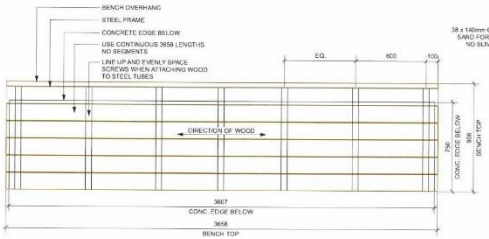


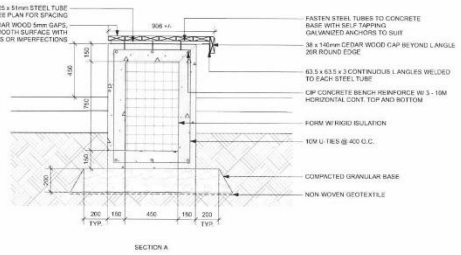
6 L-201 FLAGPOLE
Scale: 1:50



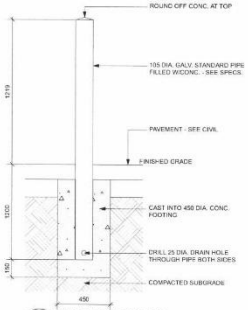


7 L-201 PRECAST SPLASH PAD TYP.
Scale: 1:15





8 L-201 CIP CONCRETE & TIMBER BENCH
Scale: 1:15



9 L-201 STEEL BOLLARD TYP.
Scale: 1:15

Cibinel
Architecture Ltd
500 ACADEMY ROAD WINNIPEG MB R3N 0E3
T 204 989 6910

HTFC
PLANNING & DESIGN
500-115 Sannatyne Avenue East Winnipeg, MB R3B 0W3
PHONE 204 944 9907
WEB htfc.ca

NO.	DATE	REVISION / ISSUANCE
02	2021 03 26	60% DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

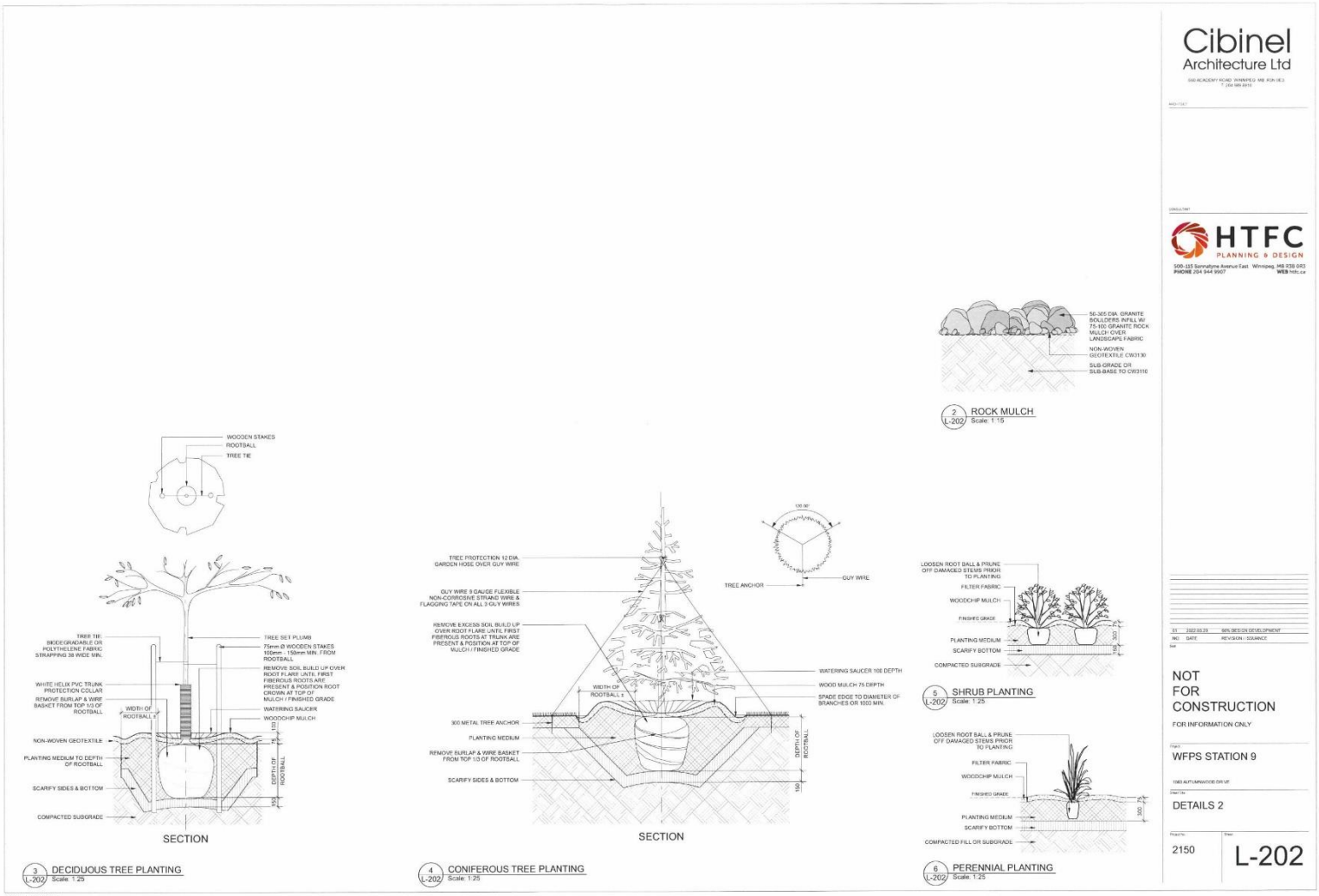
Project
WFPS STATION 9
1060 ALT LIMWOOD DRIVE

Sheet Title
DETAILS 1

Project No.
2150

Sheet
L-201

CIBINEL - Arch D - 24" X 36"


Cibinel
Architecture Ltd
HTFC
PLANNING & DESIGN
500-115 Sannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 9907
WEB htfc.ca
50-305 DIA. GRANITE BOULDERS INFILL W/ 75-100 GRANITE ROCK MULCH OVER LANDSCAPE FABRIC
NON-WOVEN GEOTEXTILE CW3130
SUB-GRADE OR SUB-BASE TO CW3110
2 L-202 ROCK MULCH
Scale: 1:15
WOODEN STAKES
ROOTBALL
TREE TIE
TREE TIE BIODEGRADABLE OR POLYTHELENE FABRIC STRAPPING 38 WIDE MIN.
TREE SET PLUMB
75mm Ø WOODEN STAKES 100mm - 150mm MIN. FROM ROOTBALL
REMOVE SOIL BUILD UP OVER ROOT FLARE UNTIL FIRST FIBEROUS ROOTS ARE PRESENT & POSITION ROOT CROWN AT TOP OF MULCH / FINISHED GRADE
WHITE HELIX PVC TRUNK PROTECTION COLLAR
REMOVE BURLAP & WIRE BASKET FROM TOP 1/3 OF ROOTBALL
WIDTH OF ROOTBALL ±
WATERING SAUCER
WOODCHIP MULCH
NON-WOVEN GEOTEXTILE
PLANTING MEDIUM TO DEPTH OF ROOTBALL
SCARIFY SIDES & BOTTOM
COMPACTED SUBGRADE
DEPTH OF ROOTBALL
SECTION
3 L-202 DECIDUOUS TREE PLANTING
Scale: 1:25
TREE PROTECTION 12 DIA. GARDEN HOSE OVER GUY WIRE
GUY WIRE 9 GAUGE FLEXIBLE NON-CORROSIVE STRAND WIRE & FLAGGING TAPE ON ALL 3 GUY WIRES
REMOVE EXCESS SOIL BUILD UP OVER ROOT FLARE UNTIL FIRST FIBEROUS ROOTS AT TRUNK ARE PRESENT & POSITION AT TOP OF MULCH / FINISHED GRADE
WIDTH OF ROOTBALL ±
300 METAL TREE ANCHOR
PLANTING MEDIUM
REMOVE BURLAP & WIRE BASKET FROM TOP 1/3 OF ROOTBALL
SCARIFY SIDES & BOTTOM
TREE ANCHOR
GUY WIRE
WATERING SAUCER 100 DEPTH
WOOD MULCH 75 DEPTH
SPADE EDGE TO DIAMETER OF BRANCHES OR 1000 MIN.
DEPTH OF ROOTBALL
SECTION
4 L-202 CONIFEROUS TREE PLANTING
Scale: 1:25
LOOSEN ROOT BALL & PRUNE OFF DAMAGED STEMS PRIOR TO PLANTING
FILTER FABRIC
WOODCHIP MULCH
FINISHED GRADE
PLANTING MEDIUM
SCARIFY BOTTOM
COMPACTED SUBGRADE
5 L-202 SHRUB PLANTING
Scale: 1:25
LOOSEN ROOT BALL & PRUNE OFF DAMAGED STEMS PRIOR TO PLANTING
FILTER FABRIC
WOODCHIP MULCH
FINISHED GRADE
PLANTING MEDIUM
SCARIFY BOTTOM
COMPACTED FILL OR SUBGRADE
6 L-202 PERENNIAL PLANTING
Scale: 1:25
01 2022.03.29 66% DESIGN DEVELOPMENT
NO DATE REVISION / ISSUANCE
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY
WFPS STATION 9
DETAILS 2
2150
L-202



WFPS AMALGAMATED STATION 9

VIEW FROM SOUTH



WFPS AMALGAMATED STATION 9

VIEW FROM WEST



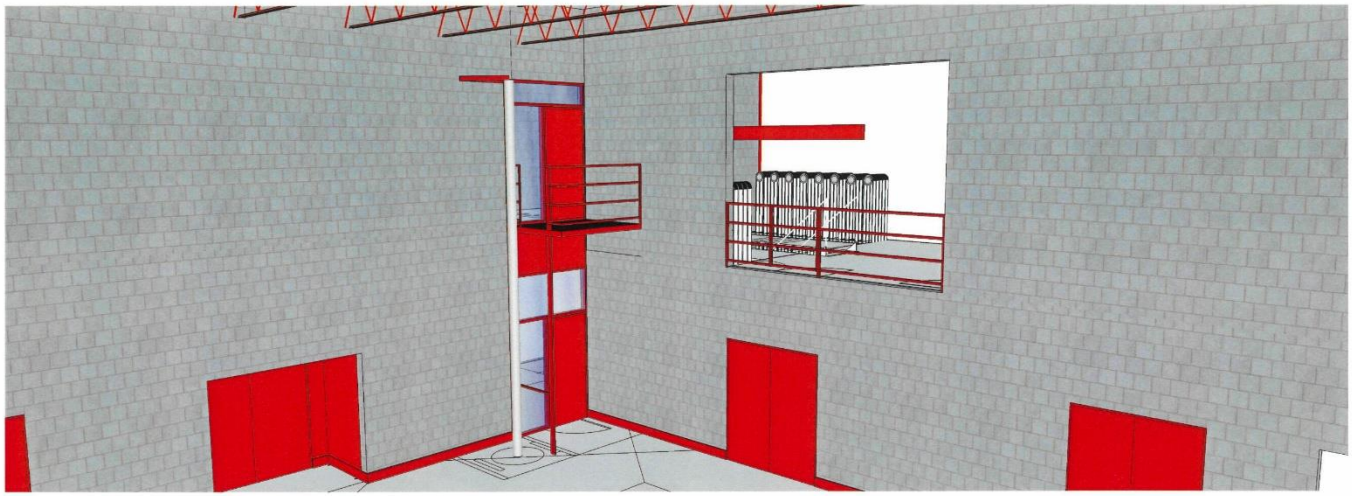
WFPS AMALGAMATED STATION 9

VEW FROM EAST



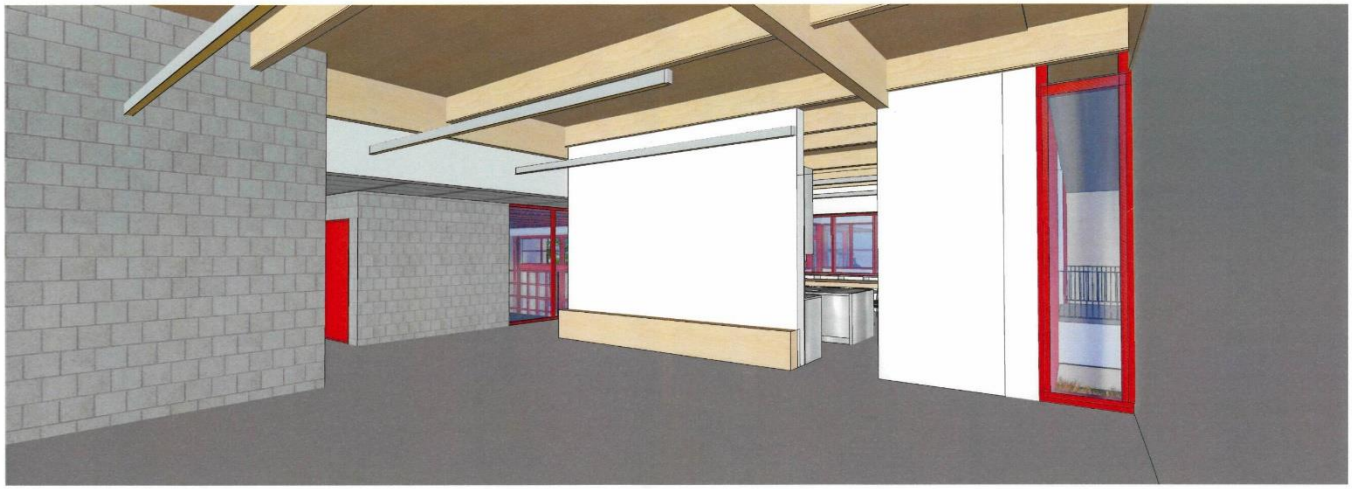
WFPS AMALGAMATED STATION 9

APPARATUS FLOOR - WEST



WFPS AMALGAMATED STATION 9

APPARATUS FLOOR - EAST



WFPS AMALGAMATED STATION 9

DAY ROOM – VIEW TOWARDS KITCHEN



WFPS AMALGAMATED STATION 9

KITCHEN



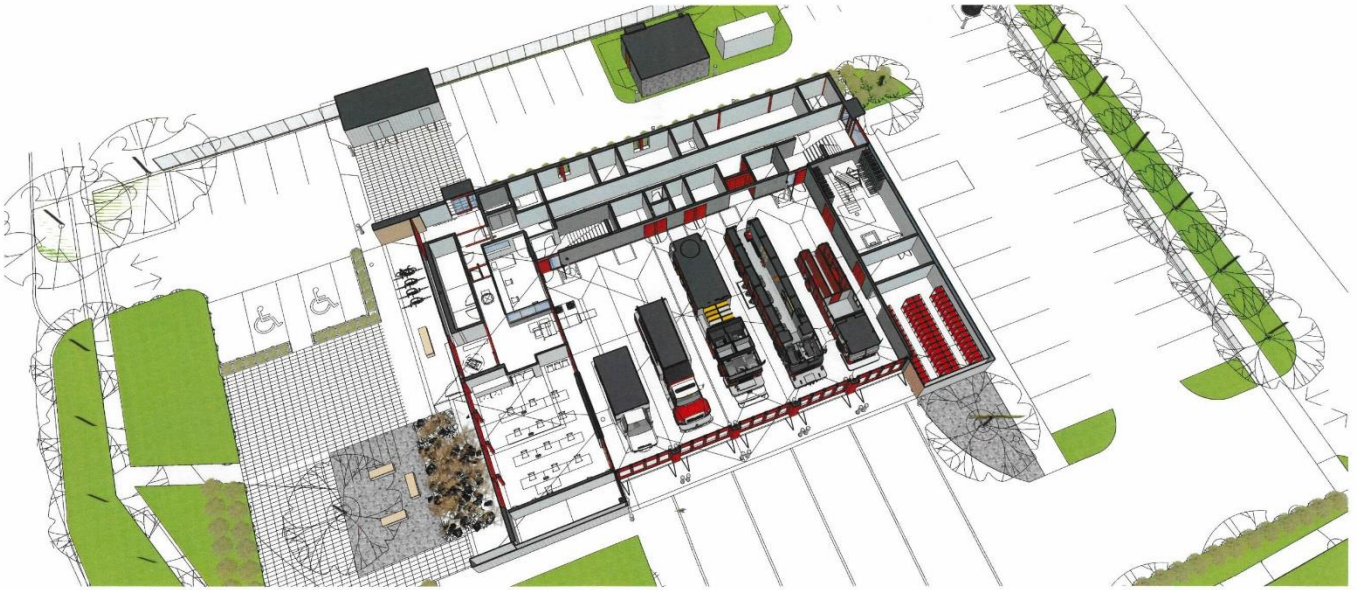
WFPS AMALGAMATED STATION 9

KITCHEN



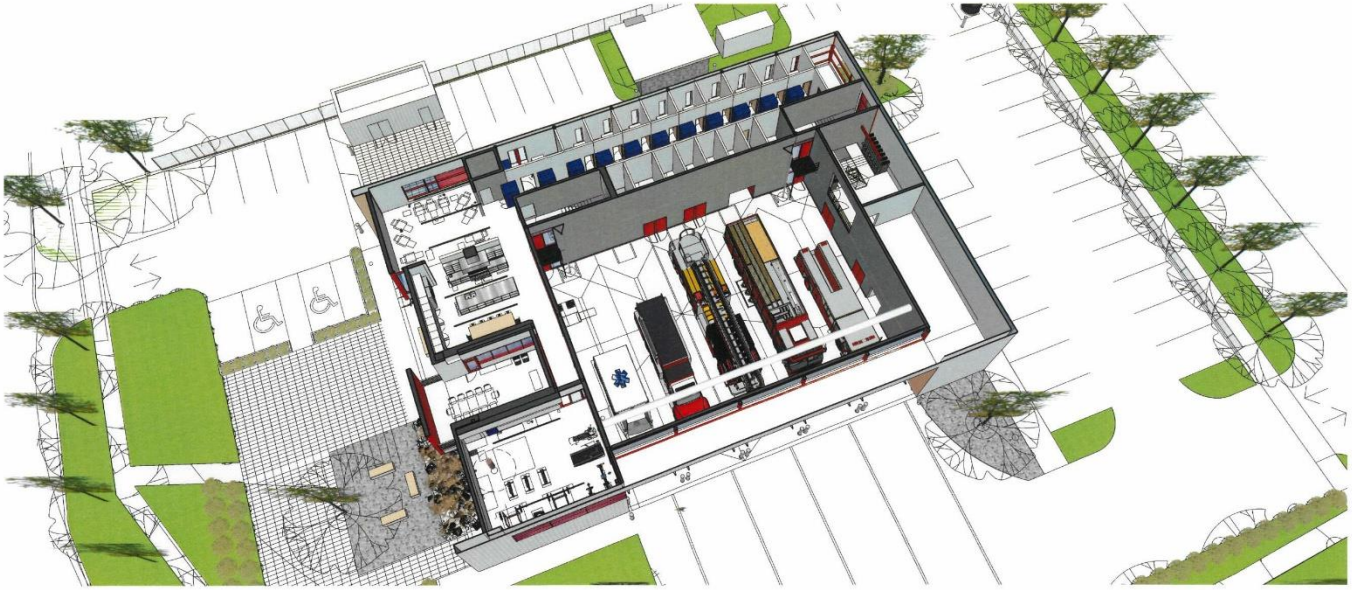
WFPS AMALGAMATED STATION 9

GYM



WFPS AMALGAMATED STATION 9

AXONOMETRIC – MAIN FLOOR



WFPS AMALGAMATED STATION 9

AXONOMETRIC – SECOND FLOOR