Agenda – Council – September 22, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

Item No. 7 Subdivision and Rezoning – Southwest Corner of Lee Boulevard and Waverley Street
(Waverley West Ward)
File DASZ 36/2022 [c/r DAV 160531/2022D]

STANDING COMMITTEE RECOMMENDATION:

On September 14, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 36/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 16, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report to this report, with such minor 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 Development 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 August 9, 2022 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, "RMF-L" Residential Multi-Family (Large) District, and "C2" Commercial Community District as shown on the map dated August 16, 2022, and included within Schedule "A" to this report, subject to the following condition:

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

i. For any multi-family uses on those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), "RMF-S" Residential Multi-Family (Small) District, or "C2" Commercial Community, the Owner must submit plans showing the location and design of any and all proposed:

a. Buildings
b. Accessory parking areas
c. Private approaches
d. Garbage enclosures
e. Fencing
f. Landscaping
g. Free-standing signage.

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

ii. That street edge landscaping for Lots 1, 2 and 3 along Lee Boulevard shall be provided in a manner that increases the number of trees to two times (2x) the amount currently prescribed under the Winnipeg Zoning By-law No. 200/2006.

iii. That on proposed Lot 2, no less than 80 indoor bicycle parking spaces be provided and 16 outdoor maintained to the satisfaction of the Director of Planning, Property and Development.

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

A. a Development 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 – September 8, 2022

STANDING 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 Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 36/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 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.

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

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

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

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

14. That the 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 36/2022.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 14, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 8, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee, with the following amendment:

- That Recommendation 2.A.ii be deleted in its entirety and replaced with the following:

  "2.A.ii. That street edge landscaping for Lots 1, 2 and 3 along Lee Boulevard shall be provided in a manner that increases the number of trees to two times (2x) the amount currently prescribed under the Winnipeg Zoning By-law No. 200/2006."

submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On August 29, 2022, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Add the following new Recommendation 2. A. ii.

  "2. A. ii. To include the doubling of trees along Lee Boulevard from Lots 1, 2 and 3."

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- Add the following new Recommendation 2. A. iii.

  "2. A. iii. That, on proposed Lot 2, no less than 80 indoor bicycle parking spaces be provided and 16 outdoor maintained to the satisfaction of the Director of Planning, Property and Development."

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

PUBLIC HEARING SUMMARY

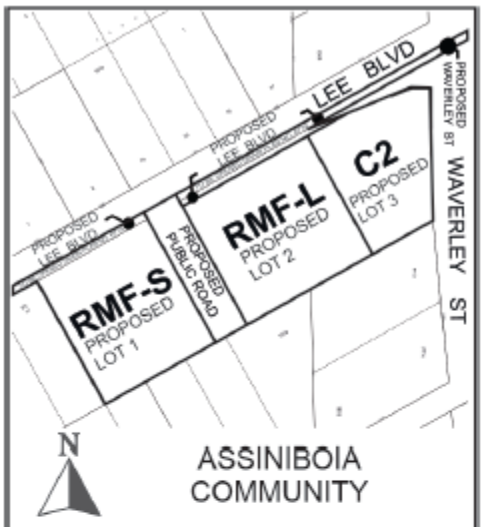
File: DASZ 36/2022

Before: Assiniboia Community Committee
Councillor Gillingham, Chairperson
Councillor Klein
Councillor Lukes

Public Hearing: August 29, 2022
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc (Brendan Salakoh)

Subject:



APPLICANT : Landmark Planning & Design Inc. (Brendan Salakoh)
FILE : DASZ 36/2022
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "A" AGRICULTURAL DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT, an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT and a "C2" COMMERCIAL COMMUNITY DISTRICT to facilitate the establishment of residential and commercial lots and a public right-of-way.
For information, phone R. Galston, Planner at 204-986-8645.

Premises Affected: Southwest Corner of Lee Boulevard and Waverley Street

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

Prepared by: T. Pomanski, Committee Clerk
Assiniboia Community Committee

Report date: August 29, 2022

Community Committee Recommendation:

On August 29, 2022, the Assiniboia 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 36/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 16, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report to this report, with such minor 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 Development 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 August 9, 2022 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, "RMF-L" Residential Multi-Family (Large) District, and "C2" Commercial Community District as shown on the map dated August 16, 2022, and included within Schedule "A" to this report, subject to the following condition:

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

        i. For any multi-family uses on those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), "RMF-S" Residential Multi-Family (Small) District, or "C2" Commercial Community, the Owner must submit plans showing the location and design of any and all proposed:

a. Buildings
b. Accessory parking areas
c. Private approaches
d. Garbage enclosures
e. Fencing
f. Landscaping
g. Free-standing signage

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

ii. To include the doubling of trees along Lee Boulevard from Lots 1, 2 and 3.

iii. That, on proposed Lot 2, no less than 80 indoor bicycle parking spaces be provided and 16 outdoor maintained to the satisfaction of the Director of Planning, Property and Development.

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

A. a Development 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 Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 36/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 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.

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

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

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

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

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

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

14. That the 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 36/2022.

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

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

1. This development is in keeping with the secondary plan. It is providing housing in this unprecedented housing shortage time that we are in. Its in keeping what we've all been planning for years and years.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 1 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated June 23, 2022 2. Notification of Public Hearing dated July 27, 2022 3. Manitoba Status of Title 2861759/1 4. Letter of authorization dated March 31, 2022 from Waverley Way Ltd. (Andrew Koop) to Landmark Planning & Design Inc. 5. Surveyor's Plan of Proposed Subdivision dated December 8, 2021 6. Site Map 7. Plans (30 pages) 8. Report from the Urban Planning Division dated August 16, 2022 9. Inspection Report 10. Communication dated August 23, 2022 from Andrew Koop in support of the application 11. Communication dated August 25, 2022 from Ben McGillivary with respect to the application 12. Presentation titled Lee Boulevard from Brendan Salakoh, Senior Planner, on behalf of Landmark Planning & Design Inc., in support of the application 13. Communication dated August 26, 2022 from Grant Becker in opposition to the application

REPRESENTATIONS:

In Support:

Donovan Toews
Brendan Salakoh
Andrew Koop

In Opposition:

Grant Becker

For Information:

Ben McGillivary

For the City:

R. Galston, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 36/2022

ADMINISTRATIVE REPORT

Title: DASZ 36/2022 – Southwest corner of Lee Boulevard and Waverley Street

Issue: For consideration at the public hearing for a subdivision and rezoning to: create three (3) lots and rezone the land to a mix of “RMF-L” Residential Multi-Family (Large) District, “RMF-S” Residential Multi-Family (Small) District, and “C2” Commercial Community District.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 36/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated August 16, 2022 and attached as Schedule “A” and with the Proposed By-law attached as Appendix “B” to this report to this report, with such minor 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 Development 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 August 9, 2022 and attached as Schedule “B” to this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) District, “RMF-L” Residential Multi-Family (Large) District, and “C2” Commercial Community District as shown on the map dated August 16, 2022, and included within Schedule “A” to this report, subject to the following condition:

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

i. For any multi-family uses on those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), "RMF-S" Residential Multi-Family (Small) District, or "C2" Commercial Community, the Owner must submit plans showing the location and design of any and all proposed:

a. Buildings;

b. Accessory parking areas;

c. Private approaches;

d. Garbage enclosures;

e. Fencing;

f. Landscaping: and,

g. Free-standing signage.

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

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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 Development Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 36/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 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.

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

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

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

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

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

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

14. That the 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 36/2022.

REASON FOR THE REPORT

- Subdivision and 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 may be subdivided and rezoned consistent with the map provided in Schedule “A” of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

HISTORY

Waverley West Neighbourhood 'B' Secondary Plan

On June 20, 2019, Council adopted the *Waverley West Neighbourhood 'B' Secondary Plan* (By-law No. 1/2019).

CONSULTATION

Relevant City of Winnipeg departments per the Administrative Coordinating Group.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	August 16, 2022
File No.	DASZ 36/2022

List of Schedules and Attachments

1. Appendix "A" Planning Discussion
2. Appendix "B" Proposed By-law
3. Schedule "A" File No. DASZ 36/2022, Assiniboia Community Committee,

Dated August 16, 2022

4. Schedule “B” Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at the Southwest Corner of Lee Boulevard and Waverley Street, Dated August 9, 2022

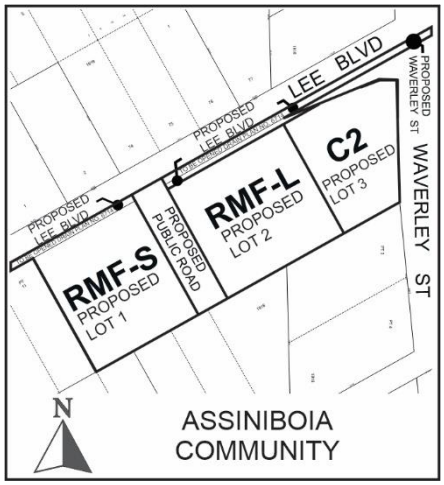
APPENDIX 'A'

DATE:	August 16, 2022
FILE:	**DASZ 36/2022**
RELATED FILES:	DAV 22-160531/D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.681 (Waverley West 'B')

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to: create three (3) lots and rezone the land to a mix of "RMF-L" Residential Multi-Family (Large) District, "RMF-S" Residential Multi-Family (Small) District, and "C2" Commercial Community District.

LOCATION: Southwest corner of Lee Boulevard and Waverley Street

LEGAL DESCRIPTION: LOTS 1 AND 2 AND LOTS 5 TO 10, BOTH INCLUSIVE, BLOCK 2 PLAN 1918 WLTO EXC OUT OF SAID LOTS 1 AND 5 TO 10: DRAIN PLAN 6714 WLTO AND ALSO EXC OUT OF SAID LOTS 1 AND 2: WAVERLEY STREET PLAN 50033 WLTO IN OTM LOTS 1 AND 2 PARISH OF ST VITAL AND IN OTM LOTS 122 TO 124 PARISH OF ST NORBERT



APPLICANT: Landmark Planning & Design Inc. (Brendan Salakoh)
298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5

OWNERS: Waverley Way, Ltd.
1967 Henderson Highway
Winnipeg, Manitoba R2G 0G5

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located at the southwest corner of Lee Boulevard and Waverly Street. It is in the Waverley West 'B' Neighbourhood of the Waverley West Ward.
- The subject site has a total land area of approximately 8.4 acres and is comprised of eight (8) lots on the same title. It is currently vacant.
- The subject site is currently zoned "A" Agricultural.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities Direction Strategy 2.0's* Urban Structure Map. The site also falls within the *Waverley West Neighbourhood 'B' Secondary Plan.*



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

- To the north of the subject site, on the north side of Lee Boulevard, is land that is currently vacant but in the near future will contain a mix of mutli-family, two-family, and single-family residential uses.
- To the west of the subject site is established rural-residential properties on Lee Boulevard.
- To the east of the subject site, across Waverley Street, are single-family residential uses located in the Fairfield Park Neighbourhood.
- To the south of the subject site is vacant land in the Waverley West B Neighbourhood currently zoned "A" Agricultural.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the existing lot on the subject site and create a total of three (3) lots and one portion of a collector street. (Please refer to Figure 3, below.)
- The following is information on each of the proposed lots:

  Lot 1

  - Approximately 2.6 acres in size
  - 61 townhouse dwelling units
  - Buildings three (3) storeys in height
  - Zoned “RMF-S” Residential Multi-Family (Small)
  - Vehicular access taken from an extension of a collector street (Frontier Drive).

  Lot 2

  - Approximately 2.9 acres in size
  - 180 multi-family dwelling units
  - Buildings six (6) storeys in height
  - Zoned “RMF-L” Residential Multi-Family (Large)
  - Vehicular access taken from an extension of a collector street (Frontier Drive).

  Lot 3

  - Approximately 2.0 acres in size
  - 14 commercial units with a total of approximately 20,040 square feet of floor area
  - Building one (1) storey in height
  - Zoned “C2” Commercial Corridor

- Vehicular access taken from Lee Boulevard

- With respect to proposed Lot 3, the applicant notes that the proposed site plan and elevation drawings are intended to be conceptual only.

Collector Street Extension

- A north-south extension of a collector street, to be known as Frontier Drive, is proposed to be created within the subject site, between the proposed Lot 1 and Lot 2.

- The proposed collector street will intersect with Lee Boulevard. It should be noted that Lee Boulevard east of the proposed collector street will be upgraded to a collector street standard, while Lee Boulevard west of the proposed collector street is to remain a local road per the *Waverley West Neighbourhood 'B' Secondary Plan*.

Associated Variance Application (DAV)

- **The proposed development is also the subject of an associated Variance application (DAV) concerning the number of parking stalls on proposed Lot 2, and the location of parking stalls and types of garbage collection bins on proposed Lot 1. Please refer to the Administrative Report under file no. DAV 22-160531/D for more information.**

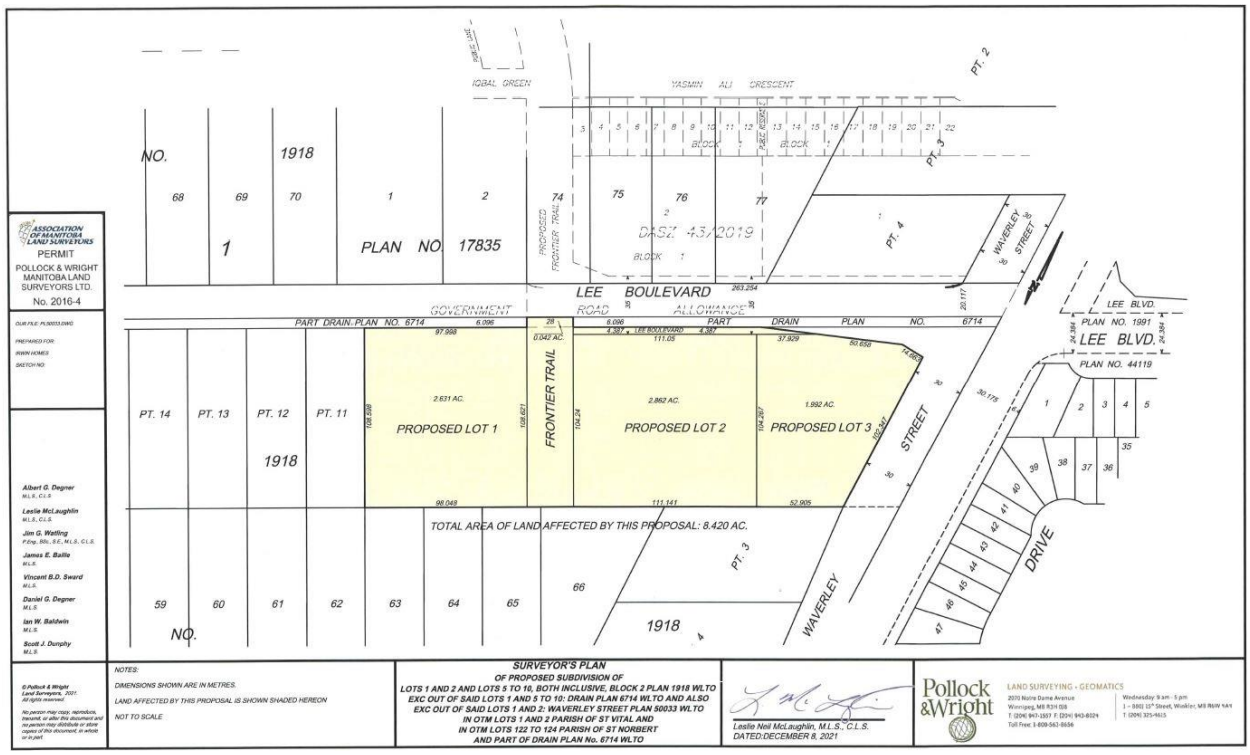


Figure 3: Surveyor's Plan showing proposed lots and public roads on the subject site.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Communities policy states:

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing land that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in* Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhood – Recent Community under *Complete Communities 2.0*. Key policies for Established Neighbourhoods include:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

  1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

  1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.

  1.5 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

  c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

  d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

  e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

  f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

  g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

  h. The supporting transit, pedestrian and active transportation network; and

  i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

WAVERLERY WEST NEIGHBOURHOOD 'B' SECONDARY PLAN (By-law No. 1/2019)

Under the *Waverley West Neighbourhood 'B' Secondary Plan*, the subject lands are located in both the Medium Density Policy Area and the Lower Density Policy Area.

Medium Density Residential

- *Medium Density Residential areas provide opportunities for a range of multi-family residential development types that will serve to increase the overall density of the Plan Area and offer a range of housing options in terms of size, form and tenure.*

3.2.2 POLICIES

1. *Multi-family dwellings such as row dwellings, townhomes and multi-storey residential buildings, shall be the predominant style of development in the Medium Density Residential areas.*
2. *Single-family dwellings shall not be allowed.*
3. *Residential development within the Medium Density Residential areas should achieve a minimum density of 15.0 dwelling units per Net Developable Acre.*
4. *Higher-density multi-family residential dwellings should abut a collector road.*
5. *New Institutional and public uses, such as places of worship, daycares and recreational uses may be allowed within the Medium Density Residential area, where determined to be compatible and appropriate. Such uses shall be located on and have access to a collector road and shall mitigate any negative impacts of the use on any adjacent residential uses.*
6. *Existing institutional uses within the Medium Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.*
7. *Ground entry and street oriented multi-family dwellings should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:*
    a. *the availability of front yard areas for landscaping and tree growth;*
    b. *adequate snow storage areas;*
    c. *on-street parking capacity;*
    d. *provision of utilities; and*
    e. *pedestrian safety.*
8. *Multi-family residential development is subject to the following design and siting criteria:*
    a. *where a building abuts a street, the building shall provide a clear common entrance oriented to the street, unless street access is provided from all individual ground floor units facing the street;*
    b. *where a building does not abut a street, the site design shall provide clear pedestrian connections to the building entrances and any off-street parking areas;*
    c. *off-street parking areas shall be located either underground, to the side or behind buildings;*
    d. *landscaping, including trees, around the perimeter of the lot and between rows of surface parking stalls, shall be provided;*

e. *where off-street parking areas are visible from the public road, a landscaped buffer shall be provided to visually screen the off-street parking areas from the public road;*

f. *large expanses of blank walls shall be discouraged; and*

g. *balconies, windows, architectural details and façade treatments shall be used to provide visual interest.*

9. *Where a multi-family residential use is located abutting a single-family residential use, the design and siting of the multi-family dwelling shall mitigate any negative impacts on the single-family residential use. Mitigative solutions that may be considered include, but are not limited to, the following:*

    a. *the placement of off-street parking areas or internal roadways to buffer and reduce visual impacts of the multi-family residential use on an adjacent single-family residential use;*

    b. *the placement of landscaping, berming and/or fencing to reduce visual impacts of the multi-family residential building(s), drive aisles and parking areas on an abutting single-family residential dwelling;*

    c. *locating and massing the building(s) on the portion of the site immediately adjacent to the single-family residential uses in a manner that respects the adjacent residential scale and character through lower building height and/or increased set back*

Lower Density Residential

- *Lower Density Residential areas provide primarily for the development of single-family dwellings and opportunities for two-family dwellings and certain styles of multi-family dwellings, where appropriate, as outlined in the policies that follow.*

3.1.2 Policies

1. *Single-family and two-family dwellings shall be the predominant use of land, with ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.*

2. *New public and institutional uses, such as places of worship, daycares and non-regional recreational uses may be allowed within the Lower Density Residential area, where determined by the City to be compatible and appropriate. Such uses shall be located adjacent to collector roads and the design of the site shall mitigate any negative impacts of the use on adjacent lower density residential uses.*

3. *Existing institutional uses within the Lower Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.*

4. *Any residential development application for lands within a Lower Density Residential area should achieve a minimum density of 7.0 dwelling units per Net Developable Acre.*

5. *Higher density development shall be directed along collector roads within sub-areas 1 and 2.*

6. *Single-family dwellings shall not back onto an internal collector road.*

7. *Single-family dwellings on lots with less than 12.19 metres (40 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations: a. the availability of front yard areas for landscaping and tree growth; b.*

adequate snow storage areas; c. on-street parking capacity; and d. the provision of utilities.

8. *A pair of semi-detached dwellings or a two-family dwelling on lots less than 15.24 metres (50 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:*
    a. *the availability of front yard areas for landscaping and tree growth;*
    b. *adequate snow storage areas;*
    c. *on-street parking capacity;*
    d. *the provision of utilities; and e. pedestrian safety.*
9. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subareas 1 and 2 as shown in Appendix B, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; and b. the design of multi-family dwellings shall be street oriented and ground-entry.*
10. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subarea 3 as shown in Appendix B and along local roads throughout the Plan Area, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; b. the design of multi-family dwelling shall be street oriented and ground-entry; and c. should be limited to approximately six dwelling units per building.*
11. *Live-work style development may be allowed along collector roads in the Lower Density Residential areas within sub-areas 1 and 2 as shown on Appendix B.*
12. *Despite other policies in this section, only single-family dwellings shall be permitted on lots abutting the southerly edge of the Plan Area located within the Lower Density Residential areas.*
13. *Parks, open spaces and an integrated pathway network shall be provided in Lower Density Residential areas to meet the active and passive recreational needs of residents and visitors.*
14. *Properties zoned "A" Agricultural shall be required to rezone prior to the establishment of new principal buildings or uses.*

Community Node

- *The Community Node area provides for public and institutional uses, including the site for two schools and a recreation centre, limited commercial and multi-family residential, where appropriate. The Community Node area will contain a regional recreational and educational hub.*

3.4.2 Policies

1. *Public and institutional uses shall be allowed within the Community Node area. A site for two schools and a site for a recreation centre have been identified within the Community Node area.*
2. *Small-scale, local commercial uses may be allowed within the Community Node area, where determined to be compatible and appropriate. Such uses shall be located adjacent to a collector road and support the development of the Community Node area as a regional recreational and educational hub by providing amenities and complementary services for the users of the public and institutional uses and residents of the Plan Area.*
3. *Multi-family uses such as row dwellings, townhomes and multi-storey residential building may be allowed within the Community Node area, where determined by the City to be compatible and appropriate. Such uses shall be subject to the policies of the Medium Density Residential area.*
4. *Single-family dwellings shall not be allowed.*
5. *The school and recreation sites shall:*
    a. *have at least one property boundary fronting on a collector road to provide safe and convenient access;*
    b. *be accessible by a variety of transportation modes including walking, cycling, transit and automobiles;*
    c. *accommodate space for safe pick up and drop off zones, staff and visitor parking and bus loops within the school site; and*
    d. *provide convenient connections to the neighbourhood, to each other and to the Community Scale Park.*
6. *Throughout the Community Node area, commercial uses may be located in mixed-use buildings, such as the ground floor of a residential building or within the recreational complex.*
7. *Stand-alone commercial development may be located within the Community Node areas located on the east side of the collector road at Bison Drive and at Waverley Street and Lee Boulevard.*
8. *Stand-alone commercial development within the Community Node on the east side of the collector road at Bison Drive: a. shall be limited to neighbourhood commercial uses; and b. should generally be limited to approximately 929.03 square metres (10,000 square feet) of commercial space in total. Additional stand-alone commercial space may be considered on a case-by-case basis provided it is neighbourhood oriented in scale.*
9. *Stand-alone commercial development within the Community Node at Waverley Street and Lee Boulevard should be limited to neighbourhood commercial uses; however, may include fuel sales and/or drive-ins or drive-throughs more typically associated with community commercial uses.*
10. *The following design and siting considerations shall be made for any stand-alone commercial development within the Community Node area:*
    a. *where a building abuts a street, the building shall provide a clear common entrance oriented to the street, unless street access is provided from all individual ground floor units facing the street;*

b. *where a building does not abut a street, the site design shall provide clear pedestrian connections to the building entrances and any off-street parking areas;*

c. *off-street parking areas shall be located either underground, to the side or behind buildings;*

d. *landscaping, including trees, around the perimeter of the lot and between rows of surface parking stalls, shall be provided;*

e. *where off-street parking areas are visible from the public road, a landscaped buffer shall be provided to visually screen the off-street parking areas from the public road;*

f. *large expanses of blank walls are discouraged; and g. windows, architectural details and façade treatments shall be used to provide visual interest.*

11. *Parks, open spaces, linear parks, outdoor plazas, or other similar types of amenities should be provided in the Community Node area to meet the active and passive recreational needs of residents and visitors.*
12. *Properties zoned "A" Agricultural shall be required to rezone prior to the establishment of new principal buildings or uses.*

SUBDIVISION

- As noted above, the subject site is currently made up of eight (8) lots on the same title. Subdivision is required in order to establish three (3) separate lots and a new public right-of-way.
- The proposed right-of-way is to be an extension of a collector street, to be known as Frontier Drive. This proposed collector street will intersect with Lee Boulevard.

REZONING

- As noted above, the subject site is currently zoned "A" Agricultural. The Agricultural zoning district is intended for general agricultural activities.
- The applicant is proposing to rezone the land to the following districts:

  Lot 1

  - "RMF-S" Residential Multi-Family (Small)

  Lot 2

  - "RMF-L" Residential Multi-Family (Large)

  Lot 3

  - "C2" Commercial Community

"RMF" Residential Multi-Family

- The "RMF" districts are intended to accommodate the development of multi-family units in areas with medium to high residential densities.

"C2" Commercial Community

- The "C2" district is intended to include attractive commercial, institutional, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community.

CONSISTENCY WITH AREA SECONDARY PLAN

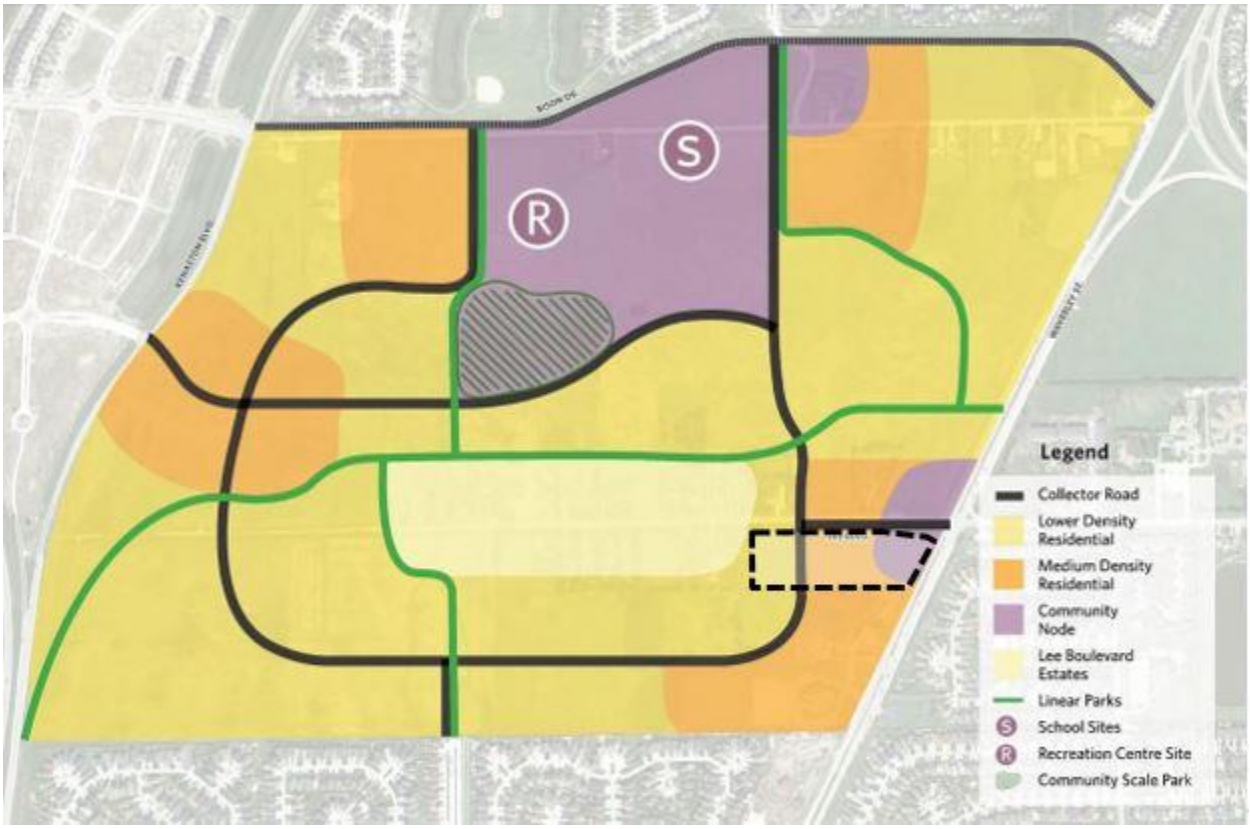


Figure 4: Subject site in relation to the Land Use and Transportation Concept Plan as per the *Waverley West Neighbourhood 'B' Secondary Plan*

Medium Density Residential

- The proposed "RMF-L" Residential Multi-Family (Large) district (Lot 2) is located in the Medium Density policy areas of the Secondary Plan (Figure 4).
- The proposed "RMF-L" zoning district is situated so that it is located at the intersection of two collector streets, the future Frontier Drive and Lee Boulevard (east of Frontier Drive). This configuration provides a gradual transition of residential uses and buildings in the neighbourhood, from taller and higher-density multi-family buildings along the collector streets, to low-rise single-family detached buildings on local streets.
- This transition is consistent with policies for Medium Density Residential areas in the Secondary Plan.

Lower Density Residential

- The proposed "RMF-S" Residential Multi-Family (Small) district (Lot 1) is located in the Lower Density policy areas of the Secondary Plan (Figure 4).

- The proposed “RMF-S” zoning district is compatible with the Lower Density Residential policy area of the Secondary Plan, in that multi-family residential uses are permitted when they are located on a collector street.

Community Node – Waverley Street and Lee Boulevard

- As noted above, the applicant is proposing to rezone the proposed Lot 3 to the “C2” Commercial Community district. This lot is located in a Community Node policy area, at the intersection of Waverley Street and Lee Boulevard.
- Per the policies for Community Nodes, any future commercial development in the node at the intersection of Waverley Street and Lee Boulevard should be limited to neighbourhood commercial uses. These uses may include fuel sales and/or drive-ins or drive-throughs, which are more typically associated with community commercial uses.
- The “C2” zoning district is intended to accommodate commercial uses that have a local orientation, rather than a higher-intensity regional orientation.
- Per the Principal Use Table of the Zoning By-law, land uses that are permitted in the “C2” zoning district are generally similar to uses permitted in the “C3” zoning district. A key difference is that square footage is limited in “C2” districts.
- For example, in the “C2” district:
    - Supermarkets are limited to 55,000 square feet;
    - Personal service uses are limited to 25,000 square feet;
    - Restaurant and drinking establishment uses are limited to 5,000 square feet, respectively.
- The intent of these size restrictions is to limit the scale of these commercial uses to those serving the surrounding neighbourhood, rather than community-wide destinations, and to ensure commercial uses are compatible with surrounding non-commercial uses (e.g., residential).
- Given the policy direction for Commercial Nodes, a “C2” zoning district at this location is considered to be an appropriate zoning district to meet the intent of these policies.

COMPATIBILITY WITH SURROUNDING AREA

- In addition to the proposed development being generally consistent with the area secondary plan, it is compatible with and is not likely to have an adverse impact on future development within the broader Waverley West ‘B’ Neighbouhood.
- Additionally, the proposed extension of the collector street, Frontier Drive accommodates and does not limit the potential for future connections to undeveloped adjacent lands to the south of the subject site.

Lee Boulevard Estates Policy Area

- The proposal is compatible with the existing land uses immediately to the west of the subject site, which is located in the Lee Boulevard Estates are of the Waverley West ‘B’ neighbourhood. The Lee Boulevard Estates policy area is an established residential area along Lee Boulevard, where policies support limited opportunities for additional large lot development.
- With respect to the proposed Lot 1, design drawings show a landscaped setback of 25 feet from the western property line, adjacent to an existing residential property located in the Lee Boulevard Estates policy area. In addition to this setback, the applicant

proposes to construct a solid wood fence six (6) feet in height along this western property line. Given this, the proposed development provides a sufficient setback from the adjacent residential property, and from the Lee Boulevard Estates area generally.

Lower Density Residential Policy Area

- With respect to the proposal not precluding development on lands directly to the south, the proposed Lot 1 is adjacent to vacant land in the Lower Density policy area of the secondary plan. Site plans submitted show the proposed townhouse units on Lot 1 have a setback of 14 feet from the south lot line, adjacent to vacant land in the Lower Density policy area. This is considered a suitable setback area that provides a transition between the townhouse units and any future lower density residential use to the south.

PUBLIC CONSULTATION

- From 2017 to 2018, a substantial effort was undertaken with area landowners and the public, in preparation of the *Waverley West Neighbourhood 'B' Secondary Plan*. This consultation was undertaken by the City of Winnipeg and a planning consultant hired by the City of Winnipeg.
- In addition to this, the applicant undertook a public consultation program for the subject application consisting of three (3) separate meetings where residents of Lee Boulevard and other landowners in the vicinity were invited. These meetings included the following:
    - June 8, 2021 – First meeting (via Zoom)
    - December 13, 2021 – Second meeting (via Zoom)
    - March 16, 2022 – Third meeting (via Zoom)

CONDITIONS OF APPROVAL

Development Agreement

- The Winnipeg Public Service recommends that the developer enter into a Development Agreement with the City of Winnipeg, in order to address a number of issues relating to municipal services and infrastructure in the Waverley West 'B' Neighbourhood, as well as the existing drain plan to the north of the subject site.
- These issues are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule "B."

Zoning Agreement

Plan Approval

- In order to ensure future development within the subject site is consistent with the Secondary Plan, and compatible with the surrounding area, the Urban Planning Division is recommending that Plan Approval by the Director of Planning, Property and Development, and by the Assiniboia Community Committee be required for any development on the lands to be zoned "RMF-L" Residential Multi-Family (Large), "RMF-S" Residential Multi-Family (Small), and "C2" Commercial Community.
- Future Plan Approval applications should be evaluated by the guidelines for Architectural and Neighbourhood Design set forth in the *Waverley West Neighbourhood 'B' Secondary Plan.*

LAND DEDICATION

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- With respect to this application, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

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

- The subdivision and rezoning complies with policies for Recent Communities under the *Complete Communities Direction Strategy 2.0*, and with policies in the *Waverley West ‘B’ Neighbourhood Secondary Plan*.
- The proposed development is compatible with and not likely to have an adverse impact on existing or future development within the surrounding Waverley West ‘B’ Neighbouhood.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 36/2022

Schedule "A" for File DASZ 10/2022, Assiniboia Community Committee, dated August 16, 2022

By-Law No. _____

File No. **DASZ 36/2022**

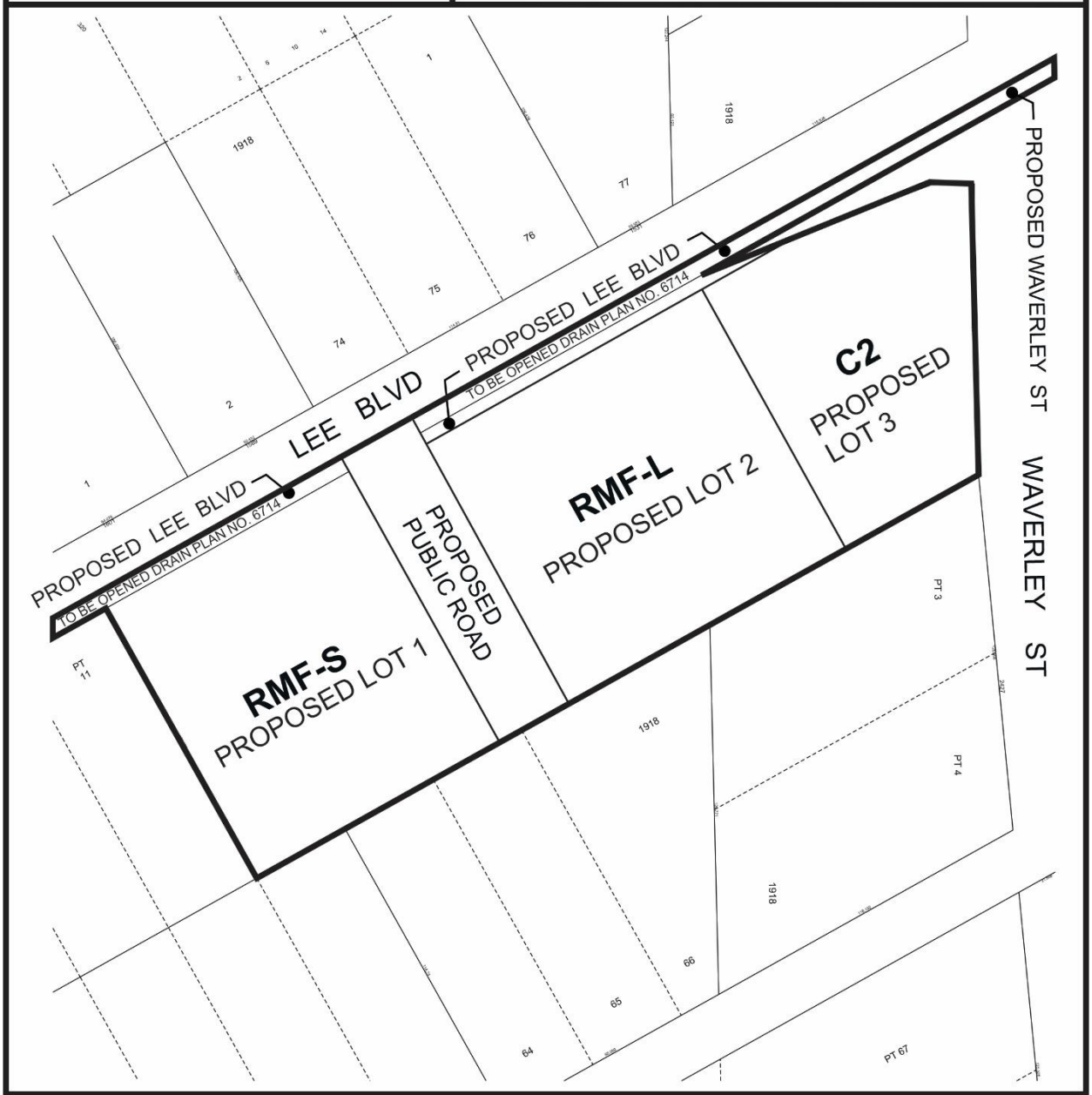
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ASSINIBOIA COMMUNITY

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 the southwest corner of Lee Boulevard and Waverley Street from an "A" AGRICULTURAL DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT, an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT and a "C2" COMMERCIAL COMMUNITY DISTRICT to facilitate the establishment of residential and commercial lots and a public right-of-way.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT THE SOUTHWEST CORNER OF LEE BOULEVARD AND WAVERLEY STREET

It is recommended that approval of DASZ 36/2022, if granted, be subject to the applicant entering into a Development Agreement containing the following conditions:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required to widen Lee Boulevard, abutting the Planned Area, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open property for right-of-way corner cuts measuring 2.0m x 2.0m at each corner of the intersection of the Proposed Public Road (extension of Frontier Boulevard) and Lee Boulevard, to the satisfaction of the Director of Public Works.

Section II – Engineering Studies

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

2) The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

3) The Developer shall submit Servicing Criteria Sheets for water, wastewater and land drainage facilities, including plans showing the current and ultimate service areas, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

1) Water Mains

   a) The Developer shall, at no expense to the City, construct and install, and/or pay their share of the cost to construct and install, all water mains required to serve the Planned Area and adjacent lands, in Lee Boulevard and the proposed Public Road, to the satisfaction of the Director of Water and Waste.

b) The Developer shall pay to the City, in cash, on demand, their share of the water main oversizing installed by others in Waverley West Area B, as determined by and to the satisfaction of the Director of Water and Waste.

c) The Developer shall pay to the City, in cash, prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the water main installed by others in Waverley Street, as determined by and to the satisfaction of the Director of Water and Waste.

2) Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install, and/or pay their share of the cost to construct and install, all wastewater sewers required to serve the Planned Area and adjacent lands, in Lee Boulevard and the proposed Public Road, to the satisfaction of the Director of Water and Waste.

b) In accordance with the City's Development Agreement Parameters, the City shall endeavour to recover from the benefitting owners and reimburse the Developer for the costs of oversized wastewater sewers to provide capacity for adjacent lands within Neighbourhood B, as determined by and to the satisfaction of the Director of Water and Waste.

c) The Developer shall pay to the City, in cash, on demand, their share of the wastewater sewer oversizing installed by others in Waverley West Area B, as determined by and to the satisfaction of the Director of Water and Waste.

d) The Developer shall pay to the City, in cash, on demand, their share of the Waverley Street Oversized Wastewater Sewer ("WSOWWS") Charge as determined by the Director of Water and Waste.

e) In accordance with the City's Development Agreement Parameters, the City shall endeavour to recover from the benefitting owners and reimburse the Developer for the costs of oversizing wastewater sewers to provide capacity for adjacent lands within Neighbourhood B, as determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage Sewers

a) The Developer shall, at no expense to the City, construct and install, and/or pay their share of the cost to construct and install, all land drainage sewers required to serve the Planned Area and adjacent lands, in Lee Boulevard and the proposed Public Road, to the satisfaction of the Director of Water and Waste.

b) The Developer shall pay to the City, in cash, prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of land drainage lateral sewer oversizing (if applicable), as determined by and to the satisfaction of the Director of Water and Waste.

c) In accordance with the City's Development Agreement Parameters, the City shall endeavour to recover from the benefitting owners and reimburse the Developer for the costs of oversizing land drainage sewers to provide capacity for adjacent lands within Neighbourhood B, as determined by and to the satisfaction of the Director of Water and Waste.

4) Regional Land Drainage System

The Developer shall pay to the City, in cash, on demand, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

5) Waverley West Neighbourhood B Area Charges

a) The Developer shall pay to the City, in cash, on demand, their share of the Waverley West Neighbourhood B ("WWNBA") Area Charge as determined by and to the satisfaction of the Director of Public Works. The rate at the time of payment will apply.

b) The Waverley West Neighbourhood B Area Charge shall include the following:

i. Bison Drive – one lane of pavement between Kenaston Boulevard and Waverley Street, and all related works on the south side of Bison Drive, including but not limited to an Active Transportation pathway, street lighting, boulevard landscaping, land drainage sewer and water main looping (as applicable);

ii. a new intersection to be located between Kenaston Boulevard and North Town Road;

iii. Waverley Street – one lane of pavement between Bison Drive and the south limit of the Waverley West Neighbourhood "B" Planning Area, and all related works on the west side, including but not limited to an Active Transportation pathway, street lighting, boulevard landscaping and land drainage sewer;

iv. Intersection modifications to add a fourth leg at Kenaston Boulevard and South Town Road;

v. Intersection modifications to add a fourth leg at Waverley Street and Lee Boulevard;

vi. Active Transportation path on the east side of Kenaston Boulevard;

vii. Internal collector roads and all related works;

viii. Additional land for collector roadways;

ix. Traffic or pedestrian control signals and all related works including, but not necessarily limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersections of: Bison Drive and North Town Road; Waverley Street and Lee Boulevard; and Bison Drive and Ruth Crossing.

c) Where the Developer constructs and/or pays for regional transportation facilities as being cost shared or paid out of, or from, the WWNBA Charge, that amount shall be credited towards the Developer's share of the WWNBA Charge. Where the Developer's work in total exceeds the amount of the levy payable to the City, the City shall reimburse the Developer as monies are collected from benefitting lands, at cost plus interest as defined in the WWNBA Charge, in accordance with the Development Agreement Parameters.

d) The Developer shall pay to the City, in cash, on demand, their share of the Waverley West Neighbourhood B Boundary ("WWNBBA") Area Charge, as determined by and to the satisfaction of the Director of Public Works. The rate at the time of payment will apply.

e) The Waverley West Neighbourhood B Boundary Area Charge shall include the following:

   i. Intersection modifications to add a fourth leg at Bison Drive and Kenaston Boulevard, and all related works

   ii. Intersection modifications at Bison Drive and North Town Road.

   iii. Intersection modifications of Bison Drive and Waverley Street
   (based on proportionate traffic volume expected at the west leg of the intersection, based on evidence-based parameters (traffic))

f) Where the Developer constructs and/or pays for regional transportation facilities as being cost shared or paid out of, or from, the WWNBBA Charge, that amount shall be credited towards the Developer's share of the WWNBBA Charge. Where the Developer's work in total exceeds the amount of the levy payable to the City, the City shall reimburse the Developer as monies are collected from benefitting lands, at cost plus interest as defined in the WWNBBA Charge, in accordance with the Development Agreement Parameters.

6) <u>Pavements</u>

g) The Developer shall, at no expense to the City, construct 10.0m wide by 200mm thick Portland cement concrete pavement in the Proposed Public Road (extension of Frontier Boulevard) between Lee Boulevard and the south limit of the Planned Area, and all related works, including but not limited to sidewalks/multi-use pathways, ornamental street lighting, boulevard landscaping, land drainage facilities, and a vehicle turnaround at the south terminus of the Proposed Public Road (extension of Frontier Boulevard), all as determined by and to the satisfaction of the Director of Public Works.

(These items shall be considered as part of the Area Charge(s), as applicable)

7) <u>Sidewalks/Multi-use Pathways</u>

a) The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk on the east side of the Proposed Public Road (extension of Frontier Boulevard) between Lee Boulevard and the south limit of the Planned Area, and all related works, on the standard alignment, 0.3m from the property line, as determined by and to the satisfaction of the Director of Public Works.

(These items shall be considered as part of the Area Charge(s), as applicable)

b) The Developer shall, at no expense to the City, construct a 3.5m asphalt multi-use pathway on the west side of the Proposed Public Road (extension of Frontier Boulevard) between Lee Boulevard and the south limit of the Planned Area, and all related works, on the standard alignment, 0.3m from the property line, as determined by and to the satisfaction of the Director of Public Works.

(These items shall be considered as part of the Area Charge(s), as applicable)

c) The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk on the south side of Lee Boulevard between the Proposed Public Road (extension of Frontier Boulevard) and Waverley Street, and all related works, on the standard alignment, 0.3m from the property line, as determined by and to the satisfaction of the Director of Public Works.

(These items shall be considered as part of the Area Charge(s), as applicable)

8) Boulevards

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

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

9) Private Approaches

There shall be no private approaches off of Waverley Street

10) Signage

The Developer shall, at no expense to the City:

i) obtain approval of and install, prior to construction, and subsequently maintain, at the entrances to the Planned Area, development information signs, containing no advertising, and showing the Planned Area, zoning information, a north directional arrow, proposed sidewalks, walkways, active transportation facilities, community mail boxes, parks, land drainage retention facilities, natural tree stands, multiple family sites, commercial sites, collector and arterial streets, Kenaston Boulevard, Waverley Street, and the future Bison Drive, all with the approval of, and to the satisfaction of, the Director of Planning, Property and Development; and,

ii) supply and install trail network signage and trail related traffic signage, on pathways and Active Transportation corridors, consistent with standards and specifications applied to similar citywide networks, or an alternative standard proposed by the Developer, as determined by, and to the satisfaction of, the Directors of Public Works and Planning, Property, and Development.

11) Street Name Signs

The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name signs to be installed at all new street intersections being created as a result of the subdivision.

12) 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.

13) Temporary Dead-End Streets

a) The Developer shall, at no expense to the City, construct a paved cul-de-sac-style vehicle turnaround at the terminus of each temporarily dead-ended street within the Planned Area, and provide to the City any rights-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, erect and maintain barricades and signage, across the full width of any streets which are temporarily dead-ended due to phasing of development, immediately upon completion of the paving or when house construction has begun, whichever is sooner, as determined by and to the satisfaction of the Director of Public Works.

14) 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.

15) 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.

16) Survey Monuments

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

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

Section IV – Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

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

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

services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

c) The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of consulting fees for the preparation of the Waverley West Neighbourhood B Precinct Plan, as determined by and to the satisfaction of the Director of Planning, Property and Development.

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 36/2022
August 9, 2022

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

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

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

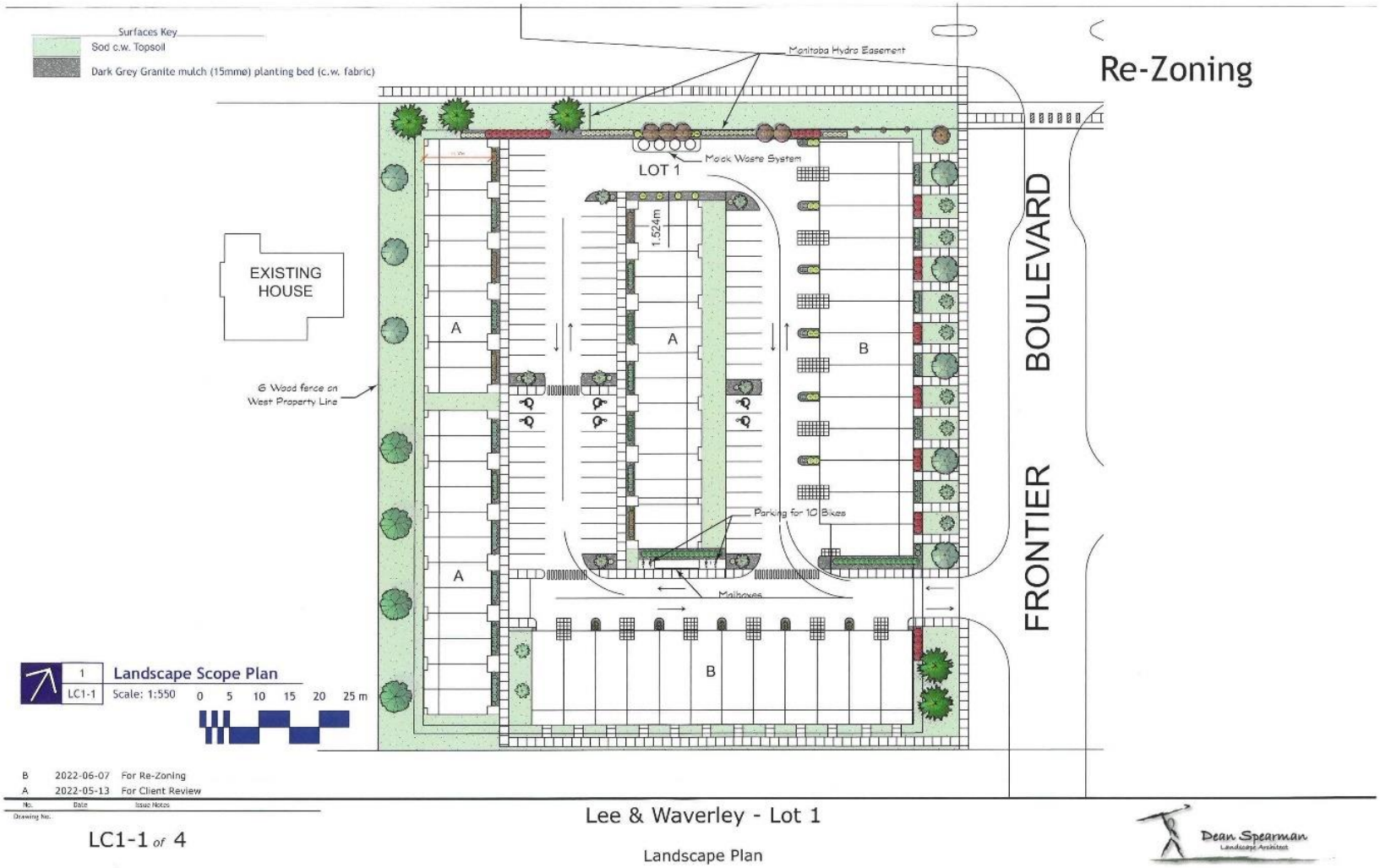
Exhibit “7” referred to in File DASZ 36/2022

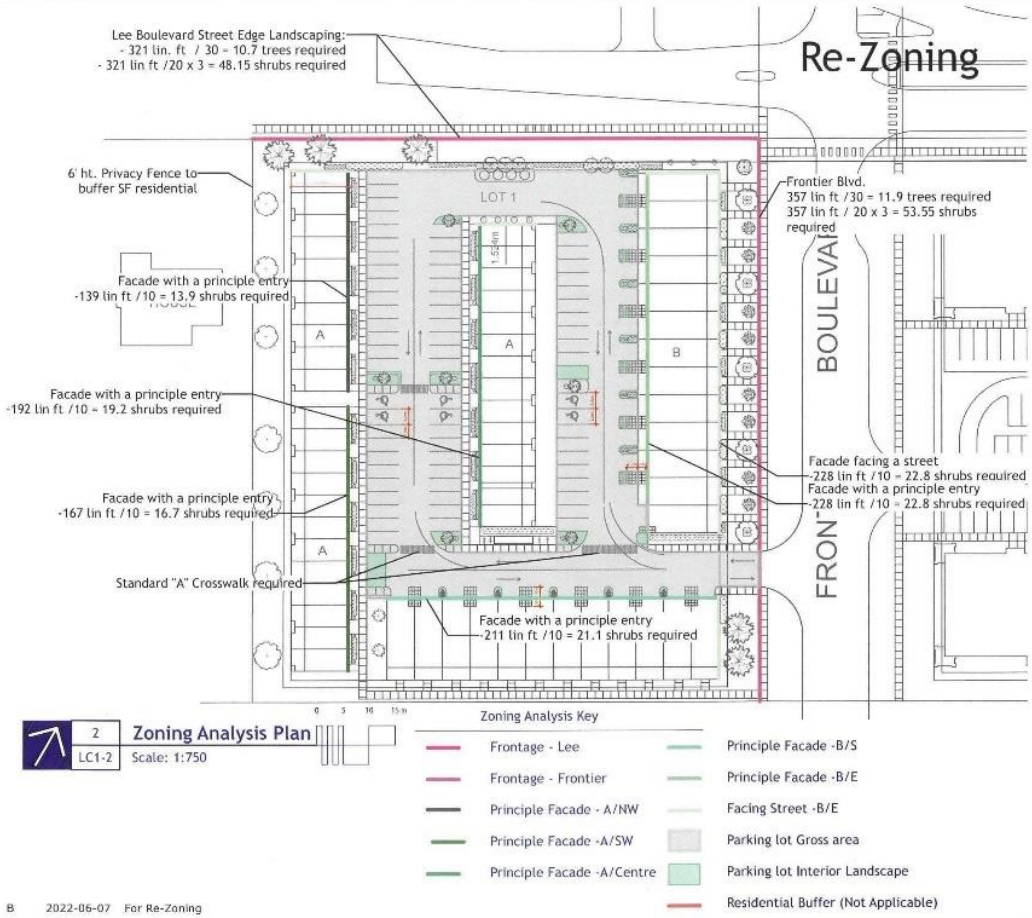


OTTO CHENG ARCHITECT INC.
ARCHITECTURE | INTERIORS

THE REFINERY DISTRICT
MULTI-HOUSING DEVELOPMENT

ISSUED FOR ZONING REVIEW
NOVEMBER 10, 2020


Surfaces Key
Sod c.w. Topsoil
Dark Grey Granite mulch (15mmø) planting bed (c.w. fabric)
Manitoba Hydro Easement
Re-Zoning
Mock Waste System
LOT 1
1.524m
EXISTING HOUSE
A
A
A
B
B
6' Wood fence on West Property Line
FRONTIER BOULEVARD
Parking for 10 Bikes
Mailboxes
1
LC1-1
Landscape Scope Plan
Scale: 1:550
0 5 10 15 20 25 m
B 2022-06-07 For Re-Zoning
A 2022-05-13 For Client Review
No. Date Issue Notes
Drawing No.
LC1-1 of 4
Lee & Waverley - Lot 1
Landscape Plan
Dean Spearman
Landscape Architect



2 LC1-2 **Zoning Analysis Plan**
Scale: 1:750

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Lee Blvd.	321 Lin ft.		
		Required	Proposed
	Trees	11	12
	Shrubs	48	52
Frontier Bvd.	357 Lin ft.		
		Required	Proposed
	Trees	12	15
	Shrubs	54	56

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

Building A NW	139 Lin Ft.		
		Required	Proposed
	Shrubs	14	30
Building A SW	167 Lin Ft.		
		Required	Proposed
	Shrubs	17	36
Building A Centerblock	192 Lin Ft.		
		Required	Proposed
	Shrubs	19	42
Building B South	211 Lin Ft.		
		Required	Proposed
	Shrubs	21	25
Building B East	228 Lin Ft.		
		Required	Proposed
	Shrubs	23	24

Facing a Street

Buildings B East	280 Lin Ft.		
		Required	Proposed
	Shrubs	28	49
Buldings A North	74 Lin Ft.		
		Required	Proposed
	Shrubs	7	9
Bulding B North	45 Lin Ft.		
		Required	Proposed
	Shrubs	5	5

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area	36214 Sq. Ft.		
		Required	Proposed
Required Landscape Area		1810	2077
	Trees	6	7
	Shrubs	18	21

No.	Date	Issue Notes
B	2022-06-07	For Re-Zoning
A	2022-05-13	For Client Review

Drawing No.

LC1-2 of 4

Lee & Waverley - Lot 1

Zoning Analysis

Dean Spearman Landscape Architect

Re-Zoning

Plant Schedule

Icon	Common Name	Botanical Name	Qty	Scheduled Size Remarks
Evergreen Trees				
	White Spruce	Picea glauca	5	2.4 M. ht. 70 cm. wb. Fully Branched
Trees				
	Purple Spire Apple	Malus 'Jefspire'	3	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	8	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Gladiator Apple	Malus x adstringens 'Durleo'	6	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Amur Chokecherry	Prunus maacki	4	65 mmø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Japanese Tree Lilac	Syringa reticulata	17	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs				
	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	25	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Globe Caragana	Caragana frutex 'Globosa'	12	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	36	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Ginger Wine Ninebark	Physocarpus opulifolius 'SMNPOBLR'	36	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	30	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	68	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Alpine Currant "Schmidke"	Ribes alpinum	31	60 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	74	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Compact American Cranberry	Viburnum trilobum 'Compactum'	68	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs				
Perennials				
Ornamental				
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	36	Large Pot 2 yr. plant
	Total Plants on Schedule		459	
	Total Plants in Drawing		459	

No.	Date	Issue Notes
B	2022-06-07	For Re-Zoning
A	2022-05-13	For Client Review

Drawing No.

LC1-3 of 4

Lee & Waverley - Lot 1

Plant Schedule

Dean Spearman
Landscape Architect

Re-Zoning


Black Hills Spruce


Purple Spire Apple | Spring Snow Crab | Gladiator Apple | Tree Lilac | Amur Chokecherry


Low Scape Mound Chokeberry | Globe Caragana | Festivus Gold Ninebark | Ginger Wine Ninebark | Mango Tango Potentilla


Morden Snow Potentilla | Alpine Currant | Pinky Promise Snowberry | Bailey Compact Cranberry | Karl Foerster Grass

No.	Date	Issue Notes
B	2022-06-07	For Re-Zoning
A	2022-05-13	For Client Review

Drawing No.

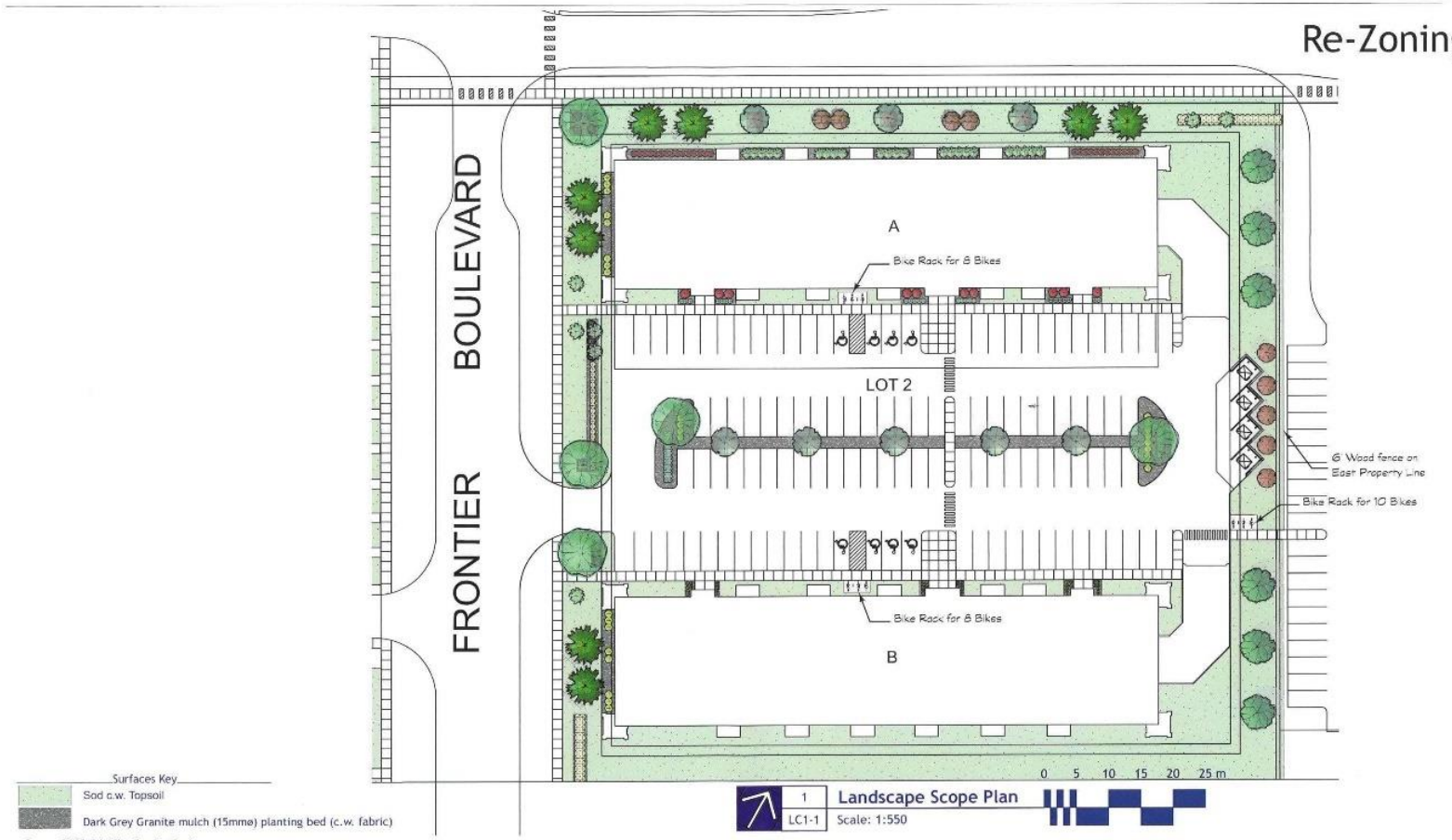
LC1-4 of 4

Lee & Waverley - Lot 1

Plant Images

Dean Spearman
Landscape Architect

Re-Zoning



Surfaces Key

Sod c.w. Topsoil

Dark Grey Granite mulch (15mme) planting bed (c.w. fabric)

No.	Date	Issue Notes
B	2022-06-07	For Re-Zoning
A	2022-05-13	For Client Review

Drawing No.

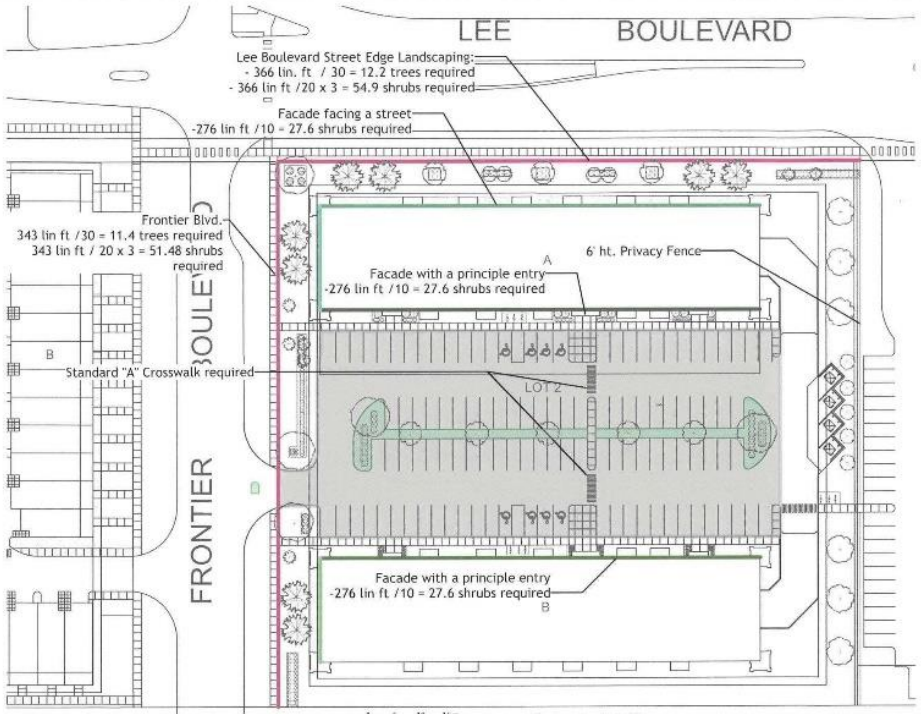
LC1-1 *of* 4

Lee & Waverley - Lot 2

Landscape Plan

Dean Spearman
Landscape Architect

Re-Zoning



1 LC1-2 **Zoning Analysis Plan**
Scale: 1:750

Zoning Analysis Key

- Frontage - Lee
- Frontage - Frontier
- Principle Facade - A/NW
- Principle Facade -A/SW
- Principle Facade -A/Centre
- Principle Facade -B/S
- Principle Facade -B/E
- Facing Street -B/E
- Parking lot Gross area
- Parking lot Interior Landscape
- Residential Buffer (Not Applicable)

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Lee Blvd.		366 Lin ft.		
			Required	Proposed
	Trees		12	14
	Shrubs		54	66
Frontier Blvd.		343 Lin ft.		
			Required	Proposed
	Trees		11	11
	Shrubs		51	59

190 (5) Building Foundation Landscaping (outside of urban infill areas)

Principle Facade

Building A Entry		276 Lin Ft.		
			Required	Proposed
	Shrubs		28	34
Building B Entry		276 Lin Ft.		
			Required	Proposed
	Shrubs		28	34

Facing Street

Building A Centerblock		276 Lin Ft.		
			Required	Proposed
	Shrubs		28	50
Building A West		65 Lin Ft.		
			Required	Proposed
	Shrubs		7	8
Building B West		65 Lin Ft.		
			Required	Proposed
	Shrubs		7	8

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area		38263 Sq. Ft.		
			Required	Proposed
Required Landscape Area			1913	2531
	Trees		6	7
	Shrubs		19	55

No.	Date	Issue Notes
B	2022-06-07	For Re-Zoning
A	2022-05-13	For Client Review

Drawing No.

LC1-2 *of* 4

Lee & Waverley - Lot 2

Zoning Analysis

Dean Spearman Landscape Architect

Plant Schedule

Icon	Common Name	Botanical Name	Qty	Scheduled Size	Remarks
Evergreen Trees					
	White Spruce	Picea glauca	8	2.4 M. ht.	70 cm. wb. Fully Branched
Trees					
	Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	8	---	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Gladiator Apple	Malus x adstringens 'Durleo'	9	65 mm ø	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Amur Chokecherry	Prunus maacki	6	65 mmø	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Japanese Tree Lilac	Syringa reticulata	7	65 mm ø	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Discovery Elm	Ulmus davidiania japonica 'Discovery'	5	65 mm ø	4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs					
	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165"	34	30 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Little Rebel Dogwood	Cornus alba 'Jefreb'	27	30 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	39	30 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Ginger Wine Ninebark	Physocarpus opulifolius 'SMNPOBLR'	22	---	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Morden Snow Potentilla	Potentilla fruticosa 'Morden Snow'	70	30 cm. ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	False Spirea	Sorbaria sorbifolia	23	45 cm. ht.	2 gal.
	Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	87	30 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs					
	Mugho Pine	Pinus mugo	12	45 cm dia.	4 minimum major basal branches. Well formed, bushy plants. 5 gallon container stock.
Perennials					
Ornamental					
	Total Plants on Schedule		357		
	Total Plants in Drawing		357		

No.	Date	Issue Notes
B	2022-06-07	For Re-Zoning
A	2022-05-13	For Client Review

Drawing No.

LC1-3 of 4

Lee & Waverley - Lot 2

Plant Schedule

Dean Spearman
Landscape Architect

Re-Zoning


Black Hills Spruce


Purple Spire Apple | Spring Snow Crab | Gladiator Apple | Tree Lilac | Amur Chokecherry


Low Scape Mound Chokeberry | Globe Caragana | Festivus Gold Ninebark | Ginger Wine Ninebark | Mango Tango Potentilla


Morden Snow Potentilla | Alpine Currant | Pinky Promise Snowberry | Bailey Compact Cranberry | Karl Foerster Grass

No.	Date	Issue Notes
B	2022-06-07	For Re-Zoning
A	2022-05-13	For Client Review

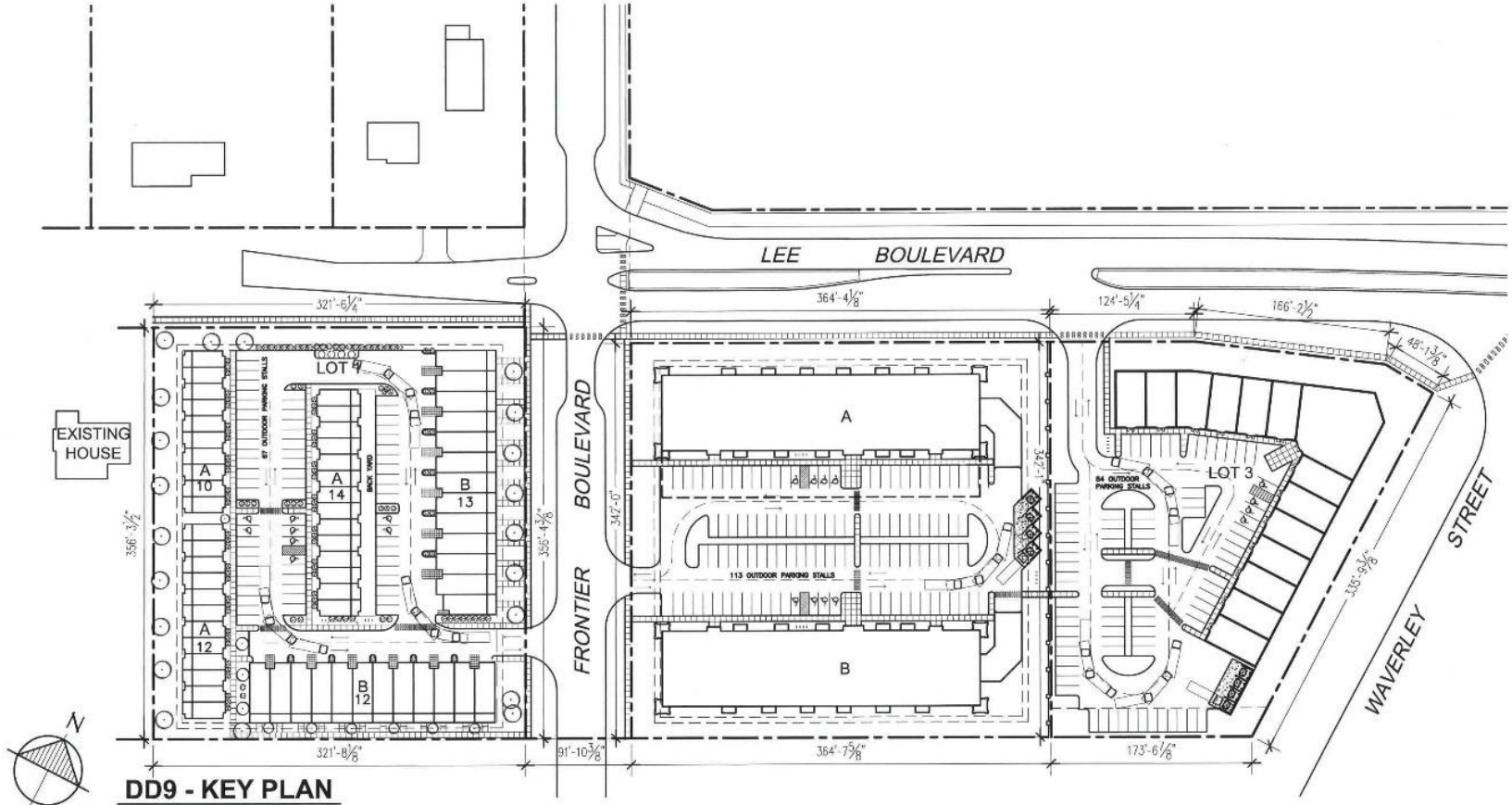
Drawing No.

LC1-4 *of* 4

Lee & Waverley - Lot 2

Plant Images

Dean Spearman
Landscape Architect



DD9 - KEY PLAN

NTS

DATE: MAY 24, 2022

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – MAY 11/2022
ISSUED FOR ZONING REVIEW – MAY 13/2022
ISSUED FOR CLIENT REVIEW – MAY 19/2022
ISSUED FOR ZONING REVIEW – MAY 24/2022
ISSUED FOR ZONING REVIEW – MAY 25/2022
ISSUED FOR ZONING REVIEW – MAY 31/2022

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THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.

OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8898

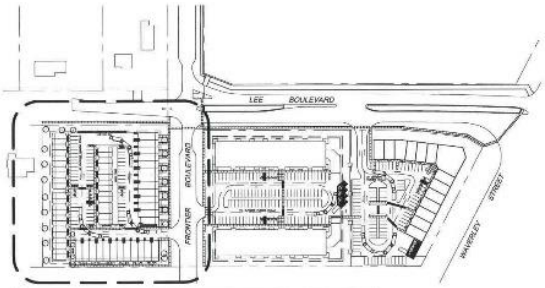
PROJECT NO.	DATE	SCALE	DRAWN BY
18-010	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
LEE & WAVERLEY
WINNIPEG, MB

DRAWING TITLE
DD9 - KEY PLAN

SHEET NO.
A-1.0

REFER TO DRAWING
A-XX



PROJECT DATA:

LOT 1 AREA:
+/- 114,606 SQ.FT. / +/- 2.631 ACRES

RE-ZONING TO RMF-S

UNIT TYPE A:
± 1,176 SQ.FT.
TOTAL: 36 UNITS

UNIT TYPE B:
± 2,076 SQ.FT.
TOTAL: 25 UNITS

TOTAL ALL UNIT TYPES: 61 UNITS

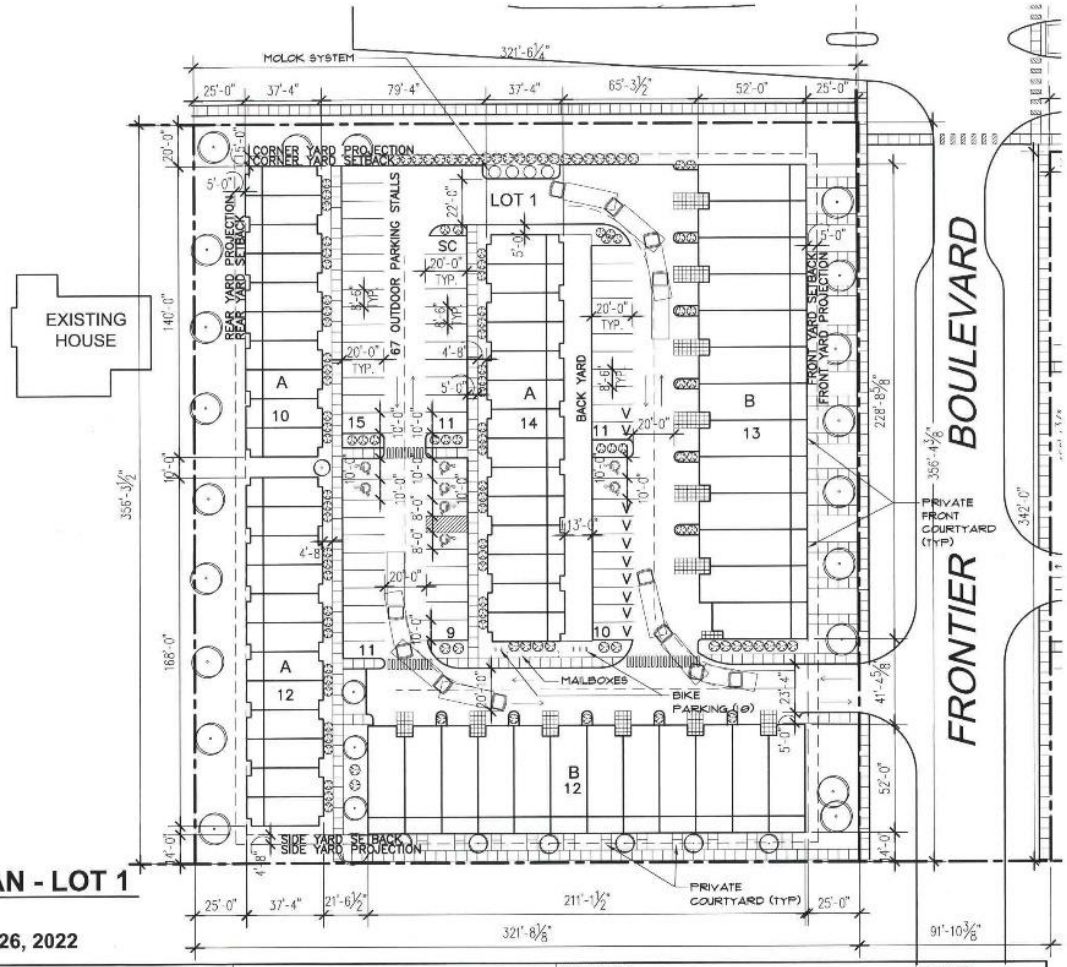
TOTAL REQUIRED PARKING STALLS:
61 X 1.5 = 92 STALLS

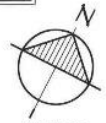
TOTAL PROVIDED PARKING STALLS:
67 SURFACE + 25 GARAGE = 92 STALLS

TOTAL VISITOR PARKING REQUIRED: 10 STALLS
TOTAL VISITOR PARKING PROVIDED: 10 STALLS

GROSS PARKING LOT AREA: ± 35,946 SQ.FT.

TOTAL REQUIRED BIKE PARKING: 10
TOTAL PROVIDED BIKE PARKING: 10





DD 9
SITE PLAN - LOT 1
NTS
DATE: MAY 26, 2022

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – MAY 11/2022
ISSUED FOR ZONING REVIEW – MAY 13/2022
ISSUED FOR CLIENT REVIEW – MAY 19/2022
ISSUED FOR ZONING REVIEW – MAY 24/2022
ISSUED FOR ZONING REVIEW – MAY 26/2022
ISSUED FOR ZONING REVIEW – MAY 31/2022

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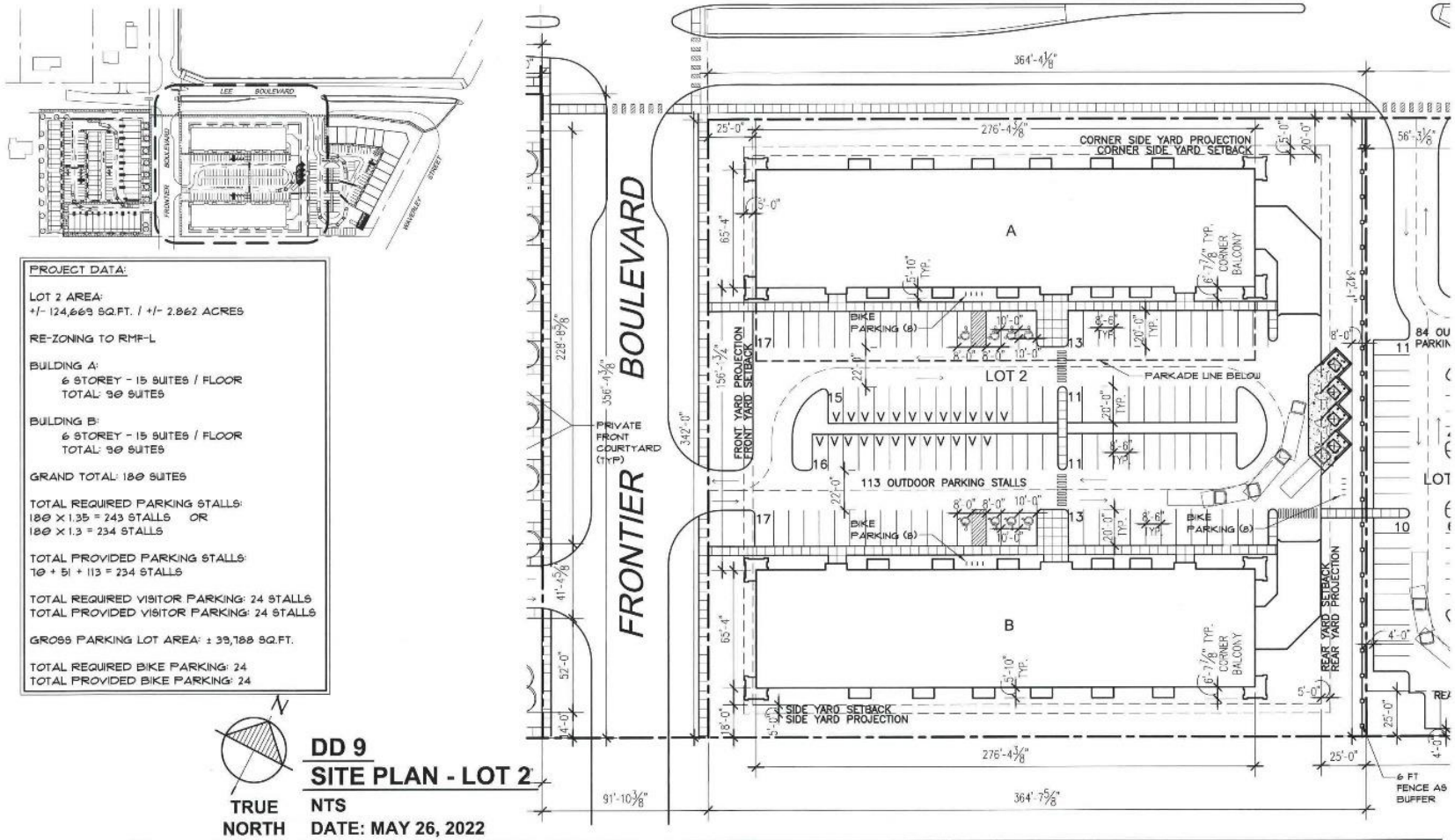
OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8898

PROJECT NO.	DATE	SCALE	DRAWN BY
18-010	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
LEE & WAVERLEY
WINNIPEG, MB

DRAWING TITLE
DD9 - SITE PLAN - LOT 1

SHEET NO.
A-1.1
REFER TO DRAWING
A-XX



PROJECT DATA:

LOT 2 AREA:
+/- 124,669 SQ.FT. / +/- 2.862 ACRES

RE-ZONING TO RMF-L

BUILDING A:
6 STOREY - 15 SUITES / FLOOR
TOTAL: 90 SUITES

BUILDING B:
6 STOREY - 15 SUITES / FLOOR
TOTAL: 90 SUITES

GRAND TOTAL: 180 SUITES

TOTAL REQUIRED PARKING STALLS:
180 X 1.35 = 243 STALLS OR
180 X 1.3 = 234 STALLS

TOTAL PROVIDED PARKING STALLS:
70 + 51 + 113 = 234 STALLS

TOTAL REQUIRED VISITOR PARKING: 24 STALLS
TOTAL PROVIDED VISITOR PARKING: 24 STALLS

GROSS PARKING LOT AREA: ± 39,188 SQ.FT.

TOTAL REQUIRED BIKE PARKING: 24
TOTAL PROVIDED BIKE PARKING: 24

TRUE NORTH

DD 9
SITE PLAN - LOT 2

NTS

DATE: MAY 26, 2022

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW - MAY 11/2022
ISSUED FOR ZONING REVIEW - MAY 13/2022
ISSUED FOR CLIENT REVIEW - MAY 19/2022
ISSUED FOR ZONING REVIEW - MAY 24/2022
ISSUED FOR ZONING REVIEW - MAY 26/2022
ISSUED FOR ZONING REVIEW - MAY 31/2022

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THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.

OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8898

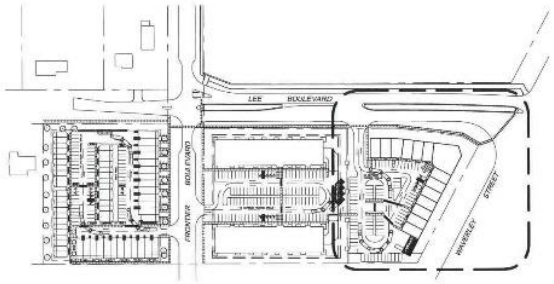
PROJECT NO.	DATE	SCALE	DRAWN BY
18-010	MAY 31, 2022	AS NOTED	PN/SO

PROJECT TITLE
LEE & WAVERLEY
WINNIPEG, MB

DRAWING TITLE
DD9 - SITE PLAN - LOT 2

SHEET NO.
A-1.2

REFER TO DRAWING
A-XX



PROJECT DATA:

LOT 3 AREA:
+/- 86,771 SQ.FT. / +/- 1.992 ACRES

RE-ZONING TO C2

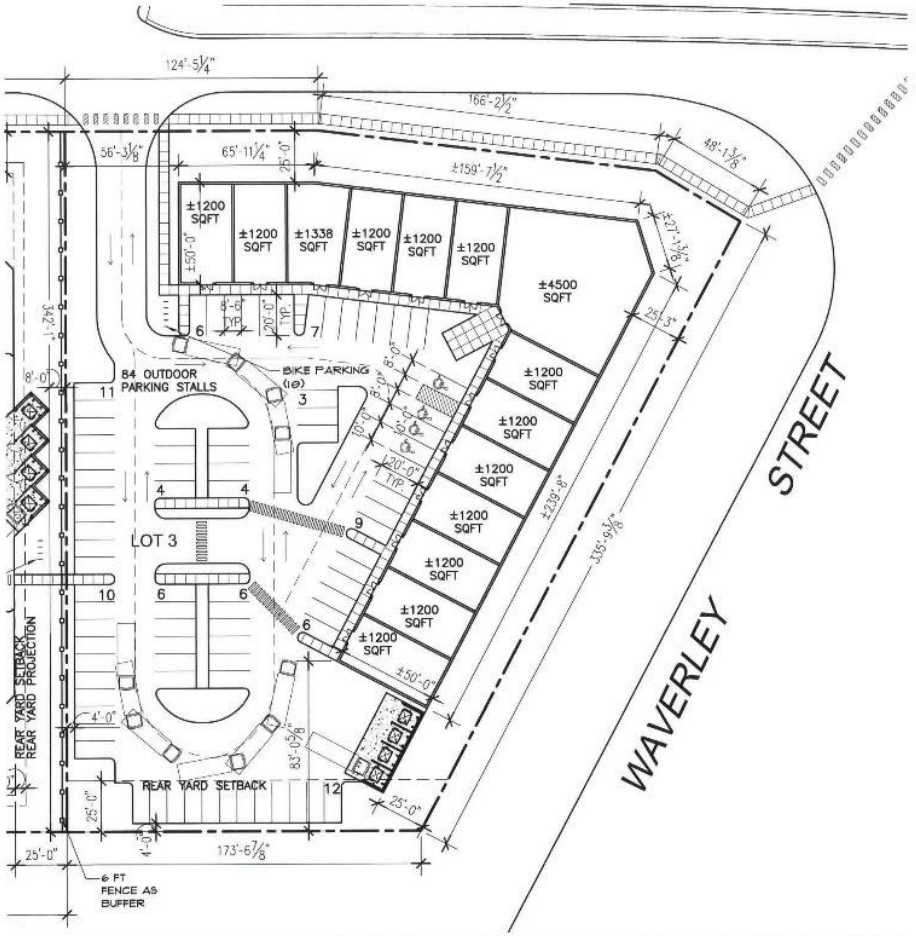
COMMERCIAL BUILDING:
12 UNITS @ ±1200 SQFT
1 UNIT @ ±1338 SQFT
1 UNIT @ ±4500 SQFT

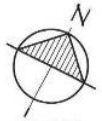
TOTAL REQUIRED PARKING STALLS:
--- X --- = --- STALLS

TOTAL PROVIDED PARKING STALLS:
84 STALLS

GROSS PARKING LOT AREA: ± 43,742 SQ.FT.

TOTAL REQUIRED BIKE PARKING: 9
TOTAL PROVIDED BIKE PARKING: 10





DD 9
SITE PLAN - LOT 3
NTS
DATE: MAY 26, 2022

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – MAY 11/2022
ISSUED FOR ZONING REVIEW – MAY 13/2022
ISSUED FOR CLIENT REVIEW – MAY 19/2022
ISSUED FOR ZONING REVIEW – MAY 24/2022
ISSUED FOR ZONING REVIEW – MAY 25/2022
ISSUED FOR ZONING REVIEW – MAY 31/2022

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THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.

OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8898

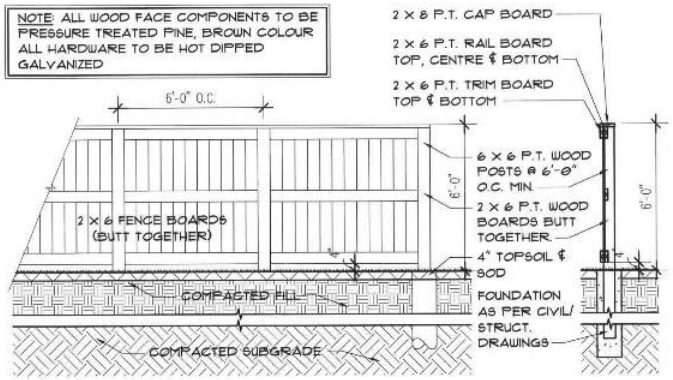
PROJECT NO.	DATE	SCALE	DRAWN BY
18-010	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
LEE & WAVERLEY
WINNIPEG, MB

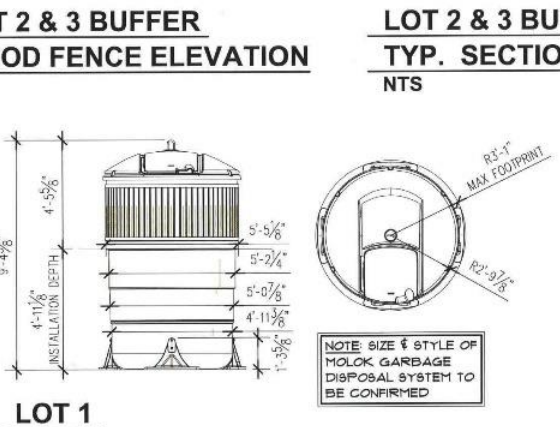
DRAWING TITLE
DD9 - SITE PLAN - LOT 3

SHEET NO.
A-1.3

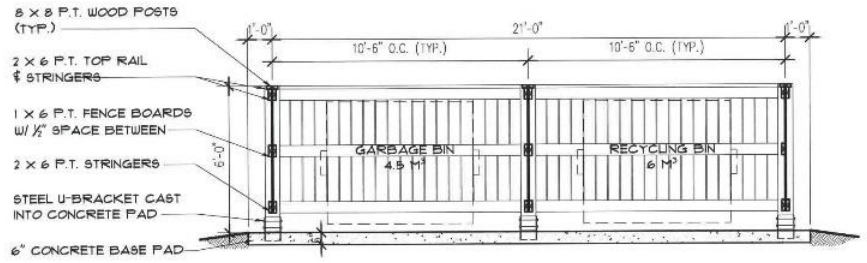
REFER TO DRAWING
A-XX



LOT 2 & 3 BUFFER
WOOD FENCE ELEVATION
NTS

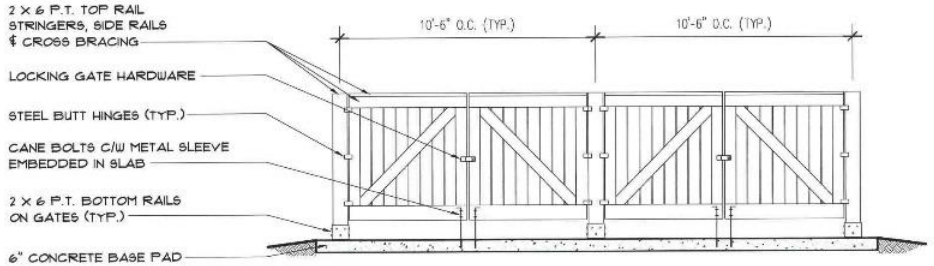


LOT 2 & 3 BUFFER
TYP. SECTION
NTS



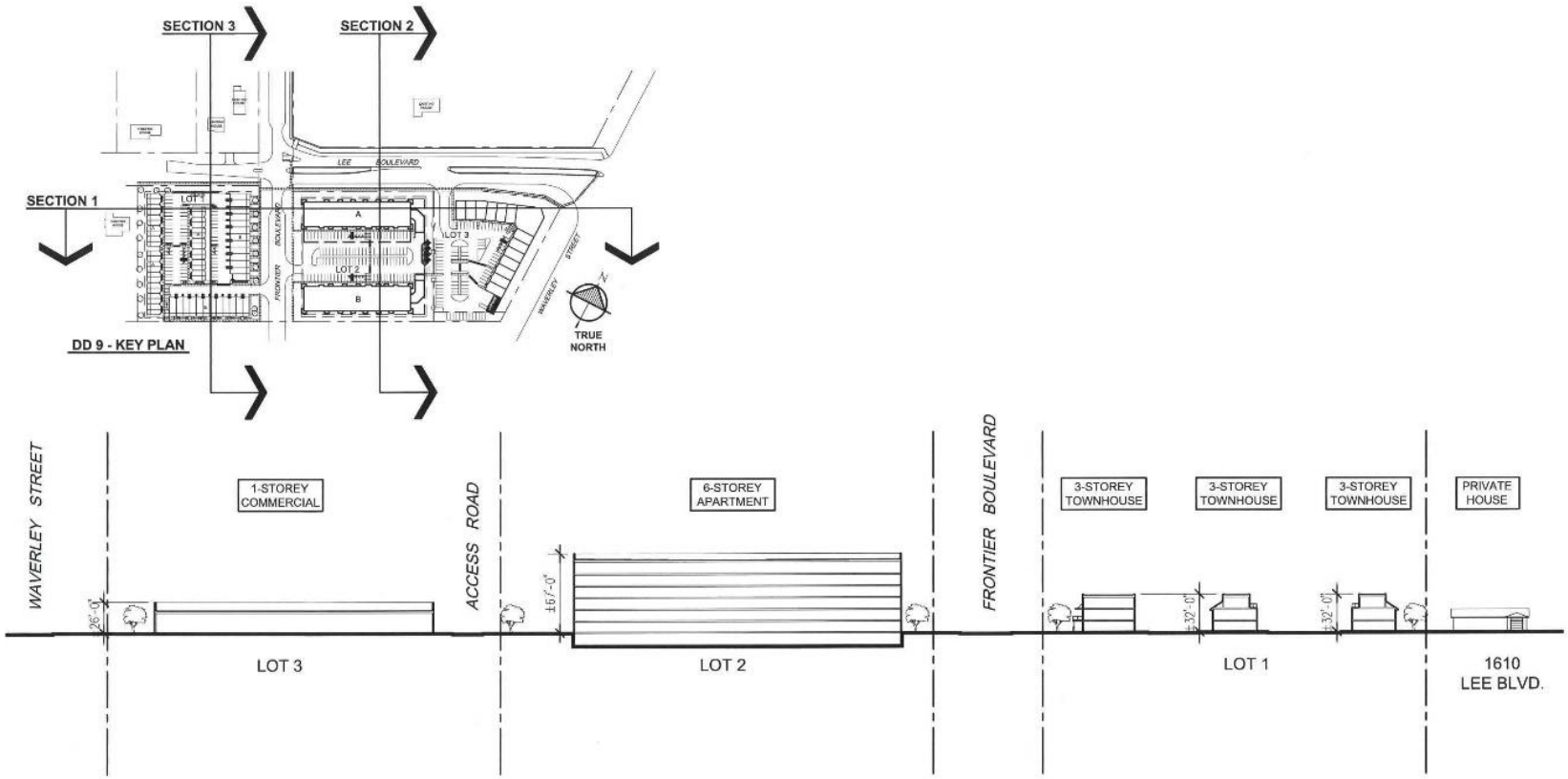
LOT 2
GARBAGE ENCLOSURE SECTION
NTS

LOT 1
MOLOK CLASSIC 5M 3 DETAILS
NTS



LOT 2
GARBAGE ENCLOSURE ELEVATION
NTS

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ISSUED FOR ZONING REVIEW – MAY 13/2022 ISSUED FOR CLIENT REVIEW – MAY 19/2022 ISSUED FOR ZONING REVIEW – MAY 24/2022 ISSUED FOR ZONING REVIEW – MAY 26/2022 ISSUED FOR ZONING REVIEW – MAY 31/2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-8898	LEE & WAVERLEY WINNIPEG, MB	A-1.4
		PROJECT NO.: 18-010 / DATE: MAY 31, 2022 / SCALE: AS NOTED / DRAWN BY: PN/SD	DRAWING TITLE: DD9 - SITE DETAILS	REFER TO DRAWING: A-XX

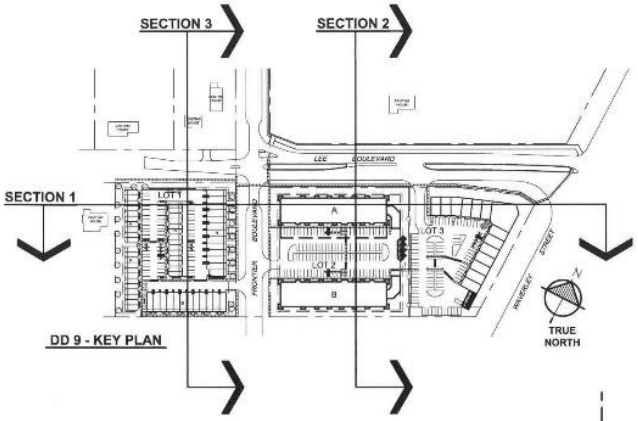


DD 9 - SITE SECTION 1 (WEST-EAST) (ALONG LEE BLVD)

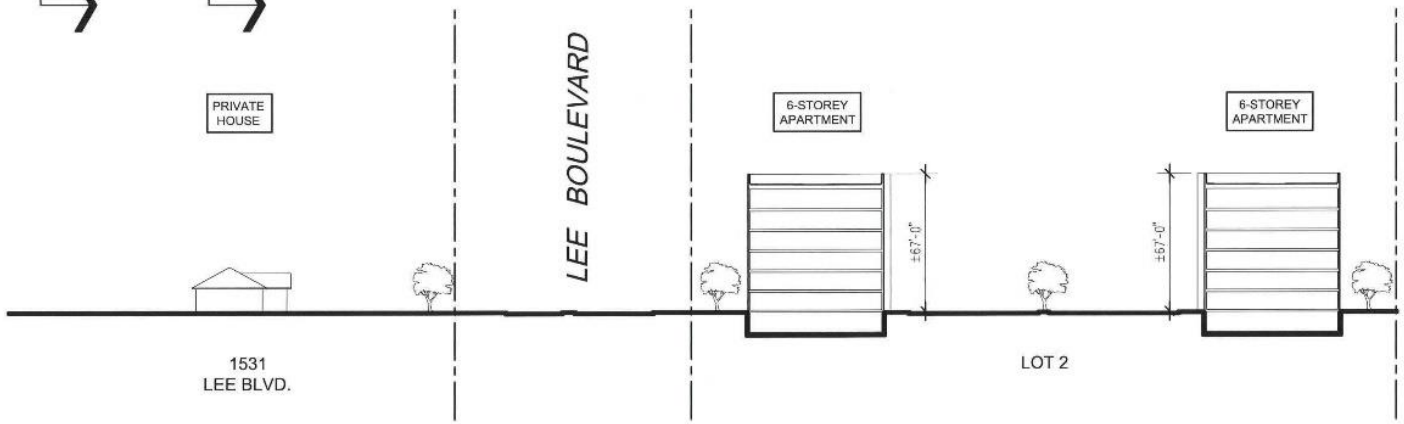
NTS

DATE: MAY 31, 2022

REVISION/ISSUANCE	COPYRIGHT	OTTO CHENG ARCHITECT INC.	PROJECT TITLE	SHEET NO.
ISSUED FOR CLIENT REVIEW – FEBRUARY 25, 2022 ISSUED FOR CLIENT REVIEW – MARCH 01, 2022 ISSUED FOR CLIENT REVIEW – MARCH 09, 2022 ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-8898	LEE & WAVERLEY WINNIPEG, MB	A-1.5
		PROJECT NO. 18-016 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SD	DRAWING TITLE SITE SECTION 1 - WEST-EAST	REFER TO DRAWING A-XX



DD 9 - KEY PLAN

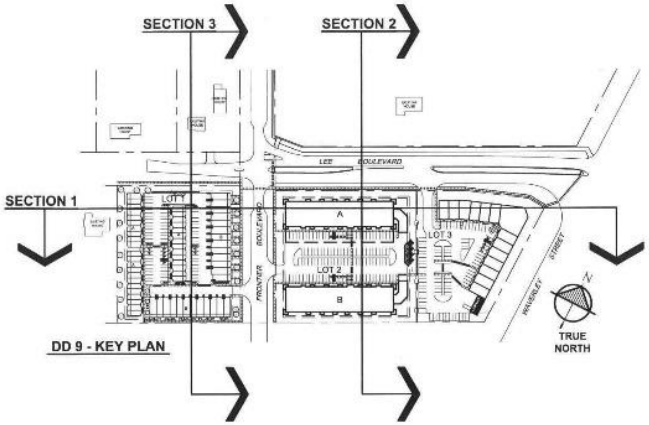


DD 9 - SITE SECTION 2 (NORTH-SOUTH)

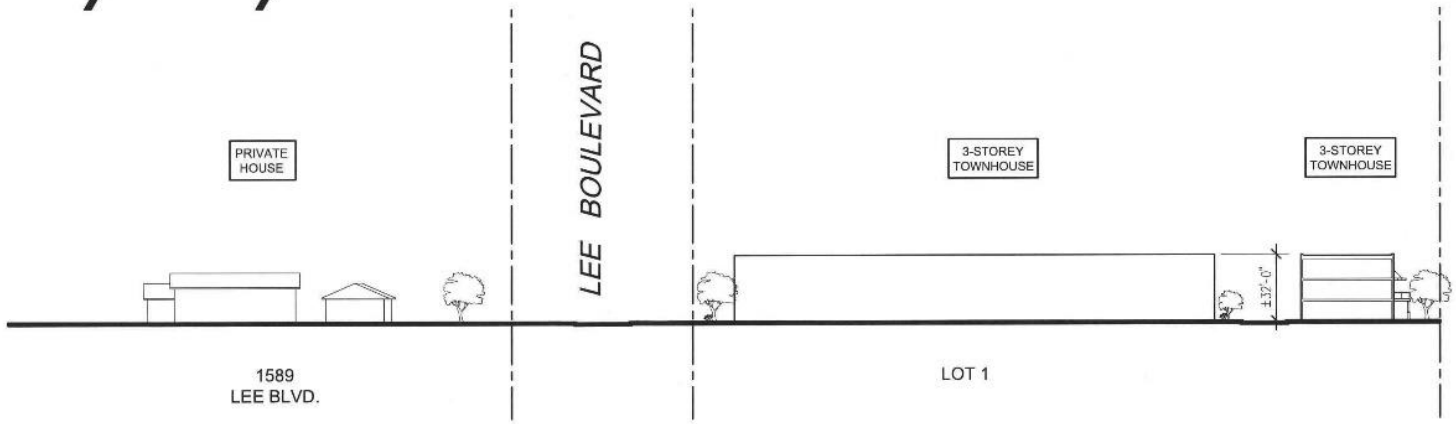
NTS

DATE: MAY 31, 2022

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ISSUED FOR CLIENT REVIEW – FEBRUARY 28, 2022 ISSUED FOR CLIENT REVIEW – MARCH 01, 2022 ISSUED FOR CLIENT REVIEW – MARCH 09, 2022 ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	PROJECT NO. 18-010	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SD	DRAWING TITLE SITE SECTION 2 - NORTH-SOUTH	REFER TO DRAWING A-XX



DD 9 - KEY PLAN



DD 9 - SITE SECTION 3 (NORTH-SOUTH)

NTS

DATE: MAY 31, 2022

REVISION/ISSUANCE	COPYRIGHT	OTTO CHENG ARCHITECT INC.	PROJECT TITLE	SHEET NO.
ISSUED FOR CLIENT REVIEW – FEBRUARY 28, 2022 ISSUED FOR CLIENT REVIEW – MARCH 09, 2022 ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-8898	LEE & WAVERLEY WINNIPEG, MB	A-1.7
		PROJECT NO. 18-010 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SO	DRAWING TITLE SITE SECTION 3 - NORTH-SOUTH	REFER TO DRAWING A-XX

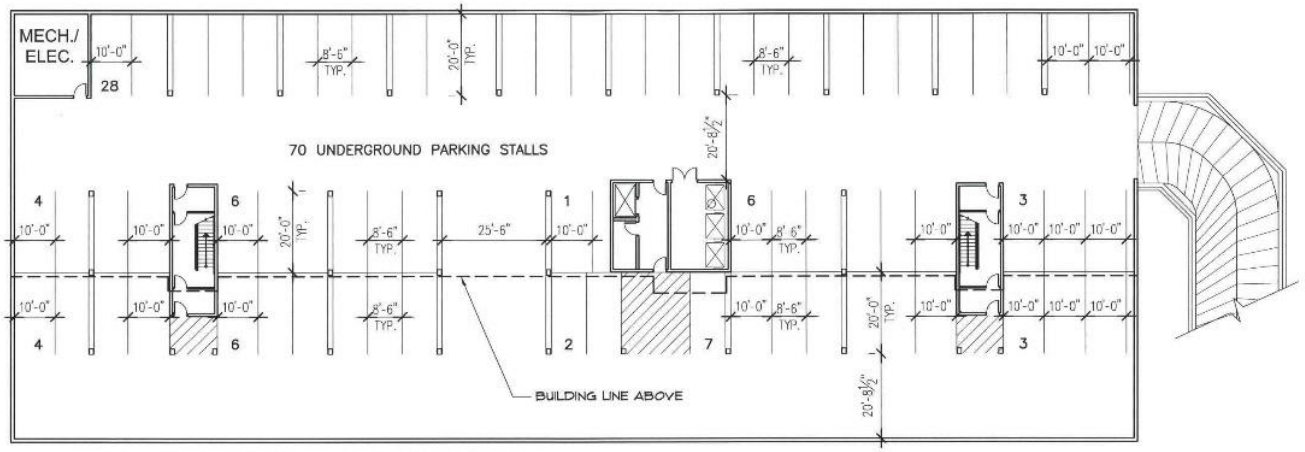


DD 6 - MAIN FLOOR PLAN BUILDING A / REVERSED BUILDING B

NTS

DATE: MARCH 03, 2022

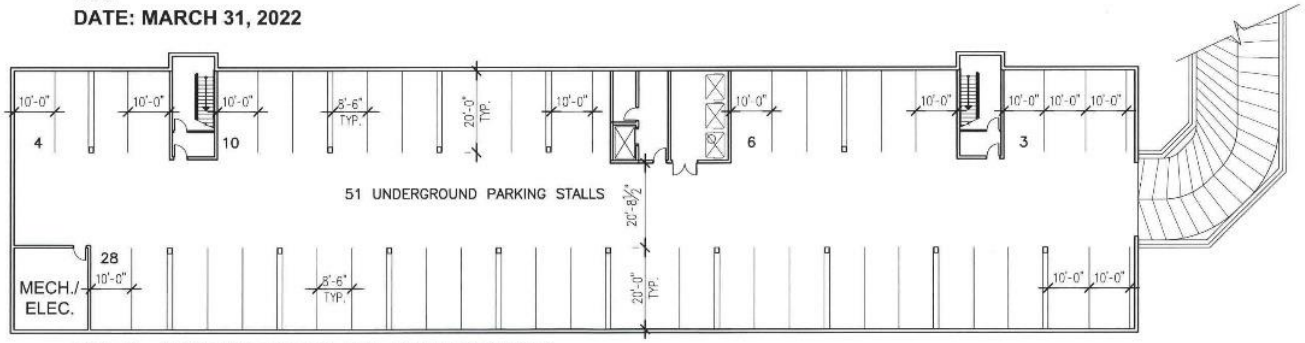
REVISION/ISSUANCE	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT.	OTTO CHENG ARCHITECT INC.	PROJECT TITLE	SHEET NO.
ISSUED FOR OWNER REVIEW – AUGUST 18/2021 ISSUED FOR CLIENT REVIEW – MARCH 04/2022 ISSUED FOR CLIENT REVIEW – MARCH 09/2022 ISSUED FOR CLIENT REVIEW – MARCH 15/2022 ISSUED FOR ZONING REVIEW – APRIL 05/2022 ISSUED FOR ZONING REVIEW – MAY 31/2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-8898	LEE & WAVERLEY WINNIPEG, MB	A-2.0
		PROJECT NO. 18-010 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SD	DRAWING TITLE MAIN FLOOR PLAN BUILDING A & B	REFER TO DRAWING A-XX



DD 9 - PARKADE PLAN BUILDING A

NTS

DATE: MARCH 31, 2022



DD 9 - PARKADE PLAN BUILDING B

NTS

DATE: MARCH 31, 2022

REVISION/ISSUANCE	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT.	OTTO CHENG ARCHITECT INC.	PROJECT TITLE	SHEET NO.
ISSUED FOR CLIENT REVIEW – MARCH 04/2022 ISSUED FOR CLIENT REVIEW – MARCH 09/2022 ISSUED FOR CLIENT REVIEW – MARCH 15/2022 ISSUED FOR ZONING REVIEW – APRIL 05/2022 ISSUED FOR ZONING REVIEW – MAY 31/2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-5898	LEE & WAVERLEY WINNIPEG, MB	A-2.1
		PROJECT NO. 18-C10 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SO	DRAWING TITLE DD9 - PARKADE PLAN BUILDING A & B	REFER TO DRAWING A-XX

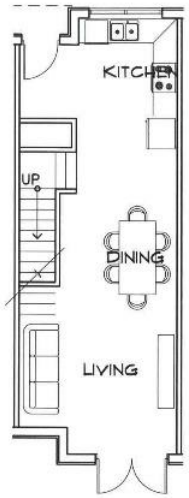


DD 6 - TYPICAL SECOND TO SIXTH FLOOR PLAN BUILDING A / REVERSED BUILDING B

NTS

DATE: MARCH 15, 2022

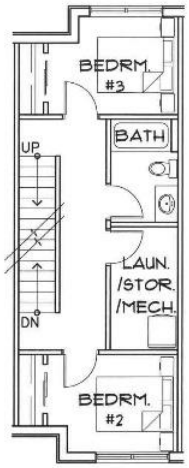
REVISION/ISSUANCE	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT.	OTTO CHENG ARCHITECT INC.	PROJECT TITLE	SHEET NO.
ISSUED FOR CLIENT REVIEW – MARCH 04/2022 ISSUED FOR CLIENT REVIEW – MARCH 09/2022 ISSUED FOR CLIENT REVIEW – MARCH 15/2022 ISSUED FOR ZONING REVIEW – APRIL 05/2022 ISSUED FOR ZONING REVIEW – MAY 31/2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-5898	LEE & WAVERLEY WINNIPEG, MB	A-2.2
		PROJECT NO. 18-010 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SO	DRAWING TITLE TYPICAL FLOOR PLAN BUILDING A & B	REFER TO DRAWING A-XX



DD 6 - TYPE "A" MAIN FLOOR

NTS

DATE: MARCH 15, 2022



DD 6 - TYPE "A" SECOND FLOOR

NTS

DATE: MARCH 15, 2022

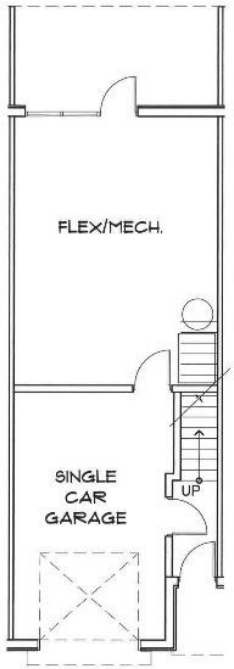


DD 6 - TYPE "A" THIRD FLOOR

NTS

DATE: MARCH 15, 2022

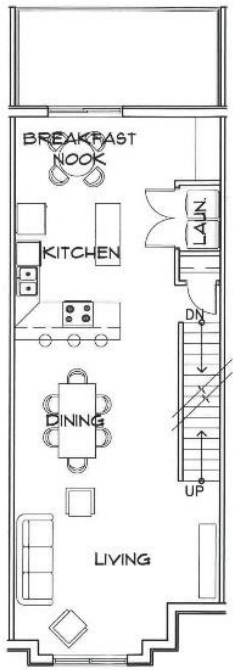
REVISION/ISSUANCE ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898				PROJECT TITLE LEE & WAVERLEY WINNIPEG, MB	SHEET NO. A-2.3
		PROJECT NO. 18-010	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SO	DRAWING TITLE TYPICAL UNIT A FLOOR PLANS	REFER TO DRAWING A-XX



DD 6 - TYPE "B" MAIN FLOOR

NTS

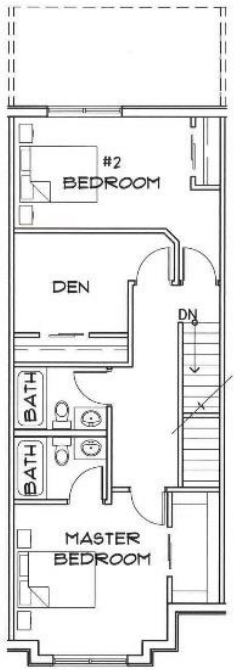
DATE: MARCH 15, 2022



DD 6 - TYPE "B" SECOND FLOOR

NTS

DATE: MARCH 15, 2022



DD 6 - TYPE "B" THIRD FLOOR

NTS

DATE: MARCH 15, 2022

REVISION/ISSUANCE ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898			PROJECT TITLE LEE & WAVERLEY WINNIPEG, MB	SHEET NO. A-2.4
		PROJECT NO. 18-010	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SD	DRAWING TITLE TYPICAL UNIT B FLOOR PLANS	REFER TO DRAWING A-XX



DD 6 - COMMERCIAL BUILDING FRONT ELEVATION

NTS

DATE: MARCH 15, 2022

REVISION/ISSUANCE	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898				PROJECT TITLE LEE & WAVERLEY WINNIPEG, MB	SHEET NO. A-4.0
ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	PROJECT NO. 18-010	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SO	DRAWING TITLE COMMERCIAL BUILDING ELEVATION	REFER TO DRAWING A-XX



DD 6 - BUILDING A / REVERSED BUILDING B FRONT ELEVATION

NTS

DATE: MARCH 11, 2022

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – MARCH 04, 2022
ISSUED FOR CLIENT REVIEW – MARCH 09, 2022
ISSUED FOR CLIENT REVIEW – MARCH 15, 2022
ISSUED FOR ZONING REVIEW – APRIL 05, 2022
ISSUED FOR ZONING REVIEW – MAY 31, 2022

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THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.

OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8898

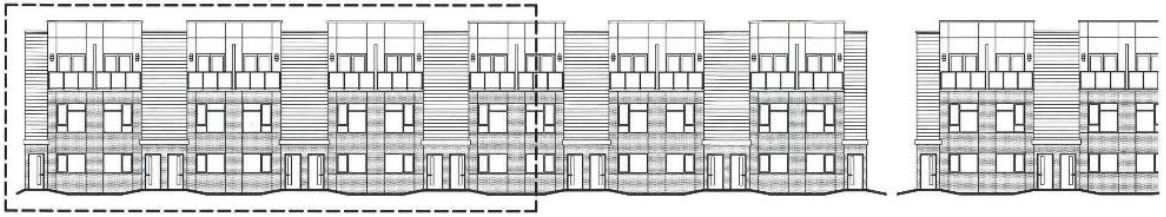
PROJECT NO.	DATE	SCALE	DRAWN BY
18-010	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
LEE & WAVERLEY
WINNIPEG, MB

DRAWING TITLE
BUILDING A & B FRONT ELEVATION

SHEET NO.
A-4.1

REFER TO DRAWING
A-XX



EXTERIOR FINISH MATERIAL LEGEND:

1. EIFS COLOUR 1 (TBD)
2. EIFS COLOUR 2 (TBD)
3. METAL SIDING (TBD)



DD 6 - TYPE "A" PARTIAL FRONT ELEVATION

NTS

DATE: MARCH 15, 2022

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		PROJECT NO. 18-010	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SD	DRAWING TITLE TYPE A PARTIAL FRONT ELEVATION	REFER TO DRAWING A-XX



EXTERIOR FINISH MATERIAL LEGEND:

1. EIFS COLOUR 1 (TBD)
2. EIFS COLOUR 2 (TBD)
3. METAL SIDING (TBD)



DD 6 - TYPE "B" PARTIAL FRONT ELEVATION

NTS

DATE: MARCH 15, 2022

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		PROJECT NO. 18-010 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SO	DRAWING TITLE: TYPE B PARTIAL FRONT ELEVATION	REFER TO DRAWING A-XX



DD 6 - COMMERCIAL BUILDING FRONT ELEVATION

NTS

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ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-8898	LEE & WAVERLEY WINNIPEG, MB	A-4.4
	PROJECT NO. 18-010 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SD	DRAWING TITLE COMMERCIAL BUILDING COLOUR ELEV.	REFER TO DRAWING A-XX	



DD 6 - BUILDING A / REVERSED BUILDING B FRONT ELEVATION

NTS

DATE: MARCH 11, 2022

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		PROJECT NO. 18-010	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PA/SD	DRAWING TITLE BUILDING A & B COLOUR FRONT ELEV.	REFER TO DRAWING A-XX





DD 6 - TYPE "A" PARTIAL FRONT ELEVATION

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ISSUED FOR CLIENT REVIEW – MARCH 14, 2022 ISSUED FOR CLIENT REVIEW – MARCH 15, 2022 ISSUED FOR ZONING REVIEW – APRIL 05, 2022 ISSUED FOR ZONING REVIEW – MAY 31, 2022	THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	ARCHITECTURE INTERIORS T. (204) 453-8898	LEE & WAVERLEY WINNIPEG, MB	A-4.6
		PROJECT NO. 18-010 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PK/SD	DRAWING TITLE TYPE A PARTIAL COLOUR FRONT ELEV.	REFER TO DRAWING A-XX





DD 6 - TYPE "B" PARTIAL FRONT ELEVATION

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