Minute No. 755
Report – Executive Policy Committee – September 14, 2022

Item No. 30 Subdivision and Rezoning – 55 Harriet Street (Point Douglas Ward) File DASZ 35/2022 [c/r DAV 158215/2022D]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision under Development Application No. DASZ 35/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 1, 2022, and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated August 3rd, 2022.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L PDO-1 West Alexander & Centennial" Residential Multi-Family (Large) District as shown on the map dated September 1, 2022, and included within Schedule "A".

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 35/2022, as determined by the City's Director of Planning, Property and Development.

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 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.

Report – Executive Policy Committee – September 14, 2022

COUNCIL DECISION (continued):

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

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

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

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

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

13. That the Variance order under related File DAV 158215/2022D 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 35/2022.

Report – Executive Policy Committee – September 14, 2022

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 14, 2022, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 1, 2022, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

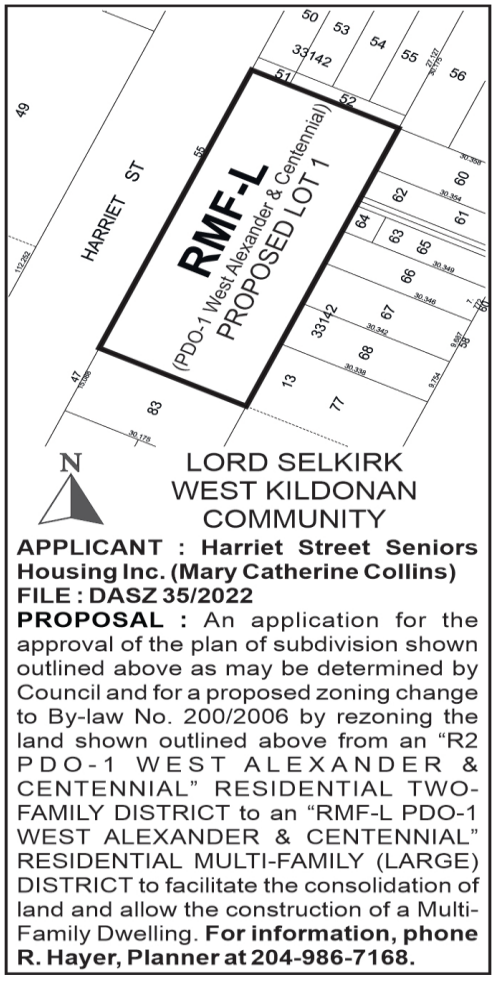
File: DASZ 35/2022

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie
Councillor Santos

Public Hearing: September 1, 2022
Council Building, 510 Main Street

Applicant: Harriet Street Seniors Housing Inc. (Catherine Collins)

Subject:



Premises Affected: 55 Harriet Street

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 2, 2022

Community Committee Recommendation:

On September 1, 2022, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 35/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 1, 2022, and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated August 3rd, 2022.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L PDO-1 West Alexander & Centennial" Residential Multi-Family (Large) District as shown on the map dated September 1, 2022, and included within Schedule "A".

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 35/2022, as determined by the City's Director of Planning, Property and Development.

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

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

13. That the Variance order under related File DAV 158215/2022D 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 35/2022.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I wanted to thank the community, especially Cathy Collins, John Prystanski, and Mr. Gonzales coming here today, talking in support and working with my office. When we first talked about this, as well as Phil Dlot, I know he's not here today but know he's here with us in spirit and working with my office in what we could do with this empty parking space. We know the empty parking spaces are not here in West Alexander, actually all of our Downtown, seeing some development here we see it is a really long process, I would love to see it sped up and know that its challenging so I appreciate their patience and them working with the public administration.

2. Building affordable, safe, quality housing as Cathy has mentioned for seniors, newcomers, even people or families who are living on a fixed income should be made a priority not just within West Alexander Central, should be made a priority throughout the entire city. This is an issue that has been long coming, probably a systemic issue that's been happening for decades and the fact that it takes a grassroots organization to start something, is just mindboggling. We as a government should be supporting this more with our own funding, but that's a long term solution, right now this is a short term solution that I am fully supporting and I am really, really excited to see something happening here, happy to hear that they will be becoming a non-profit charity so that they can continue advocate and get those capital costs and fund raise through that so I am hoping that someone out there can provide their support in the capital costs and that's very important and I'm just super excited and hopefully we can continue that partnership down the road.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 0

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated June 20, 2022
2. Notification of Public Hearing dated July 15, 2022
3. Manitoba Status of Title 3140603/1
4. Letter of Intent from Catherine Collins, Harriet Street Seniors Housing Inc.
5. Surveyor's Building Location Certificate and sketch dated August 5, 1988
6. Certificate of Incorporation effective June 30, 2020, Registry Number 10065605, by the Deputy Director/The Corporations Act
7. Preliminary Drawings of the subject property (4 pages)
8. Communication dated August 9, 2022, from Leah Gazan in support the application
9. Communication dated August 2, 2022, from Graham Thomson in support of the application
10. Communication dated August 2, 2022, from M. Patricia Hardy in support of the application
11. Communication dated August 2, 2022, from Phillip Dlot, Hold Zone Inc., in support of the application
12. Plans (7 pages)
13. Report from the Urban Planning Division dated August 19, 2022
14. Inspection Report

15. Communication dated August 25, 2022, from Harold Martinos, in support of the application
16. Communication dated August 29, 2022, from Peter Cantelon, The Jubilee Fund, in support of the application
17. Communication dated August 30, 2022, from Rick Shone, in support of the application

18 Communication dated August 30, 2022, from Genet, in support of the application

19. Presentation in support of the application submitted by the Applicant at the public hearing
20. Communication dated August 31, 2022, from Ben McGillivary, in support of the application
21. Communication dated August 31, 2022, from Shahbaz Khan, in support of the application

REPRESENTATIONS:

In Support:

Catherine Collins
Sheila Hazzard
John Prystanski
Leah Gazan
Phillip Dlot
Graham Thomson
M. Patricia Hardy
Harold Martinos
Peter Cantelon
Genet Kassaye
Rick Shone
Ben McGillivary
Shahbaz Khan

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
S. Costello, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "13" referred to in File DASZ 35/2022

ADMINISTRATIVE REPORT

Title: DASZ 35/2022 - 55 Harriet Street.

Issue: For consideration at the public hearing for a Subdivision and Rezoning for construction of a 48-unit multi-family residential use.

Critical Path: Lord Selkirk-West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 35/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 1, 2022, and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated August 3rd, 2022.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L PDO-1 West Alexander & Centennial" Residential Multi-Family (Large) District as shown on the map dated September 1, 2022, and included within Schedule "A".
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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing

13. That the variance order under related file No. DAV 22-158215/D 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 35/2022.

REASON FOR THE REPORT

The applicant is proposing to rezone the property from "R2" Residential Two-Family to "RMF-L" Rezoning applications require a public hearing as per the Development Procedures By-law and *The City of Winnipeg Charter*.

The Report is being submitted for the Committee's consideration of the development application at the public hearing.

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

'The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) as follows:

They embody the following Guiding Principles:

- *We will Promote and Maintain the Welfare of All Residents*

They align with the following Goals and Objectives:

- *Goal 2: The City Actively Plans for and Partners in Affordable Housing*

SUBMITTED BY

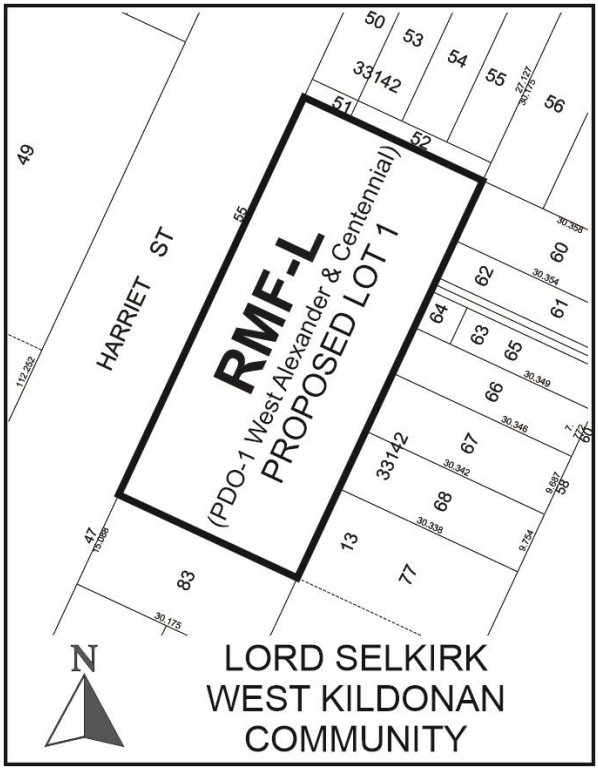
Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by	R. Hayer, RPP, MCIP
Date:	August 19, 2022
File No.	DASZ 35/2022

List of Schedules and Attachments

- **Appendix "A" – Planning Discussion.**
- **Schedule "A" of File No. DASZ 35/2022,** Lord Selkirk - West Kildonan **Community Committee, dated September 1, 2022.**
- **Appendix "B" – Proposed By-law.**

APPENDIX 'A'

DATE:	**August 19, 2022**
FILE:	**DASZ 35/2022**
RELATED FILES:	DAV 22-158215\D
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.105 (West Alexander)
SUBJECT:	For Subdivision and Rezoning for construction of a 48-unit multi-family residential use.
LOCATION:	55 Harriet Street
LEGAL DESCRIPTION:	LOT 84 PLAN 13 5 ST J LOT 71 PLAN 33142 5/6 ST J



APPLICANT:	Mary Catherine Collins (Harriet Street Seniors Housing Inc.) (460 McDermot Ave) Winnipeg, MB R2A 0B4
OWNER:	HARRIET STREET SENIORS HOUSING INC. 220 Portage Ave 1301 (C/O PRYSTANSKI LAW OFFICE) Winnipeg, MB R3C 0A5

SITE DESCRIPTION

- The subject property is located on the east side of Harriet Street, in the West Alexander neighbourhood of the Point Douglas ward.
- The property consists of two (2) descriptive lots and is currently zoned "R2 **PDO-1 West Alexander & Centennial**" Residential Two-Family District and mapped under the "Medium Density Residential Area" of the West Alexander & Centennial **PDO-1**.
- The site is designated a "Medium Density Residential" policy area under the *West Alexander & Centennial Neighbourhood Secondary Plan*.
- The site is +/- 220 ft. wide by +/- 99 ft. deep, providing for a total lot area of +/- 22,016 sq. ft.
- Currently on the property is a non-accessory surface parking area with vehicle access from Harriet Street.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Private lane providing access to single-family dwellings fronting McDermot Avenue, zoned "R2" Residential Two-Family District.

South: Non-accessory surface parking area zoned "R2" Residential Two-Family District.

East: Residential uses zoned "R2" Residential Two-Family District.

West: Harriet Street; then a commercial use (Part Source) zoned "CMU" Commercial Mixed-Use District.

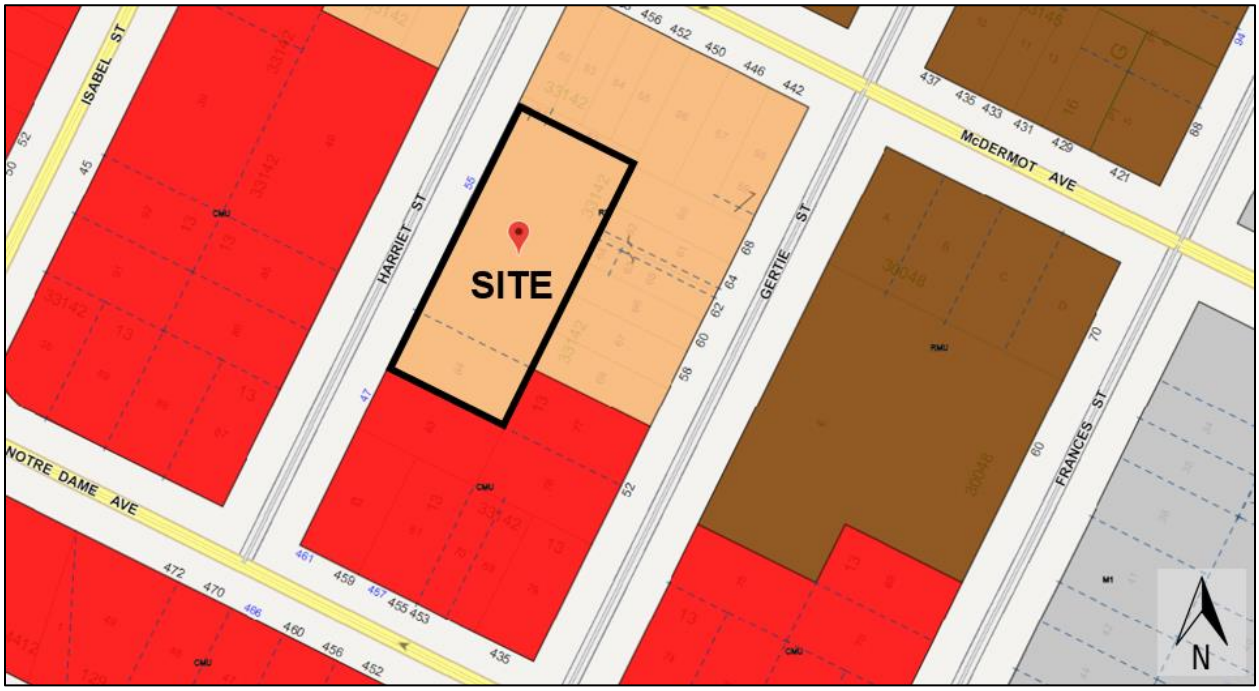


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the two underlying lots into a proposed Lot 1 and rezone the property to an “RMF-L PDO-1 WEST ALEXANDER & CENTENNIAL” Residential Multi-Family (Large) District.
- The proposed development involves the construction of a 48-unit multi-family dwelling and accessory parking area containing 22 parking spaces.
- The Developer, Harriet Seniors Housing Inc., is a registered non-profit corporation. The proposed development is intended to provide non-profit housing for seniors who are at risk of homelessness or presently in need of safe, affordable housing.
- The proposed building would be three storeys in height (+/- 38 ft.). A lobby is proposed on the main floor with a covered entry located on the north elevation. Windows and additional glazing are proposed to wrap around the main floor of the west elevation (along Harriet Street). Residential units on the first through third floors have Juliet balconies and windows facing toward Harriet Street.
- For access, two private approaches on Harriet Street are proposed. The northerly approach would accommodate primary motor vehicle access to the development. The southerly approach would provide access for garbage trucks and lead to the garbage enclosure located within the south side yard.
- The parking area would contain two (2) van-accessible parking spaces with a central loading aisle. The area would also include one (1) parking space reserved for a car share vehicle. An agreement in principle with Peg City Car Co-op has been submitted with the application.

- The related Variance under File No. DAV 21-242277/D deals with the proposed "RMF-L PDO-1 West Alexander & Centennial" Dimensional Standards. Please see the related Planner's report for an analysis of the proposed variances.



Figure 3: Proposed building rear elevation (top) and front elevation (bottom).

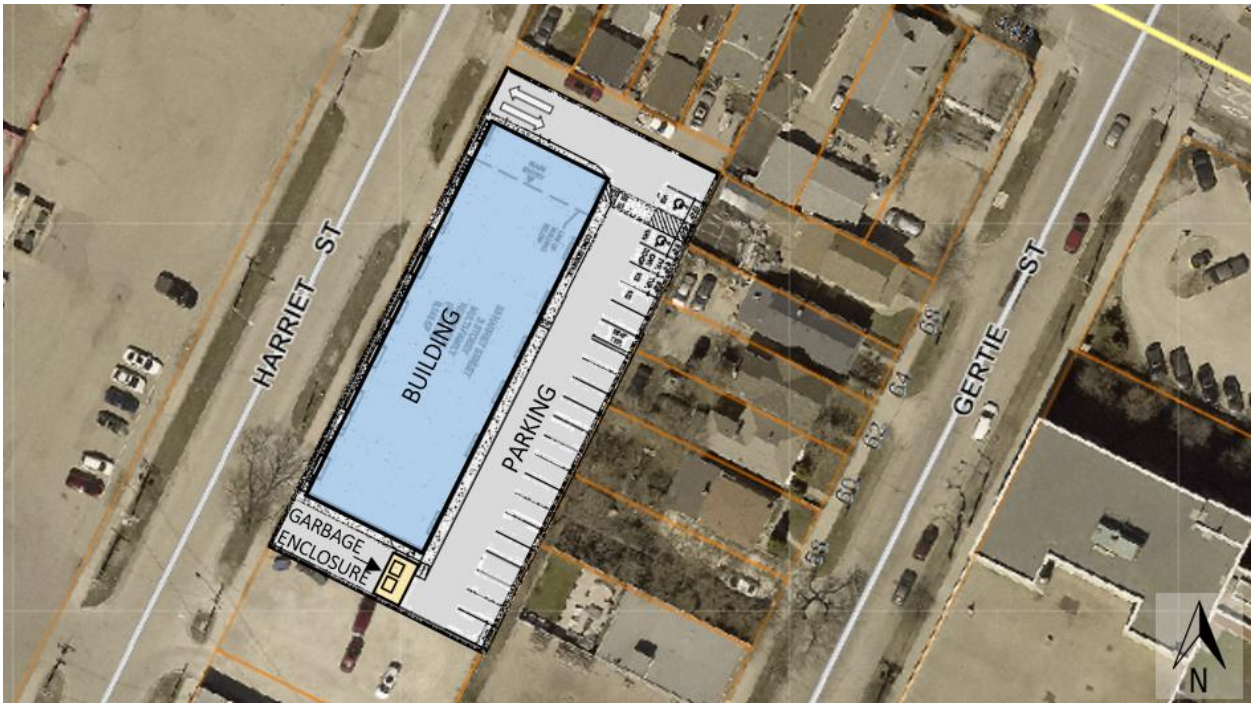


Figure 4: Illustration of proposed site plan layout in the context of existing surrounding uses.

Collaboration:

The subject development was initially proposed under a Pre-Application, File No. 21-227025 PA. The Public Service expressed general support for the proposed development and provided comments relating to access, parking, and garbage enclosure location.

Following the Pre-Application, the applicant engaged in discussions with the Urban Planning & Design Division and the Public Works Department to resolve concerns regarding access, approaches and parking. All comments provided by the Public Service have been incorporated into the proposed plans submitted alongside the subject application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0:

The subject property is located in along a local street in the Established Neighbourhoods – Mature Communities policy area of *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0* (CCDS 2.0). The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.

In addition, CCDS 2.0 establishes an intensification target under Section B1, Goal 2, which states:

- *Aim for a minimum of 50% of all new dwelling units to be located in the intensification target area.*

Key goals and General Policies for Established Neighbourhoods that are relevant to the subject proposal include:

- *Goal 1: Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
- *Goal 3: Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN:

The property is within an area covered by the *West Alexander & Centennial Neighbourhood Secondary Plan,* which designates the subject property under the "Medium Density Residential" policy area. Key policies include:

- *Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple-family development;*
- *Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple-family development.*
- *A density of one dwelling unit per 1,000 to 1,250 square feet of lot area may be accommodated through a discretionary review process;*
- *A density exceeding one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process only in the following circumstances:*

- *For existing nonresidential structures, when they are being rehabilitated and converted to residential use;*
- *For school-sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College;*
- *For non-profit, social housing.*

- *In order to preserve the scale and pedestrian-oriented character of this area, new development will have a minimum of two storeys and a maximum of three storeys in height*
- *Encourage future apartment development to be sensitive to the scale of adjoining single-family development and to reflect the interesting qualities and character of the*
- *streetscape that is currently present in the community.*
- *This can be achieved by:*
  - *Articulation of the front façade and regular placement of the front entrances;*
  - *Accommodating reduced side yard requirements to provide a pattern of breaks in development that is more consistent with single-family and two-family housing;*
  - *Accommodating features at the first storey level to create interest on the street and reduce the appearance of height and mass.*

The proposed rezoning would be consistent with the *Complete Communities Direction Strategy 2.0* as well as with the *West Alexander & Centennial Neighbourhood Secondary Plan* and the proposed development would be generally compatible with the area. The key reasons are as follows:

- Under the existing "R2" zoning, multi-family residential is a permitted use on the property, to a maximum of 27 units. The applicant is proposing the rezoning to accommodate 48 units, which results in a density of approximately 458 square feet of lot area per dwelling unit.
- The proposed level of density is supportable and consistent with the applicable policy about density allowances under the Secondary Plan because the proposed development involves the construction of non-profit, social housing.
- In addition to being consistent with the applicable policy for density, the proposed development would also replace a non-accessory and non-conforming surface parking area with new housing units, removing a non-conformity and adding to the diversity of housing in the area.
- The site is also in proximity to the intersection of Isabel Street and Notre Dame Avenue. Under the approved Winnipeg Transit Master Plan, both streets are identified as part of the Primary Transit Network. **The concentration of Primary Transit Lines in this area will enable convenient access throughout the city by public transit from the subject property.**
- Adding new housing units contributes to achieving the intensification target, per CCDS 2.0 policies.

After review, the Urban Planning & Design Division supports the proposed Subdivision and Rezoning and recommends approval of the application.

REASONS FOR RECOMMENDATIONS

The Urban Planning Division supports the proposed Subdivision and Rezoning for the following reasons**:**

- **The proposed development removes a non-conformity and adds to the diversity of housing in the area.**
- **The proposed development provides non-profit housing for seniors.**
- **The proposed development provides an opportunity to increase multi-modal connectivity given the proximity to major employment and educational hubs, high-quality active transportation infrastructure, and transit, and the provision of a car share vehicle.**

This Report Submitted by:
Planning, Property and Development Department,
Urban Planning and Design Division.
Report Prepared by: R. Hayer, RPP, MCIP
DASZ File Number: DASZ 35/2022

SCHEDULE "A" FOR FILE NO. DASZ 35/2022, LORD SELKIRK COMMUNITY COMMITTEE, September 1, 2022

By-Law No. _____

File No. **DASZ 35/2022**

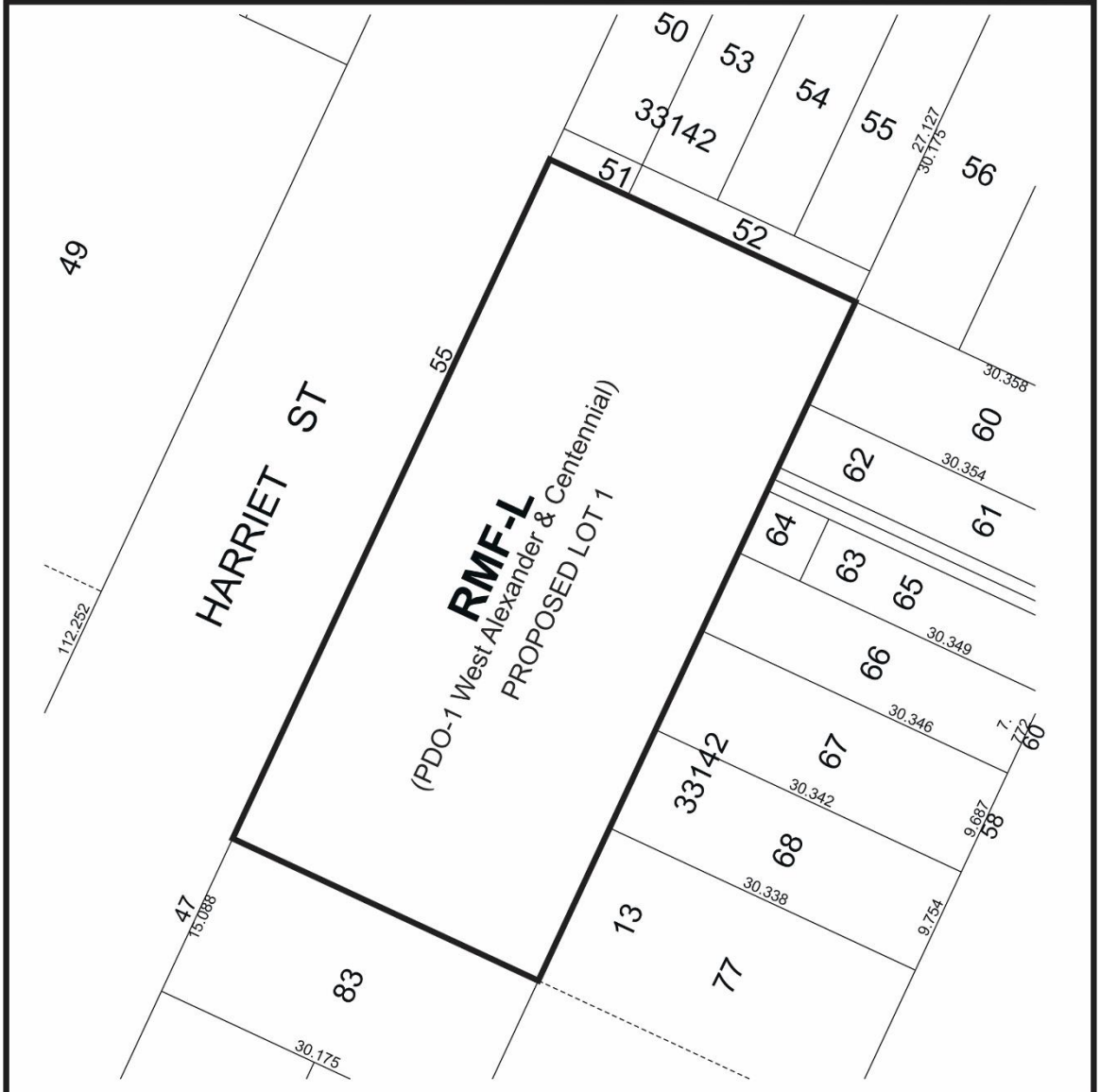
Atlas Sheet No. **Z24**

N

LORD SELKIRK WEST KILDONAN 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 55 Harriet Street from an "R2 PDO-1 WEST ALEXANDER & CENTENNIAL" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L PDO-1 WEST ALEXANDER & CENTENNIAL" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of land and allow the construction of a Multi-Family Dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 55 HARRIET STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 35/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

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

Section II – Servicing Considerations

1) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.50, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

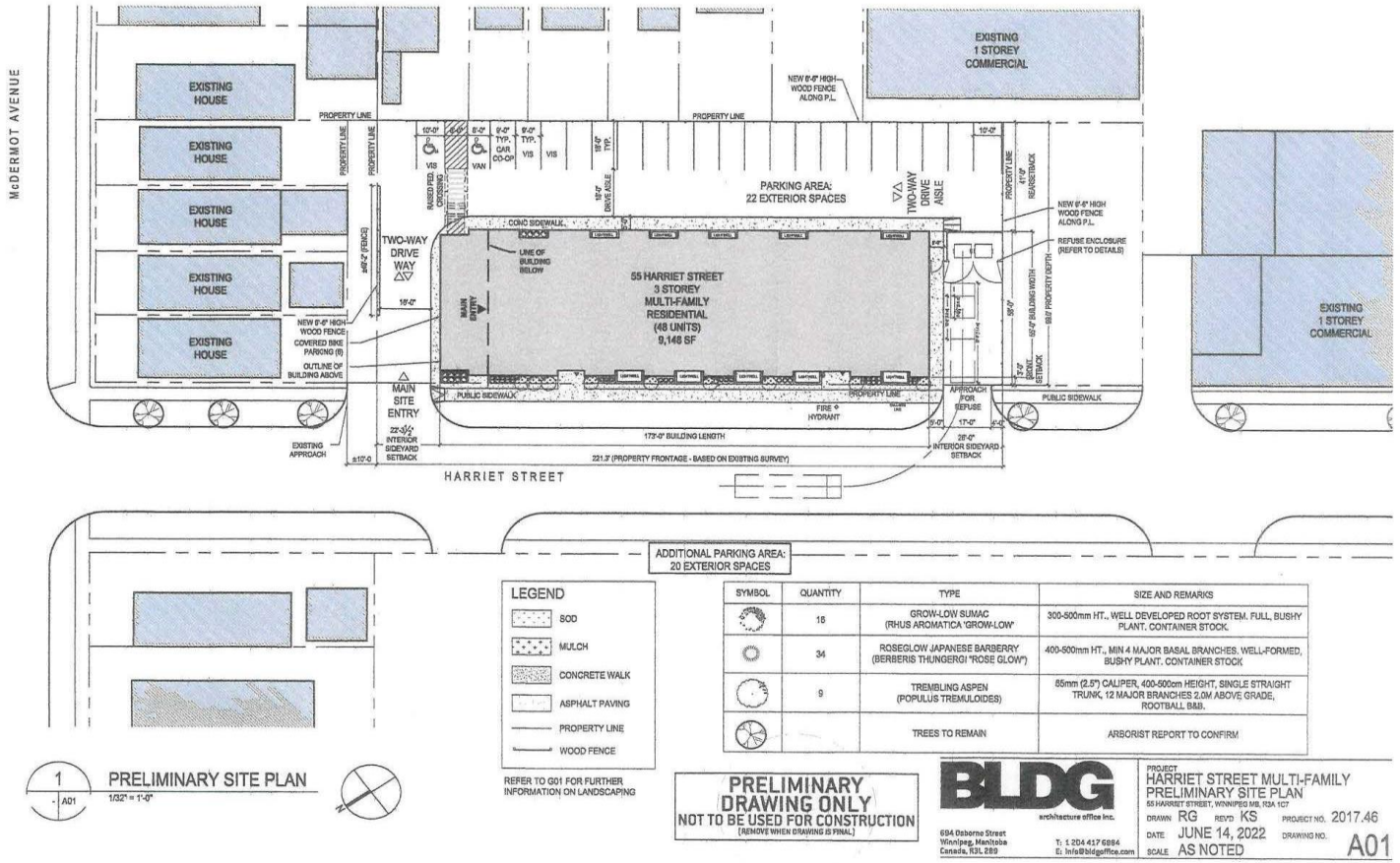
THIS REPORT SUBMITTED BY:

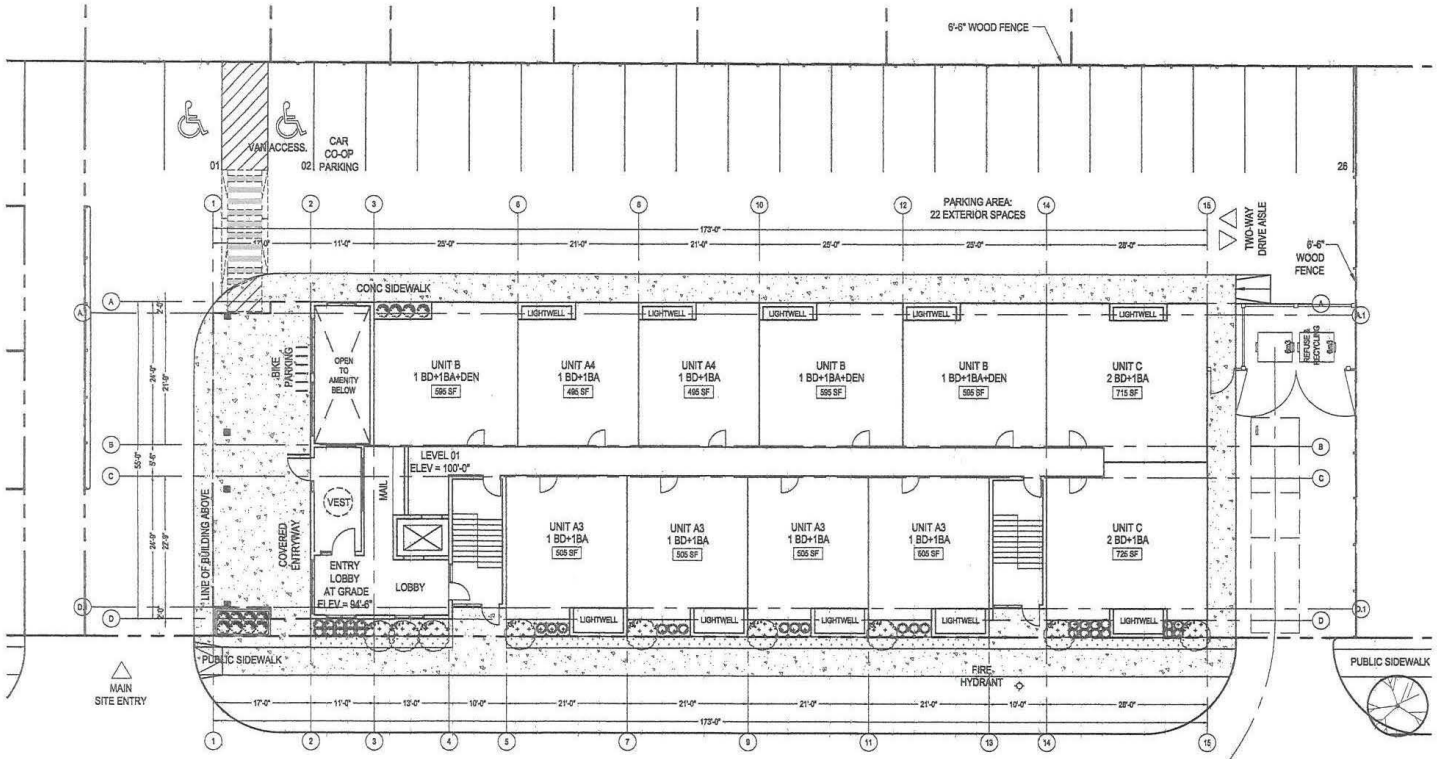
Administrative Co-ordinating Group
File No. DASZ 35/2022
August 3, 2022

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

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

Exhibit "12" referred to in File DASZ 35/2022



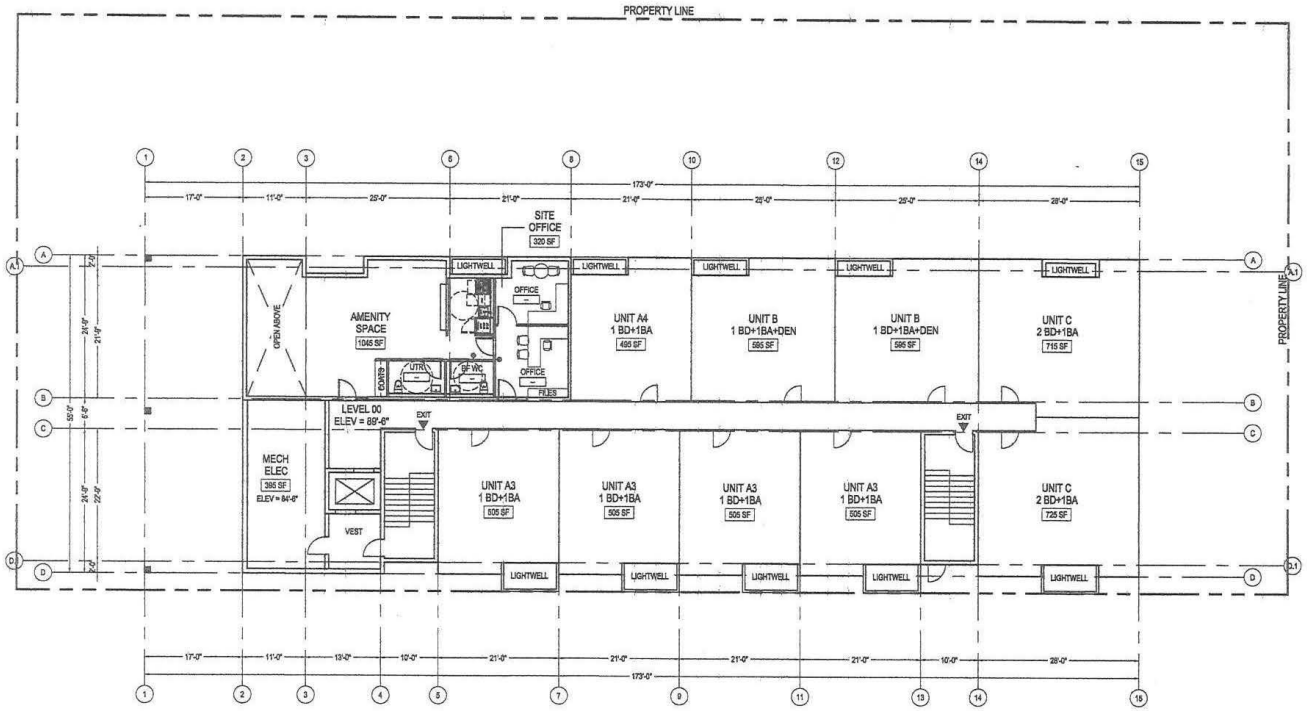


1 - A01 PRELIMINARY LEVEL 01 PLAN
1/16" = 1'-0"

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

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PROJECT
HARRIET STREET MULTI-FAMILY
PRELIMINARY LEVEL 01 PLAN
55 HARRIET STREET, WINNIPEG MB, R3A 1G7
DRAWN RG REVD KS PROJECT NO. 2017.46
DATE JUNE 14, 2022 DRAWING NO. A02
SCALE AS NOTED



1 - A03 PRELIMINARY BASEMENT LEVEL 00 PLAN

1/16" = 1'-0"

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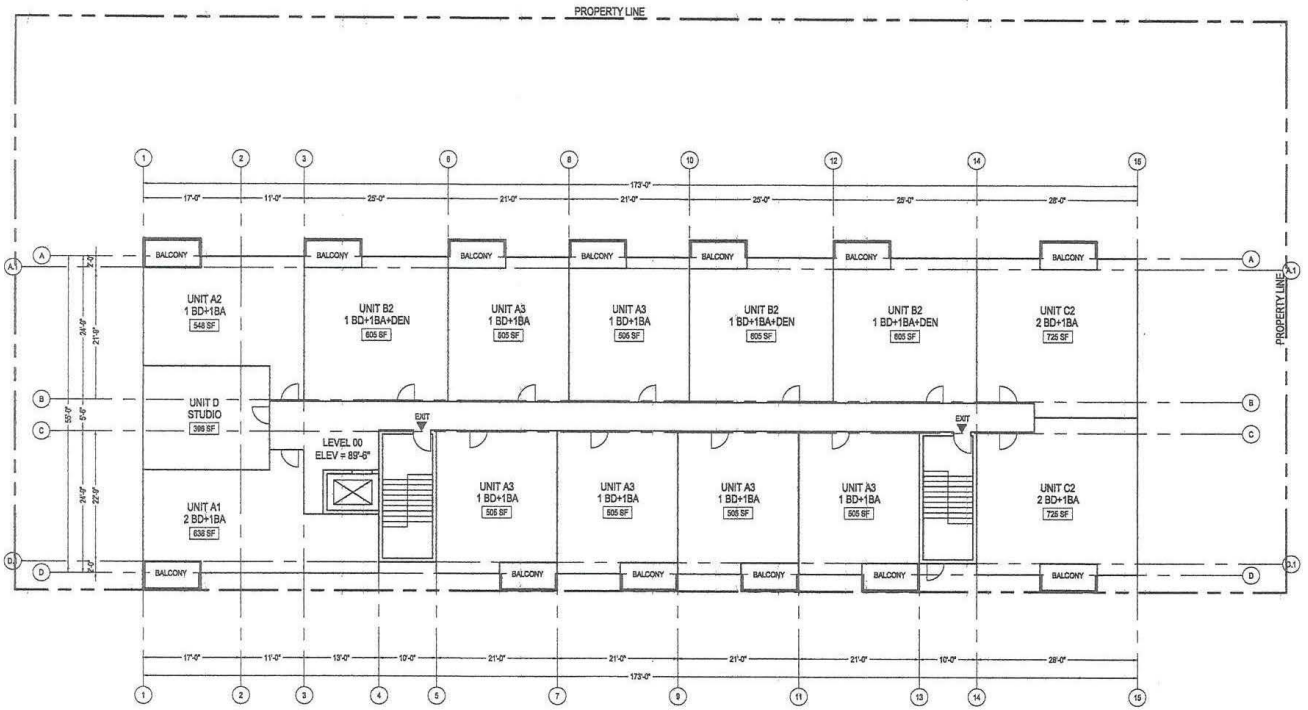
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PROJECT
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PRELIMINARY LEVEL 00 PLAN
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DATE JUNE 14, 2022 DRAWING NO. A03
SCALE AS NOTED

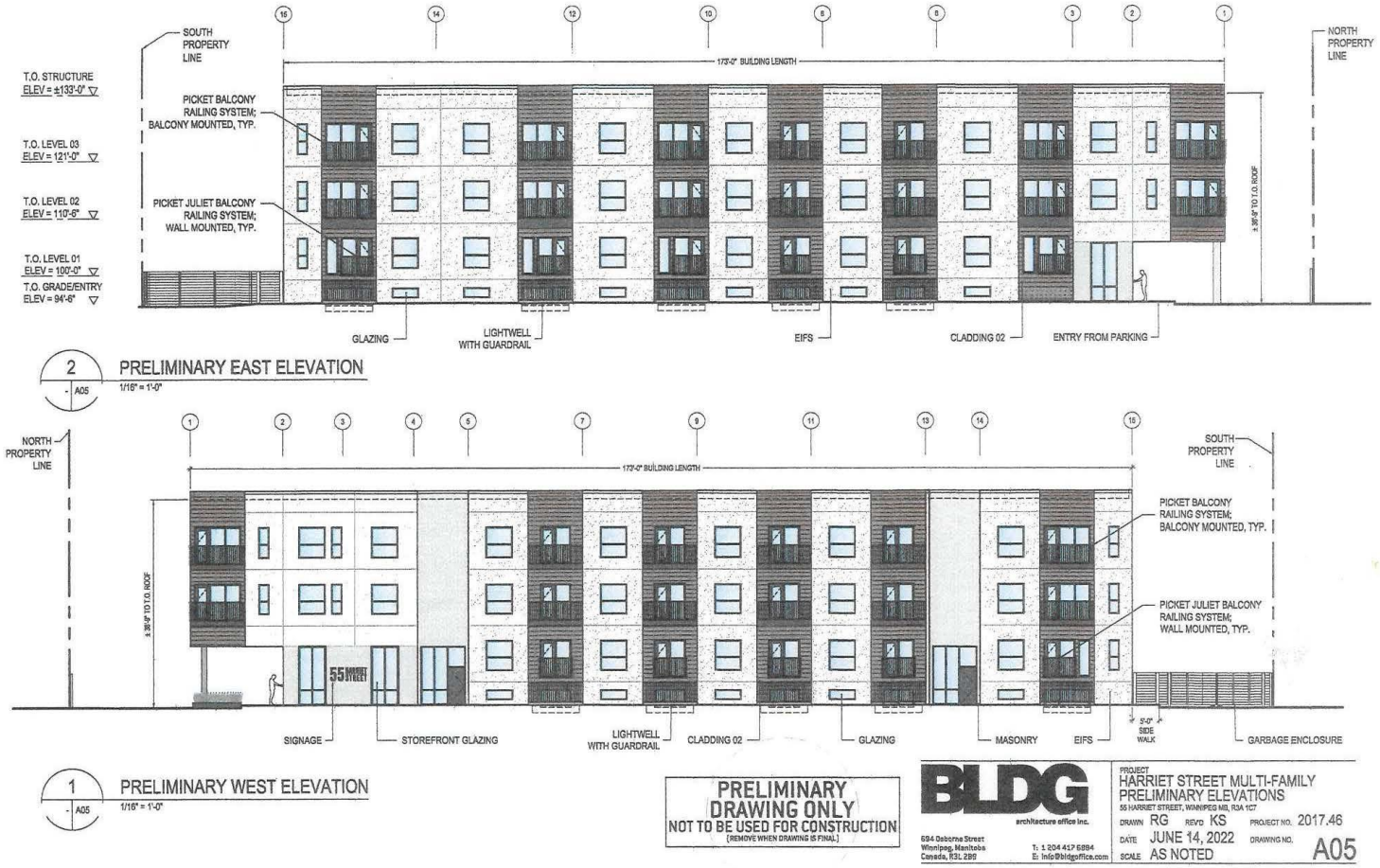


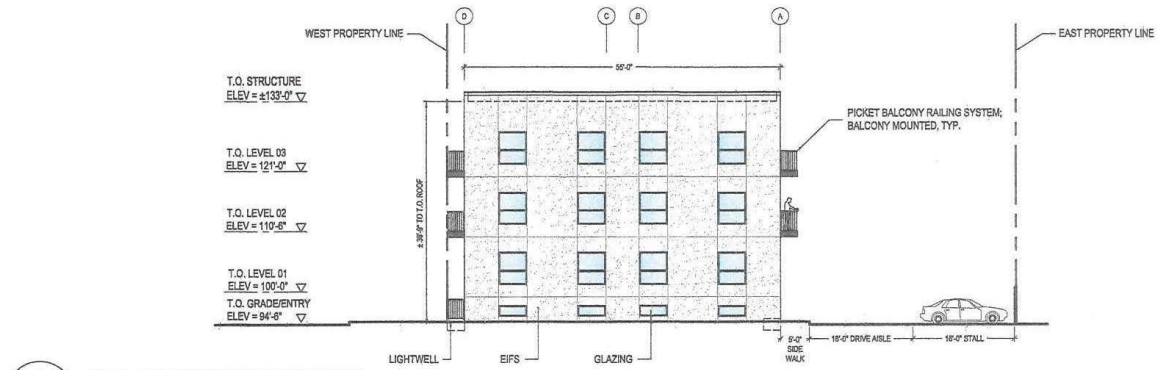
1 - A04 PRELIMINARY TYPICAL FLOOR PLAN (LEVEL 02-03)
1/16" = 1'-0"

PRELIMINARY
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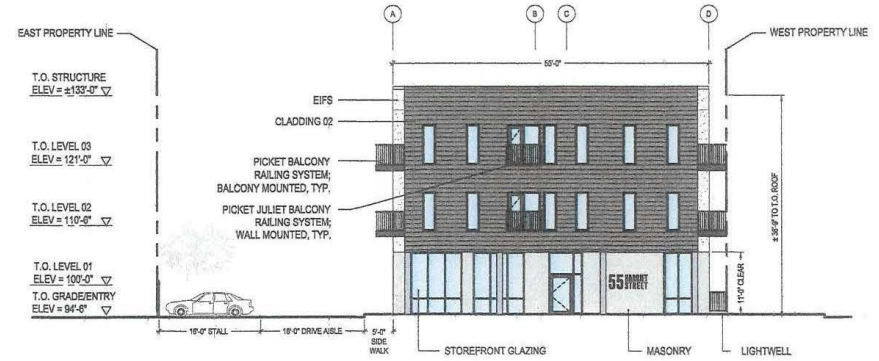
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PROJECT
HARRIET STREET MULTI-FAMILY
PRELIMINARY LEVEL 00 PLAN
55 HARRIET STREET, WINNIPEG MB, R3A 1C7
DRAWN RG REVD KS PROJECT NO. 2017.46
DATE JUNE 14, 2022 DRAWING NO. A04
SCALE AS NOTED


SOUTH PROPERTY LINE
NORTH PROPERTY LINE
173'-0" BUILDING LENGTH
T.O. STRUCTURE ELEV = ±133'-0"
T.O. LEVEL 03 ELEV = 121'-0"
T.O. LEVEL 02 ELEV = 110'-6"
T.O. LEVEL 01 ELEV = 100'-0"
T.O. GRADE/ENTRY ELEV = 94'-6"
PICKET BALCONY RAILING SYSTEM; BALCONY MOUNTED, TYP.
PICKET JULIET BALCONY RAILING SYSTEM; WALL MOUNTED, TYP.
± 38'-9" TO T.O. ROOF
GLAZING
LIGHTWELL WITH GUARDRAIL
EIFS
CLADDING 02
ENTRY FROM PARKING
2 - A05
PRELIMINARY EAST ELEVATION
1/16" = 1'-0"
NORTH PROPERTY LINE
SOUTH PROPERTY LINE
173'-0" BUILDING LENGTH
PICKET BALCONY RAILING SYSTEM; BALCONY MOUNTED, TYP.
PICKET JULIET BALCONY RAILING SYSTEM; WALL MOUNTED, TYP.
± 38'-9" TO T.O. ROOF
55 HARRIET STREET
SIGNAGE
STOREFRONT GLAZING
LIGHTWELL WITH GUARDRAIL
CLADDING 02
GLAZING
MASONRY
EIFS
5'-0" SIDE WALK
GARBAGE ENCLOSURE
1 - A05
PRELIMINARY WEST ELEVATION
1/16" = 1'-0"
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PROJECT
HARRIET STREET MULTI-FAMILY
PRELIMINARY ELEVATIONS
55 HARRIET STREET, WINNIPEG MB, R2A 1G7
DRAWN RG REVD KS PROJECT NO. 2017.46
DATE JUNE 14, 2022 DRAWING NO. A05
SCALE AS NOTED



2 - A06 PRELIMINARY SOUTH ELEVATION
1/16" = 1'-0"



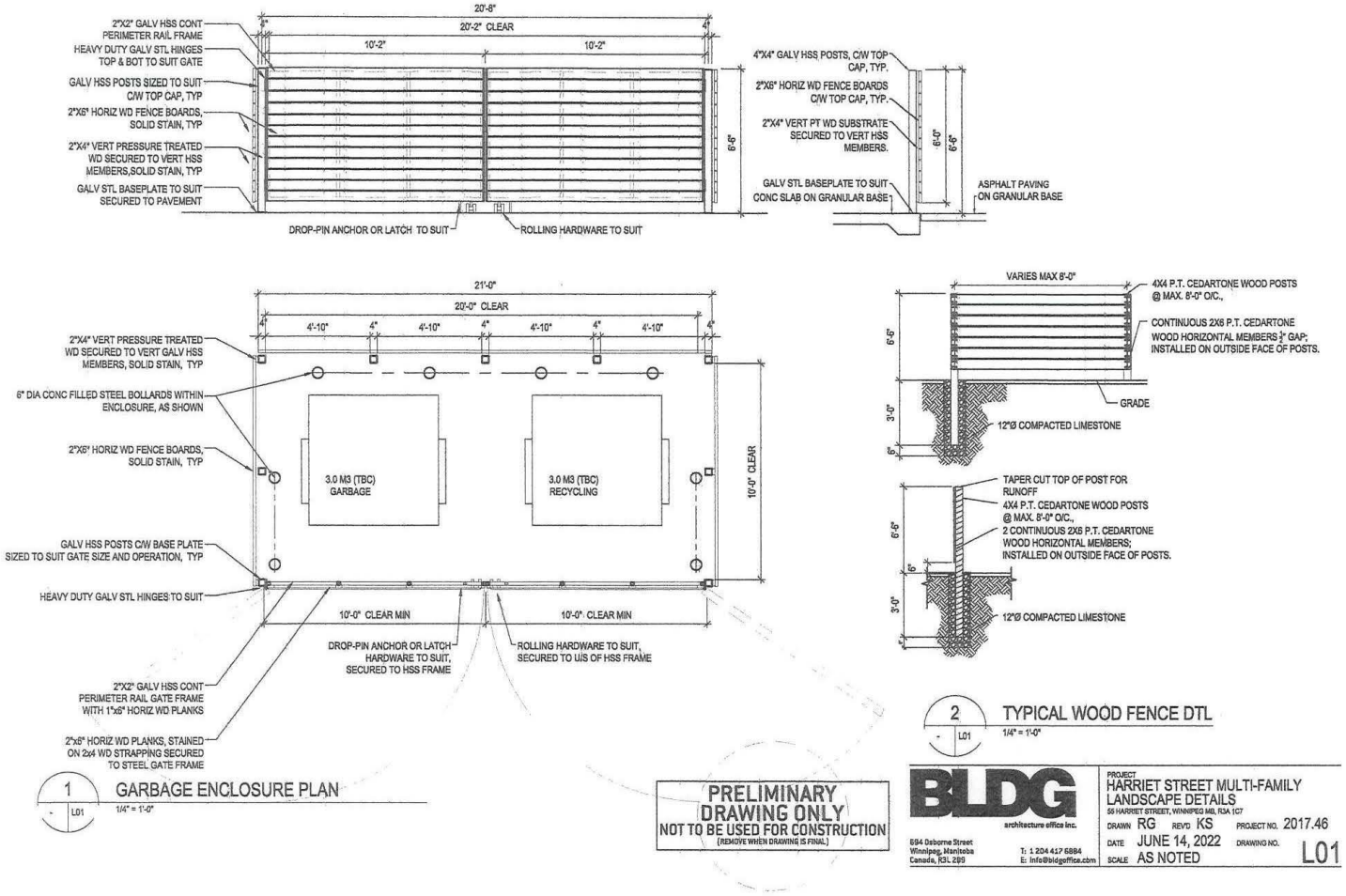
1 - A06 PRELIMINARY NORTH ELEVATION
1/16" = 1'-0"

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PROJECT
HARRIET STREET MULTI-FAMILY
PRELIMINARY ELEVATIONS
55 HARRIET STREET, WINNIPEG MB, R2A 1G7

DRAWN RG REVD KS PROJECT NO. 2017.46
DATE JUNE 14, 2022 DRAWING NO. A06
SCALE AS NOTED


20'-8"
20'-2" CLEAR
10'-2"
10'-2"
2"X2" GALV HSS CONT PERIMETER RAIL FRAME
HEAVY DUTY GALV STL HINGES TOP & BOT TO SUIT GATE
GALV HSS POSTS SIZED TO SUIT C/W TOP CAP, TYP
2"X6" HORIZ WD FENCE BOARDS, SOLID STAIN, TYP
2"X4" VERT PRESSURE TREATED WD SECURED TO VERT HSS MEMBERS,SOLID STAIN, TYP
GALV STL BASEPLATE TO SUIT SECURED TO PAVEMENT
6'-6"
DROP-PIN ANCHOR OR LATCH TO SUIT
ROLLING HARDWARE TO SUIT
4"X4" GALV HSS POSTS, C/W TOP CAP, TYP.
2"X6" HORIZ WD FENCE BOARDS C/W TOP CAP, TYP.
2"X4" VERT PT WD SUBSTRATE SECURED TO VERT HSS MEMBERS.
6'-0"
6'-6"
GALV STL BASEPLATE TO SUIT
CONC SLAB ON GRANULAR BASE
ASPHALT PAVING ON GRANULAR BASE
21'-0"
20'-0" CLEAR
4'-10"
4'-10"
4'-10"
4'-10"
2"X4" VERT PRESSURE TREATED WD SECURED TO VERT GALV HSS MEMBERS, SOLID STAIN, TYP
6" DIA CONC FILLED STEEL BOLLARDS WITHIN ENCLOSURE, AS SHOWN
2"X6" HORIZ WD FENCE BOARDS, SOLID STAIN, TYP
3.0 M3 (TBC) GARBAGE
3.0 M3 (TBC) RECYCLING
10'-0" CLEAR
GALV HSS POSTS C/W BASE PLATE SIZED TO SUIT GATE SIZE AND OPERATION, TYP
HEAVY DUTY GALV STL HINGES TO SUIT
10'-0" CLEAR MIN
10'-0" CLEAR MIN
DROP-PIN ANCHOR OR LATCH HARDWARE TO SUIT, SECURED TO HSS FRAME
ROLLING HARDWARE TO SUIT, SECURED TO U/S OF HSS FRAME
2"X2" GALV HSS CONT PERIMETER RAIL GATE FRAME WITH 1"x6" HORIZ WD PLANKS
2"x6" HORIZ WD PLANKS, STAINED ON 2x4 WD STRAPPING SECURED TO STEEL GATE FRAME
1
L01
1/4" = 1'-0"
GARBAGE ENCLOSURE PLAN
VARIES MAX 8'-0"
4X4 P.T. CEDARTONE WOOD POSTS @ MAX. 8'-0" O/C.,
CONTINUOUS 2X6 P.T. CEDARTONE WOOD HORIZONTAL MEMBERS ¾" GAP; INSTALLED ON OUTSIDE FACE OF POSTS.
6'-6"
GRADE
3'-0"
12"Ø COMPACTED LIMESTONE
6"
TAPER CUT TOP OF POST FOR RUNOFF
4X4 P.T. CEDARTONE WOOD POSTS @ MAX. 8'-0" O/C.,
2 CONTINUOUS 2X6 P.T. CEDARTONE WOOD HORIZONTAL MEMBERS; INSTALLED ON OUTSIDE FACE OF POSTS.
6'-6"
6"
3'-0"
12"Ø COMPACTED LIMESTONE
4"
2
L01
1/4" = 1'-0"
TYPICAL WOOD FENCE DTL
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PROJECT
HARRIET STREET MULTI-FAMILY
LANDSCAPE DETAILS
55 HARRIET STREET, WINNIPEG MB, R3A 1C7
DRAWN RG REVD KS PROJECT NO. 2017.46
DATE JUNE 14, 2022 DRAWING NO. L01
SCALE AS NOTED