Agenda – Council – December 15, 2022

Report – Standing Policy Committee on Property and Development – November 30, 2022

Item No. 16 Subdivision and Rezoning – Southwest St. Mary's Road at Redview Drive
(St. Norbert-Seine River Ward)
File DASZ 41/2022 [c/r DAV 175098/2022D]

STANDING COMMITTEE RECOMMENDATION:

On December 7, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 41/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 27, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following condition:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 27, 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 and "PR1" Parks and Recreation 1 (Neighbourhood) District, as shown on the map dated October 27, 2022 and included within Schedule "A", subject to the following conditions:

    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 – November 30, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

i. The Developer shall, at no expense to the City, delineate the property line between Lot 1 and the Public Reserve by way of the construction of continuous fencing or bollards, spaced at 1.8 metres, or other approved means determined through the park design review process, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development.

   a. Said fence or bollards shall be located on Lot 1 and established by caveat to be the responsibility thereafter of the owner of Lot 1 to retain, repair and maintain.

ii. That private vehicular approaches shall not be permitted on Redview Drive.

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

   a. buildings
   b. accessory parking areas
   c. private approaches
   d. garbage enclosures
   e. fencing
   f. landscaping
   g. free-standing signage

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

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

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

   B. A Zoning Agreement in accordance with Recommendation 2,

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

Report – Standing Policy Committee on Property and Development – November 30, 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 Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

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

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

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

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

Report – Standing Policy Committee on Property and Development – November 30, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 41/2022.

Report – Standing Policy Committee on Property and Development – November 30, 2022

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 7, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2022, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 14, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DASZ 41/2022

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Chambers

Public Hearing: November 14, 2022
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Donovan Toews)

Subject:



APPLICANT: Landmark Planning & Design Inc. (Donovan Toews)
FILE: DASZ 41/2022
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 "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow the construction of a multi-family dwelling, a public service road and facilitate the establishment of Public Reserve**. For information, phone S. Jerez Planner at 204-986-7175**
DEMANDEUR : Landmark Planning & Design Inc. (Donovan Toews)
N° DE DOSSIER: DASZ 41/2022
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à changer le zonage des sols délinéés ci-dessus pour qu'ils passent de la catégorie RR5 (secteur résidentiel en milieu rural 5) à la catégorie RMF-S (secteur de petites habitations multifamiliales) et à la catégorie PR1 (secteur des parcs et des loisirs 1 [quartier]) afin de permettre la construction d'une habitation multifamiliale et d'une route de services publics et de faciliter l'aménagement d'une réserve publique. **Pour obtenir des renseignements, appelez S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected: Southwest St. Mary's Road at Redview Drive

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

Prepared by: R. Ford, Committee Clerk
Riel Community Committee

Report date: November 16, 2022

Community Committee Recommendation:

On November 14, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision under Development Application No. DASZ 41/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 27, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following condition:

    A. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 27, 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 and "PR1" Parks and Recreation 1 (Neighbourhood) District, as shown on the map dated October 27, 2022 and included within Schedule "A", subject to the following conditions:

    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. The Developer shall, at no expense to the City, delineate the property line between Lot 1 and the Public Reserve by way of the construction of continuous fencing or bollards, spaced at 1.8 metres, or other approved means determined through the park design review process, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development.

            a. Said fence or bollards shall be located on Lot 1 and established by caveat to be the responsibility thereafter of the owner of Lot 1 to retain, repair and maintain.

        ii. That private vehicular approaches shall not be permitted on Redview Drive.

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

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage

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

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

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

B. A Zoning Agreement in accordance with Recommendation 2,

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

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

5. That 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.

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

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

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

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

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 41/2022.

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

1. There has been consultation in terms of this development. Landmark Planning has reached-out to community members to seek their input.

2. Based on the different iterations of this project that I've seen, this is the most accommodating in terms of moving or reducing the height of the wings down to three storeys and rotating the orientation so that the massing of the building faces the river and the north side of the property that has lots of trees that are already existing and a larger set-back from the homes that are on Redview.

3. The configuration of St. Mary's Road to the east of the subject property will create a service road, and will provide access off of St. Mary's, off of Redview that will ease some of the pressures of traffic that is currently existing there to access this property.

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 August 23, 2022 2. Notification of Public Hearing dated October 11, 2022 3. Manitoba Status of Titles 3149836/1 & 3152346/1 4. Letter of authorization dated April 4, 2022 from 10104686 MANITOBA LTD. (Andrew Koop) to Landmark Planning & Design Inc. 5. Caveat 1104093 6. Plans (26 pages) 7. Report from the Urban Planning Division dated October 27, 2022 8. Inspection Report 9. Presentation/Photos/Documentation dated November 14, 2022, in support of the application submitted by the Donovan Toews 10. Petition in opposition to the application purporting to contain 11 signatures, submitted by from Ken Stade 11. Recording of Representations

REPRESENTATIONS:

In Support:

Choi Ho
Brendan Salakoh
Donovan Toews

In Opposition:

Ken Stade

For Information:

Nil

REPRESENTATIONS (continued):

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 41/2022

ADMINISTRATIVE REPORT

Title: DASZ 41/2022 – Southwest corner of St. Mary’s RD at Redview DR

Issue: An application for consideration at the public hearing to subdivide a lot and rezone to ‘PR1’ (Parks and Recreation 1 Neighbourhood) and ‘RMF-S’ (Residential Multi-Family Small) for the construction of a residential multi-family building, a widening of the Redview Drive Right of Way**,** and to facilitate the establishment of public reserve.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 41/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated October 27, 2022 and attached as Schedule “A” and with the Proposed By-law attached as Appendix “B” to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated October 27, 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 and “PR1” Parks and Recreation 1 (Neighbourhood) District, as shown on the map dated October 27, 2022 and included within Schedule “A”, subject to the following conditions:

    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. The Developer shall, at no expense to the City, delineate the property line between Lot 1 and the Public Reserve by way of the construction of continuous fencing or bollards, spaced at 1.8 metres, or other approved means determined through the park design review process, to the

satisfaction of the Director of Public Works and the Director of Planning, Property and Development.

a. Said fence or bollards shall be located on Lot 1 and established by caveat to be the responsibility thereafter of the owner of Lot 1 to retain, repair and maintain.

ii. That private vehicular approaches shall not be permitted on Redview Drive.

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

a. buildings;

b. accessory parking areas;

c. private approaches;

d. garbage enclosures;

e. fencing;

f. landscaping; and

g. free-standing signage

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

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

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

B. a Zoning Agreement in accordance with recommendation 2,

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

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

5. That, 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.

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

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

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

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

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 41/2022.

REASON FOR THE REPORT

- The applicant is proposing to subdivide a lot and to rezone to ‘PR1’ Parks and Recreation 1 (Neighbourhood) and ‘RMF-S’ Residential Multi-Family (Small) for the construction of a residential multi-family building, widen the Redview Drive Right of Way, and to facilitate the establishment of Public Reserve .
- Subdivisions and rezonings 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 & Design Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule “A” of this report.

HISTORY

N/A

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

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.

SUBMITTED BY

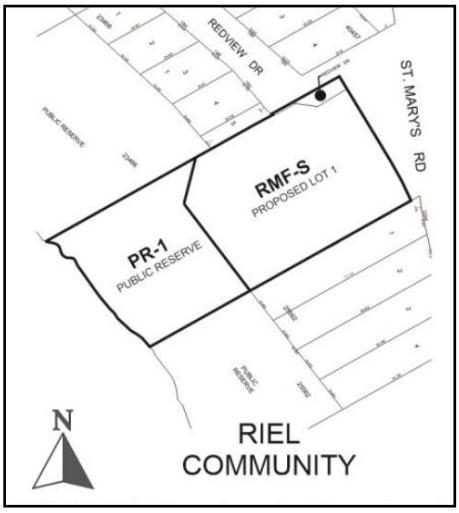
Department	Planning, Property and Development
Division	Urban Planning & Design
Prepared by:	Simi Jerez, MCP
Date:	October 27, 2022
File No.	DASZ 41/2022

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Appendix B — Proposed By-law
3. Appendix C — Property Requirements
4. Schedule “A” — Recommended File No. DASZ 41/2022 Riel Community Committee, dated October 27, 2022
5. Schedule “B” — Report of the Administrative Working Group – October 27, 2022
6. Schedule “C” — Arborist Report
7. Schedule “D” — Transportation Impact Study

APPENDIX 'A'

DATE:	October 27, 2022
FILE:	**DASZ 41/2022**
RELATED FILES:	DAV 22-175098\D
COMMUNITY:	Riel
NEIGHBOURHOOD #:	5.527 (Normand Park)
SUBJECT:	An application for consideration at the public hearing to subdivide a lot and rezone to 'PR1' (Parks and Recreation 1 Neighbourhood) and 'RMF-S' (Residential Multi-Family Small) for the construction of a residential multi-family building, a widening of the Redview Drive Right of Way**,** and to facilitate the establishment of Public Reserve.
LOCATION:	Southwest corner of St. Mary's Road at Redview Drive (see map below)



APPLICANT:	Donovan Toews (Landmark Planning & Design Inc.) 298 Waterfront Dr Winnipeg, MB R3B 0M3
OWNER:	ARBO GARDENS LTD 650 St Anne's Rd Winnipeg, MB R2M 3H1
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

- The subject property is located at the southwest corner of St. Mary's Road and Redview Drive in the Normand Park neighbourhood of the St Norbert - Seine River ward.
- The site is approximately 103,884 sq. ft. (+/- 2.4 acres) in area, with a lot width of approximately 200 feet, and depth of approximately 500 feet, and is currently vacant.
- Under the *Complete Communities Direction Strategy 2.0*, the property is located within the "Establish Neighbourhoods – Recent Communities" policy area and is zoned "RR5" Rural Residential 5 district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Redview Drive and Single family detached dwellings zoned "R1-L" Residential Single-family Large District, public reserve zoned "PR1" Parks and Recreation 1 District, and commercial uses zoned "C1" Commercial Neighbourhood, then a personal care home zoned "RMF-S" Residential Multi-Family Small District.

South: Single family detached dwellings zoned "R1-L" Residential Single-family Large District and "RR5" Rural Residential 5 District, and public reserve zoned "PR1" Parks and Recreation 1 District.

East: St. Mary's Road, then a 17 unit multi-family residential use zoned "RMF-S" Residential Multi-family Small District, a place of worship zoned "RR5" Rural Residential 5 District, and a 24 unit 17 unit multi-family residential use zoned "RMF-S" Residential Multi-Family Small District.

West: The Red River.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the property and rezone Proposed Lot 1 (55,886 square feet in area) from "RR5" Rural Residential 5 District to 'RMF-S' Residential Multi-Family (Small) District for the purposes of constructing a four (4) storey multi-family dwelling.
- Approximately 13,105 square feet (0.3 acres) of land abutting the Red River will be rezoned to 'PR-1' Parks and Recreation 1 (Neighbourhood) and become public reserve land. A new pedestrian and cycling pathway is proposed within this public reserve land connecting to the existing multi-use path north of the subject site.
- A total of 44 residential dwelling units are being proposed consisting of a mix of one-bedroom and two-bedroom suites.

- The proposed four (4) storey L-shaped building will step down from 50 feet to 34 feet in height (three (3) storeys), , on the south and on the northeast corners. This is intended to mitigate the effects of massing on the abutting single-family dwelling to the south, and the proposed Redview pathway to the north.
- The applicant is proposing to provide a south side yard setback of 20 feet to the three storey portion of the building, and a north side yard setback of 20 feet to the +/-25 foot wide City owned parcel that accommodates a public pathway. In addition, the rear yard setback between the 50 foot high portion of the building and the proposed public reserve Lot 2 is at minimum 32 feet, greater at most points given the irregular geometry of the site.
- The step down to three (3) storeys on the south side is intended to closely match the height of the abutting single-family dwelling. Above this area, the applicant is proposing to establish a roof top deck. At the request of the Urban Planning and Design Division, the applicant has limited the usable space with an 8 foot buffer to help limit views to the abutting dwelling. A diagram has been provided with the submitted drawings to illustrate this.
- An approach will be provided along the proposed service road and the applicant is aware that land will need to be provided for the widening of St. Mary's Road and Redview Drive.
- A total of 79 parking stalls will be provided (33 surface and 46 underground), including 7 visitor parking stalls, and 4 accessible parking stalls (2 indoor and 2 outdoor). The applicant is also proposing to provide the 8 required bicycle parking spaces at-grade near the main building entrance.
- The applicant is proposing to provide a diverse mix of 31 trees and 176 shrubs on Proposed Lot 1.
- The applicant has provided a dimensioned site plan, a landscape plan and plant list, floor plans, black and white elevations and colour elevations. In addition, the applicant has provided a Transportation Impact Study (see Schedule 'D') as well as an Arborist Report (see Schedule 'C').
- This application includes the removal of a control strip currently fronting on Redview Drive, and the construction of a multi-use pathway on the south side of Redview Drive between the existing pathway and the future Service Road.
- The proposal includes a widening of the Redview right of way. St. Mary's Road was recently widening as a result of the St. Mary's Interchange Project which being administered and constructed by the Province of Manitoba.
- The proposed development requires a variance for the construction of a multi-family dwelling to permit a height of 50 feet (15.24 metres) instead of 35 feet (10.67 metres) per requirements of the Winnipeg Zoning Bylaw (see associated variance application DAV 22-175098\D).

COLLABORATIVE PLANNING & CONSULTATION

With the Urban Planning & Design Division

- The applicant engaged the Urban Planning & Design Division for preliminary discussions prior to making a Pre-Application (File 20-160801 PA) at the suggestion of the Public Service, showing two options for development.
- The applicant has worked with Urban Planning and Design, Public Works, and Parks to incorporate feedback.

With the Public

- The applicant undertook a public engagement process including meetings with residents living in the Normand Park neighbourhood.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an "Established Neighbourhoods – Recent Communities" policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is 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.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:

  1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

  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.

  1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

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

  - *Applicable City-endorsed policies or guidelines;*
  - *Existing zoning of the property and adjacent properties;*
  - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  - *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
  - *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed-Use Corridors;*
  - *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*

- *The supporting transit, pedestrian and active transportation network; and*
- *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a) Window placement that supports passive surveillance;

b) Unit entrances with direct access to the street;

c) Front porches;

d) Balconies;

e) Awnings;

f) Lighting; and

g) Height of primary entrances

2.10 Discourage building designs that orient the back of the building to the street.

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"RR5" Rural Residential 5 District

- Currently, the subject site is zoned "RR5" Rural Residential 5 District. The 'RR5' District is intended to provide areas for large-lot rural residential development along with limited agricultural uses. The 'RR5' District requires: a minimum lot width of 25 feet, a minimum lot area of 5 acres, side yards of 25 feet, a front yard of 25 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30%.

"RMF-S" Residential Multi-Family Small

- The applicant is proposing to rezone the property to "RMF-S" – Residential Multi-Family Small to permit a lot area per dwelling unit of 1,270 square feet which is required for the proposed two 4-storey, 44 unit multi-family residential development.
- The dimensional standards for multi-family structures in the "RMF-S" zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 4 feet, a minimum corner side yard of 5 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

"PR1" Parks and Recreation 1

- The public reserve land is proposed to be rezoned to "PR1" Parks and Recreation 1 (Neighbourhood) . "The 'PR1" district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, no parking facilities are associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

CONSISTENCY WITH OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed multi-family residential development fits well within the immediate context of the surrounding neighbourhood which is characterized by a mix of multi-family, single family, and small scale commercial land uses. The property is large with frontage on St. Mary's Road and Redview Drive.
- The proposed development is consistent with the objectives and policies directing development under Areas of Stability – Recent Communities of the *Complete Communities Direction Strategy 2.0*. More specifically:

- The proposal to construct a multi-family residential building with a lot area per dwelling unit of 1,270 square feet aligns with the objectives of the Established Neighbourhoods – Recent Communities policy area. Introducing multi-family housing at this location contributes to the range of housing options available to residents and maximizes existing infrastructure. The additional density will help introduce more people to utilize existing community amenities in the neighbourhood such as libraries, schools, recreational facilities and park space.
- The applicant has worked closely with the Urban Planning & Design Division to develop a proposal that transitions well to the existing scale, character and built form of the area. More specifically, the building and site design encompass the following considerations:
  - The building has a similar front yard setback as the neighbouring properties along St. Mary's Road with residential units at-grade as well as an attractive landscaping design to screen parking and the proposed ramp, which helps to support a more pedestrian-oriented, active street edge;
  - The ground floor units along Redview Drive include individual, private amenity spaces and landscaped yards which is characteristic of the single-family homes along the street and helps to encourage interaction with the community and create a stronger connection to the street and public pathway;
  - A landscape buffer is included between the parking area and neighbouring properties;
  - The applicant submitted an arborist report detailing the conditions of the trees on the property, which ones can be saved and includes measures and techniques for their preservation. Based on the recommendations of the arborist, the proposed development will preserve as many trees as possible, more specifically a row of trees along the north property line;
  - The proposed building will step down to three (3) storeys on the south side to closely match the height of the abutting single-family dwelling, and;
  - The building incorporates a high-quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along Redview Drive.
- The proposal helps the community context by redeveloping a large, underutilized property to increase housing options in the neighbourhood and meets sustainable development objectives by minimizing the spatial use of land.

- The subject site has frontage on St. Mary's Road and Redview Drive, however, it is a deep river lot flanked by large lot single-family residential uses zoned "R1-L" Residential Single-family Large District and "RR5" Rural Residential 5 District south of a small-scale commercial office use and an existing block of single-family residential lots on Redview Drive, and north of large rural residential single-family dwellings with frontage on St. Mary's Road.
- Existing neighbouring uses within 500 metres of the subject site are largely residential in nature, with the exception of a personal care home, a small place of worship, one commercial (office) use directly north of Redview Drive, and an agricultural operation approximately 250 metres south of the site.

- While not as prevalent along St. Mary's Road south of Warde, there is existing precedent for low density multi-family residential uses with "RMF-S" Residential Multi-family (Small) zoning, and one development directly east of the subject site on St. Mary's Road with "RMF-M" Residential multi-family (Medium) zoning at 235 St. Mary's Road.
- Under the approved *Winnipeg Transit Master Plan*, the location is between 150 and 200 metres of Community Transit service on St. Mary's Road and Burland Avenue, to be implemented within 5 years, with existing conventional transit Routes 14 & 54 in effect until full implementation. Over the long term, the site is adjacent to Rapid Transit Line B (class 1) service on St. Mary's Road.

RECOMMENDED ZONING AGREEMENT

Plan Approval

The Urban Planning & Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning & Design Division and the Riel Community Committee to review final plans and design details before any future development takes place on the site. Noting the amount of work that has been done on the design of the project in consultation with the Urban Planning & Design Division to-date, the expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DASZ application. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review.

Delineation of Private Property and Public Reserve

The Public Service is recommending that the developer delineate the property line between Lot

1 and the Public Reserve by way of the construction of continuous fencing or bollards.

PLAN CONSIDERATIONS AND RECOMMENDED SERVICING AGREEMENT

Redview Drive Control Strip and Right of Way Improvements

Per the report of the Administrative Coordination Group (Schedule "B" of this report), Plan Considerations require that the developer legally open the existing 0.3m control strip separating the along Redview Drive, as well as the property required to widen the Redview Drive right-of-way, along the full length of the Planned Area abutting Redview Drive (conceptually shown in Appendix "C" – Property Requirements.

Per the report of the Administrative Coordination Group (Schedule "B" of this report), conditions in the servicing agreement include the following requirements:

- To pave Redview Drive, install ornamental street lighting (if required), boulevard landscaping on the north side, and a splash strip on the south side, between the north-south portion of Redview Drive and the future Service Road;
- To construct a 1.5m wide cement concrete sidewalk on the west side of Redview Drive between the existing sidewalk and the proposed multi-use path; and,
- To construct a multi-use pathway on the south side of Redview Drive between the existing pathway and the future Service Road.

Public Reserve

- As a condition of a subdivision and rezoning application, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes or to provide the equivalent as 'cash in lieu'. The Public Service is requesting land as the subject application provides a great opportunity to acquire strategic riverbank lands required to help extend the Red River Greenway network in future.
- The developer is required to undertake improvements within the Public Reserve including grading, leveling, naturalization or sodding, land drainage works, and providing a north-south riverbank path and related trail signage.
- The developer is required to delineate the property line between Lot 1 and the Public Reserve by way of the construction of continuous fencing or bollards on proposed Lot 1.

Riverbank Stabilization

- Based on the proposed development concept, building footprint and property lines, the Developer is required to undertake riverbank improvement works including the provision of erosion protection along the length of the property and beyond, as required to protect the Planned Area over time.

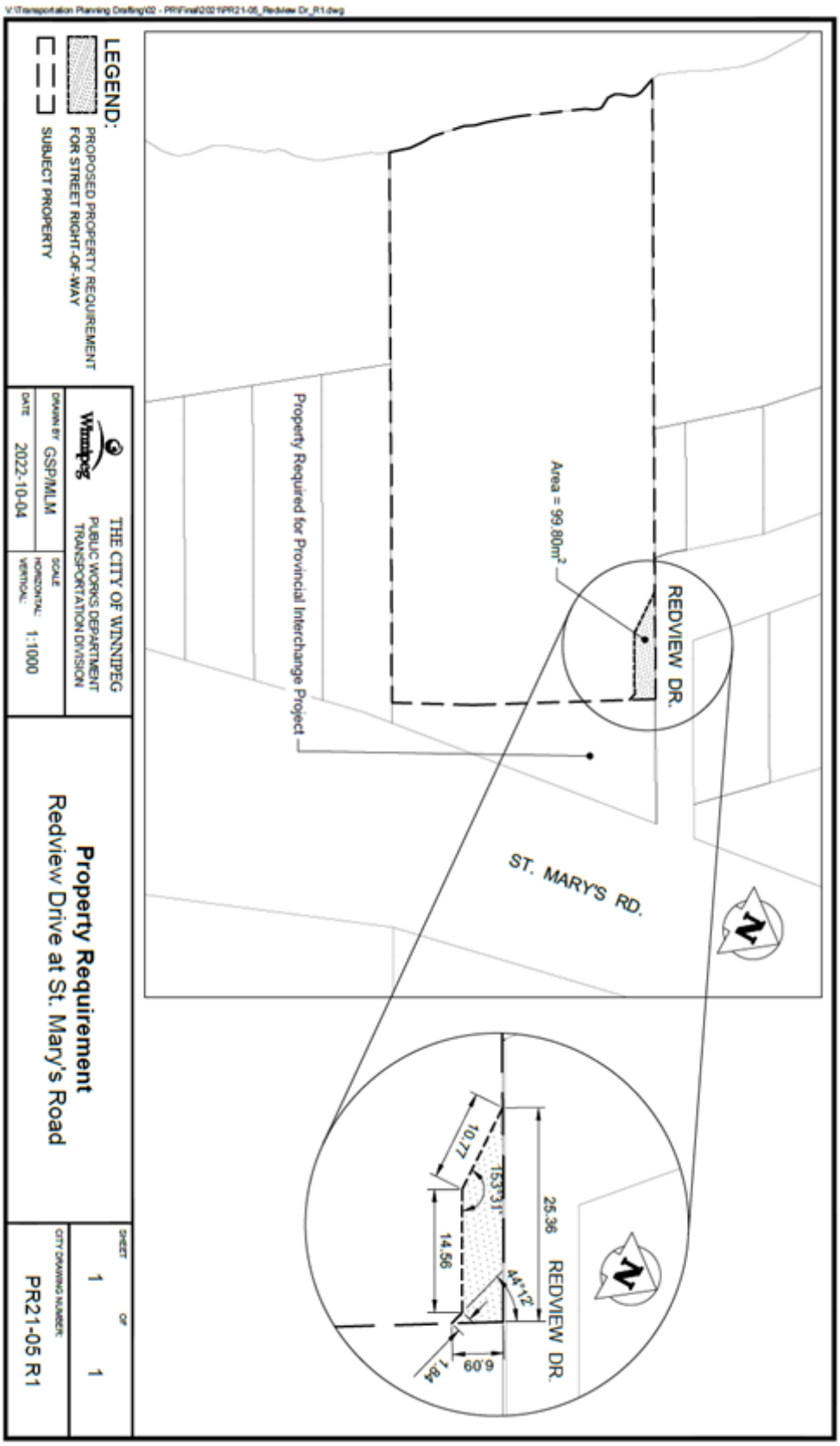
RECOMMENDATION

The Urban Planning & Design Division recommends approval with conditions for the following reasons:

- The proposal is consistent with the policies guiding development in Established Neighbourhoods – Recent Communities in the *Complete Communities Direction Strategy 2.0* in *that it* facilitates residential development that positively contributes to neighbourhood character and revitalization, expanding housing options for residents in a manner that is sensitive and complementary to existing development, to build more Complete Communities and align with the City's residential intensification target.
- The proposal is designed with a high degree of quality, redeveloping a large, underutilized property to increase housing options in the area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division
Report Prepared By: Simi Jerez, MCP
PPD File # DASZ 41/2022

APPENDIX 'C' **Property Requirements for File No. DASZ 41/2022**



<u>SCHEDULE 'A'</u> for File No. DASZ 41/2022, Riel Community Committee, dated October 27, 2022

By-Law No. _____

File No. **DASZ 41/2022**

Atlas Sheet No. **AL26**

N

RIEL 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 St. Mary's Road and Redview Drive from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow the construction of a multi-family dwelling, a public service road and facilitate the establishment of Public Reserve.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE 'B'

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT THE SOUTHWEST CORNER OF ST. MARY'S ROAD AND REDVIEW DRIVE

It is recommended that approval of DASZ 41/2022, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open the existing 0.3m control strip separating the Planned Area from Redview Drive for the length of the Planned Area abutting Redview Drive, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open property required to widen the Redview Drive right-of-way, along the full length of the Planned Area abutting Redview Drive, as conceptually shown in Appendix "C" – Property Requirements, with such changes as deemed necessary by the Director of Public Works.

3) The final property line (the "Property Line") location of the Public Reserve shall be based on achieving the following parameters:

   i) ability to accommodate a riverbank path alignment in the upland Public Reserve area;

   ii) factor of safety with respect to riverbank stability of at least 1.3 under normal geotechnical conditions and 1.1 for extreme conditions for the planned path;

   iii) appropriate horizontal and vertical alignments shall be achieved for path connections to the existing paths north of the site and to the anticipated path to the south, to meet with Universal Design Standards; and,

   iv) connecting to the existing Public Reserve lands, north and south of the subject site, in a manner that does not create a 90-degree corner or hidden and difficult to maintain areas, and that generally runs parallel to the river.

   v) the Property Line location shall be approved, prior to registration of mylars in the Winnipeg Land Titles Office, to the satisfaction of the Directors of Planning Property and Development and 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.

Section III – 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.

2) The Water and Waste Department wishes to advise that the Planned Area is within the Floodway Fringe area and accordingly any construction within the Planned Area shall be governed by the Designated Floodway Fringe Area Regulation 266/91 and the City of Winnipeg Charter.

3) The City's Riverbank Management Engineer wishes to advise that the riverbank along the Red River at this location appears to be impacted by riverbank erosion and slope instabilities. To understand and mitigate the risk to the proposed development, the Developer should obtain geotechnical advice that considers the stability of the slopes as part of the design process.

4) A Waterways Permit issued pursuant to the City of Winnipeg Waterways By-law 5888/92, shall be obtained prior to commencing construction activities on the subject property as it falls partially within the 350' (107 m) Regulated Area. The Waterways Office will require a comprehensive geotechnical investigation and report that addresses riverbank stability in support of a Waterway Permit Application. The report should include a site assessment, analysis of the existing conditions and design recommendations that address any issues related riverbank stability and riverbank erosion that may be relevant to the proposed development, ensuring the long term integrity of the proposed development, including the public pathway, with adequate protection from natural riverbank processes.

Section IV - Servicing Conditions

1) Water Mains

The Developer pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the water main installed by others in St. Mary's Road, as determined by and to the satisfaction of the Director of Water and Waste.

2) Wastewater Sewers

The Developer pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the wastewater sewer installed by others in St. Mary's Road, as determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage Sewers

The Developer pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the land drainage lateral sewer installed by others in St. Mary's Road, 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, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, 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) Redview Drive

a) The Developer shall, at no expense to the City, construct a 7.0m wide by 150mm thick Portland cement concrete pavement in Redview Drive, and all related works, including but not limited to removal of existing infrastructure, installation of ornamental street lighting (if required), boulevard landscaping on the north side, and a splash strip on the south side, between the north-south portion of Redview Drive and the future Service Road, all as determined by and to the satisfaction of the Director of Public Works.

b) Alternatively, the Developer shall pay all costs of the above works, if constructed by others, as determined by and to the satisfaction of the Director of Public Works.

6) Sidewalks/Multi-use Pathways

a) The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk, on an alignment as determined by the City, on the west side of Redview Drive between the existing sidewalk and the proposed multi-use path, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, construct a multi-use pathway on an alignment as determined by the City, on the south side of Redview Drive between the existing pathway and the future Service Road, as determined by and to the satisfaction of the Director of Public Works.

c) Alternatively, the Developer shall pay all costs of the above works, if constructed by others, as determined by and to the satisfaction of the Director of Public Works.

7) 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.

8) 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.

9) Utilities

a) The Developer shall, at no expense to the City, cause to be installed ornamental street lights in all streets within the Planned Area, to the satisfaction of the Director of Public Works.

b) 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.

c) 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.

10) 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.

11) 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.

12) Public Reserve

a) The Developer shall dedicate as Public Reserve at least 8% of the land contained within the overall development area and shall, at no expense to the City, improve the Public Reserve in accordance with plans and specifications approved by the Director of Public Works.

b) If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Director of Public Works and the Director of Planning, Property and Development.

c) The Developer shall compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash, or by the provision of an equivalent value of additional site amenities in the Public Reserve, as approved by the Director of Public Works and the Direct of Planning, Property and Development.

d) It is hereby acknowledged by the City and the Developer that if the land being dedicated as Public Reserve by the Developer to the City is in excess of the minimum 8% dedication requirements under clause (a) above, no compensation shall be provided to the Developer by the City for the additional excess dedicated land based on the following criteria:

   i) the land is mainly comprised of linear unbuildable riverbank lands with no serviced frontage to a street; and,

   ii) the dedicated lands will not require irrigation services and therefore the Developer will not be required to provide or compensate the City for associated costs.

e) The Developer shall, at no expense to the City, undertake improvements within the Public Reserve that shall include grade, level, naturalization or sod as directed by the City Naturalist (sod may be used in some top of bank situations), land drainage works, the provision of park path(s) and trail signage, all as approved by the Director of Public Works and the Director of Planning, Property and Development:

   i) As part of the development lot grading and landscaping plan, the Developer's proposal shall anticipate, plan for, and undertake appropriate grading to accommodate the north-south riverbank path, which shall tie into the existing paths north of the Planned Area and have the ability to connect seamlessly to a future path to the south of the Planned Area.

   ii) The Developer shall construct, and/or pay their share of the cost to construct, the path(s) as determined by the Director of Public Works. The specific location of the riverbank path(s) shall be as determined through the park design review process, with the width consistent with the established path to the north. If the City determines it is preferable to have any or all of the riverbank path construction deferred to a later date, the Developer shall pay to the City, in cash, on demand, the estimated cost to construct the deferred sections of path, as determined by and to the satisfaction of the Director of Public Works.

f) The Developer shall, at no expense to the City, delineate the property line between Lot 1 and the Public Reserve by way of the construction of continuous fencing or bollards, spaced at 1.8 metres, or other approved means determined through the park design review process, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development.

   i) Said fence or bollards shall be located on Lot 1 and established by caveat to be the responsibility thereafter of the owner of Lot 1 to retain, repair and maintain.

g) The Developer shall be responsible for the design, implementation and maintenance of any measures necessary to ensure that the proposed development will not be detrimentally impacted by potential slope instabilities or ongoing erosion within the Public Reserve.

   i) The Developer hereby acknowledges and agrees that riverbank erosion and riverbank instabilities are naturally occurring phenomena and the Developer releases and indemnifies the City from any and all liability and responsibility for any negative impact on the Planned Area resulting from erosion, instability or other natural processes along the riverbank in the Public Reserve adjoining the Planned Area, even if such erosion and/or instability originate on or from the Public Reserve lands.

   ii) The Developer shall be responsible for undertaking any future works that may be deemed necessary to protect or preserve their land, buildings and other assets from potential impacts related to riverine processes

   iii) Based on the proposed development concept, building footprint and property lines, the Developer shall undertake riverbank improvement works including the provision of erosion protection along the length of the property and beyond, as required to protect the Planned Area over time. The erosion protection shall protect the bank, at the minimum, from the winter ice-level to 1.2 m above the normal regulated summer river level. Subject to the detailed investigations, analysis, recommendations and design of the proponent's Engineer, additional stability improvements may also be necessary to ensure the long-term integrity of the proposed structure as they are situated. It is anticipated that these works will be undertaken on the land to be dedicated as Public Reserve.

h) If the Developer needs to stabilize the riverbank, the City will support the works occurring within the proposed Public Reserve land, subject to approval by the Director of Public Works and the Riverbank Engineer.

   i) the issuance of permits shall be subject to approval of the work details and the successful negotiation of all necessary easements and/or agreements between the City and the Developer

i) The Developer shall assume responsibility for all Public Reserve sites until they are developed, and throughout the maintenance period until Final Acceptance Certificate for Parks has been issued by the Director of Public Works.

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

k) Public Reserve improvements should be undertaken by the time the build out has reached 80% and completed before reaching 100%, unless an extension of time has been previously approved, in writing, by the Director of Public Works.

l) Securities for Public Reserve improvements may be reduced following the issuance of a Construction Completion Certificate and site inspection and approval by the City, but shall not be released in full until and as-built drawings have been received and accepted as complete by the Director of Public Works and Final Acceptance for Parks has been issued.

Section V – Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

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

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

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 41/2022
October 27, 2022

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

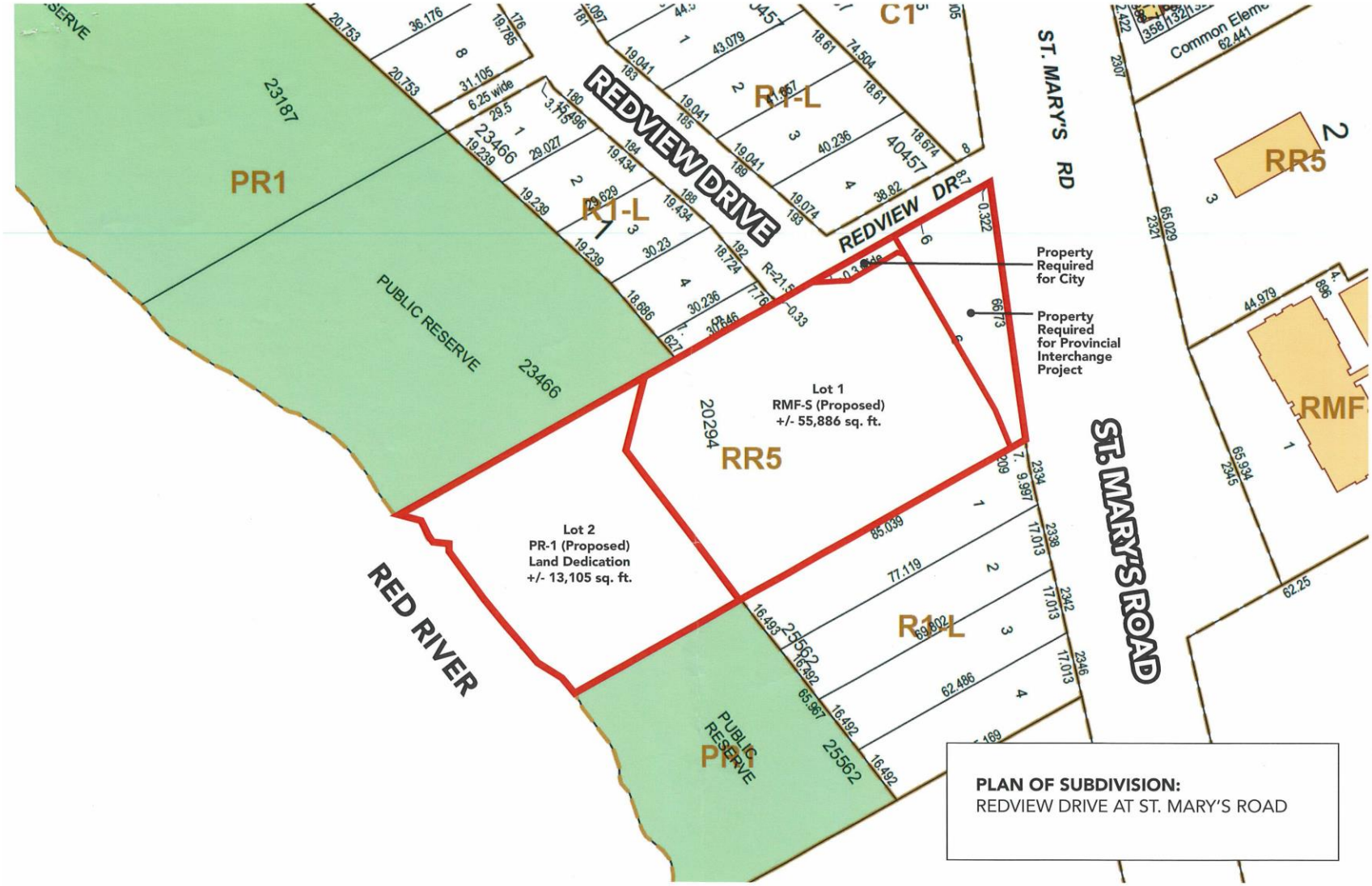
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

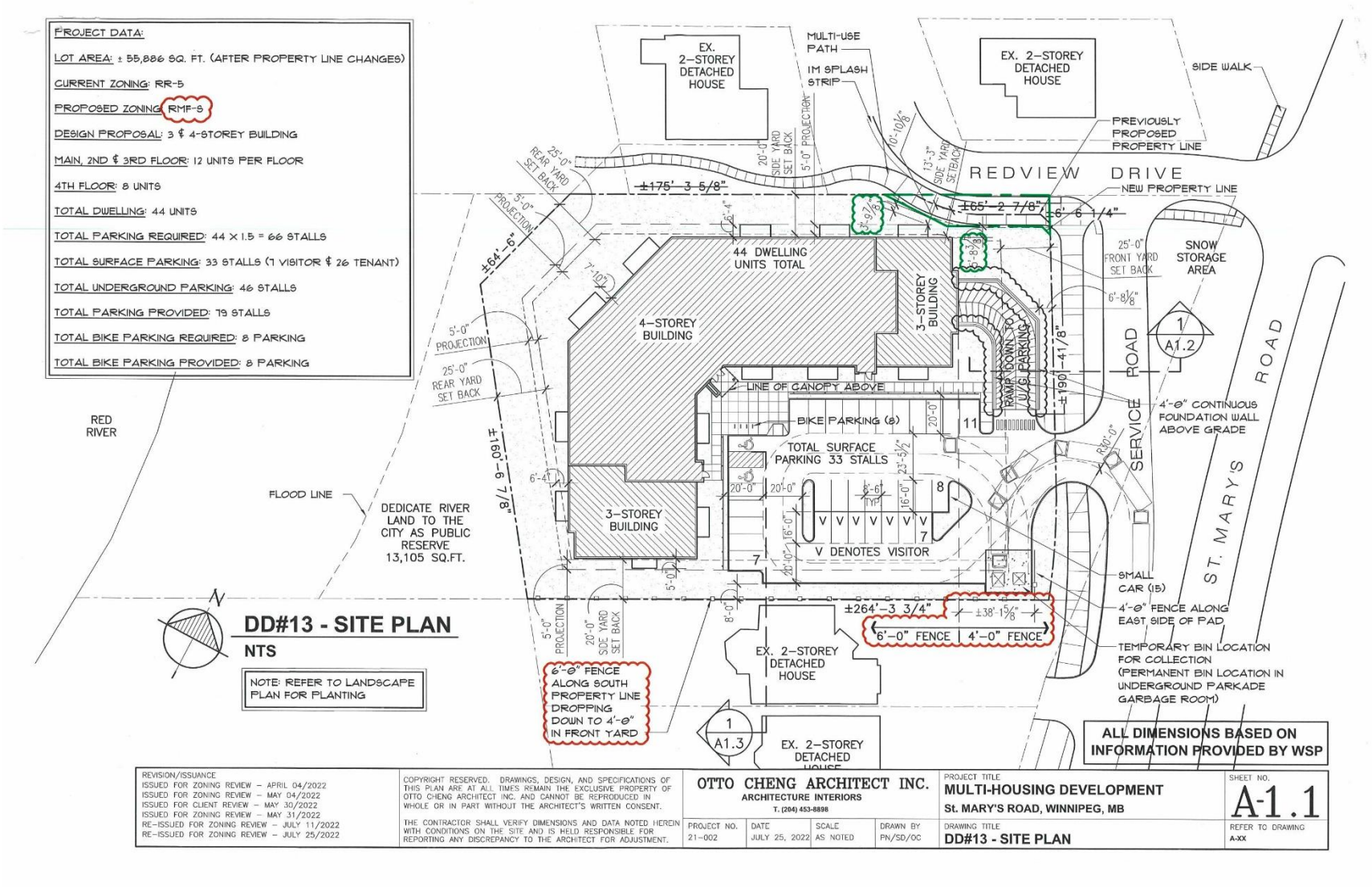
"*Original Signed by S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

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

Exhibit “6” referred to in File DASZ 41/2022




PR1
23187
PUBLIC RESERVE
23466
R1-L
REDVIEW DRIVE
REDVIEW DR
C1
ST. MARY'S RD
ST. MARY'S ROAD
RR5
RMF
Common Elem
62.441
Property Required for City
Property Required for Provincial Interchange Project
Lot 1
RMF-S (Proposed)
+/- 55,886 sq. ft.
20294
Lot 2
PR-1 (Proposed)
Land Dedication
+/- 13,105 sq. ft.
RED RIVER
PUBLIC RESERVE
25562
PLAN OF SUBDIVISION:
REDVIEW DRIVE AT ST. MARY'S ROAD


PROJECT DATA:
LOT AREA: ± 55,886 SQ. FT. (AFTER PROPERTY LINE CHANGES)
CURRENT ZONING: RR-5
PROPOSED ZONING: RMF-S
DESIGN PROPOSAL: 3 & 4-STOREY BUILDING
MAIN, 2ND & 3RD FLOOR: 12 UNITS PER FLOOR
4TH FLOOR: 8 UNITS
TOTAL DWELLING: 44 UNITS
TOTAL PARKING REQUIRED: 44 X 1.5 = 66 STALLS
TOTAL SURFACE PARKING: 33 STALLS (7 VISITOR & 26 TENANT)
TOTAL UNDERGROUND PARKING: 46 STALLS
TOTAL PARKING PROVIDED: 79 STALLS
TOTAL BIKE PARKING REQUIRED: 8 PARKING
TOTAL BIKE PARKING PROVIDED: 8 PARKING
EX. 2-STOREY DETACHED HOUSE
MULTI-USE PATH
1M SPLASH STRIP
EX. 2-STOREY DETACHED HOUSE
SIDE WALK
PREVIOUSLY PROPOSED PROPERTY LINE
REDVIEW DRIVE
NEW PROPERTY LINE
20'-0" SIDE YARD SET BACK
5'-0" PROJECTION
25'-0" REAR YARD SET BACK
±175' 3 5/8"
±165' 2 7/8"
±6' 6 1/4"
25'-0" FRONT YARD SET BACK
SNOW STORAGE AREA
44 DWELLING UNITS TOTAL
4-STOREY BUILDING
3-STOREY BUILDING
RAMP DOWN TO U/G PARKING
±190'-41 7/8"
SERVICE ROAD
ST. MARY'S ROAD
LINE OF CANOPY ABOVE
BIKE PARKING (8)
TOTAL SURFACE PARKING 33 STALLS
V DENOTES VISITOR
4'-0" CONTINUOUS FOUNDATION WALL ABOVE GRADE
RED RIVER
FLOOD LINE
DEDICATE RIVER LAND TO THE CITY AS PUBLIC RESERVE 13,105 SQ.FT.
±160'-6 7/8"
±264'-3 3/4"
±38'-1 5/8"
6'-0" FENCE
4'-0" FENCE
SMALL CAR (15)
4'-0" FENCE ALONG EAST SIDE OF PAD
TEMPORARY BIN LOCATION FOR COLLECTION (PERMANENT BIN LOCATION IN UNDERGROUND PARKADE GARBAGE ROOM)
6'-0" FENCE ALONG SOUTH PROPERTY LINE DROPPING DOWN TO 4'-0" IN FRONT YARD
EX. 2-STOREY DETACHED HOUSE
EX. 2-STOREY DETACHED HOUSE
DD#13 - SITE PLAN
NTS
NOTE: REFER TO LANDSCAPE PLAN FOR PLANTING
ALL DIMENSIONS BASED ON INFORMATION PROVIDED BY WSP
REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – APRIL 04/2022
ISSUED FOR ZONING REVIEW – MAY 04/2022
ISSUED FOR CLIENT REVIEW – MAY 30/2022
ISSUED FOR ZONING REVIEW – MAY 31/2022
RE-ISSUED FOR ZONING REVIEW – JULY 11/2022
RE-ISSUED FOR ZONING REVIEW – JULY 25/2022
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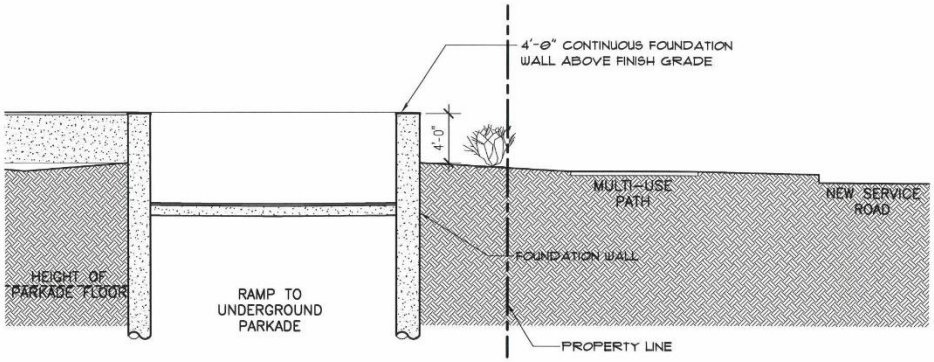
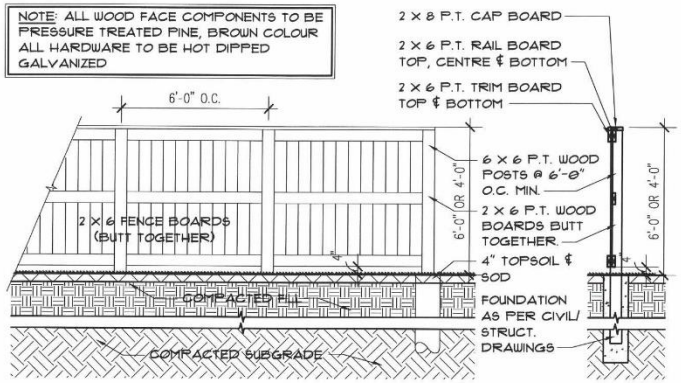
THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.
OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-8898
PROJECT NO. 21-002
DATE JULY 25, 2022
SCALE AS NOTED
DRAWN BY PN/SD/OC
PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB
DRAWING TITLE
DD#13 - SITE PLAN
SHEET NO.
A-1.1
REFER TO DRAWING
A-XX



DD#13 - RAMP/FRONT YARD SECTION

NTS



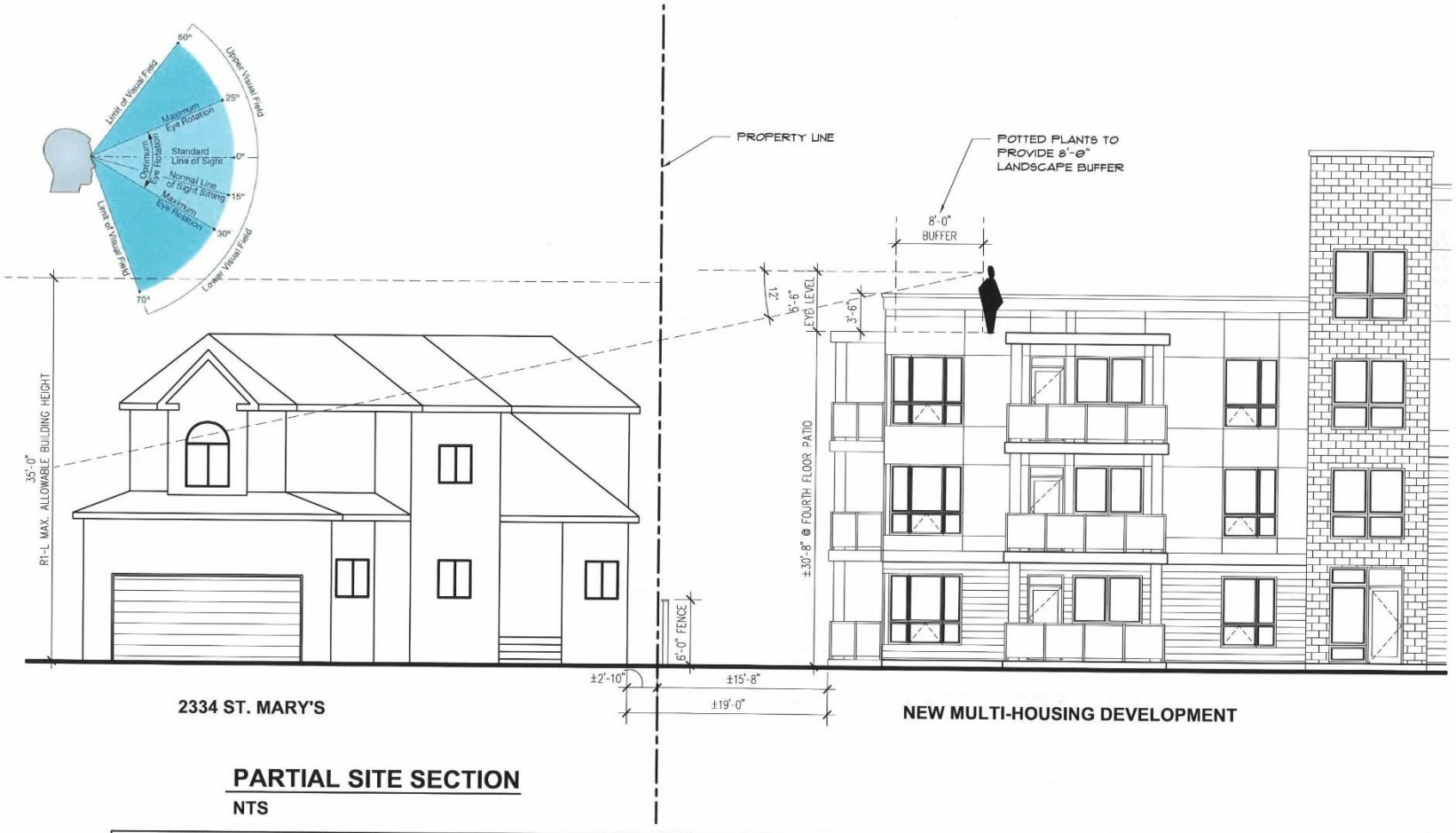
WOOD FENCE ELEVATION

NTS

TYP. SECTION

NTS

REVISION/ISSUANCE	COPYRIGHT / DISCLAIMER	OTTO CHENG ARCHITECT INC.	PROJECT TITLE	SHEET NO.
ISSUED FOR ZONING REVIEW – MAY 04/2022 ISSUED FOR CLIENT REVIEW – MAY 30/2022 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	MULTI-HOUSING DEVELOPMENT St. MARY'S ROAD, WINNIPEG, MB	A-1.2
		PROJECT NO. 21-002 / DATE MAY 31, 2022 / SCALE AS NOTED / DRAWN BY PN/SD/OC	DRAWING TITLE DD#13 - SITE PLAN DETAILS	REFER TO DRAWING A-XX



PARTIAL SITE SECTION

NTS

REVISION/ISSUANCE ISSUED FOR CLIENT REVIEW – MAY 30/2022 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 NO. 21–002	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SD	PROJECT TITLE MULTI-HOUSING DEVELOPMENT St. MARY'S ROAD, WINNIPEG, MB DRAWING TITLE DD#13 - PARTIAL SITE SECTION	SHEET NO. A-1.3 REFER TO DRAWING A-XX
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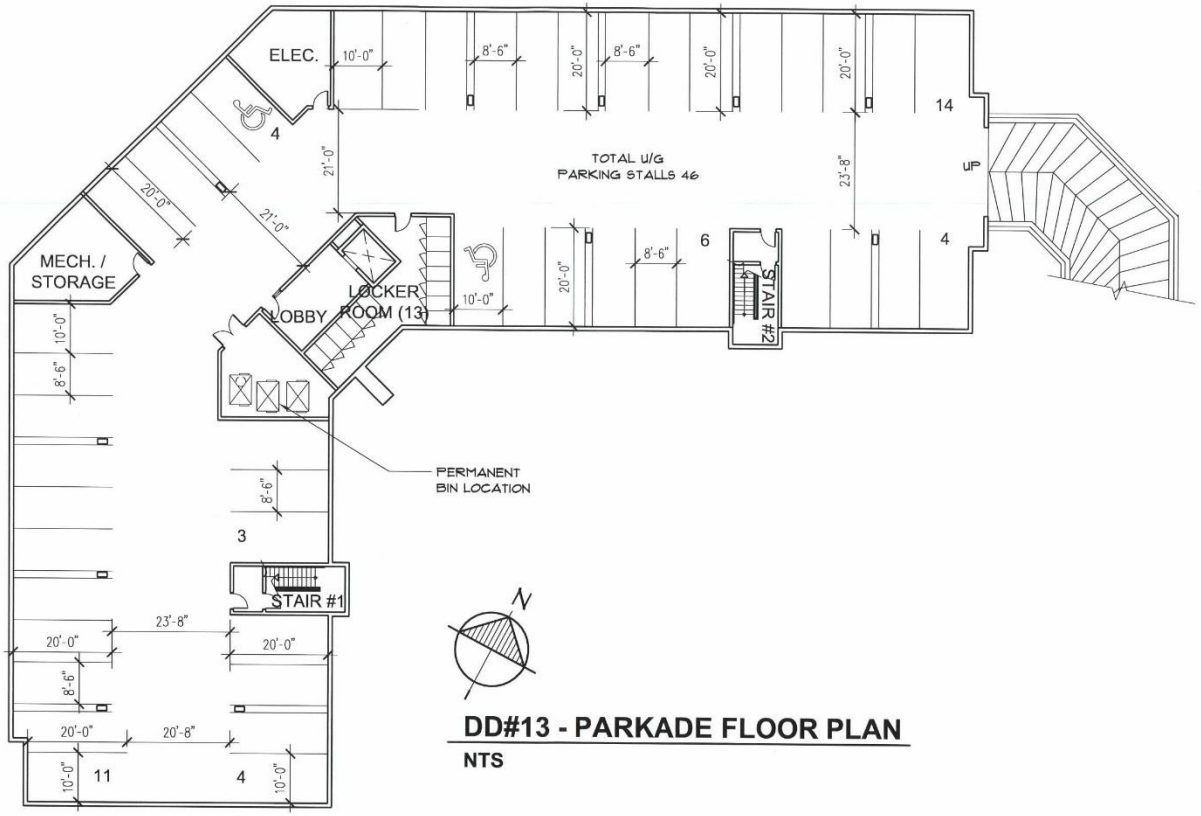

DD#13 - PARKADE FLOOR PLAN

NTS

REVISION/ISSUANCE: ISSUED FOR CLIENT REVIEW – MARCH 23/2022 ISSUED FOR CLIENT REVIEW – MARCH 24/2022 ISSUED FOR CLIENT REVIEW – MARCH 25/2022 ISSUED FOR ZONING REVIEW – APRIL 04/2022 ISSUED FOR CLIENT REVIEW – MAY 30/2022 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 NO. 21–002	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SD	PROJECT TITLE MULTI-HOUSING DEVELOPMENT St. MARY'S ROAD, WINNIPEG, MB DRAWING TITLE DD#13 - PARKADE FLOOR PLAN	SHEET NO. A-2.1 REFER TO DRAWING A-XX
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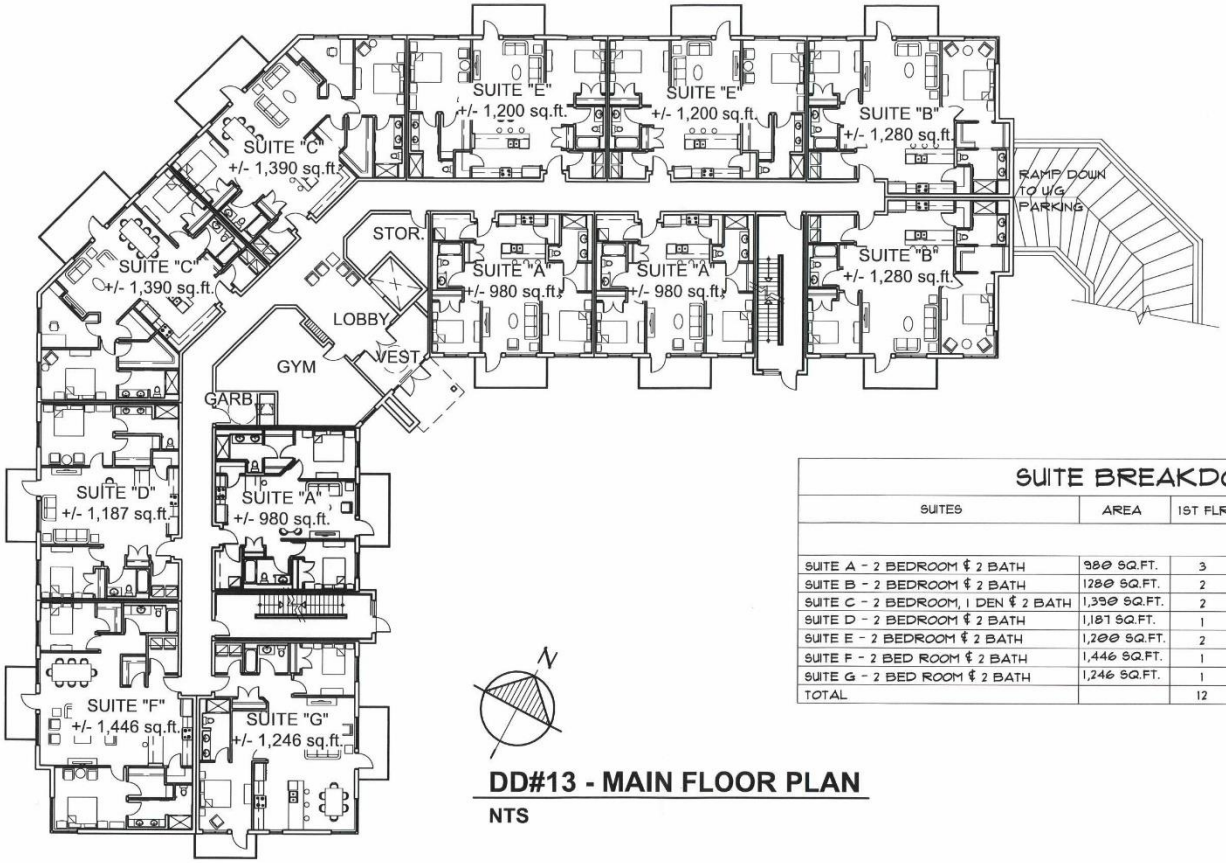

DD#13 - MAIN FLOOR PLAN

NTS

TOTAL LOCKER COUNT:	53
PARKADE -	13
1ST FLOOR -	0
2ND FLOOR -	0
3RD FLOOR -	15
4TH FLOOR -	25

SUITE BREAKDOWN

SUITES	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
SUITE A - 2 BEDROOM & 2 BATH	980 SQ.FT.	3	3	3	3	12
SUITE B - 2 BEDROOM & 2 BATH	1280 SQ.FT.	2	2	2	-	6
SUITE C - 2 BEDROOM, 1 DEN & 2 BATH	1,390 SQ.FT.	2	2	2	2	8
SUITE D - 2 BEDROOM & 2 BATH	1,187 SQ.FT.	1	1	1	1	4
SUITE E - 2 BEDROOM & 2 BATH	1,200 SQ.FT.	2	2	2	2	8
SUITE F - 2 BED ROOM & 2 BATH	1,446 SQ.FT.	1	1	1	-	3
SUITE G - 2 BED ROOM & 2 BATH	1,246 SQ.FT.	1	1	1	-	3
TOTAL		12	12	12	8	44

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - MARCH 24/2022
ISSUED FOR CLIENT REVIEW - MARCH 25/2022
ISSUED FOR ZONING REVIEW - APRIL 04/2022
ISSUED FOR CLIENT REVIEW - MAY 30/2022
ISSUED FOR ZONING REVIEW - MAY 31/2022

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

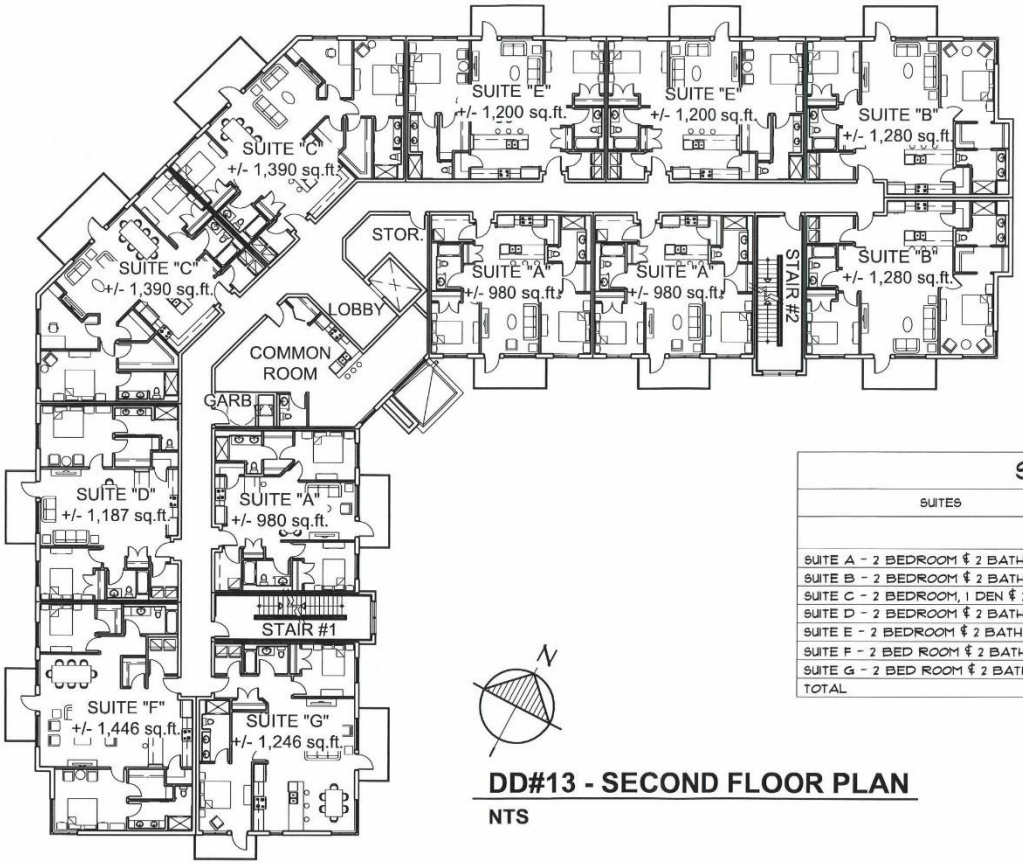
PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - MAIN FLOOR PLAN

SHEET NO.
A-2.2

REFER TO DRAWING
A-XX



DD#13 - SECOND FLOOR PLAN

NTS

TOTAL LOCKER COUNT:	53
PARKADE -	13
1ST FLOOR -	0
2ND FLOOR -	0
3RD FLOOR -	15
4TH FLOOR -	25

SUITE BREAKDOWN

SUITES	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
SUITE A - 2 BEDROOM & 2 BATH	980 SQ.FT.	3	3	3	3	12
SUITE B - 2 BEDROOM & 2 BATH	1280 SQ.FT.	2	2	2	-	6
SUITE C - 2 BEDROOM, 1 DEN & 2 BATH	1,390 SQ.FT.	2	2	2	2	8
SUITE D - 2 BEDROOM & 2 BATH	1,187 SQ.FT.	1	1	1	1	4
SUITE E - 2 BEDROOM & 2 BATH	1,200 SQ.FT.	2	2	2	2	8
SUITE F - 2 BED ROOM & 2 BATH	1,446 SQ.FT.	1	1	1	-	3
SUITE G - 2 BED ROOM & 2 BATH	1,246 SQ.FT.	1	1	1	-	3
TOTAL		12	12	12	8	44

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - MARCH 23/2022
ISSUED FOR CLIENT REVIEW - MARCH 24/2022
ISSUED FOR CLIENT REVIEW - MARCH 25/2022
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ISSUED FOR ZONING REVIEW - MAY 31/2022

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T. (204) 453-8898

PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - SECOND FLOOR PLAN

SHEET NO.
A-2.3

REFER TO DRAWING
A-XX



DD#13 - THIRD FLOOR PLAN

NTS

TOTAL LOCKER COUNT:	53
PARKADE -	13
1ST FLOOR -	0
2ND FLOOR -	0
3RD FLOOR -	15
4TH FLOOR -	25

SUITE BREAKDOWN

SUITES	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
SUITE A - 2 BEDROOM & 2 BATH	980 SQ.FT.	3	3	3	3	12
SUITE B - 2 BEDROOM & 2 BATH	1280 SQ.FT.	2	2	2	-	6
SUITE C - 2 BEDROOM, 1 DEN & 2 BATH	1,390 SQ.FT.	2	2	2	2	8
SUITE D - 2 BEDROOM & 2 BATH	1,187 SQ.FT.	1	1	1	1	4
SUITE E - 2 BEDROOM & 2 BATH	1,200 SQ.FT.	2	2	2	2	8
SUITE F - 2 BED ROOM & 2 BATH	1,446 SQ.FT.	1	1	1	-	3
SUITE G - 2 BED ROOM & 2 BATH	1,246 SQ.FT.	1	1	1	-	3
TOTAL		12	12	12	8	44

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - MARCH 23/2022
ISSUED FOR CLIENT REVIEW - MARCH 24/2022
ISSUED FOR CLIENT REVIEW - MARCH 25/2022
ISSUED FOR ZONING REVIEW - APRIL 04/2022
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OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (204) 453-6898

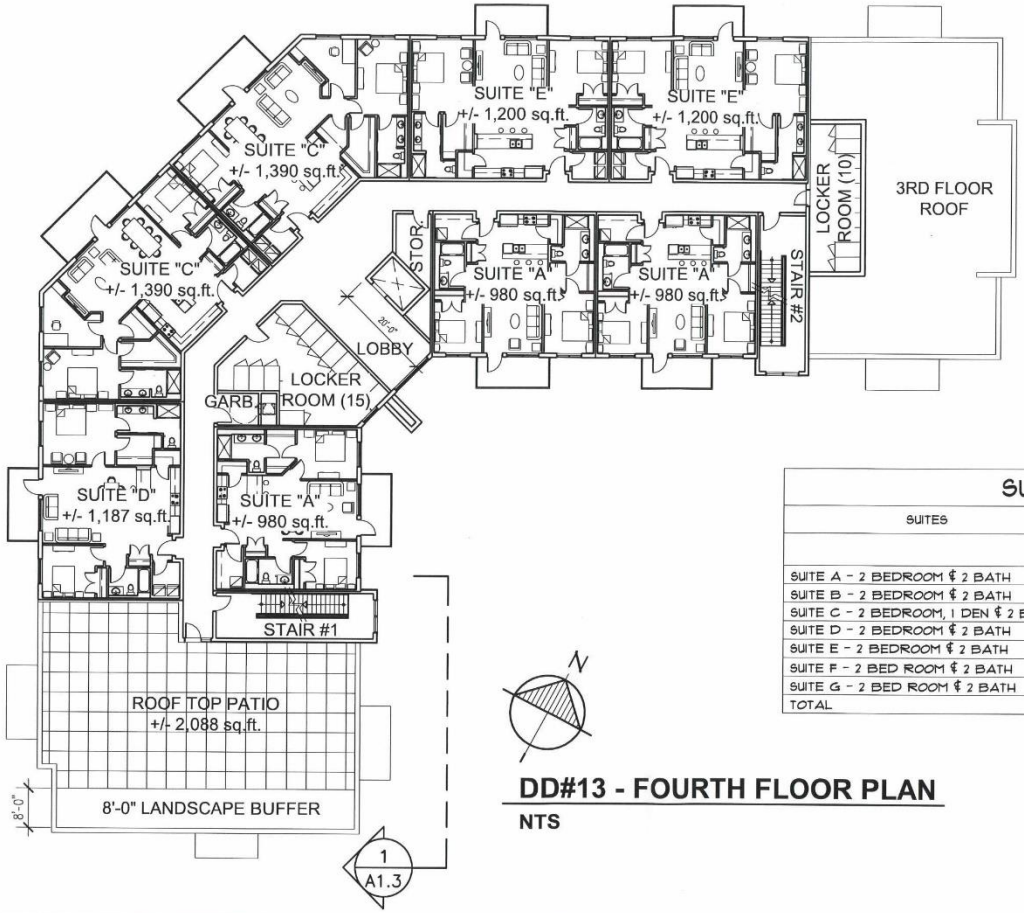
PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - THIRD FLOOR PLAN

SHEET NO.
A-2.4

REFER TO DRAWING
A-XX



DD#13 - FOURTH FLOOR PLAN

NTS

TOTAL LOCKER COUNT:	53
PARKADE -	13
1ST FLOOR -	0
2ND FLOOR -	0
3RD FLOOR -	15
4TH FLOOR -	25

SUITE BREAKDOWN

SUITES	AREA	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
SUITE A - 2 BEDROOM & 2 BATH	980 SQ.FT.	3	3	3	3	12
SUITE B - 2 BEDROOM & 2 BATH	1280 SQ.FT.	2	2	2	-	6
SUITE C - 2 BEDROOM, 1 DEN & 2 BATH	1,390 SQ.FT.	2	2	2	2	8
SUITE D - 2 BEDROOM & 2 BATH	1,187 SQ.FT.	1	1	1	1	4
SUITE E - 2 BEDROOM & 2 BATH	1,200 SQ.FT.	2	2	2	2	8
SUITE F - 2 BED ROOM & 2 BATH	1,446 SQ.FT.	1	1	1	-	3
SUITE G - 2 BED ROOM & 2 BATH	1,246 SQ.FT.	1	1	1	-	3
TOTAL		12	12	12	8	44

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW - MARCH 23/2022
ISSUED FOR CLIENT REVIEW - MARCH 24/2022
ISSUED FOR CLIENT REVIEW - MARCH 25/2022
ISSUED FOR ZONING REVIEW - APRIL 04/2022
ISSUED FOR CLIENT REVIEW - MAY 30/2022
ISSUED FOR ZONING REVIEW - MAY 31/2022

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OTTO CHENG ARCHITECT INC.
ARCHITECTURE INTERIORS
T. (264) 453-8898

PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - FOURTH FLOOR PLAN

SHEET NO.
A-2.5

REFER TO DRAWING
A-XX



DD#13 - SOUTH ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR CLIENT REVIEW – MARCH 24/2022
ISSUED FOR CLIENT REVIEW – MARCH 25/2022
ISSUED FOR ZONING REVIEW – APRIL 04/2022
ISSUED FOR CLIENT REVIEW – MAY 30/2022
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
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - SOUTH ELEVATION

SHEET NO.
A-3.1

REFER TO DRAWING
A-XX



DD#13 - EAST ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR CLIENT REVIEW – MARCH 24/2022
ISSUED FOR CLIENT REVIEW – MARCH 25/2022
ISSUED FOR ZONING REVIEW – APRIL 04/2022
ISSUED FOR CLIENT REVIEW – MAY 30/2022
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
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - EAST ELEVATION

SHEET NO.
A-3.2

REFER TO DRAWING
A-XX



DD#13 - NORTH ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR CLIENT REVIEW – MARCH 24/2022
ISSUED FOR CLIENT REVIEW – MARCH 25/2022
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ARCHITECTURE INTERIORS
T. (204) 453-8898

PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	MAY 31, 2022	AS NOTED	PN/SO

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - NORTH ELEVATION

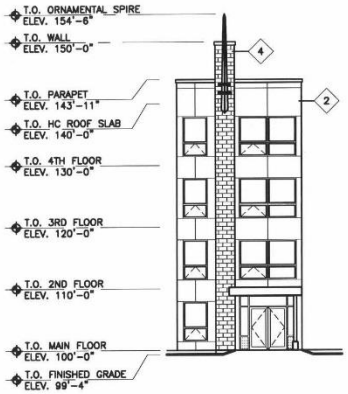
SHEET NO.
A-3.3

REFER TO DRAWING
A-XX



DD#13 - NORTH WEST ELEVATION

NTS



DD#13 - FRONT ENTRANCE ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR CLIENT REVIEW – MARCH 24/2022
ISSUED FOR CLIENT REVIEW – MARCH 25/2022
ISSUED FOR ZONING REVIEW – APRIL 04/2022
ISSUED FOR CLIENT REVIEW – MAY 30/2022
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
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - NW & FRONT ENTRANCE ELEV.

SHEET NO.
A-3.4

REFER TO DRAWING
A-XX



DD#13 - WEST ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR CLIENT REVIEW – MARCH 24/2022
ISSUED FOR CLIENT REVIEW – MARCH 25/2022
ISSUED FOR ZONING REVIEW – APRIL 04/2022
ISSUED FOR CLIENT REVIEW – MAY 30/2022
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
21-002	MAY 31, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - WEST ELEVATION

SHEET NO.
A-3.5

REFER TO DRAWING
A-XX



ST. MARY'S STREET ELEVATION

NTS

REVISION/ISSUANCE						
ISSUED FOR ZONING REVIEW – JANUARY 28/2022 ISSUED FOR CLIENT REVIEW – FEBRUARY 01/2022 ISSUED FOR ZONING REVIEW – APRIL 05/2022 ISSUED FOR CLIENT REVIEW – MAY 30/2022 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 **MULTI-HOUSING DEVELOPMENT** **St. MARY'S ROAD, WINNIPEG, MB**	SHEET NO. A-3.6
		PROJECT NO. 21-002	DATE MAY 31, 2022	SCALE AS NOTED	DRAWN BY PN/SD	DRAWING TITLE **DD#13 - STREET ELEVATION**	REFER TO DRAWING A-XX



DD#13 - SOUTH COLOUR ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – JANUARY 27/2022
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR ZONING REVIEW – APRIL 05/2022
ISSUED FOR ZONING REVIEW – JUNE 03/2022

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PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	JUNE 3, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - SOUTH COLOUR ELEVATION

SHEET NO.
A-3.7

REFER TO DRAWING
A-XX



DD#13 - EAST COLOUR ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – JANUARY 27/2022
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR ZONING REVIEW – APRIL 05/2022
ISSUED FOR ZONING REVIEW – JUNE 03/2022

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PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	JUNE 3, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - EAST COLOUR ELEVATION

SHEET NO.
A-3.8

REFER TO DRAWING
A-XX



DD#13 - NORTH COLOUR ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – JANUARY 27/2022
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
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ISSUED FOR ZONING REVIEW – JUNE 03/2022

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T. (204) 453-8898

PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	JUNE 3, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - NORTH COLOUR ELEVATION

SHEET NO.
A-3.9

REFER TO DRAWING
A-XX



DD#13 - NORTH WEST COLOUR ELEVATION

NTS

DD#13 - FRONT ENTRANCE COLOUR ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
ISSUED FOR CLIENT REVIEW – JANUARY 27/2022
ISSUED FOR ZONING REVIEW – JANUARY 28/2022
ISSUED FOR ZONING REVIEW – APRIL 05/2022
ISSUED FOR ZONING REVIEW – JUNE 03/2022

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ARCHITECTURE INTERIORS
T. (204) 453-8898

PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	JUNE 3, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - NW & FRONT COLOUR ELEV.

SHEET NO.
A-3.10

REFER TO DRAWING
A-XX



DD#13 - WEST COLOUR ELEVATION

NTS

EXTERIOR FINISH MATERIAL LEGEND:

1. PRE-CAST PATTERN A (TBD)
2. PRE-CAST PATTERN B (TBD)
3. PRE-CAST PATTERN C (TBD)
4. PRE-CAST PATTERN D (TBD)

REVISION/ISSUANCE
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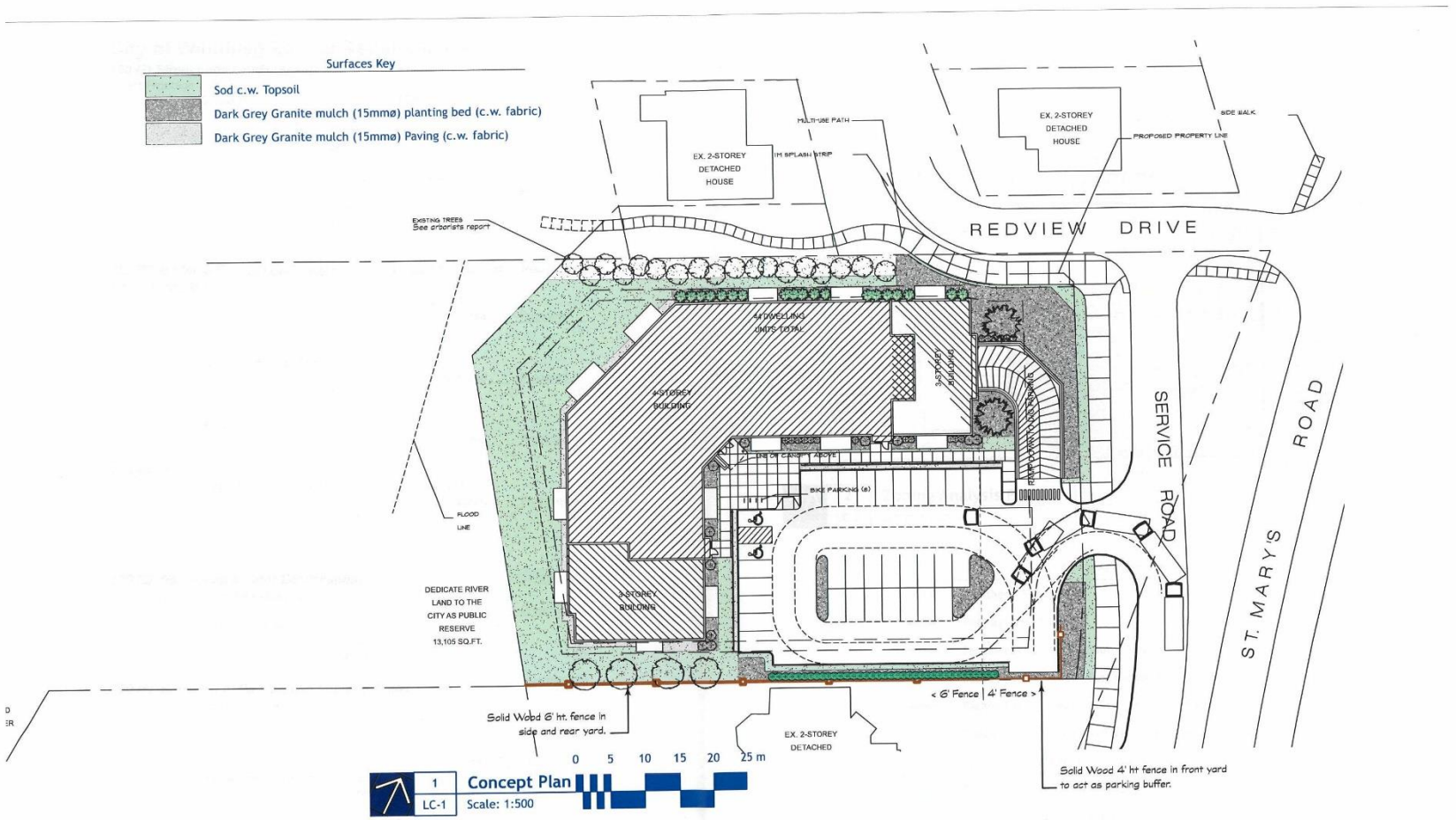
PROJECT NO.	DATE	SCALE	DRAWN BY
21-002	JUNE 3, 2022	AS NOTED	PN/SD

PROJECT TITLE
MULTI-HOUSING DEVELOPMENT
St. MARY'S ROAD, WINNIPEG, MB

DRAWING TITLE
DD#13 - WEST COLOUR ELEVATION

SHEET NO.
A-3.11

REFER TO DRAWING
A-XX



No.	Date	Issue Notes
B	2022-06-03	For Zoning
A	2022-06-02	For Client Review

Drawing No.

LC-1 of 4

Multi-Housing Development
St. Mary's Rd.
Schematic Landscape Plan

Dean Spearman
Landscape Architect

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Service Rd. — 188.22 Lin ft.

	Required	Proposed
Trees	6	7
Shrubs	27	33

Redview Dr. — 115.982 Lin ft.

	Required	Proposed
Trees	4	4
Shrubs	18	20

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

Facade Facing Street

South Wing — 82 Lin Ft.

	Required	Proposed
Shrubs	8	14

East End of East Wing — 65 Lin Ft.

	Required	Proposed
Shrubs	7	10

Redview Dr — 142 Lin Ft.

	Required	Proposed
Shrubs	14	19

Principle Entry

South face of East Wing — 135 Lin Ft.

	Required	Proposed
Shrubs	14	17

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area — 13199 Sq. Ft.

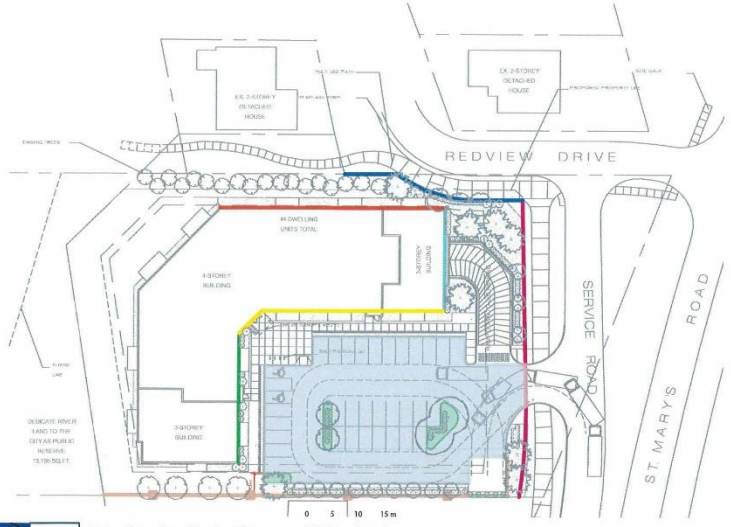
	Required	Proposed
Required Landscape Area	659	411
Trees	2	4
Shrubs	7	20

190 (8) Buffering of Parking and Loading Areas

Length of parking/ loading within 20' of Property Line — 44 Lin ft.

	Required	Proposed
Requirement (Option 1) Trees	1	16
Shrubs	6	37

Requirement (Option 2) 4' ht fence Provided



2 / LC-2 **Zoning Analysis Plan**
Scale: 1:750

Zoning Analysis Key

- Frontage - Service Rd.
- Frontage - Redview
- Facade Facing Street - South Wing facing Service Rd.
- Facade Facing Street - East Facade Facing Service Rd.
- Facade Facing Street - North Facade Facing Redview
- Principle Facade (main entry) -South Facade of East Wing
- Parking lot Gross area
- Parking lot Interior Landscape
- Residential Buffer (if required)

No.	Date	Issue Notes
B	2022-06-03	For Zoning
A	2022-06-02	For Client Review

Drawing No.

LC-2 *of* 4

Multi-Housing Development
St. Mary's Rd.
Landscape Zoning Calculatons

Dean Spearman
Landscape Architect

Plant Schedule

Icon	Common Name	Botanical Name	Qty	Scheduled Size	Remarks
Evergreen Trees					
	Black Hills Spruce	Picea glauca 'Black Hills'	8	2.4 m ht.	90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees					
	Purple Spire Apple	Malus 'Jefspire'	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.
	Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	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.
	Gladiator Apple	Malus x adstringens 'Durleo'	12	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.
	Harvest Gold Linden	Tilia mongolica 'Harvest Gold'	2	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					
	Pygmy Caragana	Caragana pygmae	10	60 cm. ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	19	45 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	7	45 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Royal Jubilee Ninebark	Physocarpus opulifolius 'Royal Jubilee'	40	45 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	44	30 cm. ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Alpine Currant "Schmidke"	Ribes alpinum	37	24" ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	False Spirea	Sorbaria sorbifolia	19	45 cm. ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs					
Perennials					
Ornamental					
	Total Plants on Schedule		213		
	Total Plants in Drawing		213		

No.	Date	Issue Notes
B	2022-06-03	For Zoning
A	2022-06-02	For Client Review

Drawing No.

LC-3 *of* 4

Multi-Housing Development
St. Mary's Rd.
Plant List

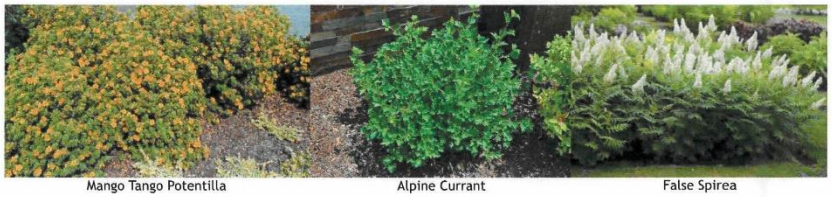
Dean Spearman
Landscape Architect



Black Hills Spruce | Purple Spire Apple | Spring Snow Crab | Gladiator Apple | Harvest Gold Linden



Pygmy Caragana | Dart's Gold Ninebark | Royal Jubilee Ninebark



Mango Tango Potentilla | Alpine Currant | False Spirea

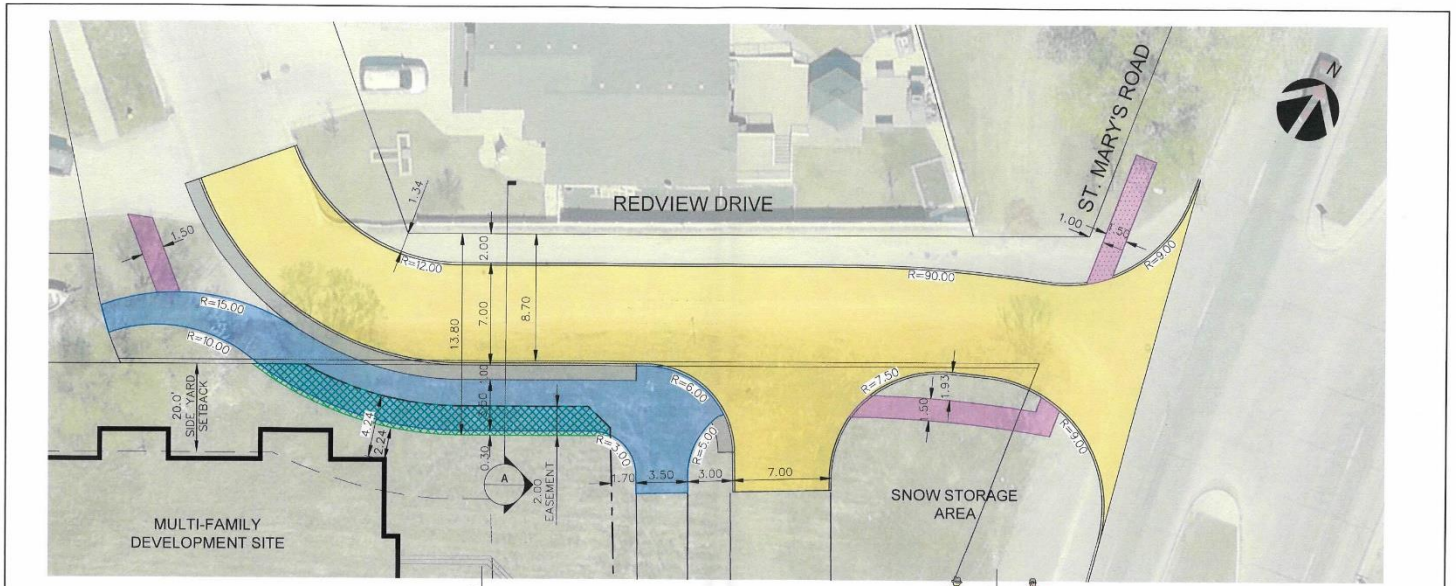
No.	Date	Issue Notes
B	2022-06-03	For Zoning
A	2022-06-02	For Client Review

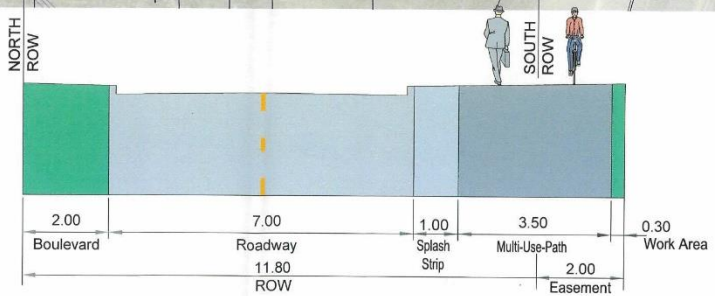
Drawing No.

LC-4 *of* 4

Multi-Housing Development
St. Mary's Rd.
Plant Selection

Dean Spearman
Landscape Architect





SECTION A-A

LEGEND

- PROPOSED PROPERTY LINE
- ROADWAY
- SIDEWALK
- MULTI-USE-PATH
- SPLASH STRIP
- CITY'S DESIGN
- PROPOSED EASEMENT AREA
- INFRASTRUCTURE REQUIRED FOR SERVICE ROAD EXTENSION PROPOSED AS PART OF THE ST. MARY'S INTERCHANGE PROJECT.

NOTE:
SIDE YARD SETBACK IS INDICATED IN FEET. ALL OTHER DIMENSIONS ARE MEASURED IN METERS.

wsp
93 Lombard Avenue Suite 111, Winnipeg MB, R3B 3B1
T 204-943-3178 | www.wsp.com

PROJECT NO: 211-02821-00

SCALE: 1:250
DATE: 2022-03-17
DESIGNED BY: M.S.
DRAWN BY: M.S.

PROJECT: REDVIEW DRIVE AT ST. MARY'S ROAD

TITLE: ROAD WIDENING RECOMMENDATION

DRAWING: 03