Agenda – Executive Policy Committee – February 14, 2023

Report – Standing Policy Committee on Property and Development – February 2, 2023

Item No. 13 Subdivision and Rezoning – Southeast Corner of Pipeline Road and Court Avenue
(Old Kildonan Ward)
File DASZ 40/2022 [c/r DAV 162064/2022D]

STANDING COMMITTEE RECOMMENDATION:

On February 2, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 40/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 31, 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 November 3, 2022, and attached as Schedule "B" to this report, with the following amendment:

        "i. In 'Section IV – Servicing Conditions':

            a. Amend Clause 6 a) by deleting "150mm thick" and replacing with "100mm thick."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District, as shown on the map dated October 31, 2022, and included within Schedule "A", subject to the following conditions:

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

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings

Report – Standing Policy Committee on Property and Development – February 2, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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 Lord Selkirk-West Kildonan 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 Subdivision Agreement, Caveat No. 1985188/1, be discharged.

4. 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").

5. 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.

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 40/2022, as determined by the City's Director of Planning, Property and Development.

7. 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.

Report – Standing Policy Committee on Property and Development – February 2, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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

9. 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.

10. 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.

11. 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.

12. 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 10 and 11 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

13. 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.

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

15. That the Variance Order for related File DAV 162064/2022D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 40/2022.

Agenda – Executive Policy Committee – February 14, 2023

Report – Standing Policy Committee on Property and Development – February 2, 2023

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 2, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 23, 2023, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

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

  ", with the following amendment:

  i. In 'Section IV – Servicing Conditions':

     a. Amend Clause 6 a) by deleting "150mm thick" and replacing with "100mm thick."

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

On November 17, 2022, the Lord Selkirk-West Kildonan Community Committee adjourned the public hearing to its meeting on January 23, 2023 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

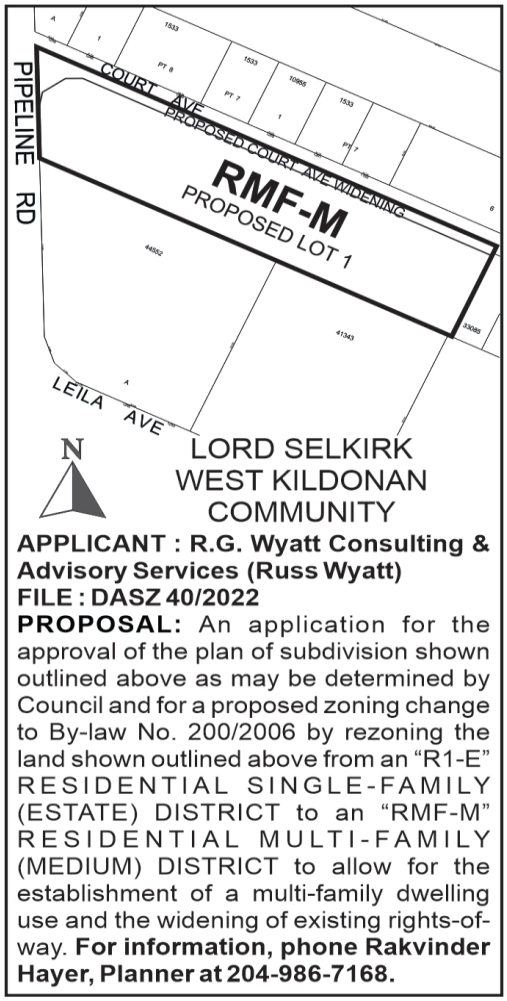
File: DASZ 40/2022 [c/r DAV 162064/2022D]

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

Public Hearing: January 23, 2023
November 17, 2022
Council Building, 510 Main Street

Applicant: R. G. Wyatt Consulting & Advisory Services
(Russ Wyatt)

Subject:



Premises Affected: Southeast Corner of Pipeline Road and Court Avenue

For submission to: Standing Policy Committee on Property and Development

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

Report date: January 24, 2023

Community Committee Recommendation:

On January 23, 2023, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision under Development Application No. DASZ 40/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 31, 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 November 3, 2022, and attached as Schedule "B" to this report***, with the following amendment:***

        "i. In 'Section IV – Servicing Conditions':

            a. Amend Clause 6 a) by deleting "150mm thick" and replacing with "100mm thick."

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District, as shown on the map dated October 31, 2022, and included within Schedule "A", subject to the following conditions:

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

        i. 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 Lord Selkirk-West Kildonan 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 Subdivision Agreement, Caveat No. 1985188/1, be discharged.

4. 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").

5. 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.

6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 40/2022, as determined by the City's Director of Planning, Property and Development.

7. 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.

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

9. 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.

10. 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.

11. 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.

12. 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 10 and 11 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

13. 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.

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

15. That the Variance Order for related File DAV 162064/2022D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 40/2022.

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

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

1. This development, Mr. Chair, it will bring much needed housing to our community, there is a housing crisis, we have a lot of folks coming in terms of immigration to help with our labour market shortage etc.

2. I am confident in that later when we are all done this will be a very valuable addition to our neighbourhood. I do want to again underscore that the consultation is important with area residents, and I will of course be involved in in the plan approval stage as well so I would like those conversations and collaboration to continue. It was a good idea that we paused it at the last meeting and I think as a result we are going to have a much better product as we cross the finish line here.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 114

In accordance with section 236.1(1), the threshold for sufficient objection has been met.

Exhibits Filed:

1. Application dated July 26, 2022
2. Notification of Public Hearing dated September 7, 2022
3. Manitoba Status of Title 3159980/1
4. Letter of Authorization dated May 17, 2022 from 10041842 Manitoba Ltd. to R.G. Wyatt Consulting & Advisory Services
5. Subdivision Agreement dated April 27, 1995 between The City of Winnipeg of the First Part, and Anita Kalra, of the Second Part
6. Caveat 1985188
7. Schedule C – Court/Pipeline Intersection Property Requirements
8. Schematic Designs of Court Avenue Apartments (3 pages)
9. Plans (7 pages)
10. Report from the Urban Planning Division dated November 2, 2022
11. Inspection Report
12. Communication dated October 31st, 2022, from Barjinder S Thind, in support of the application
13. Communication dated November 14, 2022, from Sukhjit Bhandal, in support of the application
14. Presentation in support of the application submitted by the Applicant at the public hearing
15. Petition in opposition to the application purporting to contain the signatures of 55 area residents submitted by Beverley Laggo
16. Recording of Representations of public hearing held on November 17, 2022
17. Notice of Adjournment dated November 21, 2022
18. Notice of Adjournment dated November 23, 2022

Exhibits Filed (continued):

19. Communication dated January 14, 2023, from Gerald Laggo, in opposition to the application
20. Communication dated January 16, 2023, from Alice Maksymowicz, in opposition to the application
21. Communication dated January 16, 2023, from Jan Maksymowicz, in opposition to the application
22. Communication dated January 17, 2023, from Agnieszka Judycki, in opposition to the application
23. Communication dated January 17, 2023, from Barbara Nanowski, in opposition to the application
24. Communication dated January 17, 2023, from Shana Charna Gilman, in opposition to the application
25. Communication dated January 17, 2023, from Susan Hay, in opposition to the application
26. Communication dated January 19, 2023, from Mate Prusina, in opposition to the application
27. Communication dated January 19, 2023, from Marge Clark, in opposition to the application
28. Communication dated January 18, 2023, from John Patrick Adiong, in opposition to the application
29. Communication dated January 18, 2023, from Christopher Nanowski, in opposition to the application
30. Communication dated January 18, 2023, from Elizabeth (Liz) Dusecina, in opposition to the application
31. Communication dated January 18, 2023, from Linda Maddaford, in opposition to the application
32. Communication dated January 19, 2023, from Emmanuel Lao, in opposition to the application
33. Communication dated January 19, 2023, from Beverly Ominski, in opposition to the application
34. Communication dated January 19, 2023, from Susan Rubin, in opposition to the application
35. Communication dated January 19, 2023, from Peter and Betty Cimarno, in opposition to the application
36. Communication dated January 19, 2023, from David Cress, in opposition to the application
37. Communication dated January 19, 2023, from Wendy Gmitrowski, in opposition to the application
38. Communication dated January 19, 2023, from Marina Neto, in opposition to the application
39. Communication dated January 19, 2023, from Wesley Jakilazek, in opposition to the application
40. Communication dated January 19, 2023, from Vajlat Kasunic, in opposition to the application

Exhibits Filed (continued):

41. Communication dated January 19, 2023, from Mary Burke,in opposition to the application
42. Communication dated January 19, 2023, from Tannis Jakilazek, in opposition to the application
43. Communication dated January 19, 2023, from Harvey Sawatzky, in opposition to the application
44. Communication dated January 20, 2023, from Alda Hazel, in opposition to the application
45. Communication dated January 19, 2023, from Ted Nanowski, in opposition to the application
46. Communication dated January January 17, 2023, from Susan Elizabeth Simpson, in opposition to the application
47. Communication dated January January 19, 2023, from Marilyn Bobby, in opposition to the application
48. Communication dated January 19, 2023, from Maureen Danzinger in opposition to the application
49. Communication dated January 19, 2023, from Karen Jonsson, in opposition to the application
50. Communication dated January 19 2023, from Daryl Ziprick in opposition to the application
51. Communication dated January 19, 2023, from Debbie Ziprick, in opposition to the application
52. Communication dated January 19, 2023, from Linda MacQuarrie, in opposition to the application
53. Communication dated January 19, 2023, from Evelyn DeLello, in opposition to the application
54. Communication dated January 19, 2023, from Stanley and Elsie Reid in opposition to the application
55. Communication dated January 20, 2023, from Cal Gogal, in opposition to the application
56. Communication dated January 19, 2023, from Tom Best, in opposition to the application
57. Communication dated January 20, 2023, from Diane Belcher, for information on the application
58. Communication dated January 20, 2023, from Howard Thomas Simpson, in opposition to the application
59. Communication dated January 20, 2023, from Sandra Cole, in opposition to the application
60. Presentation by the Applicant on Court Avenue Apartments at the public hearing
61. Communication dated January 20, 2023, from Lorraine Waluk, in opposition to the application
62. Communication dated January 20, 2023, from Ming Wong, in opposition to the application

Exhibits Filed (continued):

63. Communication dated January 20, 2023, from Luning Wong, in opposition to the application
64. Communication dated January 20, 2023, from Gisele Walker, in opposition to the application
65. Communication dated January 20, 2023, from Helder Rego, in opposition to the application
66. Communication dated January 20, 2023, from Barjinder S Thind, in support of the application
67. Communication dated January 20, 2023, from James Lutomske, in opposition to the application
68. Communication dated January 19, 2023, from Rosina Prusina, in opposition to the application
69. Communication dated January 19, 2023, from Rosa Rondinone, in opposition to the application
70. Communication dated January 19, 2023, from Joan Wynnyk, in opposition to the application
71. Communication dated January 18, 2023, from Karen Michele Gobeil, in opposition to the application
72. Communication dated January 20, 2023, from Americo Delgado, in opposition to the application
73. Communication dated January 20, 2023, from Linda Clobo, in opposition to the application
74. Communication dated January 20, 2023, from Keith Miller, in opposition to the application
75. Communication dated January 20, 2023, from Moira Smith, in opposition to the application
76. Communication dated January 20, 2023, from Berwyn Jenkins, in opposition to the application
77. Communication dated January 22, 2023, from Helen Sabatini, in opposition to the application
78. Submission from Marie Dame at the public hearing, in opposition to the application
79. Recording of Representations of public hearing held on January 23, 2023

REPRESENTATIONS:

In Support:

Bob Hinkelman
Evan Hanson
Jackie Wilkie
Barjinder Thind
Susan Russell
Sukhjit Bhandal

In Opposition:

Marie Dame
Betty Cimarno
Cheryl Dole
Jeff Parkes
Evelyn Dilello
Amelia Alnes
Lalaine Stevens
David Burdon
Violet Kasunic
Maurice Bugera
Ramel Layog
David Cress
Ben Ominski
Mary Burke
Helene Olivene
Gerald Laggo
Margaret Sawatzky
Donna Batik
Lillian Scazyk
Helen Sabatini
Karen Jonsson
Morior Sheilds
Sam Smilski
Guyla Smilski
Felicia Boyce
Pat Murdock
George Anderson
Frank Derin
Marlene Johnston
Charmene Montalbo
Calvin Wong
Olgo Fuycek
King Kong
Barb Nanowski
Ted Nanowski
Brenda Melnyk
Christine McKay
Joch Demenuk

Ermelinda Cardoso
Rosina Prusina
Mate Prusina
Cameron Goritz
Rosa Rondinone
Janet Jhynnyk
Alex Braganza
A. Nandullio
Allan Tablizo
Sergio Caravallis
S. Charna Gilman
Linda Macquarrie
Sergia Carvalho
Cal Gogan
Lorraine Waluk
Ronald Waluk
Maria Melo
Sue Simpson
Maria De Sousa
Alice Maksymowicz
Jan Maksymowicz
Agnieszka Judycki
Shana Charna Gilman
Susan Hay
Marina Neto
John Patrick Adiong
Karen Michele Gobeil
Christopher Nanowski
Elizabeth (Liz) Dusecina
Linda Maddaford
Emmanuel Lao
Susan Rubin
Peter & Betty Cimarno
Barbara Nanowski
David Cress
Helen Sabatini
Wendy Gmitrowski
Marge Clark

Beverly ominski
Vajlat Kasunic
Mate Prusina
Rosina Prusina
Rosa Rondinone
Joan Wynnyk
Wesley Jakilazek
Mary Burke
Tannis Jakilazek
Tom Best
Stanley & Elsie Reid
Marilyn Bobby
Ted Nanowski
Susan Elizabeth Simpson
Maureen Danzinger
Karen Jonsson
Daryl Ziprick
Debbie Ziprick
Evelyn DeLello
Linda MacQuarrie
Harvey Sawatzky
Cal Gogal
Sandra Cole
Alda Hazel
Howard Thomas Simpson
Lorraine Waluk
Ming Wong
Luning wong
Gisele Walker
Helder Rego
James Lutomske
Americo Delgado
Keith Miller
Moira Smith
Berwyn Jenkins
Linda Clobo

For Information:

Diane Belcher

For the City:

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

Exhibit “10” referred to in File DASZ 40/2022

ADMINISTRATIVE REPORT

Title: DASZ 40/2022 - Southeast corner of Pipeline Road and Court Avenue.

Issue: For consideration at the public hearing for a Subdivision and Rezoning to open the property as right-of-way in order to widen Court Avenue and rezone the land from an “R1-E” Residential Single-Family (Estate) District to an “RMF-M” Residential Multi-Family (Medium) District.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 40/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated October 31, 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 November 3, 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-M” Residential Multi-Family (Medium) District, as shown on the map dated October 31, 2022, and included within Schedule “A”, subject to the following conditions:
    A. That the Owner enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:
        i. 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 Lord Selkirk-West Kildonan 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 Subdivision Agreement, Caveat No. 1985188/1, be discharged.
4. 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").
5. 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.
6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 40/2022, as determined by the City's Director of Planning, Property and Development.
7. 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.
8. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.
9. 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.
10. 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.

11. 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.
12. 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 10 and 11 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
13. 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.
14. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
15. That the Variance order for related file no. DAV 22-162064/D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 40/2022.

REASON FOR THE REPORT

- The applicant is proposing a Subdivision and Rezoning in order to legally open the property as a right-of-way to widen Court Avenue and rezone the land from an “R1-E” Residential Single-Family (Estate) District to an “RMF-M” Residential Multi-Family (Medium) District.
- The proposed development includes the construction of 298 dwelling units and the establishment of an accessory parking area containing 394 parking spaces.
- Rezoning applications require a public hearing as per the Development Procedures By-law and The City of Winnipeg Charter.
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

OURWINNIPEG2045 POLICY ALIGNMENT

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

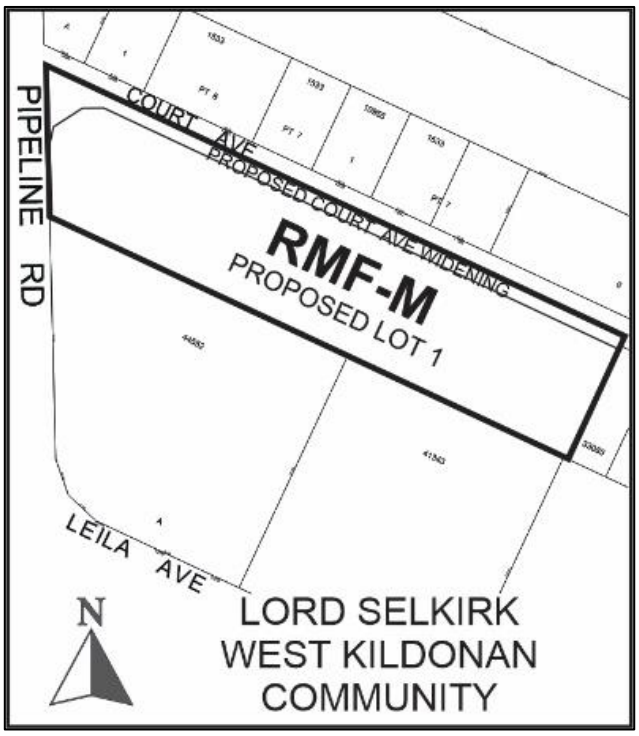
Department	Planning, Property and Development
Division	Urban Planning & Design
Prepared by	R. Hayer RPP, MCIP
Date:	November 2, 2022
File No.	DASZ 40/2022

List of Schedules and Attachments

- **Appendix 'A' – Planning Discussion.**
- **Schedule "A" of File no. DASZ 40/2022,** Lord Selkirk - West Kildonan **Community Committee, dated October 31, 2022.**
- **Schedule "B" Report of the Administrative Co-ordinating group, RE: Proposed Subdivision and Rezoning on land located at the Southeast corner of Pipeline Road and Court Avenue, dated November 3, 2022.**
- **Appendix B – Proposed By-law.**
- **Schedule "C" - Court/Pipeline Intersection Property Requirments.**

APPENDIX 'A'

DATE:	**November 2, 2022**
FILE:	**DASZ 40/2022**
RELATED FILES:	DAV 22-162064\D
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.326 (Leila North)
SUBJECT:	For a Subdivision to open the property as right-of-way in order to widen Court Avenue and Rezone the land from "R1-E" Residential Single-Family (Estate) to "RMF-M" Residential Multi-Family (Medium).
LOCATION	SE Pipeline Road and Court Avenue
LEGAL DESCRIPTION	LOT 2 PLAN 33085 17 K OTM



APPLICANT:	Russ Wyatt (R.G. Wyatt Consulting & Advisory Services) 100 Transcona Blvd Unit 312 Winnipeg, MB R2C 5S1
OWNER:	10041842 MANITOBA LTD. 186 Henderson Hwy Winnipeg, MB R2L 1L6

SITE DESCRIPTION

- The subject property is located at the southeast corner of Pipeline Road and Court Avenue.
- The property is designated an “Emerging Community” which is a subset of the “Established Neighbourhood - Recent Community” policy area under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0) and located within the “Medium Density Residential” policy area of the *Precinct ‘E’ Precinct Plan By-law*.
- The property is zoned “R1-E” Residential Single-Family (Estate) District under the Winnipeg Zoning By-law.
- The site is 292,530 sq. ft. in lot area (6.71 acres) and is currently undeveloped.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Court Avenue; then single-family dwellings zoned “R1-E” Residential Single-Family (Estate) District.

South: Multi-family dwellings zoned “C2” Commercial Community District and “RMF-M” Residential Multi-Family (Medium) District.

East: Single-family dwellings zoned “R1-E” Residential Single-Family (Estate) District.

West: Pipeline Road; then single-family dwellings zoned “R1-M” Residential Single-Family (Medium) District.

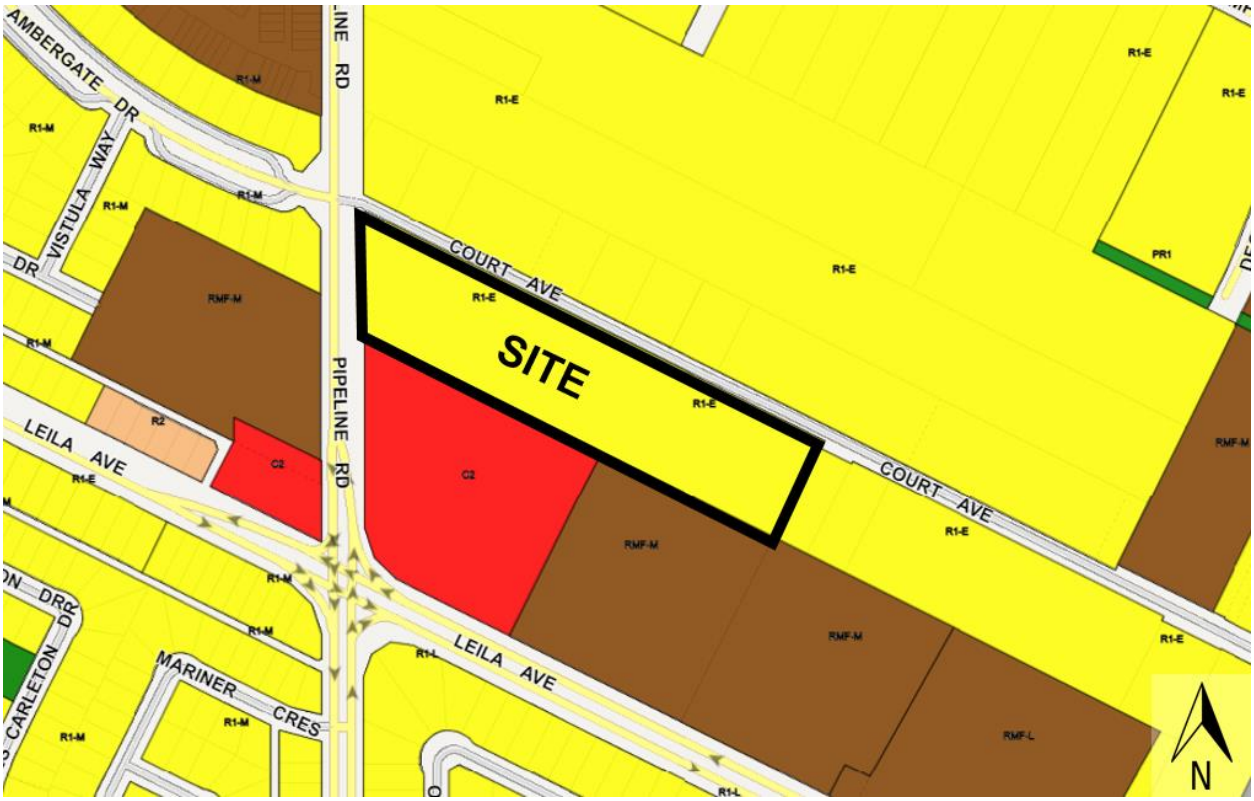


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone the land to an “RMF-M” Residential Multi-Family (Medium) District to establish a multi-family dwelling use. The proposed subdivision includes a widening of the Court Avenue right-of-way along the full length of the subject property and a corner cut for a future northbound right-turn cutoff on Pipeline Road at Court Avenue.
- The proposed development is the construction of 11 townhouse buildings that will contain a total of 298 dwelling units and the establishment of an accessory parking area to include 394 parking spaces.
- Each building would contain a series of walk-up style townhomes. Buildings would contain a variety of rooflines and materials, emphasizing vertical proportions of units. The proposed building height for all units is 35 feet.
- Access to the proposed accessory parking area would be from Court Avenue. A total of two (2) private approaches from Court Avenue are proposed.
- The related Variance File No. DAV 22-162064/D deals with the proposed “RMF-M” Dimensional Standards of the Winnipeg Zoning By-law for the construction of multi-family dwellings to have substandard yards and the location and number of parking spaces. Please see the related administrative report for an analysis of the proposed variances.



Figure 3: Proposed site plan superimposed on an aerial photo of the subject property.

Collaboration:

- The proposed development was initially submitted as a Pre-Application under File No. PA 21-203538.
- The Winnipeg Public Service provided feedback identifying requirements for right-of-way widenings, servicing, and comments related to building and site plan design.
- Subsequent to the Pre-Application, the Developer engaged in discussions with various City Departments, including Urban Planning & Design.
- The application as submitted generally incorporates the feedback provided by the Public Service under the initial Pre-Application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0:

- The property is designated an “Established Neighbourhood - Recent Community” policy area under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0). Key relevant policies include the following:
    - *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.*
    - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*

- *1.15: Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently serviced with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*
- *2.3: Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*

- Per Servicing policy 1.1 of *CCDS 2.0*, the proposed development will require a full range of municipal services. Water, drainage, and sewer are available adjacent to the property along Pipeline Road and will be required to comply with applicable CCDS 2.0 policies, per the ACG report attached as Schedule "B" to this report.

PRECINCT 'E' PRECINCT PLAN BY-LAW NO. 97/2014:

- The site is also located within an area covered by the *Precinct 'E' Precinct Plan By-law,* which designates the property as a "Medium Density Residential" policy area. Key policies include the following:
  - *5.2 Medium Density Residential Development Policies:*
    - *a. Two family housing and townhouses (three storeys or less) shall be the predominant use of land within the medium density residential areas.*
    - *c. It is expected that these areas will develop to approximately 10.0 units per gross developable hectare (4.0 units per gross developable acre) or greater.*
    - *d. Each building design and site plan should address the issue of privacy for immediate neighbours through measures such as building mass, building orientation and landscaping.*
    - *e. Multi-family housing units should be located to allow for transit servicing to be provided at a walking distance of no more than 200 meters.*

CONCLUSION:

- The *Precinct 'E' Precinct Plan* accommodates townhouses (three storeys or less) as the predominant land use in the Medium Density Residential policy area and requires a density of 4.0 units per acre or greater in this policy area. It also encourages multi-family housing units to be within 200 metres of transit service.
- The proposed "RMF-M" zone and proposed development (three-storey townhomes) would provide a density of approximately 44 units per acre, which adheres to the land use policies and exceeds the minimum density required per the Medium Density Residential policies.
- Current transit service is available across Pipeline Road along Ambergate, approximately 250 feet west of the subject site (+/- 75 metres). The Transit Master Plan proposes future transit service along Court Avenue, in front of the proposed development. The nearest Primary Transit Service is planned for Leila Avenue at Pipeline Road, approximately 650 feet south of the subject property (+/- 200 metres).

- The Glossary section of *CCDS 2.0* defines “Low-rise residential uses” as *“residential buildings four stories or less in height, typically including… row housing (including… stacked row housing) …”.* These are encouraged to be located on collector roads.
- Pipeline Road is an existing collector and Court Avenue is planned to be upgraded to a collector standard, and the proposed development would be at the corner of the aforementioned streets.
- Court Avenue contains local commercial amenities further east, including grocery stores, banks, medical offices and other personal services. Pipeline Road contains medical offices to the south, at the corner of Pipeline and Leila.
- The south lot line to the subject property would be abutting lands zoned “C2” Commercial Community and “RMF-M” Residential Multi-Family (Medium) District, which accommodate similar levels of density as the proposed development. However, due to the subject property being within the *Precinct ‘E’ Precinct Plan,* the overall allowable height is limited to three-storey townhouses.

A Zoning Agreement is recommended as a condition of approval and includes a requirement that final plans are subject to a Plan Approval application review and approval by the Lord Selkirk-West Kildonan Community Committee. The inclusion of this clause will allow the Division and the Committee to review final plans prior to the issuance of development or building permits.

REASONS FOR RECOMMENDATIONS

The Urban Planning Division supports the subdivision and rezoning for the following reasons**:**

- **The proposed development would be consistent with the Medium Density Residential policies of the** *Precinct ‘E’ Precinct Plan.*
- **The proposed development would be consistent with the Recent Communities policies of the *Complete Communities Direction Strategy 2.0.***
- **The proposed rezoning would be compatible with the surrounding area.**

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: R. Hayer RPP, MCIP
DASZ File Number: DASZ 40/2022

SCHEDULE "A" FOR FILE NO. DASZ 40/2022, LORD SELKIRK COMMUNITY COMMITTEE, OCTOBER 31, 2022

By-Law No. _____

File No. **DASZ 40/2022**

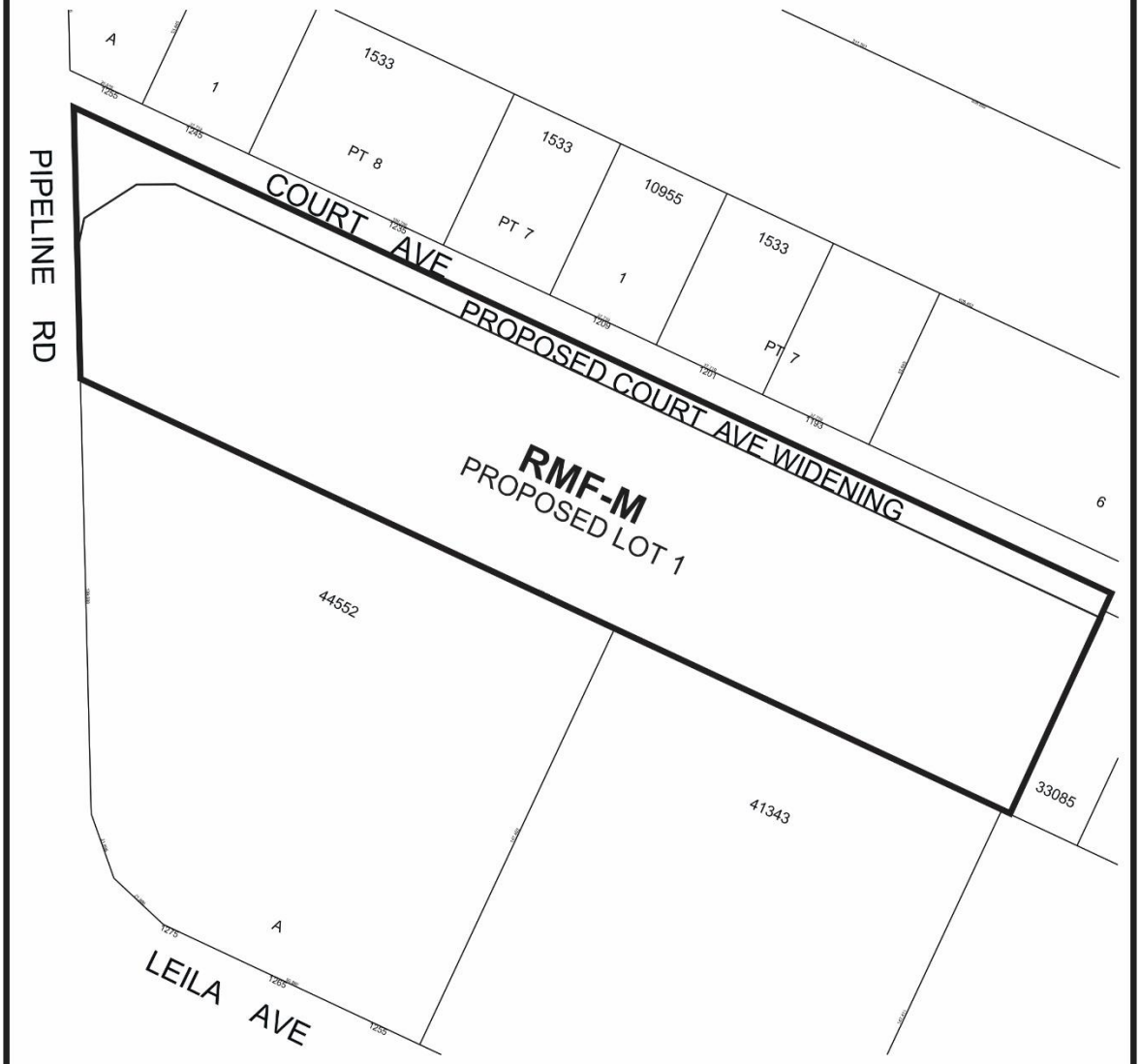
Atlas Sheet No. **S23**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at the south east corner of Pipeline Road and Court Avenue from "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the establishment of a multi-family dwelling use and the widening of existing rights-of-way.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT THE SOUTHEAST CORNER OF PIPELINE ROAD AND COURT AVENUE

It is recommended that approval of DASZ 40/2022, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) Development of the land included under this development application relies on the future services to be constructed by third parties on the lands to the north of Court Avenue, including the stormwater retention basin (SRB) and outfall trunk sewer. This proposed development cannot proceed until this infrastructure has been constructed, or this Developer constructs, at no expense to the City, alternative infrastructure designed by a qualified municipal engineer to the satisfaction of the Director of Water and Waste.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for an approximately 9.1 metre widening of the Court Avenue right-of-way, along the full length of the Planned Area abutting Court Avenue, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open property for right-of-way corner cut in the southeast corner of the intersection of the Pipeline and Court Avenue, as shown conceptually in Schedule “C”, with such changes as deemed necessary to the satisfaction of the Director of Public Works.

Section III – Engineering Studies

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

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

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

Section IV - Servicing Conditions

1) Water Mains

a) The Developer shall, at no expense to the City, construct and install all water mains required to serve the Planned Area and adjacent lands as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

b) If the water mains noted in clause a) are installed by others, the Developer shall pay to the City, in cash, on demand, their share of the water mains, as determined by and to the satisfaction of the Director of Water and Waste.

2) Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install all wastewater sewers required to serve the Planned Area and adjacent lands as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

b) If the wastewater sewer noted in clause a) are installed by others, the Developer shall pay to the City, in cash, on demand, their share of the wastewater sewer, as determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage Sewers

a) The Developer shall, at no expense to the City, construct and install all land drainage sewers required to serve the Planned Area and adjacent lands as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

b) If the land drainage sewer noted in clause a) are installed by others, the Developer shall pay to the City, in cash, on demand, their share of the land drainage sewer, as determined by and to the satisfaction of the Director of Water and Waste.

4) Stormwater Retention Facilities

a) The Developer shall, if required and at no expense to the City, construct and install all land drainage sewers and stormwater retention facilities required to serve the Planned Area as indicated by the servicing report.

b) The Developer shall dedicate all land and provide all easements necessary to accommodate any required stormwater retention and land drainage facilities in accordance with the Development Agreement Parameters.

c) The Developer shall pay their share of the cost of the regional land drainage system. The regional land drainage facilities constructed by the Developer (including the value of the land for the stormwater retention basins) shall be credited against this charge.

All as determined by and to the satisfaction of the Director of Water and Waste.

5) Pavements

a) The Developer shall, at no expense to the City, construct 10.0m wide by 200mm thick Portland cement concrete pavement in Court Avenue between Pipeline Road and the easternmost private approach for the Planned Area, and all related works, including but not limited to an appropriate transition, sidewalks/multi-use pathways, ornamental street lighting, boulevard landscaping, and land drainage facilities, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, construct and/or pay their share of the cost to construct, on demand, 10m wide by 200mm thick Portland cement concrete pavement, and all related works, including but not limited to an appropriate transition, sidewalks/multi-use pathways, ornamental street lighting, boulevard landscaping, and land drainage facilities, for the balance of the Planned Area's frontage not constructed in Court Avenue, all as determined by and to the satisfaction of the Director of Public Works.

c) In accordance with the Development Agreement Parameters, the City shall endeavour to collect from future benefitting land owner(s) for the Developer's cost to construct the pavement(s) above, including the value of land, 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 150mm thick Portland cement concrete sidewalk and all related works, on the east side of Pipeline Road from the existing sidewalk to Court Avenue, 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 3.5m wide asphalt multi-use pathway on the south side of Court Avenue abutting the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

c) Alternatively, the City may choose the Developer pay the costs to construct the above works or a combination of constructing a portion and paying the costs to construct the remaining.

7) Pipeline Road Improvements

a) The Developer shall pay to the City, in cash, on demand, their share of the cost (on an area basis, for the amount attributable to the Planned Area out of the total Precinct "E" area), to construct:

i. An 8.3m wide by 200mm thick Portland cement concrete pavement in Pipeline Road between Leila Avenue and Court Avenue, including median treatment;

ii. Northbound left turn storage lane;

iii. Northbound right-turn cutoff lane;

iv. An appropriate transition north of Court Avenue;

v. Ornamental street lighting;

vi. Boulevard landscaping; and,

vii. Land drainage sewers.

All as determined by and to the satisfaction of the Director of Public Works.

b) Alternatively, the City may choose the Developer construct some of the above works.

8) Boulevards

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

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

9) Traffic Control Signals

The Developer shall pay to the City, in cash, on demand, up to 25% of the costs associated with the installation of traffic control signals, and all related works, including but not limited to, pedestrian and vehicular actuation and interconnection to adjacent traffic-control signals, countdown and audible pedestrian signals at the intersection of Pipeline Road and Court Avenue/Ambergate Drive, when and as determined by and to the satisfaction of the Director of Public Works.

10) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

11) 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.

12) 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.

13) Survey Monuments

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

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

Section 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.

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

3) Administration Fees

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 40/2022
November 3, 2022

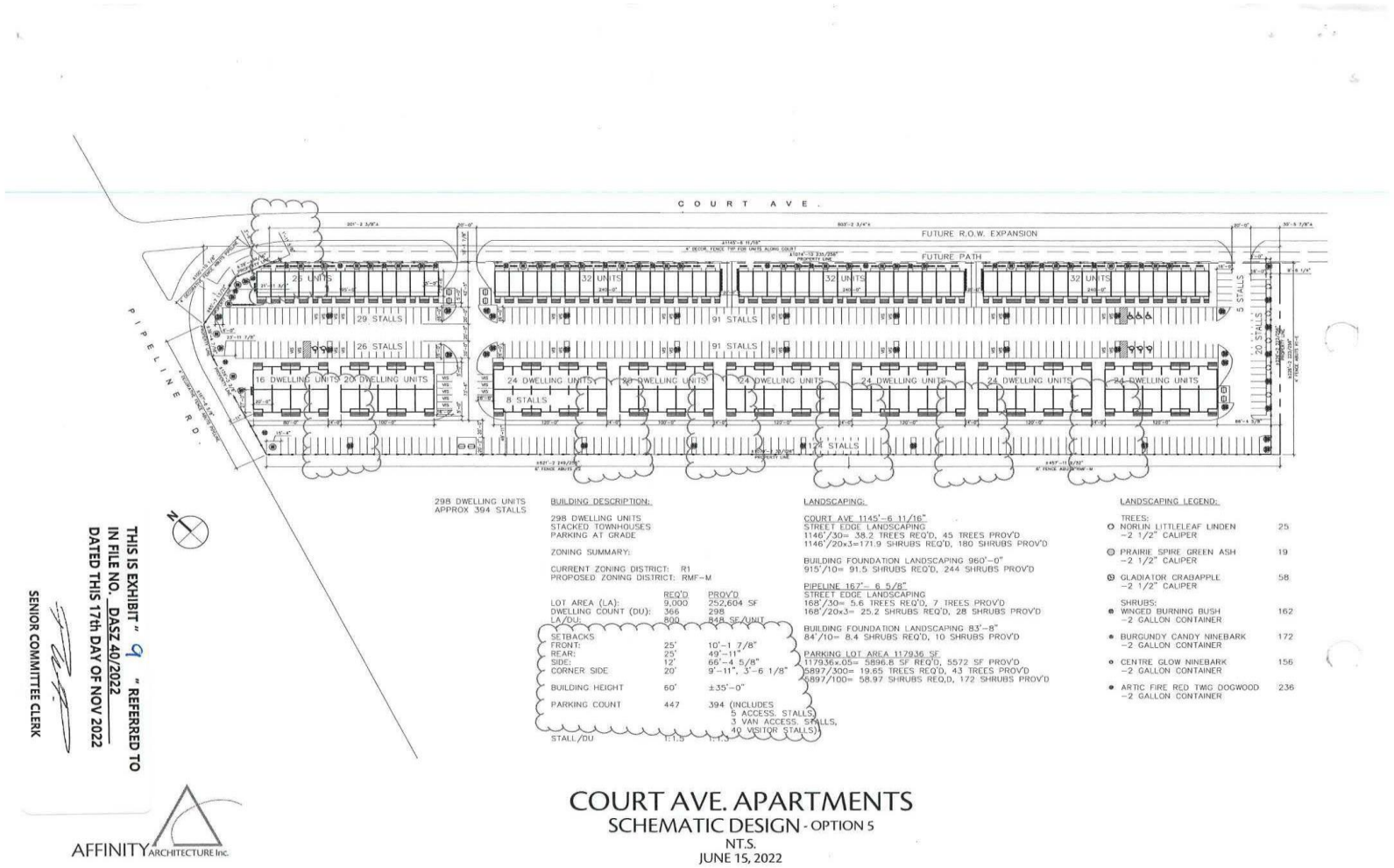
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

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

APPENDIX B – DRAFT BY-LAW

Exhibit “9” referred to in File DASZ 40/2022



THIS IS EXHIBIT " 9 " REFERRED TO IN FILE NO. DASZ 40/2022 DATED THIS 17th DAY OF NOV 2022

SENIOR COMMITTEE CLERK



1 COURT 32 UNIT SOUTH ELEVATION
SCALE N.T.S.



2 COURT 32 UNIT NORTH ELEVATION
SCALE N.T.S.

AFFINITY ARCHITECTURE Inc.

COURT AVE. APARTMENTS

SCHEMATIC DESIGN - OPTION 5 COURT UNIT ELEVATIONS

N.T.S.
JUNE 08, 2022



1 INTERIOR 24 UNIT ELEVATIONS
SCALE N.T.S.



2 INTERIOR 20 UNIT ELEVATIONS
SCALE N.T.S.

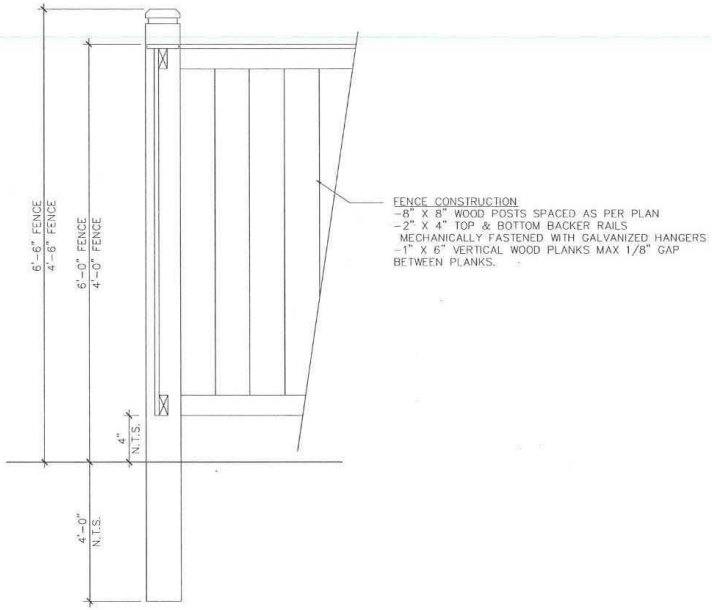


3 INTERIOR 16 UNIT ELEVATIONS
SCALE N.T.S.

AFFINITY ARCHITECTURE Inc.

COURT AVE. APARTMENTS

SCHEMATIC DESIGN - OPTION 5 INTERIOR UNIT ELEVATIONS
N.T.S.
JUNE 08, 2022



1 ENCLOSURE FENCE DETAIL
SCALE: N.T.S.

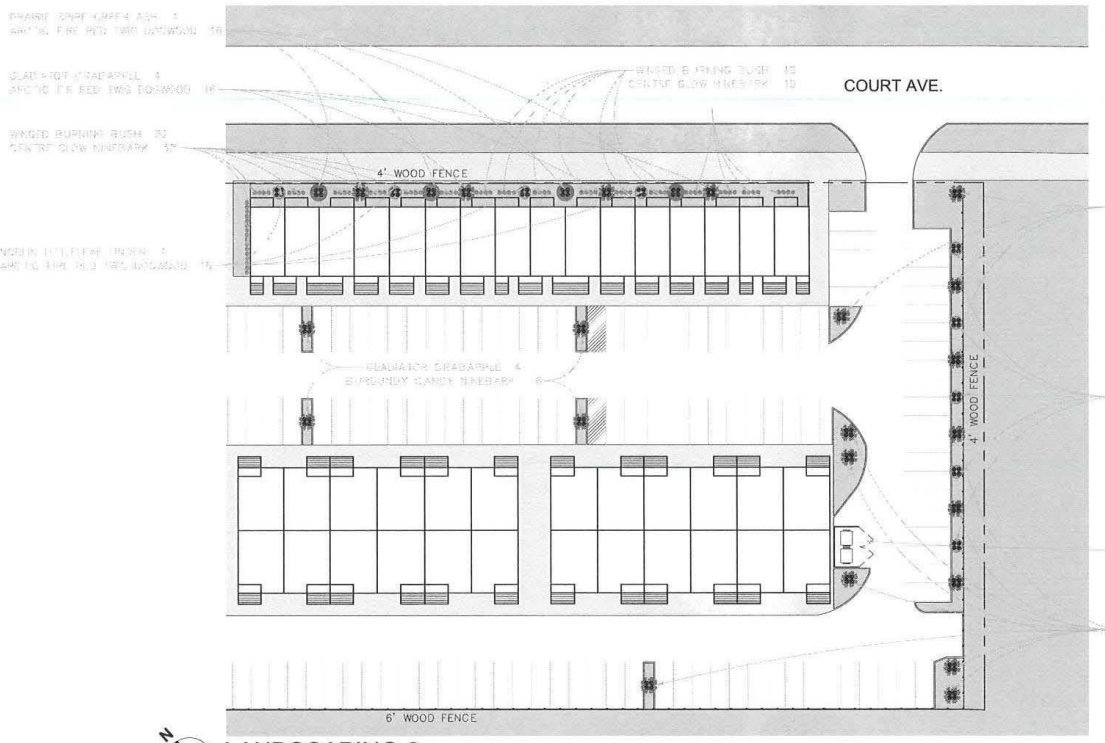
AFFINITY ARCHITECTURE Inc.

COURT AVE. APARTMENTS

SCHEMATIC DESIGN - FENCE

NT.S.

JUNE 08, 2022



LANDSCAPING 3
1" = 40'-0"

AFFINITY ARCHITECTURE Inc.

COURT AVE. APARTMENTS
SCHEMATIC DESIGN
2022.06.15

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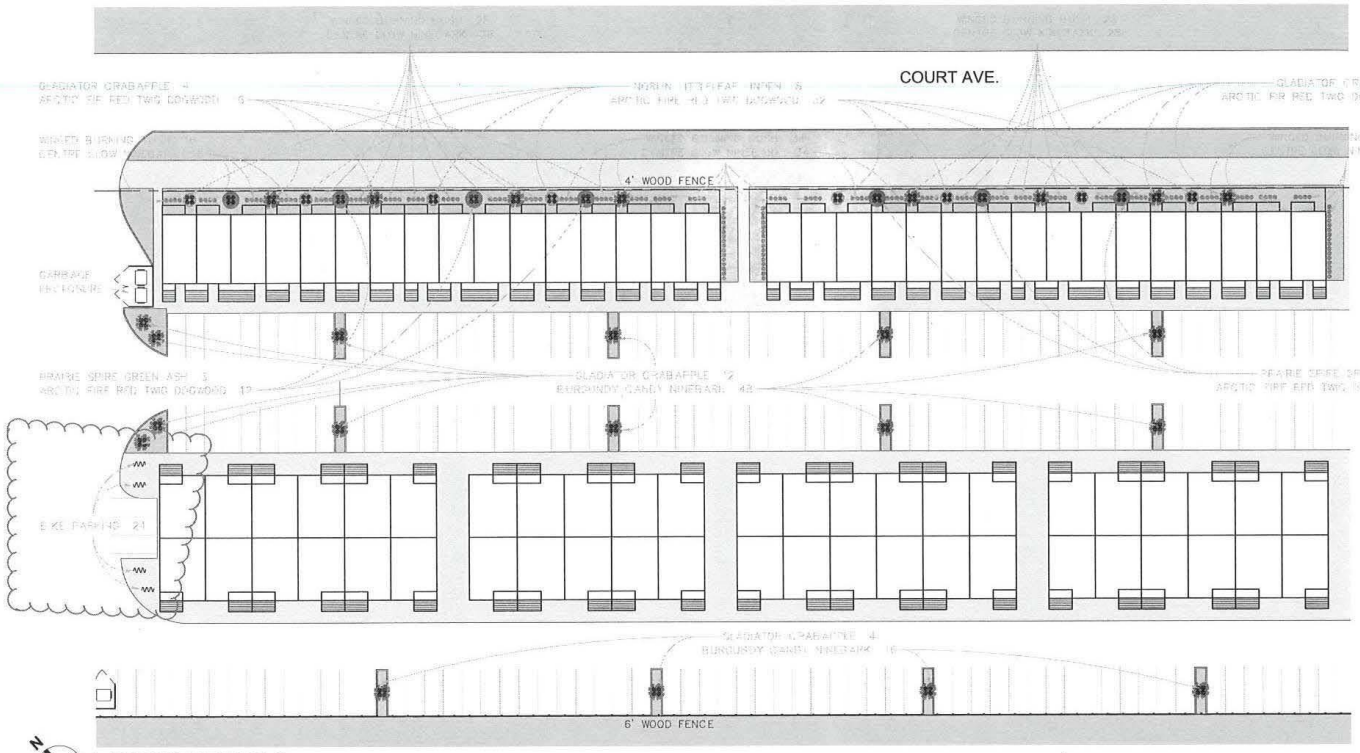
COMM.#



LANDSCAPING 2
1" = 40'-0"

AFFINITY ARCHITECTURE Inc.

COURT AVE. APARTMENTS
SCHEMATIC DESIGN
2022.06.15

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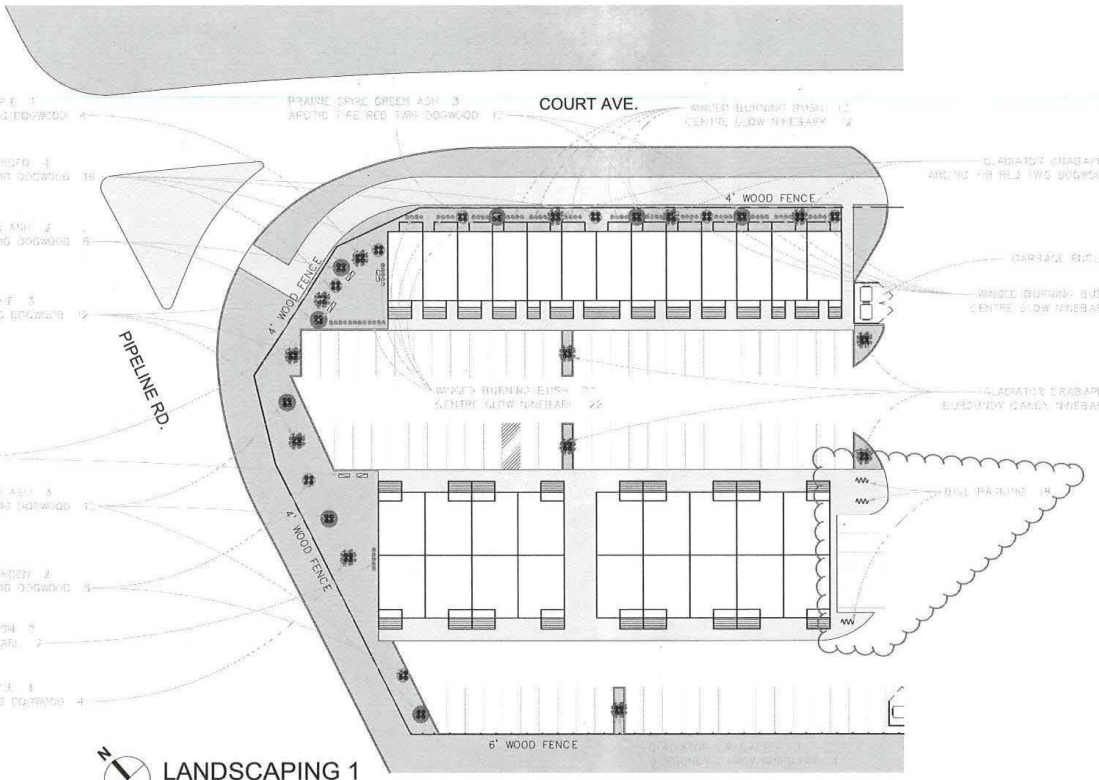

N

LANDSCAPING 1
1" = 40'-0"

AFFINITY ARCHITECTURE Inc.

COURT AVE. APARTMENTS
SCHEMATIC DESIGN
2022.06.15

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