Minute No. 242
Report – Standing Policy Committee on Property and Development – February 2, 2023

Item No. 11 Subdivision and Rezoning – 320 River Avenue
(Fort Rouge-East Fort Garry Ward)
File DASZ 50/2022 [c/r DAV 206006/2022D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 50/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 25, 2023 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" – Report of the Administrative Coordinating Group, dated January 9, 2023.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated January 25, 2023 and included within Schedule "A".

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 50/2022, as determined by the City's Director of Planning, Property and Development.

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

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

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

COUNCIL DECISION (continued):

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

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

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 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 for File No. DAV 22-206006/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 50/2022.

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

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 14, 2023, 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 February 2, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 25, 2023, the City Centre 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 50/2022

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gilroy
Councillor Rollins

Public Hearing: January 25, 2023
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brendan Salakoh)

Subject:



Premises Affected: 320 River Avenue

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

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: January 25, 2023

Community Committee Recommendation:

On January 25, 2023, the City Centre 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 50/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 25, 2023 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" – Report of the Administrative Coordinating Group, dated January 9, 2023.

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4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 50/2022, as determined by the City's Director of Planning, Property and Development.

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

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

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the

developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

13. That the variance order for File No. DAV 22-206006/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 50/2022.

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

1. This property has a very beautiful façade and an open and welcoming entrance right across from a very important and historic park.

2. The refined amenities that have been described are really compelling, including rooftop, leisure spaces, patio spaces that really will reflect the beauty of children's faces across from the park and make them excited to grow up in their own neighborhood. To have a pride of place and an exciting building across the street with that very open door to them, to the neighborhood and the patio spaces.

3. Want to thank Landmark and Ulta for leading a very generous public consultation and all the additions like the shadow study, the arborists report and more; including preservation and augmentation and the continuity of the greenscape of the park that is right across the street, with very important nods to the pedestrian environment in Osborne Village.

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 October 28, 2022
2. Notification of Public Hearing dated December 6, 2022
3. Manitoba Status of Title 3168818/1
4. Letter of authorization dated August 26, 2022 from Alan Talebi, 10117120 Manitoba Ltd. to Landmark Planning & Design Inc.
5. Title Plot dated July 9, 2022
6. Plans (12 pages)
7. Report from the Urban Planning Division dated January 16, 2023
8. Communication dated January 10, 2023, from Paul Singh in support of the application
9. Communication dated January 10, 2023, from Steven Ulrich in support of the application
10. Inspection Report
11. Presentation in support of the application, submitted by Brennan Johnson, on behalf of Brendan Salakoh on January 24, 2023
12. Communication dated January 24, 2023, from Shirley Forsyth in opposition to the application
13. Arborist Report dated July 9, 2022 submitted by the Winnipeg Public Service on January 24, 2023
14. Recording of Representations

REPRESENTATIONS:

In Support:

Brennan Johnson
Brendan Salakoh
Paul Singh
Steven Ulrich

In Opposition:

Shirley Forsyth

For Information:

Nil

For the City:

A. Ross, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 50/2022

ADMINISTRATIVE REPORT

Title: DASZ 50/2022 – 320 River Avenue

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of a 5-storey multifamily dwelling.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 50/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 25, 2023 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated January 9, 2023.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L " Residential Multi-Family (Large) District as shown on the map dated January 25, 2023 and included within Schedule "A".
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 50/2022, as determined by the City's Director of Planning, Property and Development.
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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the variance order for File No. DAV 22-206006/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 50/2022.

REASON FOR THE REPORT

- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 50/2022 – 320 River Avenue may be approved with conditions.

HISTORY

On July 18, 2018, the Board of Adjustment approved an application for a 3-storey multifamily building on the subject property. The application never moved forward and the approval lapsed.

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: January 16, 2023

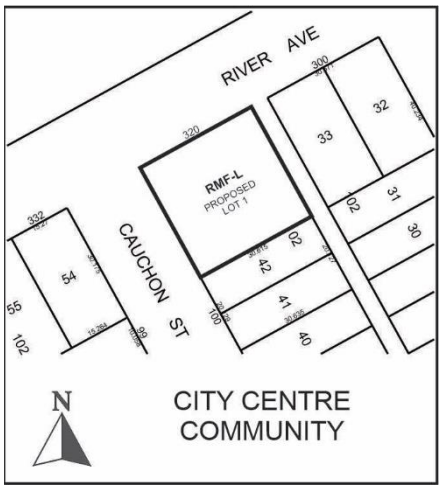
1. Appendix A Planning Report
2. Schedule A Plan of Subdivision and Rezoning
3. Schedule B Report of the Administrative Coordinating Group
4. Appendix B Proposed By-Law
5. Appendix C Applicant's Consultation Report

APPENDIX 'A' – Planning Report

DATE: January 16, 2023
FILE: **DASZ 50/22**
RELATED FILES: DAV 22-206006/D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.111- River-Osborne

SUBJECT: For a subdivision and rezoning for DASZ 50/2022 – 320 River Avenue to permit the development of a 5-storey multifamily dwelling.

LOCATION: 320 River AVE
LEGAL DESCRIPTION: LOT 43/44 PLAN 102 37 ST B



APPLICANT: Brendan Salakoh (Landmark Planning and Design INC)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: 10117120 MANITOBA LTD.
144 Southbend Cres
Winnipeg, MB R3Y 1K8

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the southeast corner of River Avenue and Cauchon Street, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.
- The site is designated as Mature Community under the *Complete Communities Direction Strategy 2.0*, and Village Medium Density Residential under the *Osborne Village Neighbourhood Plan.*

- The site is currently zoned “RMF-M”- Residential Multifamily – Medium, is 9935 sq. ft. in size, and is vacant.
- The immediate area is characterized primarily by multi-family residential development, with other uses nearby including a corner store one block east and a City park across River Avenue.

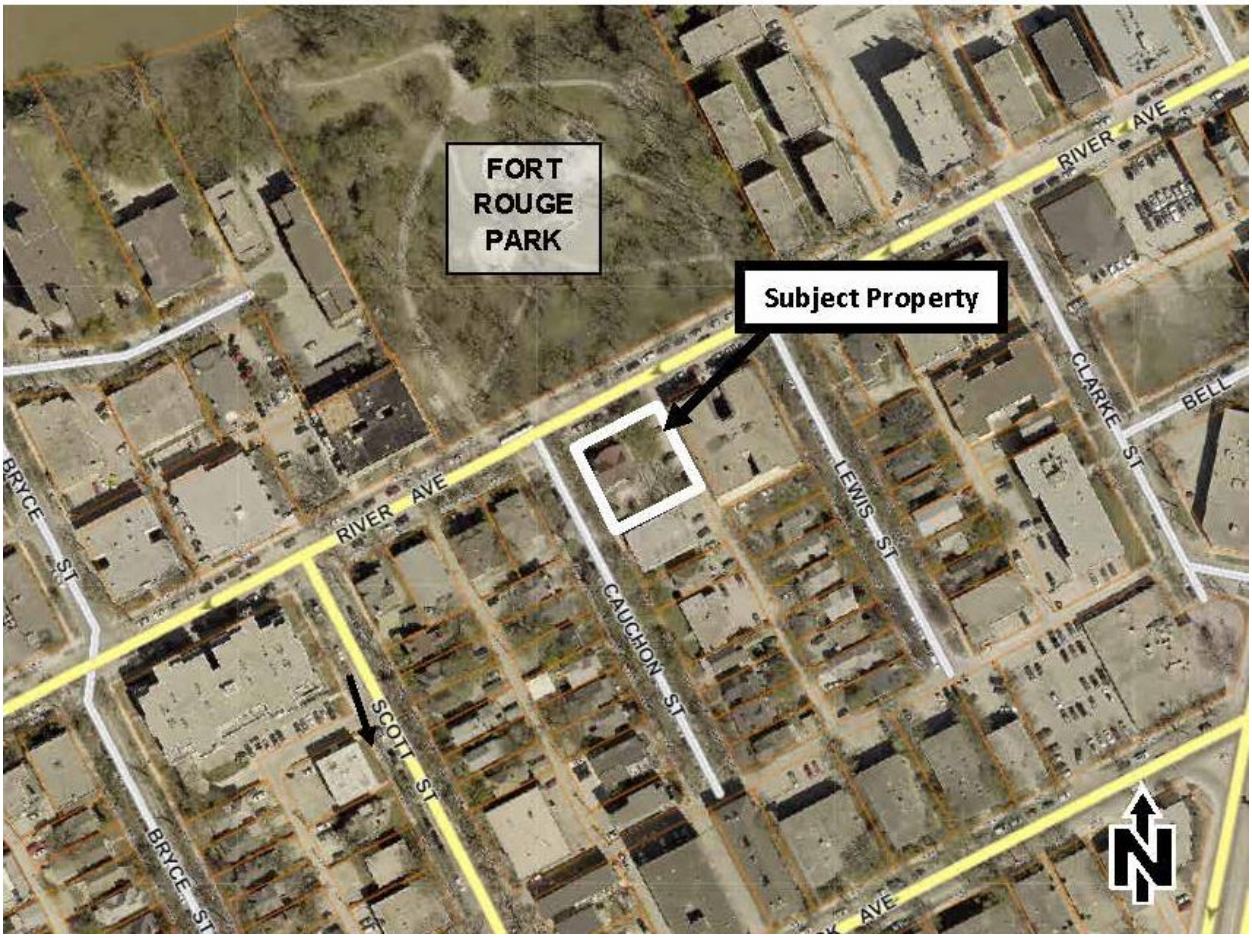


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: River Avenue, then Park uses (zoned RMF-M – Residential Multifamily – Medium)

South: Multifamily dwelling uses (zoned RMF-M – Residential Multifamily – Medium)

East: Public lane, then multifamily dwelling uses (zoned RMF-M – Residential Multifamily – Medium)

West: Cauchon Street, then multifamily dwelling uses (zoned RMF-M – Residential Multifamily – Medium)

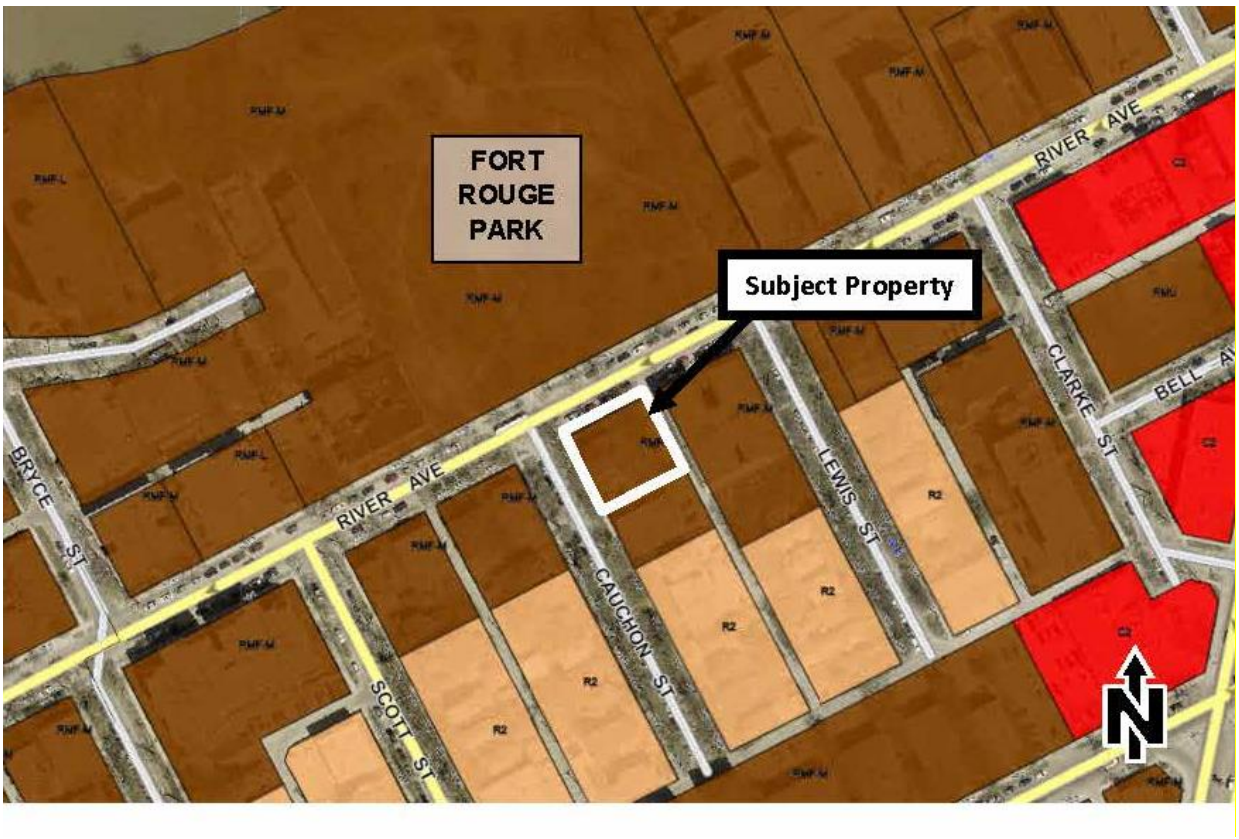


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to build a 5-storey, 24-unit multifamily dwelling with 24 parking stalls - 17 underground and 7 off the rear lane.
- The main building entrance is off Cauchon Street. All street-facing ground floor suites will have individual outdoor entrances.
- The proposal requires a subdivision and rezoning application in order to consolidate the two underlying lots and rezone the property to the “RMF-L” district.
- The proposal also requires approval of variances for lot area, yards, parking and garbage enclosure (See Administrative Report for File No. DAV 22-206006/D).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a collaborative planning process leading up to completion of the application. The following design adjustments were made:

Street activation

To best meet applicable policies of the *Osborne Village Neighbourhood Plan* (OVNP), the applicant agreed to provide ‘active uses’ facing both River and Cauchon, hiding parking behind and/or underground, and provide ground floor outdoor patio spaces to help enliven the street.

Yards

The applicant agreed to screen the rear parking with a ~2-foot landscape buffer and short decorative fence.

Accessibility

The applicant was encouraged to explore some degree of visitability or accessibility. The proposal contains at-grade entrances, elevator access and accessible pedestrian connections.

Stepback

To meet policies of the OVNP, the applicant provided a stepback of the top two floors from River Avenue to reduce massing impact on the street.

Design

The applicant agreed to provide a mix of high quality exterior façade materials, preferably with some masonry, to complement nearby traditional facades.

Landscaping

The applicant agreed to increase the complement of street edge landscaping in order to meet the Zoning By-Law.

OURWINNIPEG 2045

6.16 Established Neighbourhoods

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

The proposed development provides new growth in a context-sensitive manner, promotes efficient use of land and the use of existing services in alignment with the above policy.

Goal: Social Equity

5.1 Equitable Service Access:

> *"Provide municipal services through an age-friendly lens that promotes equitable access for all, with a focus on the youngest, oldest, and systemically disadvantaged members of the community."*

As noted above, the proposed development provides ground floor at-grade entrances, elevator access and accessible pedestrian connections. These help to support access for all Winnipeggers in alignment with the above policy.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

Per CCDS 2.0, the proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.8 of this section states:

> *"Mid-rise residential uses will generally be accommodated on arterial streets where compatible with adjacent land uses, where they can be conveniently served by transit*

and local commercial amenities, and in consideration of the factors listed in Policy section 1.6."

Mid-rise residential uses are defined on p. 95 as:

- *"The design of taller buildings up to 6 storeys on the edge of existing adjacent residential neighbourhoods that may be smaller in form and lower in density.*
- *Allows predominantly medium scale multi-residential buildings 4-6 storeys in height.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

The factors listed in Policy Section 1.6 are:

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

Section 1.6 supports mid-rise residential uses in this location in the following ways:

- The area is governed by policies of the *Osborne Village Neighbourhood Plan* which allows for up to 5 storeys in this location (see below under *Osborne Village Neighbourhood Plan)* .
- Existing properties along River Avenue are a mix of RMF-M and RMF-L zoning and contain similar physical characteristics.
- The subject property is within walking distance (10 min.) to an Urban Mixed Use Corridor (Osborne St.).
- The site has good access. It is located on an arterial street (River) and within 250 metres of two other arterial streets (Stradbrook and Donald). The property is located on the Primary Transit Network.
- There is sufficient servicing capacity for the proposal.

In addition to above, the proposal meets the CCDS 2.0 vision of Established Neighbourhoods 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."*

OSBORNE VILLAGE NEIGHBOURHOOD PLAN (OVNP)

This property falls within the Village Medium Density Area of the OVNP, which encourages a mix of single-family homes, duplexes, townhouses and multi-family buildings.

Rather than controlling development based on density, the Medium Density Area of the OVNP instead controls the scale of buildings based on height. The OVNP generally restricts the height of buildings to 4 storeys. On River Avenue, up to 5 storeys is permitted provided the 5th storey is stepped back from the front property line. The proposed development is 5 storeys and provides the required 5th storey stepback from River Avenue.

The OVNP also contains policies guiding physical character (Section 3). Key highlights relevant to this development include:

- *"Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*
- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*
- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level".*

Taking in to account the immediate context on River Avenue, the development is reflective of contextual massing and scale. General built form and dimensions are similar to those of recently approved and developed projects in the immediate context along River Avenue.

The development builds on the local pedestrian orientation of buildings by providing 'active uses' (residential units and patios) facing the street.

The development locates the parking under and behind the building.

The development meets the policies of the *Osborne Village Neighbourhood Plan.*

SERVICING CONSIDERATIONS

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development.
- The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate.
- Private garbage/ recycling pickup will be required. The applicant indicates that this is being provided.

PUBLIC CONSULTATION

The applicant conducted public consultation, and provided the following information:

> *"A thorough public engagement process was undertaken as part of this project, including a series of stakeholder meetings and public open houses over a 4-month period between April 2022 and July 2022.*

The Project Team met with directly adjacent residents, businesses, and stakeholders, those most likely to be potentially impacted by this proposal, and members of the general public on a total of two occasions.

A number of topics were raised by stakeholders during the engagement process. The Project Team summarized and synthesized these comments and concerns into themes, and then worked to address them where possible."

The applicant's full Consultation Report can be found in Appendix B.

OTHER CONSIDERATIONS

PLAN APPROVAL

Associated Variance File. No DAV 22-206006/D contains a Plan Approval condition. This will enable the Urban Planning Division the opportunity to review final plan details prior to issuance of building permits.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, with conditions, because:

- The proposal provides new growth in a context-sensitive manner, promotes efficient use of land and the use of existing services in alignment with *OurWinnipeg 2045.*
- The proposal meets the CCDS 2.0 vision of Established Neighbourhoods 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."*
- The development meets the policies of the *Osborne Village Neighbourhood Plan.*
- General built form and dimensions that are similar to those of recently approved and developed projects in the immediate context along River Avenue.
- The development builds on the local pedestrian orientation of buildings by providing 'active uses' (residential units and patios) facing the street.

OURWINNIPEG POLICY ALIGNMENT

The proposed development provides new growth in a context-sensitive manner, promotes efficient use of land and use of existing services in alignment with Policy 6.16 - Established Neighbourhoods.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the density of urban development along a key transit corridor.

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.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 50/22 – 320 River Avenue

Schedule “A” for File No. DASZ 50/22, City Centre Community Committee, January 25, 2023

By-Law No. _____

File No. **DASZ 50/2022**

Atlas Sheet No. **AB25**
CITY CENTRE COMMUNITY

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Explanation

An application for the approval of the plan of subdivision shownoutlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 320 River Avenue from an “RMF-M” RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an “RMF-L” RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 320 RIVER AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 50/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

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

Section II – Servicing Considerations

1) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

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

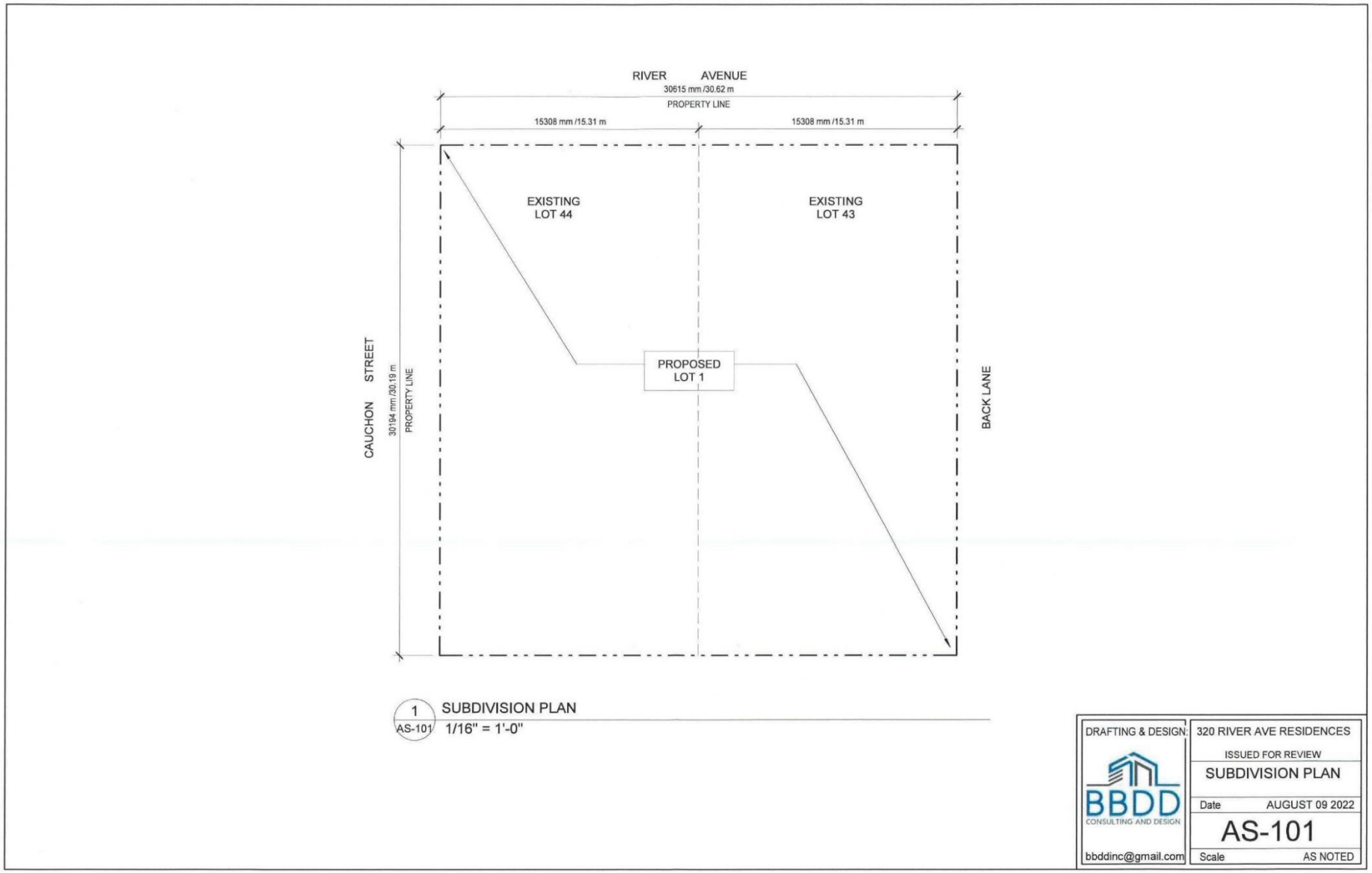
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 50/2022
January 9, 2023

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

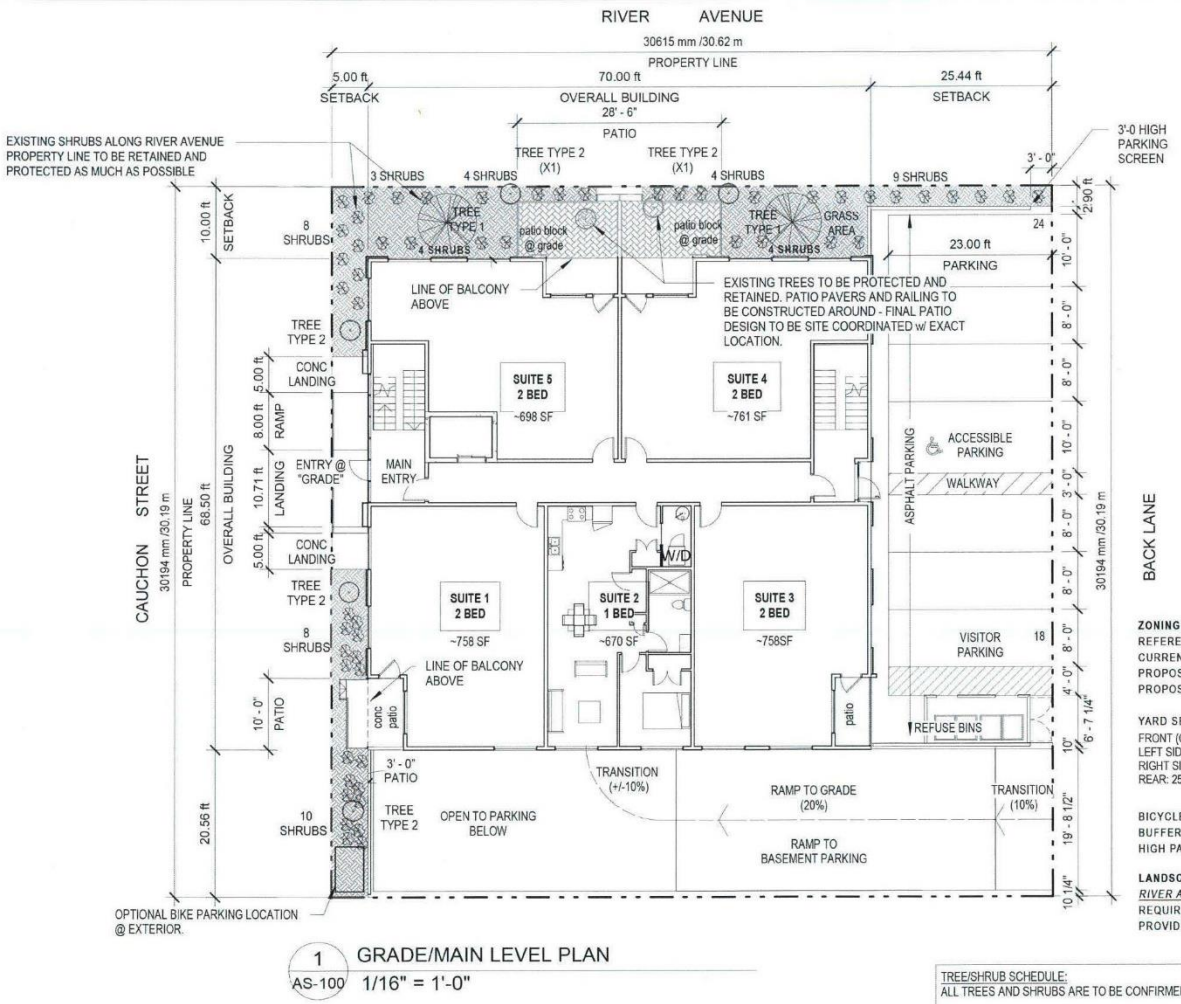
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit “6” referred to in File DASZ 50/2022



'320 RIVER RESIDENCES'

320 RIVER AVENUE, WINNIPEG, MANITOBA,



1 / AS-100 GRADE/MAIN LEVEL PLAN
1/16" = 1'-0"

ZONING SUMMARY
REFERENCE: WINNIPEG ZONING BYLAW 200/206
CURRENT ZONING: R2
PROPOSED REZONING: RMF-L
PROPOSED LOT AREA: 9,950 SQFT +/-

YARD SETBACKS:
FRONT (CAUCHON): 5FT
LEFT SIDE (RIVER): 10FT & 2.90 FT AT PARKING
RIGHT SIDE: NONE
REAR: 25.44 FT

BICYCLE PARKING PROVIDED IN CAUCHON STREET BUFFERING OF PARKING WILL BE PROVIDED BY 3FT HIGH PARKING SCREEN AT RIVER AVE.

LANDSCAPING:

RIVER AVE	*CAUCHON ST*
REQUIRED: 25 SHRUBS	REQUIRED: 25 SHRUBS
PROVIDED: 28 SHRUBS	PROVIDED: 26 SHRUBS

TREE/SHRUB SCHEDULE:
ALL TREES AND SHRUBS ARE TO BE CONFIRMED BY OWNER.

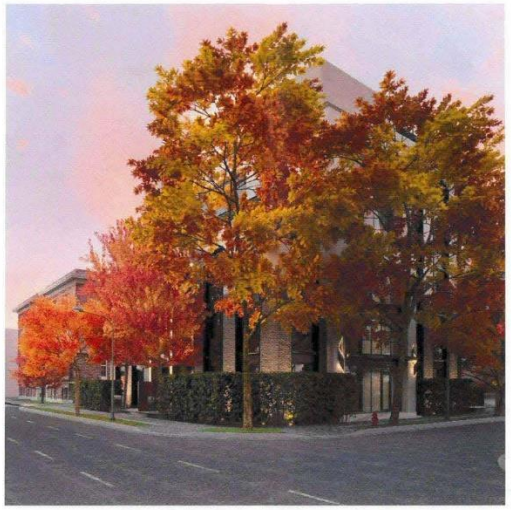
ITEM	TYPE	SPECIES	SIZE:
TREE	1	MANTIOBA MAPLE	2.5" CALIPER (MIN 5'-0 HIGH)
	2	PRUNUS x NIGRELLA (MUCKLE)	2.5" CALIPER (MIN 5'-0 HIGH)
SHRUB	1	POTENTILLIA (ABOTTSWOOD)	2 GALLON



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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
01 - GRADE / MAIN LEVEL PLAN
Date AUGUST 24, 2022
AS-100
Scale AS NOTED











FINISH OPTIONS:

EIFS (ACRYLIC STUCCO W/ SMOOTH TYNDALL COLOUR FINISH)



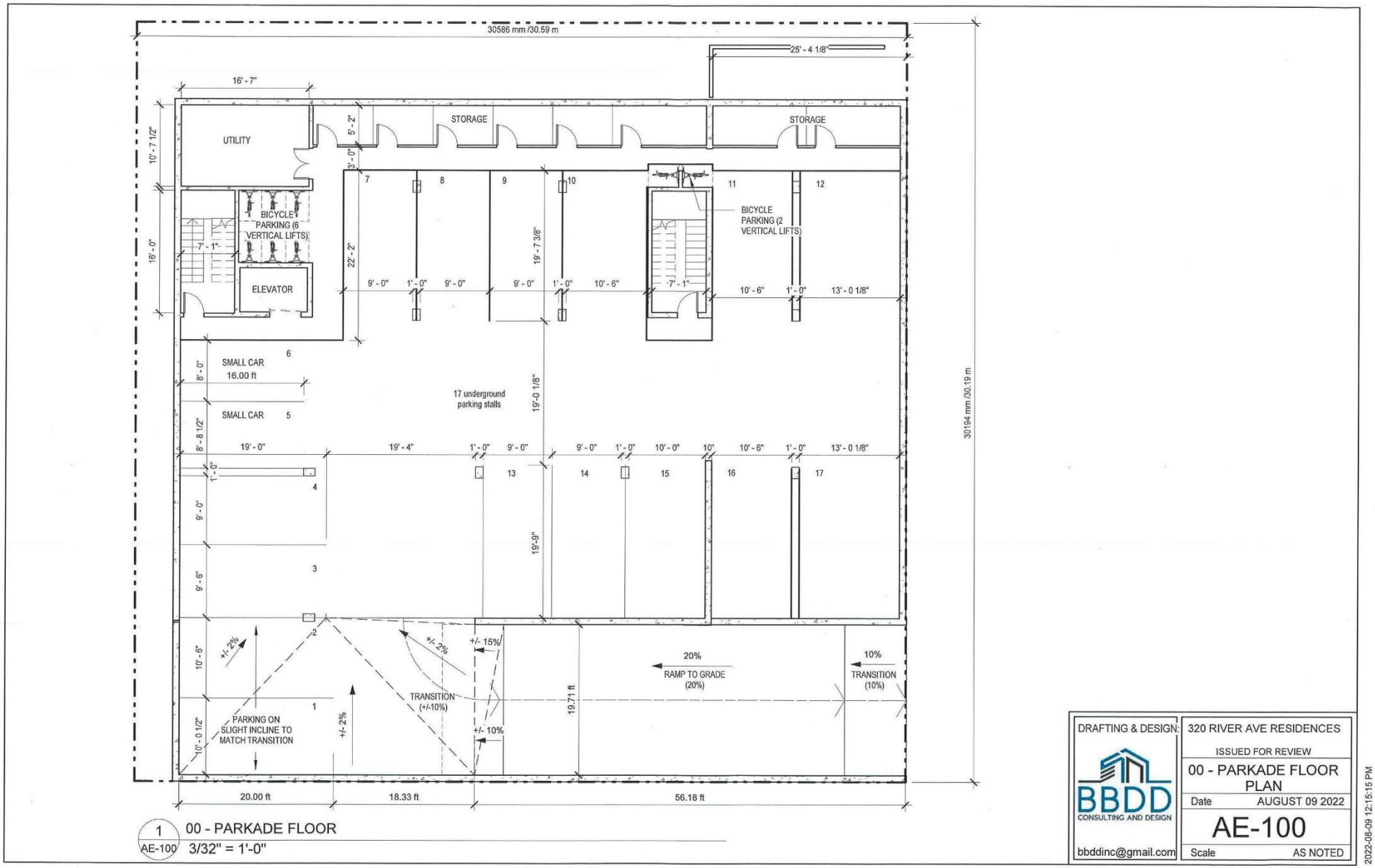
MASONRY FINISH (TYNDALL STONE OR SIMILAR MASONRY)

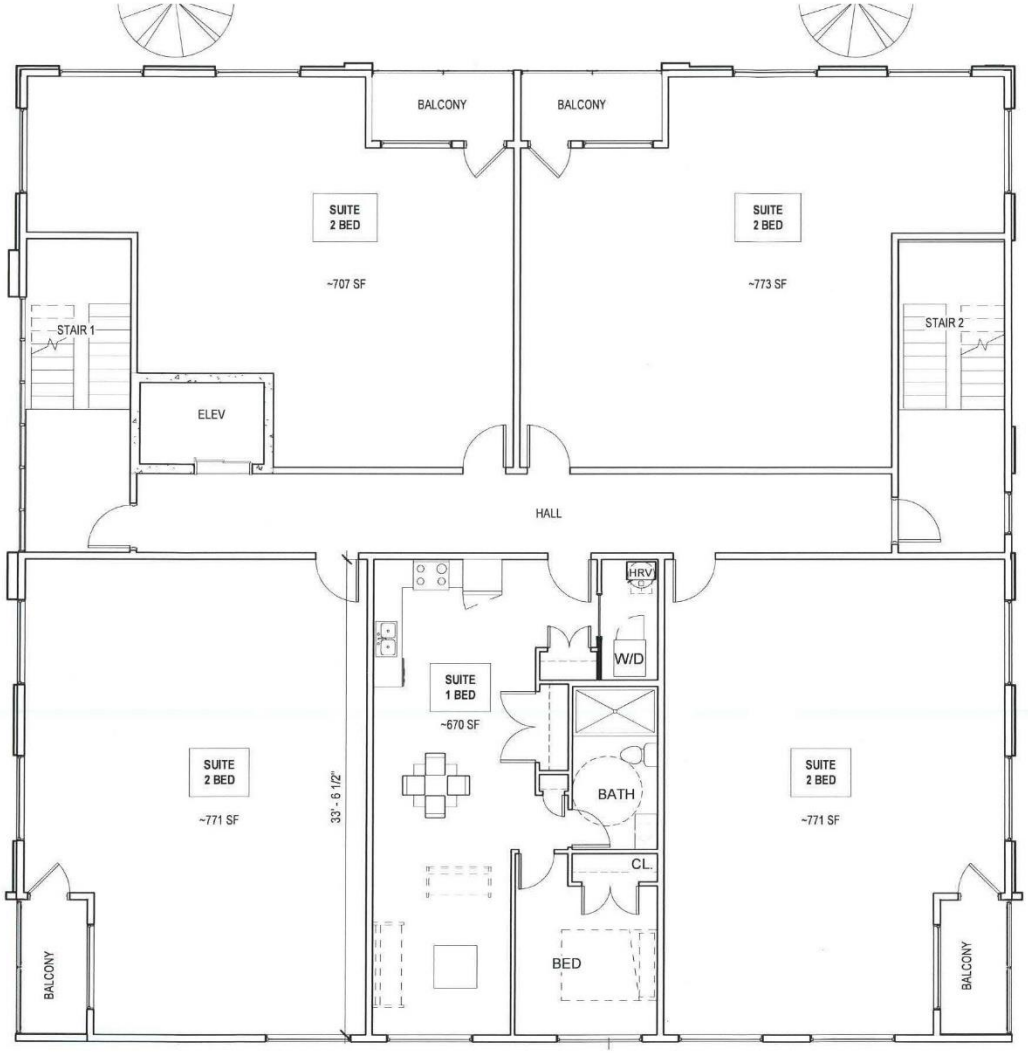


HARDIE PANEL FINISH (BLACK COLOUR) TYPICAL

NOTE:
* COLOUR OPTIONS ARE PRELIMINARY AND MAY CHANGE DURING CONSTRUCTION DUE TO MATERIAL AVAILABIITY AND/OR PREFERENCE

DRAFTING & DESIGN: BBDD CONSULTING AND DESIGN bbddinc@gmail.com	320 RIVER AVE RESIDENCES
	ISSUED FOR REVIEW
	PRELIMINARY RENDERINGS
	Date AUGUST 24, 2022
	AE-300
	Scale AS NOTED


30586 mm /30.59 m
25' - 4 1/8"
16' - 7"
UTILITY
STORAGE
STORAGE
5' - 2"
3' - 0"
10' - 7 1/2"
16' - 0"
BICYCLE PARKING (6 VERTICAL LIFTS)
7' - 1"
ELEVATOR
22' - 2"
19' - 7 3/8"
BICYCLE PARKING (2 VERTICAL LIFTS)
9' - 0"
1' - 0"
9' - 0"
9' - 0"
1' - 0"
10' - 6"
7' - 1"
10' - 6"
1' - 0"
13' - 0 1/8"
SMALL CAR
16.00 ft
SMALL CAR
17 underground parking stalls
19'-0 1/8"
8' - 0"
8' - 8 1/2"
19' - 0"
19' - 4"
1' - 0"
9' - 0"
9' - 0"
1' - 0"
10' - 0"
10"
10' - 6"
1' - 0"
13' - 0 1/8"
19'-9"
9' - 0"
9' - 6"
10' - 6"
10' - 0 1/2"
+/- 2%
+/- 2%
+/- 15%
TRANSITION (+/-10%)
+/- 10%
+/- 2%
PARKING ON SLIGHT INCLINE TO MATCH TRANSITION
19.71 ft
20%
RAMP TO GRADE (20%)
10%
TRANSITION (10%)
30194 mm /30.19 m
20.00 ft
18.33 ft
56.18 ft
1
AE-100
00 - PARKADE FLOOR
3/32" = 1'-0"
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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
00 - PARKADE FLOOR PLAN
Date AUGUST 09 2022
AE-100
Scale AS NOTED
2022-08-09 12:15:15 PM



1 AE-101 TYPICAL 2ND AND 3RD FLOOR PLANS
1/8" = 1'-0"

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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
TYPICAL 2-3 PLANS
Date AUGUST 09 2022
AE-101
Scale AS NOTED

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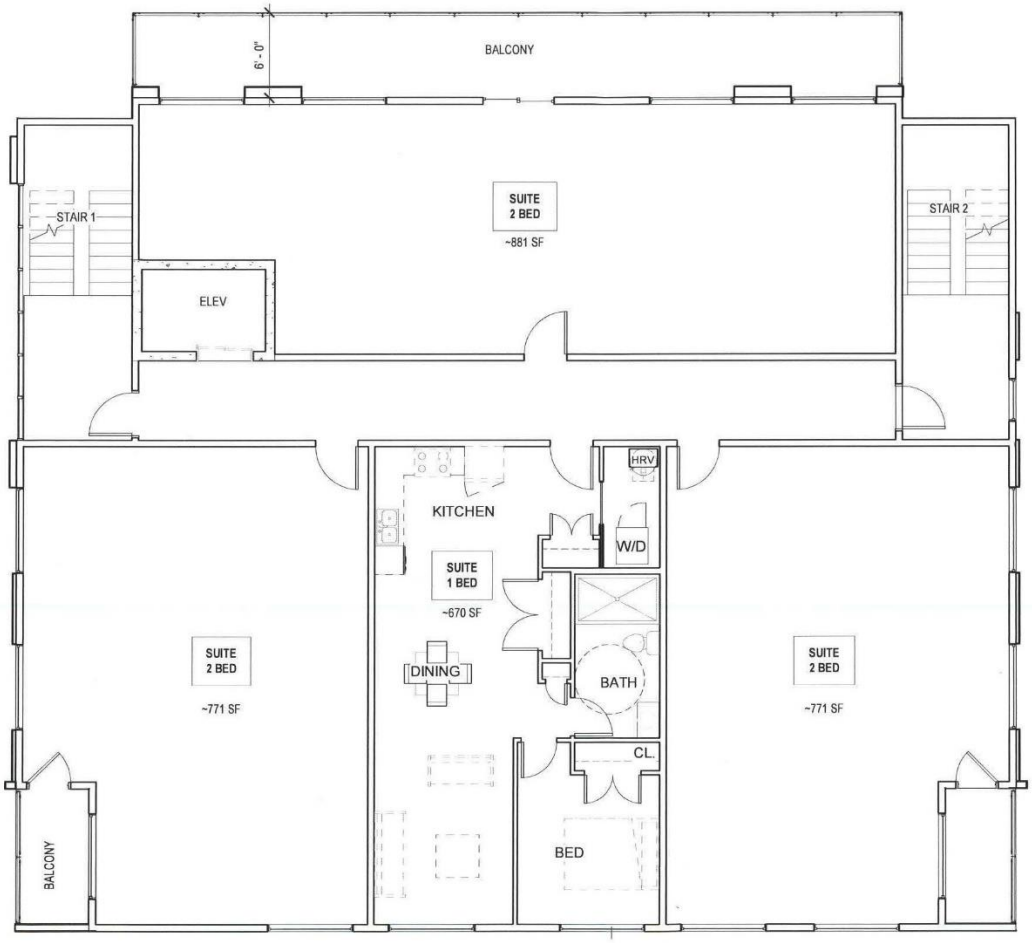


1 AE-102 04 - FOURTH LEVEL
1/8" = 1'-0"

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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
FOURTH FLOOR PLAN
Date AUGUST 09 2022
AE-102
Scale AS NOTED

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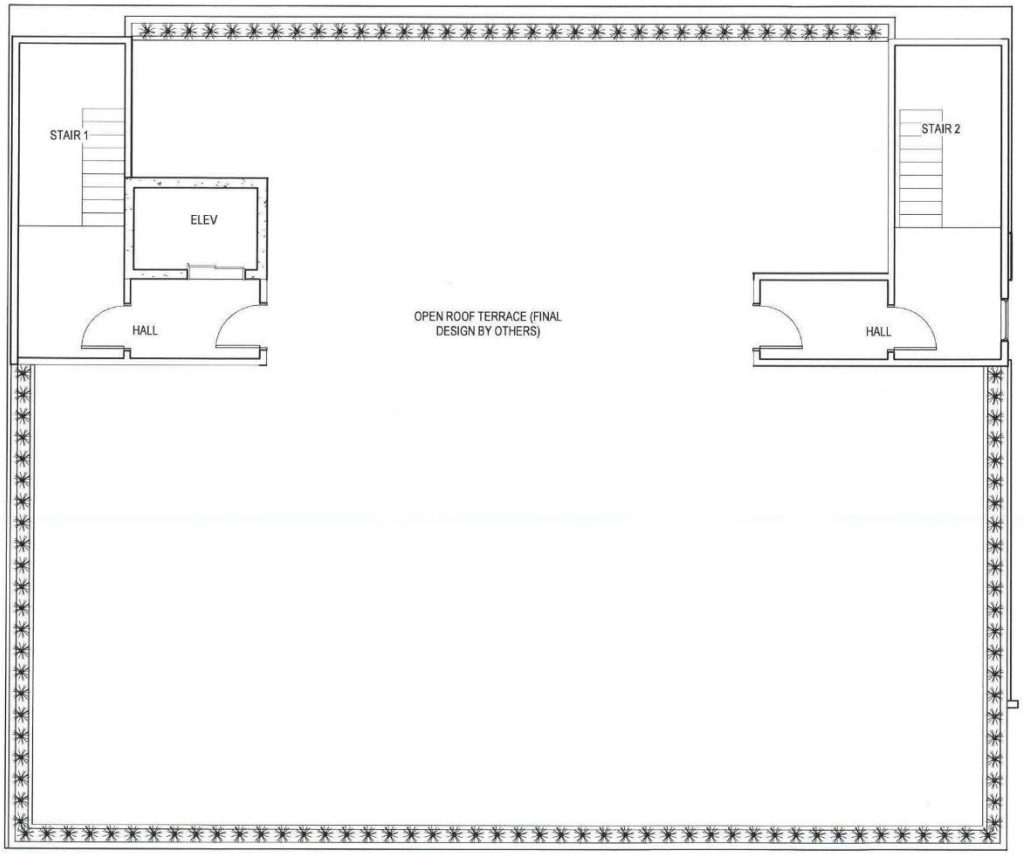


1 AE-103 05 - FIFTH FLOOR
1/8" = 1'-0"

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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
FIFTH FLOOR PLAN
Date AUGUST 09 2022
AE-103
Scale AS NOTED

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1 AE-105 T.O. ROOF DECK
1/8" = 1'-0"



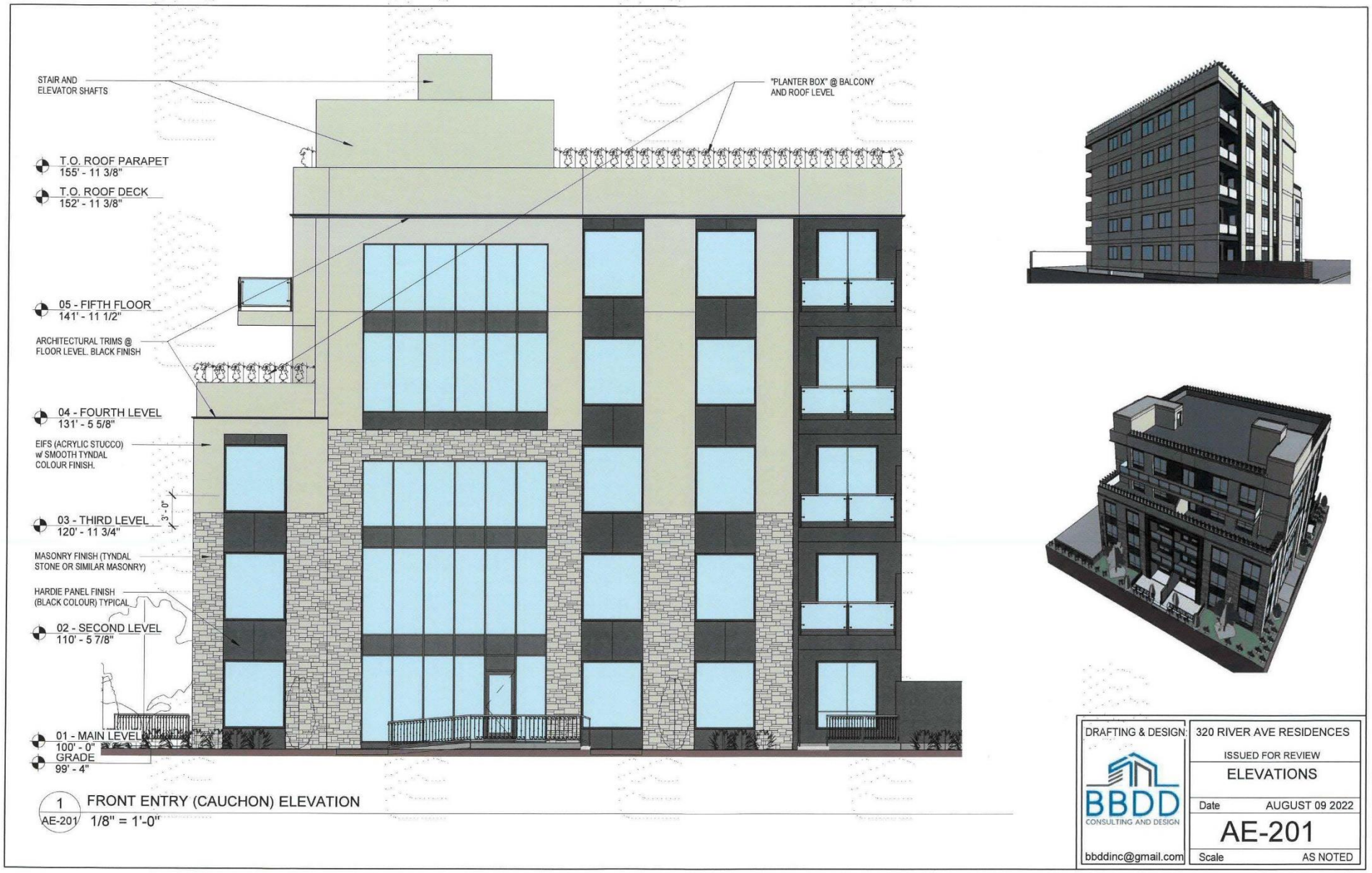
VIEW OF VISION FOR ROOFTOP PATIO

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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
ROOF DECK PLAN
Date AUGUST 09 2022
AE-105
Scale AS NOTED

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STAIR AND ELEVATOR SHAFTS
"PLANTER BOX" @ BALCONY AND ROOF LEVEL
ARCHITECTURAL TRIMS @ FLOOR LEVEL. BLACK FINISH
EIFS (ACRYLIC STUCCO) w/ SMOOTH TYNDAL COLOUR FINISH.
HARDIE PANEL FINISH (BLACK COLOUR) TYPICAL
MASONRY FINISH (TYNDAL STONE OR SIMILAR MASONRY)
OPAQUE PARKING SCREEN FENCE (HARDIE PANEL OR SIMILAR FINISH)
3' - 0"
320 RIVER
T.O. ROOF PARAPET 155' - 11 3/8"
T.O. ROOF DECK 152' - 11 3/8"
05 - FIFTH FLOOR 141' - 11 1/2"
04 - FOURTH LEVEL 131' - 5 5/8"
03 - THIRD LEVEL 120' - 11 3/4"
02 - SECOND LEVEL 110' - 5 7/8"
01 - MAIN LEVEL 100' - 0"
GRADE 99' - 4"
PRE-FINISHED RAILING AROUND PATIOS TYPICAL.
"LIGHT BAND" AROUND FINISHES
1 AE-200 RIVER AVE ELEVATION
1/8" = 1'-0"
DRAFTING & DESIGN:
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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
ELEVATIONS
Date AUGUST 09 2022
AE-200
Scale AS NOTED
2022-08-09 12:15:38 PM


STAIR AND
ELEVATOR SHAFTS
"PLANTER BOX" @ BALCONY
AND ROOF LEVEL
T.O. ROOF PARAPET
155' - 11 3/8"
T.O. ROOF DECK
152' - 11 3/8"
05 - FIFTH FLOOR
141' - 11 1/2"
ARCHITECTURAL TRIMS @
FLOOR LEVEL. BLACK FINISH
04 - FOURTH LEVEL
131' - 5 5/8"
EIFS (ACRYLIC STUCCO)
w/ SMOOTH TYNDAL
COLOUR FINISH.
3' - 0"
03 - THIRD LEVEL
120' - 11 3/4"
MASONRY FINISH (TYNDAL
STONE OR SIMILAR MASONRY)
HARDIE PANEL FINISH
(BLACK COLOUR) TYPICAL
02 - SECOND LEVEL
110' - 5 7/8"
01 - MAIN LEVEL
100' - 0"
GRADE
99' - 4"
1
AE-201
FRONT ENTRY (CAUCHON) ELEVATION
1/8" = 1'-0"
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CONSULTING AND DESIGN
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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
ELEVATIONS
Date AUGUST 09 2022
AE-201
Scale AS NOTED
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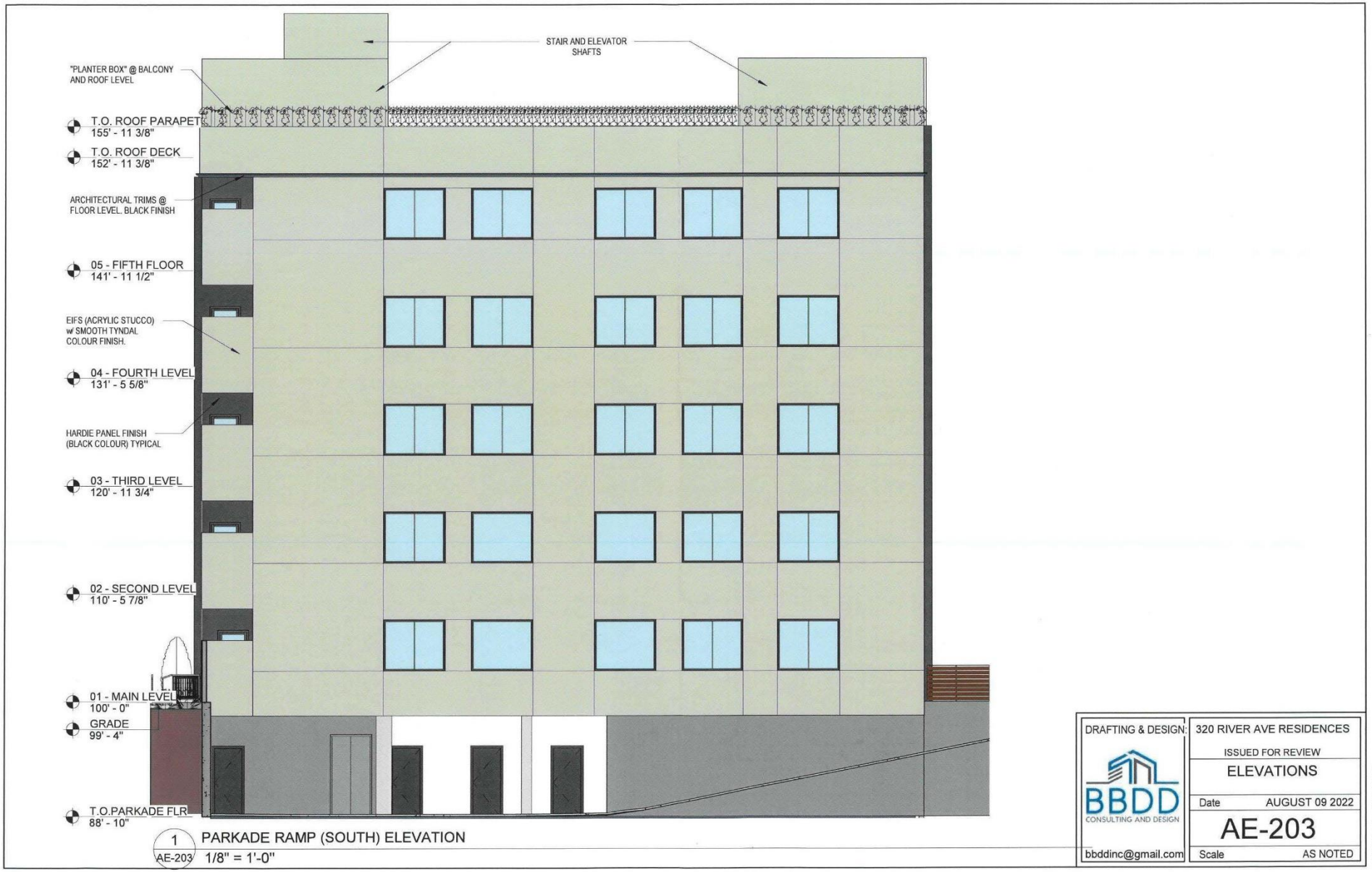


1 AE-202 REAR LANE ELEVATION
1/8" = 1'-0"

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320 RIVER AVE RESIDENCES
ISSUED FOR REVIEW
ELEVATIONS
Date AUGUST 09 2022
AE-202
Scale AS NOTED

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STAIR AND ELEVATOR SHAFTS
"PLANTER BOX" @ BALCONY AND ROOF LEVEL
T.O. ROOF PARAPET 155' - 11 3/8"
T.O. ROOF DECK 152' - 11 3/8"
ARCHITECTURAL TRIMS @ FLOOR LEVEL. BLACK FINISH
05 - FIFTH FLOOR 141' - 11 1/2"
EIFS (ACRYLIC STUCCO) w/ SMOOTH TYNDAL COLOUR FINISH.
04 - FOURTH LEVEL 131' - 5 5/8"
HARDIE PANEL FINISH (BLACK COLOUR) TYPICAL
03 - THIRD LEVEL 120' - 11 3/4"
02 - SECOND LEVEL 110' - 5 7/8"
01 - MAIN LEVEL 100' - 0"
GRADE 99' - 4"
T.O.PARKADE FLR 88' - 10"
1 AE-203
PARKADE RAMP (SOUTH) ELEVATION
1/8" = 1'-0"
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320 RIVER AVE RESIDENCES
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ELEVATIONS
Date AUGUST 09 2022
AE-203
Scale AS NOTED
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