Agenda – Council – April 27, 2023

Report – Standing Policy Committee on Property and Development – April 6, 2023

Item No. 10 Subdivision and Rezoning – 1396/1400 Henderson Highway (North Kildonan Ward) File DASZ 56/2022 [c/r DCU 243689/2022D and DAV 243654/2022D]

STANDING COMMITTEE RECOMMENDATION:

On April 18, 2023, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 56/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 20, 2023 and attached as Schedule "C" 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 February 23, 2023 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 a "RMU" Residential Mixed-Use District, as shown on the map dated March 20, 2023 and included within Schedule "C", 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. For those portions of the Owner's Land zoned "RMU" Residential Mixed-Use, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. pedestrian pathways / sidewalks

Report – Standing Policy Committee on Property and Development – April 6, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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

ii. That no building on the property shall exceed 60 feet in height.

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

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

B. a Zoning Agreement in accordance with Recommendation 2,

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

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

5. That, 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 56/2022, as determined by the City's Director of Planning, Property and Development.

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

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

Report – Standing Policy Committee on Property and Development – April 6, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

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

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

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

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

14. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 56/2022.

Report – Standing Policy Committee on Property and Development – April 6, 2023

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 18, 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 April 6, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 20, 2023, the East Kildonan-Transcona 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 56/2022

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Schreyer

Public Hearing: March 20, 2023
Council Building, 510 Main Street

Applicant: Neil Cooper Architect Inc. (Neil Cooper)

Subject:



Premises Affected: 1396/1400 Henderson Highway

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

Prepared by: Tamara Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: March 20, 2023

Community Committee Recommendation:

On March 20, 2023, the East Kildonan-Transcona 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 56/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 20, 2023 and attached as Schedule "C" 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 February 23, 2023 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 a "RMU" Residential Mixed-Use District, as shown on the map dated March 20, 2023 and included within Schedule "C", subject to the following conditions:

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        i. For those portions of the Owner's Land zoned "RMU" Residential Mixed-Use, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. pedestrian pathways / sidewalks

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

ii. That no building on the property shall exceed 60 feet in height.

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

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

B. a Zoning Agreement in accordance with recommendation 2,

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

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

5. That, 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 56/2022, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

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

14. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 56/2022.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. On our main corridors, the mixed-use nature of it is highly encouraged.

2. Intensification is also a key factor. Again, we did have to go slightly more intense than what was previously approved to make the servicing work and I appreciate that the applicant has not walked away from the property due to the servicing concerns that can often be challenging. I am definitely supportive of the application before us today.

Objections under the Charter:

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

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

Exhibits Filed:

1. Application dated December 29, 2022
2. Notification of Public Hearing dated February 9, 2023
3. Manitoba Status of Titles 3036590/1, 3036591/1, 3036605/1
4. Letter of authorization dated October 27, 2022, from Ranjeev Kaila to Neil Cooper, Neil Cooper Architect Inc.
5. Arborist and Tree Preservation Report
6. Sketch of Proposed Subdivision (1 page)
7. Plans (27 pages)
8. Angular Plane Analysis
9. Shadow Study Mar 21 – Sept 21
10. Report from the Urban Planning Division dated March 10, 2023
11. Communication dated March 8, 2023, from Jim Smith with respect to the application
12. Inspection Report
13. Communication dated March 17, 2023, from Sharie McGimpsey in opposition to the application
14. Recording of Representations

REPRESENTATIONS:

In Support:

Neil Cooper

In Opposition:

Vern Gaddows
Sharie McGimpsey

For Information:

Jim Smith

For the City:

D. Harris, Planner, Planning, Property and Development, Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 56/2022

ADMINISTRATIVE REPORT

Title: DASZ 56/2022 at 1396-1400 Henderson Hwy.

Issue: For consideration at the public hearing of a subdivision and rezoning application to consolidate two underlying lots and rezone the subject land from a "C2" Commercial Community District to an "RMU" Residential Mixed Use District to allow the construction of mixed use building with 59 multi-family dwelling units, a restaurant and offices.

Critical Path: East Kildonan-Transcona > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Harris RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 56/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 20, 2023 and attached as Schedule "C" 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:

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(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) pedestrian pathways / sidewalks

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

ii) That no building on the property shall exceed 60 feet in height.

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

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

5. That, 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 56/2022, as determined by the City's Director of Planning, Property and Development.

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

14. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 56/2022

REASON FOR THE REPORT

- The applicant wishes to consolidate the underlying lots at 1400 Henderson Hwy. and rezone the newly created lot into the "RMU" Residential Mixed Use district to enable the establishment of a 59 unit multi-family residential units, and a restaurant and office use.
- Subdivision and rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	March 10, 2023
File No.	DASZ 56/ 2022

List of Schedules and Appendices

Schedule A – Planning Discussion
Schedule B – Report of the Administrative Working Group
Schedule “C” of File DASZ 56/2022, East Kildonan – Transcona Community Committee March 20, 2023

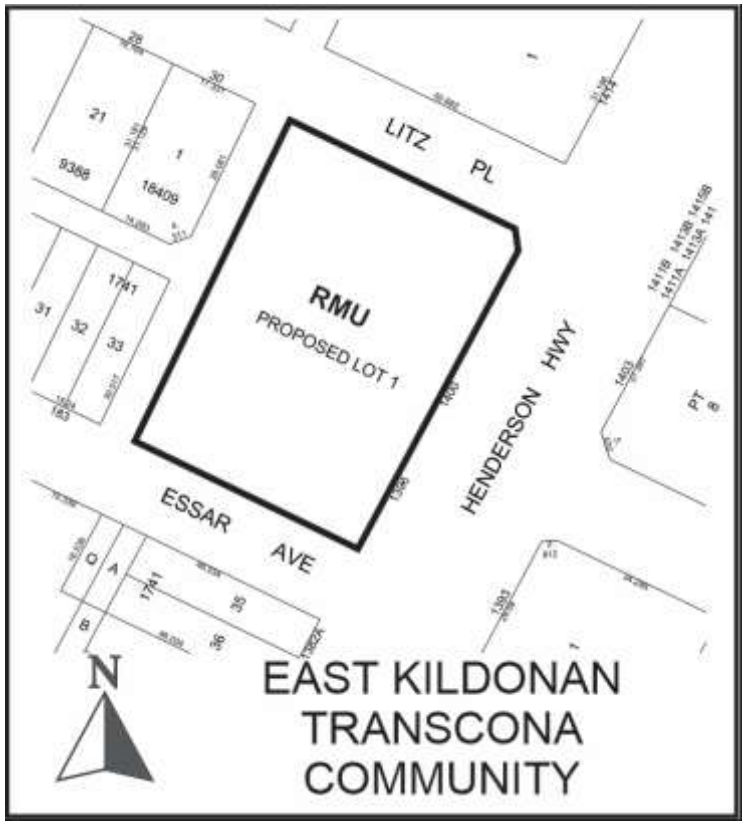
Appendix B: Draft by-law
Appendix C: Public engagement summary
Appendix D: Shadow study
Appendix E: Arborist report
Appendix F: Angular plane analysis

SCHEDULE 'A'-PLANNING DISCUSSION

DATE:	March 10, 2023
FILE:	**DASZ 56/2022**
RELATED FILES:	DAV 22-166495\D, DCU 22-243689/D
COMMUNITY:	East Kildonan-Transcona
NEIGHBOURHOOD #:	4.411 Kildonan Drive.

SUBJECT: For consideration at the public hearing of a subdivision and rezoning application to consolidate the underlying lots and rezone the subject land from a "C2" Commercial Community District to an "RMU" Residential Mixed Use District to allow for the construction of a mixed use building with 59 multi-family dwelling units, a restaurant and offices.

LOCATION: 1396-1400 Henderson Hwy.



LEGAL DESCRIPTION: EXC LANE PL 9359 LOT 34; LOT 35/38 BLOCK 4 PLAN 1741 57 K; EXC RD PL 29114 LOT 2 PLAN 7614 56 K; PCL A PLAN 9359 57 K

APPLICANT: Neil Cooper (Neil Cooper Architect Inc)
374 River Ave Unit 412
Winnipeg, MB R3L 0E4

OWNER: A2A HOMES LIMITED
80 Braswell Bay
Winnipeg, MB R3X 2B6

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject site is located on the west side of Henderson Hwy. between Essar Ave. (south) and Litz Pl. (north), in the Kildonan Drive neighbourhood of the North Kildonan ward.
- The subject property is located in the Regional Mixed Use Corridor policy area as designated in *Complete Communities 2.0.*
- The subject site is currently zoned “C2” Commercial Community district and is 35 383 sq. ft. in area.
- A single story commercial building is currently located on the northern portion of the subject property.



Figure 1: Subject site and surrounding area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Litz Pl. then a dental clinic zoned "C2" Commercial Community district.

South: Essar Ave. then a dental clinic zoned "C2" Commercial Community district.

East: Henderson Hwy. then a restaurant use zoned "C4" Commercial Regional district and a retail sales use zoned "C2" Commercial Community district.

West: A rear lane then single family residential uses zoned "R1-L" Residential Single Family Large district and "R1-M" Residential single family medium district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to construct a five (5) storey commercial / residential mixed use building containing the following uses:
    - One ground floor restaurant (2714 sq. ft.)
    - Five (5) ground floor office units (8519 sq. ft.)
    - 59 dwelling units located on floors 2-5.
- The proposed development will include 82 motor vehicle parking spaces located in an underground parkade and on a surface parking lot at the rear of the building.
- Vehicular access will occur from the public rear lane.
- The Henderson Hwy. elevation (east) contains numerous at grade entrances and ample window glazing, providing an active pedestrian oriented design.
- At grade window glazing warps around the ground level elevation (north and south) to create an active building condition along both Essar Ave. and Litz Pl.
- The residential portion of the building steps back 17 feet at the second storey along Henderson Hwy., reducing building impact at street level.
- Upper floors employ balconies, significant window cover and a variety of cladding materials that result in an active and well-articulated building façade along Henderson Hwy.
- The applicant has indicated a variety of quality cladding materials including masonry, cement board panel, cement board lap siding, curtain wall glazing and aluminum and glass balcony detailing will be used.
- The applicant is providing a 54 foot rear yard to increase separation space from single family residential uses to the west.
- A landscaping plan has been submitted which illustrates:
    - Preservation of seven (7) private trees on site.
    - Planting of seven (7) new trees on site
    - Planting of numerous shrubs and grasses on site.
- Visitor bicycle parking is provided at the rear of the building.
- A four (4) foot wood fence will be installed along the side and rear yards to buffer the parking area.
- A corresponding Conditional Use (DCU 22-243689/D) and variance application (DAV 22-243654/D) is required to enable the proposed development. Please refer to the associated planners reports for additional information.

REASON FOR APPLICATION

- The subject properties at 1396-1400 Henderson Hwy. is currently zoned “C2” Commercial Community district.
- The “C2” district does not permit the establishment of multi-family residential uses at a density that can accommodate the proposed 59 dwelling units.
- In order to consolidate the two (2) underlying lots and accommodate this higher density concept, a subdivision and rezoning (DASZ) application is required.
- The ‘RMU’ Residential Mixed Use district enables a maximum residential density of one (1) residential unit per 500 sq. ft. of site area.
- Given the proposed lot area of 35 383 sq. ft., the proposed 59 unit building would result in a compliant density of 599 sq. ft. per dwelling unit.
- The “RMU” district can also accommodate the proposed commercial uses in a manner consistent with the vision for Regional Mixed Use Corridor development.

Collaboration with the Public Service:

- The applicant first contacted the Urban Planning Division in the winter of 2020 to gauge support for establishment of a mixed use, commercial / residential development at 1396 / 1400 Henderson Hwy.
- At that time, the applicant was proposing to develop within their established “C2” Commercial Community district zoning rights.
- Preliminary concepts proposed a four (4) storey building, with four (4) street oriented commercial units at grade.
- The second, third and fourth floors would contain 44 dwelling units and would be stepped back from Henderson Hwy.
- The Urban Planning Division indicated general support for the proposed concept.
- In winter of 2021, the applicant submitted a plan of survey (DAPS) application to consolidate the underlying lots at 1396/1400 Henderson and a variance / Conditional Use application to establish a mixed use commercial residential development on site.
- The Water and Waste Department then advised the applicant of significant waste water sewer constraints that would impact the proposed development.
- The applicant undertook further engineering analysis and began to explore an alternative design concept that would include higher residential density to offset required servicing upgrades.
- The applicant withdrew the DAPS, DAV, DCU applications to enable submission of a new application with increased residential density.
- In December of 2022, the applicant submitted a new subdivision and rezoning (DASZ), Conditional Use (DCU) and variance (DAV) application to enable a mixed use development with 59 dwelling units.
- The revised concept proposed the same site plan and building design but with one additional storey, resulting in a five (5) storey building.

- The Urban Planning Division reviewed these plans prior to formal submission and indicated support of the revised concept.
- Prior to submission, the Urban Planning Division requested the applicant to:
    - Conduct a 45 degree angular plane analysis at the rear of the building
    - Provide a shadow analysis as part of formal submission
    - Undertake community consultation and submit a report documenting this process
    - Submitting an arborist report as part of the formal application.
    - Make efforts to preserve as many trees on site as possible
- The applicant has incorporated Urban Planning Division feedback into their submitted design concepts.
- Given the applicant has worked collaboratively with the Urban Planning Division and submitted application is consistent with information, the Urban Planning Division is supportive of the proposed development.

PUBLIC ENGAGEMENT

- The Urban Planning Division encourages all applicants to undertake public engagement prior to submission of a formal application.
- The applicant has submitted a public engagement summary outlining the feedback received from participants and action taken by the applicant. (Appendix A).
- The public engagement report indicates the applicant distributed descriptive material (Appendix C) illustrating the proposed development concept to immediate adjacent neighbours including the adjacent commercial properties and the closest residents on Litz Place and Essar Ave.
- The applicant received comment from an area resident who sought clarification on parking and made recommendations on façade colour palette.
- The applicant provided a response to the area resident, addressing these comments.
- For complete record of the applicant's response to these concerns, please see the submitted public engagement report (Appendix B).

Our Winnipeg 2045 Development Plan:

City Building

> **6.20 Corridors:** *Designate Corridors within the Urban Structure as targeted segments of the primary transit network that provide the best opportunity for mixed use intensification outside of the Downtown. Prioritize the creation and maintenance of vibrant pedestrian and transit-oriented places in Urban Mixed Use Corridors, while encouraging the transition of Regional Mixed Use Corridors towards this character over the longer term.*

The proposed mixed-use development at 1396-1400 Henderson Hwy will increase residential density and commercial amenity on a Regional Mixed Use corridor that is part of the primary transit network. This additional density and commercial amenity will contribute to the incremental transition of this section of corridor into a pedestrian and transit oriented environment.

> **6.21 Regional Mixed Use Corridors:** *Recognize that a primary function of designated Regional Mixed Use Corridors is for the efficient movement of people, goods and services, while transitioning the future functional design over time to support mixed use intensification and transit orientation.*

The proposed mixed use, street oriented development concept will contribute to the gradual evolution of Henderson Hwy. into a transit supportive environment. The presence of commercial uses and increased residential density in a well-designed form that is served by frequent transit service is consistent with *OurWinnipeg* policy.

Complete Communities 2.0 An OurWinnipeg Direction Strategy

B1: General Growth

> *3.0 Direct the highest residential and employment densities to areas that can provide the best transit service.*
>
> *3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.*
>
> *3.1.1 High multifamily residential densities may be encouraged Downtown and in proximity to existing rapid transit stations and Corridors. Support the highest densities in this range in closest proximity to transit stations.*

The proposed development fronts Henderson Hwy. and is adjacent to established commercial uses. Higher density residential development is present south of the subject site on Henderson Hwy. This section of Henderson Hwy. is served by frequent transit service and is part of the primary transit network. Based on these characteristics, this site is a suitable location for proposed residential density and mid-rise construction as identified in CCDS 2.0 for Regional Mixed Use Corridors (see figure 3 and 4 below).

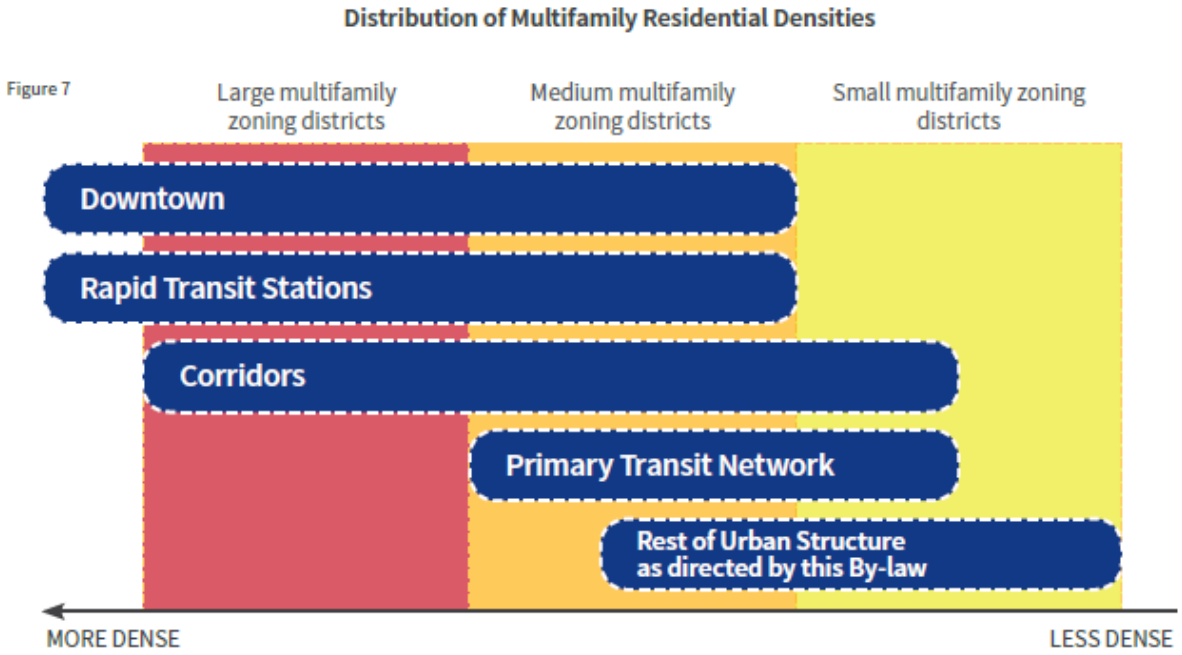


Figure 3: Distribution of Multifamily Residential Densities-General Growth-CCDS 2.0

Guide to Distribution of Residential Density and Height

Urban Structure Area	Density	Height	Transit Service Type	Design Guidance
DOWNTOWN				
Downtown			Rapid and frequent	• Urban Design Advisory Committee
MIXED USE CORRIDORS				
Rapid Transit stations			Rapid	• *TOD Handbook* • Design guidelines in secondary plans • Corridors section
Regional Mixed Use Corridors			Rapid and frequent	• Corridors section • Design guidelines in secondary plans • *TOD Handbook*
Urban Mixed Use Corridors			Rapid, frequent, and direct	• Corridors section • Design guidelines in secondary plans • *TOD Handbook*

Figure 8

Figure 4: Guide to Distribution of Residential Density and Height-General Growth-CCDS 2.0

C2. Corridors

1.0 Encourage strategic residential intensification on Corridors.

1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.

1.2 Where higher intensity commercial or residential uses are interrupted by length of low density residential development along Corridors, higher intensity residential development should be directed towards established nodes.

The proposed height and density of the proposed development is in alignment with the general height and densities envisioned on Regional Mixed Use corridor with convenient access to frequent transit service (figure 4). The subject site is located within an established node of commercial uses. The addition of this mixed use concept within an established node of higher intensity land uses is consistent with *Complete Communities 2.0* corridor policy.

3.0 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.

Regional Mixed Use Corridors

3.7 Encourage development on Regional Mixed Use Corridors to enable a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:

3.7.1 Provide minimal building setbacks from the public right of way to define the street edge.

3.7.2 Having entrances that provide direct access to the public sidewalk.

3.7.3 Promoting a fine grained and transparent street-level façade with active ground floor uses.

3.7.4 Minimizing impacts of vehicular access and parking on the pedestrian environment

3.7.5 Promoting pedestrian scale signage

3.7.6. The extent to which pedestrian-friendly design is pursued on Regional Mixed Use Corridors will be determined by the surrounding Corridor context, but in all cases will be encouraged.

The proposed mixed use development provides numerous direct pedestrian connection to the public sidewalk. Entrances, balconies and windows on the front elevation provide an active and interesting front façade. Significant window glazing through use of curtain wall at grade provide

a highly active ground floor building condition on Henderson Hwy. Through provision of a reduced front yard setback, the building is brought closer to the street, improving the pedestrian orientation of the building. Vehicular parking is located entirely behind and under the building, preventing potential conflict between pedestrians and motor vehicles. The submitted design proposes planting of one tree and establishment of decorative grasses to provide some degree of landscaping despite the reduced front yard setback. For these reasons, the Urban Planning Division has determined the proposed development is consistent with Corridor policies in *Complete Communities 2.0.*

> *3.8 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear and side adjacent residential properties and the public sidewalk by:*
>
> > *3.8.1 Using Corridor right of way as a guide to determine maximum building height, where appropriate.*
> >
> > *3.8.2 Using upper-level building step backs, where appropriate*

The applicant has submitted a shadow study as part of their development application (Appendix D). This study found the proposed building height of 54 feet in conjunction with a 54 foot rear yard setback will not result in a shadow impact to adjacent residential uses to the west. The proposed 54 foot tall building is at a reasonable scale for a corridor fronting property on Henderson Hwy. The proposed 17 foot building step back to the second floor on the Henderson Hwy. reduces building impact on the pedestrian environment.

> *3.9 Encourage pedestrian-oriented improvements to the design of the public realm and right-of-way.*
>
> > *3.9.1 Encourage a high degree of landscaping and street trees in the public realm and right-of-way to offer pedestrian comfort and shade protection.*

The applicant has committed to plant one (1) new tree in the front yard setback along Henderson Hwy. as well as establishing a planting bed with decorative grasses at the northern end of the building. Submitted plans illustrate preservation of trees on site as well as planting of new trees and shrubs along bordering public streets and the rear lane.

> *4.0 Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.*
>
> > *4.4 Support the protection of Corridor's continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing corridors*
> >
> > *4.5 Encourage the location of the most active retail and service uses to ground floor commercial spaces, and direct less active uses above grade*
> >
> > *4.6. On Corridors where commercial and or residential uses are clustered in nodes interrupted by lengths of low density residential development, direct new commercial uses within or adjacent to these nodes*

The proposed mixed use development which includes a proposed restaurant and office uses will increase service functions of this corridor, providing added commercial amenity in the area. The proposed development is within an established commercial node and is within a suitable context for mixed use development.

7.0 Promote the integration of land use and transportation.

7.2 Ensure the design of Corridors encourages the use of the frequent transit service provided on routes in the Primary Transit Network as well as connections to the feeder network.

The proposed development is well oriented to the street through location of its front entrance, reduced setback, and direct connection to the public sidewalk. The proposed building orientation results in a reduced distance to the south bound transit stop immediately in front of the subject property.

Henderson Highway Corridor Action Area Plan

- The subject property is located within the Henderson Highway Corridor planned area.
- Although this plan was adopted in 1982 and does not directly align with *Complete Communities 2.0,* its status as a statutory plan (by-law) remains in effect.
- The Henderson Corridor Plan's objective is listed as:

  "…to promote orderly development on Henderson Highway and to preserve and maintain the stable residential neighbourhoods presently abutting Henderson Highway within the Plan area.

The subject property at 1396-1400 Henderson Hwy. is currently zoned "C2" Commercial Community district and contains a non-residential use on site (former North Kildonan Municipal office). Given the existing zoning and land use are non-residential, establishing the proposed mixed-use concept does not result in conversion and subsequent loss of existing residential land uses at this location and thereby does not contravene the intent of the Henderson Corridor Plan.

- The Henderson Highway Corridor Plan also contains the following relevant policy:

  3. (i). To encourage the retention of existing low-density residential areas within the plan area.

  (ii) Notwithstanding policy (i) aforesaid, sensitive development proposal may be entertained of the remaining single-family properties on the east side of Henderson Hwy. between Edison Avenue and McKay Avenue.

  (iii) Subject to policies (i) and (ii) aforesaid, to encourage the following minimum design criteria when evaluating proposals for commercial development:

  (a) Commercial redevelopment should only involve complete block redevelopment

  (b) Access to commercial sites should only occur from the fronting arterial street; and

(c) *Commercial buildings should only be located at the rear of the site with parking oriented to the front of the site.*

The proposed mixed use development is replacing an existing commercial use on land currently zoned "C2" Commercial Community district. The proposed development does not result in the loss of existing low density residential areas within the plan. The proposed development does encapsulate a complete block. The proposal is accessed via the rear lane with parking located behind the building. A front approach in this location with street fronting parking is inconsistent with higher order planning policy in *OurWinnipeg 2045* and *Complete Communities 2.0.* The proposed parking location and point of access is consistent with contemporary planning policy and best practice for pedestrian oriented site planning. For these reasons, the Urban Planning Division finds the proposal to be in alignment with relevant policy in the *Henderson Highway Corridor Action Plan*.

ZONING BY-LAW 200/2006

- The "RMU" Residential Mixed Use district is intended to facilitate higher density, residential / commercial mixed use development.
- The subject site is located in an area characterized by higher intensity land uses including regional corridor oriented commercial uses and some higher density residential development.
- The proposed density at 1396-1400 Henderson Hwy. of 599 sq. ft. per dwelling unit is below maximum permitted of 500 sq. ft. per dwelling unit in the "RMU" district.
- The proposed office and restaurant uses can be accommodate in the "RMU" district.
- The "RMU" designation was chosen over the "CMU" Commercial Mixed Use district as it can better accommodate the proposed density while best enabling commercial uses suitable for a Regional Mixed Use Corridor.
- Proximity to high frequency transit, neighbourhood amenities and adjacency to a range of commercial land uses are supporting factors in the use of the "RMU" zoning district.
- The applicant has submitted a site plan and elevations that has responded to feedback from the Urban Planning Division.
- The submitted design is of high quality and is consistent with policies guiding mixed use development on this section of Henderson Hwy.
- Conditions of approval are recommended to ensure the proposed development remains consistent with area context.
- Based on these considerations the "RMU" zoning district is the most appropriate zoning district to enable the proposed development.

ADDITIONAL CONSIDERATIONS

Tree preservation

- At the request of the Urban Planning Division, the applicant has submitted an arborist report as part of their development application (Appendix D).
- At time of site inspection on November 29, 2022, there were 29 trees on the subject property.

- 16 trees are recommended for removal due to their location relative to the footprint of the proposed development.
- Five (5) trees are recommended for removal due to the current health of those trees.
- Eight (8) trees are recommended for preservation and protection.
- Public trees on the boulevard along Litz Pl. are required to be maintained and protected in accordance with City by-laws.
- The submitted site plan illustrates preservation and protection of four (4) private trees in general accordance with arborist report recommendations.

Shadow study

- At the request of the Urban Planning Division the applicant submitted a sun shadow study as part of their development application (Appendix C).
- Based on the proposed 54 foot tall building with an associated 54 foot rear yard setback the study found:
    - Relatively minor shadow impact to commercial uses to the north at equinox (12:00 pm)
    - Shadow impact ending at the public lane to the west at equinox (9:00 am)
    - Relatively minor shadow impact to the commercial use to the north at equinox (3:00 pm)
    - No shadow impact at equinox (6:00 pm)
- Of most importance, the sun shadow study determined there will not be shadow impact to existing single family residential uses to the west.

Site servicing

- The proposed development will be required to meet the conditions outlined in the report by the Administrative Coordinating Group (ACG) as outlined in Schedule B of this report. The report identifies a servicing agreement is required.
- As identified in the ACG report, there is not current sewer capacity to accommodate the proposed development at 1396-1400 Henderson Hwy.
- The Public Service has communicated this constraint to the applicant and identified requirements for a servicing study and potential upgrades to adequately service the proposed development.
- The applicant is aware of this condition and has reviewed this feedback with a municipal engineering consultant.
- The applicant has designed the proposed development concept to be economically viable despite the added servicing costs.
- In addition to required wastewater upgrades, the applicant will be required to reconstruct a public sidewalk along Essar Ave. that connects to the existing public walk to the west.

CONDITIONS OF APPROVAL

Plan Approval

- Given the scale of the proposed development, Plan Approval by the Director of Planning Property and Development and the East Kildonan-Transcona Community Committee is recommended as a condition of rezoning approval.
- The applicant did not list their chosen façade materials on submitted elevations at time of application.
- Upon review of the application, the Urban Planning Division sought clarification from the applicant as to what cladding materials will be used.
- The applicant has indicated the following cladding material intent:
    - Main floor will be clad with a masonry finish in medium warm tone in conjunction with curtain wall glazing.
    - Upper floor main walls will be clad with cement board panel in a medium dark warm colour and will use aluminum reveals.
    - Upper walls containing balconies will be clad in cement board plank siding in lighter shade colour.
    - Balcony railings will employ gray tinted glass.
- At time of Plan Approval, the Urban Planning Division will review submitted drawings to ensure these acceptable, high quality cladding materials are employed.
- At time of DASZ circulation, due to the reduced front yard setback of the building, the Public Works Department indicated sight line concerns for motorists turning south onto Henderson Hwy. from Essar Ave.
- This was communicated to the applicant who proposed a revised design that would create a 6 x 20 foot notch in the south east corner of the building to address sight line concerns (Figure 5)
- Public Works has indicated this design approach satisfied their concerns and is supportable.
- Unfortunately, this concern was identified late in the review process and there was not adequate time to update submitted drawings.
- The Urban Planning Division will ensure this building notch is incorporated into final designs at the Plan Approval phase.



Figure 5: Sight line analysis and proposed building notch

Maximum height restriction

- Given the "RMU" Residential Mixed Use district enables a maximum height of 100 feet, a height cap condition is recommended to ensure contextual sensitivity is maintained.
- The submitted design illustrates an acceptable height of 54 feet.
- The applicant has provided an angular plane (Appendix E) and shadow impact analysis (Appendix C) that demonstrates contextual sensitivity and impact mitigation through design.
- The Public Service is recommending a height cap of 60 feet to ensure any future development does not exceed this acceptable level.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject subdivision and rezoning will result in the establishment of a mixed use commercial / residential development that is consistent with policies in the *OurWinnipeg 2045, Complete Communities 2.0* and area context.
- The proposed development will increase residential density and commercial amenity on this corridor fronting property, thereby increasing housing options and improving access to services in this transit connected, amenity rich neighbourhood.
- Provision of 59 dwelling units will further increase housing options for area residents within proximity to high quality transportation options and commercial amenities.

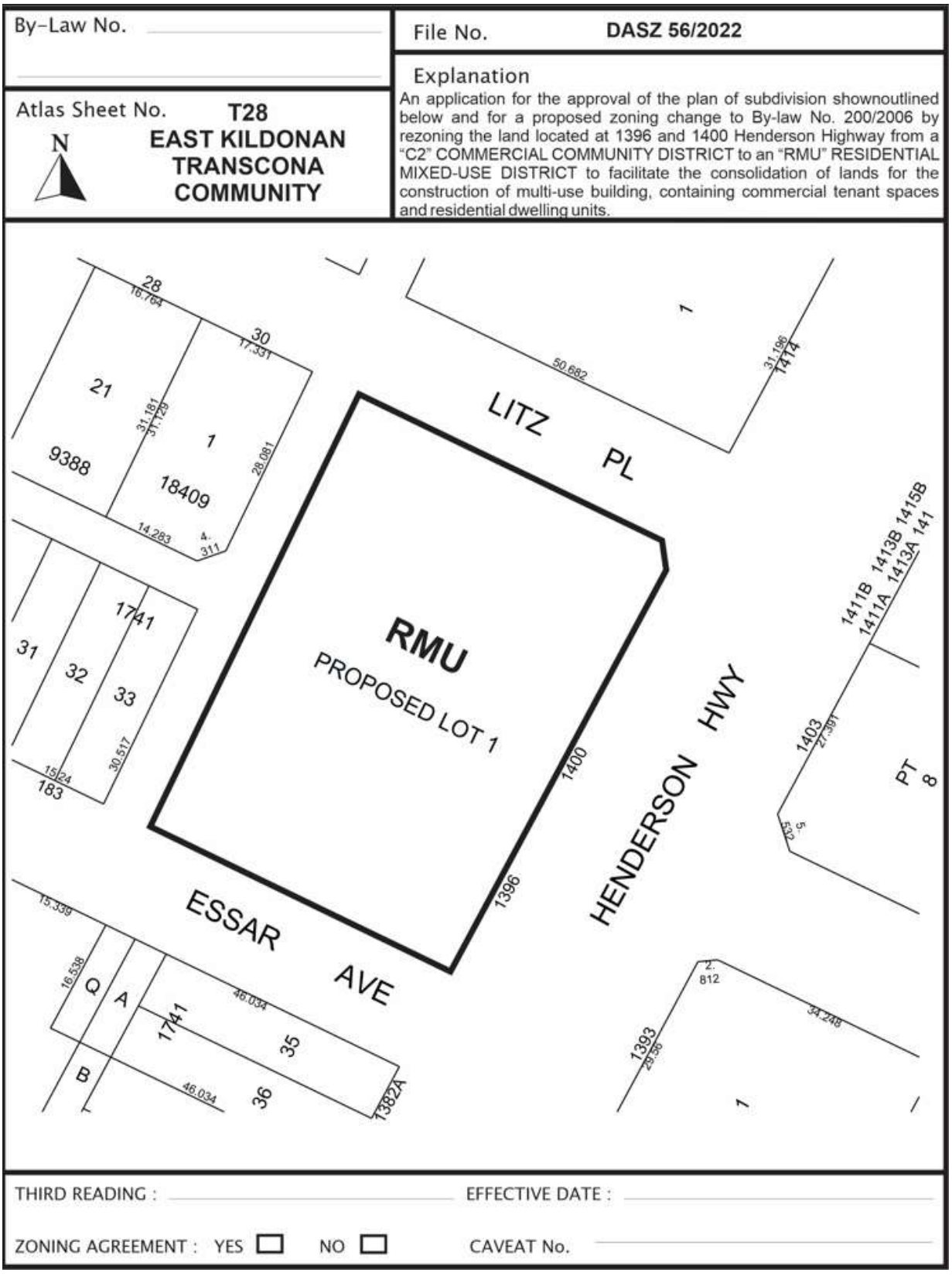
RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject properties be consolidated and rezoned into the “RMU” Residential Mixed Use district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DASZ 56/2022

Schedule "C" for File DASZ 56/2022, East Kildonan – Transcona Community Committee March 20, 2023



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1396 AND 1400 HENDERSON HIGHWAY

It is recommended that approval of DASZ 56/2022, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department has advised 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 – Engineering Studies

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

2) The Water and Waste Department has advised that the wastewater collection system servicing the Planned Area does not have capacity to support the proposed development. The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which will outline the wastewater upgrades and land drainage sewer extension required to adequately service the proposed development and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

1) Wastewater Sewers

   a) The Developer shall, at no expense to the City, construct and install wastewater sewer upgrades required to service the proposed subdivision and adjacent lands, in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

2) Essar Avenue

   a) The Developer shall, at no expense to the City, remove the existing sidewalk and construct a 1.5m wide Portland cement sidewalk, and all related works, 0.3m off of property line, on the north side of Essar Avenue between Henderson Highway and the public lane west of Henderson Highway, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, remove the existing pavement and restore the curb and boulevard (sod and trees if appropriate), and all related works, on the north side of Essar Avenue between Henderson Highway and the public lane west of Henderson Highway, all as determined by and to the satisfaction of the Director of Public Works.

c) The Developer shall pay all costs associated with the installation of a street light on the wooden pole on the south side of Essar Avenue, approximately 9 metres west of Henderson Highway, as determined by and to the satisfaction of the Director of Public Works.

3) Boulevards

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

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

4) 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.

5) 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.

6) 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.

7) Survey Monuments

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

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

Section IV – Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

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

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

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:

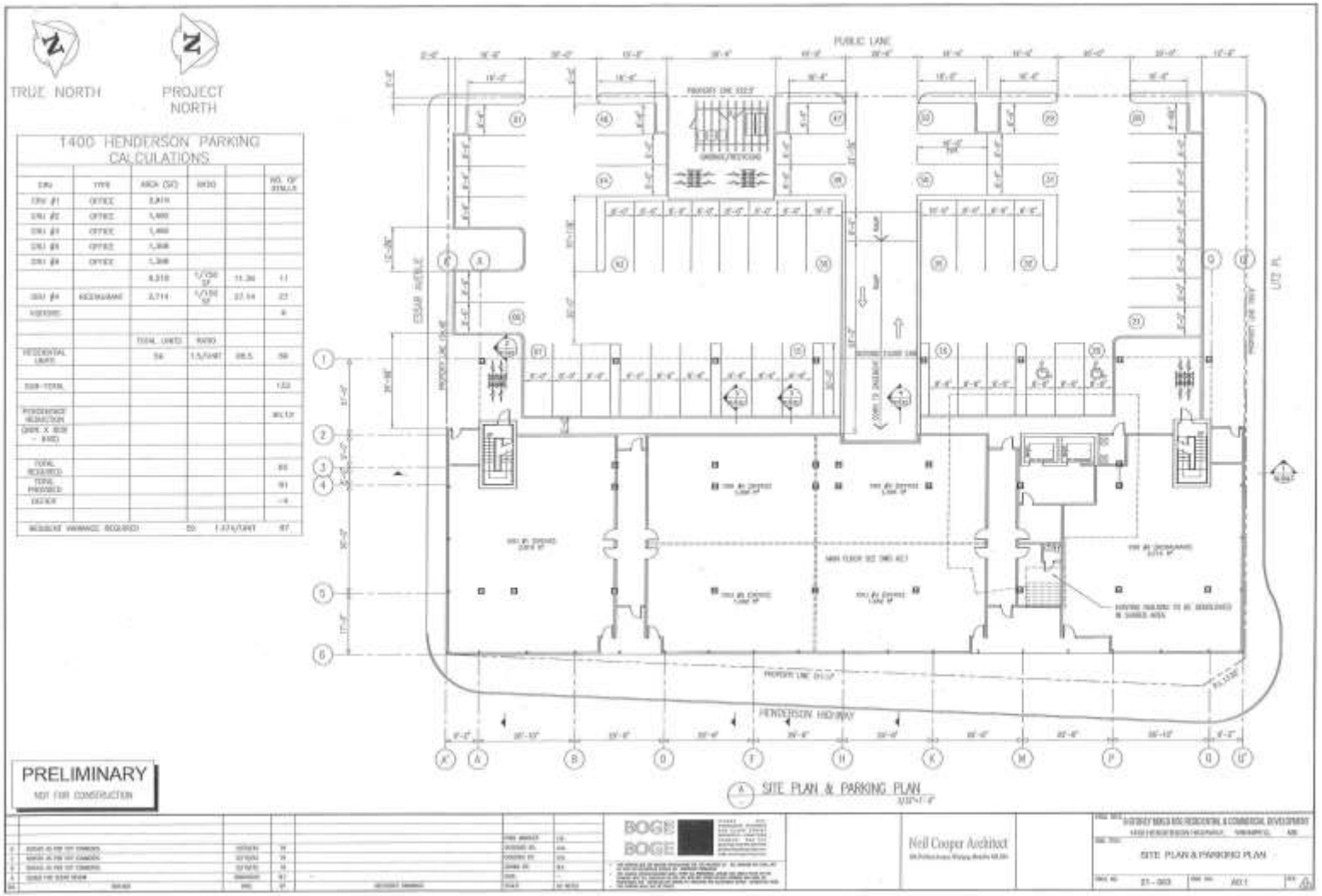
Administrative Co-ordinating Group
File No. DASZ 56/2022
February 23, 2023

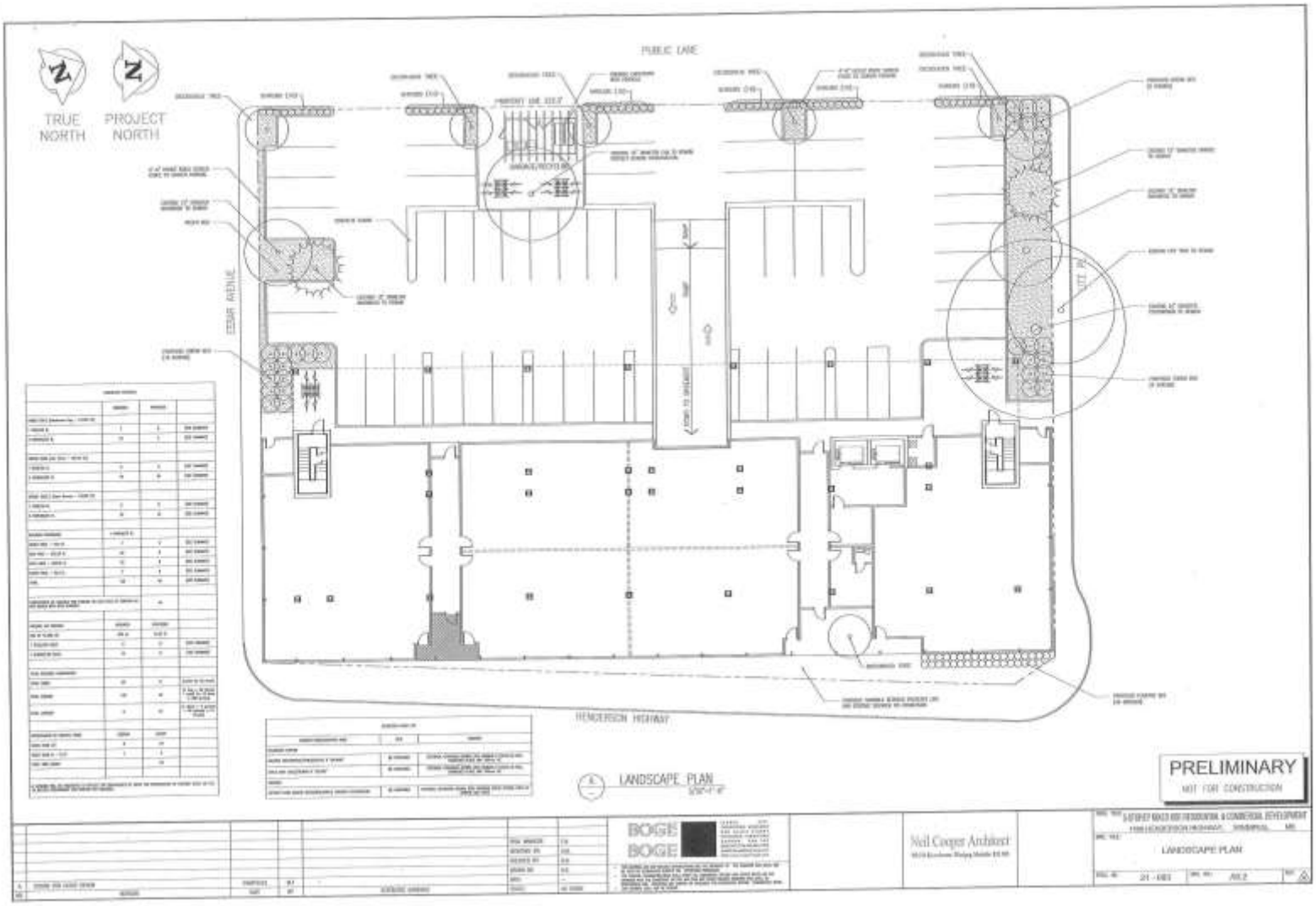
"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

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

Exhibit “7” referred to in File DASZ 56/2022

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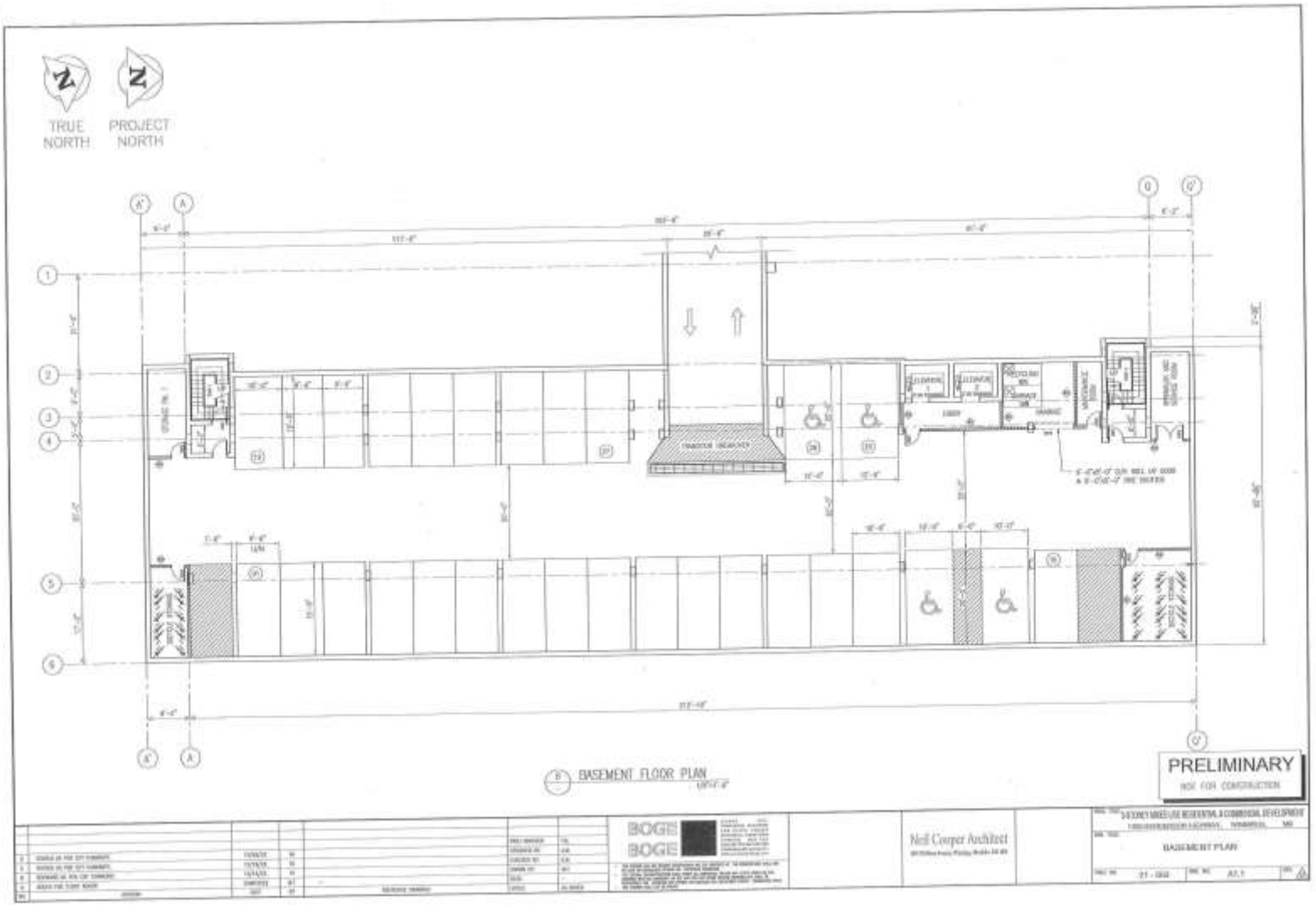

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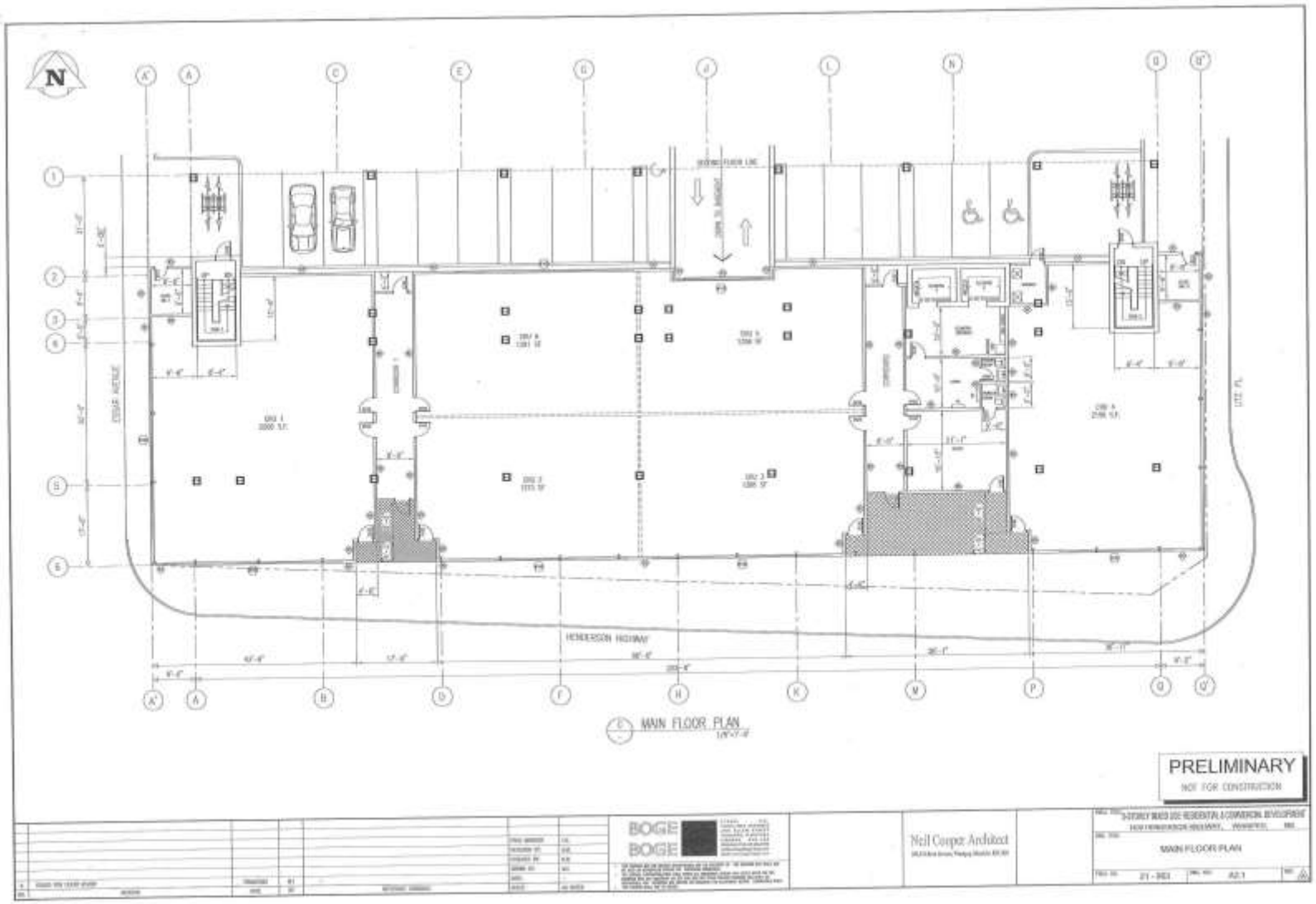
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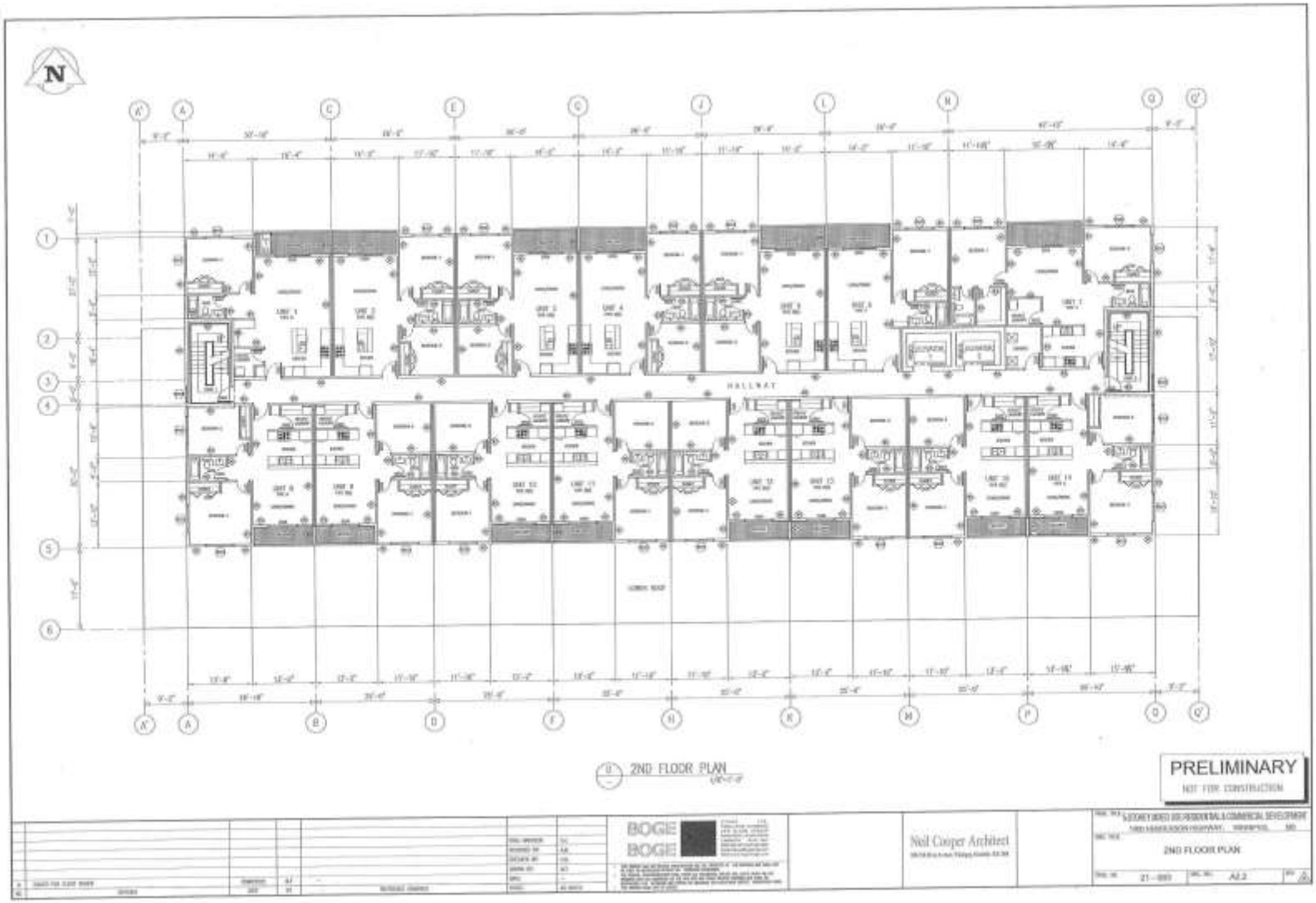
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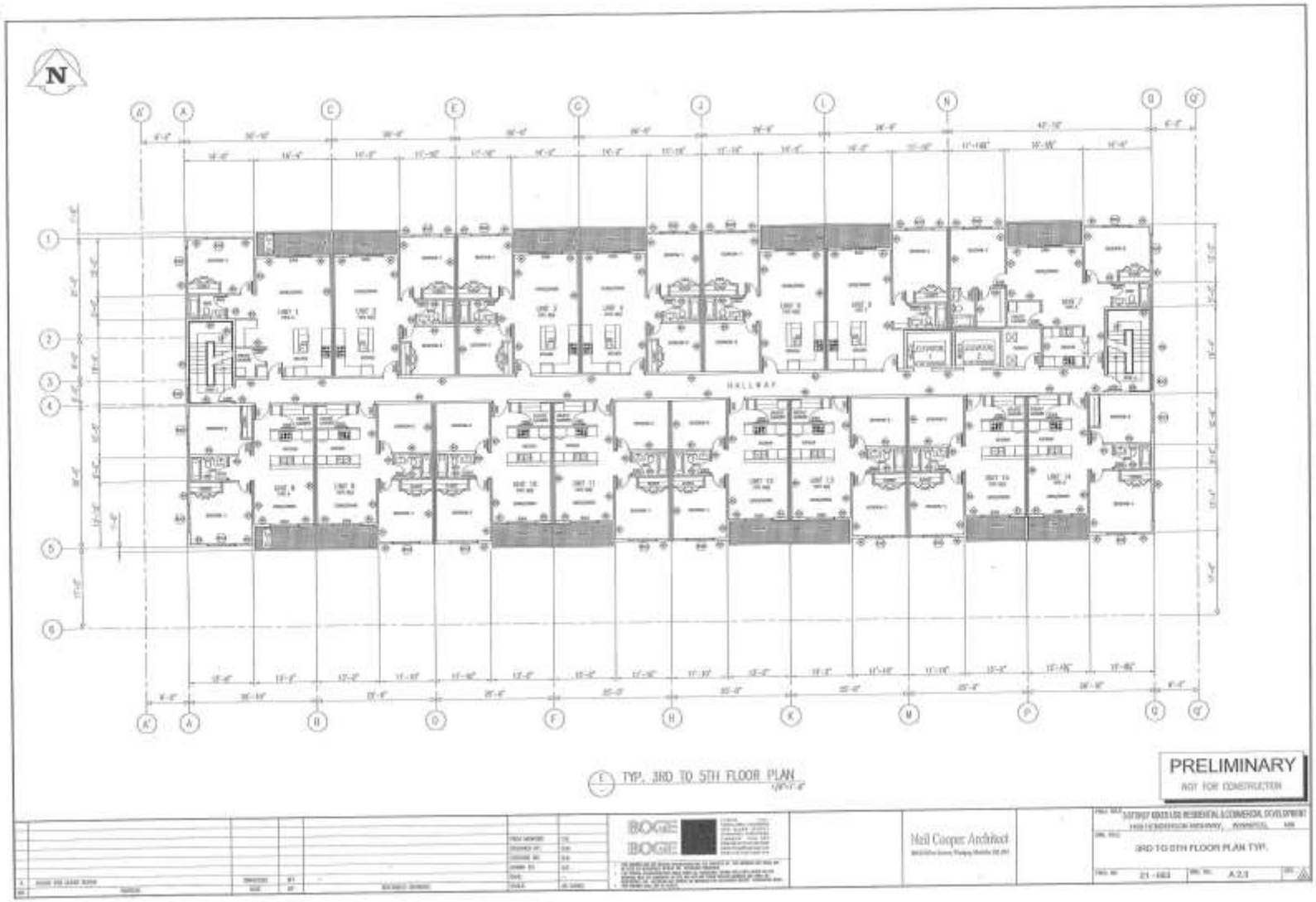
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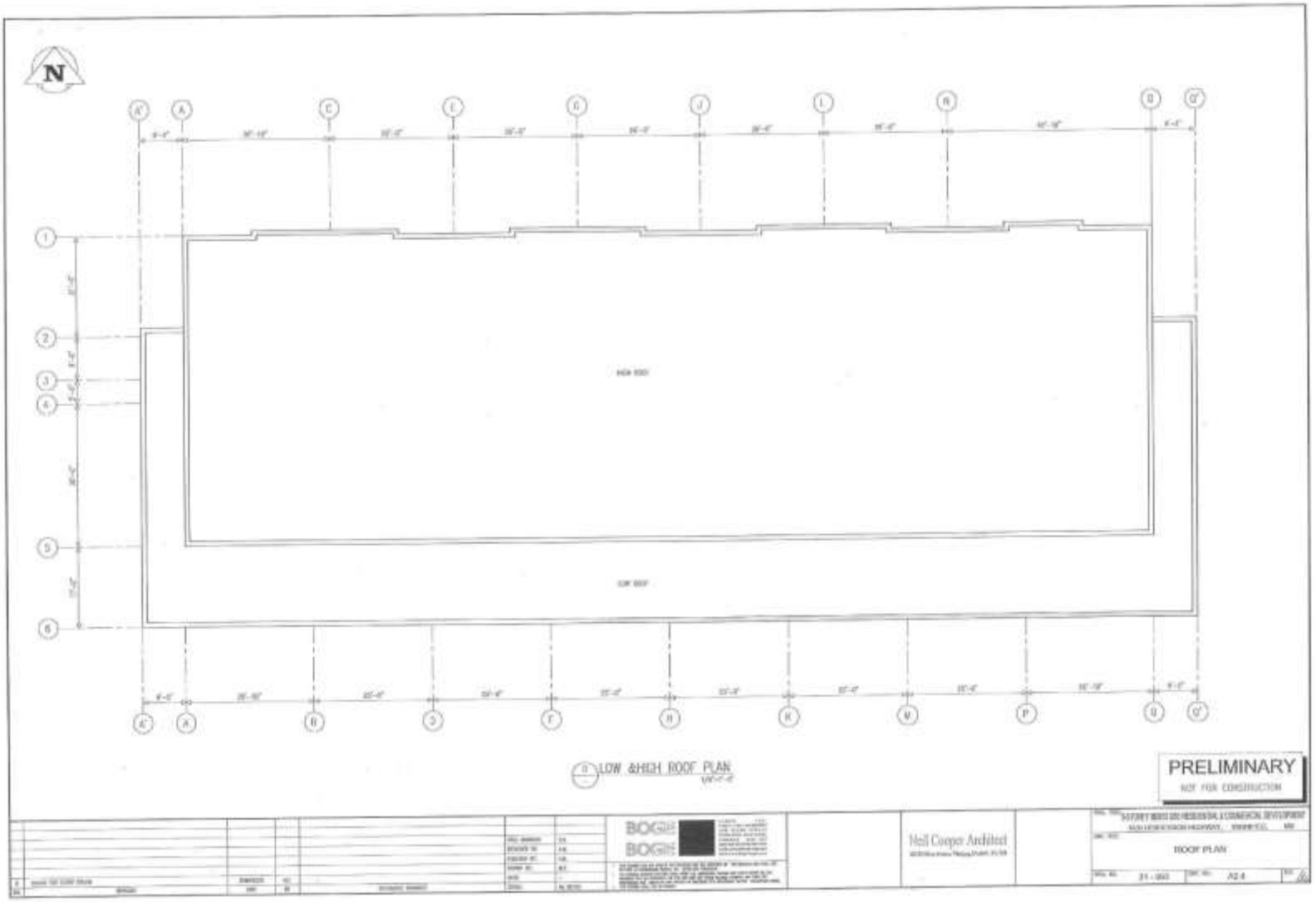
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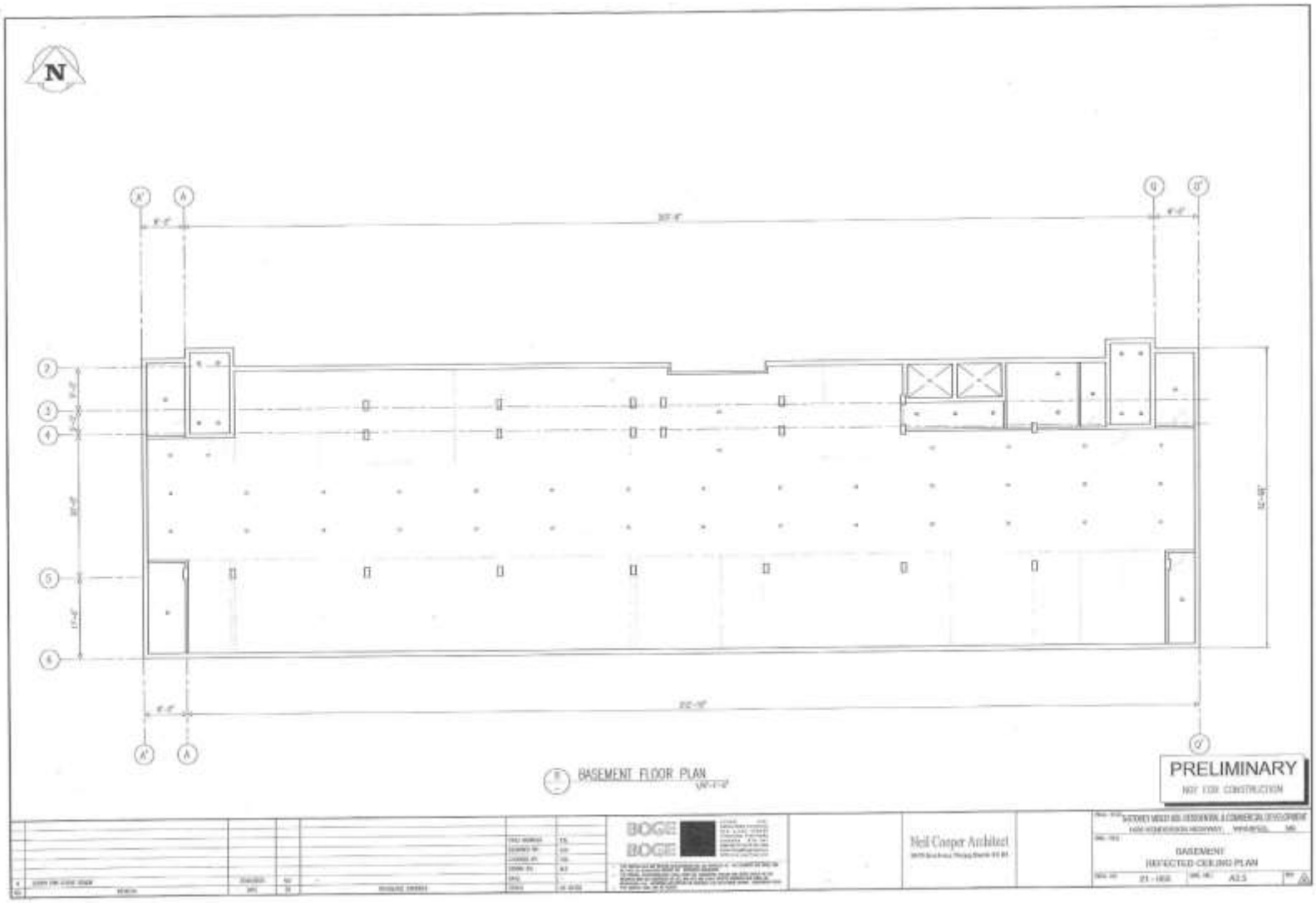
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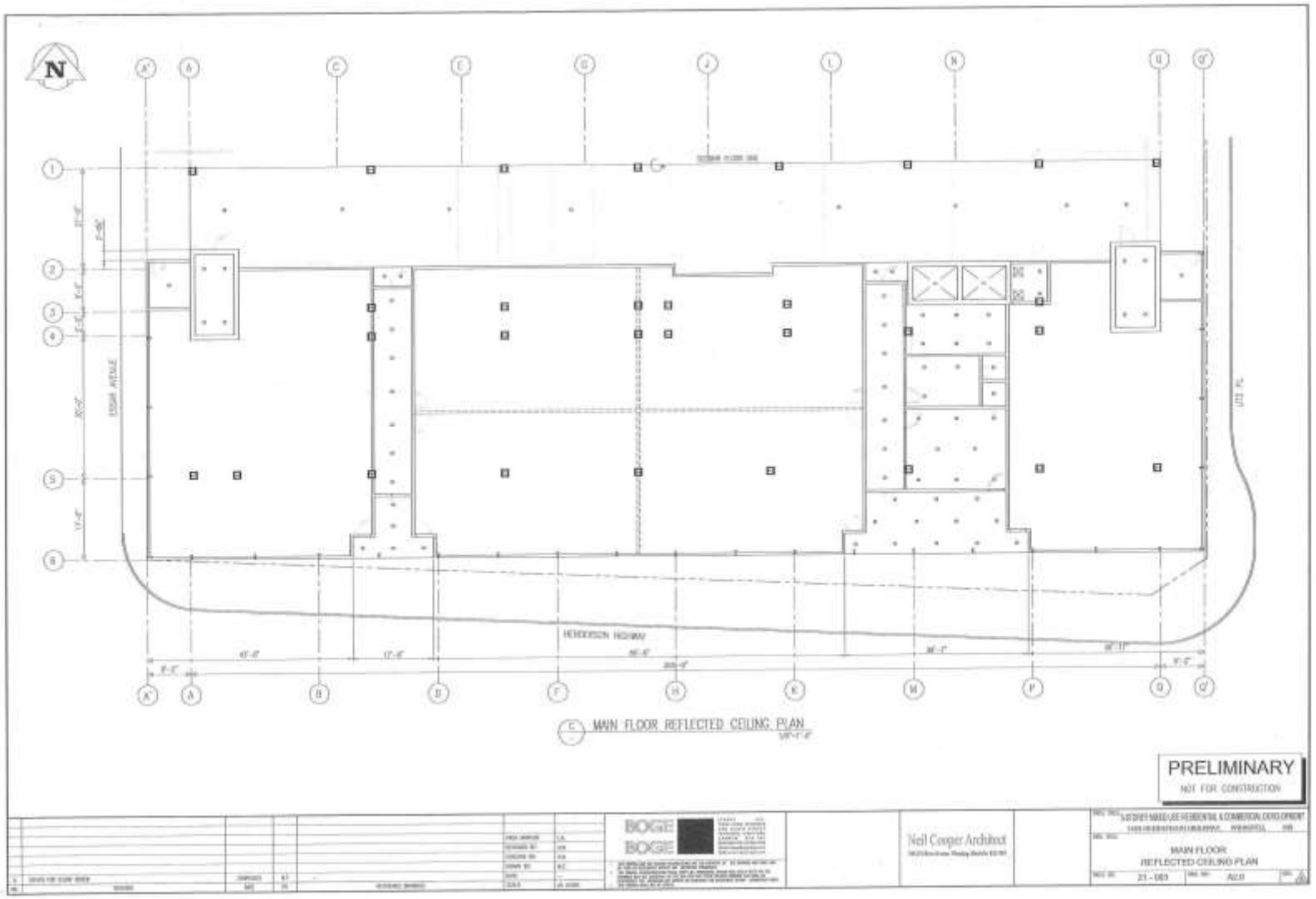
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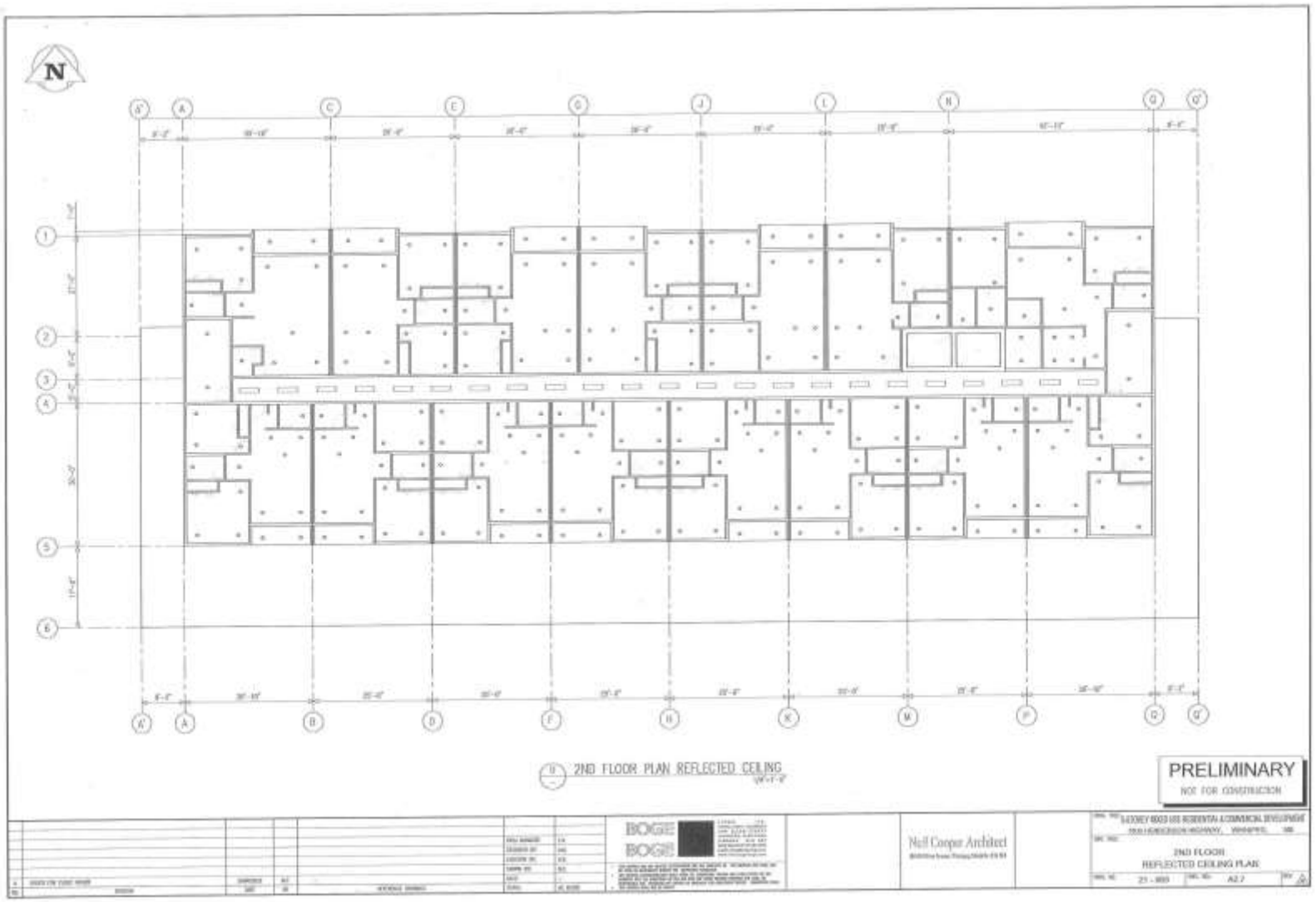
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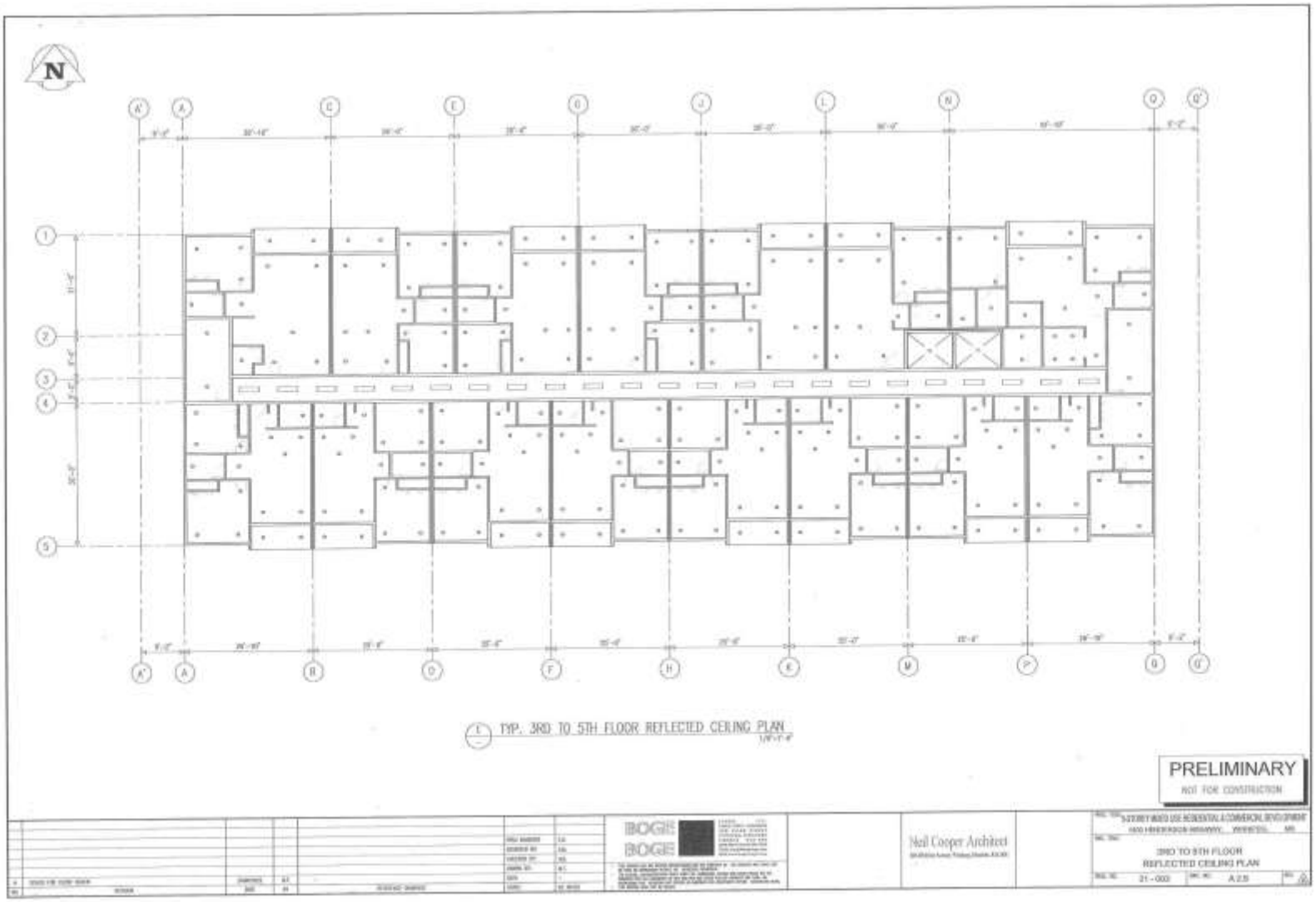

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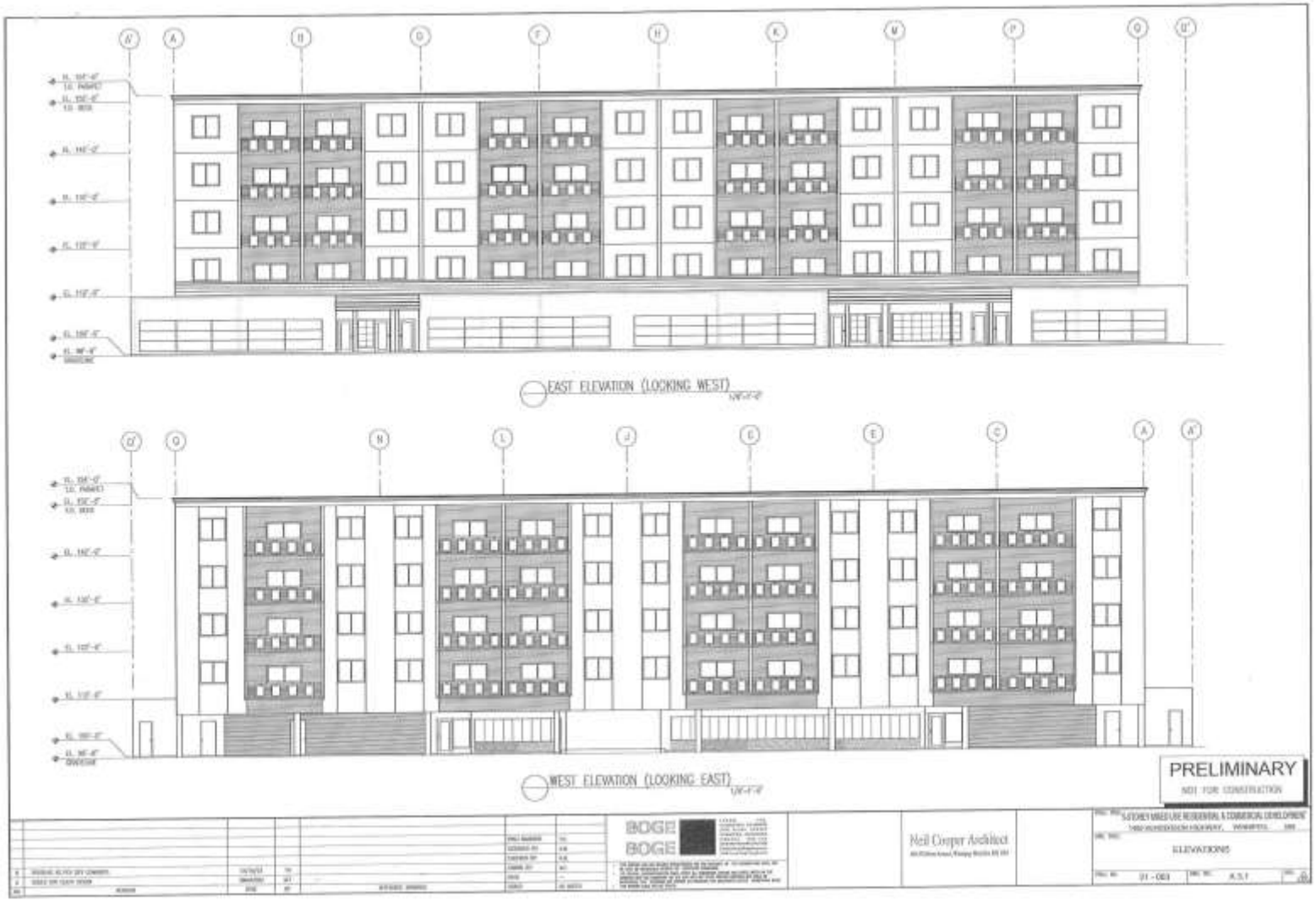
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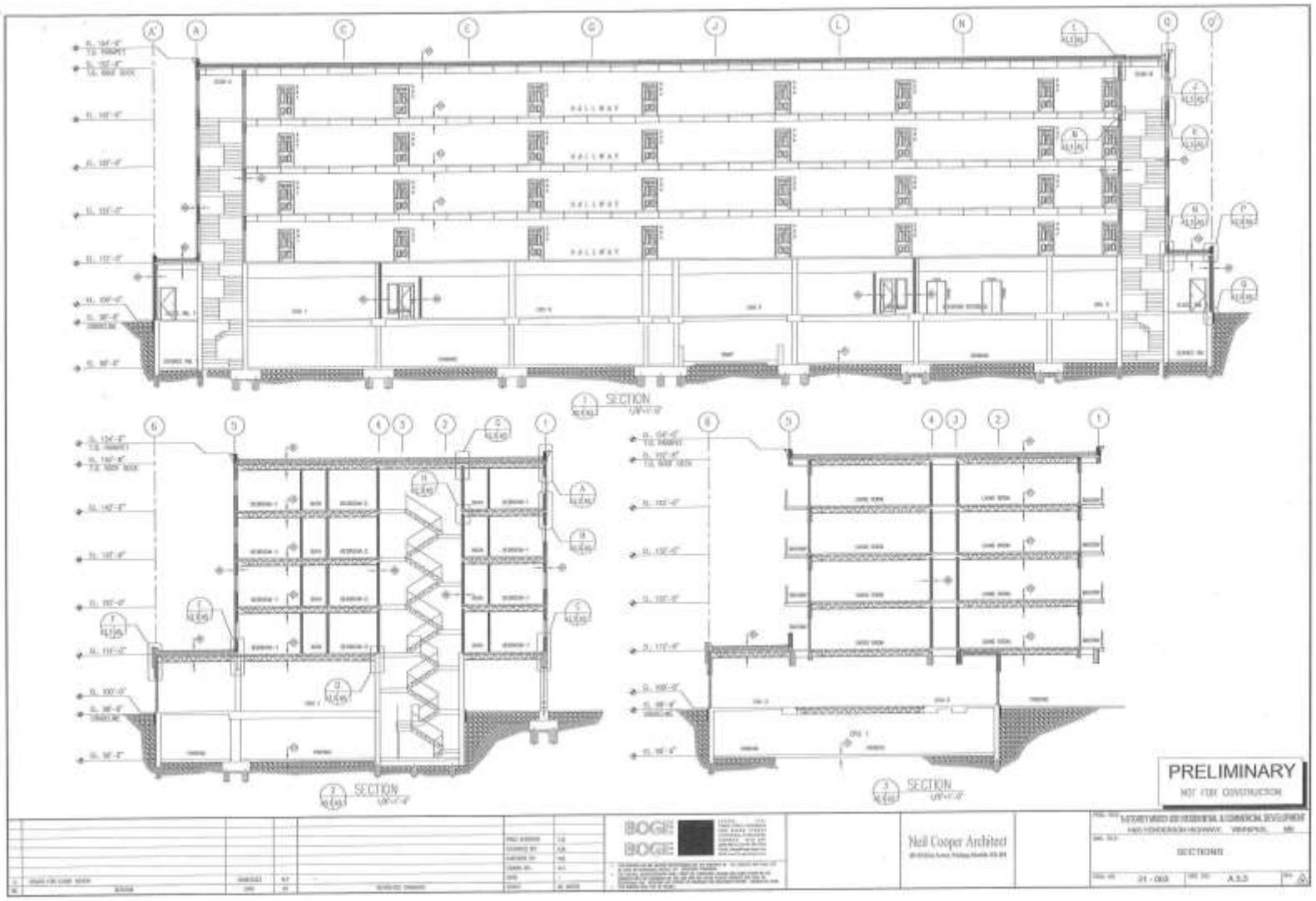
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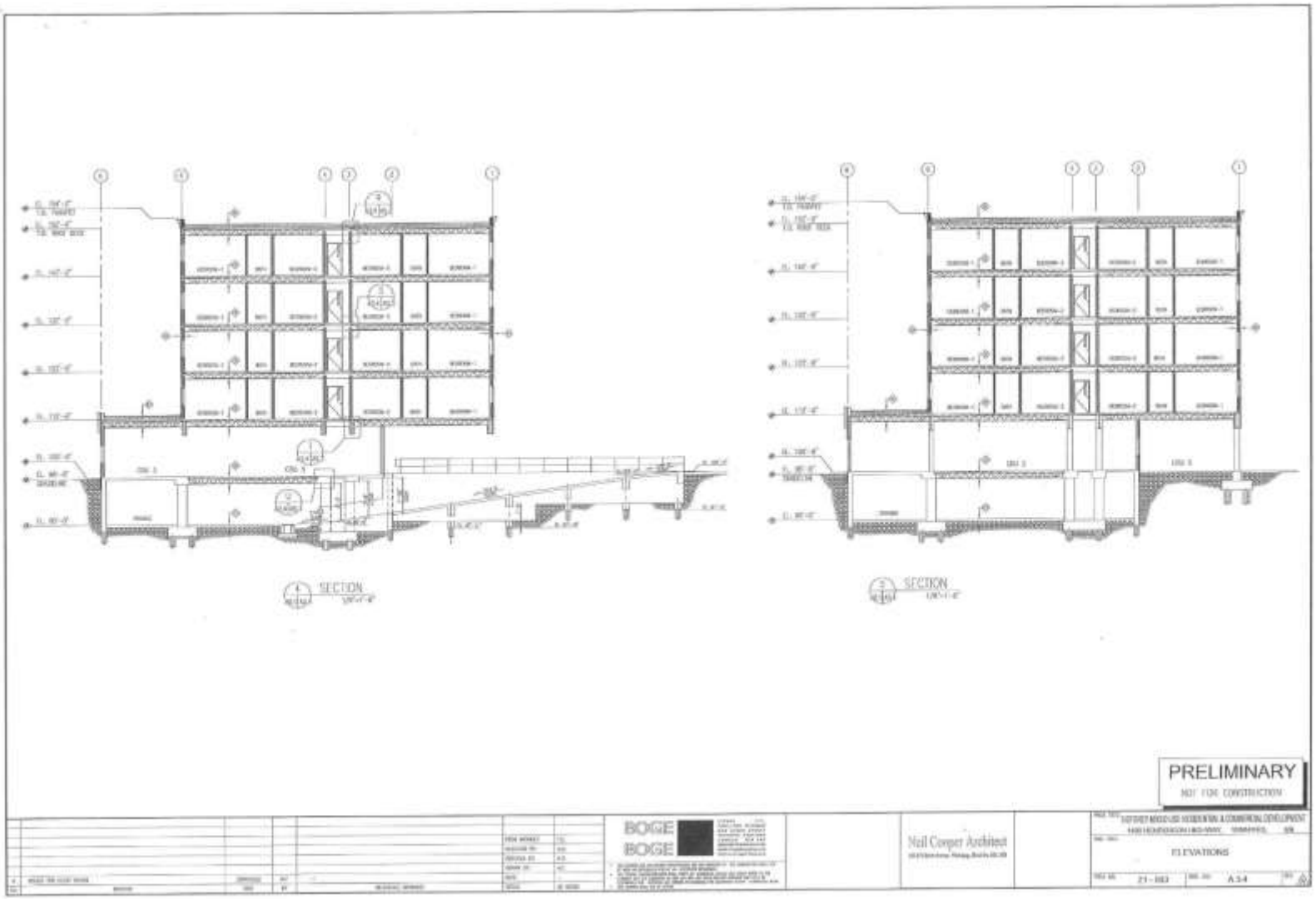
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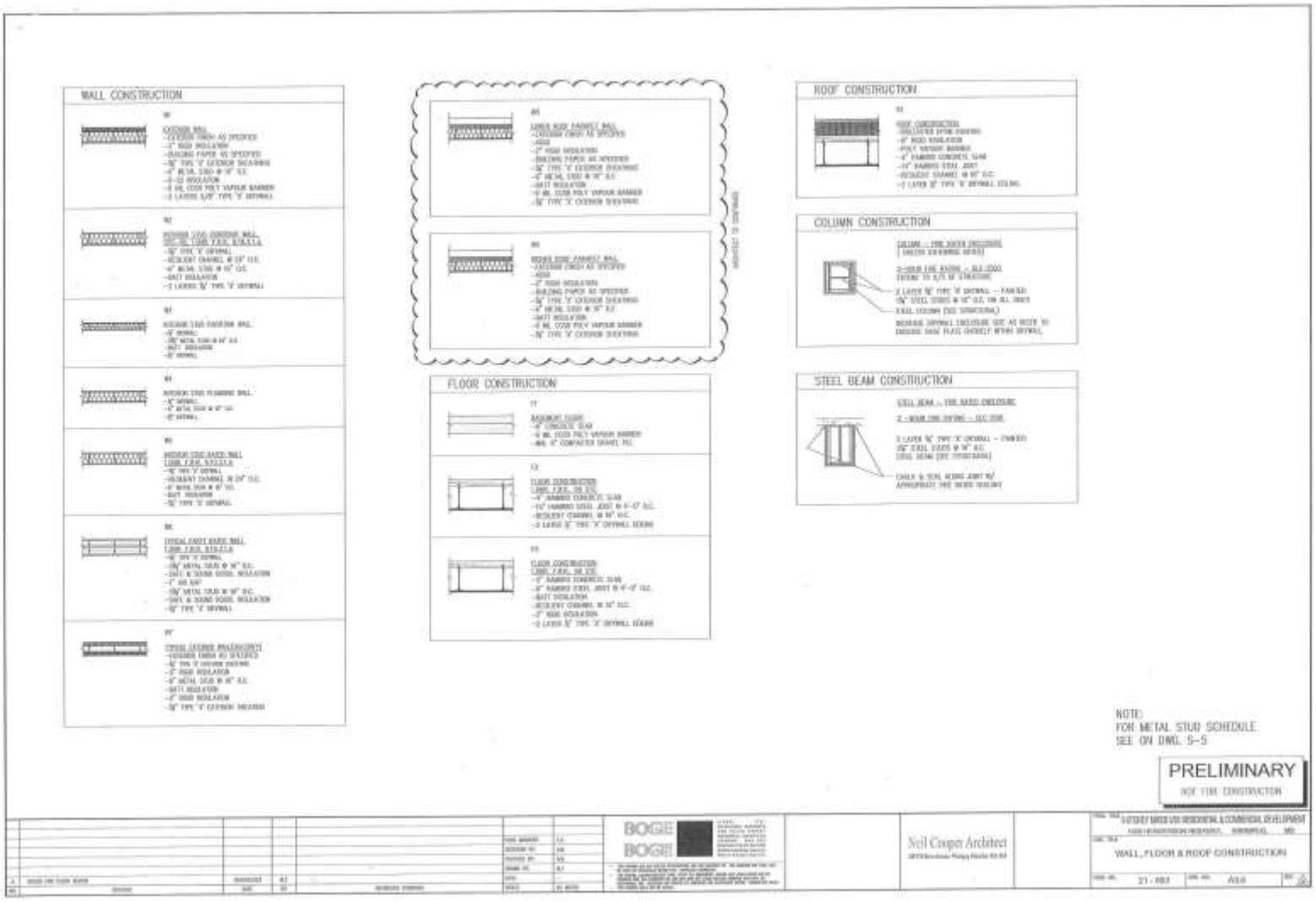
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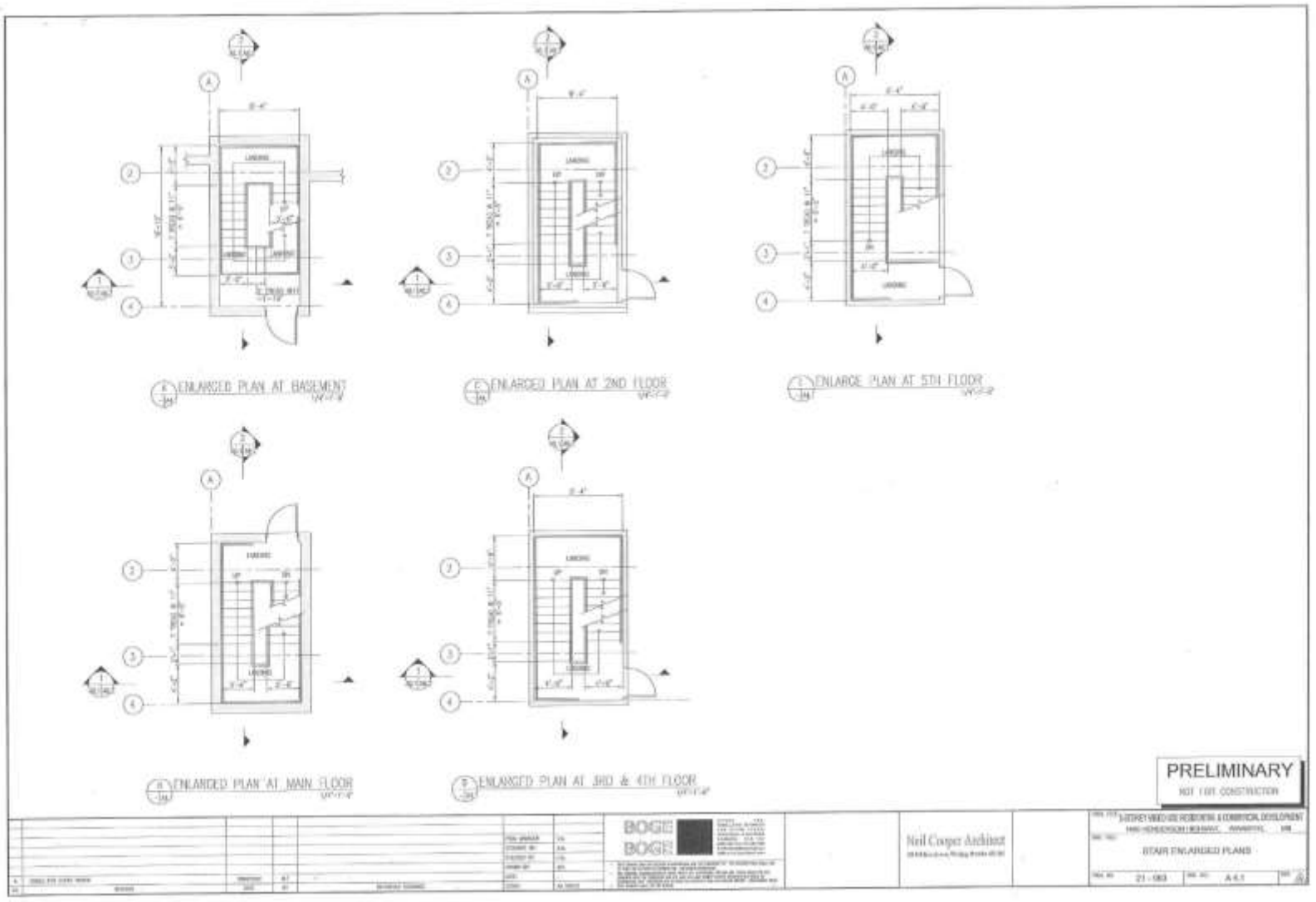
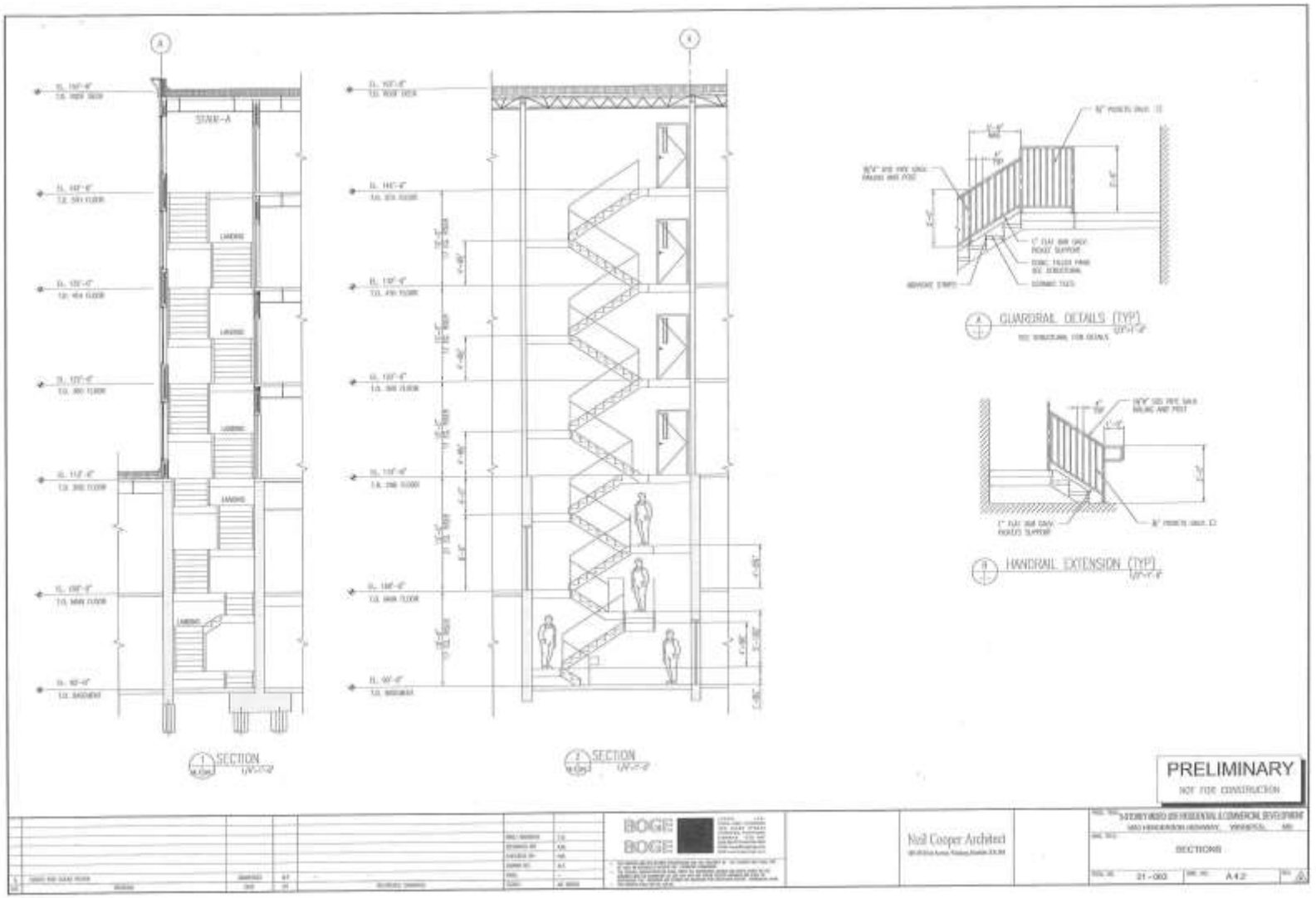
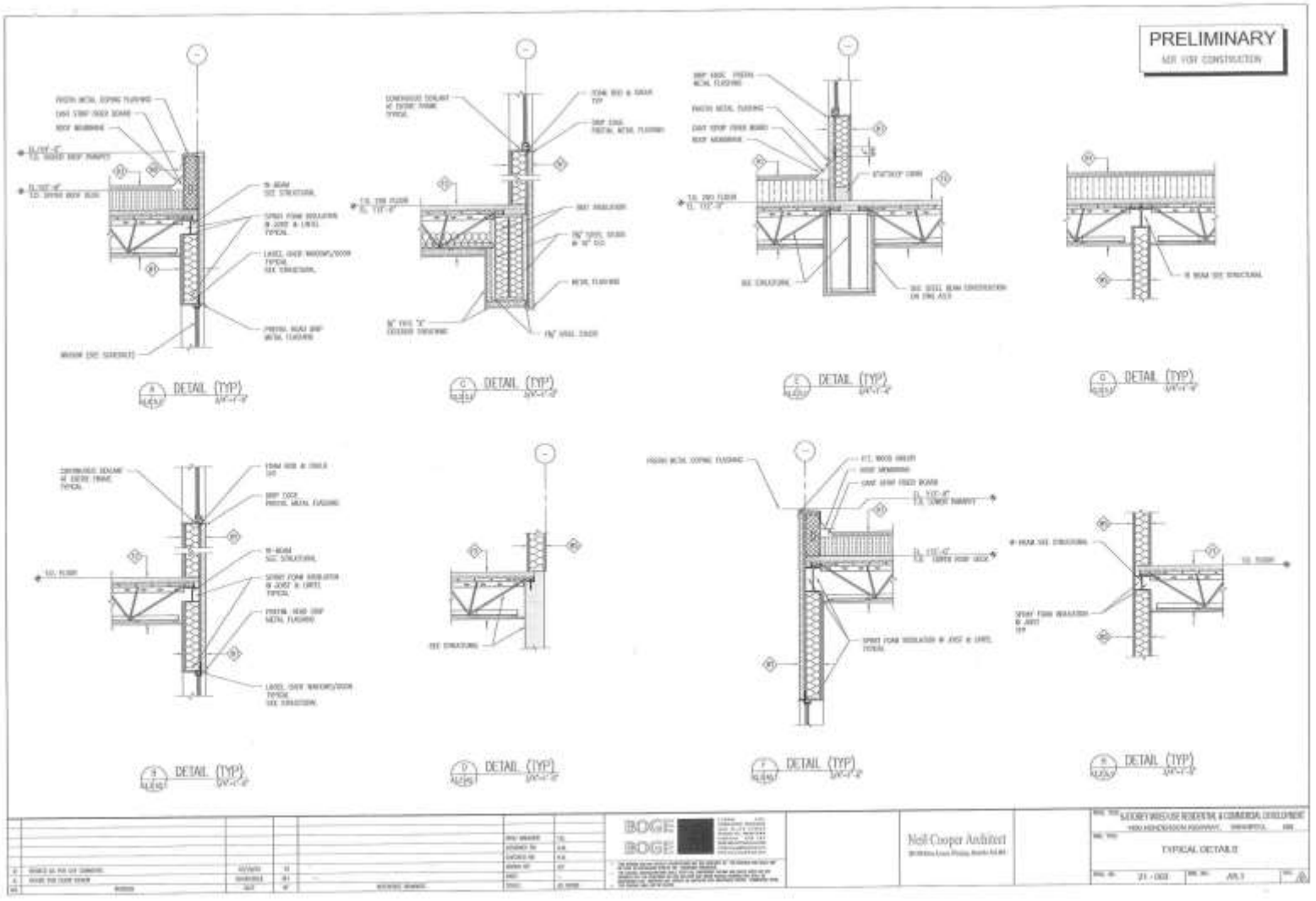
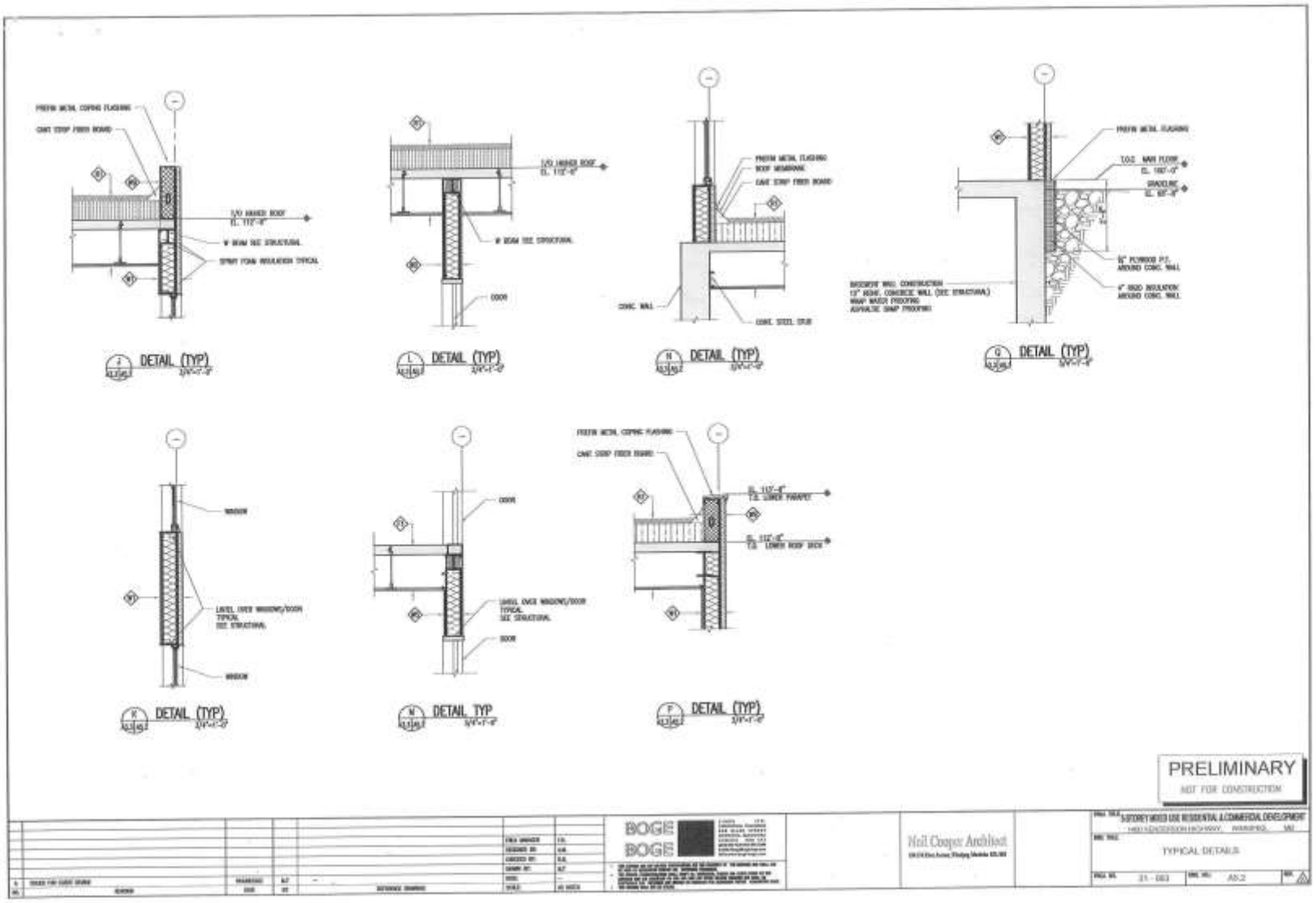
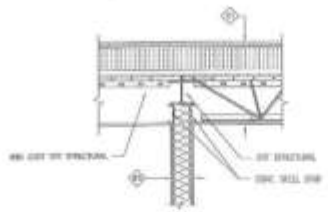
NOT FOR CONSTRUCTION
Neil Cooper Architect
WALL, FLOOR & ROOF CONSTRUCTION


ENLARGED PLAN AT BASEMENT
ENLARGED PLAN AT 2ND FLOOR
ENLARGE PLAN AT 5TH FLOOR
ENLARGED PLAN AT MAIN FLOOR
ENLARGED PLAN AT 3RD & 4TH FLOOR
PRELIMINARY
NOT FOR CONSTRUCTION
BOGE
Neil Cooper Architect
STAIR ENLARGED PLANS
21 - 183
A4.1

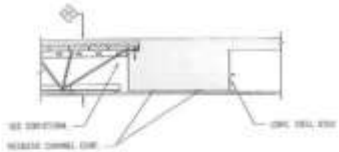

STAIR-A
LANDING
SECTION
SECTION
GUARDRAIL DETAILS (TYP)
HANDRAIL EXTENSION (TYP)
PRELIMINARY
NOT FOR CONSTRUCTION
BOGE
BOGE
Neil Cooper Architect
SECTIONS
21-080
A4.2


PRELIMINARY
NOT FOR CONSTRUCTION
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
BOGE
Neil Cooper Architect
TYPICAL DETAILS

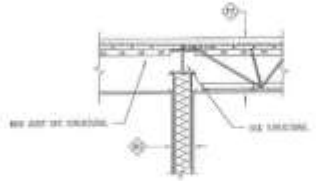

DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL (TYP)
DETAIL TYP
DETAIL (TYP)
PRELIMINARY
NOT FOR CONSTRUCTION
BOGE
Neil Cooper Architect
TYPICAL DETAILS
21 - 083
A5.2



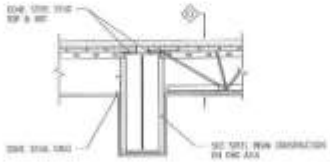
R DETAIL (TYP)



U DETAIL (TYP)



S DETAIL (TYP)



T DETAIL (TYP)

PRELIMINARY

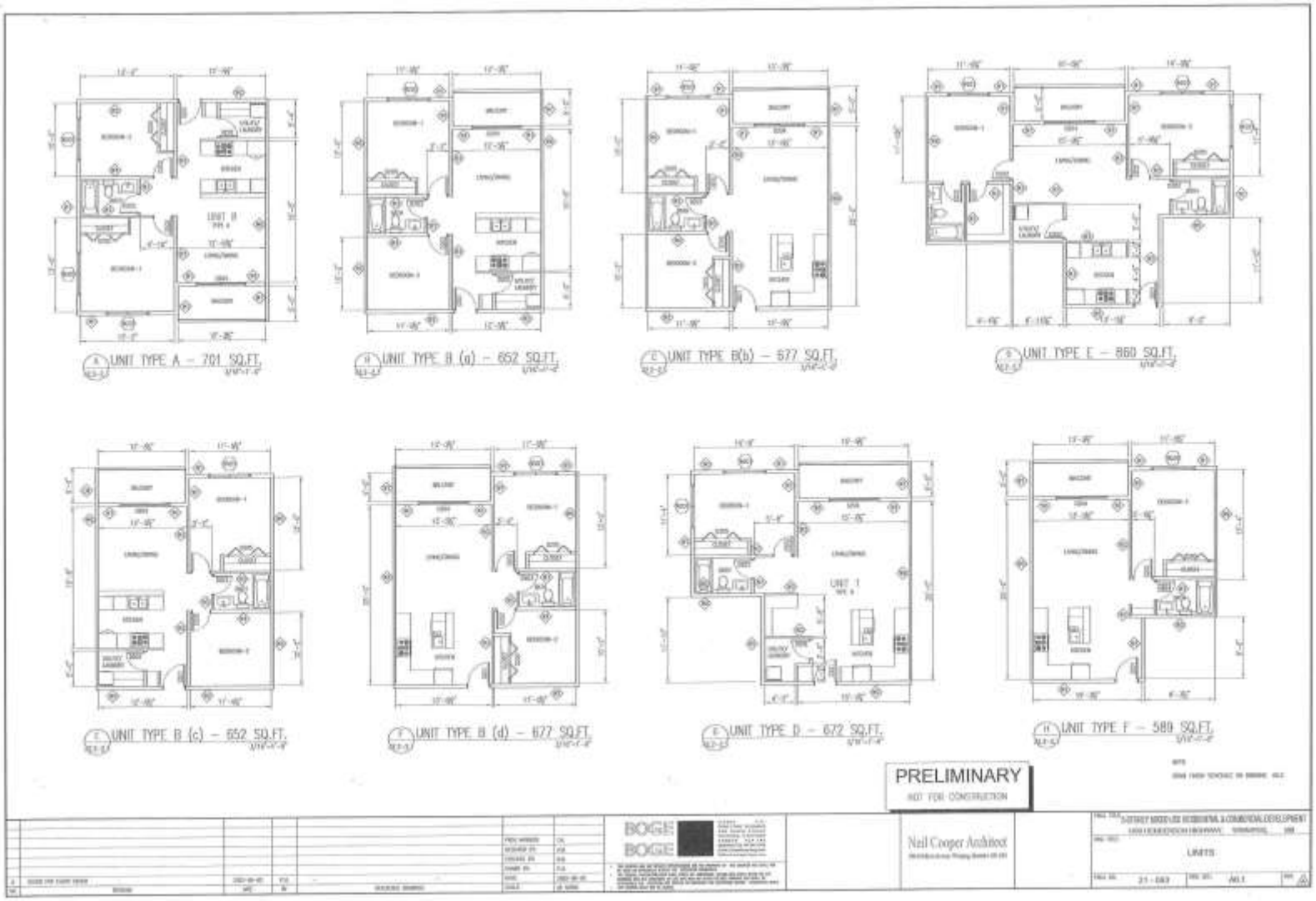
NOT FOR CONSTRUCTION

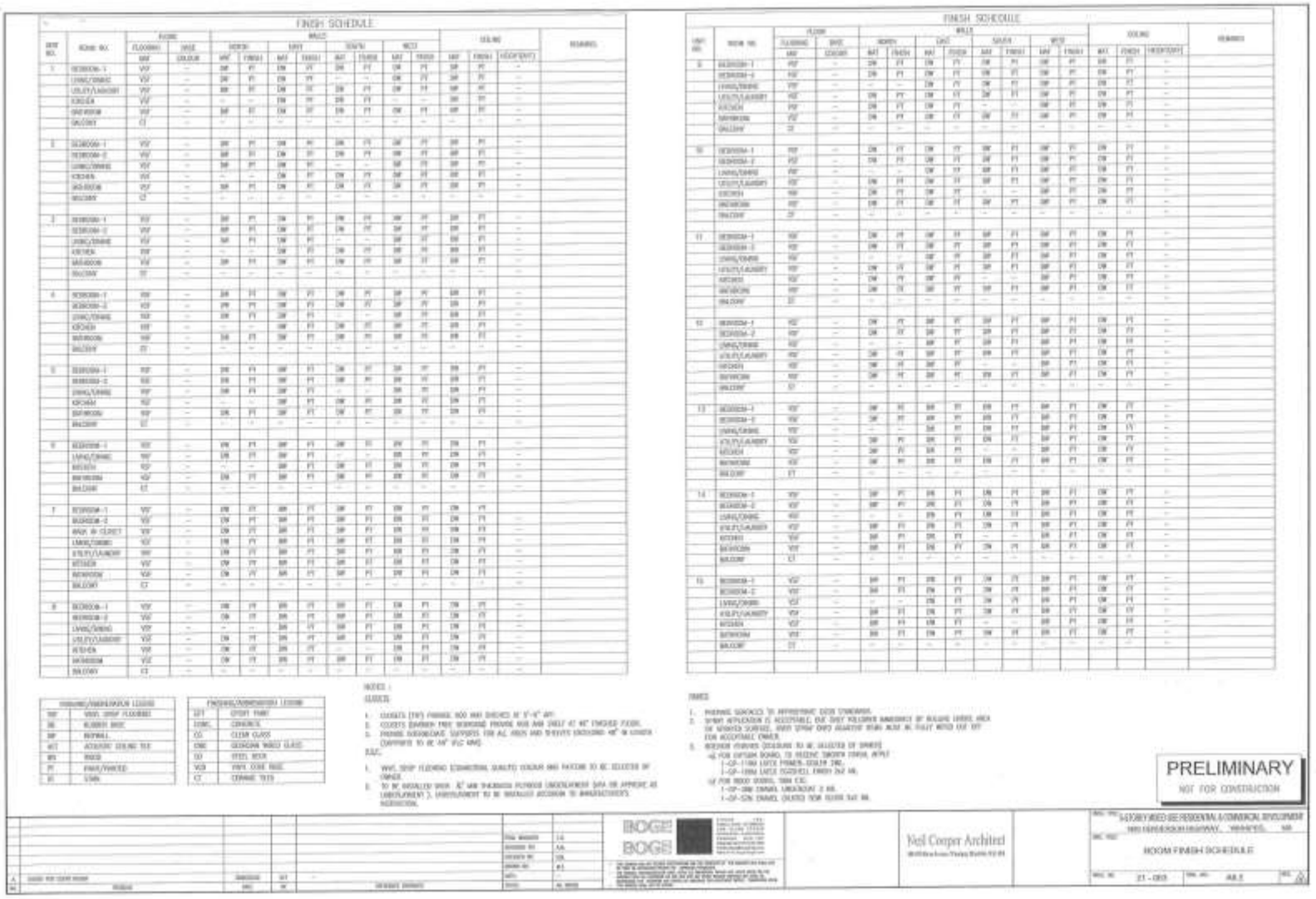
BOGE BOGE

Neil Cooper Architect

TYPICAL DETAILS

A5.3


UNIT TYPE A – 701 SQ.FT.
UNIT TYPE B (a) – 652 SQ.FT.
UNIT TYPE B(b) – 677 SQ.FT.
UNIT TYPE E – 860 SQ.FT.
UNIT TYPE B (c) – 652 SQ.FT.
UNIT TYPE B (d) – 677 SQ.FT.
UNIT TYPE D – 672 SQ.FT.
UNIT TYPE F – 589 SQ.FT.
PRELIMINARY
NOT FOR CONSTRUCTION
Neil Cooper Architect
UNITS



FINISH SCHEDULE

ROOM NO.	FLOOR	BASE	WALLS								CEILING			REMARKS
			NORTH		EAST		SOUTH		WEST					
	MAT	COLOUR	MAT	FINISH	MAT	FINISH	MAT	FINISH	MAT	FINISH	MAT	FINISH	HEIGHT(MM)	
1														
2														
3														
4														
5														
6														
7														
8														

FINISH SCHEDULE

ROOM NO.	FLOOR	BASE	WALLS								CEILING			REMARKS
			NORTH		EAST		SOUTH		WEST					
	MAT	COLOUR	MAT	FINISH	MAT	FINISH	MAT	FINISH	MAT	FINISH	MAT	FINISH	HEIGHT(MM)	
9														
10														
11														
12														
13														
14														
15														

FLOORING/WALL/CEILING COLOUR	
VWF	VINYL SHEET FLOORING
CB	CERAMIC BASE
MP	MATERIAL
ACT	ACOUSTIC CEILING TILE
WG	WOOD
PT	PAINT/STAINED
VT	VINYL

FINISHES/ABBREVIATION LEGEND	
EPT	EPOXY PAINT
CONC.	CONCRETE
CG	CLEAR GLASS
OBG	OBSCURE WIRED GLASS
SD	STEEL DECK
VCB	VINYL COVE BASE
CT	CERAMIC TILES

NOTES :

CLOSETS

1. CLOSETS (TYP.) FINISHED, WOOD MAN SHELVES AT 5'-0" AFF.
2. CLOSETS (SHARED) FREE WORKSPACE FINISHED, WOOD MAN SHELF AT 48" FINISHED FLOOR.
3. FINISHED SHOWROOMS SUPPORTS FOR ALL DOORS AND TRANSITS ENCLOSING 48" OF CLOSETS CONTINUED TO BE 7/8" (FLC 4MM).

ELEC.

1. WIRE, DROP FLEXIBLE CONNECTIONS, QUALITY) COLOUR AND FACTORY TO BE SELECTED BY OWNER.
2. TO BE INSTALLED UNDER 42" MAN THICKNESS PLYWOOD UNDERLAYMENT (SPA OR APPROVE AS EQUIVALENT), UNDERLAYMENT TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

NOTES

1. PAINTING SCHEDULE TO REPRESENTATIVE DOOR STANDARDS.
2. SPRAY APPLICATION IS ACCEPTABLE, BUT MUST FOLLOWER MANUFACTURER OF BUILDING UNDER AREA OF WINDOW SURFACES, WHEN SPRAY PAINT ADJACENT WORK MUST BE FULLY MASKED OUT OF FOR ACCEPTABLE OWNER.
3. WOODWORK FINISHES DESIGNATIONS TO BE SELECTED BY OWNER'S
   - a) FOR CUPTOM BOARD, TO RECEIVE TWENTY FINISH, APPLY
     1 - CP - 1184 LATEX PRIMER, EGGSHELL 2MIL.
     1 - CP - 1184 LATEX TOPCOAT, EGGSHELL FINISH 2MIL MIL.
   - b) FOR WOOD DOORS, TRIM ETC.
     1 - CP - 1184 ENAMEL UNDERCOAT 2 MIL.
     1 - CP - 1174 ENAMEL GLOSS TOP FINISH 1MIL MIL.

PRELIMINARY
NOT FOR CONSTRUCTION

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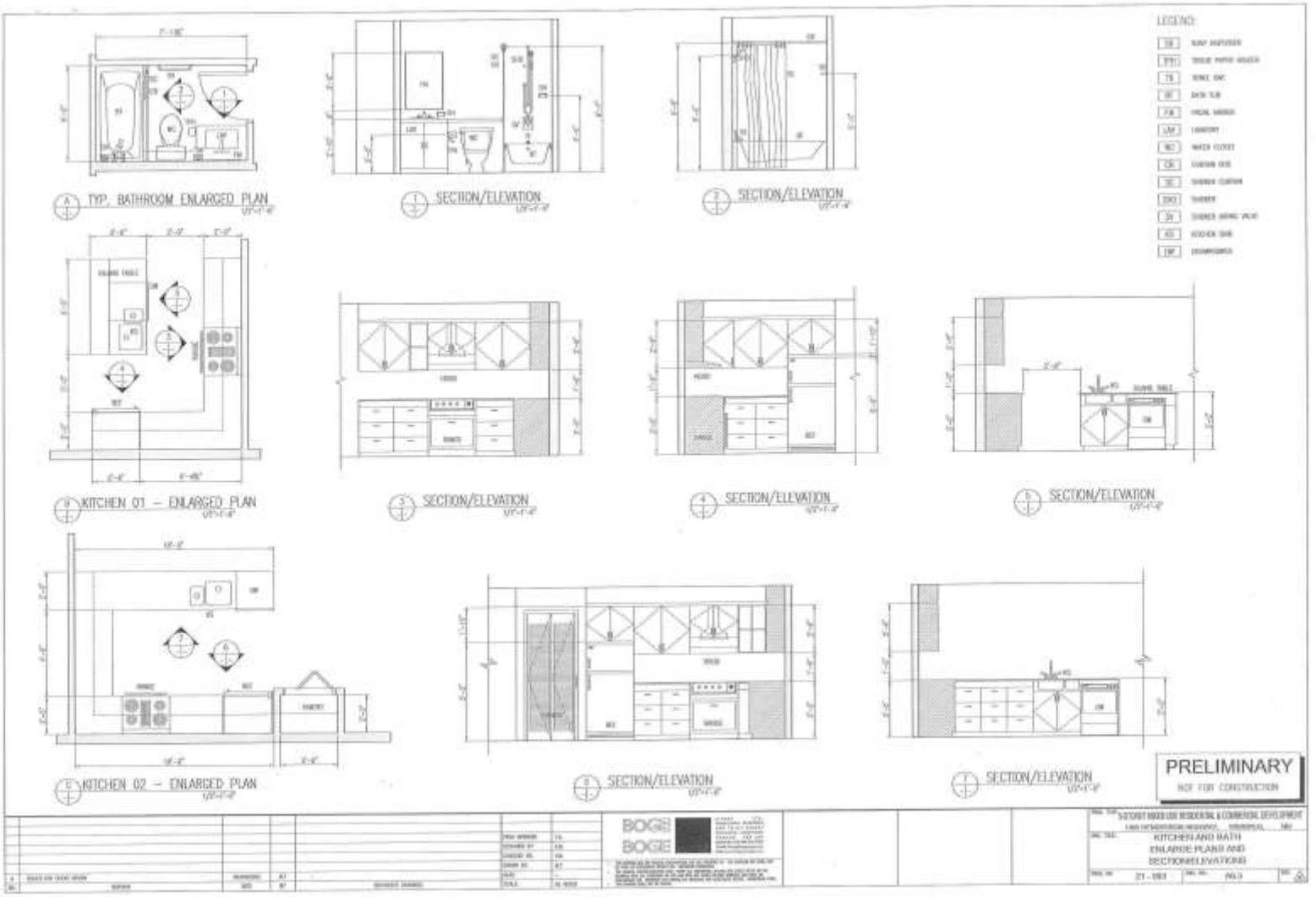
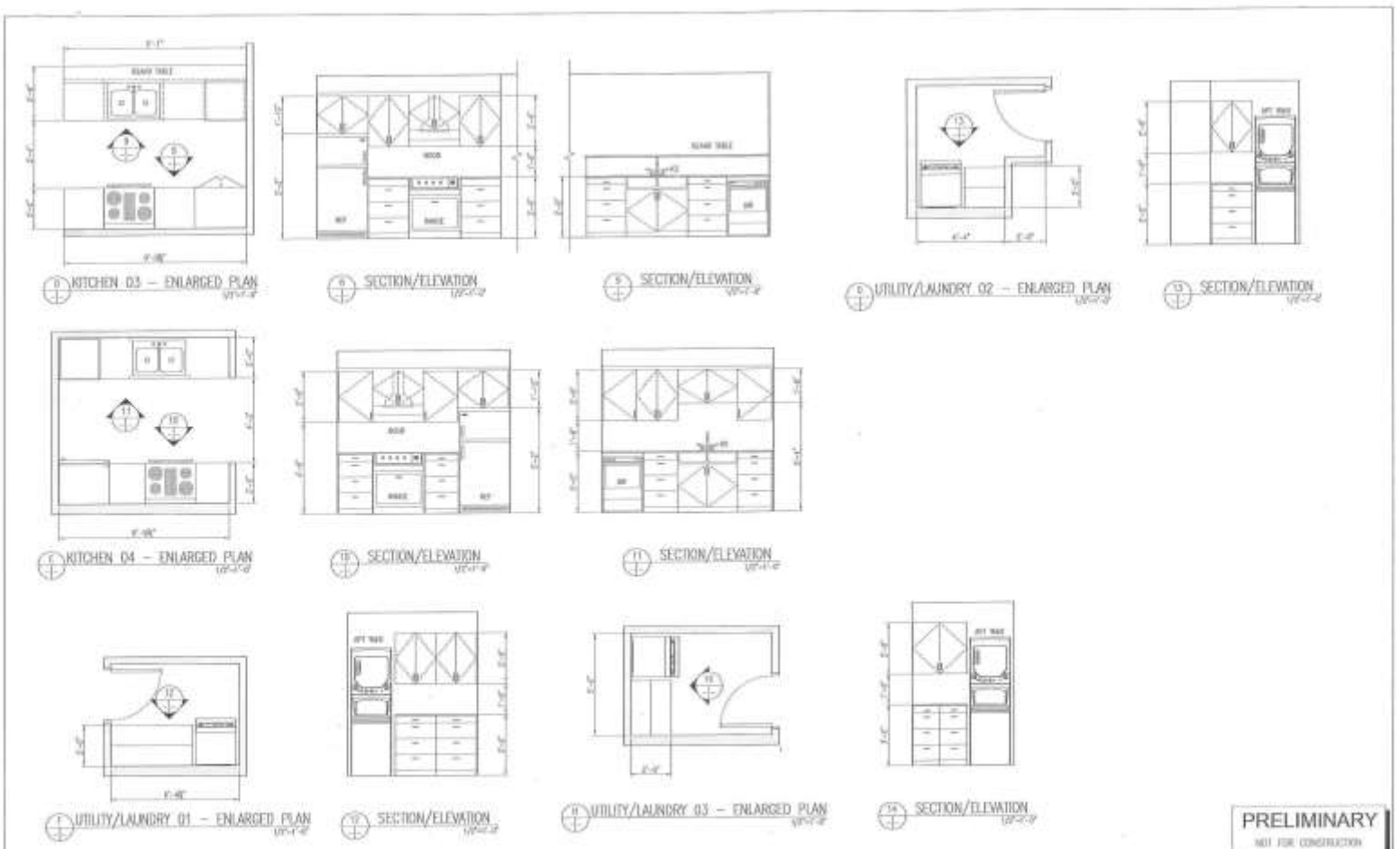
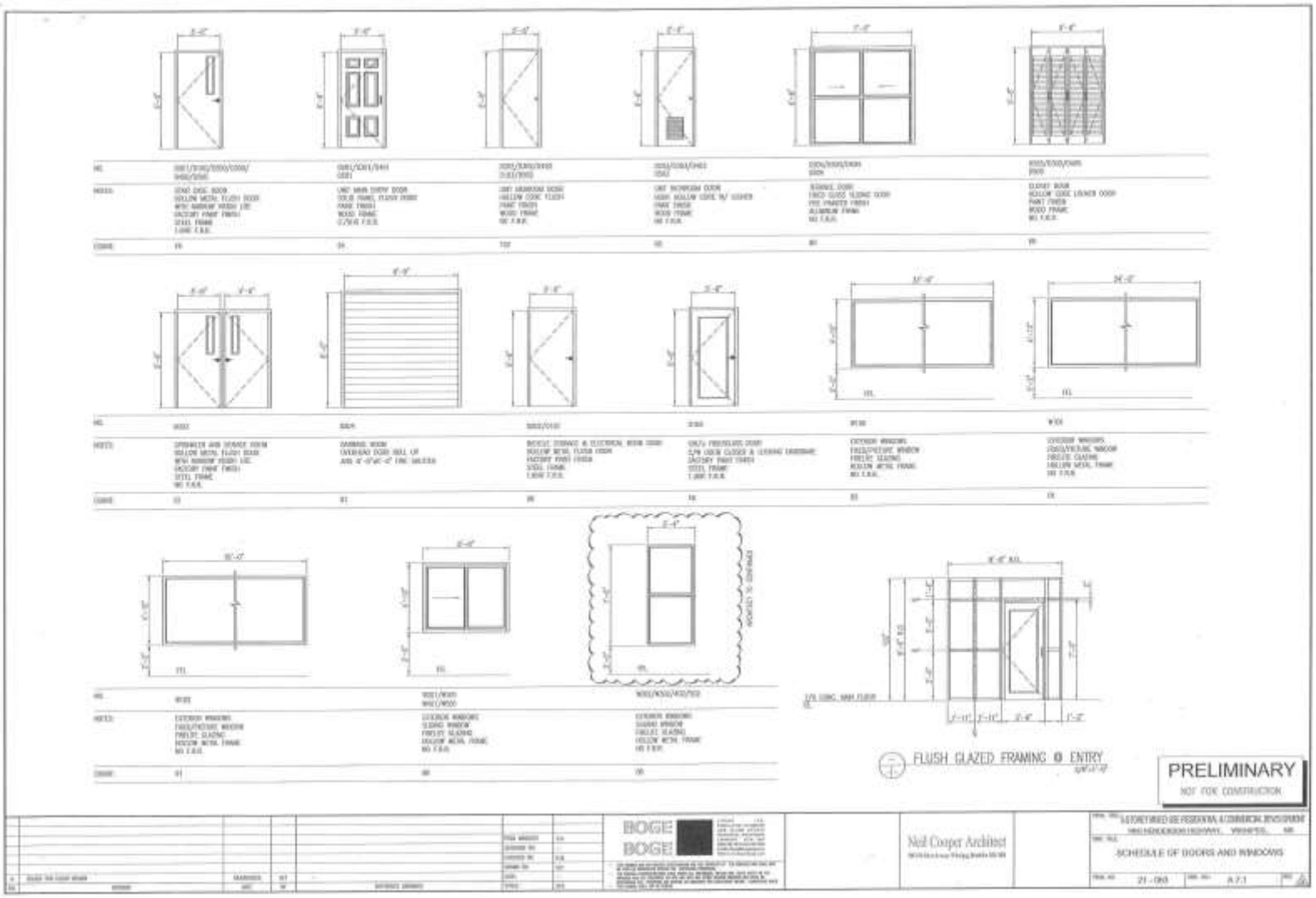
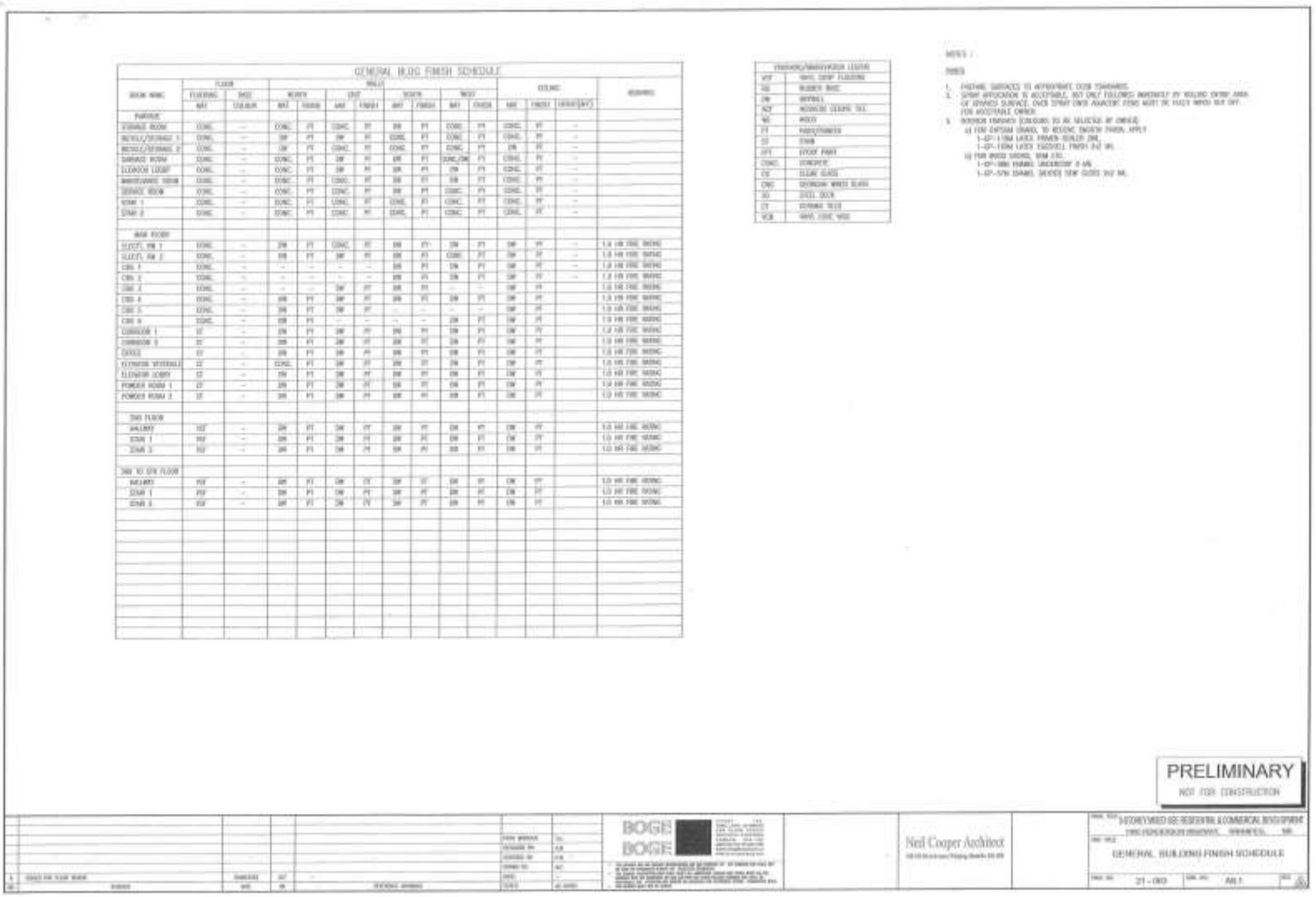

TYP. BATHROOM ENLARGED PLAN
SECTION/ELEVATION
SECTION/ELEVATION
KITCHEN 01 – ENLARGED PLAN
SECTION/ELEVATION
SECTION/ELEVATION
SECTION/ELEVATION
KITCHEN 02 – ENLARGED PLAN
SECTION/ELEVATION
SECTION/ELEVATION
PRELIMINARY
NOT FOR CONSTRUCTION
KITCHEN AND BATH
ENLARGE PLANS AND
SECTIONS/ELEVATIONS


KITCHEN 03 – ENLARGED PLAN
SECTION/ELEVATION
SECTION/ELEVATION
UTILITY/LAUNDRY 02 – ENLARGED PLAN
SECTION/ELEVATION
KITCHEN 04 – ENLARGED PLAN
SECTION/ELEVATION
SECTION/ELEVATION
UTILITY/LAUNDRY 01 – ENLARGED PLAN
SECTION/ELEVATION
UTILITY/LAUNDRY 03 – ENLARGED PLAN
SECTION/ELEVATION
PRELIMINARY
NOT FOR CONSTRUCTION
BOGE
Neil Cooper Architect
KITCHEN, UTILITY/LAUNDRY ROOMS
ENLARGE PLANS AND
SECTION/ELEVATIONS


FLUSH GLAZED FRAMING @ ENTRY
PRELIMINARY
NOT FOR CONSTRUCTION
BOGE
BOGE
Neil Cooper Architect
SCHEDULE OF DOORS AND WINDOWS
21 - 093
A7.1



GENERAL BLDG FINISH SCHEDULE

ROOM NAME	FLOOR		WALLS								CEILING			REMARKS
	FLOORING	BASE	NORTH		EAST		SOUTH		WEST					
	MAT	COLOUR	MAT	FINISH	MAT	FINISH	MAT	FINISH	MAT	FINISH	MAT	FINISH	HEIGHT(MT)	
PARKADE														
STORAGE ROOM	CONC	–	CONC	PT	CONC	PT	BW	PT	CONC	PT	CONC	PT	–	
BICYCLE STORAGE 1	CONC	–	GP	PT	GP	PT	CONC	PT	CONC	PT	CONC	PT	–	
BICYCLE STORAGE 2	CONC	–	GP	PT	CONC	PT	CONC	PT	CONC	PT	PN	PT	–	
GARAGE ROOM	CONC	–	CONC	PT	GP	PT	BR	PT	CONC	PT	CONC	PT	–	
ELEVATOR LOBBY	CONC	–	CONC	PT	GP	PT	BR	PT	PN	PT	CONC	PT	–	
MAINTENANCE ROOM	CONC	–	CONC	PT	CONC	PT	BW	PT	BW	PT	CONC	PT	–	
STAIR 1	CONC	–	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	–	
STAIR 2	CONC	–	CONC	PT	CONC	PT	CONC	PT	CONC	PT	CONC	PT	–	
MAIN FLOOR														
ELECT. RM 1	CONC	–	DW	PT	CONC	PT	BW	PT	DW	PT	GW	PT	–	1.2 MR FIRE RATING
ELECT. RM 2	CONC	–	BW	PT	GP	PT	BW	PT	CONC	PT	GW	PT	–	1.2 MR FIRE RATING
CRU 1	CONC	–	–	–	–	–	BW	PT	DW	PT	GW	PT	–	1.2 MR FIRE RATING
CRU 2	CONC	–	–	–	–	–	BW	PT	DW	PT	GW	PT	–	1.2 MR FIRE RATING
CRU 3	CONC	–	–	–	GW	PT	BW	PT	–	–	GW	PT		1.2 MR FIRE RATING
CRU 4	CONC	–	DW	PT	GP	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
CRU 5	CONC	–	DW	PT	GW	PT	–	–	–	–	GW	PT		1.2 MR FIRE RATING
CRU 6	CONC	–	DW	PT	–	–	–	–	DW	PT	GW	PT		1.2 MR FIRE RATING
CORRIDOR 1	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
CORRIDOR 2	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
OFFICE	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
ELEVATOR VESTIBULE	CT	–	CONC	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
ELEVATOR LOBBY	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
POWDER ROOM 1	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
POWDER ROOM 2	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
2ND FLOOR														
GALLERY	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
STAIR 1	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
STAIR 2	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
3RD TO 5TH FLOOR														
GALLERY	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
STAIR 1	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING
STAIR 2	CT	–	DW	PT	GW	PT	BW	PT	DW	PT	GW	PT		1.2 MR FIRE RATING

FINISH/MANUFACTURER LEGEND	
VNY	VINYL SHEET FLOORING
RB	RUBBER BASE
DW	DRYWALL
ACT	ACOUSTIC CEILING TILE
WD	WOOD
PT	PAINT/STAINED
CT	CERAMIC
EPT	EPOXY PAINT
CONC	CONCRETE
GL	CLEAR GLASS
GWC	GYPSUM WRECK BOARD
SD	STEEL DOOR
CT	CERAMIC TILE
WCB	VINYL COVE BASE

NOTES :

FINISH

1. FINISHES SUBMITTED TO ARCHITECT PRIOR TO CONSTRUCTION.
2. SPRAY APPLICATION IS ACCEPTABLE, BUT ONLY FOLLOWED IMMEDIATELY BY ROLLING ENTIRE AREA OF EXPOSED SURFACE. OVER SPRAY ONTO ADJACENT ITEMS MUST BE FULLY WIPED OUT BY THE ACCEPTABLE OWNER.
3. INTERIOR FINISHES (COLOURS) TO BE SELECTED BY OWNER.
   a) FOR OFFICE USAGE, TO ACCOMODATE TENANT FINISH, APPLY
      1-GP-11SM LATEX FINISH SEMI-GLOSS SMI.
      1-GP-11EM LATEX EGGSHELL FINISH EGF MR.
   b) FOR WOOD DOORS, TRIM ETC.
      1-GP-18BK ENAMEL UNDERCOAT & MR.
      1-GP-57N ENAMEL SATINTEX SEMI GLOSS EGF MR.

PRELIMINARY
NOT FOR CONSTRUCTION

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