Agenda – Executive Policy Committee – June 12, 2023

REPORTS

Item No. 5 Rezoning – 1525 Grant Avenue (previously 739 Waterloo Street) (River Heights-Fort Garry Ward) File DAZ 203/2023 [c/r DAV 116030/2023D]

COMMUNITY COMMITTEE RECOMMENDATION:

On May 17, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 203/2023 by rezoning the subject land to a "C1" Commercial Neighbourhood District, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 17, 2023 and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the owner of the subject land (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. That in the event the property is redeveloped, the Owner must submit plans showing the location and design of any and all proposed:

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

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") 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 the following uses shall be deemed Conditional Uses:

            a. Restaurant
            b. Animal hospital or veterinary clinic
            c. Kennel

COMMUNITY COMMITTEE RECOMMENDATION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., 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").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of 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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 21, 2023 to the satisfaction of the Director of Planning, Property and Development.

3. 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 the Development Application (the "Dedication fee"), as determined by the City's Director of Planning, Property and Development.

4. 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That, upon instruction from the Director of Planning, Property and Development that the developer has paid the Dedication Fee and all other associated ancillary fees (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

6. That Development Application No. DAZ 203/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the by-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

COMMUNITY COMMITTEE RECOMMENDATION (continued):

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

10. 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 DAZ 203/2023.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On May 17, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DAZ 203/2023

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

Public Hearing: May 17, 2023
Council Building, 510 Main Street

Applicant: Chad Wilson

Subject:



Premises Affected: 525 Grant Avenue (previously 739 Waterloo Street)

For submission to: Executive Policy Committee

Prepared by: Karly Dolski, Committee Clerk
City Centre Community Committee

Report date: May 17, 2023

Community Committee Recommendation:

On May 17, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 203/2023 by rezoning the subject land to a “C1” Commercial Neighbourhood District, in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated May 17, 2023 and attached as Schedule “C” to this report, subject to the following conditions:

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            f. landscaping; and
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            on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (the “Director”) 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.

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

10. 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 DAZ 203/2023.

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

1. It's a low impact. The applicant is coming forward now. They have had business out of there.

2. There's no one in opposition here today so it sounds like the applicant has done their due diligence with the neighbours.

3. It's on a major corridor street.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated March 1, 2023 2. Notification of Public Hearing dated April 13, 2023 3. Manitoba Status of Title 2923280/1 4. Letter of authorization dated September 30, 2022 from Chad Wilson and Amanda Wilson to Chad Wilson 5. Surveyor's Building Location Certificate and sketch dated between November 1 and November 2, 2017 6. Plans (6 pages) 7. Report from the Urban Planning Division dated May 1, 2023 8. Inspection Report 9. Recording of Representations

REPRESENTATIONS:

In Support:

Chad Wilson

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DAZ 203/2023

ADMINISTRATIVE REPORT

Title: DAZ 203/2023 – 1525 Grant Avenue (previously 739 Waterloo Street)

Issue: For consideration at the public hearing for a rezoning to "C1" Commercial Neighbourhood convert an existing single-family dwelling to an office.

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
S. Costello, BURPl.	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 203/2023 by rezoning the subject land to a "C1" Commercial Neighbourhood District, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 17, 2023 and attached as Schedule "C" to this report, subject to the following conditions:

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on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") 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 the following uses shall be deemed Conditional Uses:

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

10. 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 DAZ 203/2023.

REASON FOR THE REPORT

- The applicant is proposing to rezone 1525 Grant Avenue from Residential Single-Family Medium (R1-M) to Commercial Neighbourhood (C1) in order to convert the existing single-family dwelling into an office.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

4.1 Increase Strategic Infill Development That Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether the PRS is applicable, however it was determined that it does not apply.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Shaylyn Costello, BURPl.
Date:	May 1, 2023
File No.	DAZ 203/2023

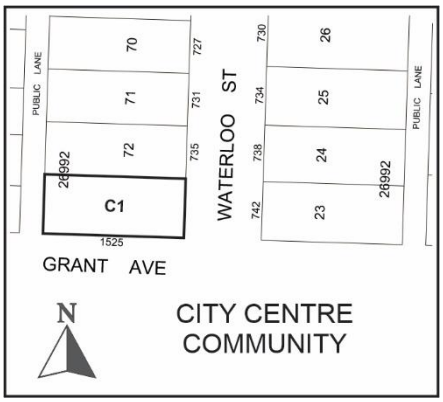
List of Schedules and Attachments

- Schedule A – Planning Discussion.
- Schedule B – Report of the Administrative Coordinating Group.
- Schedule C for File no. DAZ 203/2023
- Appendix B – Draft By-law.

Schedule A

DATE: April 25, 2023
FILE: **DAZ 203/2023**
RELATED FILES: DAV 23-116030/D.
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.611 Central River Heights

SUBJECT: Rezoning from "R1-M" to "C1" for a Commercial Office
LOCATION: 1525 Grant Avenue (previously 739 Waterloo Street)
LEGAL DESCRIPTION: LOT 73 PLAN 26992 50/51 ST B



APPLICANT: Chad Wilson
739 Waterloo St
Winnipeg, MB R3N 0T3

OWNER: Chad Wilson
739 Waterloo St
Winnipeg, MB R3N 0T3

HISTORY

- An application was initiated in 2018 to rezone the subject property from "R1-M" to "C1" but never proceeded.
- In 2022, Zoning Enforcement was made aware that the property was operating as a commercial business without the necessary approvals. The Department then contacted the owners to inform them that a rezoning would be required for lawfully operate a commercial business on the property.

SITE DESCRIPTION

- The subject property is located on the northwest corner of Grant Avenue and Waterloo Street, in the Central River Heights neighbourhood of the River Heights - Fort Garry ward.
- The site is designated Established Neighbourhood – Mature Community under the *Complete Communities Direction Strategy 2.0.* The property is zoned "R1-M" Residential Single-family (medium).

- The property is 50 feet wide and 120 feet deep with a total lot area of 12,152 square feet. The subject property currently contains a commercial real estate office in a converted residential single-family dwelling with vehicular access from the back lane.



Figure 1: Air Photo Map of Property and Surrounding Area *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential single-family dwellings zoned “R1-M” on Waterloo Street, then Fleet Avenue.

South: Grant Avenue, then single-family and multi-family dwellings.

East: Waterloo Street, then single-family dwellings zoned “R1-M.”

West: Commercial buildings zoned “C1” on Grant Avenue (dental office, Korean grocery store, salon, and restaurant).

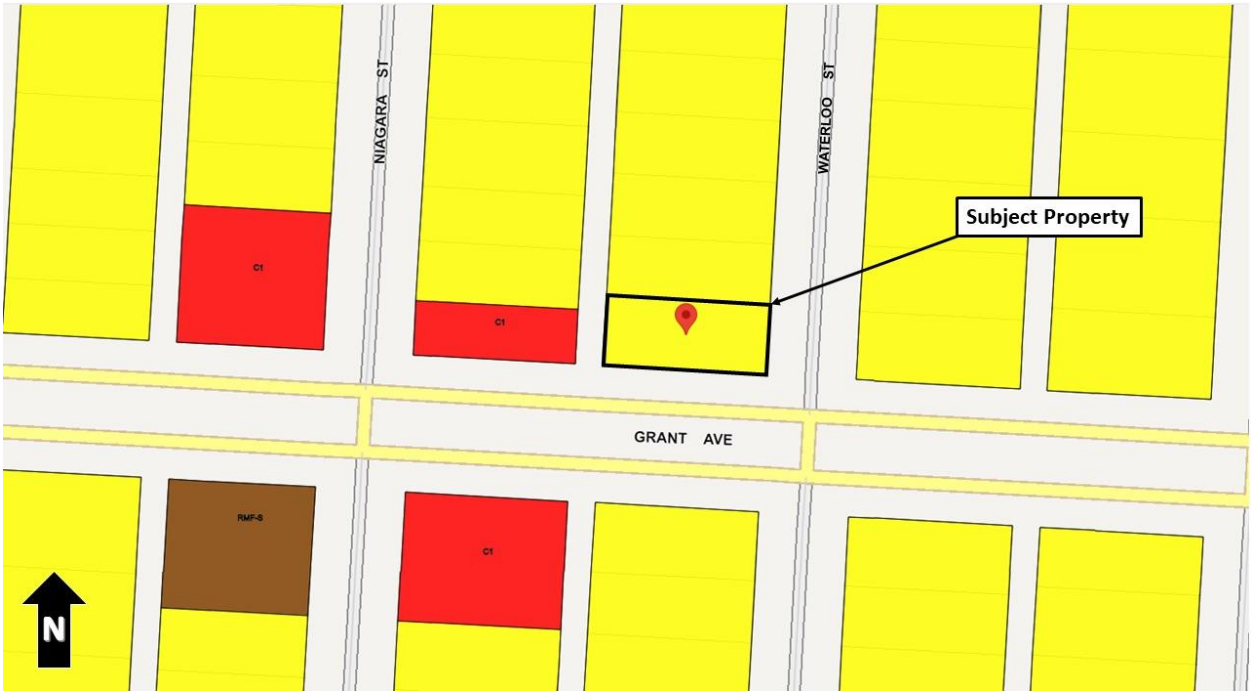


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to rezone the subject property from “R1-M” Residential Single-family (medium) to “C1” Commercial Neighbourhood for the purpose of legally establishing a commercial real estate office in the existing dwelling. The dwelling has already been converted to an office and has been used as an office for a number of years. The entrance to the single-storey building is facing Grant Avenue and vehicular parking is accessed via the back lane to the west of the building. The proposed rezoning will legalize the commercial use. Additionally, Variances related to the north side yard and parking area are required. Information on the required Variances can be found in the Administrative Report under file DAV 23-116030/D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant contacted the Planning, Property and Development Department to garner support for the proposed rezoning. The applicant had previously contacted the Department in 2018, which was supportive of the application at that time. The Department indicated support once again for the proposal under the new *Complete Communities Direction Strategy 2.0* policies, dependent on some modifications to the site including the provision of new landscaping and accessible parking. The changes were made to the satisfaction of the Department.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The City of Winnipeg’s development plan, *OurWinnipeg*, and its citywide secondary plan, the *Complete Communities Direction Strategy 2.0* (CCDS 2.0), lay out the framework for how our City will grow over the next 25 years and how all other plans and City Council decisions must be consistent with it. The subject site is designated “Established Neighbourhood - Mature Community” under CCDS 2.0 and applicable goals and policies that apply to the proposal are noted below.

Goal 2

2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation.

Building design

2.5 Encourage a variety of architectural styles.

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

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

a. Direct pedestrian access to main building entrances from the street;

b. Transparent storefront displays;

c. Human scaled signage; and

d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.

Massing and scale

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

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

Parking and loading

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.18 Strongly discourage locating surface parking lots between streets and building fronts.

Site design

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

Goal 4

4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

General policies

4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

4.4 New commercial development should be complementary and context sensitive to nearby uses.

4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.

Mature Communities policies

4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:

a. *The property is a corner lot fronting a collector or arterial street;*
b. *The property abuts an existing commercial use on a collector or arterial street;*
c. *Immediately adjacent uses render the subject property unsuitable for residential development; or*
d. *The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.*

4.11 Conserve traditional, fine-grained commercial store fronts where possible.

The proposal is consistent with CCDS 2.0 in the following ways:

- The site is a corner lot that directly abuts Grant Avenue, which is an arterial street.
- The site also directly abuts other commercial uses on Grant Avenue, making the proposed rezoning an expansion of an existing commercial node.
- The proposal represents adaptive reuse of an existing residential dwelling.
- The site provides ample landscaping in exceedance of the minimum requirements.
- The building is appropriately scaled and contains quality façade materials and signage.

REZONING

- The applicant is proposing to rezone the lands to “C1” from its existing “R1-M” zoning to legally establish a commercial office use. . Commercial uses are not permitted in “R1.”
- The “C1” district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. This district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. “C1” districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.
- In addition, there are variances to the proposed “C1” District associated with the development pertaining to the north side yard and accessory parking area. These are analyzed in the Administrative Report for Associated file No. DAV 23-116030\D.
- The proposed rezoning application is considered compatible with the surrounding area given it makes use of the existing dwelling and meets multiple of the *CCDS 2.0* criteria for establishing new commercial in a Mature Community.

REASONS FOR RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the application for the following reasons:

- The proposed rezoning is consistent with Complete Communities 2.0 criteria for approving new commercial locations by expanding an existing commercial node on an arterial street;
- The proposal generally conforms with the Complete Communities 2.0 design polices for mature communities; and
- The conversion of an existing residential building for commercial uses on a corner lot minimizes the environmental and visual impacts of development and is complementary to the existing character of the area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Shaylyn Costello, B.U.R.Pl.
DAZ File Number: 203/2023

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 739 WATERLOO STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 203/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised there is adequate water servicing for the proposed development based on the provided development plans. Additional review will be required by the Department should the plans of development change during the design process.

2) 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. DAZ 203/2023
April 21st, 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

SCHEDULE C FOR FILE NO. DAZ 203/2023, CITY CENTRE COMMUNITY COMMITTEE, MAY 17, 2023

By-Law No. _____

File No. **DAZ 203/2023**

Atlas Sheet No. **AD21**
CITY CENTRE COMMUNITY

N

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1525 Grant Avenue from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow the establishment of an office use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DAZ 203/2023

739 WATERLOO STREET

REZONING APPLICATION (DAZ)

ISSUED: 3 FEBRUARY 2023

ZONING INFORMATION & BUILDING DATA

LEGAL DESCRIPTION:	
SP LOT 73 PLAN 26992 WLTO IN RL 50 AND 51 PARISH OF SAINT BONIFACE	
SITE INFORMATION	
ZONING DISTRICT	CURRENT: R1 PROPOSED: C1
PROPERTY AREA	564.48 m² [6076 SF]
FRONTAGE	15.35 m [50'-6" FT]
LOT DEPTH	36.84 m [120'-2"]
SITE COVERAGE (INCL. BALCONIES, EXCL. ROOF OVERHANG)	BUILDING = 130.8 m² [1408.2 SF]
	SITE COVERAGE =76.8%

	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REQ'D:	MIN. CORNER SIDE YARDS REQ'D.	MAX. BUILDING HEIGHT	MAX. FLOOR AREA RATIO
ZONING SETBACKS (C1)	0'-0"	0'-0"	0'-0"	0'-0"	39'-0" C1	1
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:	CORNER SIDE YARD PROVIDED:	BUILDING HEIGHT:	FLOOR AREA RATIO
	31'-4 1/2"	37'-10 1/2"	7'-0 1/2"	17'-1 1/2"	4.8 m / ±16'-0"	0.77

PARKING INFORMATION			
PARKING CATEGORY (TABLE 5-9)	18 [OFFICE]		
REQUIRED SPACES	1 PER 750 SQF = 4 SPACES		
REQUIRED BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES - 2 SPACES PROVIDED		
SURFACING	ASPHALT		
	REQUIRED	PROVIDED	ZONING VARIANCE REQUIRED
TOTAL PARKING SPACES	4 PER BYLAW	4	
INDOOR PARKING SPACES		0	
OUTDOOR PARKING SPACES		4	
ACCESSIBLE SPACES	1	1	
VAN ACCESSIBLE SPACES	0	0	

LANDSCAPING			
• STREET EDGE LANDSCAPING REQUIRES 1 TREE FOR EACH 30 FT OF FRONTAGE, 3 SHRUBS FOR EACH 20 FT OF FRONTAGE FRONTAGE: WATERLOO STREET = 50.5 FT			
		REQUIRED	PROVIDED
TREES	GRANT AVENUE	4	4
	WATERLOO STREET	2	2
SHRUBS	GRANT AVENUE	18	23
	WATERLOO STREET	8	8
•BUILDING FOUNDATION LANDSCAPING REQUIRES 1 SHRUB FOR EACH 10 LINEAL FT OF FACADE (26 FT - 1 BUILDING FACADE ALONG WATERLOO) (50 FT - PRINCIPAL BUILDING ENTRANCE ALONG GRANT)			
		REQUIRED	PROVIDED
FOUNDATION SHRUBS	GRANT AVENUE	5	5
	WATERLOO STREET	N/A	N/A
• ADDITIONAL LANDSCAPING			

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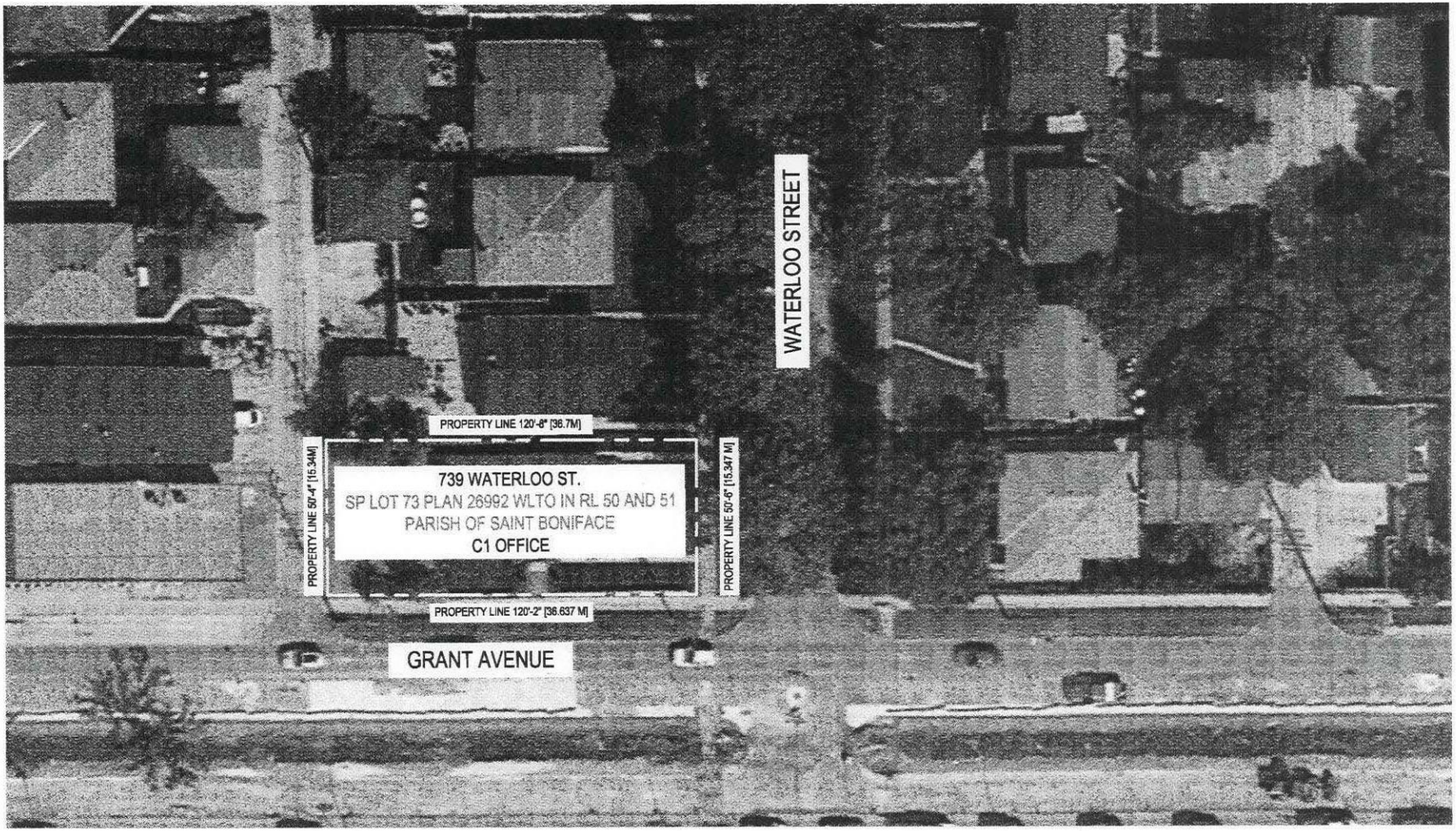
PROJECT
739 WATERLOO STREET
ZONING INFO & BUILDING DATA
WINNIPEG, MANITOBA

DRAWN VF REVD KS PROJECT NO. 2017_44
DATE FEB 01 2023 DRAWING NO. G01
SCALE AS NOTED



1 / A00 PLAN OF REZONING

1/32" = 1'-0"

N

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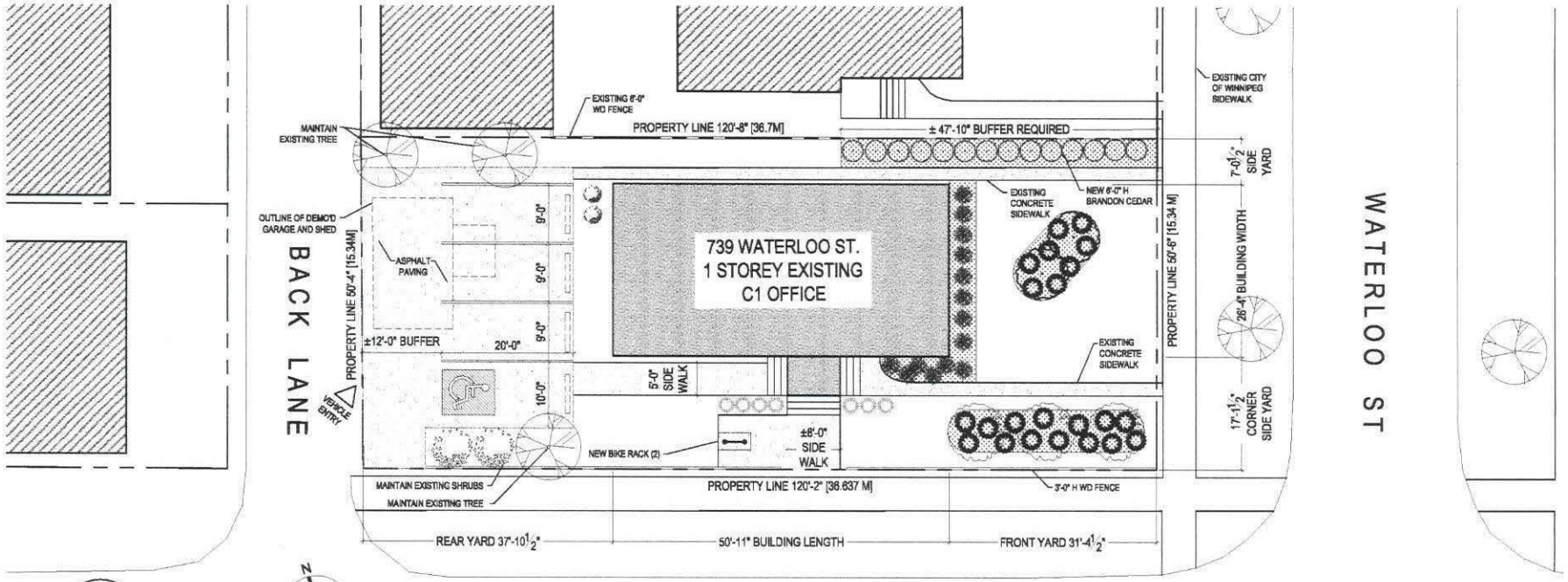
PROJECT
739 WATERLOO STREET
REZONING PLAN
WINNIPEG, MANITOBA

DRAWN VF REV'D KS PROJECT NO. 2017_44
DATE FEB 01 2023 DRAWING NO. A00
SCALE AS NOTED



1 / SP01 SITE PLAN
1/16" = 1'-0"

SYMBOL	QUANTITY	TYPE	SIZE AND REMARKS
	14	GROW-LOW SUMAC (RHUS AROMATICA 'GROW-LOW')	300-500mm HT., WELL DEVELOPED ROOT SYSTEM. MIN 2 GALLON CONTAINER. FULL, BUSHY PLANT. CONTAINER STOCK.
	22	ALPINE CARPET JUNIPER (JUNIPERUS COMMUNIS)	450mm Ø. WELL FORMED, EVEN GROWTH. MIN. 2 GALLON CONTAINER. CONTAINER STOCK
	7	DOUBLE PLAY GOLD SPIREA (SPIREA JOPANICA)	300-400mm HT, MIN 4 MAJOR BASAL BRANCHES. MIN. 2 GALLON CONTAINER. WELL FORMED, BUSHY PLANT. CONTAINER STOCK.
	±4	SHRUBS TO REMAIN	MIXED SPECIES
	3	PAPER BIRCH (BETULA PAPYRIFERA)	65mm (2.5") CALIPER, 400-500cm HEIGHT, SINGLE STRAIGHT TRUNK, 10 MAJOR BRANCHES 2.0M ABOVE GRADE, DOUBLE STAKE WIRE
	2	AMUR MAPLE (ACER GINNALA)	60mm CALIPER, 3.5m to 4.0m HEIGHT, 10 MAJOR BRANCHES IN WELL FORMED HEAD 2.0m ABOVE GRADE. DOUBLE STAKE WIRE
	14	BRANDON CEDAR (THUJA OCCIDENTALIS')	1.8m HEIGHT MIN, MIN. 4 MAJOR BASAL BRANCHES, WELL FORMED, BUSHY TREE
	3	TREES TO REMAIN	MIXED SPECIES

LEGEND

- PLANTING BED
- CONCRETE WALK
- ASPHALT PAVING
- PROPERTY LINE
- WD FENCE

REFER TO G01 FOR FURTHER INFORMATION ON LANDSCAPING

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GENERAL NOTES:

1.0 GENERAL:

1.1. ALL DIMENSIONS ARE BASED ON A COMBINATION OF EXISTING DOCUMENTS AND ON-SITE MEASUREMENTS. THE CONTRACTOR MUST VERIFY ALL INFORMATION AND DIMENSIONS OF THIS PLAN. ALL DISCREPANCIES, ERRORS, AND OMISSIONS ARE TO BE REPORTED TO THE ARCHITECT.

1.2. THESE DRAWINGS ARE NOT TO BE SCALED.DIMENSIONS ARE NOT TO BE SCALED.

1.3. THE ARCHITECT DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN, UNLESS ADVISED OF SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1.4. ARCHITECT'S SCOPE OF WORK DOES NOT IMPLY RESPONSIBILITY FOR EXISTING CONDITIONS OF STRUCTURE, SPATIAL SEPARATIONS, AND MANITOBA BUILDING CODE COMPLIANCE.

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PROJECT
739 WATERLOO STREET
SITE PLAN & LANDSCAPE DETAILS
WINNIPEG, MANITOBA

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DATE FEB 01 2023 DRAWING NO. SP01
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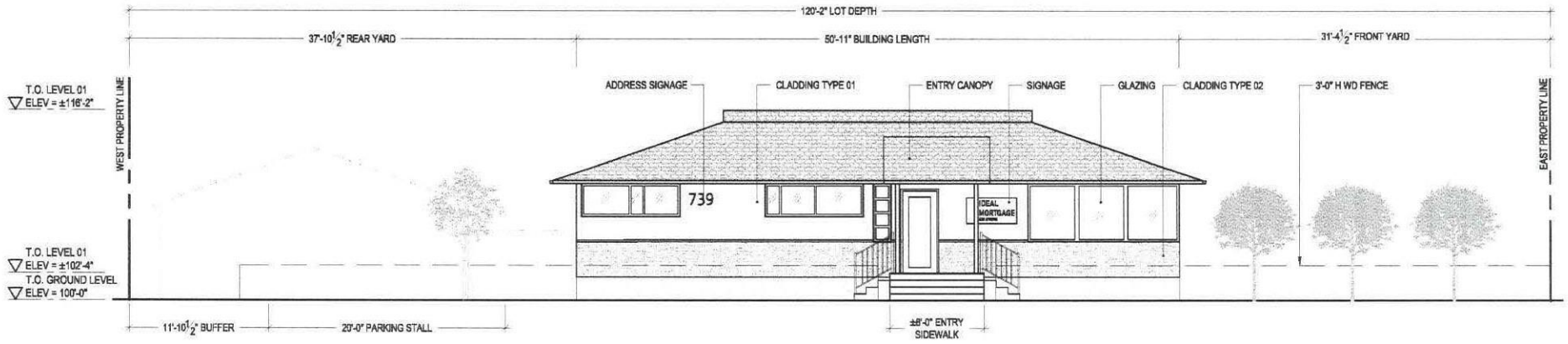
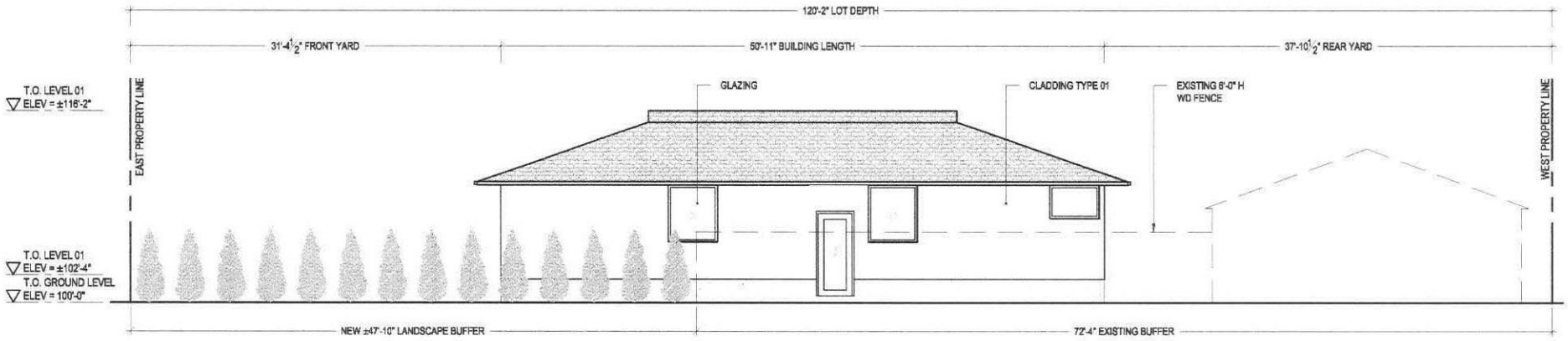


1 / A01 SOUTH ELEVATION (GRANT AVENUE)

NTS



2 / A01 NORTH ELEVATION

NTS

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PROJECT
739 WATERLOO STREET
BUILDING ELEVATIONS
WINNIPEG, MANITOBA

DRAWN VF REV'D KS PROJECT NO. 2017_44
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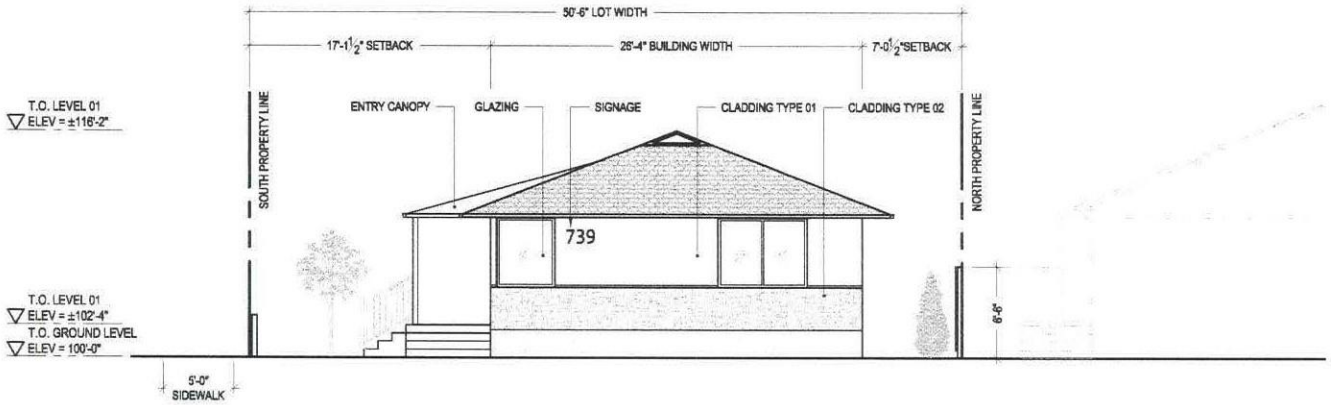
SCALE AS NOTED



1 - A02 EAST ELEVATION (WATERLOO STREET)

NTS



2 - A02 WEST ELEVATION (BACK LANE)

NTS

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BUILDING ELEVATIONS
WINNIPEG, MANITOBA

DRAWN VF REVD KS PROJECT NO. 2017_44
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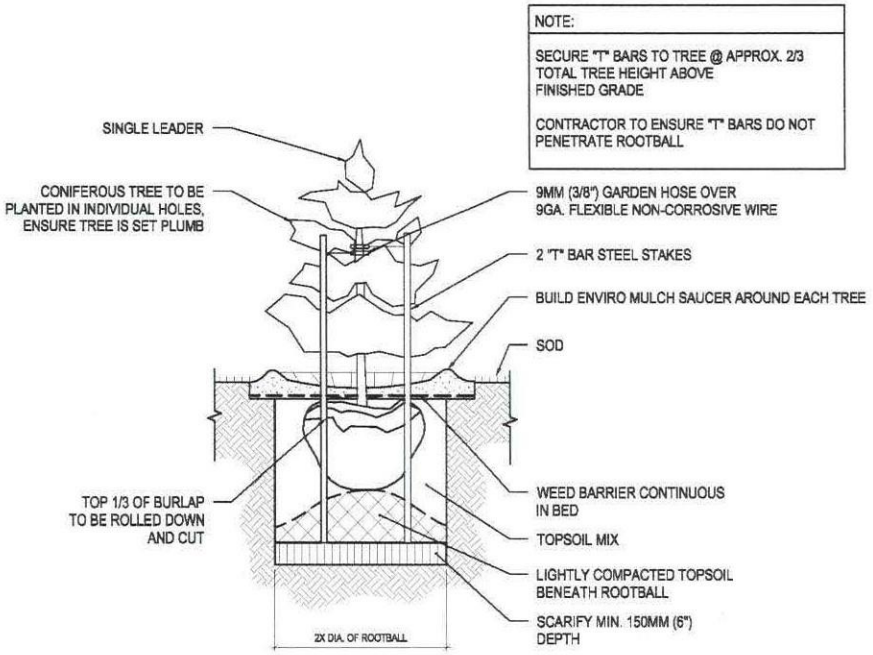
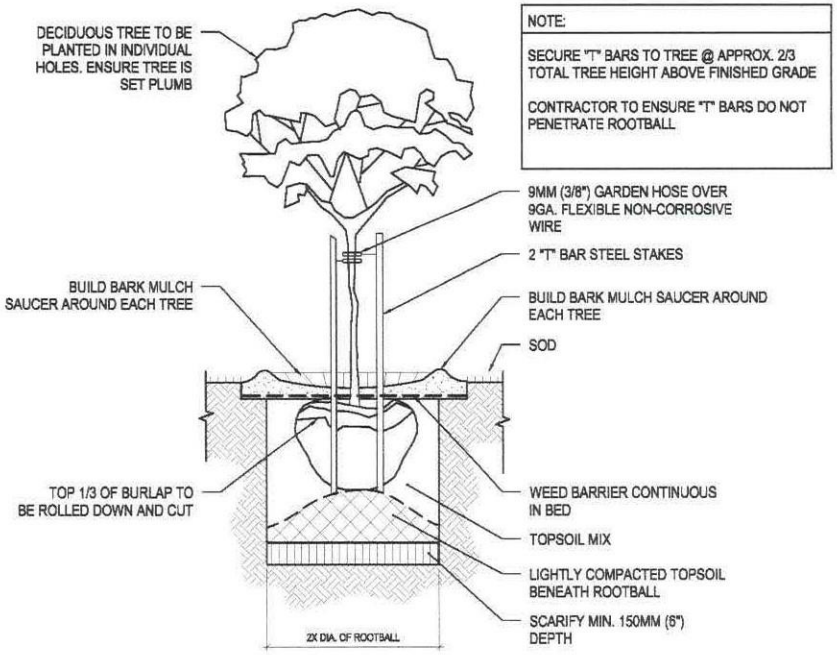
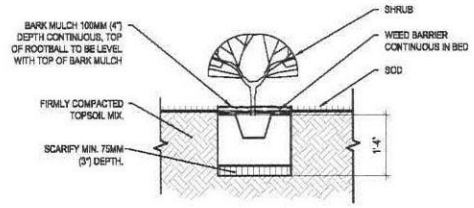
SCALE AS NOTED



1 - L01 TYP. CONFIEROUS TREE
1/4" = 1'-0"



2 - L01 TYP. DECIDUOUS TREE
1/4" = 1'-0"



3 - L01 TYP. SHRUB
1/4" = 1'-0"

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PROJECT
739 WATERLOO STREET
LANDSCAPE DETAILS
WINNIPEG, MANITOBA

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