Agenda – Executive Policy Committee – September 21, 2023

Report – Standing Policy Committee on Property and Development – September 18, 2023

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 11 Subdivision and Rezoning – 740 Holly Avenue
(Fort Rouge-East Fort Garry Ward)
File DASZ 13/2023 [c/r DAV 140384/2023D]

STANDING COMMITTEE RECOMMENDATION:

On September 18, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 13/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" and as shown on the map dated July 18, 2023 and attached as Schedule "B" to this report, with such minor changes as may be required, for 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 December 6, 2022 and attached as Schedule "C" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single Family (Large) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated July 18, 2023 and included within Schedule "B" to this report, subject to the following conditions:

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

Report – Standing Policy Committee on Property and Development – September 18, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

i. That prior to the registration of the subdivision mylars, the Developer shall, at no expense to the City, provide a detailed design under the seal of a qualified engineer, for the flood-protection works necessary to accommodate the planned development, to the satisfaction of the Director of Water and Waste and the Director of Planning, Property and Development.

ii. That the flood protection plans, specifications and supporting reports shall include:

   a. Analysis and design recommendations considering seepage, consolidation, earth pressures and slope stability.

   b. The structural and/or geotechnical design of all retaining walls.

   c. Final grading design for the properties, considering drainage, and including specifications for the placement and compaction of any fill materials.

   d. Design for any other landscaping, structural or geotechnical elements deemed necessary to ensure effective long-term flood protection of the proposed properties.

   e. Identification of areas, where future construction or development (i.e. buildings, decks, pools, patios etc.) should be prohibited so as to ensure that a secondary dyke corridor is maintained around the proposed development within which sandbags or other supplement emergency flood-protection works would be constructed when needed in the future.

   f. Identification of the flood-protected areas within the development where future buildings (i.e. the proposed SFD's), would be allowed.

Report – Standing Policy Committee on Property and Development – September 18, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

iii. That prior to the issuance of the Development Permit for the single-family residential dwellings, the Developer shall, at no expense to the City, construct all elements identified in the accepted flood protection design necessary for the communal protection of the proposed development area to the satisfaction of the Director of Water and Waste and the Director of Planning, Property and Development.

iv. That, no buildings, accessory structures, swimming pools, decks, wells, pipe lines, conduits, or fencing/walls, other than chain link or wooden fences, shall be constructed and no trees shall be planted in the areas required for a community secondary dyke corridor as identified in the flood protection design accepted by the Director of Water and Waste and the Director of Planning, Property and Development. Said flood protection areas shall be shown in a Schedule, attached to the Zoning Agreement, and established by caveat against the title of each of the proposed lots as determined by and to the satisfaction of the Director of Planning, Property, and Development.

v. That the Developer enter into a Flood Proofing Agreement (FPA) for each individual property in which the Secondary Dyke corridor extends across. Said agreement shall be registered as a caveat against the Title of each lot, and shall carry forward to all prospective and future owners, all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Legal Services

vi. Prior to issuance of Development Permits for the Planned Area, the accepted Secondary Dyke corridor, inclusive of any retaining wall(s) or other ground stabilization features, shall be added as a new Schedule to the Secondary Dyke By-Law 7600/2000.

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

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

Report – Standing Policy Committee on Property and Development – September 18, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

B. A Zoning Agreement in accordance with Recommendation 2, and such other agreements as determined 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 Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (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 second and third reading.

7. That Development Application No. DASZ 13/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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.

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

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

Report – Standing Policy Committee on Property and Development – September 18, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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

11. That Development Application No. DASZ 13/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law in enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

Agenda – Executive Policy Committee – September 21, 2023

Report – Standing Policy Committee on Property and Development – September 18, 2023

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 18, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DASZ 13/2023

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

Public Hearing: September 5, 2023
Council Building, 510 Main Street

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

Subject:



APPLICANT: Landmark Planning & Design Inc. (Donovan Toews)
FILE: DASZ 13/2023
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "PR2" PARKS AND RECREATION 2 (COMMUNITY) DISTRICT to an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to facilitate the establishment of two (2) residential zoning lots and the dedication of Public Reserve. **For information, phone D. Iskierski Planner at 204-986-5337**

Premises Affected: 740 Holly Avenue

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

Prepared by: K. Dolski, Committee Clerk
City Centre Community Committee

Report date: September 5, 2023

Community Committee Recommendation:

On September 5, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 13/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" and as shown on the map dated July 18, 2023 and attached as Schedule "B" to this report, with such minor changes as may be required, for 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 December 6, 2022 and attached as Schedule "C" to this report.

2. That, the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "R1-L" Residential Single Family (Large) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated July 18, 2023 and included within Schedule "B" to this report, subject to the following conditions:

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

        i. That prior to the registration of the subdivision mylars, the Developer shall, at no expense to the City, provide a detailed design under the seal of a qualified engineer, for the flood-protection works necessary to accommodate the planned development, to the satisfaction of the Director of Water and Waste and the Director of Planning, Property and Development.

        ii. That the flood protection plans, specifications and supporting reports shall include:

            a. Analysis and design recommendations considering seepage, consolidation, earth pressures and slope stability.

            b. The structural and/or geotechnical design of all retaining walls.

            c. Final grading design for the properties, considering drainage, and including specifications for the placement and compaction of any fill materials.

d. Design for any other landscaping, structural or geotechnical elements deemed necessary to ensure effective long-term flood protection of the proposed properties.

e. Identification of areas, where future construction or development (i.e. buildings, decks, pools, patios etc.) should be prohibited so as to ensure that a secondary dyke corridor is maintained around the proposed development within which sandbags or other supplement emergency flood-protection works would be constructed when needed in the future.

f. Identification of the flood-protected areas within the development where future buildings (i.e. the proposed SFD's), would be allowed.

iii. That prior to the issuance of the Development Permit for the single-family residential dwellings, the Developer shall, at no expense to the City, construct all elements identified in the accepted flood protection design necessary for the communal protection of the proposed development area to the satisfaction of the Director of Water and Waste and the Director of Planning, Property and Development.

iv. That, no buildings, accessory structures, swimming pools, decks, wells, pipe lines, conduits, or fencing/walls, other than chain link or wooden fences, shall be constructed and no trees shall be planted in the areas required for a community secondary dyke corridor as identified in the flood protection design accepted by the Director of Water and Waste and the Director of Planning, Property and Development. Said flood protection areas shall be shown in a Schedule, attached to the Zoning Agreement, and established by caveat against the title of each of the proposed lots as determined by and to the satisfaction of the Director of Planning, Property, and Development.

v. That the Developer enter into a Flood Proofing Agreement (FPA) for each individual property in which the Secondary Dyke corridor extends across. Said agreement shall be registered as a caveat against the Title of each lot, and shall carry forward to all prospective and future owners, all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Legal Services

vi. Prior to issuance of Development Permits for the Planned Area, the accepted Secondary Dyke corridor, inclusive of any retaining wall(s) or other ground stabilization features, shall be added as a new Schedule to the Secondary Dyke By-Law 7600/2000.

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

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law")and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (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 second and third reading.

7. That Development Application No. DASZ 13/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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.

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

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

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

11. That Development Application No. DASZ 13/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law in enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

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

1. I'm always grateful, as I'm sure I speak for all of City Centre, when ward residents come in favour of park land. We've done some tremendous policy in support of park land, and I want to thank the public service and Mr. Toews and Mr. McAngus for detailing why this in part isn't that. It's for sure Crescent park, it's for sure the community that surrounds Crescent park, but it hasn't been understood as park land for decades and decades and decades. I know this so intimately because of my role as being the most recent councillor for Fort Rouge - East Fort Garry, and the sheer amount of concern including from the family that owned the home. I want to acknowledge them today too, because you get a granular feel property sometimes as local councillors and for sure this one is that.

2. The concern from neighbours, the concerns from the community over this property through the years. It's nice to be at this day where we're talking about productive use, whether its the tension between park land that we always have because we need to add more in the city of Winnipeg and that's a council directive, or just the tension of having a property that just was not its highest and best use that really were concerned, life and death concerns in fact, sometimes, on this property.

3. I do find that this is a contextually sensitive development. I'm cognizant that the development always here is on a floodplain and in considering this item today I want to consider that land drainage is of issue. It's a serious issue for the adjacent neighbours, for the adjoining park land and the golf course as well as the front streets.

4. Considering this today, I consider this as a South Drive property, so the analogies I find are unfortunate to Holly, Crane and Moore. This is a South Drive property but that being said, when I consider the offer, and I want to take the representative on behalf of the developer on the offer of the 10 foot difference, but when I consider doing that I am concerned about the land drainage. I will be looking to the public service because that 10 foot difference I will write into the motion today, however I'm going to leave it into the hands of the public service because if it takes one step into land drainage I don't want it. I want to be clear on that. After it leaves this body, it goes to Council and then it is a reiterative process, and it is a reiterative process where you hand the reigns back.

5. The historic nature of why one property had this special boundary and one property does not, well it is a new day in terms of a policy environment on Council and it is a new day both in terms of tension of the park space, and I can see the public service took a lot of consideration here of the park space, of the reserve, as well as the land drainage, so we have a rich text of competing and supporting policies that we're taking into consideration and I can see that too. I will have the responsibility for ever more to say that this is a South Drive property, the set back, make the decision of the set back, and I will hear from my residents I expect going forward, some displeasure at not setting it right back to the 82 feet that South Drive folks know full well.

6. On this application before us it's a simple subdivision and rezoning, but for the supporting reasons; that there is contextual sensitivity, that it's a plan that I see is cognizant of the floodplain, and there is a significant land dedication consistent with policy, I am supportive.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 6 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated May 15, 2023 2. Notification of Public Hearing dated July 12, 2023 3. Manitoba Status of Titles 3114403/1 and 3114405/1 4. Letter of authorization dated March 18, 2022 from Ruben Kalra and Kevin Kalra to Landmark Planning & Design 5. Title Plot 6. Surveyor's sketch dated April 28, 2023 7. Plans (9 pages) 8. Arborist Report 9. Stakeholder and Public Engagement Report 10. Report from the Urban Planning Division dated July 18, 2023 11. Inspection Report 12. Communication dated September 5, 2023, from Pam Lucenkiw in opposition to the application 13. Communication dated September 1, 2023, from David Horne in opposition to the application 14. Communication dated September 5, 2023, from Shelley Sweeney in opposition to the application 15. Presentation in support of the application, submitted by Carolina Herrera on September 1, 2023 16. Communication dated September 1, 2023, from Muriel St. John in opposition to the application 17. Communication dated September 1, 2023, from Karen G Eggertson in opposition to the application 18. Recording of Representations

REPRESENTATIONS:

In Support:

Carolina Herrera
Choi Ho
Donovan Toews

In Opposition:

David Horne
Michele Kading
Pam Lucenkiw
Muriel St. John

Shelley Sweeney
Karen Eggertson

For Information:

David MacAngus

For the City:

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

Exhibit "10" referred to in File DASZ 13/2023

ADMINISTRATIVE REPORT

Title: DASZ 13/2023 – 740 Holly Avenue

Issue: An application for consideration at the public hearing to subdivide and rezone from "PR-2" Parks and Recreation Community District to Residential Single-Family Large District for the construction of two detached single-family dwellings.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 13/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" and as shown on the map dated July 18, 2023 and attached as Schedule "B" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:
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2. That, the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "R1-L" Residential Single Family (Large) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated July 18, 2023 and included within Schedule "B" to this report, subject to the following conditions:
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e. Identification of areas, where future construction or development (i.e. buildings, decks, pools, patios etc.) should be prohibited so as to ensure that a secondary dyke corridor is maintained around the proposed development within which sandbags or other supplement emergency flood-protection works would be constructed when needed in the future.
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v. That the Developer enter into a Flood Proofing Agreement (FPA) for each individual property in which the Secondary Dyke corridor extends across. Said agreement shall be registered as a caveat against the Title of each lot, and shall carry forward to all prospective and future owners, all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Legal Services

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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 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 Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other

terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the “By-law”)and bring same directly to Council by way of communication for first reading.
6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (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 second and third reading.
7. That Development Application No. DASZ 13/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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.
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11. That Development Application No. DASZ 13/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law in enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the land and to rezone from “PR-2” Parks and Recreation Community District to “R1-L” Residential Single-Family Large District to construct two detached single-family dwellings.
- Subdivisions and rezonings require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule “B” of this report.

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: 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.*

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- *Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.*

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 health, food, daily needs, employment, education, recreation, and green infrastructure.*

Applicable Policies for Mature Communities

6.1 Sustainable Urban Growth

- *The City must accommodate physical development that reflects this Plan’s goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

6.6 Intensification Target

- *Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by Complete Communities.*

6.16 Established Neighbourhoods

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by:	Dan Iskierski, MCP
Date:	July 18, 2023
File No.	DASZ 13/2023

List of Schedules and Attachments

1. Schedule A — Planning Discussion
2. Schedule B — File No. DASZ 13/2023 City Centre Community Committee, dated July 18, 2023
3. Schedule C — Report of the Administrative Working Group – July 25, 2023
4. Appendix A — Proposed By-law
5. Appendix B — Public Engagement Summary
6. Appendix C — Arborist Report

SCHEDULE 'A'

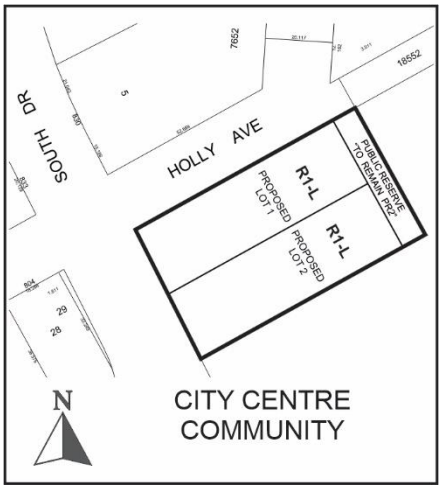
DATE: July 18, 2023

FILE: **DASZ 13/2023**
RELATED FILES: DAV 23-140384\D

COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.612 – Crescent Park

SUBJECT: An application to subdivide and rezone to "R1-L" (Residential Single-Family Large) for the construction of two detached single-family dwellings.

LOCATION: 740 Holly Avenue (see map below)



APPLICANT: Donovan Toews (Landmark Planning & Design Inc.)
298 Waterfront Dr
Winnipeg, MB R3B 0M3

OWNER: Ruben Kalra
1174 Mcleod Ave
Winnipeg, MB R2G 1E3

RECOMMENDATION: Approval with Conditions

HISTORY

The applicant engaged the Public Service including applying for a pre-application in February 2021 which provided feedback related to the appropriate zoning, lot sizes, and design considerations as well as potential concerns or required upgrades associated with the servicing capacity and in relation to land drainage and flood protection. The City also informed the applicant that land dedication would be sought and that an arborist report as well as preliminary engineering, grading and flood protection designs would be required. The applicant has provided the necessary information and engaged with appropriate departments.

A demolition permit was obtained for the removal of the previous detached single-family dwelling during the first week of 2023. The final inspection occurred on January 9, 2023 to verify completion.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on Holly Avenue in the Crescent Park neighbourhood of the Fort Rouge - East Fort Garry ward. Please note the two proposed residential lots will face South Drive which when referencing their relationship to adjacent properties will be discussed in terms of this orientation.
- The subject site is 35,174 square feet (3267.77 square metres) in area. The site is currently vacant.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods - Mature Communities policy area. The property is zoned “PR2” Parks and Recreation Community District.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Holly Avenue then detached single-family dwelling zoned “R1-L” Residential Single Family Large District.

South: Crescent Drive Golf Course zoned “PR2” Parks and Recreation Community District.

East: Parkland zoned “PR2” Parks and Recreation Community District.

West: South Drive then detached single-family dwelling zoned “R1-L” Residential Single Family Large District.

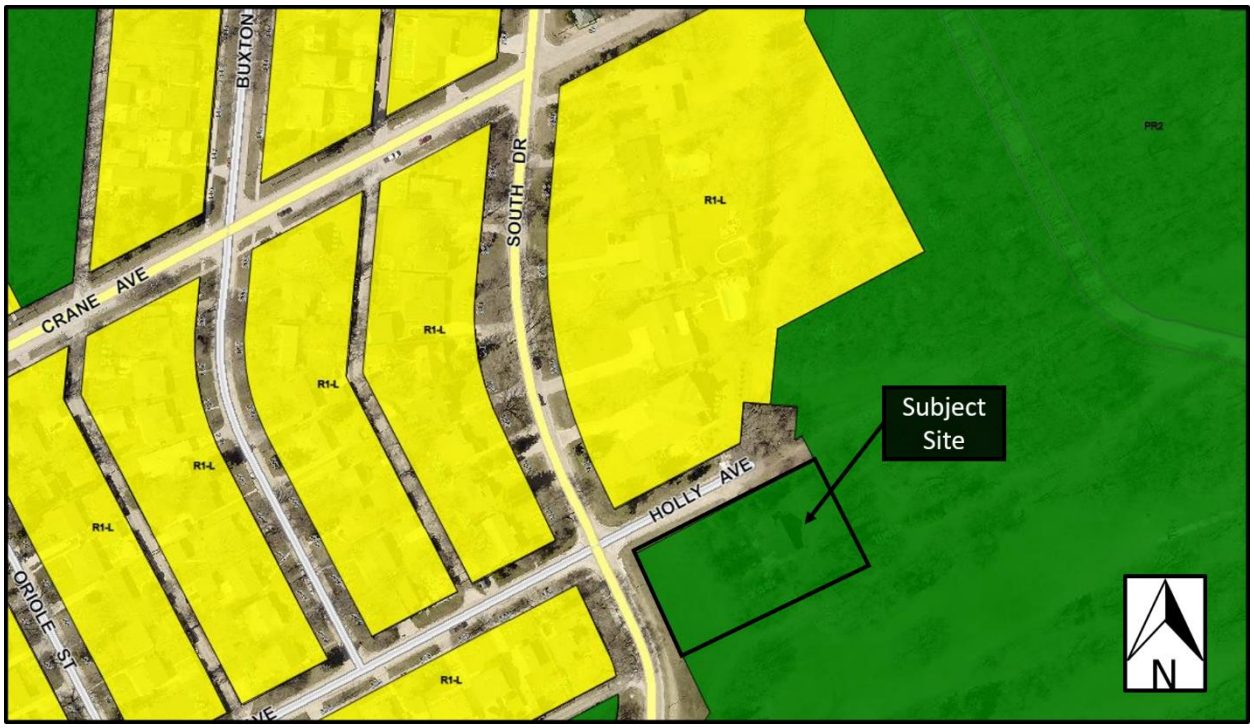


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to subdivide the existing residential lot into two properties. The two proposed lots will be 70.8 feet (21.58 metres) wide and 17,424 and 17,859 square feet in lot area. The existing detached single-family dwelling on site has already been demolished.
- The applicant is proposing a detached single-family dwelling on each of the newly created lots.
- The submitted site plan shows that the proposed detached single-family dwellings will be 66 feet (20.12 metres) and 79.5 feet (24.23 metres) long and just over 50 feet (15.24 metres) wide. The attached garages are 40 feet (12.19 metres) long and 22 (6.71 metres) and 24 feet (7.32 metres) wide.
- In addition to the subdivision and rezoning, the proposed development requires variances to reduce the minimum lot width and front yard setback requirements of the *Winnipeg Zoning Bylaw* (see associated Variance application and planner’s report for DAV 23-140384D).

COLLABORATIVE PLANNING and CONSULTATION

With the Public Service

The applicant engaged the Public Service including applying for a pre-application which provided feedback related to the appropriate zoning, lot sizes, design considerations as well as potential concerns or required upgrades associated with the servicing capacity and in relation to land drainage and flood protection. The City also informed the applicant that land dedication would be sought and that an arborist report as well as preliminary engineering, grading and flood protection designs would be required. The applicant has provided the necessary information and engaged with appropriate City Departments.

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application and revised the site plan and elevation drawings as per the recommendations of the Urban Planning and Design Division to align the proposed development with the newly adopted *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities.*

With the Public

The applicant held two rounds of stakeholder and public engagement with virtual open houses taking place on March 2nd and June 30th of 2021. The first open house had one session in the evening and the second open house had two sessions also in the evening. For more information on the Stakeholder and Public Engagement see Appendix 2.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* is one of four direction strategies supporting *OurWinnipeg 2045*, the City's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the city of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development

  1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

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

a. Applicable City-endorsed policies or guidelines;

b. Existing zoning of the property and adjacent properties;

c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks and layout;

d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

2 *Complete Communities Direction Strategy 2.0* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."

3 Goal 2 states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride." More specifically, policies that relate to the subject proposal are as follows:

2.1 Single-family buildings should have setbacks that respect existing building alignment on a street. Setbacks should provide adequate space for tree growth and open space.

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

2.5 Encourage a variety of architectural styles.

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

2.7 Single-family buildings should relate to the street on which they are located through the use of design elements, which may include, but are not limited to the following:

a. Front doors facing the public street;

b. Thoughtful window placement;

c. Architectural features such as porches, awnings and dormers; and

d. A variety of exterior building façade materials.

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

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.

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

4 Goal 3 states "ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs." More specifically, policies that relate to the subject proposal are as follows:

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.6 Encourage new developments that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context where this section of South Drive is characterized by single-family detached dwellings; and
- The proposed design meets the design policies mentioned above. Namely the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, incorporates architectural cues from existing character of the area, includes features such as porches and balconies that increase activity along the street edge, and takes vehicular access from the rear laneway.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Currently, the land is zoned "PR-2" Parks and Recreation Community District. The "PR2" District is intended for sites that include community recreation facilities and parks that are accessed by a mix of pedestrian and vehicular traffic. Residential buildings are not permitted, however, please note that a detached single-family dwelling previously existed on the property.
- The applicant is proposing to rezone the property to "R1-L" – Residential Single-Family Large to permit detached single-family dwellings. The dimensional standards for single-family structures in

the “R1-L” zone, and specific to this site where a Special Yard is required, are: a minimum front yard of 40 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 4 feet, a minimum corner side yard of 10 feet and, a maximum building height of 35 feet.

SMALL SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINESS FOR MATURE COMMUNITIES

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.
- The subject application was submitted to the Urban Planning Division after the adoption of the *Infill Guidelines* therefore the *Infill Guidelines* apply.
- The proposed development meets the Preferred Location Criteria for Single-Family Detached Dwellings and all of the applicable site design guidelines including front, rear and side yard setbacks, lot coverage and landscaping.
- The proposed development meets all of the applicable building design guidelines including building height, roof pitches, façade materials and architectural features, main floor height, entrances, projections into setbacks, privacy and utilities servicing and mechanical.
- The only *Design Guidelines* that the proposed development does not meet from the *Infill Guidelines* is the provision of an at-grade entrance for accessibility reasons and the front yard setback.

CONSISTENCY WITH OURWINNIPEG 2045 AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed single-family residential development will be a minimal change from the existing detached single-family use. Although the land is zoned for Parks and Recreation, it was used for Residential purposes.
- The proposed development is consistent with the objectives and policies directing development under Established Neighbourhood – Mature Communities of the *Complete Communities Direction Strategy 2.0*. More specifically:
    - The proposal to construct two detached single-family dwellings aligns with the objectives of the Established Neighbourhood – Mature Communities policy area as noted above. Specifically, adding additional housing options available to residents and maximizing existing infrastructure. The additional density will help introduce more people to utilize existing community amenities in the neighbourhood such as libraries, schools, recreational facilities and park space. The subdivision also includes a contribution of parkland to the adjacent city-owned park.
    - The applicant has worked closely with the Urban Planning and Design Division to develop a proposal that is complementary to the existing scale, character and built form of the area. More specifically, the building and site design encompass the following considerations:
        - The building has a similar building footprint with the single-family housing to the north with attractive landscaping; and
        - The building incorporates a high-quality façade design with varying articulations, a combination of cladding materials which helps to break-up the massing of the building and enhance the overall look of the street edge along South Drive.

RECOMMENDED SERVICING AGREEMENT

- Per the report of the Administrative Coordination Group (Schedule “C” of this report), conditions in the servicing agreement include a requirement that the northeast corner of the applicant’s property be open as right-of-way in order to widen the public lane to improve the turning radius for vehicles.

LAND DEDICATION

- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes or an equivalent amount as a cash dedication (cash in lieu).
- The amount of land is not less than 10%.
- In this instance, the Public Service is recommending the developer contribute a portion of land and possibly the remainder as ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

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

- The proposed development is consistent with the policies of *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0*;
- The proposal is consistent with the policies guiding development in Established Neighbourhoods – Mature Communities in the *Complete Communities Direction Strategy 2.0* by increase housing choice, options for aging in place, and maximizing the use of existing infrastructure while supporting low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form; and
- The proposal is designed with a high degree of quality and enhances the overall look of the street edge along South Drive.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared By: Dan Iskierski, MCP
PPD File # DASZ 13/2023

Schedule "B" for File No. DASZ 13/2023, City Centre Community Committee, dated July 18, 2023

By-Law No. _____

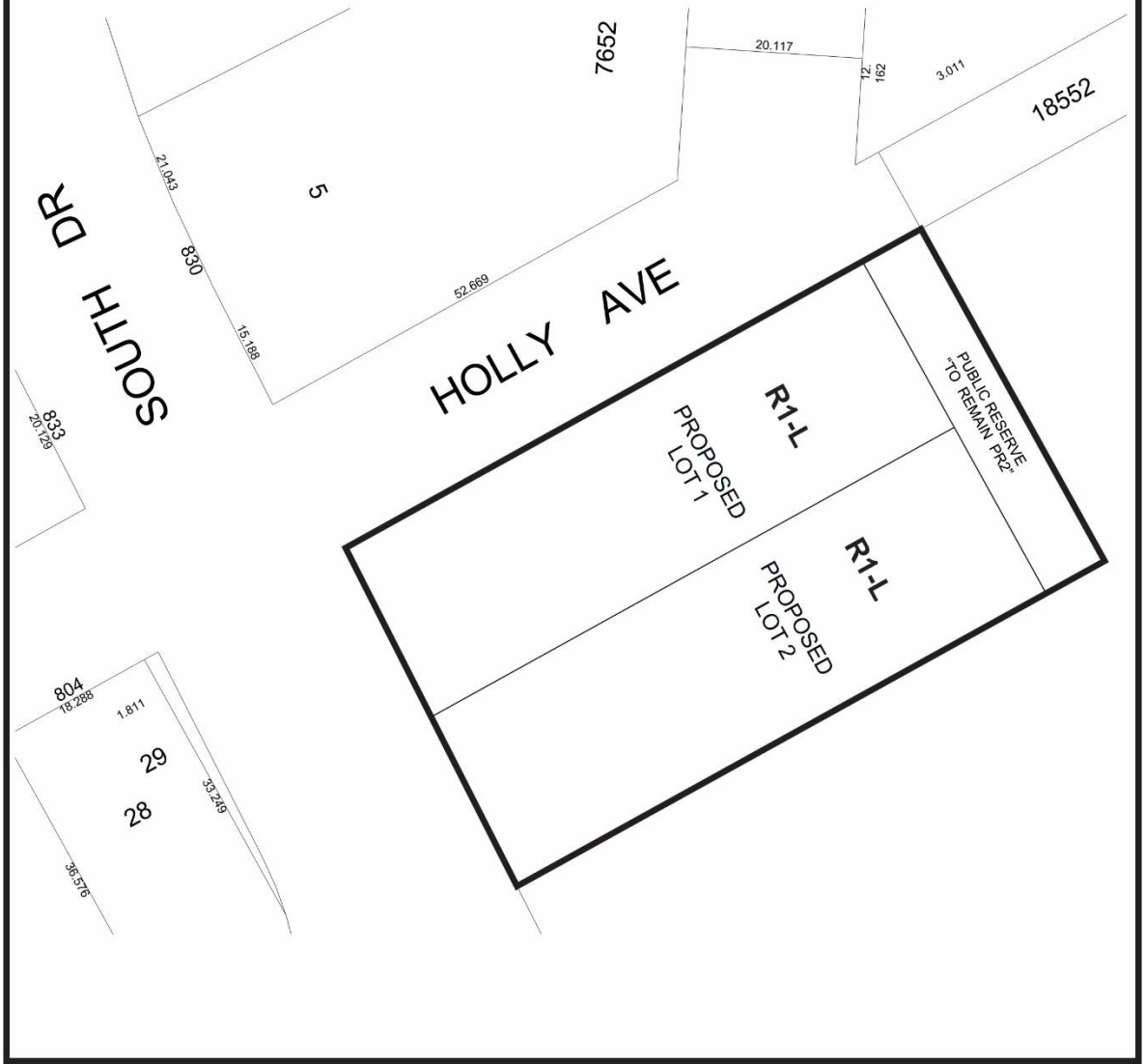
File No. **DASZ 13/2023**

Atlas Sheet No. **AG25**
CITY CENTRE COMMUNITY

N

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 740 Holly Avenue from a "PR2" PARKS AND RECREATION 2 (COMMUNITY) DISTRICT to an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to facilitate the establishment of two (2) residential zoning lots and the dedication of Public Reserve.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE C

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 740 HOLLY AVENUE

It is recommended that approval of DASZ 13/2021, 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 understands the developer is proceeding with communal flood protection for the Planned Area. The recommended conditions in Section II – Servicing Conditions are provided accordingly.

2. Proposed Lot 2 has no fronting City water main or wastewater sewer. The water service and wastewater service pipes for this lot will be private non-conforming connections.

Section II - Servicing Conditions

1) Flood Protection

It is hereby acknowledged that the Planned Area is within the Floodway Fringe area and accordingly any construction within the Planned Area shall be governed by the Designated Floodway Fringe Area Regulation 266/91 and the City of Winnipeg Charter.

2) Lot Grading

a) The Developer shall, at no expense to the City and prior to the execution of the servicing agreement, provide a lot grading plan for the Planned Area, prepared by a municipal engineer, to the satisfaction of the Director of Water and Waste.

b) The Developer shall, at no expense to the City, construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.

c) Upon registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense whatsoever to the City, grant to the City and register easements in respect of all drainage works required for lot drainage within the Planned Area.

3) Public Reserve

a) The Developer shall dedicate as Public Reserve at least 8% of the land contained within the

overall development area and shall, at no expense to the City, undertake landscape improvements and pay its share of the cost of services in streets abutting the dedicated land all in accordance with plans and specifications approved by the Director of Public Works and the Director of Planning, Property and Development.

b) If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Planning, Property, and Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the prevailing rate at the time of construction, by payment of cash, as approved by the Directors of Public Works and Planning Property and Development.

c) Landscape improvements of the Public Reserve lands shall be done in accordance with plans and specifications provided by the Developer and approved, prior to the commencement of construction, by the Director of Public Works. The scope of landscaping shall include grading, levelling, vegetation (as approved by the City Naturalist), and land drainage.

d) The Developer shall, at no expense the City, protect and preserve the existing trees within the proposed Public Reserve, as well as the existing trees within the adjacent public reserve, in accordance with the following:

   i. any re-grading of land or changes in drainage patterns due to development of proposed Lots 1 and 2 must ensure there is no run off directed into the Public Reserve, but shall be handled internally within proposed Lots 1 and 2;

   ii. drainage patterns of water out of natural areas must be accounted for by providing drainage where necessary to maintain a neutral effect on the moisture regime; and

   iii. tree protection measures shall be implemented throughout the development and construction period, including but not limited to the installation of protective fencing along the limits of the Public Reserve lands, to ensure no accidental encroachment into that area during construction, all to the satisfaction of the City Forester and under the direction of a certified arborist engaged by the Developer.

e) The Developer shall, at no expense to the City, provide continuous fencing within the Developer-Owned Land for properties abutting the Public Reserve land(s), as determined by and to the satisfaction of the Director of Public Works. The Developer shall permit the City to file a caveat against the title of each such lot, requiring the property owner(s) to maintain and/or repair/replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

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

g) The Developer is, at no expense to the City, responsible for all Public Reserve lands in each phase of the development in the Planned Area until the City has issued a Final Acceptance Certificate for those Public Reserve lands.

h) Securities for Public Reserve improvements shall not be released in full until Final Acceptance has been issued and as-built drawings have been received and accepted as complete by the Director of Public Works.

4) 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 III – 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:

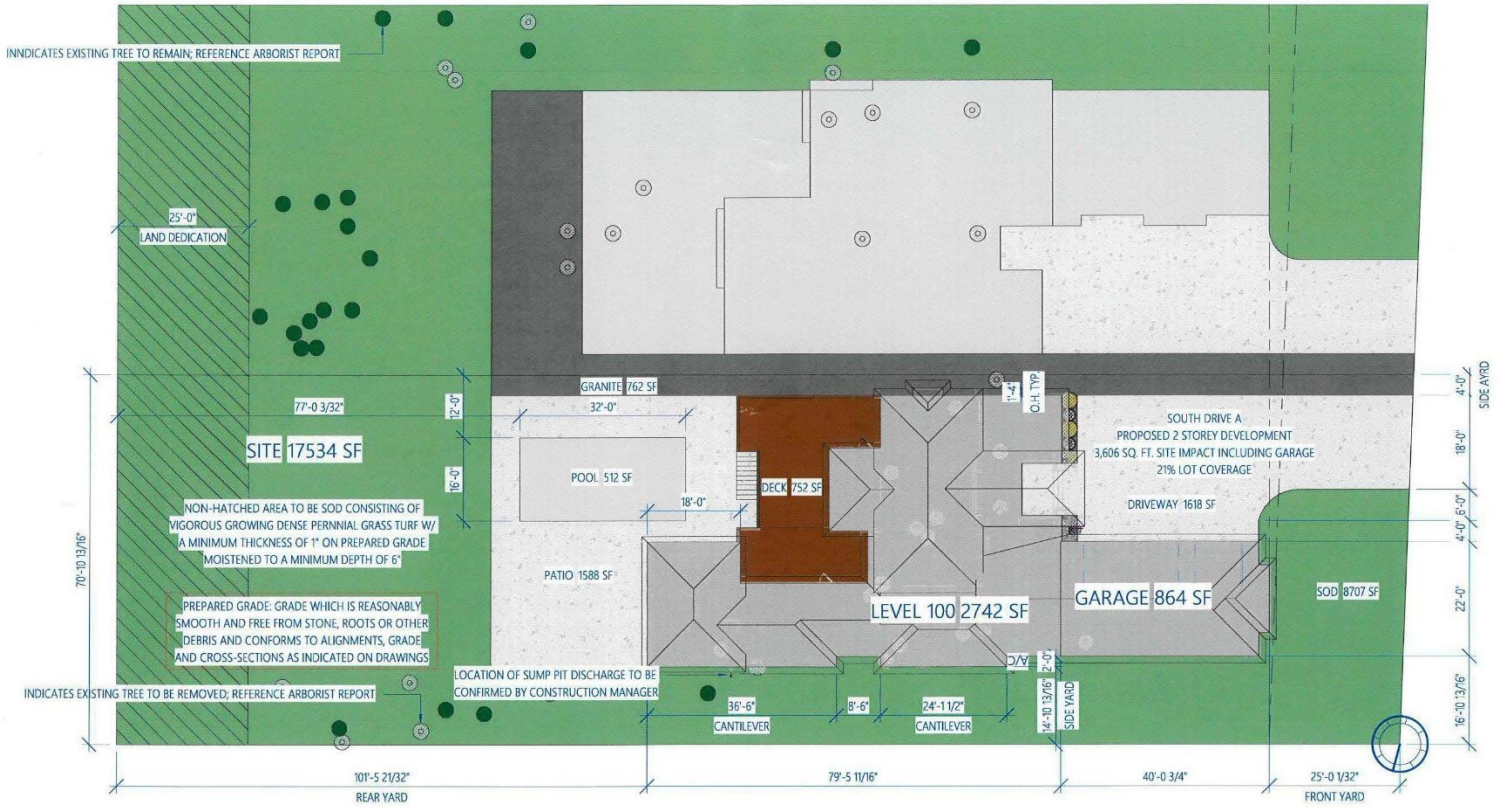
Administrative Co-ordinating Group
File No. DASZ 13/2023
July 25th, 2023

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

Exhibit “7” referred to in File DASZ 13/2023



818 ARCHITECTURE INC		This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.	Site Plan	By: Author	Infill Home South Drive, Lot 1 Winnipeg, MB	01/27/23 P101

ZONING / INFILL GUIDELINE ANALYSIS

CATEGORY	MINIMUM	MAXIMUM	PROVIDED
ZONING	R1-L		
LOT AREA	5,500 SQ. FT.		> 5,500 SQ. FT.
LOT WIDTH	25'-0"		> 25'-0"
FRONT YARD	20'-0" / - PER COW ALIGNMENT		> 20'-0"
REAR YARD	36% OF LOT DEPTH		> 36%
SIDE YARD	4'-0"		4'-0"
BUILDING HEIGHT		35'-0"	< 35'-0"
LOT COVERAGE		30%	< 30%
MAIN ENTRANCE HEIGHT		4'-0"	< 4'-0"

LANDSCAPING ANALYSIS

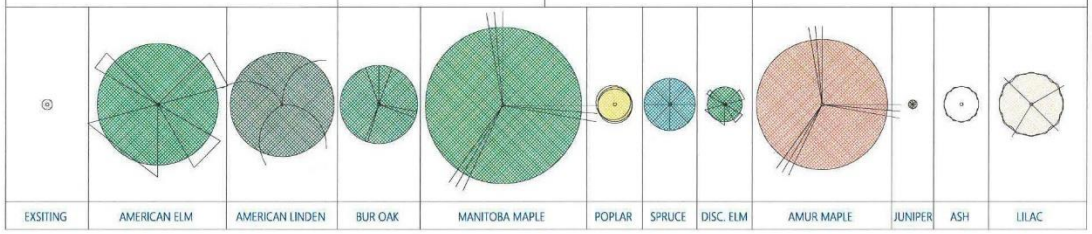
STREET EDGE LANDSCAPING
LINEAR LENGTH: > 50'-0"
TREES REQUIRED: 1 LARGE TREE
1 SMALL TREE
5 EXISTING TO REMAIN
SHRUBS REQUIRED: 6 SHRUBS / 6 PROVIDED
SOFTSCAPING REQUIRED: 20% / > 20% PROVIDED

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

ACCEPTABLE TREE SPECIES INCLUDE:

- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



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Site Plan Details

By: Author

Infill Home
South Drive, Lot 1
Winnipeg, MB

01/27/23

P102



1 3D View 1



2 3D View 2

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2 WEST 3/32" = 1'-0"



1 EAST 3/32" = 1'-0"

FRONT ELEVATION MATERIALS SUMMARY
TOTAL AREA: 646 SQ. FT.
LAP SIDING: 85 SQ FT. = 13%
LEDGE STONE WHITE: 360 SQ. FT. = 56%
FENESTRATION: (1) 30x48 + (6) 32x72 + 72x30 + 56x84 =
= 10 + (6) 16 + 15 + 32 = 153 SQ. FT. = 24%



3 NORTH 3/32" = 1'-0"



4 SOUTH 3/32" = 1'-0"

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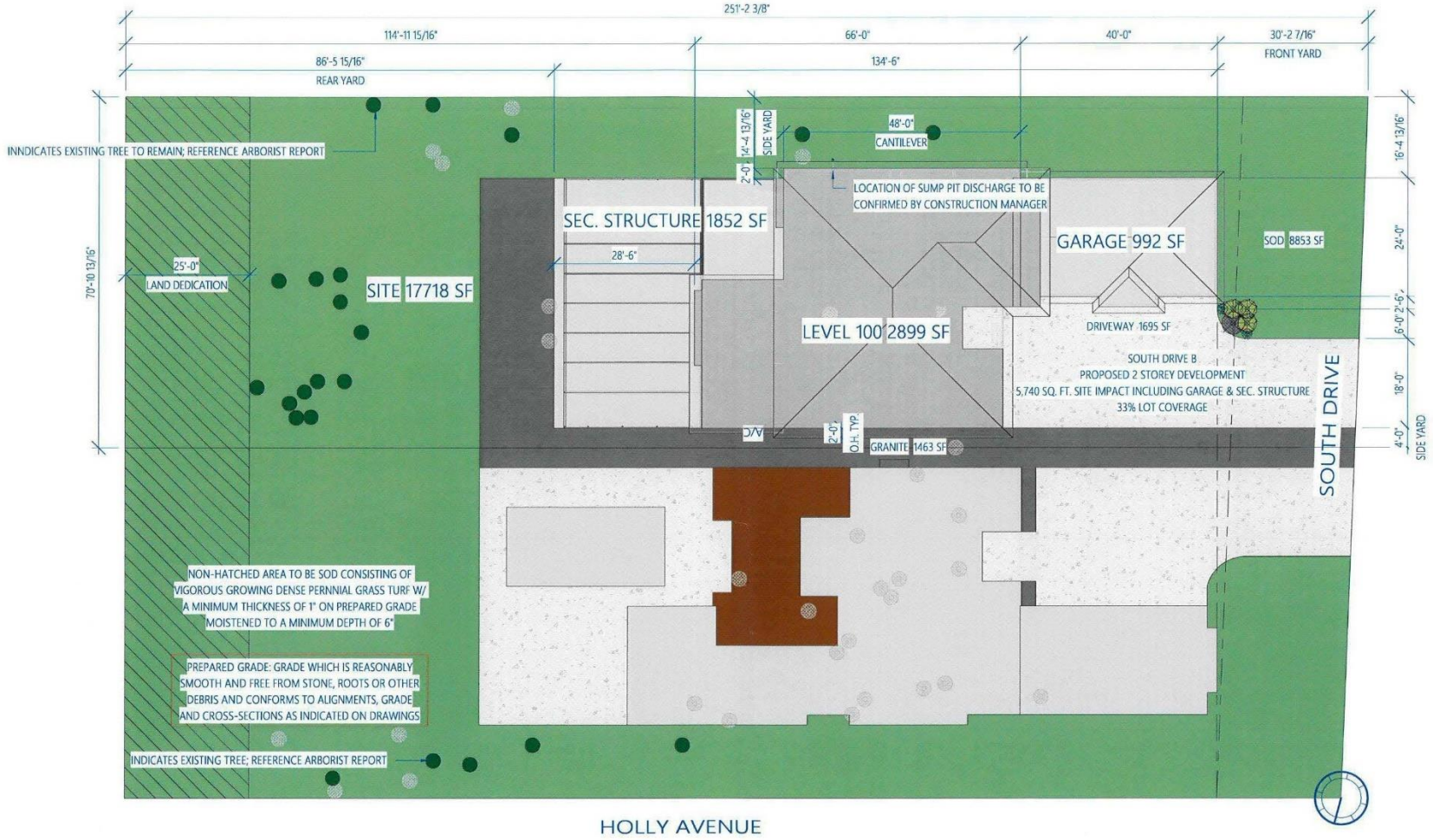
Elevations

Author

Infill Home
South Drive, Lot 1
Winnipeg, MB

01/27/23

P402



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ZONING / INFILL GUIDELINE ANALYSIS

CATEGORY		MINIMUM	MAXIMUM	PROVIDED
ZONING	R1-L			
LOT AREA		5,500 SQ. FT.		> 5,500 SQ. FT.
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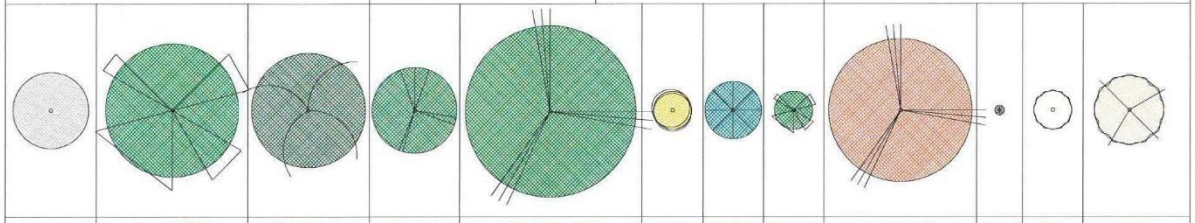
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SHRUBS REQUIRED: 6 SHRUBS / 6 PROVIDED
SOFTSCAPING REQUIRED: 20% / > 20% PROVIDED

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

ACCEPTABLE TREE SPECIES INCLUDE:

- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



818 ARCHITECTURE INC

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Site Plan Details

By: Author

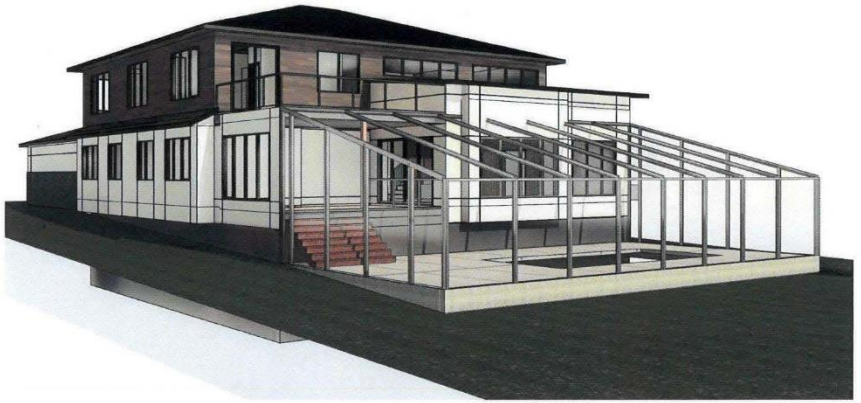
Infill Home
South Drive, Lot 2
Winnipeg, MB

02/28/23

P102



1 3D View 1



2 3D View 2

818 ARCHITECTURE INC		This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.	Perspectives	By: Author	Infill Home South Drive, Lot 2 Winnipeg, MB	02/28/23	P401



1 WEST (FRONT) 3/32" = 1'-0"



2 EAST (REAR) 3/32" = 1'-0"

FRONT ELEVATION FENESTRATION AND MATERIALS SUMMARY
TOTAL AREA: 1006 SQ. FT.
STONE VENEER: 225 SQ. FT. = 22.4%
WOOD SIDING: 120 SQ. FT. = 12%
STUCCO: 373 SQ. FT. = 37%
FENESTRATION: 36x60 + 36x60 + 72x72 + 108x72 + 108x72 + 72x84 + 144x72
= 15 + 15 + 36 + 54 + 54 + 42 + 72
= 288 SQ. FT. = 29%



3 NORTH 3/32" = 1'-0"



4 SOUTH 3/32" = 1'-0"

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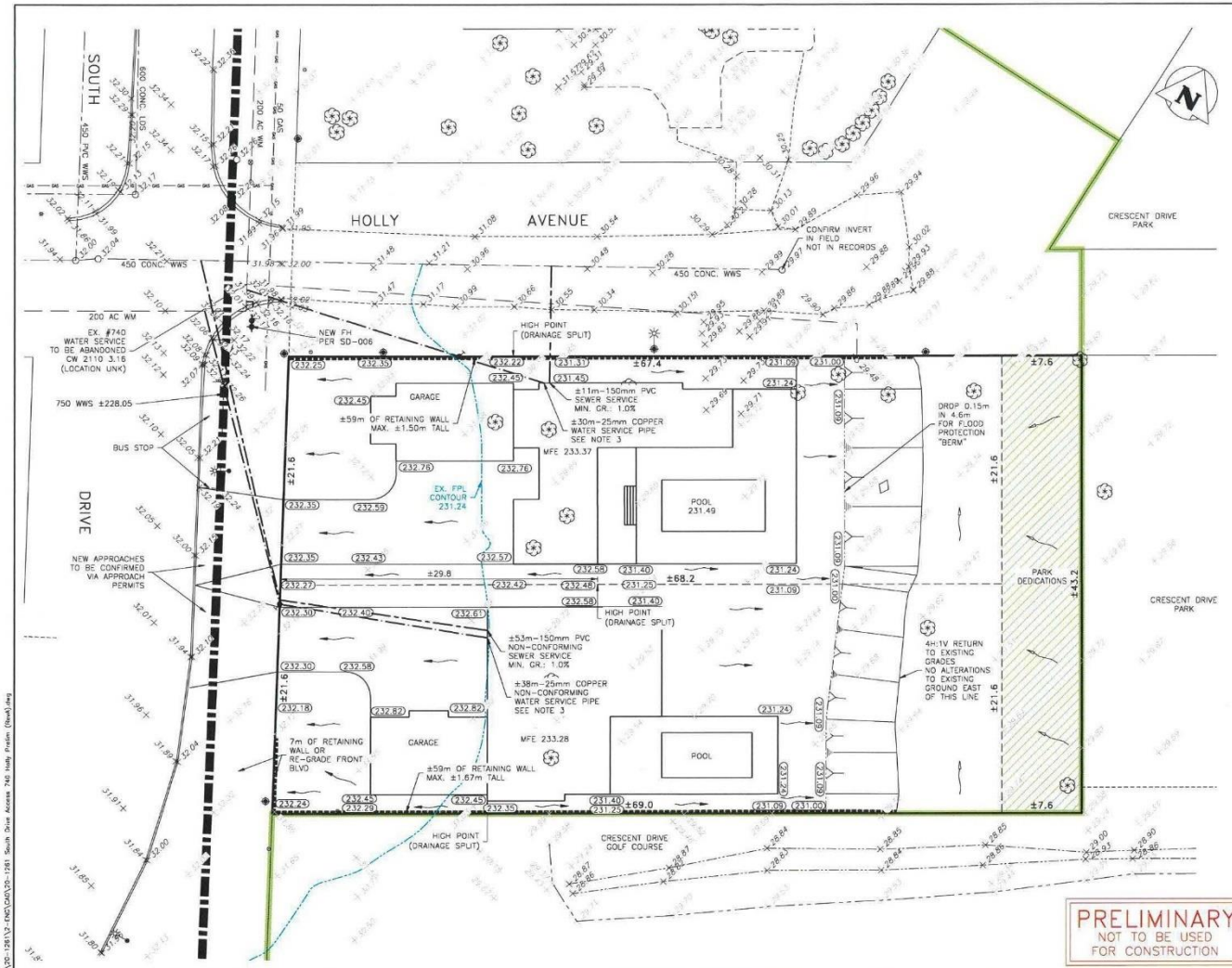
Elevations

By: AW

Infill Home
South Drive, Lot 2
Winnipeg, MB

02/28/23

P402



NOTES:

1. General Notes

   All distances are in metres and may be converted to feet by multiplying by 3.28084.

   All plans referred to are of record in the Winnipeg Land Titles Office.

   All construction and testing shall be done in accordance with City of Winnipeg By-Laws and Construction Standards.

   Contractor shall verify and be responsible for all dimensions and grades, any errors and/or omissions must be reported to an Engineer at Barnes & Duncan. Any claims resulting from the Contractor's failure to do so shall be at the Contractor's expense.

   Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.

2. Lot Grade Plan

   Building landscape grade(s) and all related lot grade elevations are to be set by a qualified and experienced surveyor, in accordance with the City of Winnipeg Lot Grading By-Law No. 7294/98 6(2).

   Sump discharge pipes are to be located such that positive drainage away from the building is achieved and shall not be located nor directed so as to cause discharge water to drain onto adjacent property or directly onto the streets.

   Downspouts shall discharge onto splash pads, and shall not be located nor directed so as to cause storm water to drain onto adjacent property.

3. New Service Pipe Connections

   All water service pipe and sewer service pipe connections on this drawing shall be completed in accordance with the City of Winnipeg Standard Construction Specifications Underground Works.

   25mm water service pipe shall be in accordance with AWWA C800 and ASTM B88M, Type K, seamless copper water tubing. Maintain 3.0m of cover on water services installed along foundations.

   Install water service pipe and provide for water meter installation as per SD-027 of the City of Winnipeg Standard Construction Specifications. Applicant/Owner to confirm water meter location with watermeter@winnipeg.ca prior to install of water service pipe.

   150mm sewer service pipe shall be in accordance with CAN/CSA B182.2 and ASTM D 3034, SDR 35. Install sewer service pipe at a longitudinal slope not less than 1%.

4. Road and Boulevard Restoration

   All street cuts and restoration shall be made in accordance with streets By-Law No. 1481/77, the City of Winnipeg Street Cuts Manual, and the City of Winnipeg Standard Construction Specifications. Per CW 2110 3.27 and CW 2130 3.26, reconstruct boulevard area, including boulevard, curb, sidewalk and shoulder, in its original condition to match adjoining boulevard area.

   For information related to residential approaches contact the City of Winnipeg private approach technician 204-986-4113.

5. Floodway and Flood Fringe area

   The property is located in the Floodway and Flood Fringe area. Any new development is governed by Manitoba Regulation 266/91 and the City of Winnipeg Charter. Development is allowed in the Flood Fringe Zone as long as the development is at or above the Flood Protection Level (FPL), 231.24m and conforms to Regulation 266/91.

WARNING

IF POWER EQUIPMENT OR EXPLOSIVES ARE TO BE USED FOR EXCAVATION ON THIS PROJECT THE CONTRACTOR MUST:

1) NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION.
2) TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS. SEE PROVINCIAL REGULATION 140/92 FOR DETAILS

METRIC

WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
BARNES & DUNCAN
No. 3726

LOCATION APPROVED
UNDERGROUND STRUCTURES

SUPV. U/G STRUCTURES COMMITTEE _____ DATE _____

NOTE:
LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE SHOWN LOCATIONS ARE EXACT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.

EXISTING	LEGEND–PLAN	PROPOSED	EXISTING	LEGEND–PLAN	PROPOSED	EXISTING	LEGEND–PROFILE	PROPOSED
	PROPERTY BOUNDARY		150 WM	WATERMAIN	150 WM	150 WM	WATERMAIN	150 WM
	SUPPORTING BOUNDARIES			HYDRANT			HYDRANT VALVE	
	CENTERLINE ROAD			VALVE		600 LDS	LAND DRAINAGE SEWER	600 LDS
	DRAINAGE/DITCH		600 LDS	LAND DRAINAGE SEWER	600 LDS	300 WWS	WASTEWATER SEWER	300 WWS
GAS	GAS		300 WWS	WASTEWATER SEWER	300 WWS		GROUND	
HYDRO	HYDRO			MANHOLE			ROAD GUTTER NORTH/WEST	
MTS	MTS			CATCH BASIN			ROAD GUTTER SOUTH/EAST	
	CULVERT			CURB INLET			PROPERTY LINE NORTH/WEST	
× 232.20	ELEVATION	232.20		CURB STOP			PROPERTY LINE SOUTH/EAST	
× 232.20	DITCH/SWALE ELEVATION	232.20		PLUG			DITCH NORTH/WEST	
	PROPOSED GRADING SLOPE	0.5%		HYDRO POLE AND ANCHOR			DITCH SOUTH/EAST	

B.M. 64-035 ELEV. 232.146
P.B. 1392-145

NO.	REVISIONS	D/M/Y	BY	1st	2nd
A	SUBMITTED FOR REVIEW	04/11/22	BC	BC	

BARNES & DUNCAN SURVEYING, ENGINEERING & GEOMATICS
6 Donald Street
Winnipeg, Manitoba
R3L 0K8

DESIGNED BC	FIRST REVIEW BC
DRAWN BC	SECOND REVIEW
HOR. SCALE (11x17") 1:400	PROJECT NUMBER 20-1261
DATE DRAWN NOV. 4, 2022	DATE OF SURVEY MAR. 30, 2021

ENGINEER'S SEAL

CAD FILE DRAWING NAME
20-1261 SOUTH DRIVE ACCESS 740 HOLLY PRELIM (REV4)

Winnipeg

CITY OF WINNIPEG

LOT GRADE DESIGN CONCEPT
7159600 MANITOBA LTD. O/A PARAGON DESIGN BUILD
SP. LOT 30 PLAN 23169
740 HOLLY AVENUE
WINNIPEG, MB

C01

SHEET 1 OF 1

CITY DRAWING NUMBER

Nov 04, 2022 - 1:54pm
C:\WORK PROJECTS\1940 2020\1200 - 1299\20-1261\2-ENG\CAD\20-1261 South Drive Access 740 Holly Prelim (Rev4).dwg

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