Agenda – Council – January 25, 2024

Report – Executive Policy Committee – January 16, 2024

Item No. 11 Rezoning – 128 River Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 208/2023 [c/r DAV 174985/2023D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2024, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" - Residential Mixed Use District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated January 5, 2023 and attached as Schedule “B” to this report.

2. That the Developer shall meet all conditions identified in Schedule “A” - Report of the Administrative Coordinating Group, dated December 12, 2023.

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 Development Application DAZ 208/2023 (“the Dedication Fee”), as determined by the 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 208/2023 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 Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Executive Policy Committee – January 16, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2024, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 5, 2024, 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 208/2023

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

Public Hearing: January 5, 2024
Council Building, 510 Main Street

Applicant: 2 Architecture Inc. (Andre Silva)

Subject:



Premises Affected: 128 River Avenue

For submission to: Executive Policy Committee

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

Report date: January 5, 2024

Community Committee Recommendation:

On January 5, 2024, 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 by rezoning the subject land to an "RMU" - Residential Mixed Use District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated January 5, 2023 and attached as Schedule “B” to this report.

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6. That Development Application No. DAZ 208/2023 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 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. This 6-story building will be an asset to the neighbourhood. There's been a lot of thought put in with respect to the affordability, and with the intention of supporting new models of community and neighbourhood living that really focus on health, of creating affordable apartments that still have a communal space so folks can get together and really have a neighbourhood feel right where they live. I like that aspect very much. This is the second time that I've approved a building like this and really appreciate those aspects of community cohesion. Its built right into the architectural model. This is a local school community that does really enjoy the multi family living. The students in the local school community and the daycare really come from the adjacent apartments all around the neighbourhood. I think this will be a really positive and also beautiful example of architecture in the neighborhood, and I'm excited about it.

2. There were lots of words of comfort that were provided and throughout the development process by the applicant.

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 September 29, 2023 2. Notification of Public Hearing dated November 23, 2023 3. Manitoba Status of Title 3067465/1 4. Letter of authorization dated May 15, 2023 from Andre Silva, Director, 10061921 Manitoba Ltd. to Andre Silva / 2 Architecture Inc. 5. Agreement in Principle between 2 Architecture Inc. and Peg City Car Co-op Ltd. dated July 4, 2023 6. Plans (13 pages) 7. Report from the Urban Planning Division dated December 13, 2023 8. Inspection Report 9. Communication dated December 30, 2023, from Alexander Hunter in support of the application 10. Presentation in support of the application, submitted by Andre Silva at the public hearing 11. Recording of Representations

REPRESENTATIONS:

In Support:

Alexander Hunter
Andre Silva

In Opposition:

Nil

For Information:

Ken Defoort

For the City:

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

Exhibit “7” referred to in File DAZ 208/2023

ADMINISTRATIVE REPORT

Title: DAZ 208/2023 – 128 River Avenue

Issue: For consideration of a rezoning to permit a 6-storey residential development with commercial space on the ground floor

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" - Residential Mixed Use District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated January 5, 2023 and attached as Schedule “B” to this report.
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6. That Development Application No. DAZ 208/2023 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 proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the rezoning for DAZ 208/2023 – 128 River Avenue will be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City Departments per the Administrative Coordinating Group.

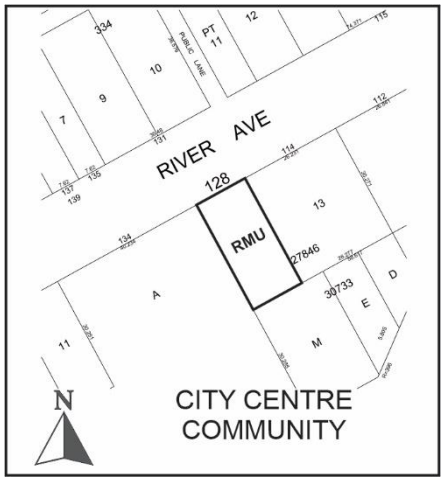
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: December 13, 2022

1. Appendix A - Planning Discussion
2. Appendix B - Proposed By-Law

APPENDIX 'A'

DATE:	December 13, 2022
FILE:	**DAZ 208/2023**
RELATED FILES:	DAV 23-174985\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.111 – River-Osborne
SUBJECT:	A rezoning for DAZ 216/2022 to permit a 6-storey residential development with commercial space on the ground floor
LOCATION:	128 River AVE
LEGAL DESCRIPTION:	LOT 12 PLAN 27846 36/37 ST B



APPLICANT:	Andre Silva (2 Architecture Inc.) 213 Notre Dame Ave Unit 1006 Winnipeg, MB R3B 1N3
OWNER:	10061921 MANITOBA LTD. 14 Red Sky Rd Winnipeg, MB R3X 0N5

DISCUSSION

SITE DESCRIPTION

The subject property is located on the south side of River Avenue, between Arctic Street and Queen Elizabeth Way, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward (See Figure 1).

The property is located within a Mature Community under the *Complete Communities Direction Strategy 2.0.*

The property is currently zoned "RMF-M" Residential Multifamily – Medium district, is 4,587 sq. ft. in size, and currently contains a one-storey retail corner store.

Through an associated rezoning, the property is proposed to be rezoned to “RMU” – Residential Mixed Use. Please see the report for file DAZ 208/23 for more information.

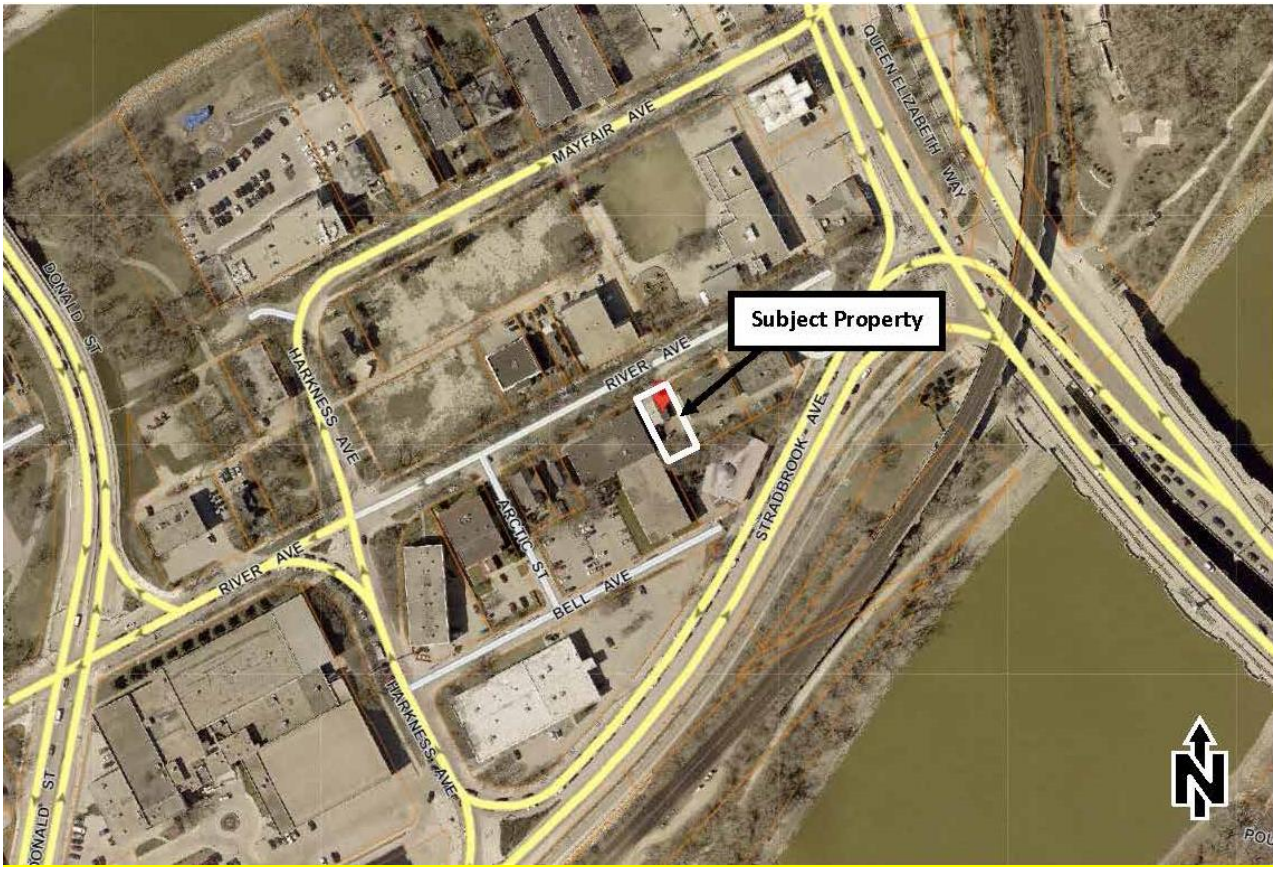


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2021)

The immediate area is characterized by a mix of residential and institutional development, with a wide variety of residential densities on the block, a school across the street, and a daycare directly behind. Queen Elizabeth Way is a less than a block east with The Forks just beyond.

The property is a 1-minute walk to a rapid transit stop on Queen Elizabeth Way. Harkness Rapid Transit Station is a 4-minute walk southwest. In addition, there is regular transit service one block south on Stradbrook Avenue and one block west on Donald Street.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: River Avenue, then multifamily dwelling uses and school uses (Fort Rouge School) zoned “RMF-M” – Residential Multifamily Medium district.

South: Daycare uses zoned “RMF-M” – Residential Multifamily Medium district.

East: Multifamily dwelling uses zoned “RMF-M” – Residential Multifamily Medium district.

West: Multifamily dwelling uses zoned “RMF-M” – Residential Multifamily Medium district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks a rezoning from the "RMF-M" – Residential Multifamily – Medium District to the "RMU"- Residential Mixed Use District in order to establish a residential building with one retail space on the ground floor. The residential component will contain 12 multifamily units and a 6-unit Single Room Occupancy (SRO).

The rear yard will contain secure bike parking, landscaping with trees and a resident seating area. Vehicular parking will be underneath the building.

The proposal also requires variances for lot area, density, yards, parking and landscaping. These are discussed in the administrative report for associated file DAV 23-174985\D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

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

- While locating the retail store close to the front property line (the same as the current retail store on the property), the applicant agreed to step back the upper storeys of the building to avoid an increase in overall massing impact to the street.

- The applicant agreed to stay within 6 storeys and ~65 ft. in building height in order to be complementary to the context on this local residential street.
- Given the absence of a rear lane buffering this property from the south-neighbouring property, the applicant agreed to provide a standard 25-foot deep year yard, landscaped and with seating for building residents.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

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

Policy 1.8 of this section states:

> *"Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6."*

Small scale residential uses are defined on p. 95 as:

- *"A mix of ground-oriented housing of various forms, unit types and sizes mixed with existing low density residential houses.*
- *Includes, but is not limited to, single-detached, semi-detached, duplex, secondary suites, detached secondary suites, and townhouses up to 3 storeys in height.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

Section 1.6 states:

> *"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;*
>
> *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
>
> *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support*
>
> *proposed development;*
>
> *h. The supporting transit, pedestrian and active transportation network; 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."*

The proposal for 6 storeys in this location is supported by the Urban Planning Division in consideration of factors listed in section 1.6. Please see below under “REZONING AND SUBDIVISION”.

WINNIPEG ZONING BY-LAW 200/06

REZONING AND SUBDIVISION

- The subject property is currently zoned “RMF-M” Residential Multi-Family (Medium) District.
- The Urban Planning Division believes that the proposed rezoning to the “RMU”-Residential Mixed Use District for a 6-storey mixed use building is appropriate, given:
    - The immediate area contains a wide range of densities and heights including two higher-density buildings and a 6 storey building on the block.
    - The site is just across the bridge from Downtown, where there are no zoning height limits imposed.
    - “RMU” zoning supports mixed use. There has been a retail store in this location for several decades providing access to food and goods within the neighbourhood. The rezoning proposal allows for a retail store within the new building.
    - The site is directly across from a school and has a daycare immediately behind, making this property an ideal location for added residential density.
- In addition to above, the proposal meets the CCDS 2.0 vision of Established Neighbourhoods to ***“****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.”*

SERVICING CONSIDERATIONS

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development.
- The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate.

The applicant had an engineer review water and waste servicing reqirment and indicates they are aware.

The Public Works Department advises that:

- The fence should be pulled back by at least 1.5m. from the east property line or the approach shifted at least 1.5m from it.
- The proposed needs to be slightly wider to accommodate bi-directional traffic.
- Any modifications to the school crossing will be the Developers responsibility to the satisfaction of the Director of Public Works, and will be dealt with at the private approach application stage.

- Any approach within 2 metres of a tree must receive approval from the City Forester for the location of the approach without requiring the removal of the tree or approval to remove the tree.
- Any obstructions (e.g. hydrants, light standards, hydro poles, guy wires, vaults) within 1.5 metres of an approach must be relocated.
- Modifications may be required to the proposed building and/or site plan to accommodate a properly designed and safe operating approach.

The applicant was made aware of the above Public Works considerations on October 31, 2023 and indicated they planned to reach out to Public Works.

SUMMARY

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

- The proposal meets the CCDS 2.0 vision of Established Neighbourhoods to "continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."

OURWINNIPEG POLICY ALIGNMENT

The proposal aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities policy area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential density of an established neighbourhood.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DAZ 208/2023 – 128 River Avenue

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 128 RIVER AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 208/2023. 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.

3) Private Approach

The proposed private approach is non-conforming under the Private Access By-Law as it is less than 3 metres from the lot line and the proposed 6 ft high side fence on the east lot line is proposed to be constructed to property line. The Public Service recommends the fence is pulled back by at least 1.5 metres from the property line or the approach is shifted at least 1.5m from the lot line. The proposed approach also needs to be slightly wider to accommodate bi-directional traffic.

i. There is an existing school crossing that appears to be impacted by the proposed approach. All modifications and/or relocation of the school crossing will be the Developers responsibility to the satisfaction of the Director of Public Works, and will be dealt with at the private approach application stage.

ii. Any approach within 2 metres of a tree must receive approval from the City Forester for the location of the approach without requiring the removal of the tree

or approval to remove the tree. When the tree is approved to be removed, the applicant must pay the costs of removal and reimburse the City for the value of the tree.

iii. Any obstructions (e.g. hydrants, light standards, hydro poles, guy wires, vaults) within 1.5 metres of an approach must be relocated.

iv. Modifications may be required to the proposed building and/or site plan to accommodate a properly designed and safe operating approach.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 208/2023
December 12th, 2023

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

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

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

Schedule “B” for File No. DAZ 208/23, City Centre Community Committee, January 5, 2023

By–Law No. _____

File No. **DAZ 208/2023**

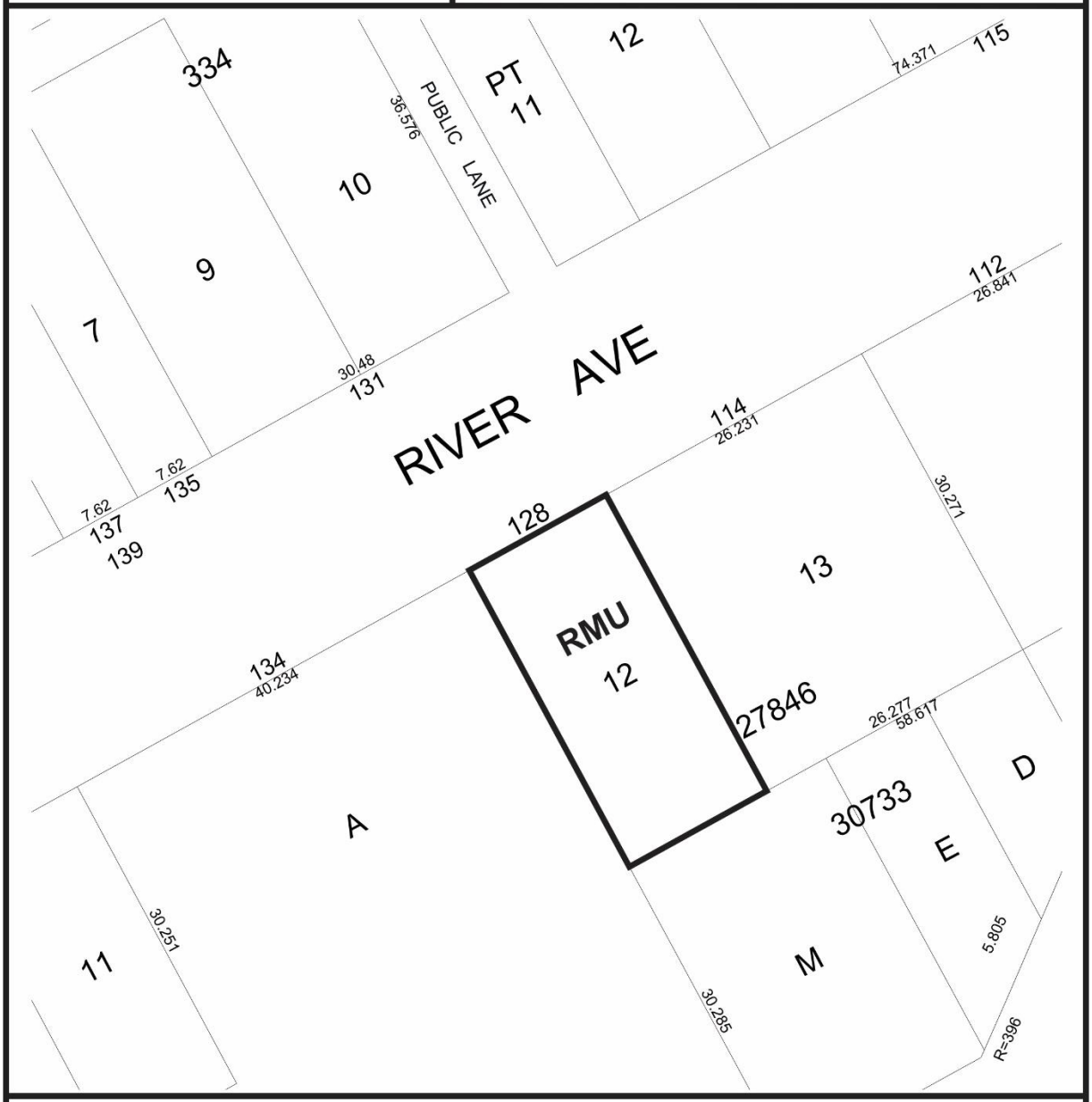
Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located 128 River Avenue from an “RMF-M” RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an “RMU” RESIDENTIAL MIXED-USE DISTRICT to allow the construction of a mixed use building containing residential and commercial uses.

Atlas Sheet No. **AA25**

N

CITY CENTRE COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Appendix “B” – Proposed By-Law

APPENDIX B – PROPOSED BY-LAW

THE CITY OF WINNIPEG

BY-LAW NO.

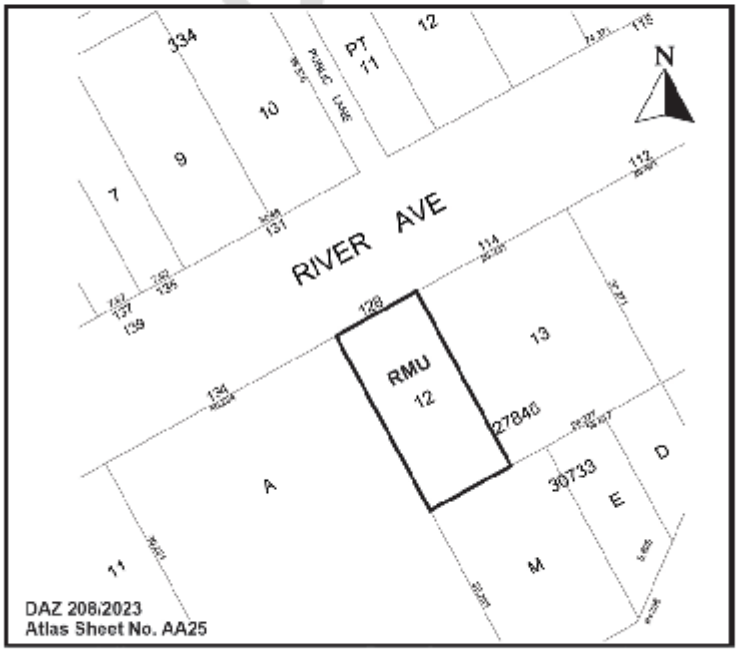
A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 128 River Avenue in the City Centre Community pursuant to Development Application No. DAZ 208/2023

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Zoning

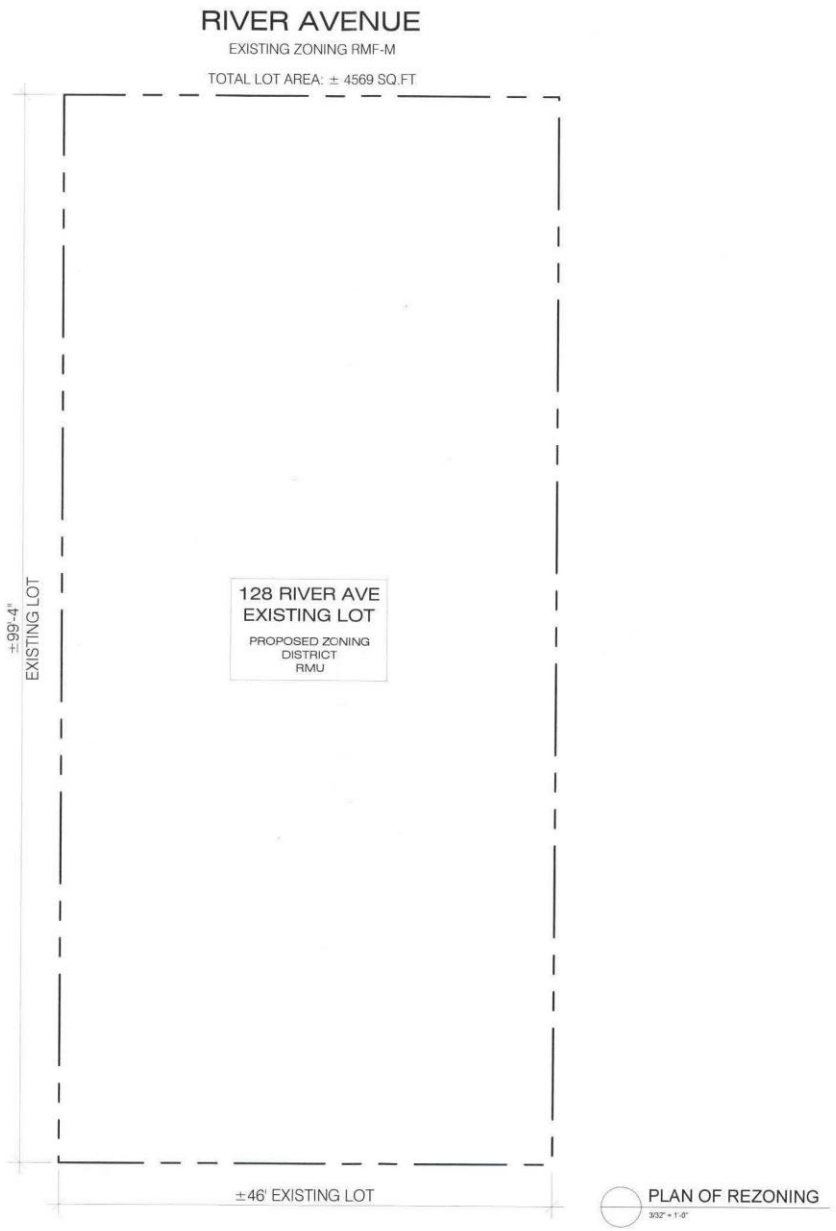
1 Winnipeg Zoning By-law No. 200/2006 is amended by adding the following in Schedule B:

2( )Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "RMU" is hereby zoned as an "RMU" Residential Mixed-Use District, the zoning districts and zoning district boundaries are hereby located as shown on that plan and the Zoning Maps shall hereafter to be and construed as shown on that plan.



DRAFT

Exhibit “6” referred to in File DAZ 208/2023



DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

ISSUED

ADDRESS
128 RIVER AVE
WINNIPEG, MB

PROJECT
6.5 STOREY RESIDENTIAL AND SRO BUILDING

SHEET TITLE
PLAN OF REZONING

SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
AT

DATE
July 10, 2023

SHEET NUMBER

2architecture



128 RIVER AVE.

PRELIMINARY NOT FOR CONSTRUCITON

DRAWING TABLE

Z0.0 COVER PAGE

Z0.1 SITE PLAN
Z0.2 PARKING PLAN

Z1.0 FLOOR PLANS
Z1.1 FLOOR PLANS
Z1.2 FLOOR PLANS
Z1.3 FLOOR PLANS (SRO)

Z2.0 BUILDING ELEVATIONS
Z2.1 BUILDING ELEVATION
Z2.2 BUILDING ELEVATION
Z2.3 BUILDING ELEVATIONS

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

ISSUED

ISSUED FOR ZONING REVIEW
MAY.15.23

ADDRESS

128 RIVER AVE
WINNIPEG, MB

PROJECT

6.5 STOREY RESIDENTIAL AND SRO BUILDING

SHEET TITLE

COVER PAGE

SCALE

AS NOTED

DESIGNER

AS

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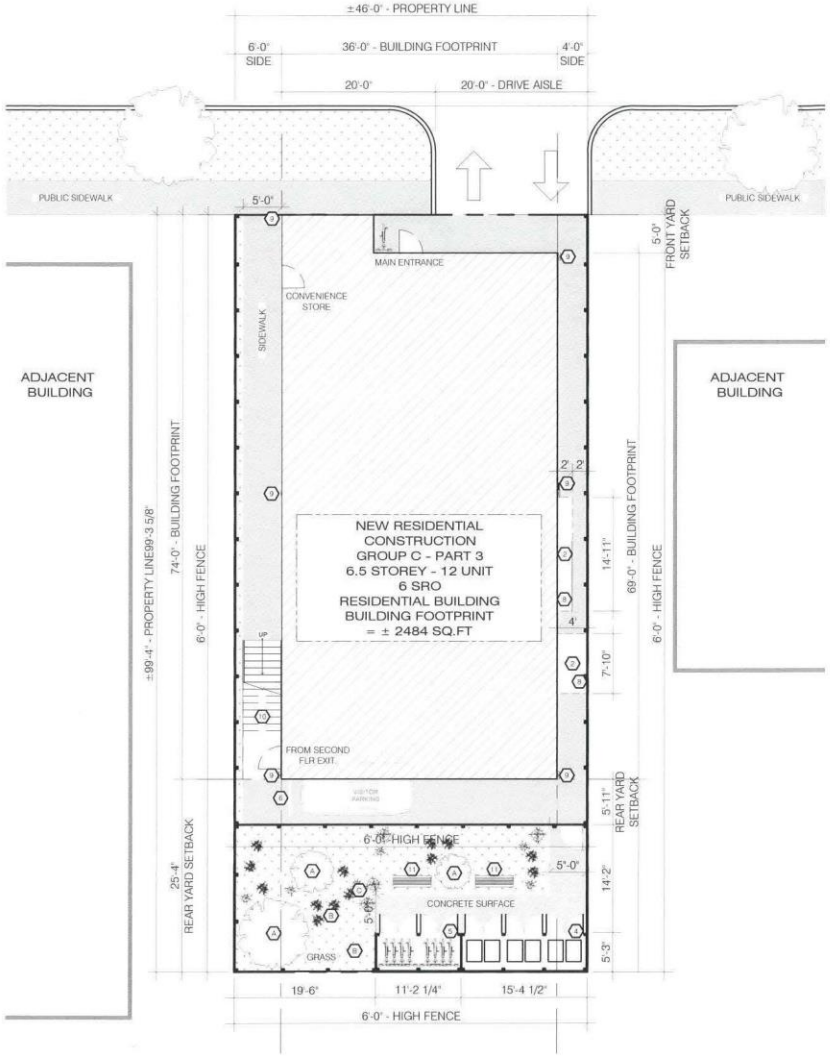
DATE

July 10, 2023

SHEET NUMBER

Z0.0

2architecture



LOT AREA: ±4569 SQ.FT

1 Z0.1 SITE PLAN 1/16" = 1'-0"

ZONING SUMMARY

ZONED: RMF-M
TYPE: NEW RESIDENTIAL AND SRO BUILDING
12 UNITS
6 SRO UNITS

LEVELS: 6.5 STOREY
LOT AREA: ± 424 SQ M (± 4569 SQ FT)

BUILDING FOOTPRINT AREA:
± 2484 SQ.FT (± 231 SQ.M)

BUILDING FLOOR AREA:
± 13647 SQ.FT (± 1267 SQ.M)

REQUIRED (FRONT) NORTH YARD:
- 0 FT PROVIDED MAIN FLOOR
- 5'-0" FT PROVIDED 2ND - 6TH FLOOR

REQUIRED (REAR) SOUTH YARD:
- 25'-3" FT PROVIDED

REQUIRED (SIDE) WEST YARD:
- 6'-0" FT PROVIDED

REQUIRED (SIDE) EAST YARD:
- 4'-0" FT PROVIDED

BUILDING HEIGHT - ±65'
BARRIER-FREE PARKING STALL - 1 PROVIDED
NON-BARRIER FREE PARKING STALLS - 4 PROVIDED
CAR SHARE PARKING STALL - 1 PROVIDED
NO STREET EDGE AND BUILDING FOUNDATION
LANDSCAPING PROVIDED
SIDE AND REAR SITE EDGE BUFFERING
REQUIRED: MINIMUM 6 FT HIGH FENCE
- 6' HIGH FENCE PROVIDED AS BUFFER ON SIDE AND REAR YARD OF DEVELOPMENT

LEGAL DESCRIPTION
SP LOT 12 PLAN 27846 WLTO IN RL 36 AND 37 PARISH OF ST BONIFACE

NOTES CONCERNING BUILDING LOCATION:

1. THIS SITE PLAN IS BASED ON INFORMATION FROM THE SURVEYOR'S STAKING CERTIFICATE. 2 ARCHITECTURE IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-SHOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR DURING FUTURE USE.
2. THE 'NORTH' ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED MANITOBA LAND SURVEYOR.
4. THE CORNERS OF THE FOUNDATION FOOTPRINT ARE TO BE LOCATED ON SITE BEFORE CONSTRUCTION START BY A CERTIFIED MANITOBA LAND SURVEYOR.

SITE DEVELOPMENT - GENERAL SITE & LANDSCAPING

ITEM	SYMBOL	REMARKS
LARGE DECIDUOUS TREE - MB MAPLE (BOX ELDER) - SPREAD OF 11M		A
DECIDUOUS SHRUB - DIABLO NINEBARK (PURPLE & RED) COPPERTINA (5X5)		B
DECIDUOUS SHRUB - PYGMY CARAGANA		C
LANDSCAPE PAVING AREA: CONCRETE OR ASPHALT		
ASPHALT SURFACE		
GRASS		
DOWN SPOUT (G.C. TO COORDINATE ON SITE)		
PRECAST SPLASH PAD (G.C. TO COORDINATE ON SITE)		

NOTES:

1. ALL PARKING STALLS, DIRECTION ARROWS, HANDICAP SIGN AND THE LOADING BAY ARE TO BE PAINTED IN YELLOW.
2. IF REQUIRED AT THIS LOCATION, CONTRACTOR TO SUPPLY AND INSTALL OPTIONAL SITE EQUIPMENT, CONCRETE PATIO FURNITURE, PLANTER AND BICYCLE RACK - PROJECT MANAGER TO GIVE INSTRUCTION.

SITE PLAN KEYNOTES

1. OUTLINE OF BUILDING ABOVE (CANTILEVERED)
2. BALCONY ABOVE
3. STRUCTURAL COLUMN
4. GARBAGE ENCLOSURE (PRIVATE COLLECTION)
5. SECURE ENCLOSED BICYCLE STORAGE (8)
6. WHEEL STOP
7. LANDSCAPE DRAINAGE AREA
8. 1 1/2" PRIVACY SCREEN OVERHANG
9. DOWNSPOUT
10. EXTERIOR STAIRCASE
11. BENCH

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ISSUED
ISSUED FOR ZONING REVIEW
MAY.15.23

ADDRESS
128 RIVER AVE
WINNIPEG, MB

PROJECT
6.5 STOREY RESIDENTIAL AND SRO BUILDING

SHEET TITLE
SITE PLAN

SCALE
AS NOTED

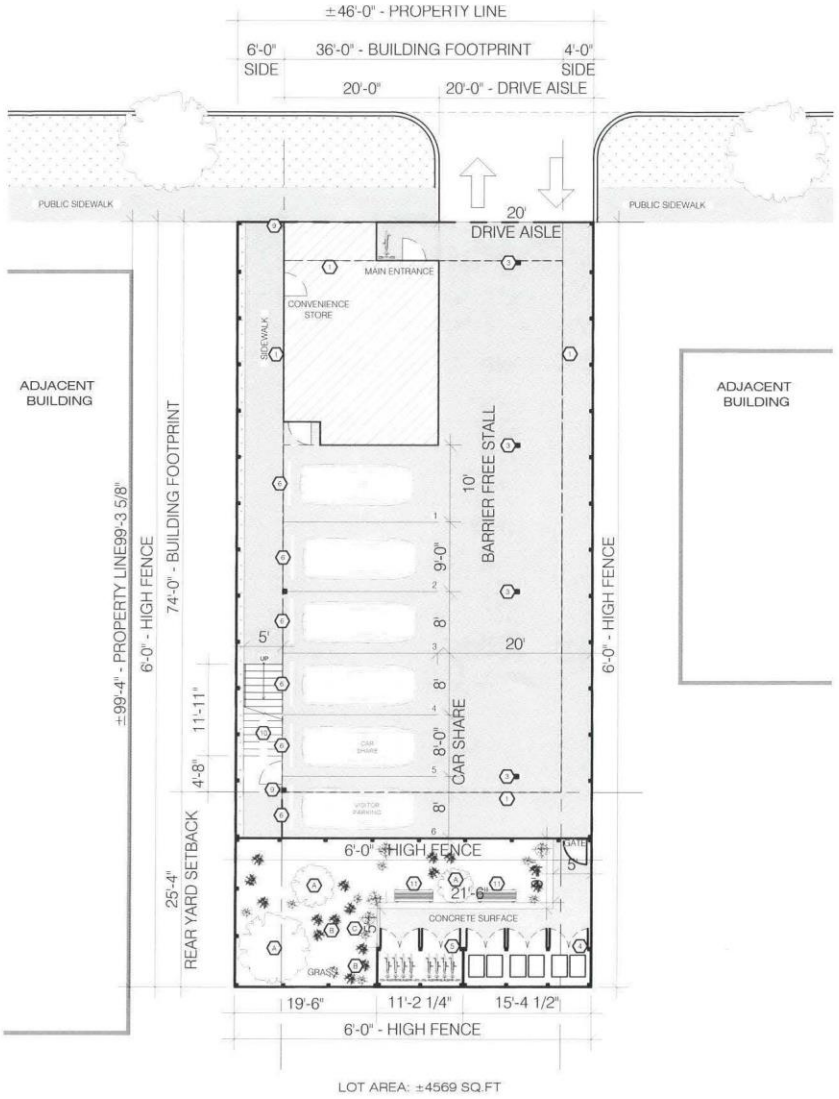
DESIGNER
AS

DRAWN BY
AT

DATE
July 10, 2023

SHEET NUMBER
Z0.1

2architecture



1 Z0.2 PARKING PLAN 1/16" = 1'-0"

ZONING SUMMARY

ZONED: RMF-M
TYPE: NEW RESIDENTIAL AND SRO BUILDING
12 UNITS
6 SRO UNITS

LEVELS: 6.5 STOREY
LOT AREA: ± 424 SQ M (± 4569 SQ FT)

BUILDING FOOTPRINT AREA:
± 2484 SQ.FT (± 231 SQ.M)

BUILDING FLOOR AREA:
± 13647 SQ.FT (±1267 SQ.M)

REQUIRED (FRONT) NORTH YARD:
- 0 FT PROVIDED MAIN FLOOR
- 5'-0" FT PROVIDED 2ND - 6TH FLOOR

REQUIRED (REAR) SOUTH YARD:
- 25'-3" FT PROVIDED

REQUIRED (SIDE) WEST YARD:
- 6'-0" FT PROVIDED

REQUIRED (SIDE) EAST YARD:
- 4'-0" FT PROVIDED

BUILDING HEIGHT - ±65'
BARRIER-FREE PARKING STALL - 1 PROVIDED
NON-BARRIER FREE PARKING STALLS - 4 PROVIDED
CAR SHARE PARKING STALL - 1 PROVIDED
NO STREET EDGE AND BUILDING FOUNDATION LANDSCAPING PROVIDED
SIDE AND REAR SITE EDGE BUFFERING
REQUIRED: MINIMUM 6 FT HIGH FENCE
- 6' HIGH FENCE PROVIDED AS BUFFER ON SIDE AND REAR YARD OF DEVELOPMENT

LEGAL DESCRIPTION
SP LOT 12 PLAN 27846 WLTO IN RL 36 AND 37 PARISH OF ST BONIFACE

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SITE DEVELOPMENT - GENERAL SITE & LANDSCAPING

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10. EXTERIOR STAIRCASE
11. BENCH

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PROJECT
6.5 STOREY RESIDENTIAL AND SRO BUILDING

SHEET TITLE
PARKING PLAN

SCALE
AS NOTED

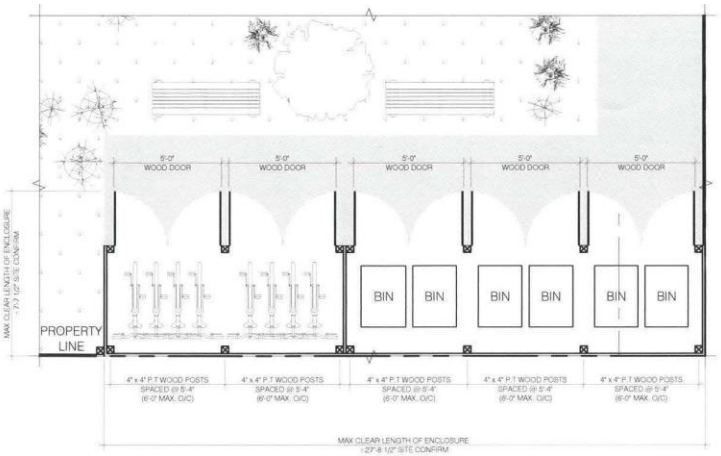
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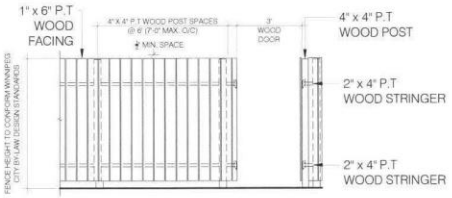
DATE
July 10, 2023

SHEET NUMBER
Z0.2

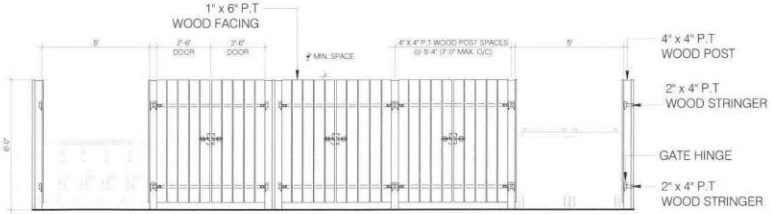
2architecture



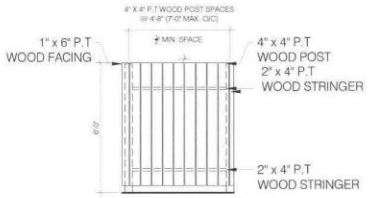
1 Z0.3 ENLARGED GARBAGE & BIKE ENCLOSURE PLAN
3/16" = 1'-0"



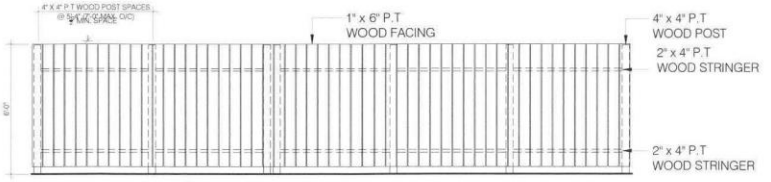
2 Z0.3 FENCE ELEVATION
3/16" = 1'-0"



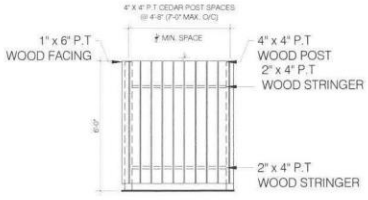
3 Z0.3 ENLARGED GARBAGE & BIKE ENLARGED ELEVATION 1
3/16" = 1'-0"



4 Z0.3 ENLARGED GARBAGE & BIKE ENLARGED ELEVATION 2
3/16" = 1'-0"



5 Z0.3 ENLARGED GARBAGE & BIKE ENLARGED ELEVATION 3
3/16" = 1'-0"



6 Z0.3 ENLARGED GARBAGE & BIKE ENLARGED ELEVATION 4
3/16" = 1'-0"

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SHEET TITLE
SITE DETAILS

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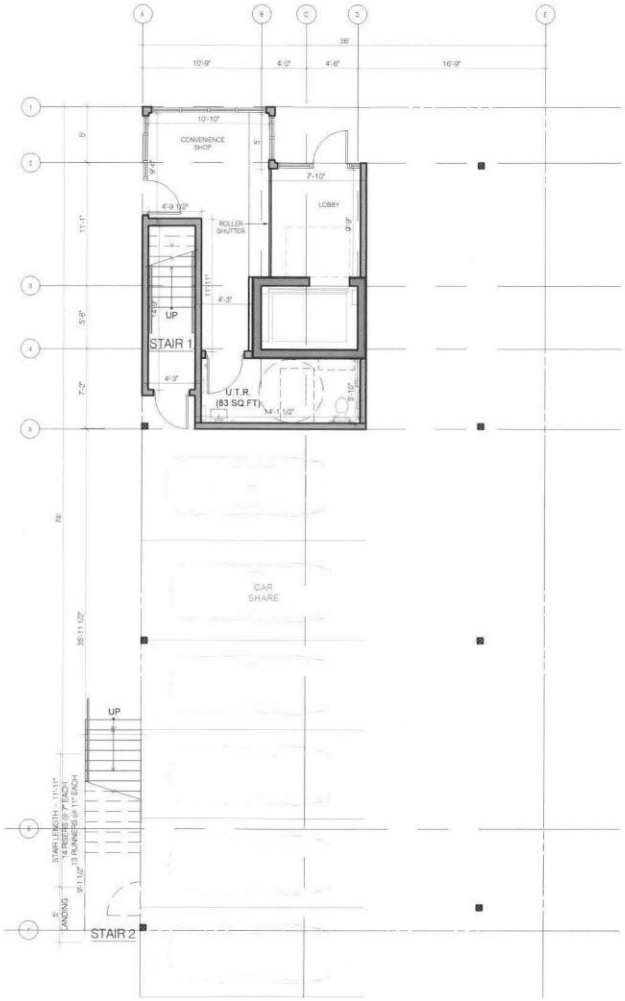
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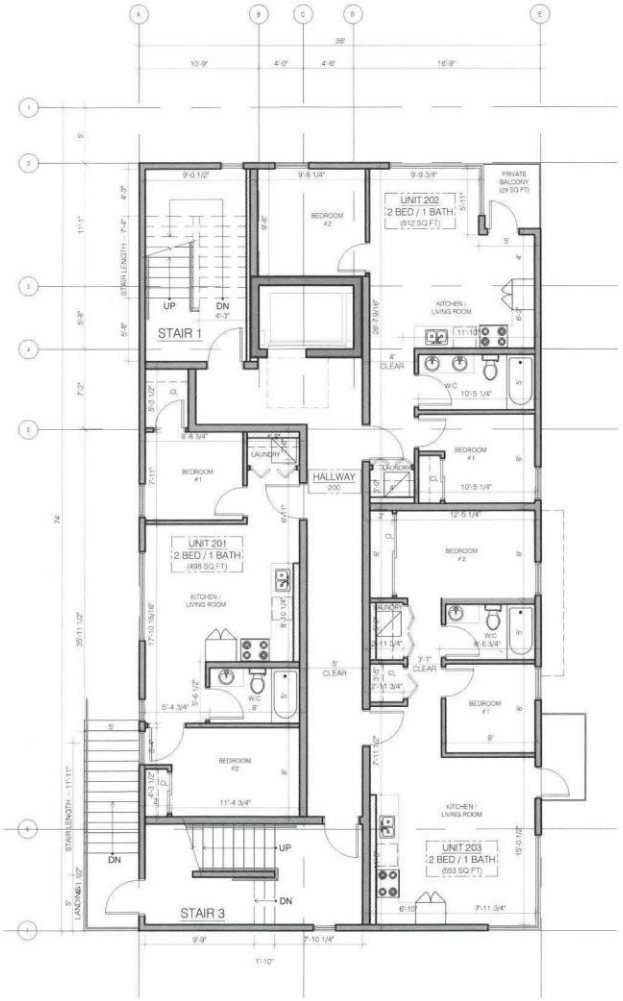
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SHEET NUMBER
Z0.3

2architecture



1 Z1.0 MAIN FLOOR PLAN
3/32" = 1'-0"



2 Z1.0 SECOND FLOOR PLAN
3/32" = 1'-0"

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SHEET TITLE
FLOOR PLANS

SCALE
AS NOTED

DESIGNER
AS

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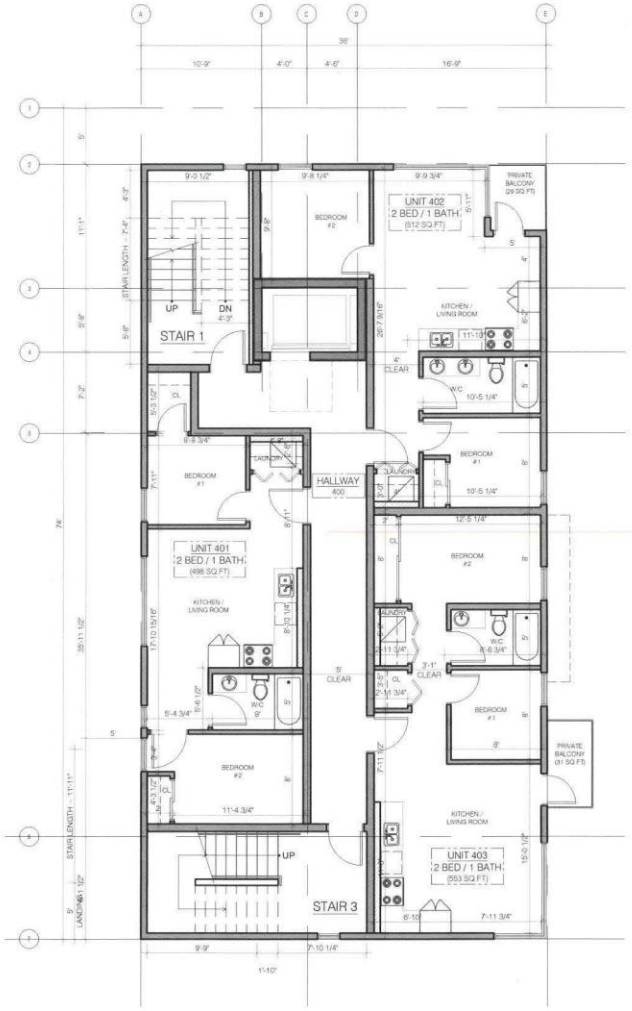
DATE
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SHEET NUMBER
Z1.0

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1 Z1.1 THIRD FLOOR PLAN
3/32" = 1'-0"



2 Z1.1 FOURTH FLOOR PLAN
3/32" = 1'-0"

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SHEET TITLE
FLOOR PLANS

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Z1.1

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1 / Z1.2 FIFTH FLOOR PLAN
3/32" = 1'-0"

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SHEET TITLE
FLOOR PLANS

SCALE
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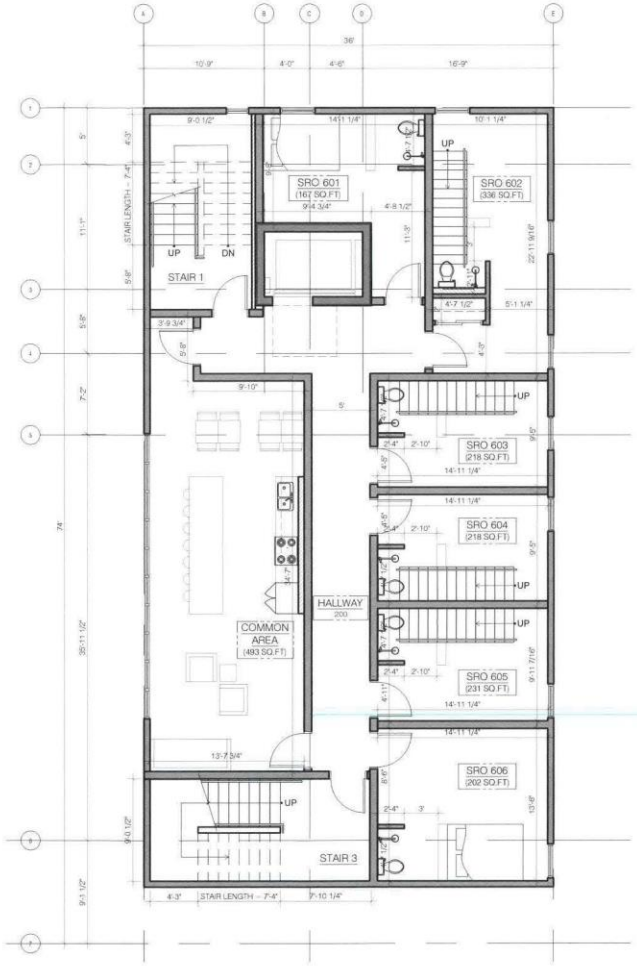
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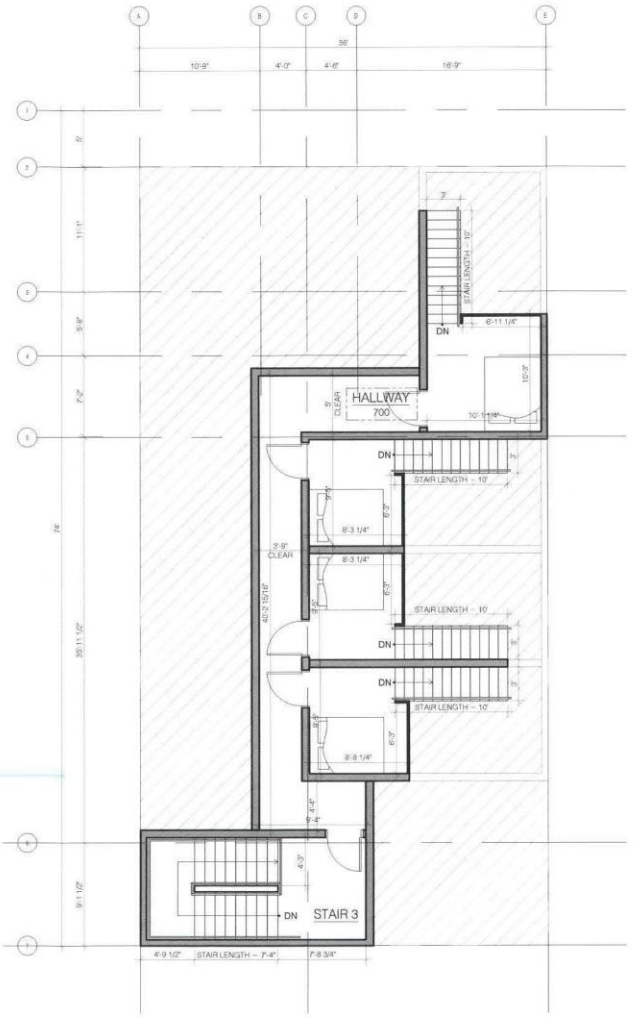
DATE
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SHEET NUMBER
Z1.2

2architecture



1 Z1.3 SIXTH FLOOR (SRO)
3/32" = 1'-0"



2 Z1.3 LOFT (SRO)
3/32" = 1'-0"

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SHEET TITLE
FLOOR PLANS (SRO)

SCALE
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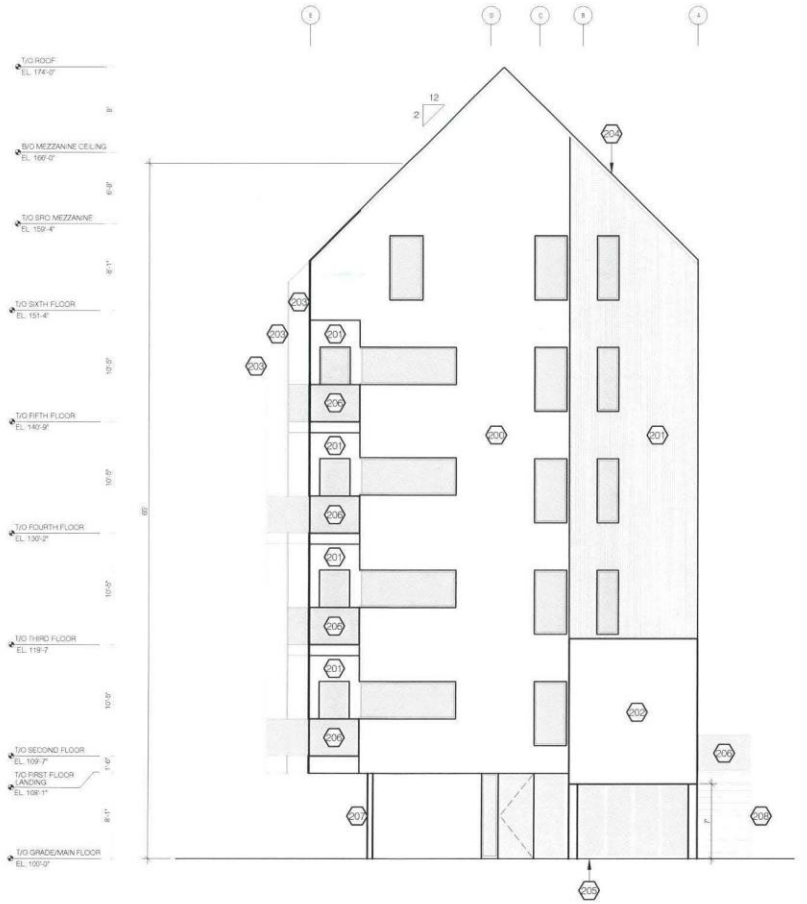
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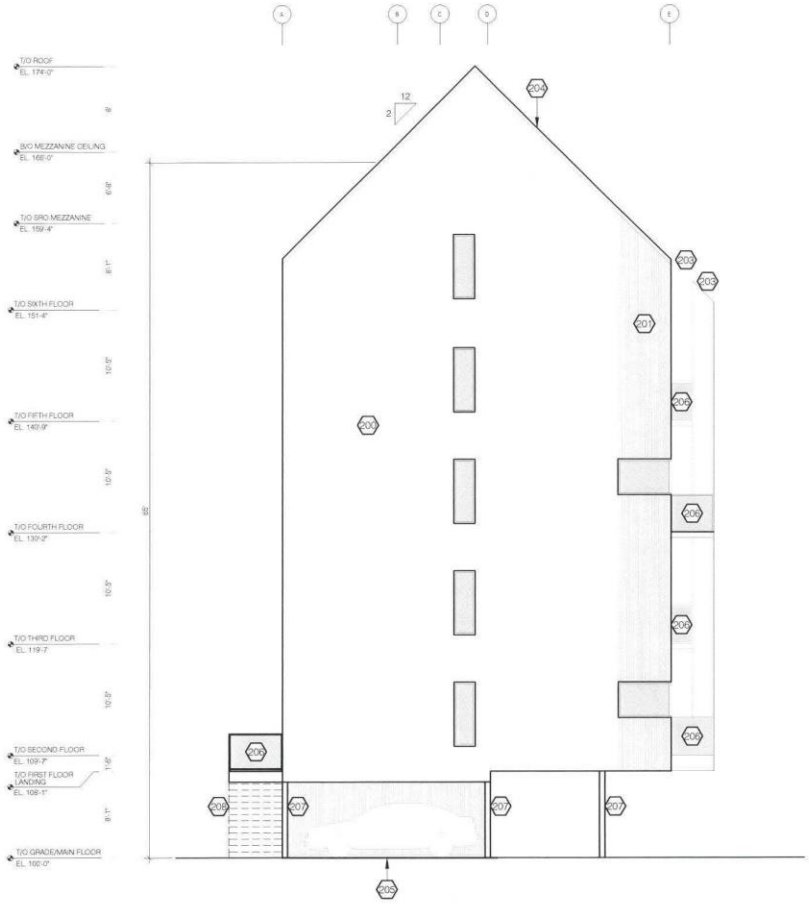
DATE
July 10, 2023

SHEET NUMBER
Z1.3

2architecture



1 Z2.0 FRONT ELEVATION (NORTH)
3/32" = 1'-0"



2 Z2.0 BACK ELEVATION (SOUTH)
3/32" = 1'-0"

ELEVATION KEYNOTES

200 NORTWOOD COMPOSITE PANEL - ANTIQUE (TO BE CONFIRMED BY OWNER)

201 NORTWOOD COMPOSITE PANEL - ELITE WHITE (TO BE CONFIRMED BY OWNER)

202 WEATHER PROTECTED WOOD - STAINED WHITE (TO BE CONFIRMED BY OWNER)

203 PRIVACY SCREEN - PRESSURE TREATED WOOD SLATS - STAINED WHITE (TO BE CONFIRMED BY OWNER)

204 ALUMINUM FLASHING / PRE-FINISHED (COLOUR: WHITE)

205 CEMENT PARGING OR PROTECTION

206 42" HIGH PRE-ENGINEERED ALUMINUM GUARD RAIL - ALUMINUM POST GUARD RAIL SYSTEM WITH GLASS

207 STRUCTURAL COLUMN

208 EXTERIOR STAIRCASE

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PROJECT
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SHEET TITLE
BUILDING ELEVATIONS

SCALE
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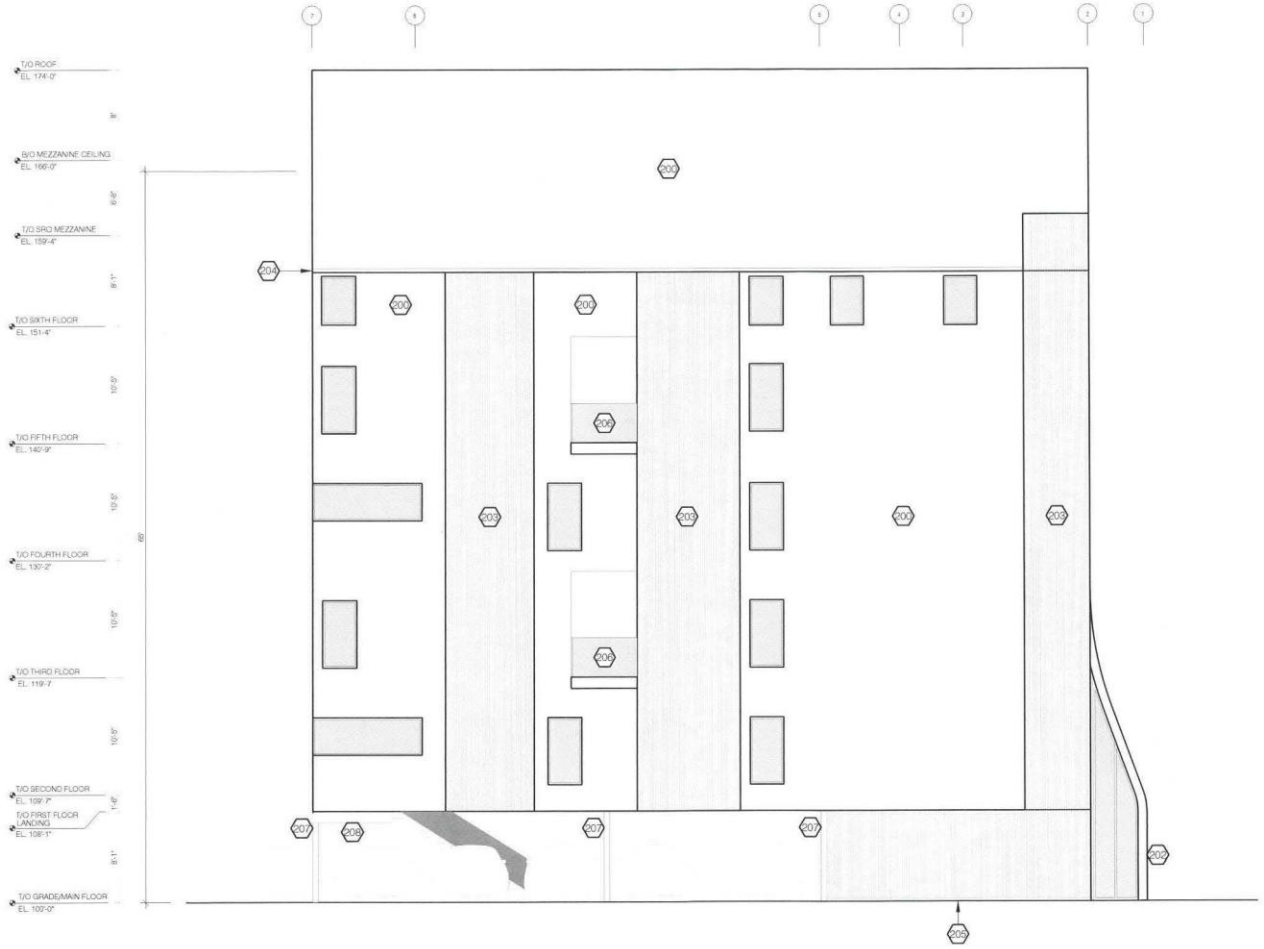
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SHEET NUMBER
Z2.0

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1
Z2.2

SIDE ELEVATION (EAST) WITH PRIVACY SCREEN

3/32" = 1'-0"

ELEVATION KEYNOTES

200 NORTWOOD COMPOSITE PANEL - ANTIQUE (TO BE CONFIRMED BY OWNER)

201 NORTWOOD COMPOSITE PANEL - ELITE WHITE (TO BE CONFIRMED BY OWNER)

202 WEATHER PROTECTED WOOD - STAINED WHITE (TO BE CONFIRMED BY OWNER)

203 PRIVACY SCREEN - PRESSURE TREATED WOOD SLATS - STAINED WHITE (TO BE CONFIRMED BY OWNER)

204 ALUMINUM FLASHING / PRE-FINISHED (COLOUR: WHITE)

205 CEMENT PARGING OR PROTECTION

206 42" HIGH PRE-ENGINEERED ALUMINUM GUARD RAIL - ALUMINUM POST GUARD RAIL SYSTEM WITH GLASS

207 STRUCTURAL COLUMN

208 EXTERIOR STAIRCASE

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PROJECT
6.5 STOREY RESIDENTIAL AND SRO BUILDING

SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS NOTED

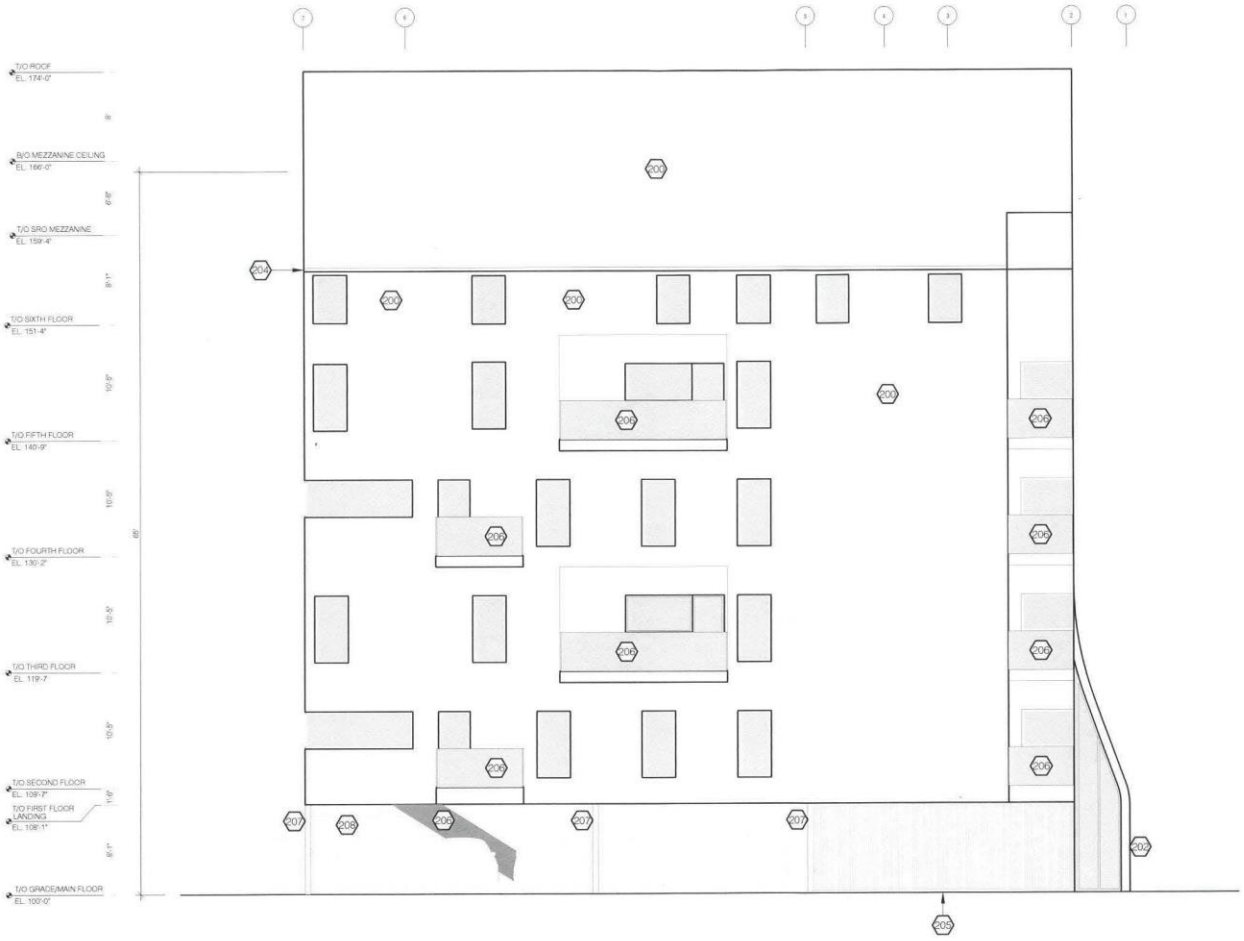
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AT

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July 10, 2023

SHEET NUMBER
Z2.1

2architecture



1 Z2.2 SIDE ELEVATION (EAST) WITHOUT PRIVACY SCREEN
3/32" = 1'-0"

ELEVATION KEYNOTES

201 NORTWOOD COMPOSITE PANEL - ANTIQUE (TO BE CONFIRMED BY OWNER)

202 NORTWOOD COMPOSITE PANEL - ELITE WHITE (TO BE CONFIRMED BY OWNER)

203 WEATHER PROTECTED WOOD - STAINED WHITE (TO BE CONFIRMED BY OWNER)

204 PRIVACY SCREEN - PRESSURE TREATED WOOD SLATS - STAINED WHITE (TO BE CONFIRMED BY OWNER)

205 ALUMINUM FLASHING / PRE-FINISHED (COLOUR: WHITE)

206 CEMENT PARGING OR PROTECTION

207 42" HIGH PRE-ENGINEERED ALUMINUM GUARD RAIL - ALUMINUM POST GUARD RAIL SYSTEM WITH GLASS

208 STRUCTURAL COLUMN

209 EXTERIOR STAIRCASE

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SHEET TITLE
BUILDING ELEVATIONS

SCALE
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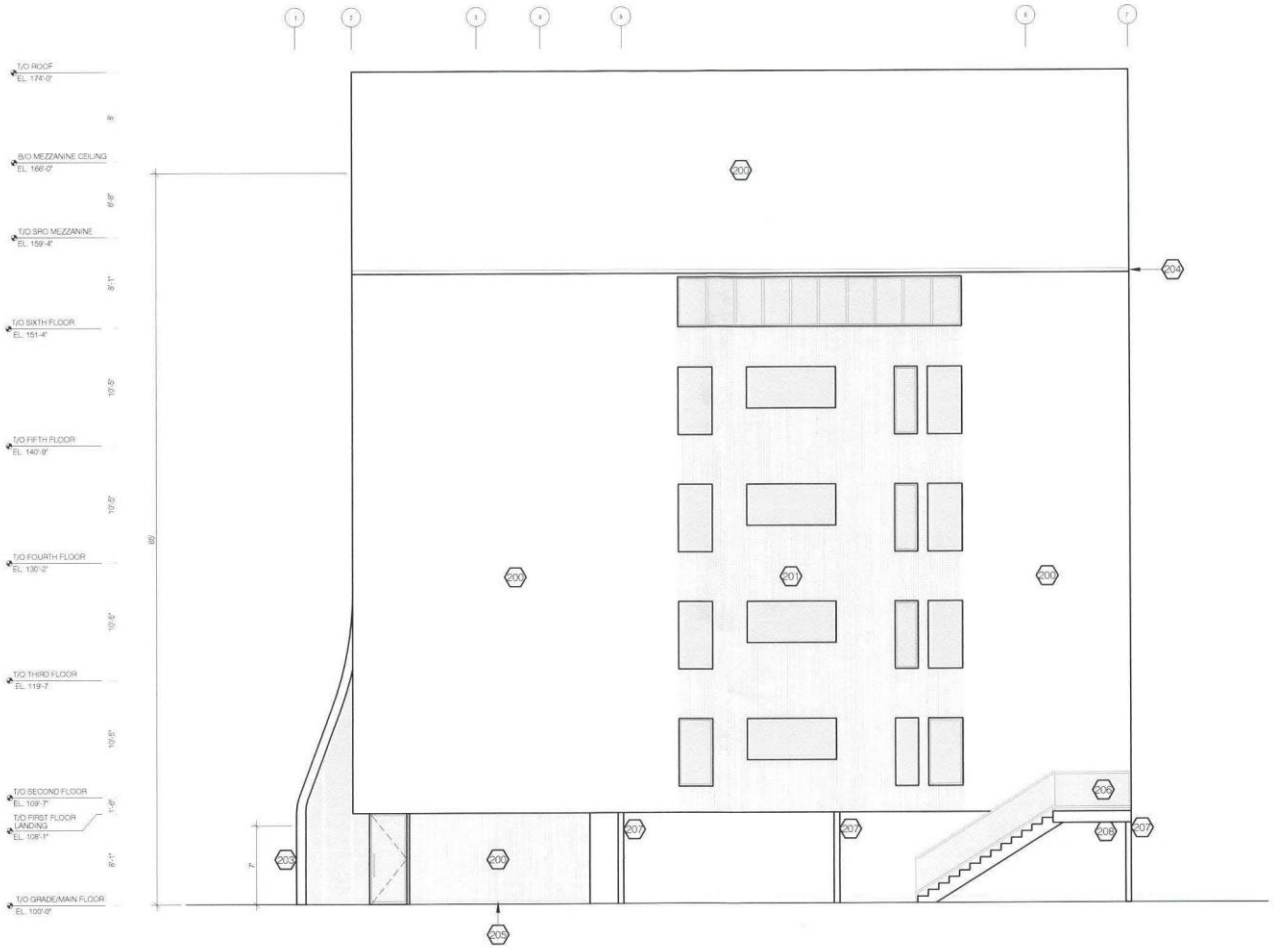
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SHEET NUMBER
Z2.2

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1 / Z2.3 SIDE ELEVATION (WEST)
3/32" = 1'-0"

ELEVATION KEYNOTES

- 200 NORTWOOD COMPOSITE PANEL - ANTIQUE (TO BE CONFIRMED BY OWNER)
- 201 NORTWOOD COMPOSITE PANEL - ELITE WHITE (TO BE CONFIRMED BY OWNER)
- 202 WEATHER PROTECTED WOOD - STAINED WHITE (TO BE CONFIRMED BY OWNER)
- 203 PRIVACY SCREEN - PRESSURE TREATED WOOD SLATS - STAINED WHITE (TO BE CONFIRMED BY OWNER)
- 204 ALUMINUM FLASHING / PRE-FINISHED (COLOUR: WHITE)
- 205 CEMENT PARGING OR PROTECTION
- 206 42" HIGH PRE-ENGINEERED ALUMINUM GUARD RAIL - ALUMINUM POST GUARD RAIL SYSTEM WITH GLASS
- 207 STRUCTURAL COLUMN
- 208 EXTERIOR STAIRCASE

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ISSUED
ISSUED FOR ZONING REVIEW
MAY.15.23

ADDRESS
128 RIVER AVE
WINNIPEG, MB

PROJECT
6.5 STOREY RESIDENTIAL AND SRO BUILDING

SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS NOTED

DESIGNER
AS

DRAWN BY
AT

DATE
July 10, 2023

SHEET NUMBER
Z2.3

2architecture