Agenda – Council – January 25, 2024

Report – Standing Policy Committee on Property and Development – January 11, 2024

Item No. 9 Rezoning – 130 Allard Avenue
(Charleswood-Tuxedo-Westwood Ward)
File DAZ 214/2023 [c/r DAV 213755/2023D]

STANDING COMMITTEE RECOMMENDATION:

On January 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi Family – Small zoning district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 11, 2023, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. the Owner must submit plans showing the location and design of any and all proposed:

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

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

Report – Standing Policy Committee on Property and Development – January 11, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

ii. That, fencing located along the south and east property lines shall include variation through material change or design every 40-50 feet, or the fence shall be designed to an alternative standard, to the satisfaction of the Director of Planning, Property and Development.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

2. That, 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 (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. 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.

4. That upon instruction from the Director of Planning, Property and Development, that the Developer has paid the Dedication and all other associated ancillary fees (collectively, the "Fees"), and subject to 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.

5. That Development Application No. DAZ 214/2023 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 the 2 year period and Council approves the extension.

Report – Standing Policy Committee on Property and Development – January 11, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

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

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendations 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. That the variance order for DAV 23-213755D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 214/2023.

Report – Standing Policy Committee on Property and Development – January 11, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 11, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 19, 2023, the Assiniboia 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

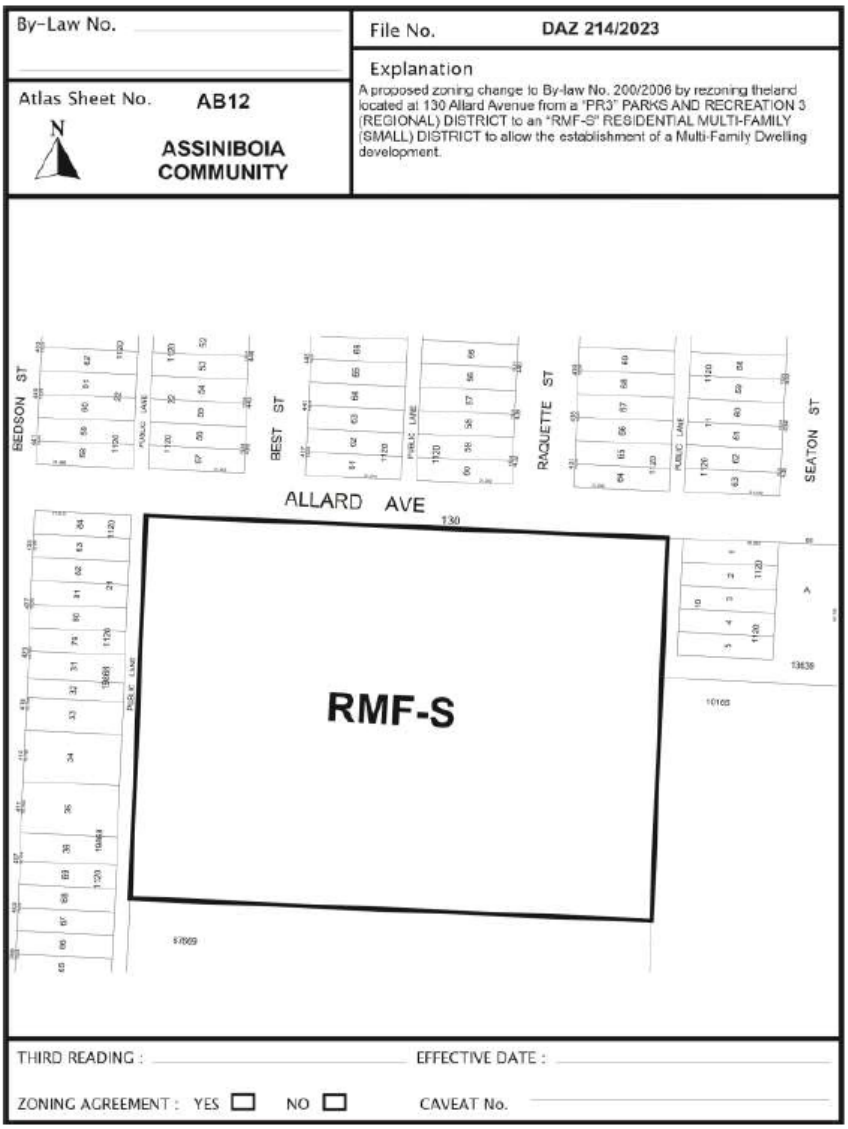
File: DAZ 214/2023

Before: Assiniboia Community Committee
Councillor Lukes, Chairperson
Councillor Dobson
Councillor Duncan

Public Hearing: December 19, 2023
Council Building, 510 Main Street

Applicant: Myles Kraut

Subject:



Premises Affected: 130 Allard Avenue

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

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: December 19, 2023

Community Committee Recommendation:

On December 19, 2023, the Assiniboia 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi Family – Small zoning district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 11, 2023, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. the Owner must submit plans showing the location and design of any and all proposed:

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

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

ii. That, fencing located along the south and east property lines shall include variation through material change or design every 40-50 feet, or the fence shall be designed to an alternative standard, to the satisfaction of the Director of Planning, Property and Development.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

2. That, 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 (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. 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.

4. That upon instruction from the Director of Planning, Property and Development, that the Developer has paid the Dedication and all other associated ancillary fees (collectively, the "Fees"), and subject to 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.

5. That Development Application No. DAZ 214/2023 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 the 2 year period and Council approves the extension.

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

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendations 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. That the variance order for DAV 23-213755D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 214/2023.

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

1. I've preached this on several occasions and I'll preach it again; community consultation is key in any development, especially when we're talking about infill developments. I spoke with residents in the area who had, at first, a lot of opposition, who had a lot of confusion, from past representatives misleading not only the community but the developers. We need to create a, and I hate to steal this from Councillor Rollins, a clear line of sight for communities and developers of what is going to be occurring in these communities when infill is happening. So, to go out and speak door to door, to hold community forums, is my expectation as a Councillor. I would like to see that continue into the future. I commend the developer for doing that during this process.

2. I think that a second point that I have been strong on in my first year here, and I'll continue to be, is that we need to create opportunities for local residents to age in place. As much opposition, and there hasn't been a lot, to this particular development at the Allard School site, there has been ten times as much support, and that's coming from Westwood residents. And that says something about people potentially hanging onto their homes longer than they are comfortable with, because there is no opportunity to stay in their community.

3. So again, being tasteful in the neighbourhood with bungalow-style and two-story style, to support these types of developments is key, and appreciated by the community and myself as area Councillor. I appreciate all of the concerns that are brought forward by the residents, they're all very valid.

4. I would anticipate and hold the developer responsible, that during the construction period there is as minimal mess and obstruction put in place to the local area, we want a smooth transition there.

5. We'll also be addressing with Public Works the Allard and Bedson conditions of those streets so I think that this is a good step, it's a tasteful step, in the infill in this particular neighbourhood that has not seen this type of development, so I think this will be good for the community. I know that change is hard but I think that we have, luckily, a very reputable builder here that's going to stick to their word on the number of units and the style and the outcome of this development.

Objections under the Charter:

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

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

Exhibits Filed:

1. Application dated September 20, 2023
2. Notification of Public Hearing dated November 1, 2023
3. Manitoba Status of Title 3250866/1
4. Letter of authorization dated August 30, 2023 from Allard Development Inc. (Myles Kraut) to Myles Kraut
5. Caveat 205899/1
6. 21 Letters of support submitted by the applicant
7. Plans (7 pages)
8. Report from the Urban Planning Division dated December 11, 2023
9. Inspection Report
10. Communication dated November 16, 2023 from Adam Nemy in support of the application
11. Communication dated December 7, 2023 from Patricia Taylor in opposition to the application
12. Communication dated December 6, 2023 from Daniel Nemy in support of the application
13. Communication dated December 11, 2023 from Neil Sander in support of the application
14. Communication dated December 14, 2023 from David J. and Natalie D. Horne in support of the application
15. Communication dated December 14, 2023 from Harold (Ted) and Bonnie Harvey in support of the application
16. Communication dated December 15, 2023 from Don McRae in opposition to the application
17. Presentation dated December 18, 2023, from Myles Kraut in support of the application
18. Communication dated December 18, 2023 from Margaret Owen in support of the application
19. Communication dated December 19, 2023 from Tom Sutcliffe with respect to the application
20. Communication dated December 18, 2023 from Kelly Ryback with respect to the application

REPRESENTATIONS:

In Support:

Bonnie Harvey
Ted Harvey
David J. Horne
Natalie D. Horne
Myles Kraut
Daniel MacGibbon
Adam Nemy
Daniel Nemy
Margaret Owen
Neil Sander
Valerie Sander
Yaron Walter

In Opposition:

Don McRae
Patricia Taylor

For Information:

Cheryl Bergner
Kelly Ryback
Tom Sutcliffe

For the City:

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

Exhibit "8" referred to in File DAZ 214/2023

ADMINISTRATIVE REPORT

Title: DAZ 214/2023 – 130 Allard Ave.

Issue: For consideration at the public hearing for an application to rezone the subject property for the purpose of establishing a multi-unit residential development.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown 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. Clark, RRP, 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 "RMF-S" Residential Multi Family – Small zoning district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated December 11, 2023, and attached as Schedule "B" to this report, subject to the following conditions:

   A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. the Owner must submit plans showing the location and design of any and all proposed:

         (a) buildings;

         (b) accessory parking areas;

         (c) private approaches;

         (d) garbage enclosures;

         (e) fencing;

         (f) landscaping; and

         (g) free-standing signage

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

ii. That, fencing located along the south and east property lines shall include variation through material change or design every 40-50 feet, or the fence shall be designed to an alternative standard, to the satisfaction of the Director of Planning, Property and Development.

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7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendations 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. That the variance order for DAV 23-213755D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 214/2023.

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 Winnipeg Public Service are concurred in, the subject property may be subdivided and rezoned to the "RMF-S" zoning district, subject to conditions.

CONSULTATION

- In preparing this Report there was consultation with: Relevant City of Winnipeg Departments per the Administrative Coordinating Group.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between 'growing out' and 'growing up', offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system (p.17).

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction* (p.17).

City Building Objectives

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

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

City Building Objective 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.

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

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure (p.31).

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Climate Action Plan

A more compact use of land through the introduction of multi-unit housing aligns with policy objectives of reducing or limiting the increases in Green House Gasses (GHG) per the Winnipeg Climate Action Plan.

- Under Section 5.1 Emission Reduction Sector Targets, the Climate Action Plan indicates the following:
    - *The contribution of land use to GHG emission reductions is primarily realized through other sectors (i.e., transportation and buildings). For example, as the City becomes more spread out with growth occurring primarily at the periphery, the number and length of personal vehicle travel increases, and other mobility options become less viable or more costly to implement. The type of residential development influences building emissions – in general single detached houses are more energy intensive than multi-unit residential buildings. Therefore, supporting diverse housing forms, density, complete community and transit-oriented development are land use strategies that*

support the reduction of GHG emissions from transportation and buildings. Evaluating the success of land use related actions therefore necessitates a consideration of indicators in these other sectors. To work towards the City's overall emission reduction goals, the City seeks to support residential infill and greater densities in strategic locations that provide convenient access to transit.

More specifically, it is envisioned that by 2031: » 50% of all new residential construction takes place in strategic infill locations. (p.22)

- One of the Vision Statement's in the Climate Action Plan is that:

  Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making (p. iv)

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

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

  4.3 Pursue Transit-Oriented Development

- Strategic Opportunity #5 *Low Carbon and Energy Efficient Buildings*

  In order to lower energy and greenhouse gases used in Winnipeg's new and existing buildings, the City and community need to find better ways to understand the energy use and emissions from buildings and provide builders with the tools and resources (where needed and feasible) to support these retrofits and designs.
  5.2 Improve energy performance of new buildings

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Devin Clark, RPP, MCIP
Date: December 11, 2023
File No: DAZ 214/2023

List of Schedules and Appendices

Schedule A – Planning Discussion
Appendix A – Proposed By-law
Schedule B – File No. DAZ 214/2023, Assiniboia Community Committee, dated December 11, 2023

SCHEDULE 'A'

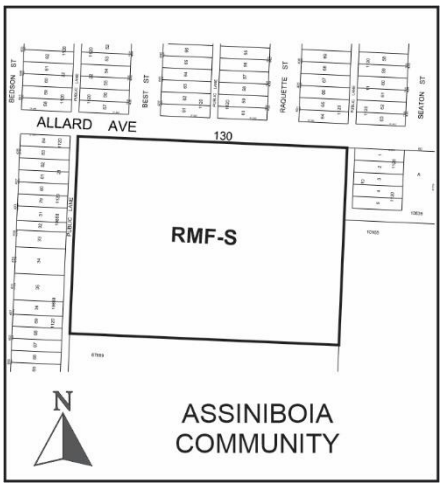
DATE:	December 11, 2023
FILE:	**DAZ 214/2023**
RELATED FILES:	DAV 23-213755D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.224 (Westwood)

SUBJECT: For consideration to rezone the land to the "RMF-S" Residential Multi Family – Small zoning district for the purpose of establishing a multi-unit residential development.

LOCATION:

130 Allard Ave.

LEGAL DESCRIPTION: LOT 2 PLAN 67669 WLTO IN RL 100 and 101 PARISH OF ST. CHARLES



APPLICANT: Myles Kraut
3676 Roblin Blvd.
Winnipeg, Manitoba R3R 0E1

OWNERS: Allard Development Inc. (Myles Kraut)
3676 Roblin Blvd.
Winnipeg, Manitoba R3R 0E1

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site is located on the south side of Allard Avenue between Bedson St. and Rouge Road within the Westwood neighbourhood of the Charleswood, Tuxedo, Westwood ward.
- The subject site has a total land area of approximately 5.25 acres or 228,740 square feet
- The subject site is currently zoned “PR3” Parks and Recreation
- The subject site is located within the Established Neighbourhoods, Recent Communities policy area of the *Complete Communities Direction Strategy 2.0’s* Urban Structure Map.

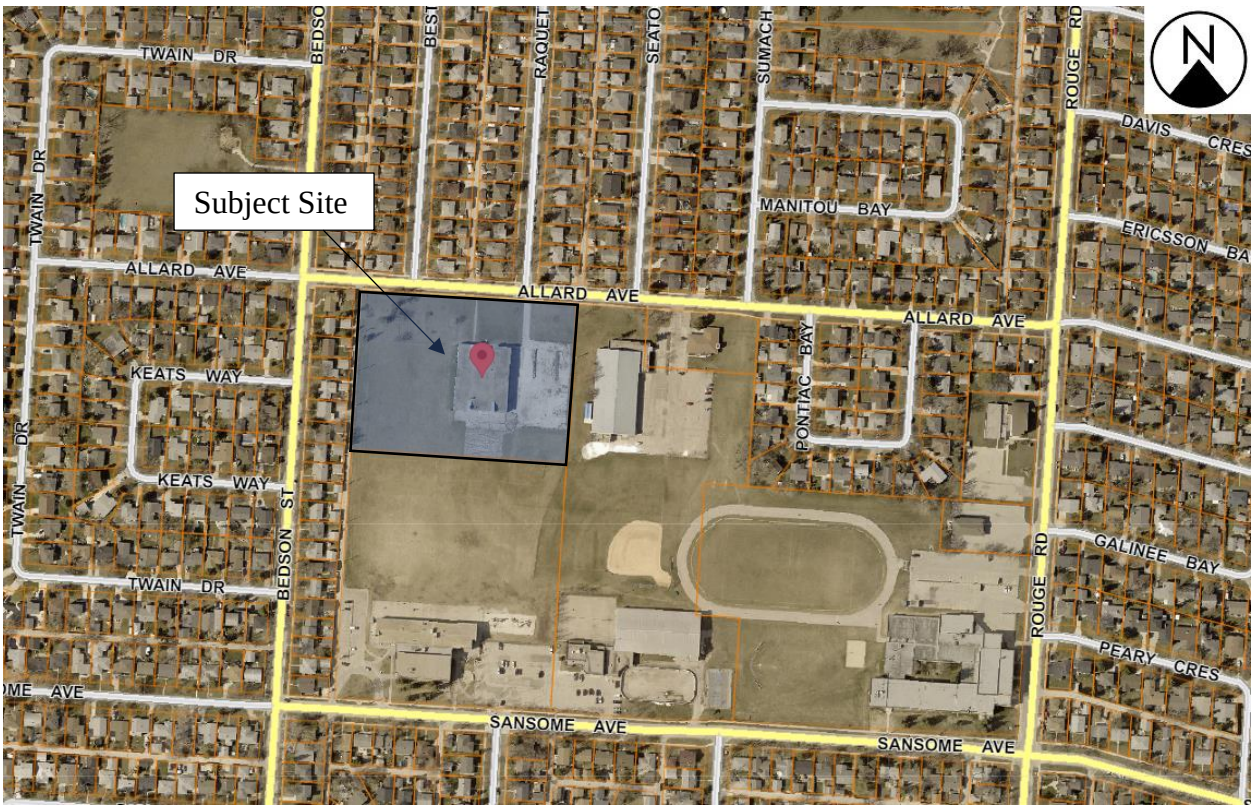


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

- To the north of the subject site is Allard Avenue, then single family residences zoned “R1-M” Residential Single Family – Medium.
- To the east is a community recreation centre and library zoned “PR3” Parks and Recreation – Regional.
- To the south is a school and recreation field zoned “PR3” Parks and Recreation – Regional.
- To the west is a public lane then single-family residences zoned “R1-L” Residential Single Family – Large.

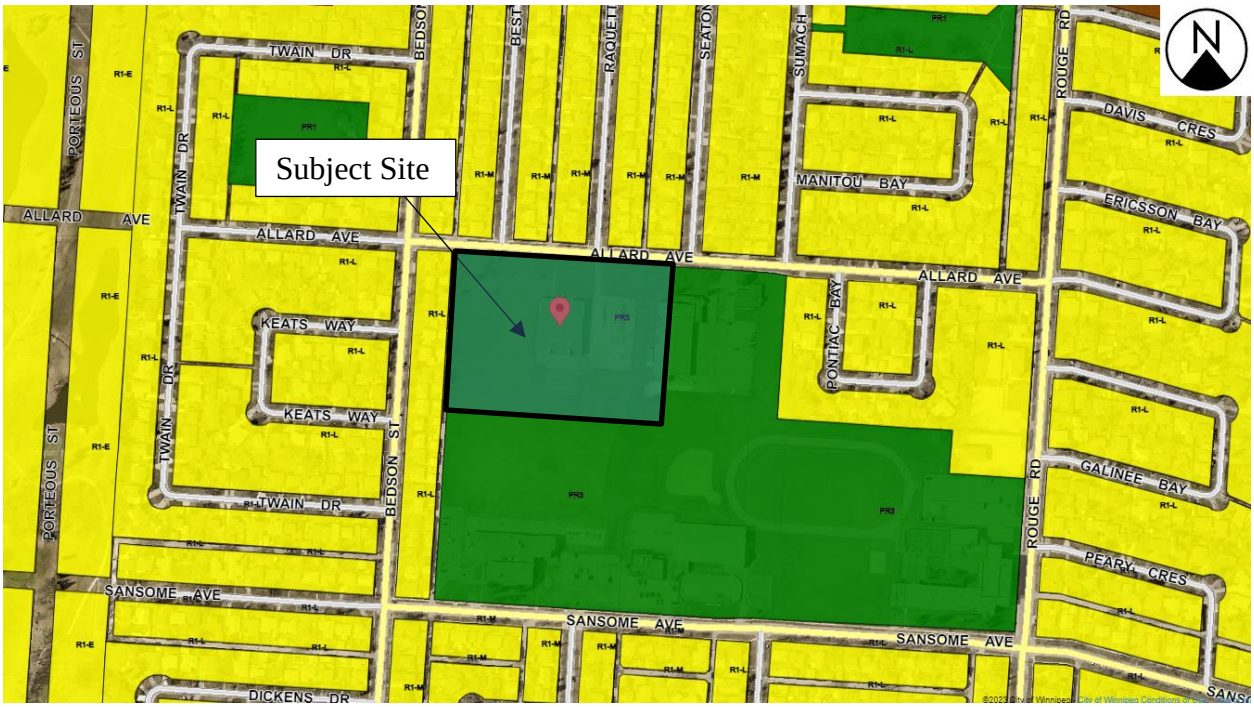


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the property to the “RMF-S” Residential Multi Family - Small zoning district to accommodate a multi-unit residential development.
- A total of 69 units are proposed with a mix of bungalow (43 units) and two storey townhomes (26 units).
    - Units are broken down as follows:
        - “Type A” units will be 1,449 sq. ft.
        - “Type B” units will be 985 sq. ft.
        - “Type C” units will be 985 sq. ft.
        - “Type D” units will be 1,252 sq. ft.
- The bungalow units are proposed to be 20 feet in height and the two storey townhomes are to be 28 feet in height.
- 137 parking stalls are proposed on site:
    - This includes 111 spaces in garages and 26 outdoor spaces.
    - 10 visitor parking stalls are required and proposed
    - 5 accessible stalls are required and provided with 3 standard stalls and 2 van accessible stalls.
    - Bike parking is proposed to include 13 spaces, while 10 are required.
- Landscaping is proposed in the following manner:
    - For street edge landscaping along Allard Ave. 19 trees and 84 shrubs are required. 22 trees and 87 shrubs are provided.

- Building foundation landscaping for all buildings either meet the minimum landscaping requirements or exceed them. 150 shrubs are required for all buildings and a total of 176 shrubs are provided.
- For parking lot interior landscaping, a total of 1 tree and 2 shrubs are required and 6 trees and 13 shrubs are proposed.
- The proponent indicates that the overall landscaping counts on site will include a minimum of 71 new trees and 300 shrubs.

Associated Variance Application (DAV)

- The proposed development is also the subject of an associated Variance application (DAV 23-213755D) with respect to permitting reduced rear yard setbacks to 6 of the bungalow buildings.



Figure 3: Site plan showing the proposed development of the subject property.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

Pre-Application Feedback

- The applicant requested a pre-application feedback letter from the Public Service which was completed on January 12, 2023.

- The Urban Planning Division provided an indication that there was a level of support for the type of development proposed, subject to a number of site and building design considerations.

Public Engagement

- The Implementation Section of CCDS 2.0 provides the following policy with respect to engaging with the community.

  Community engagement

  1.2 Ensure community engagement is a component of the planning process and is a fundamental tool in building ownership of this By-law and in achieving its goals and objectives (p.160).

- The Urban Planning Division encouraged the applicant to undertake public consultation with nearby residents and other stakeholders prior to proceeding with a formal application. The Urban Planning Division encourages consultation in order to give stakeholders an opportunity to discuss any potential issues or concerns with the developer and to potentially address these issues through site and building design amendments.
- According to the applicant, public engagement was conducted on June 28th, 2023 at 130 Allard Ave. Prior to the meeting approximately 100 flyers were distributed in mailboxes of the adjacent homes, a large notice was placed on site and an ad was posted in the Winnipeg Free Press. Additionally, a website was setup for people with follow up questions or for those who were not able to attend the meeting.
- The open house lasted for over 5 hours and some of the questions raised included:
  - Price point
  - Sizing
  - Elevations
  - Density
  - Parking
  - Building materials
  - Potential shadow impacts
  - Snow and garbage removal
  - Timelines
  - Greenspace and vegetation
  - Traffic flow
  - Fencing
- Approximately 50 letters of support were received from community members
- A sign has been installed on the property to direct additional questions and the website is continually monitored.

- The applicant indicates that as a result of the public consultation with the public and the City the following changes have been made to earlier iterations of the development proposal.
    - Reduced unit count from 80 units to 69 units
    - Provision for 129 parking stalls including 5 accessible stalls
    - Reduced maximum building height from 3 storeys to 2 storeys
    - 2 storey buildings are now located within the centre of the property with single storey buildings along the back lane
    - Buildings fronting onto Allard will have covered landings projecting into the front yard with an entrance and sidewalk connecting to the public sidewalk.
    - The property will have a 4' metal fence facing Allard with a 6' wood fence on the other 3 sides.

OURWINNIPEG 2045

OurWinnipeg 2045 is the City's long-range development plan. The following policies are relevant to the proposed development:

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.

6.5 Climate Resilient Growth

The intensification target adopted in Complete Communities must align at a minimum with climate change mitigation and adaptation goals, objectives, and adopted greenhouse gas emissions reduction targets.

6.6 Intensification Target

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

6.39 Affordable and Supportive Housing Options

Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction;

adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- The subject property is located within the Established Neighbourhoods, Recent Communities policy area under *Complete Communities 2.0*. Relevant policies in *Complete Communities 2.0* include the following*:*

Goal 1 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

Policies General policies

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;*
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.*

1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be

conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

Goal 2 2.0 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.

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

Building design

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 visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

- *a. Window placement that supports passive surveillance;*
- *b. Unit entrances with direct access to the street;*
- *c. Front porches;*
- *d. Balconies;*
- *e. Awnings;*
- *f. Lighting; and*
- *g. Height of primary entrances.*

2.10 Discourage building designs that orient the back of the building to the street.

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

Massing and scale

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

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

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

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

Parking and loading

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

- *a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
- *b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
- *c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

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

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

2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

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.

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

Goal 3 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

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.

3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.

3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.

3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.

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

Goal 6 6.0 Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.

6.1 Maintain and improve the quality of open spaces and community facilities in Established Neighbourhoods to ensure the current and future recreational needs of residents are met.

6.2 Provide a variety of park experiences and opportunities for active and passive enjoyment in all communities in Established Neighbourhoods.

6.3 The City should acquire lands where possible to add to the linear parkway network and riverbank areas.

6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.

6.5 Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life of our communities.

6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of a community.

6.7 Improve the quality and increase the coverage of the urban tree canopy in Established Neighbourhoods by 10% over the next five years.

TRANSIT MASTER PLAN

- The Transit Master Plan recognizes the interrelated nature of land use and transit use.
- The Transit Master Plan promotes multimodal connections with land use that better enable people to choose to live without a car or drive less. (p.26)

CLIMATE CHANGE ACTION PLAN

- Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles:*

  3.1 Increase Use and Efficiency of Public Transit Systems

  3.2 Increase the Density of Urban Development Along Key Transit Corridors.

  3.4 Increase Active Transportation Rates

  3.5 Reduce Traffic Congestion

  3.6 Increase the Use of Electric Vehicles

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

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

  4.3 Pursue Transit-Oriented Development
  4.4 Support Redevelopment of Former Commercial and Industrial Lands into Active Use.

- Strategic Opportunity #5 *Low Carbon and Energy Efficient Buildings*

  5.2 Improve energy performance of new buildings

REZONING

- The subject site is currently zoned “PR3” Parks and Recreation – Regional.
- The applicant is proposing to rezone the land to the “RMF-S” Residential Multi Family - Small zoning district.
- The dimensional standards for multi-family residential uses in the “RMF-S” zoning district are:
  - Minimum lot area of 9,000 square feet
  - Minimum lot area per dwelling unit of 1,250 square feet
  - Minimum front yard of 20 feet;
  - Minimum rear yard of 25 feet;
  - Minimum interior side yard of four (4) feet;
  - Minimum corner side yard of five (5) feet;
  - Principal building separation distance of eight (8) feet; and,
  - Maximum building height of 35 feet.
- A variance is required for the proposed development to allow for rear yards of 16 feet instead of 25 feet along the south property line. The analysis of this variance is discussed further in the associated variance report under file DAV 23-213755D.

TRANSPORTATION ANALYSIS

- The Public Works Department indicated that a traffic impact study was not warranted or required for the proposed development.
- Public Works identified some concerns with the location of approaches in previous iterations of the site design. Public Works is supportive of this approach with the one access.

TRANSIT

- The subject site is currently served by transit route 82 along Bedson St., with stops 20394 running northbound to Portage Ave. and 20503, running south toward Assiniboine Avenue. This route provides service between Unicity Mall and Grace Hospital through the Westwood neighbourhood.
- Service runs on weekdays between 6:58 AM and 6:32 PM. Approximately 18 buses run each way (total 36) throughout the day.
- Frequent transit is available along Portage Avenue, which is within approximately 500 metres of the subject site. Approximately 59 buses service the east and westbound routes along Portage Ave. during weekdays.
- Portage Avenue is identified in the City's Transit Master Plan as a Rapid Transit (Class 1) corridor in the future.



Figure 4: Transit stops in close proximity to the subject site

- The proposed development provides access to existing transit stops in close proximity to the subject site as mentioned above.
- The City of Winnipeg's Transit Master Plan states that:

  The Winnipeg metro area's population is expected to approach one million citizens within 25 years. Accommodating the transportation needs of this future population requires enhancements to all aspects of the transportation system. The mobility needs of all people, regardless of age and ability, must be addressed in a sustainable, cost-effective, and reliable way (p.14).
  In the current transit system, only slightly more than 20% of Winnipeg homes are within a 500 metre (6-7 minute) walk of frequent transit service. Access to frequent transit service (defined as a bus coming every 15 minutes or less) is a tipping point to make transit an attractive and viable choice (p.14).
  Primary Transit Network lines are designed to increase ridership by offering direct and frequent service, every 15 minutes or better for the majority of the day,

seven days a week. Increasing ridership is the most significant way Winnipeg Transit can contribute to reducing greenhouse gas emissions in Winnipeg (p.25).

PEDESTRIAN AND CYCLING NETWORK

In section 2B of the Pedestrian and Cycling Strategy the desire to increase and improve multi-modal connections is identified.

Improving pedestrian and bicycle access to transit increases multi-modal transportation choices and helps to extend the reach of public transit. To develop a comprehensive pedestrian and bicycle network, it is important to look for opportunities to integrate walking and cycling with other modes of transportation, particularly in regards to opportunities for better integration with transit (p.198)

- Dedicated cycling facilities are not established within this area of the City at this time.

COMPATIBILITY WITH THE SURROUNDING AREA

Area Context

- The proposed development is to be located within an area that is primarily established with low density, single family residential uses and institutional uses such as schools, community centres, and a library. Commercial retail and services are established in close proximity along Portage Avenue.

Established Multi-family

- 3590 Portage Avenue – 59 units, 7 storeys. Accessed from Portage Avenue. Lot size is 70,589 square feet. Lot area per dwelling unit is 1196 square feet.
- 505 Rouge Road – 140 units, 3 storey buildings x 4. Accessed from Rouge Road. 160,171 square feet. Lot area per dwelling unit is – 1144 square. feet.

Density

- The proposed density of 69 units on a lot size of 228,740 square feet equates to a lot area per dwelling unit of 3,315 sq. ft. The “RMF-S” zoning district permits a lot area per dwelling unit of 1,250 sq. ft., which would allow a total of 183 residential units.
- The proposed density is well under the permitted density of the “RMF-S” zoning district.

Building Heights

- Submitted plans indicate that the one-storey buildings will be 20 feet in height.
- Two-storey buildings will be 28 feet in height.
- The one storey buildings are located along the west, south and east edges of the property.
- Two storey buildings are located along the north property line facing Allard and in the middle of the site.

- The single storey units along the edges of the property create a reasonable transition to the surrounding uses of single-family dwellings to the west and the school site and community centre to the south and east.

Landscaping

- Landscaping is proposed in the following manner:
    - For street edge landscaping along Allard Ave. 19 trees and 84 shrubs are required. 22 trees and 87 shrubs are provided.
    - Building foundation landscaping for all buildings either meet the minimum landscaping requirements or exceed them. 150 shrubs are required for all buildings and a total of 176 shrubs are provided.
    - For parking lot interior landscaping, a total of 1 tree and 2 shrubs are required and 6 trees and 13 shrubs are proposed.
- The proponent indicates that the overall landscaping counts on site will include a minimum of 71 new trees and 300 shrubs.
- Landscaping exceeds the requirements in the Zoning By-law and is used along the edges of the property to buffer from adjacent uses.

Parking

- 137 parking stalls are proposed on site:
    - This includes 111 spaces in garages and 26 outdoor spaces.
    - 10 visitor parking stalls are required and proposed
    - 5 accessible stalls are required and provided with 3 standard stalls and 2 van accessible stalls.
    - Bike parking is proposed to include 13 spaces, while 10 are required. It is anticipated that all other bicycle parking will be contained within the dwelling units or garages.

Aging Demographic

- The Housing section of CCDS 2.0 recognizes the importance of providing housing that allows people to age in place.

  we must provide opportunities such as "aging in place" so residents can remain in their communities as they move through their life phases. Accommodating the aging population will become important over time, and will need to be factored into planning for growth in all neighbourhoods and across all housing types and tenures (p.148).

- The City of Winnipeg's Population, Housing and Economic Forecast from 2016 (most current), indicates that:

  The population of the City of Winnipeg is expected to increase from around 718,400 individuals in 2015 to around 922,600 by 2040, an increase of over 200,000 people. Population growth will be mainly driven by continued international immigration. These individuals will continue to seek housing, maintaining current growth in housing demand; however, aging baby boomers and changing affordability will result in more multiple dwellings being built than single-detached (p.4).

From 2015 to 2040, the 15-24 and 25-34 age groups will increase by 17% and 10% respectively, whereas the 75+ age group will increase by 140%, resulting in an increase in average age in the Winnipeg CMA from around 39 to approximately 43.

Single-detached dwelling annual starts will decrease while multiple dwellings will increase, with the annual total remaining around 4,000 per year (p.4).

The number of multiples constructed per year is expected to increase each year from around 2,000 in 2017 to 2,500 in 2040, whereas the number of singles is expected to decrease (p.21)

- Many features of a multi-unit residential dwellings are inherently more age friendly than single family dwellings. This proposal offers housing in a manner that would allow people to downsize from their single family homes while being able to remain in their neighbourhood.
- The applicant provided the following commentary with respect to how the development is geared toward housing needs for an aging demographic.
    - *The customers which we are targeting are "empty nesters" allowing them to move into a zero maintenance dwelling while still remaining in the neighbourhood in which they are accustom to living in. There will be an adaptable option for homeowners with mobility concerns (accessible ramps at entries, open floor plans for clear path of travel, roll-in shower option, etc…). Our presentation centre will be built to accommodate wheelchair access and mobility challenged customers. 62% of the proposed units (43 of 69) are single story homes and can be upgraded for increased accessibility. All internal sidewalks are minimum 36" with the appropriate amount of accessible parking on site. Snow removal, salting and sanding will be completed at the highest level directed by the newly formed condominium corporation.*

Housing

- Policy supporting housing diversity and affordable housing is found on page 149 of CCDS 2.0. This policy states:

    1.0 Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.

- The proposed development aligns with this policy as it introduces housing options to the neighbourhood, which is predominantly comprised of single-family residential dwellings.

Affordable Housing

1.3 Employ tools such as density bonusing and inclusionary zoning that encourage and/or require the development of affordable housing that is integrated with market housing. Identify minimum affordability and accessibility requirements in the development of such tools.

1.5 Explore ways to reduce developer costs associated with the creation of new affordable housing such as:

a. Reducing regulatory barriers;

b. Reducing development approvals costs and associated delays;

c. Enabling density increases; and

d. Reducing parking requirements where the proponent can demonstrate other viable transportation options.

- According to the feedback provided by the applicant, homes will range in price around the average price of homes in the Westwood neighbourhood.

Energy Efficiency

- Within the General Growth Section of CCDS 2.0, Goal 7 is to leverage growth to promote climate change resiliency.
- Policy 7.1, Sustainable building practices says:

  Promote sustainable building practices with a focus on net zero carbon and energy efficiency building standards (p.29).

- The applicant provided the following commentary with respect to how the new development will align with these objectives:
  - *Home insulation and modern appliances will exceed all the energy code requirements. In addition, sustainable options include home learning thermostats, heat pumps, electric car charges for each unit plus solar panels with battery backups. Throughout the development, standard building features will include tri-pane windows, low-flow fixtures and LED lighting. Green Space and Planting has been maximized. New tree planting will exceed the by-law requirements by over 100% and new shrub planting will exceed the by-law requirements by more than 20%.*

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg for plan approval by the Director of Planning, Property and Development and the Assiniboia Community Committee, prior to the issuance of building permits.
- The intent of this plan approval requirement is to allow a review of the final plans with respect to site and building design before building permits are issued. Particular elements of the proposal that will be reviewed at the plan approval stage include, but are not limited to:
  - Building location and design
    - With respect to policies 2.9 and 2.14 (below) and the current site plans, the Urban Planning Division would like to ensure that the two building ends facing Allard incorporate design features that add visual interest to the front of the development in a manner similar to the dwelling units that directly face Allard St. This could include some additional windows, unit entrances or porches facing the street, awnings, use of lighting, etc.
    - *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*

- *a. Window placement that supports passive surveillance;*
- *b. Unit entrances with direct access to the street;*
- *c. Front porches;*
- *d. Balconies;*
- *e. Awnings;*
- *f. Lighting; and*
- *g. Height of primary entrances.*

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

- Landscaping
- Parking Areas
- Bicycle Parking
- Signage
- Fencing
  - For fencing, the Urban Planning Division is recommending that any fencing located along the south and east property lines shall provide a visual break in material every 40-50 feet.
  - Given the long length of the fence the introduction of some level of visual differentiation is desirable.
  - The Urban Planning Division is not prescribing what the material or design shall be, but will have a chance to review at the plan approval stage.
- Garbage bin location and access.

Administrative Coordinating Group

- The Administrative Coordinating Group does not have any servicing requirements associated with the proposed development.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than ten percent (10%).
- In the case of the subject proposed subdivision and rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

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

- Rezoning to the "RMF-S" zoning district can be supported under *CCDS 2.0*, which encourages additional residential development in established neighbourhoods, that provide variety of housing options, allowing people to age within the neighbourhood.

- A condition that requires plan approval by the Community Committee is recommended and provides an opportunity to evaluate plans before building permits are issued.
- A condition requires that fencing located along the south and east property line shall incorporate material changes every 40-50 feet in order to provide some visual interest for the entire length of those fences which could be 558 feet along the south property line and around 400 feet for the east property line.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Devin Clark, RPP, MCIP
PPD File #: DAZ 214/2023

Schedule "B" for File DAZ 214/2023, Assiniboia Community Committee, dated December 11, 2023

By-Law No. _____

File No. **DAZ 214/2023**

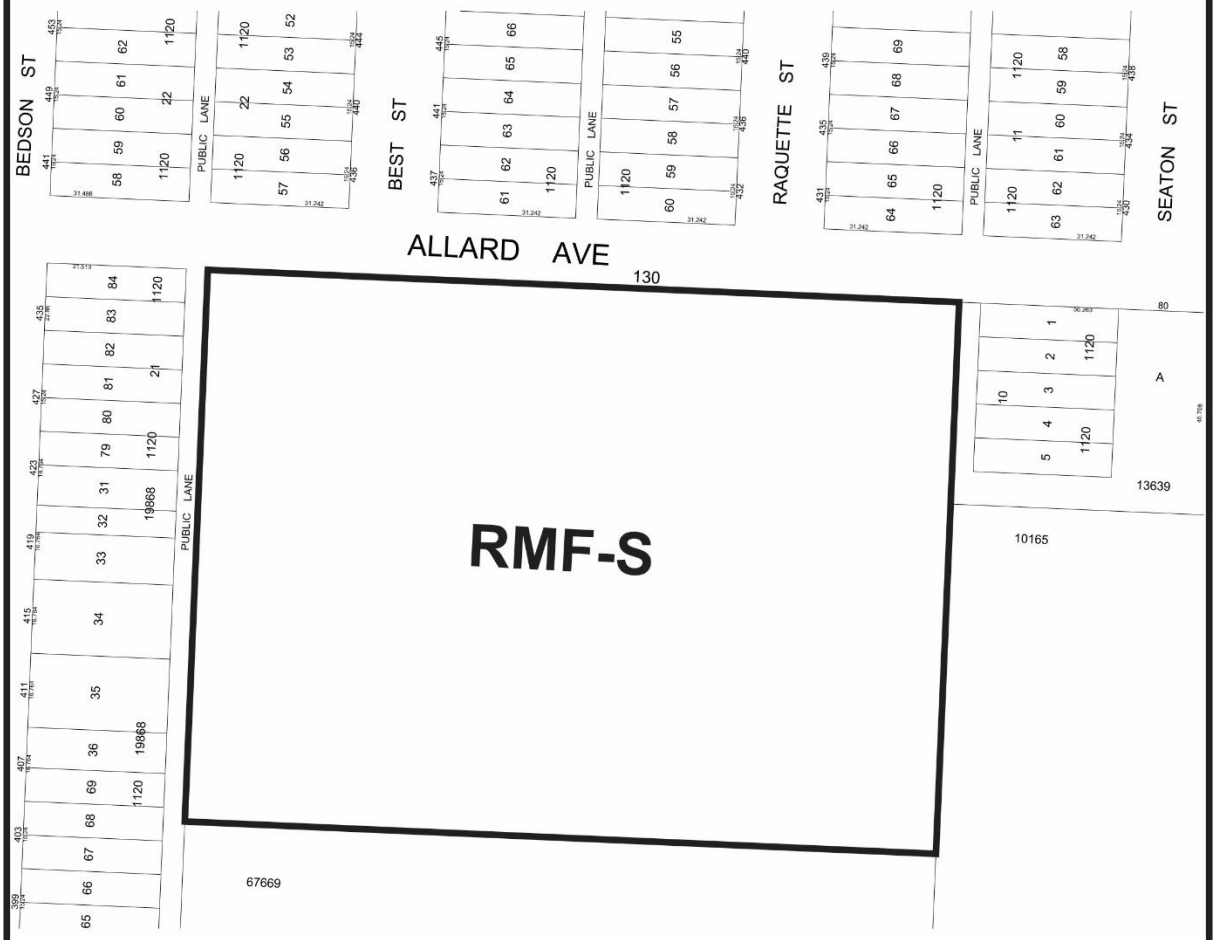
Atlas Sheet No. **AB12**

N

ASSINIBOIA COMMUNITY

Explanation

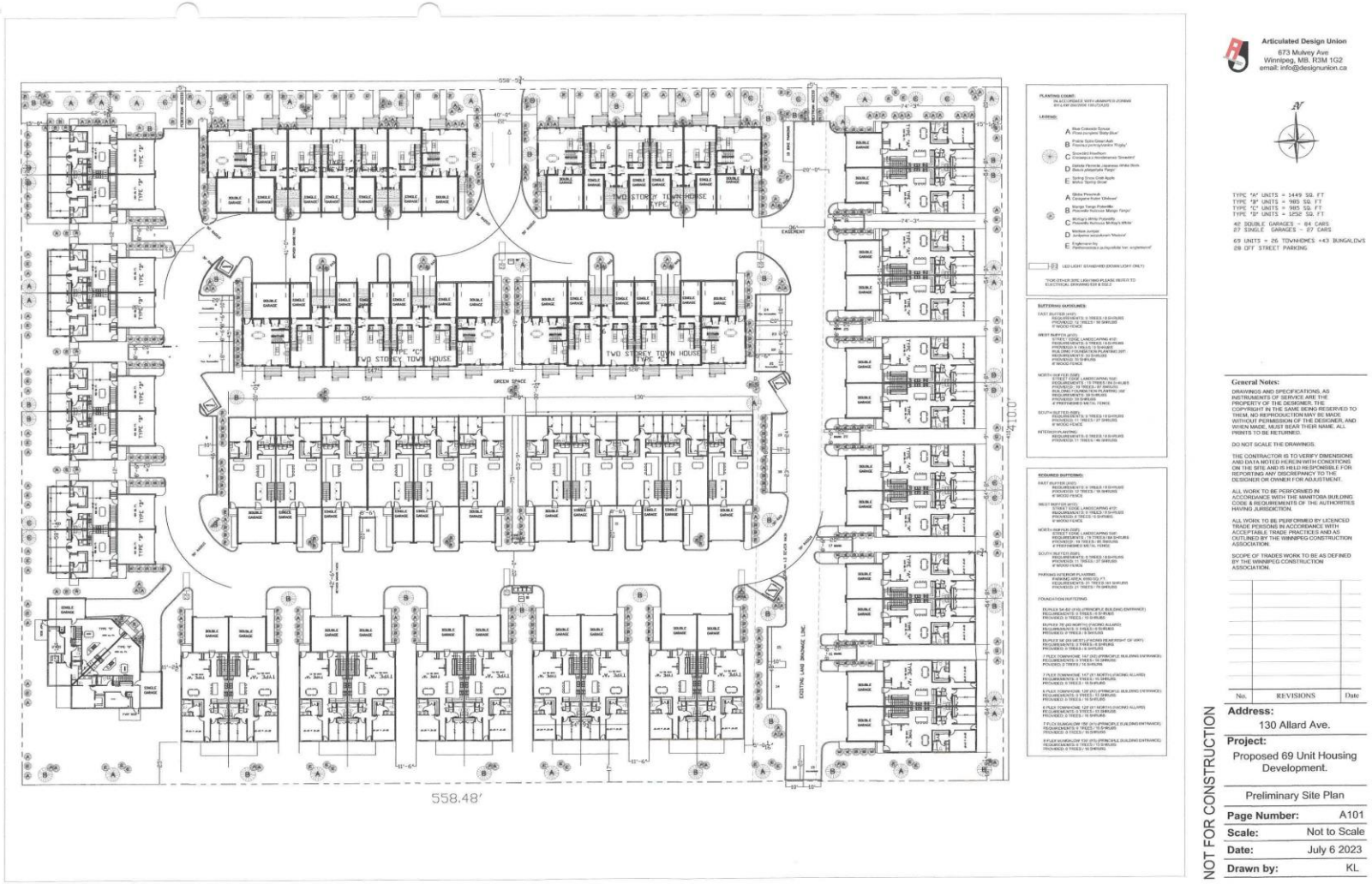
A proposed zoning change to By-law No. 200/2006 by rezoning theland located at 130 Allard Avenue from a "PR3" PARKS AND RECREATION 3 (REGIONAL) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow the establishment of a Multi-Family Dwelling development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DAZ 214/2023





② Blow up
3/32" = 1'-0"



NORTH

① Site
1/32" = 1'-0"

69 residential units
128 parking stalls

GLENDALE ESTATES

Articulated Design Union
673 Mulvey Ave
Winnipeg, MB, R3M 1G2
email: info@designunion.ca

Consultant:

Consultant:

General Notes:

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ALL WORK TO BE PERFORMED BY LICENCED TRADE PERSONS IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICES AND AS OUTLINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

SCOPE OF TRADES WORK TO BE AS DEFINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date

Project:
130 Allard Ave.

Rendered Site Plan & Offsets

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Drawn by:	DM

NOT FOR CONSTRUCTION

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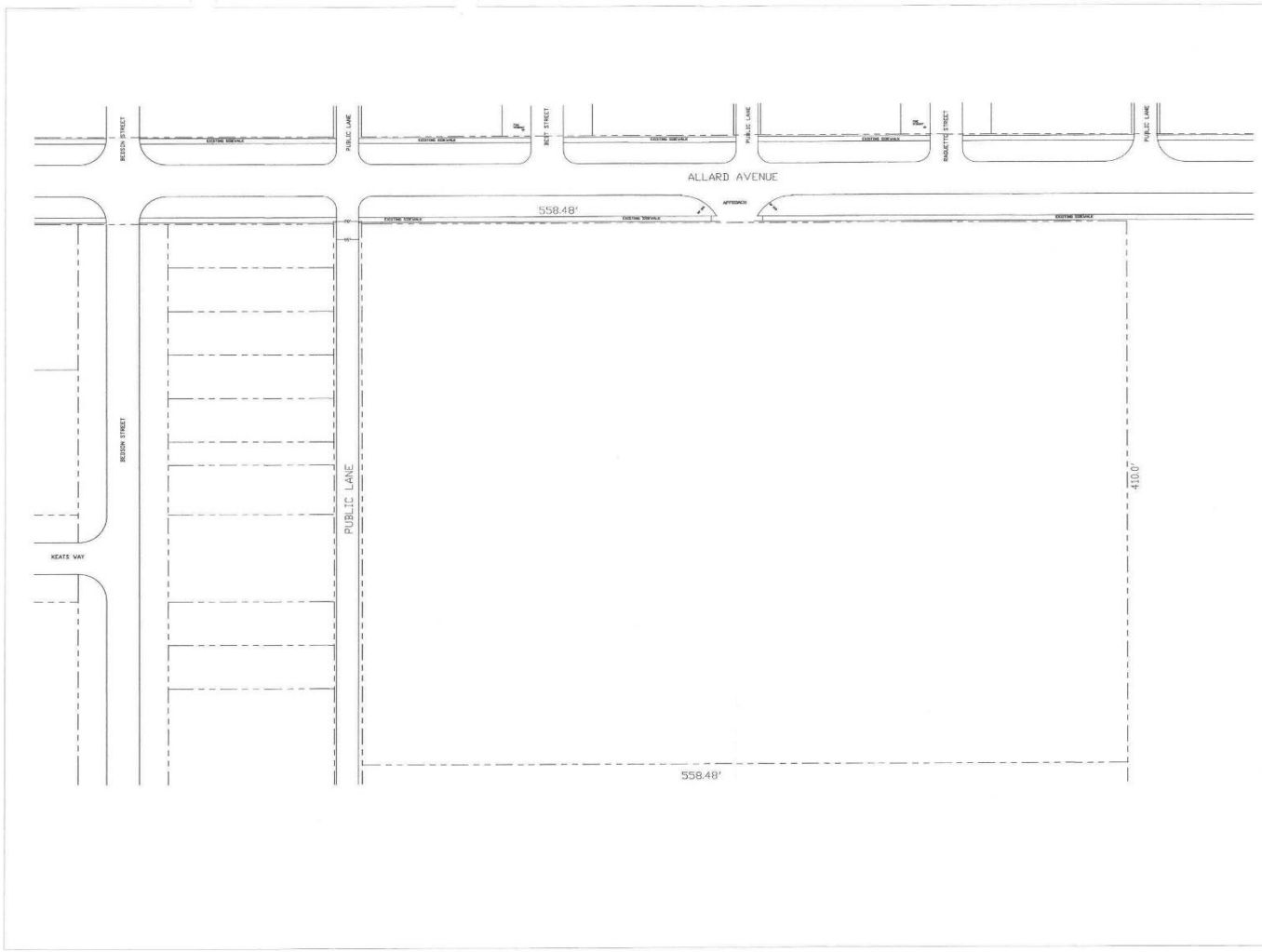

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SCOPE OF TRADES WORK TO BE AS DEFINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date

NOT FOR CONSTRUCTION

Address:
130 Allard Ave.

Project:
Proposed 69 Unit Housing Development.

Title Plot & Adjacent Infrastructure

Page Number:	A101
Scale:	1/32" = 1'-0"
Date:	July 6 2023
Drawn by:	KL

Articulated Design Union
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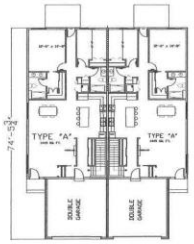
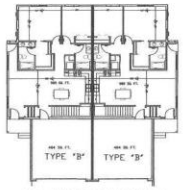


ONE STOREY BUNGALOW
TYPE "A"



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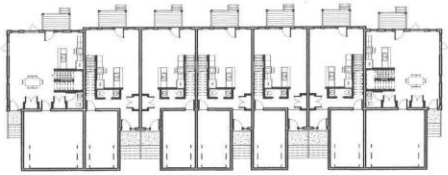

TWO STOREY TOWN HOUSE (7 PLEX)
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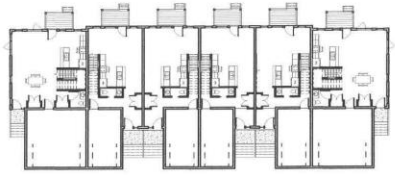
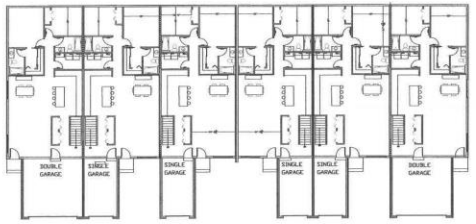
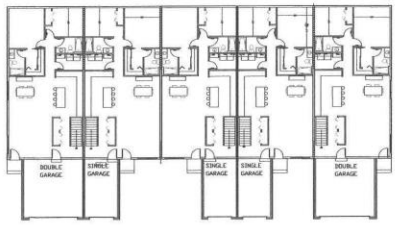


TWO STOREY TOWN HOUSE (6 PLEX)
TYPE "C"



ONE STOREY BUNGALOW (6 PLEX)
TYPE "B"



ONE STOREY BUNGALOW (5 PLEX)
TYPE "B"

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SCOPE OF TRADES WORK TO BE AS DEFINED BY THE WINNIPEG CONSTRUCTION ASSOCIATION.

No.	REVISIONS	Date

Address:
130 Allard Ave.

Project:
Proposed 69 Unit Housing Development.

Prelim Unit Plans

Page Number:	A101
Scale:	1/16" = 1'-0"
Date:	July 6 2023
Drawn by:	KL

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GLENDALE ESTATES

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Consultant:

Consultant:

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No.	REVISIONS	Date

Project:
130 Allard Ave.

Renders

Page Number:	A2
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Date:	Mar 21 2023
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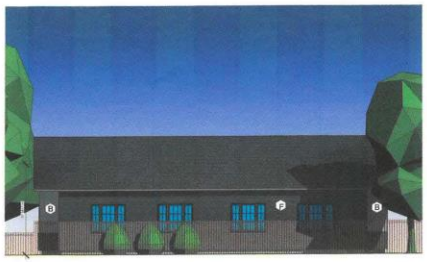
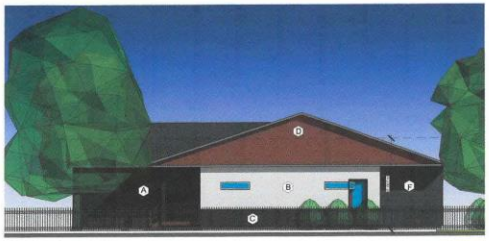


1 Backlane - West duplex (Type B) X 4
1/8" = 1'-0"



2 Allard - North 7 plex townhome (Type C)
1/8" = 1'-0"



4 Allard - North duplex (Type B)
1/8" = 1'-0"



3 Allard - North 6 plex townhome (Type C)
1/8" = 1'-0"



5 Allard - North duplex (Type A)
1/8" = 1'-0"

- A GREY STUCCO
- B WHITE STUCCO
- C GREY STONE
- D WOOD GRAIN METAL SIDING
- E GREY FLAT PANEL BOARD
- F GREY LAP SIDING

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No.	REVISIONS	Date

Project:
130 Allard Ave.

Allard Elevations

Page Number:	A3
Scale:	1/8" = 1'-0"
Date:	Mar 21 2023
Drawn by:	Author

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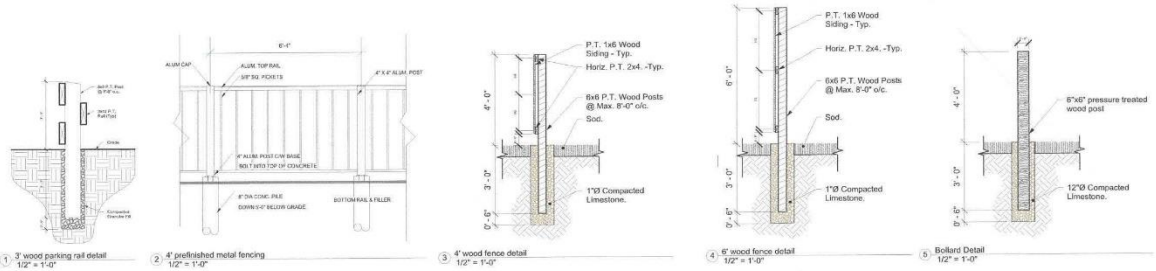
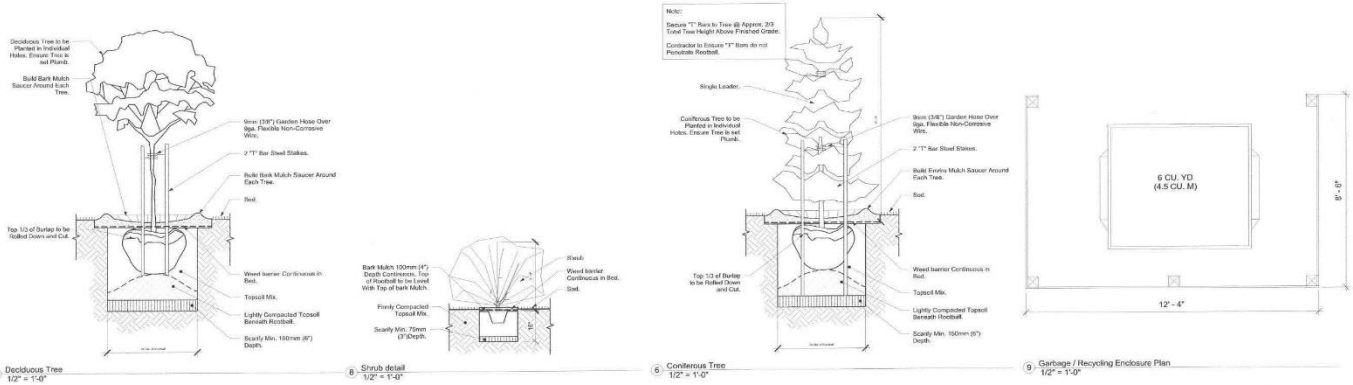


1 3' wood parking rail detail 1/2" = 1'-0"
2 4' prefinished metal fencing 1/2" = 1'-0"
3 4' wood fence detail 1/2" = 1'-0"
4 6' wood fence detail 1/2" = 1'-0"
5 Bollard Detail 1/2" = 1'-0"



7 Deciduous Tree 1/2" = 1'-0"
8 Shrub detail 1/2" = 1'-0"
6 Coniferous Tree 1/2" = 1'-0"
9 Garbage / Recycling Enclosure Plan 1/2" = 1'-0"

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No.	REVISIONS	Date

Project:
130 Allard Ave.

Site Details

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