# LAND DEDICATION RESERVE FUND APPLICATION

## APPLICANT INFORMATION

| | | | | | |
|---|---|---|---|---|---|
| Name of Organization: | St. Norbert Business Improvement Zone | | | | |
| Mailing Address: | | | | Postal Code: | |
| Phone: | | Fax No.: | | E-mail address: | |
| Name(s) of designated representatives to be contacted about this application: | Name: | Kathy Hunter | | Phone (daytime): | |
| | Position: | Chair, Board of Directors | | Phone (evening): | |
| | Name: | Marilyn Firth | | Phone (daytime): | |
| | Position: | Administrator | | Phone (evening): | |
| How long has the organization been in operation? | 13 years | | | | |
| Select Community Committee Area where project is located: | Assiniboia ☐ | City Centre ☐ | Riel X☐ | | |
| | East Kildonan-Transcona ☐ | Lord Selkirk-West Kildonan ☐ | | | |

## PROJECT INFORMATION

| | | | |
|---|---|---|---|
| Name of Project: | Pembina Hwy Median Reparation: St. Norbert – Phase 2 | | |
| Location of Project: | 3490 to 3511 Pembina Highway | | |
| Project is located on City of Winnipeg owned lands? | YES X☐ | NO ☐ | |
| Project Start Date: | 2024-03-15 | Anticipated Completion Date: | 2025-09-01 |

Total Estimated Project Cost: $ 45,827

**Land Dedication Reserve Fund Requested Amount: $ 36,827**

| LIST OTHER PROJECT FUNDING SOURCES | | AMOUNT | CONFIRMED | |
|---|---|---|---|---|
| Source #1 | St. Norbert BIZ | $ 9,000 | YES x☐ | NO ☐ |
| Source #2 | | $ | YES ☐ | NO ☐ |
| Source #3 | | $ | YES ☐ | NO ☐ |
| Source #4 | | $ | YES ☐ | NO ☐ |
| Source #5 | | $ | YES ☐ | NO ☐ |

## DETAILED PROJECT DESCRIPTION

Provide a detailed description of the planned project, including: **SEE ATTACHED**

- Community need/ support for the project
- Community consultation, if applicable (surveys, open houses, etc.)
- City of Winnipeg staff involved in project to date
- Scope of work
- Cost estimates/ quotes
- Project schedule

Project details, plans and supporting documentation may be submitted as attachments.

## APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) for the applying organization and this application is accurate to the best of my/our knowledge.

| | | | |
|---|---|---|---|
| | Kathy Hunter | Chair, Board of Directors | 2024-01-12 |
| SIGNATURE | NAME PRINTED | TITLE/POSITION | DATE |
| | Marilyn Firth | Administrator | 2024-01-12 |
| SIGNATURE | NAME PRINTED | TITLE/POSITION | DATE |

Submit completed application to:

Urban Design Division
c/o Helen Fabbri ph: 204-986-6419, fax: 204-986-7524
Planning, Property and Development Department
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: hfabbri@winnipeg.ca

# The City of Winnipeg

## Signage Requirements

**Signage Requirements:**

No person or business shall display, install, or affix any sign, symbol, notice, or lettering of any kind anywhere on City of Winnipeg-owned assets or property without approval by the City of Winnipeg.

To have a sign approved, submit proposed sign design to marketing@winnipeg.ca
Be sure to include:

- all text in legible font, graphics, and logos
  **Note:** For signage in recognition of sponsorships and/or donations, only the sponsor and/or donor relationship with the City of Winnipeg will be recognized on the sign.
- proposed sign dimensions
- fabrication specifications
- proposed location of sign
- plan for installation

Submitted sign designs will be reviewed by departments to ensure compliance with all relevant City of Winnipeg by-laws, policies, and processes.

City staff will convey approval or comments back to the applicant within fifteen (15) business days.

Signs must not be installed until approval is provided from the City of Winnipeg to the applicant in writing.

Upon approval, applicants are responsible for all costs related to:

- fabrication of the sign
- installation*, repair, replacement, and/or removal of the sign
- insurance required by the City of Winnipeg

* Installation of the sign must be done by (a) City of Winnipeg staff, or (b) a City of Winnipeg approved contractor under the supervision of City of Winnipeg staff.

## DETAILED PROJECT DESCRIPTION

### Community need/ support for the project

This funding request is for Phase Two of a project to improve and enhance a Pembina Highway median in the downtown of St. Norbert. Phase one was approved and funded by the City of Winnipeg as noted in File No. G.1/2023(472)

The entry to the City of Winnipeg from the south, the bilingual (English/French) community of St. Norbert is the first impression for visitors from the United States, southern Manitoba communities, and travellers with destinations west. It is also home to Manitoba's largest farmers' market, welcoming thousands of visitors, both local and visiting, each week. While the St. Norbert BIZ has undertaken many projects over the past 13 years to enhance the downtown, there is a barren stretch of the median on Pembina Highway, between the St. Norbert Farmers' Market and the Coop Grocery Store, that lacks any enhancement, and requires substantial improvement to complete the welcoming entry to the city. This median section includes a very busy crosswalk that leads directly into the St. Norbert Farmers' Market.

The city does provide annual plantings on each end of this median strip, but the center of the strip includes bulky stones installed approximately a decade ago that were intended to be softened with perennial plantings and lighting. This project would take up that portion of the remediation work to the median.

This project is supported, through the St. Norbert Business Improvement Zone, by the many businesses that see St. Norbert as their home, the St. Norbert Famers' Market, Entreprises Riel, and our City Councillor, Markus Chambers.

### City of Winnipeg staff involved in project to date

Our City Councillor, Markus Chambers, is involved in plans for this project, and, with the St. Norbert BIZ staff, has engaged in preliminary discussions with the City of Winnipeg Parks department.

### Scope of work

This application is for Phase Two of the project Pembina Hwy Median Reparation: St. Norbert. Phase One included design, construction documents, and costing, as well as engagement with City of Winnipeg Parks staff. Phase Two completes the project with physical hardscaping, softscaping and lighting elements as approved by City of Winnipeg staff.

As submitted by Hilderman, Thomas, Frank, Cram Architectural Firm:

- Tender Period – three weeks
- Construction Period – 6 weeks (early spring of 2024)
- First year seeding and plant management – 12 weeks (to freeze up)
- Second year planting – 20 weeks
- Post Construction Period –the chosen contractor will be required to provide plant maintenance for two years. After this time, the St. Norbert BIZ commits to funding ongoing maintenance in confluence with other Pembina Highway projects under its responsibilities.

1. Site preparation and hard landscape
2. Soft landscape
3. Lighting

A full **Construction Detail** (as submitted by Hilderman, Thomas, Frank, Cram Architectural Firm) is attached.

**Construction Estimate** (as submitted by Hilderman, Thomas, Frank, Cram Architectural Firm): Is attached.

# ST. NORBERT MEDIAN
## CLASS C DEVELOPMENT ESTIMATE

9-Jan-24
HTFC

| | Item | Qty. | Unit | Unit Price | Amount |
|---|---|---|---|---|---|
| **A** | **SITE PREPARATION & HARD LANDSCAPE** | | | | |
| 1 | Clearing & Excavation, Topsoil Stripping & Stockpiling & Subgrade Prep. | 55 | m3 | $ 50.00 | $ 2,750.00 |
| 2 | Growing Medium | 75 | m3 | $ 100.00 | $ 7,500.00 |
| 3 | Crushed Limestone Mulch (19mm Ø) - depth of 50mm | 140 | sq.m. | $ 25.00 | $ 3,500.00 |
| 4 | Geotextile Fabric | 140 | sq.m. | $ 5.00 | $ 700.00 |
| 5 | 38Ø Polyethylene Pipe - Black | 400 | l.m. | $ 6.00 | $ 2,400.00 |
| | | | | **Subtotal A** | $ 16,850.00 |
| **B** | **SOFT LANDSCAPE** | | | | |
| 1 | Seeding Mix | 225 | sq.m | $ 30.00 | $ 6,750.00 |
| 2 | Perennials - 4.5" and 1 gal pots | 30 | sq.m | $ 75.00 | $ 2,250.00 |
| 3 | Year 1 Landscape Maintenance | 1 | each | $ 2,000.00 | $ 2,000.00 |
| 4 | Year 2 Landscape Maintenance | 1 | each | $ 1,000.00 | $ 1,000.00 |
| | | | | **Subtotal B** | $ 12,000.00 |
| **C** | **LIGHTING** | | | | |
| 1 | Orb Lighting & Installation - 5 Lights per tree (metal) | 10 | per tree | $ 1,100.00 | $ 11,000.00 |
| | | | | **Subtotal C** | $ 11,000.00 |

| SUMMARY OF BUDGET COSTS | | |
|---|---|---|
| **ROUNDED SUBTOTAL Phase 1** | **$** | **39,850.00** |
| **Contingency** | **$** | **5,977.50** |
| **CONSTRUCTION BUDGET** | **$** | **45,827.50** |

Dec. 11th, 2023
HTFC Project No. 23-049

**St. Norbert Median**
**Landscape Architecture Outline Specifications**

## 1.0 Scope

1.1 The landscape architectural work will generally consist of the following:

1.1.1 Soil Preparation

1.1.2 Installation of lights in trees

1.1.3 Development of planting area on median

## 2.0 Site Preparation & Rough Grading

2.1 Protect existing trees designated to remain from damage due to impacts, abrasion, soil compaction, and soil contamination. Contractor will be responsible for replacement of damaged material.

2.2 Stones, roots, debris, construction materials, and contaminated soils and mulch shall be removed to a depth of 150mm.

2.3 Install growing medium to a depth of 150mm, to City of Winnipeg Standard Specificaiton CDW 3540-R5.

2.4 Install geotextile fabric weed barrier along back of curb. Roll end of geotextile around 38 mm diameter polyethylene pipe and fix in place with galvanized spikes to form short curb for mulch.

2.5 Install 19mm down crushed limestone mulch to a depth of 50 mm over geotextile fabric.

2.6 Build up growing medium along geotextile curb and lightly compact so it is flush with top of curb.

2.7 New grades will approximately match existing grades.

## 3.0 Lighting

3.1 Install low voltage exterior grade LED tree lighting in custom weathering steel orbs, as supplied and manufactured by Lights Unlimited, Winnipeg, 5 orbs per tree. Installation to be complete with LED drivers and wiring. Existing 110V electrical service points on the median can be used.

3.2 Orb size: 300 mm diameter.

3.3 Alternate price: painted wicker orbs in place of steel.

## 4.0 Planting

4.1 Seeding and planting – Year 1

4.1.1 Perennials will be selected for hardiness, ease of maintenance, pest resistance, shelter and aesthetic effect.

4.1.2 Seeding mix:

Ticklegrass (*Agrostis scabra*)

Big Bluestem (*Andropogon gerardii*)

Sideoats Grama (*Bouteloua curtipendula*)

Purple Prairie Clover (*Dalea purpurea*)

Slender Wheatgrass (E*lymus trachycaulus*)

Switchgrass (P*anicum virgatum*)

Western Wheatgrass (*Pascopyrum smithii*)

Fult's Saltgrass (*Puccinelia distans*)

Little Bluestem (*Schizachyrium scoparium*)

4.1.3 Perennials from 4.5" – 1 gal pots

Siberian Iris (*Iris sibirica*)

4.1.4 Transplants:

Seashore Saltgrass (*Distichlis spicata*)

4.1.5 Annuals including Ornamental Kale (*Brassica oleracea)* repeated annually – By City of Winnipeg.

4.2 Planting – Year 2

4.2.1 Perennials planted as 4.5" or 1 gal pots:

Butterfly Milkweed (*Asclepias tuberosa*)

Purple Coneflower (*Echinacea purpurea* 'Magnus' or other approved alternate horticultural variety)

False Sunflower (*Heliopsis helianthoides*)

Sedum (*Hylotelephium telephium*, formerly *Sedum spectabile*)

Meadow Blazingstar (*Liatris ligulistylis*)

New England Aster (*Symphyotrichum novae-angliae*)

Stiff Goldenrod (*Oligoneuron rigidum*)

4.2.2 Perennial bulbs including Ornamental Onion (*Allium* spp.)

4.3 Maintenance

4.3.1 The Contractor will be required to undertake maintenance of planted areas for a period of two years from the date of installation.

4.3.2 Work in year 1 will include broadleaf herbicide application for weed control in spring, early summer, and early fall/late summer, as well as pest and disease control as required.

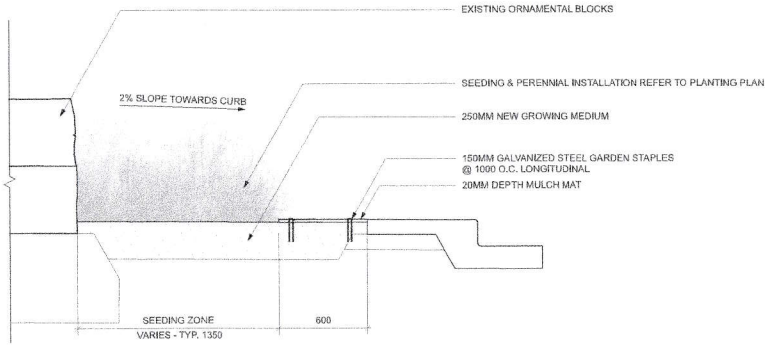
4.3.3 Work in year 2 will include broadleaf herbicide application as needed, as well as pest and disease control as required.

## 5.0 Watering

5.1 The Contractor will be required to undertake watering of seeded planting on an as-needed basis for the remainder of the year following installation.

5.2 The Contractor will be required to undertake watering of planted areas weekly following the installation of perennials from 4.5" to 1 gal pots for a period of 10 weeks following installation.

5.3 The Contractor will be required to undertake watering of perennials on an as-needed basis for the remainder of the year following installation of perennials from 4.5" to 1 gal pots.

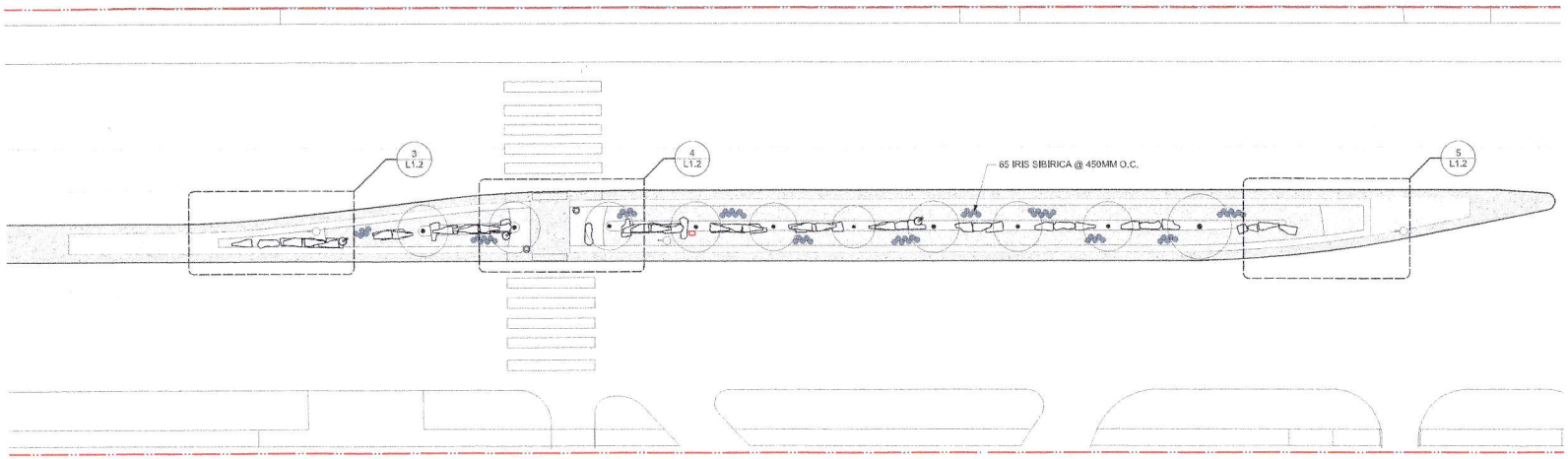



2 / L1.2 MEDIAN PLANTING RESTORATION SECTION
Scale: 1:15

**PLANTING SCHEDULE**

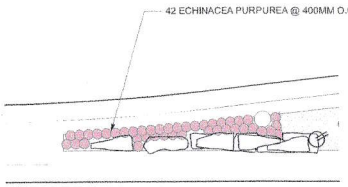
- SEEDING MIX
- PERENNIALS IN ORNAMENTAL ZONE
- ANNUALS BY OTHERS

- EX. PROPERTY LINE
- MULCH MAT
- EX. CIP CONCRETE
- EX. ORNAMENTAL BLOCKS
- EX. TREE
- CUSTOMER SERVICE TERMINATION EQUIPMENT (CSTE BOX)
- EX. PLUG
- EX. STREET LIGHT POST
- EX. MANHOLE

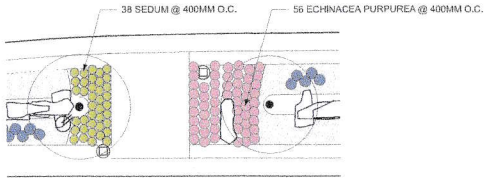



1 / L1.2 PLANTING AND MATERIALS
Scale: 1:200

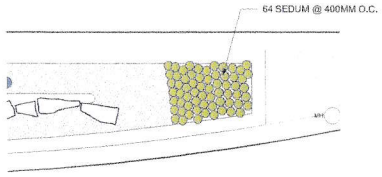
0 5 10 m




3 / L1.2 PLANTING DETAIL 1
Scale: 1:100




4 / L1.2 PLANTING DETAIL 2
Scale: 1:100




5 / L1.2 PLANTING DETAIL 3
Scale: 1:100

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

VARIATIONS & MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECTS AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE LANDSCAPE ARCHITECTS, IN WHICH CASE THE REPRODUCTION MUST BEAR THEIR NAME AS LANDSCAPE ARCHITECTS.

NOTES:

1. THIS DRAWING MUST NOT BE SCALED.
2. ENSURE THE LOCATION OF ALL EXISTING SERVICES BOTH OLD AND RECENTLY INSTALLED ARE CLEARLY LOCATED ON SITE PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE CAUSED TO SERVICES DURING CONSTRUCTION.
4. REFER TO SPECIFICATIONS FOR DETAILED MATERIAL DESCRIPTIONS.
5. ANY AREA DISTURBED BY CONSTRUCTION NOT SHOWN ON THE DRAWINGS MUST BE RETURNED TO ORIGINAL CONDITION.
6. **LAYOUT PLANS WILL BE AVAILABLE IN DWG & DXF FORMAT FOR GPS LAYOUT. CONTRACTOR MUST USE GPS LAYOUT. DIMENSIONS ON DRAWINGS ARE SHOWN FOR VERIFICATION ONLY.**
7. **STAKE OUT DESIGN AND CONFIRM LAYOUT WITH LANDSCAPE CONSULTANT ON SITE PRIOR TO ROUGH GRADING.**
8. REPORT ANY ONSITE DISCREPANCIES TO THE LANDSCAPE CONSULTANT IMMEDIATELY.

| NO. | ISSUE NOTES | DATE |
|---|---|---|
| 1 | ISSUED FOR REVIEW | 2024-01-12 |

PROFESSIONAL SEAL

HTFC PLANNING & DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT TITLE

ST. NORBERT MEDIAN RESTORATION

WINNIPEG, MANITOBA

SHEET TITLE

PLANTING PLAN & DETAILS

| DRAWN | REVIEWED | DRAWING NO. |
|---|---|---|
| NFH | GM | L1.2 |
| SCALE: 1:200 | PROJECT NO.: 23-049 | |

2022-1-04
Xrefs/es:\05 PROJECT FILES\2023\23-049 St. Norbert Median \07 CAD\23-049 - St.Norbert Median working file 1.0.2024.dwg