Minutes – Council – February 22, 2024

Minute No. 160
Report – Executive Policy Committee – February 13, 2024

Item No. 12 Rezoning – 419 Youville Street
(St. Boniface Ward)
File DAZ 218/2023 [c/r DAV 226743/2023D]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2023 by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 26, 2023 and attached as Schedule "B" to this report, subject to the following condition:

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

        i. That 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's Director of Planning, Property and Development (the "Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That a maximum of one (1) private vehicular approach shall be permitted on the subject property.

Report – Executive Policy Committee – February 13, 2024

COUNCIL DECISION (continued):

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

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

2. That the Developer shall meet all conditions identified in Schedule "C" – Report of the Administrative Coordinating Group, dated December 20, 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 (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services and 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 and 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 218/2023 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.

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

Report – Executive Policy Committee – February 13, 2024

COUNCIL DECISION (continued):

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

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

Report – Executive Policy Committee – February 13, 2024

DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 13, 2024, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 26, 2024, the Riel 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 218/2023

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Allard
Councillor Chambers

Public Hearing: January 26, 2024
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brennan Johnson)

Subject:



Premises Affected: 419 Youville Street

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: January 29, 2024

Community Committee Recommendation:

On January 26, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2023 by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated January 26, 2023 and attached as Schedule "B" to this report, subject to the following condition:

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

        i. That 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's Director of Planning, Property and Development (the "Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That a maximum of one (1) private vehicular approach shall be permitted on the subject property.

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

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

2. That the Developer shall meet all conditions identified in Schedule "C" – Report of the Administrative Coordinating Group, dated December 20, 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 (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

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

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6. That Development Application No. DAZ 218/2023 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.

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

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

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

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

1. I think this is a model project for the community.

2. Public consultations were successful. We can see that there is no opposition here today.

3. I think its going to b a wonderful addition to the neighbourhood.

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 November 6, 2023
2. Notification of Public Hearing dated December 11, 2023
3. Manitoba Status of Title 2757538/1
4. Letter of authorization dated July 28, 2023 from R. Lafreniere, Dorais Charities Inc. to Landmark Planning & Design Inc.
5. Plans (7 pages)
6. Report from the Urban Planning Division dated December 19, 2023
7. Communication dated January 15, 2024 from Bob Lafreniere in support of the application
8. Communication dated January 16, 2024 from Stéphane Dorge in support of the application
9. Communication dated January 16, 2024 from Muriel Therrien in support of the application
10. Communication dated January 17, 2024 from Jennifer Kilimnik in support of the application
11. Communication dated January 16, 2024 from Luc Langevin in support of the application
12. Communication dated January 17, 2024 from Jocelyne Nicolas in support of the application
13. Communication dated January 18, 2024 from Dominique Philibert in support of the application
14. Inspection Report
15. Presentation in support of the application, submitted by Brennan Johnson on January 25, 2024
16. Recording of Representations

REPRESENTATIONS:

In Support:

Stéphane Dorge
Andrei Friesen
Brennan Johnson
Jennifer Kilimnik
Bob Lafreniere
Luc Langevin
Daniel Lussier
Jocelyne Nicolas
Dominique Philibert
Maxine Robert
Muriel Therrien

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “6” referred to in File DAZ 218/2023

ADMINISTRATIVE REPORT

Title: DAZ 218/2023 – 419 Youville Street

Issue: For consideration at the public hearing for a rezoning to the “RMF-S” Residential Multi-Family Small district to formalize the established single-room occupancy, multi-family residential building with ten (10) residential units.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D. Iskierski, MCP	n/a	n/a	n/a	n/a

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2023 by rezoning the subject land to an “RMF-S” Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated January 26, 2023 and attached as Schedule “B” to this report, subject to the following condition:

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

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

        - buildings;
        - accessory parking areas;
        - private approaches;
        - garbage enclosures;
        - fencing;
        - landscaping; and
        - free-standing signage

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

ii. That a maximum of one (1) private vehicular approach shall be permitted on the subject property.

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

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

2. That the Developer shall meet all conditions identified in Schedule "C" – Report of the administrative Coordinating Group, dated December 20, 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 (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

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

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

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

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

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property from the “M2” Manufacturing General District to the “RMF-S” Residential Multi-Family Small district to formalize the single-room occupancy multi-family use which has ten (10) units.
- 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 and Design Division are concurred in, the land will be rezoned.

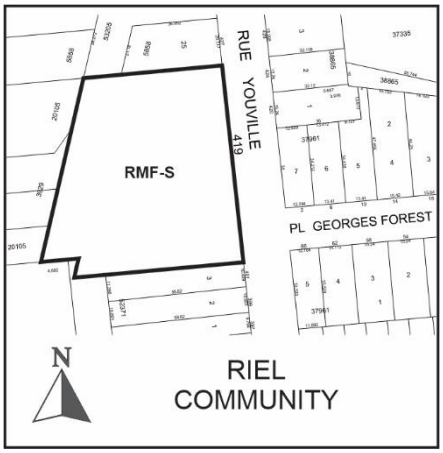
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dan Iskierski, MCP
Date:	December 19, 2023
File No.	DAZ 218/2022

1.	Schedule A	Planning Discussion
2.	Schedule B	Recommended File No. DAZ 218/2023 Riel Community Committee, dated January 26, 2024
3.	Schedule C	Report of the Administrative Working Group -
4.	Appendix A	Proposed By-law

Schedule 'A' – Planning Report

DATE:	December 19, 2023
FILE:	**DAZ 218/2023**
RELATED FILES:	DAV 23-226743\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.502 – Central St. Boniface
SUBJECT:	To rezone a residential lot from an "M2" Manufacturing General District to an "RMF-S" Residential Multi-Family Small District in order to facilitate the continued use of a ten (10) unit single-room occupancy, multi-family residential building.
LOCATION:	419 Youville Street
LEGAL DESCRIPTION:	LOT 8 PLAN 53205 80 ST B



APPLICANT:	Brennan Johnson (Landmark Planning & Design Inc) 298 Waterfront Dr Winnipeg, MB R3B 0G5
OWNER:	DORAIS CHARITIES INC. 431 Tache Ave (ROOM N5071) Winnipeg, MB R2H 2A6
RECOMMENDATION:	Approval with conditions

HISTORY

On June 27, 2022, the Director of Planning, Property and Development issued a variance order under file number DAV 22-157126C which permitted the establishment of a single-room occupancy use (10 rooms) with a condition of approval that the order would expire on August 1, 2023 to allow time for the rezoning to be completed.

The applicant required additional time to complete the rezoning, which is being applied for at the same time as the current temporary use application. In the time between the above referenced variance application and the current joint rezoning and variance application, the building has been constructed.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side of Youville Street in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject property is 64,896 square feet (6029.04 square metres) in area and currently has a building built in 2022 used as a religious residence.
- Under the *Complete Communities Direction Strategy 2.0*, the property is located within the Established Neighbourhood – Mature Communities policy area and is zoned "M2" Manufacturing General District.

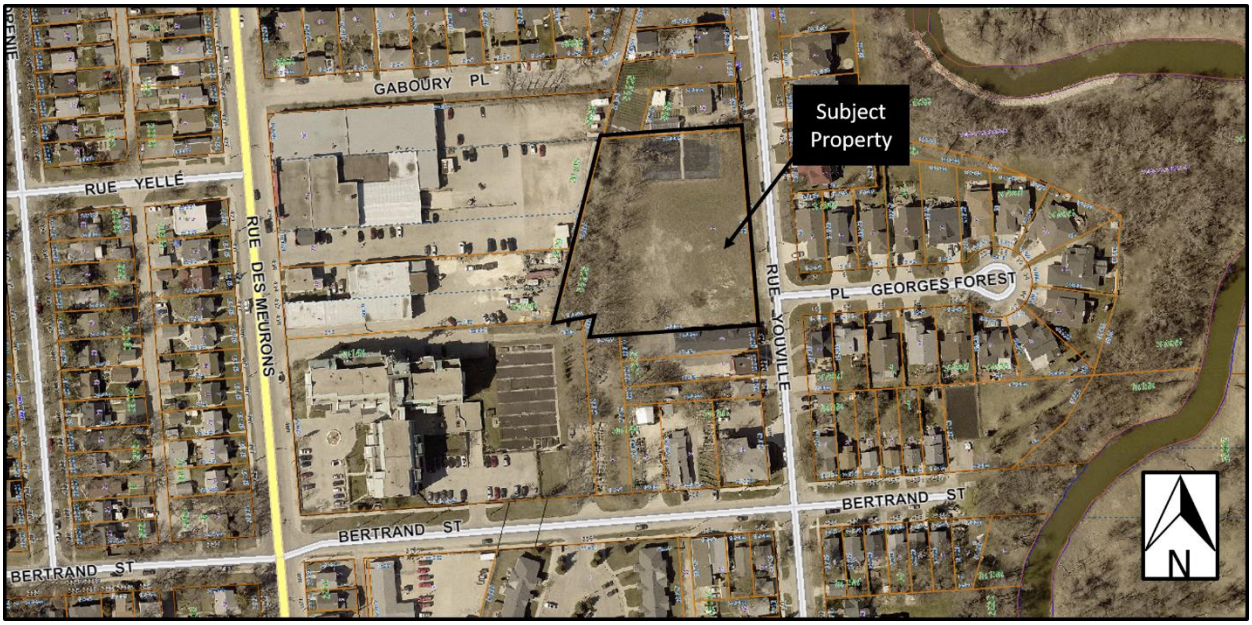


Figure 1: Aerial photo of subject site and surrounding area *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Storage compound zoned "M2" Manufacturing General District.

South: Six-unit multi-family building zoned "RMF-S" Residential Multi-Family Small District.

East: Detached single-family dwellings zoned “R1-M” Residential Single-Family District.

West: Various industrial and commercial uses zoned “M1” Manufacturing Light District.

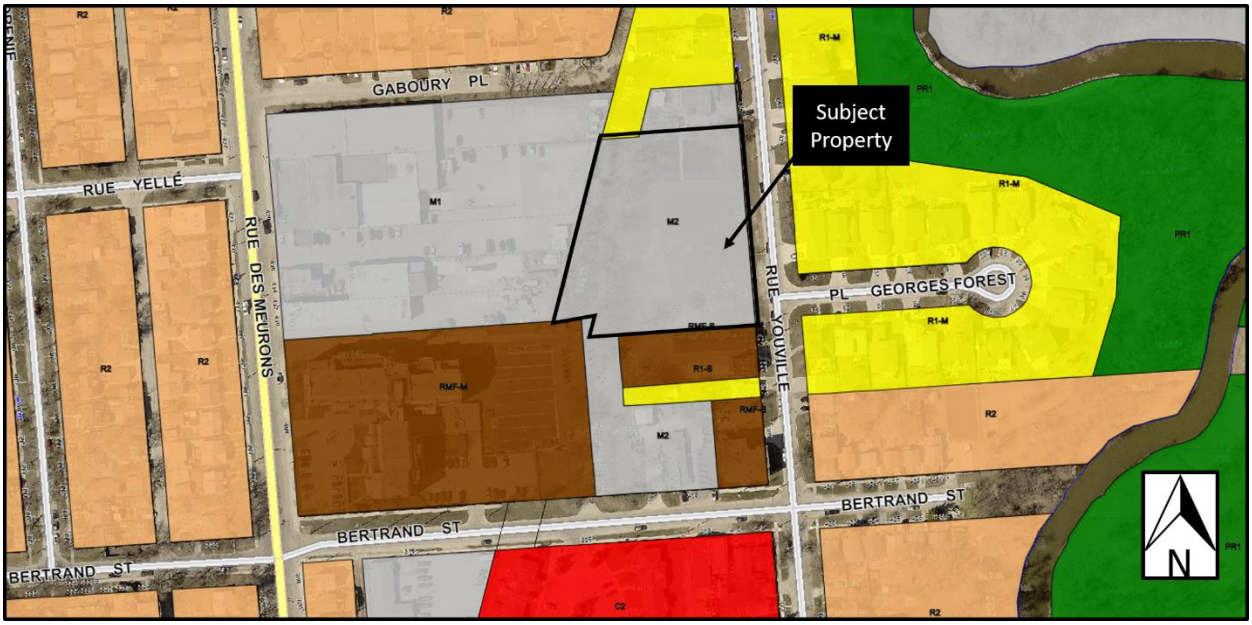


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The property has a one-storey building approximately 10,857 square feet in area with 10 single room occupancy units. Each unit has its own bathroom facility.
    - The single room occupancy units house the Sisters of the Order of St. Benedict.
- The building has a number of communal spaces including a kitchen, office spaces, a multi-purpose room, a dining room, a laundry room, and a garage.
- A chapel space was constructed behind the residential portion of the building.
    - The applicant indicates in the letter of intent that the chapel will be open to the public and is designed to accommodate up to 40 people.
- A total of eleven (11) parking spaces will be provided. Eight (8) of the parking stalls will be located at-grade beside the building and three (3) parking stalls is located in the proposed garage.
- A quality landscaping plan is proposed including the planting of several new trees as well as the preservation of the existing trees. The applicant is also proposing to install a high-quality garden space next to the proposed chapel.
- Vehicular access to the site is by way of a single approach off Youville Street.
- The garbage and recycling containers are stored in the garage.
- The proposed development includes a temporary use variance to permit the continued use of the single-room occupancy multi-family use while the rezoning is being finalized (see associated variance application and planner’s report for DAV 23-226743D).

REASON FOR APPLICATION

- The subject property is currently zoned “M2” Manufacturing General District. The single room occupancy use is not permitted in the “M2” zoning district.
- In order to accommodate the 10 single room occupancy units, a rezoning application is required.
- The “RMF-S” Residential Multi-Family Small District enables a maximum residential density of one (1) residential unit per 1250 square feet (116.13 square metres) of site area.

COLLABORATION

With the Urban Planning and Design Division and the Zoning and Permits Branch

- In the fall of 2021 the applicant applied for a Verification of Use Letter seeking clarification on whether the proposal could proceed under the “M2” zoning designation of the property. Upon reviewing the Letter of Intent submitted with the application, the Zoning and Permits Branch determined the proposal could be classified as a Place of Worship use which is listed as a permitted use under the “M2” zoning district.
- In April 2022 the applicant submitted a building permit application. The permit application included detailed drawings including detailed floor plans. Upon reviewing the drawings, the Zoning and Permits Branch determined that noting the amount of space dedicated to residential uses the proposal could not be classified as a Place of Worship use, and, therefore, was not permitted in the M2 zoning district. They confirmed that a rezoning to Residential Multi-Family Small ‘RMF-S’ would be required.
- Based on the Verification of Use letter, the applicant assumed a rezoning was not required and established the project construction timelines based on this assumption.
- In recognition of the misunderstanding that resulted, the Public Service agreed to support a Use Variance application for a one-year period in order to allow the construction of the project to proceed. The applicant was aware that a rezoning was still required.

With the Public

The applicant indicated they were planning to install a large information sign about the project on the property and drop-off information leaflets to the surrounding residents.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* is one of four direction strategies supporting *OurWinnipeg*, the City’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the city of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a “Mature Community” as outlined in *Complete Communities Direction Strategy 2.0.*

- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

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

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

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

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

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

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

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

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

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

  1.8 Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.

  1.9 Small-scale residential uses other than single-family residential may be accommodated

- *Complete Communities Direction Strategy 2.0* states Mature Communities “present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure.”
- Goal 2 states “design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.” More specifically, policies that relate to the subject proposal are as follows:

2.3 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.

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

2.5 Encourage a variety of architectural styles.

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

2.9 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.

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

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

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

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.

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

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

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

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

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

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context where this section of Youville Street has other examples of multi-family buildings including a sixplex directly to the south and a triplex and sixplex adjacent to the aforementioned sixplex; and
- The proposed design meets the design policies mentioned above. Namely the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials and adds to the architectural interest of the area.

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

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.
- The subject application was submitted to the Urban Planning Division after the adoption of the *Infill Guidelines* therefore the *Infill Guidelines* apply.
- The proposed development meets most of the Preferred Location Criteria for Low Rise Multi-Unit Buildings with the exception of lane access. Secondary Considerations are being applied noting:
  - The subject site is approximately 1.4 acres in area which is much larger than the other properties on Youville Street;
  - The existing zoning is "M2" where larger industrial buildings are permitted; and

    - There are existing examples of residential multi-family development on the street.

- The proposed development meets most of the applicable site and building design guidelines for Low Rise Multi-Unit Buildings. The only *Design Guidelines* that the proposed development does not meet from the *Infill Guidelines* are the guidelines for parking areas. More specifically, guideline 8.5(6) states: *Parking areas should be underground or completely to the rear of the building. They should be screened from view from adjacent streets, parks, or open spaces.*
- The site plan includes a parking area that extends in front of the building. This site plan was established in tandem with the final construction drawings based on the assumption that, per the Verification of Use letter, a development application would not be required. Noting the uniqueness of the situation, the Urban Planning and Design Division (UPDD) has indicated that the location of the parking will be accepted.
- To help screen the parking, the applicant is proposing to install landscaping around the parking area. Through the subdivision and rezoning application, the UPDD has requested that the applicant refine the landscaping plan to include plant species that provide better screening of this area. The applicant has also indicated they are considering a second phase to the project with a building on the southern portion of the property. Should this development proceed, it will be required to comply with the *Design Guidelines* and could result in the relocation of this parking area or improved screening.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Multi-Family District is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- Development in the “RMF” district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential uses and the public realm.
- The subject site is located on a block of Youville Street that is characterized by a mix of residential uses with similar scale and built form to what is being proposed.
- *Complete Communities Direction Strategy 2.0* designates this site as an “Established Neighbourhood – Mature Communities” which supports increasing residential densities.
- The established residential context, supportive planning policy, high degree of neighbourhood walkability, proximity to quality transit service and proximity to a full range of commercial services are supporting factors in the use of the “RMF-S” Residential Multi-Family Small Zoning District.

Based on these considerations, the “RMF-S” Residential Multi-Family Zoning District is the most appropriate zoning district to enable the proposed development.

RECOMMENDED ZONING AGREEMENT

Plan Approval

The Urban Planning and Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning Division to ensure any future development on the property aligns with the design guidelines included in the Infill Guidelines.

No new vehicular approaches

To help ensure the safety and comfort of pedestrians and cyclists is maintained and recognizing, per the ACG report, the future plan to install a sidewalk on the west side of Youville Street, the Urban Planning and Design Division is recommending that the property be limited to only one private vehicular approach.

LAND DEDICATION

As a condition of a rezoning application, a developer is required to contribute a portion of the land to be developed to the City for parks purposes. The amount of land is not less than 10%. In the case of this rezoning, the Public Service is recommending that the developer provide 'cash in lieu' of a dedication of land as determined by the Planning, Property and Development Department.

SUMMARY

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

- The subject rezoning will result in the establishment of a multi-family residential development that is consistent with policies in *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0* as well as meets both the Preferred Location Criteria and Design Guidelines for Low-Rise Multi-Unit Residential found within the *Small-Scale and Low-Rise Residential development Guidelines for Mature Communities*.
- The proposed development will increase residential density in the Central St. Boniface neighbourhood, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood as well as helping the city to achieve its residential intensification targets.
- The proposed development will utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education.

RECOMMENDATIONS

The Urban Planning and Design Division recommends this application be **approved subject to conditions** and the subject property be rezoned into the "RMF-S" Residential Multi-Family Small District.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by:
Dan Iskierski, MCP

PPD File# DAZ 218/2023

Schedule "B" for File DAZ 218/2023, Riel Community Committee, January 26, 2024

By-Law No. _____

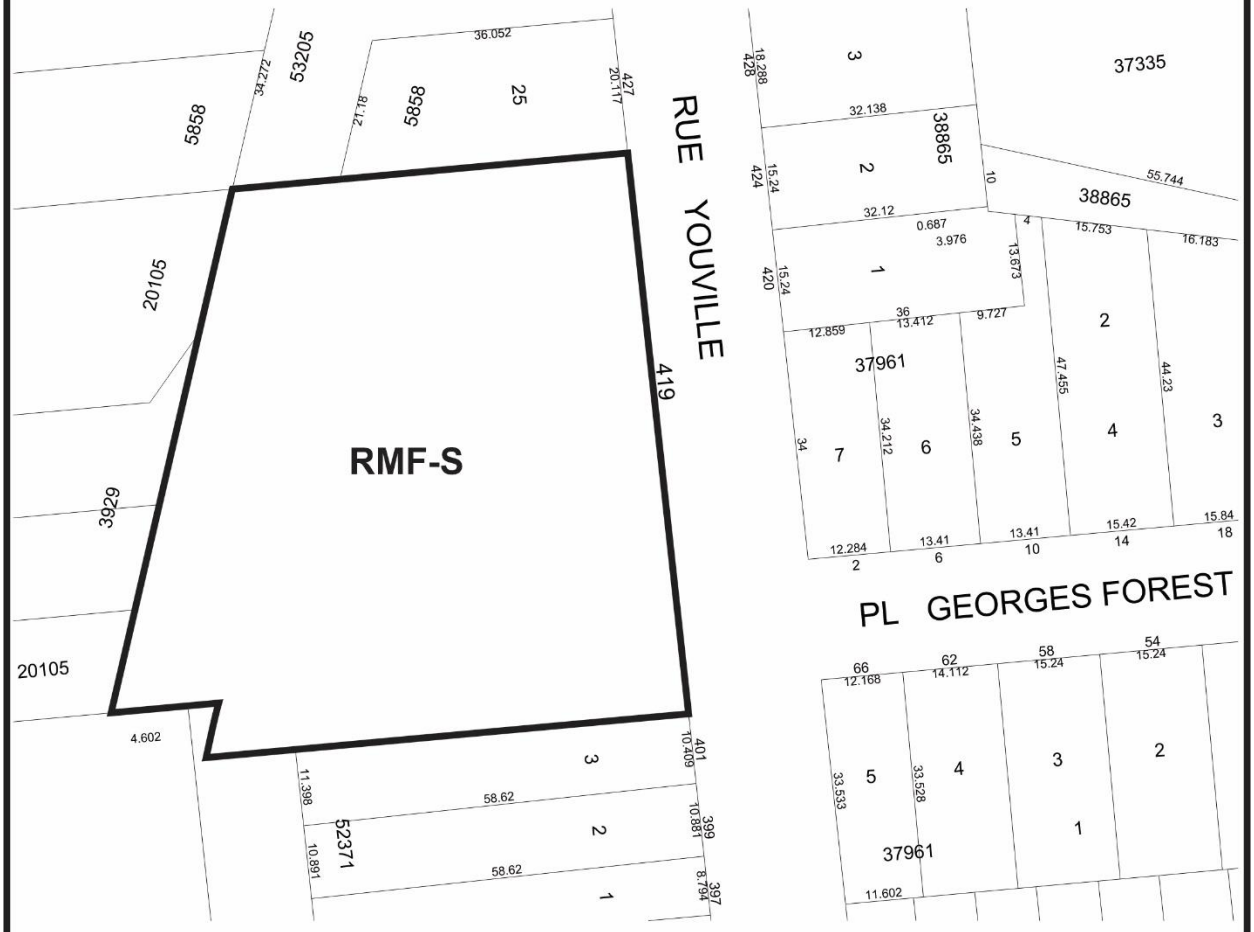
File No. **DAZ 218/2023**

Atlas Sheet No. **AA27**
RIEL COMMUNITY

N

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 419 Youville Street from an "M2" MANUFACTURING GENERAL DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the maintenance of the Single Room Occupancy use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE C
REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 419 YOUVILLE STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 218/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

The Developer shall, pay to the City, in cash, their share of the cost of a future 1.5m wide Portland cement concrete sidewalk in the west boulevard along the full length of the Planned Area abutting the west side of Youville Street, as determined by and to the satisfaction of the Director of Public Works.

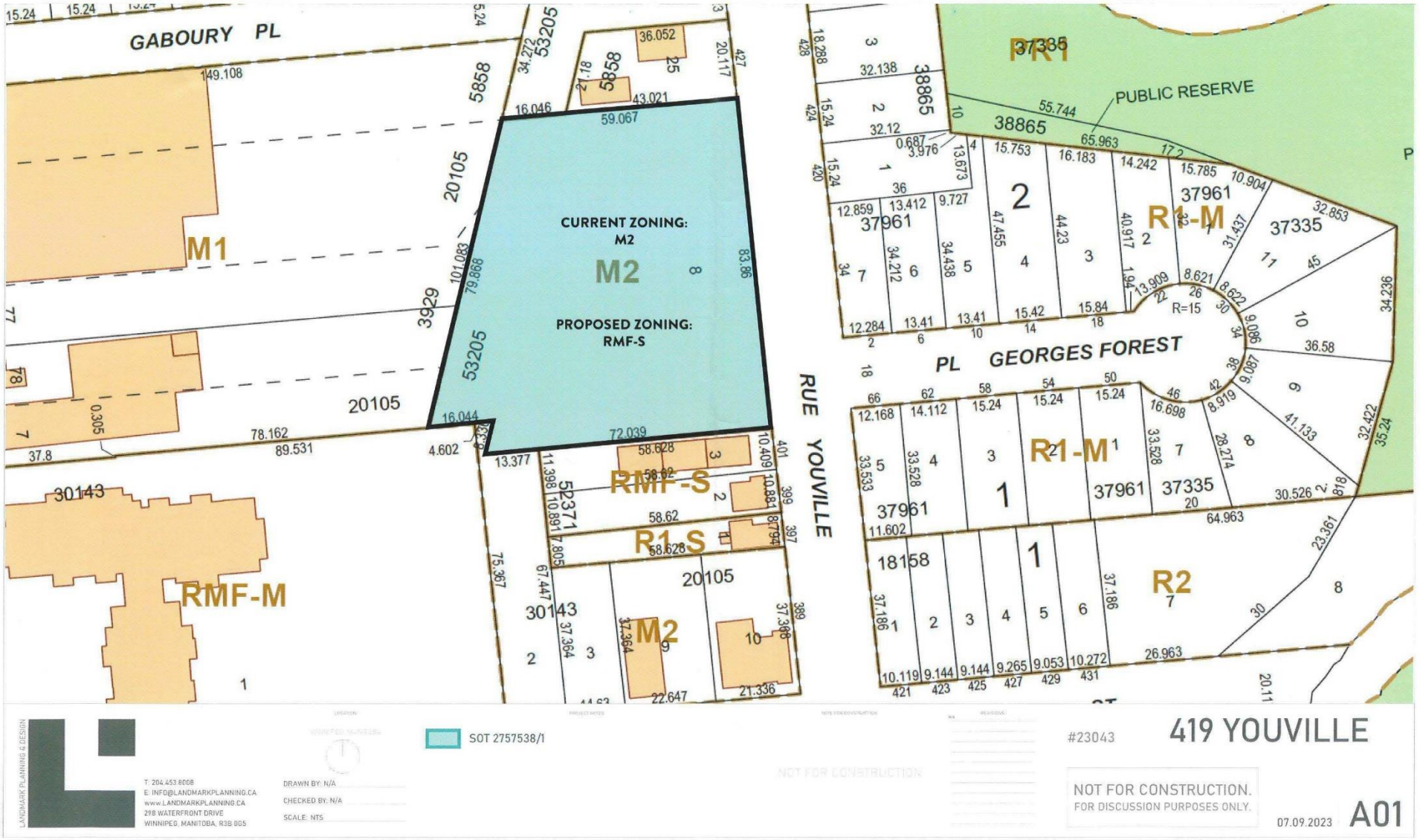
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 218/2023
December 20th, 2023

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

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

Exhibit “5” referred to in File DAZ 218/2023



ST. BENEDICT'S MONASTERY

419 RUE YOUVILLE, WINNIPEG, MANITOBA









ISSUED FOR POST TENDER ADDENDUM — OCTOBER 20, 2022

CIVIL DRAWING LIST

Sheet Number	Sheet Name
C100	SITE SERVICING PLAN
C101	SITE GRADING PLAN

LANDSCAPE DRAWING LIST

Sheet Number	Sheet Name
L100	GENERAL ARRANGEMENT PLAN
L101	SURFACING AND PROTECTIONS PLAN
L102	PLANTING PLAN
L103	FENCING AND PLANTING LAYOUT
L104	DETAILS

ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name
A000	COVER AND DRAWING INDEX
A001	GENERAL NOTES AND CONSTRUCTION TYPES
A002	LIFE SAFETY PLANS
A101	SITE PLAN
A102	DRAINAGE PLAN
A103	FLOOR PLANS
A104	ROOF PLAN
A105	REFLECTED CEILING PLANS
A106	MAIN FLOOR FINISHES PLAN
A107	MAIN FLOOR PLAN FURNITURE PLAN
A201	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A401	ENLARGE PLANS & INTERIOR ELEVATIONS
A501	WALL SECTIONS
A502	WALL SECTIONS
A503	SECTIONS AND DETAILS
A601	DOOR AND WINDOW SCHEDULE
A701	INTERIOR ELEVATIONS
A702	INTERIOR ELEVATIONS
A801	MILLWORK SECTIONS

No.	Date	Description of Revision
4	2022/10/20	ISSUED FOR POST TENDER ADDENDUM
3	2022/05/19	ISSUED FOR CONSTRUCTION
2	2022/04/01	ISSUED FOR CLASS "B" PRICING
1	2022/03/25	ISSUED FOR CONSTRUCTION - FOUNDATION

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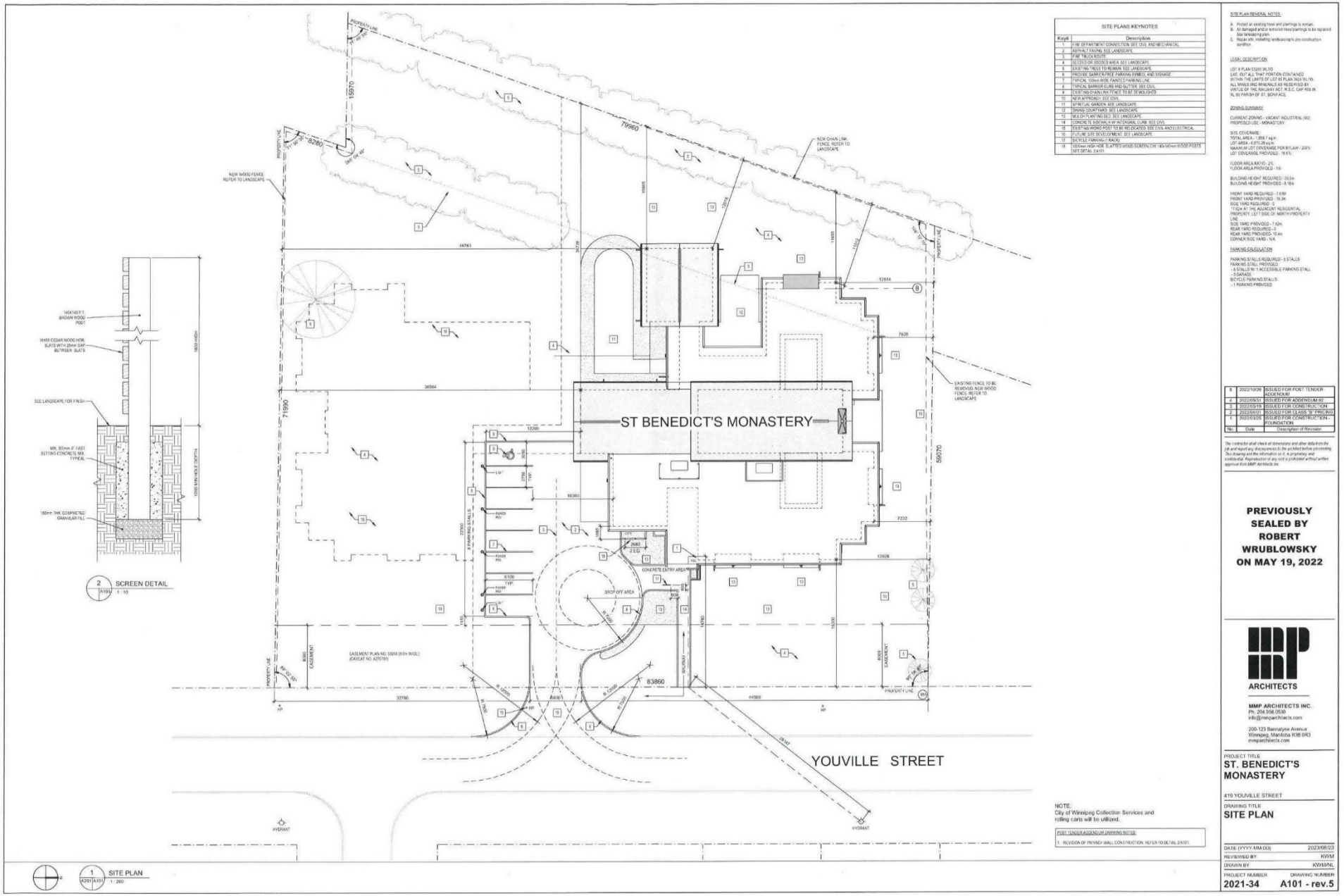
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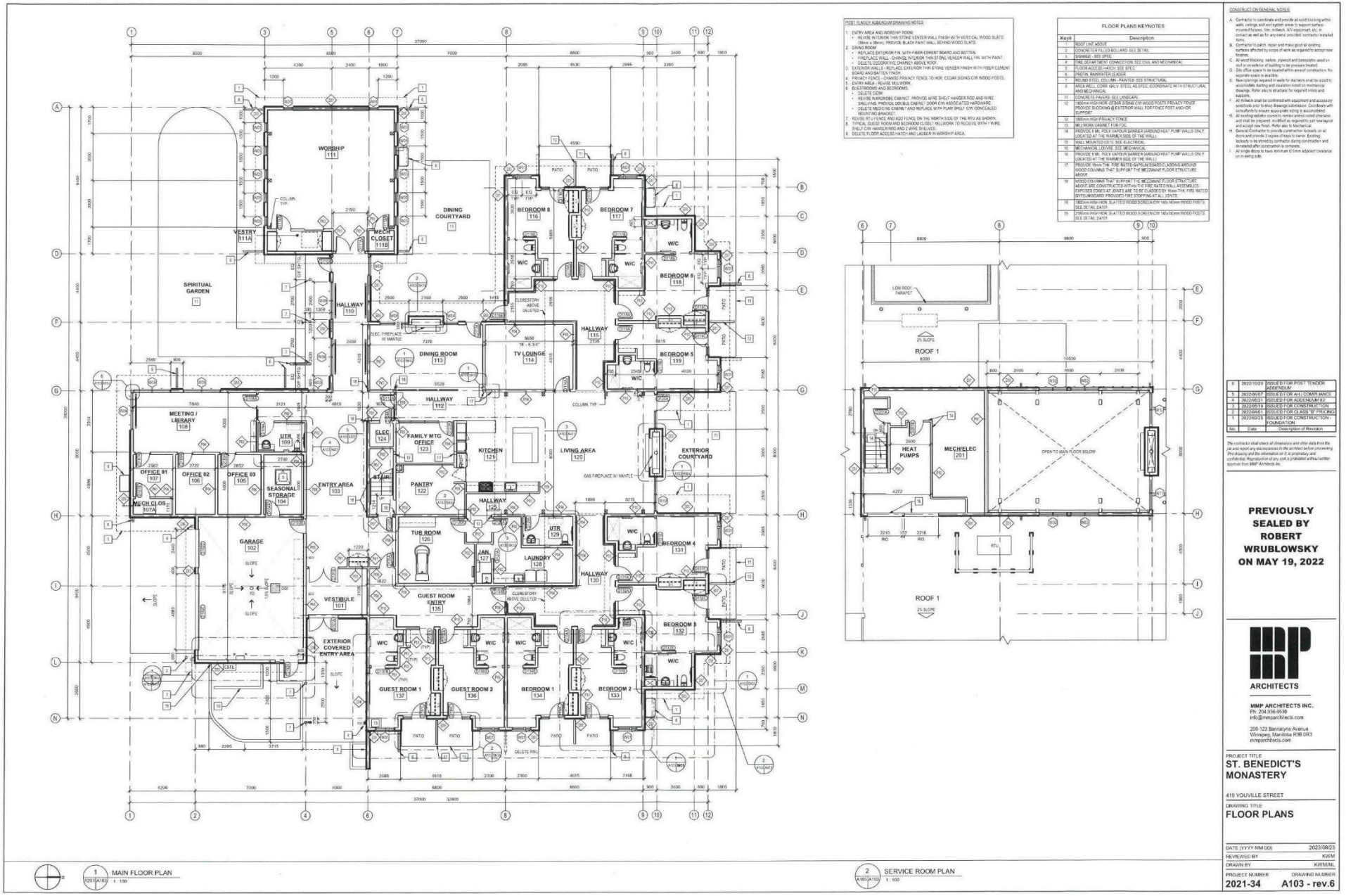
PROJECT TITLE
ST. BENEDICT'S MONASTERY

419 YOUVILLE STREET

DRAWING TITLE
COVER AND DRAWING INDEX

DATE (YYYY-MM-DD)	2023/08/23
REVIEWED BY	KWM
DRAWN BY	KWM/NL
PROJECT NUMBER	2021-34
DRAWING NUMBER	A000 - rev.4


ST BENEDICT'S MONASTERY
YOUVILLE STREET
SCREEN DETAIL
SITE PLAN
SITE PLANS KEYNOTES
SITE PLAN GENERAL NOTES:
LEGAL DESCRIPTION
ZONING SUMMARY
PARKING CALCULATION
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MMP ARCHITECTS INC.
ST. BENEDICT'S MONASTERY
419 YOUVILLE STREET
SITE PLAN
2021-34
A101 - rev.5



POST TENDER ADDENDUM DRAWING NOTES:

1. ENTRY AREA AND WORSHIP ROOM
   - REUSE INTERIOR THIN STONE VENEER WALL FINISH WITH VERTICAL WOOD SLATS (38mm x 38mm). PROVIDE BLACK PAINT WALL BEHIND WOOD SLATS.
2. DINING ROOM
   - REPLACE EXTERIOR FIN WITH FIBER CEMENT BOARD AND BATTEN.
   - FIREPLACE WALL - CHANGE INTERIOR THIN STONE VENEER WALL FIN. WITH PAINT.
   - DELETE DECORATIVE CHIMNEY ABOVE ROOF.
3. EXTERIOR WALLS - REPLACE EXTERIOR THIN STONE VENEER FINISH WITH FIBER CEMENT BOARD AND BATTEN FINISH.
4. PRIVACY FENCE - CHANGE PRIVACY FENCE TO HOR. CEDAR SIDING C/W WOOD POSTS.
5. ENTRY AREA - REVISE MILLWORK.
6. GUESTROOMS AND BEDROOMS:
   - DELETE DESK
   - REVISE WARDROBE CABINET. PROVIDE WIRE SHELF HANGER ROD AND WIRE SHELVING. PROVIDE DOUBLE CABINET DOOR C/W ASSOCIATED HARDWARE.
   - DELETE MEDICINE CABINET AND REPLACE WITH PLAIN SHELF C/W CONCEALED MOUNTING BRACKET.
7. REVISE RTU FENCE AND ADD FENCE ON THE NORTH SIDE OF THE RTU AS SHOWN.
8. TYPICAL GUEST ROOM AND BEDROOM CLOSET MILLWORK TO RECEIVE WITH 1 WIRE SHELF C/W HANGER ROD AND 2 WIRE SHELVES.
9. DELETE FLOOR ACCESS HATCH AND LADDER IN WORSHIP AREA.

FLOOR PLANS KEYNOTES

Key#	Description
1	ROOF LINE ABOVE
2	CONCRETE FLOOR BELOW. SEE DETAIL
3	SIGNAGE - SEE SPEC.
4	FIRE DEPARTMENT CONNECTION SEE CIVIL AND MECHANICAL
5	FLOOR ACCESS HATCH SEE SPEC.
6	PREFIN. RAINWATER LEADER
7	ROUND STEEL COLUMN - PAINTED. SEE STRUCTURAL
8	ARCH WELL CORR. GALV. STEEL 40 SPEC COORDINATE WITH STRUCTURAL AND MECHANICAL
11	CONCRETE PAVERS. SEE LANDSCAPE
12	1800mm HIGH HOR. CEDAR SIDING C/W WOOD POSTS PRIVACY FENCE PROVIDE BLOCKING @ EXTERIOR WALL FOR FENCE POST AND HOR. SUPPORT
13	1800mm HIGH PRIVACY FENCE
14	MILLWORK CABINET FOR FDC
15	PROVIDE 6 MIL POLY VAPOUR BARRIER (AROUND HEAT PUMP WALLS ONLY LOCATED AT THE WARMER SIDE OF THE WALL)
16	WALL MOUNTED CDTE. SEE ELECTRICAL
17	MECHANICAL LOUVRE. SEE MECHANICAL
18	PROVIDE 6 MIL POLY VAPOUR BARRIER (AROUND HEAT PUMP WALLS ONLY LOCATED AT THE WARMER SIDE OF THE WALL)
19	PROVIDE 19mm THK. FIRE RATED GYPSUM BOARD CLADDING AROUND WOOD COLUMNS THAT SUPPORT THE MEZZANINE FLOOR STRUCTURE ABOVE
20	WOOD COLUMNS THAT SUPPORT THE MEZZANINE FLOOR STRUCTURE ABOVE ARE CONSTRUCTED WITHIN THE FIRE RATED WALL ASSEMBLIES. EXPOSED EDGES AT JOINTS ARE TO BE CLADDED BY 16mm THK. FIRE RATED GYPSUM BOARD PROVIDED FIRE STOPPING AT ALL JOINTS
21	1800mm HIGH HOR. SLATTED WOOD SCREEN C/W 140x140mm WOOD POSTS SEE DETAIL 2A101
22	2180mm HIGH HOR. SLATTED WOOD SCREEN C/W 140x140mm WOOD POSTS SEE DETAIL 2A101

CONSTRUCTION GENERAL NOTES:

A. Contractor to coordinate and provide all solid blocking within walls, ceilings and roof system areas to support surface-mounted fixtures, trim, millwork, A/V equipment, etc. in contact as well as for any owner provided contractor installed items.
B. Contractor to patch, repair and make good all existing surfaces affected by scope of work as required to accept new finishes.
C. All wood blocking, nailers, plywood and baseplates used on roof or on exterior of building to be pressure treated.
D. Site office space to be located within area of construction. No separate space is available.
E. New openings required in walls for ductwork shall be sized to accomodate batting and insulation noted on mechanical drawings. Refer also to structural for required lintels and supports.
F. All millwork shall be confirmed with equipment and accessory selections prior to shop drawings submission. Coordinate with consultants to ensure appropriate sizing is accomodated.
G. All existing asphalt covers to remain unless noted otherwise and shall be prepared, modified as required to suit new layout and accept new finish. Refer also to Mechanical.
H. General Contractor to provide construction lockers on all floors and provide 3 copies of keys to owner. Existing lockers to be stored by contractor during construction and reinstalled after construction is complete.
I. All single doors to have minimum 610mm adjacent clearance on in swing side.

No.	Date	Description of Revision
6	2022/10/20	ISSUED FOR POST TENDER ADDENDUM
5	2022/06/07	ISSUED FOR A/L / COMPLIANCE
4	2022/05/31	ISSUED FOR ADDENDUM 02
3	2022/05/19	ISSUED FOR CONSTRUCTION
2	2022/04/01	ISSUED FOR CLASS "B" PRICING
1	2022/03/25	ISSUED FOR CONSTRUCTION - FOUNDATION

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PROJECT TITLE
ST. BENEDICT'S MONASTERY

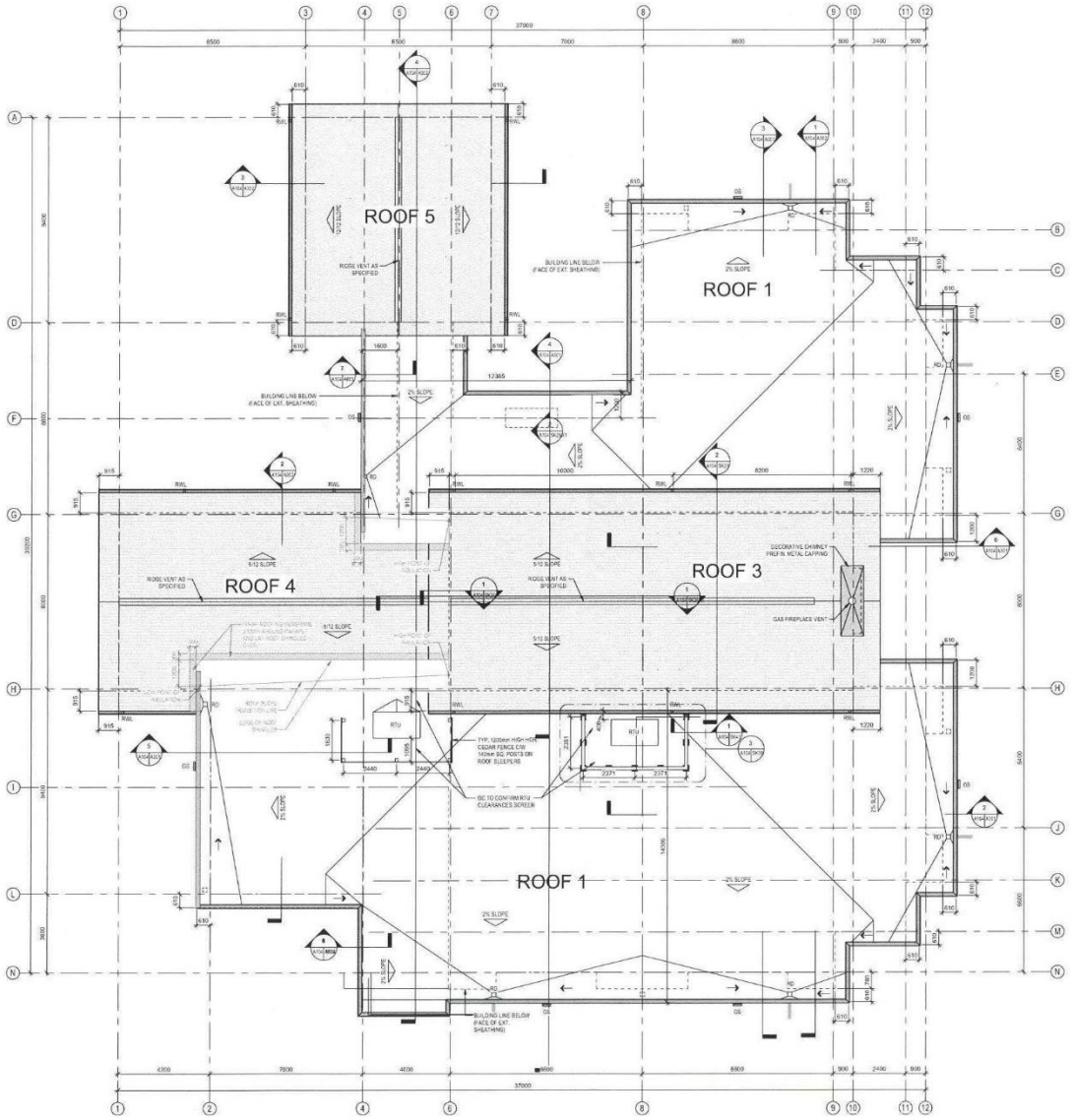
419 YOUVILLE STREET

DRAWING TITLE
FLOOR PLANS

DATE (YYYY MM DD)	2023/08/23
REVIEWED BY	KWM
DRAWN BY	KWM/NL
PROJECT NUMBER	2021-34
DRAWING NUMBER	A103 - rev.6

1 A201 A103 MAIN FLOOR PLAN 1 : 100

2 A100 A103 SERVICE ROOM PLAN 1 : 100



ROOF PLAN
2 / A201 / A104
1 : 100

POST TENDER ADDENDUM DRAWING NOTES:

1. DELETE ROOF DRAINS AND ASSOCIATED DOWNSPOUTS (7 TOTAL INCLUDING CLERESTORY).
2. REVISE ROOF SLOPES AS SHOWN.
3. DELETE DECORATIVE CHIMNEY ABOVE THE DINING ROOM
4. REVISE RTU FENCE AS SHOWN.

No.	Date	Description of Revision
4	2022/10/26	ISSUED FOR POST TENDER ADDENDUM
3	2022/05/19	ISSUED FOR CONSTRUCTION
2	2022/04/01	ISSUED FOR CLASS "B" PRICING
1	2022/03/28	ISSUED FOR CONSTRUCTION - FOUNDATION

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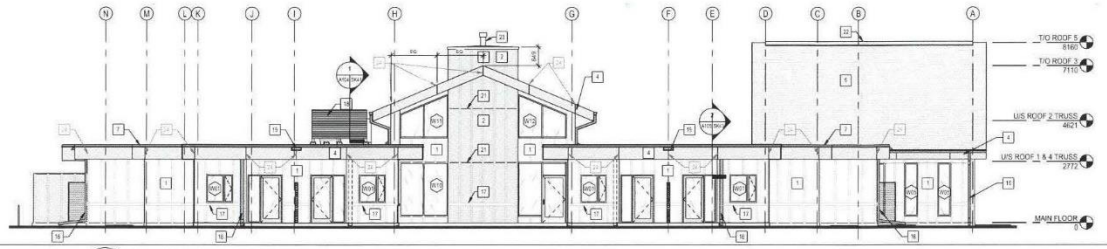
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PROJECT TITLE:
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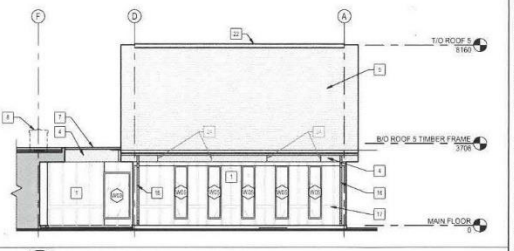
419 YOUVILLE STREET

DRAWING TITLE:
ROOF PLAN

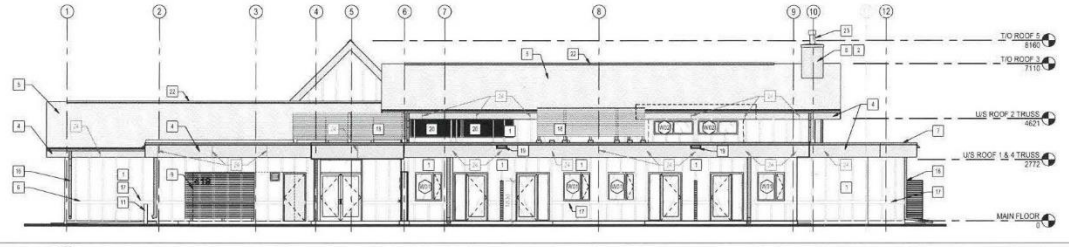
DATE (YYYY MM DD):	2023/08/23
REVIEWED BY:	KWM
DRAWN BY:	KWM/ML
PROJECT NUMBER:	2021-34
DRAWING NUMBER:	A104 - rev.4



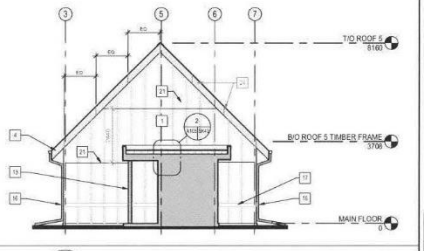
1 NORTH ELEVATION
A201 1 : 100



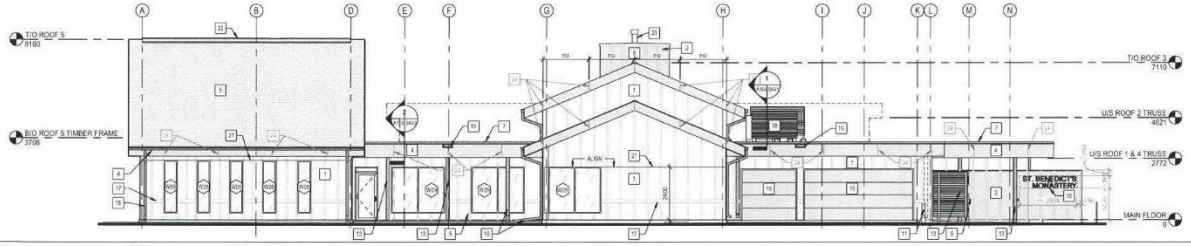
2 NORTH ELEVATION - WORSHIP BUILDING
A201 1 : 100



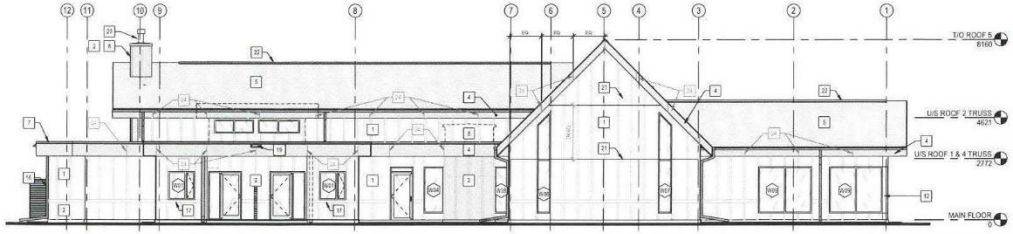
3 EAST ELEVATION
A201 1 : 100



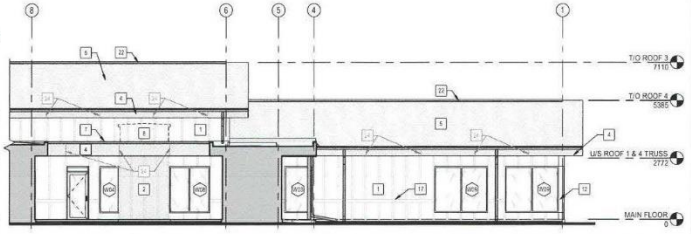
4 EAST ELEVATION - WORSHIP BUILDING
A201 1 : 100



5 SOUTH ELEVATION
A201 1 : 100



6 WEST ELEVATION
A201 1 : 100



7 PARTIAL WEST ELEVATION
A201 1 : 100

EXTERIOR ELEVATIONS LEGEND

- WALL FINISH 1 - FIBER CEMENT BOARD & BATTEN COLOUR 1
- WALL FINISH 2 - FIBER CEMENT BOARD & BATTEN COLOUR 2
- FIBRE CEMENT FASCIA
- ASPHALT SHINGLES ROOFING
- PANEL JOINT - 13mm WIDE

EXTERIOR ELEVATIONS KEYNOTES

Key#	Description
1	WALL FINISH 1 - FIBRE CEMENT BOARD AND BATTEN - COLOUR 1 - SEE SPEC (REVISED)
2	WALL FINISH 1 - FIBRE CEMENT BOARD AND BATTEN - COLOUR 1 - SEE SPEC (REVISED)
3	WALL FINISH 2 - FIBRE CEMENT BOARD AND BATTEN - COLOUR 2 - SEE SPEC (REVISED)
4	FIBER CEMENT FASCIA - SEE SPEC
5	ASPHALT SHINGLES ROOFING
6	FIRE DEPARTMENT CONNECTION
7	PREFINISHED METAL CAP FLASHING
8	DECORATIVE CHIMNEY SHAFT WALL CVR PREFIN. METAL CAP FLASHING (VELLITE)
9	LOW PRIVACY FENCE, SEE LANDSCAPE
10	SIGNAGE - SEE SPEC
11	CONCRETE FILLED BOLLARD
12	PREFIN. METAL CLADDING TO MATCH WINDOW FRAME
13	ROUND STEEL COLUMN - PAINTED. SEE STRUCTURAL
15	O/H GARAGE DOORS - SEE DOOR SCHEDULE
16	PREFIN. RAINWATER LEADER
17	140mm NOM FIBRE CEMENT TRIM - SEE SPEC
18	TYP. 1200mm HIGH HOR. CEDAR FENCE C/W 140mm SQ. POSTS ON ROOF. SEE PLAN
19	PREFINISHED METAL OVERFLOW SCUPPER
20	MECHANICAL LOUVRE. SEE MECHANICAL
21	HORIZONTAL JOINT C/W PREFIN. METAL FLASHING
22	ROOF RIDGE VENT
23	GAS FIREPLACE VENT THRU ROOF
24	FIBER CEMENT FASCIA PANEL JOINT
24	FIBER CEMENT FASCIA PANEL JOINT. REFER TO ROOF PLAN FOR SPACING AND ALIGNMENTS

POST TENDER ADDENDUM DRAWING NOTES:

1. EXTERIOR WALLS - REPLACE EXTERIOR THIN STONE VENEER FINISH WITH FIBER CEMENT BOARD AND BATTEN FINISH.
2. DINING ROOM - DELETE DECORATIVE CHIMNEY ABOVE ROOF.
3. PRIVACY FENCE - CHANGE PRIVACY FENCE TO HOR. CEDAR SIDING C/W WOOD POSTS.
4. DELETE CLERESTORY AS SHOWN.
5. REVISE EXTERIOR ELEVATION LEGEND AND KEYNOTES AS SHOWN.

No.	Date	Description of Revision
4	2023-10-26	ISSUED FOR POST TENDER ADDENDUM
3	2023-05-19	ISSUED FOR CONSTRUCTION
2	2023-04-03	ISSUED FOR CLASS "B" PRICING
1	2023-03-29	ISSUED FOR CONSTRUCTION - FOUNDATION

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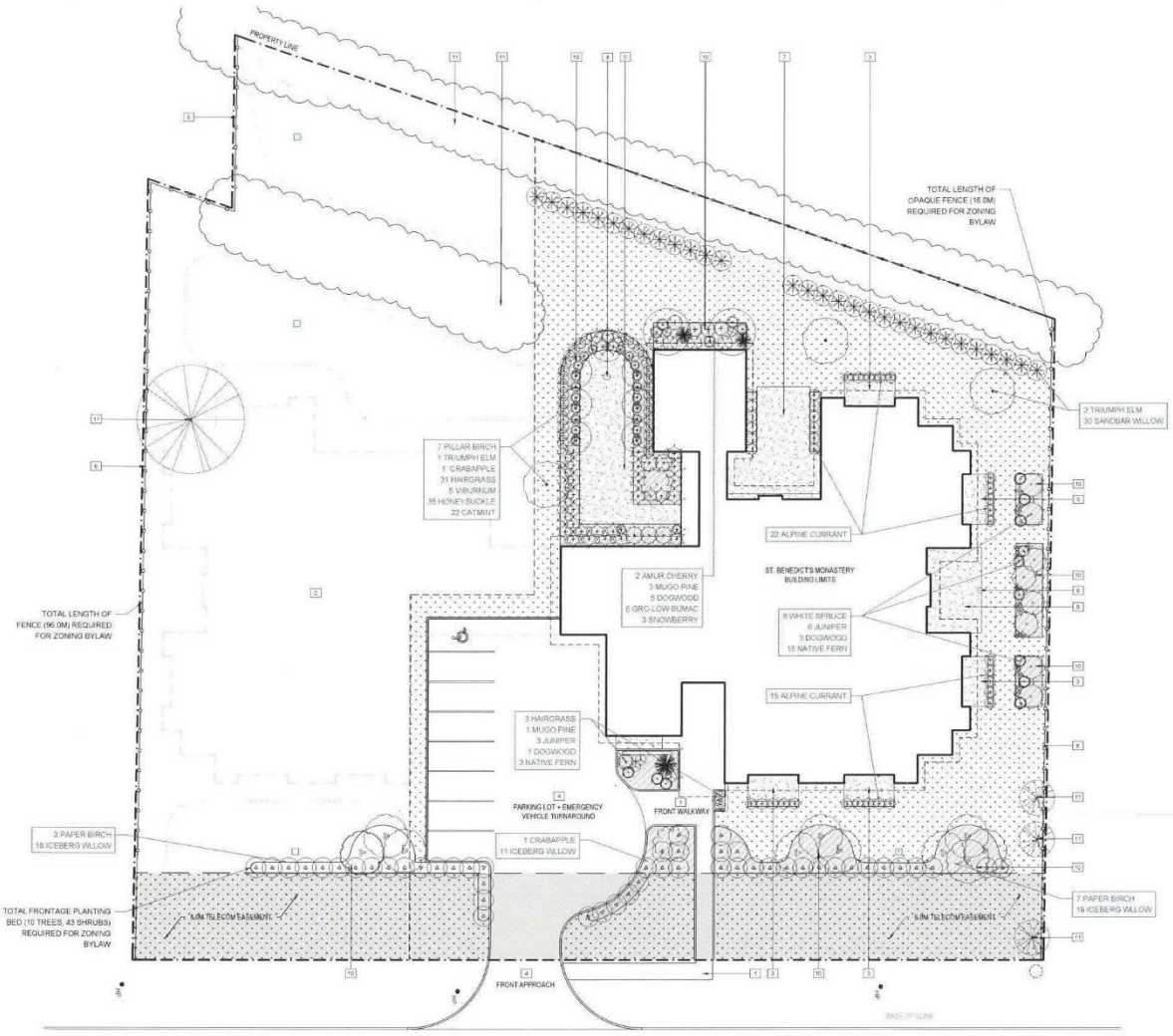
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mmparchitects.com

PROJECT TITLE
ST. BENEDICT'S MONASTERY

415 YOUVILLE STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE (YYYY-MM-DD)	2023/08/23
REVIEWED BY	KWM
DRAWN BY	KWM/NL
PROJECT NUMBER	2021-34
DRAWING NUMBER	A201 - rev.4



1 GENERAL ARRANGEMENT
SCALE - 1 : 200

GENERAL ARRANGEMENT KEYNOTES

1	MAIN FRONT WALK	7	DINING COURTYARD
2	FUTURE SITE DEVELOPMENT	8	STATUE PLINTHS
3	TYPICAL PRIVATE PATIO	9	RECREATIONAL COURTYARD
4	PARKING LOT AND APPROACH	10	PLANTING BED
5	SPIRITUAL GARDEN	11	EXISTING TREE TO BE REMAIN
6	OPAQUE TIMBER FENCE		

DRAWING REFERENCES

REFER TO CIVIL FOR GRADING PLAN, SITE DRAINAGE, AND SITE SERVICING
REFER TO ARCH FOR PARKING LOT, APPROACH AND FRONT WALKWAY

LEGEND

- MULCHED PLANTING BED
- EXTERIOR PAVED AREAS
- SODDED AREAS
- SEEDED AREAS
- NEW 1.83M (6'0") OPAQUE TIMBER FENCE
- NEW 1.14M (3'6") LATTICE TIMBER FENCE
- NEW 2.44M (8'0") CHAINLINK FENCE
- TELECOMM. EASEMENT ALONG STREET FRONTAGE
- EXISTING TREES TO BE PROTECTED
- CATCH BASIN, LIMITS OF PONDING

PLANT SCHEDULE

QTY.	COMMON NAME
CONIFEROUS TREES	
6	BLACK HILLS WHITE SPRUCE
DECIDUOUS TREES	
10	PAPER BIRCH
7	PARKLAND PILLAR BIRCH
3	TRIUMPH ELM
2	SPRING SNOW FLOWERING CRABAPPLE
2	AMUR CHERRY
GRASS	
34	TUFTED HAIRGRASS

QTY.	COMMON NAME
CONIFEROUS SHRUB	
3	MUGO PINE
9	SKANDIA JUNIPER
DECIDUOUS SHRUBS	
48	ICEBERG ALLEY WILLOW
30	SANDBAR WILLOW
9	IVORY HALO DOGWOOD
6	GRO-LOW SUMAC
3	SNOWBERRY
5	SNOWBALL VIBURNUM
35	DWARF HONEYSUCKLE
22	CATMINT
18	NATIVE FERN
37	ALPINE CURRANT

NOTES:
1. ALL EXISTING STRUCTURES, TREES, SHRUBS, SIDEWALKS, CURBS, GRASS, UTILITIES AND PAVING TO BE PROTECTED (UNLESS OTHERWISE NOTED) TO CITY OF WINNIPEG STANDARDS. CONTRACTOR TO MAKE GOOD ALL DAMAGED AREA BOTH ON AND OFF SITE TO CITY OF WINNIPEG STANDARDS.
1. REFER TO ARCH AND CIVIL FOR VERIFICATION OF EXISTING GRADES AND PROPOSED NEW BUILDING LAYOUT, SETBACKS, AND EXTENTS OF EASEMENT.

REV	YY / MM / DD	DESCRIPTION	BY
5	23 / 08 / 23	ISSUED FOR RE-ZONING APPLICATION	CO
4	22 / 06 / 06	ISSUED FOR IFC - ADDENDA #2	CO
3	22 / 05 / 30	ISSUED FOR IFC - ADDENDA #1	CO
2	22 / 05 / 17	ISSUED FOR IFC	CO
1	22 / 05 / 13	ISSUED FOR PHASE 1 99% COORDINATION	CO

A. SECTION LETTER OR DETAIL NUMBER.
B. DRAWING WHERE SECTION OR DETAIL IS DRAWN.
OR
DRAWING WHERE SECTION OR DETAIL IS INDICATED.
— SECTION OR DETAIL SHOWN ON SAME DRAWING.

SEAL
PREVIOUSLY SEALED BY CHERYL OAKDEN ON MAY 17, 2022

SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

CLIENT
DORAIS CHARITIES

PROJECT
ST. BENEDICT'S MONASTERY
419 YOUVILLE STREET
WINNIPEG, MB

TITLE
GENERAL ARRANGEMENT
LANDSCAPE PLAN

DESIGN	DRAWN	DATE - Y / M / D	SCALE
CO/SM	SM	2023 / 08 / 23	1:200
CHECKED	APPROVED	JOB NO.	DRAWING NO.
CO	CO	21-0535-042	L100