Agenda – Executive Policy Committee – March 12, 2024

Report – Standing Policy Committee on Property and Development – March 7, 2024

Moved by Councillor

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

Item No. 10 Subdivision and Rezoning – 100 South Town Road (Waverley West Ward) File DASZ 28/2023 [c/r SPA 1/2023 and DAV 225216/2023D]

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 28/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 15, 2024 and attached as Schedule "B" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 26, 2024 and attached as Schedule "C" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 15, 2024, and attached as Schedule "B" to this report, subject to the following conditions:

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

        i. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheet No's 1-14, dated November 9, 2023, for File No. DAV 23-225216/D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

Report – Standing Policy Committee on Property and Development – March 7, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

ii. That the commercial space within the building shall be a minimum of 7,975 square feet.

3. That Caveat 4174099/1 be discharged as it affects proposed Lot 2, DASZ 28/2023.

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

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

   B. a Zoning Agreement in accordance with Recommendation 2;

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

6. 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 No. DASZ 28/2023, as determined by the City's Director of Planning, Property and Development.

7. 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.

8. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law to Council by way of communication for second and third reading

Report – Standing Policy Committee on Property and Development – March 7, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

9. That Development Application No. DASZ 28/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 10 and 11 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

13. That Development Application No. DASZ 28/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2023.

Report – Standing Policy Committee on Property and Development – March 7, 2024

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On March 7, 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 February 27, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Delete Recommendation 2.A.i. in its entirety and replace with the following:

  "2.A.i. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheet No's 1-14, dated November 9, 2023, for File No. DAV 23-225216/D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development."

- Add the following new Recommendation 2.A.ii.:

  "2.A.ii. That the commercial space within the building shall be a minimum of 7,975 square feet."

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

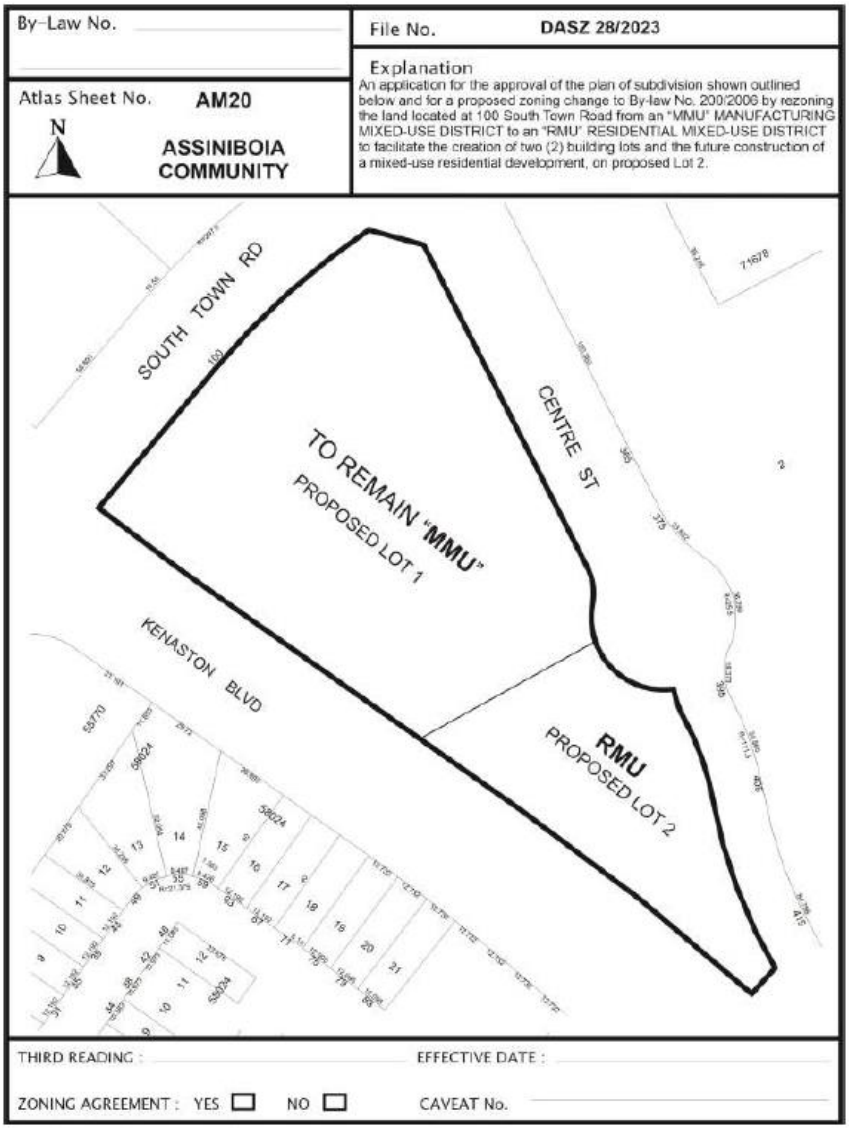
File: DASZ 28/2023

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

Public Hearing: February 27, 2024 (most recent date)
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Susan Russell)

Subject:



Premises Affected: 100 South Town Road

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

Prepared by: Leah Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: February 29, 2024

Community Committee Recommendation:

On February 27, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 28/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 15, 2024 and attached as Schedule "B" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 26, 2024 and attached as Schedule "C" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 15, 2024, and attached as Schedule "B" to this report, subject to the following conditions:

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

        ~~***i. For those portions of the Owner's Land zoned "RMU" Residential Mixed-Use, 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") 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.***~~

i. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheet No's 1-14, dated November 9, 2023, for File No. DAV 23-225216/D and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That the commercial space within the building shall be a minimum of 7,975 square feet.

3. That Caveat 4174099/1 be discharged as it affects proposed Lot 2, DASZ 28/2023.

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

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

   B. a Zoning Agreement in accordance with Recommendation 2;

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

6. 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 No. DASZ 28/2023, as determined by the City's Director of Planning, Property and Development.

7. 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.

8. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law to Council by way of communication for second and third reading

9. That Development Application No. DASZ 28/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 10 and 11 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

13. That Development Application No. DASZ 28/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2023.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. The servicing can accommodate this development.

2. The roads can accommodate this development.

3. The need is great for increased housing within the City of Winnipeg.

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 24, 2023 2. Notification of Public Hearing dated January 10, 2024 3. Manitoba Status of Title 2994707/1 4. Letter of authorization dated November 23, 2022, from Altea Active (David Wu) to McGowan Russell Group (Raymond S.C. Wan) 5. Caveats 4174098, 4174099 6. Multi-Family Development Analysis of Southwest Winnipeg dated July 7, 2023 7. Public Engagement Summary Report dated June 17, 2023 8. Plans (14 pages) 9. Report from the Urban Planning Division dated February 15, 2024 10. Inspection Report 11. Communication dated February 26, 2024 from Michael Dickson in support of the application

REPRESENTATIONS:

In Support:

Jessie Almero
Michael Dickson
Susan Russell
Raymond Wan

In Opposition:

Nil

For Information:

Nil

For the City:

E. Allan, Planner, Planning, Property and Development Department
D. Clark, Urban Planner, Planning, Property and Development Department
R. Galston Urban Planner, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 28/2024

ADMINISTRATIVE REPORT

Title: DASZ 28/2023 100 South Town Road

Issue: For consideration at the public hearing for an application to subdivide and rezone the subject property for the purpose of establishing a residential mixed use building.

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 subdivision proposed under Development Application No. DASZ 28/2023 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated February 15, 2024 and attached as Schedule “B” to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office, subject to the following conditions:
   A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 26, 2024 and attached as Schedule “C” to this report.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU” Residential Mixed Use District, in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated February 15, 2024, and attached as Schedule “B” to this report, subject to the following conditions:

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

i. For those portions of the Owner's Land zoned "RMU" Residential Mixed-Use, 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") 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.

3. That Caveat 4174099/1 be discharged as it affects proposed Lot 2, DASZ 28/2023.
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A. a Servicing Agreement in accordance with recommendation 1; and

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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").

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

15. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2023;

REASON FOR THE REPORT

- Subdivision and 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 "RMU" zoning district, subject to conditions.

CONSULTATION

- In preparing this Report there was consultation with: Relevant City of Winnipeg Departments of 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 as well as multi-unit housing in close proximity to transit and active transportation 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 #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities (p.vi)

3.1 Increase Use and Efficiency of Public Transit Systems

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

- 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: February 15, 2024
File No: DASZ 28/2023

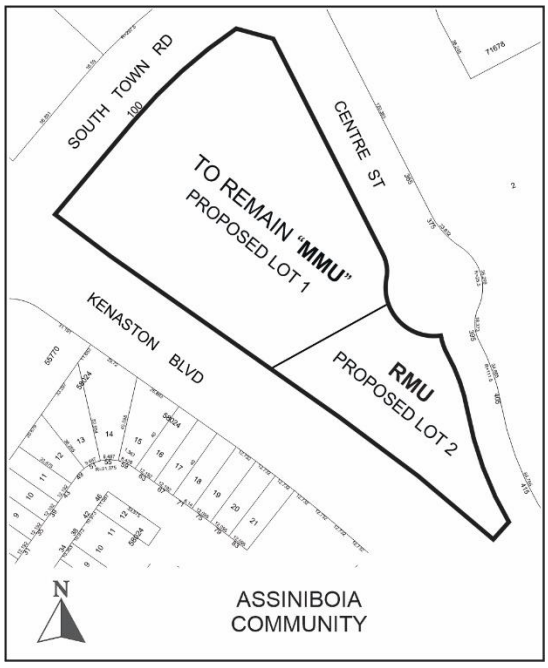
List of Schedules and Appendices

Schedule A – Planning Discussion
Schedule B – File No. DASZ 28/2023, Assiniboia Community Committee, dated February 15, 2024
Schedule C – Report of the Administrative Coordinating Group

Appendix A – Proposed By-law
Appendix B – Sun Shadow Study

SCHEDULE 'A'

DATE:	February 15, 2024
FILE:	**DASZ 28/2023**
RELATED FILES:	DAV 23-225216\D
COMMUNITY:	Assiniboia Community
NEIGHBOURHOOD #:	2.686 (Bridgewater Town Centre)
SUBJECT:	For consideration at the public hearing for a subdivision to: establish two lots, Lot 1 and Lot 2 and maintain the "MMU" zoning on Lot 1 and rezone Lot 2 to the "RMU" Residential Mixed Use zoning district.
LOCATION:	100 South Town RD
LEGAL DESCRIPTION:	BLOCK 1 PLAN 52290 122/124 ST N*



APPLICANT:	Susan Russell (McGowan Russell Group Inc.) 825 St Joseph St Winnipeg, MB R2H 3A8

OWNER: ALTEA REAL ESTATE HOLDINGS (WINNIPEG) INC.
110 Pond St
OTTAWA, ON K1L 8J3

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property includes one parcel located at 100 South Town Road, situated between Centre Street and Kenaston Boulevard in the Bridgwater Centre neighbourhood of the Waverley West ward.
- The lot is 254,390 sq. ft. (5.84 ac) in area, with approximately 446 ft. (136 m) of frontage along South Town Road and 958 ft. (292 m) along Centre Street. There is currently a fitness centre (Altea Active) and accessory off-street parking on the site.
- The site is located within an area designated as “Recent Communities” in OurWinnipeg 2045 (OW2045) and the Complete Communities Direction Strategy 2.0 (CCDS 2.0). It is designated as “Employment Lands Mixed Use” in the Waverley West Town Centre Area Structure Plan, and it is zoned “MMU” Manufacturing Mixed Use district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A gym facility and accessory parking lot designated as “Employment Lands Mixed Use” in the Waverley West Town Centre Area Structure Plan and zoned “MMU” Manufacturing Mixed Use. These lands are owned by the same owners of the subject property.

South: Kenaston Boulevard and existing single-family dwellings designated as “Low Density Residential” in the Waverley West Neighbourhood Area Structure Plan and zoned “R1-M” Residential Single Family - Medium.

East: A 5.64 ac lot designated as “Employment Lands Mixed Use” in the Waverley West Town Centre Area Structure Plan and zoned “MMU” Manufacturing Mixed Use with a several commercial retail units.

West: Kenaston Boulevard and existing single-family dwellings designated as “Low Density Residential” in the Waverley West West Neighbourhood Area Structure Plan and zoned “R1-M” Residential Single Family - Medium.

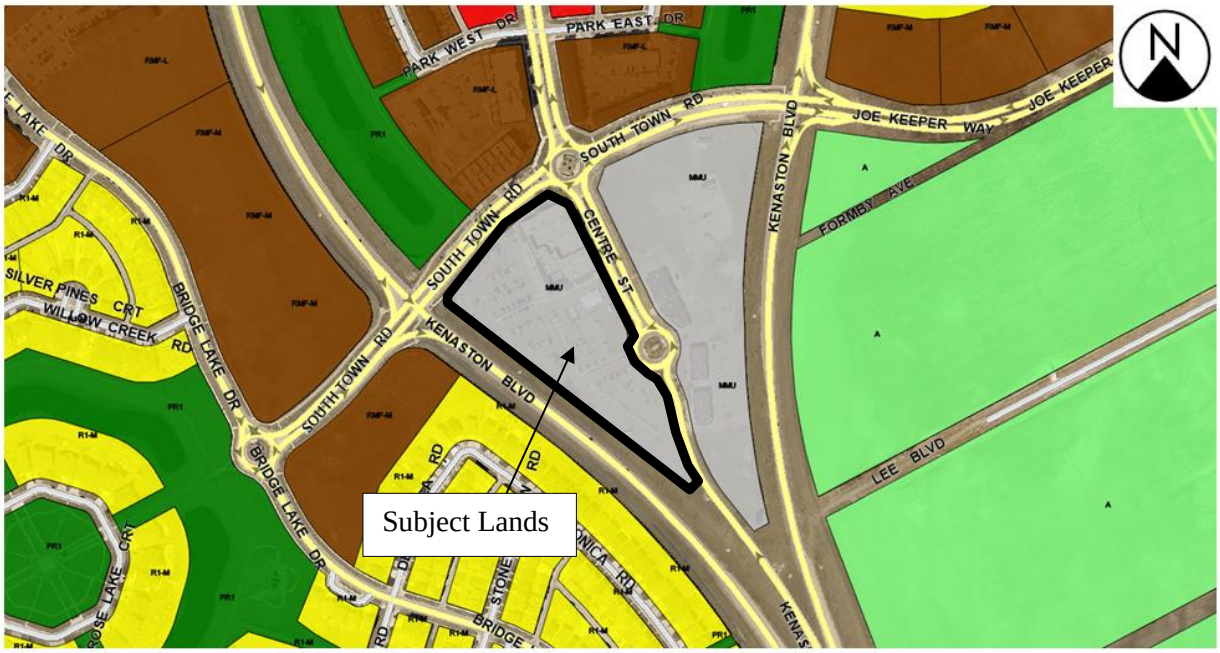


Figure 2: Zoning of the site and surrounding area.

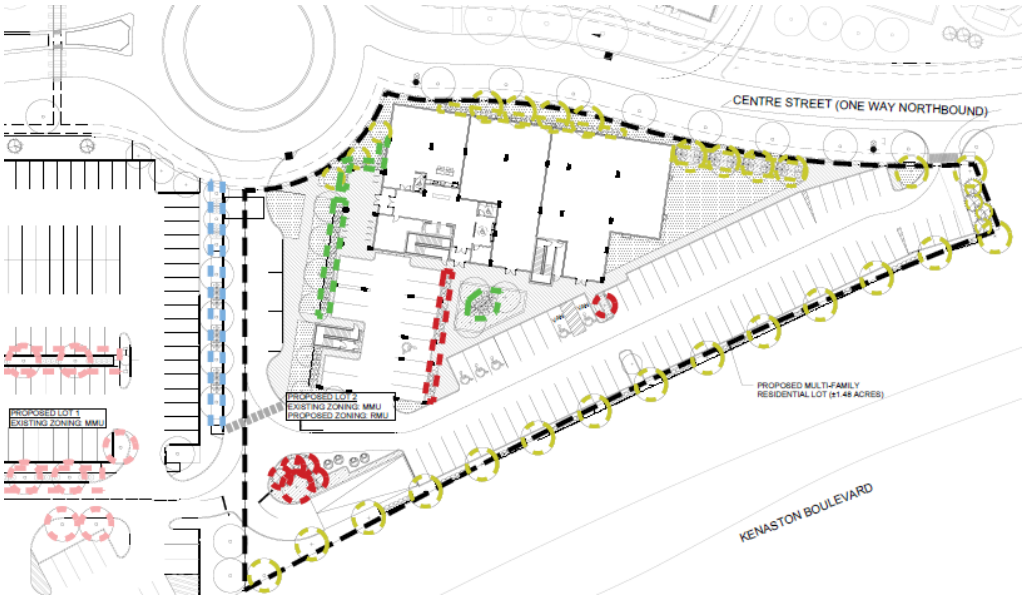
DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the property into two lots and rezone the new lot to the “RMU” Residential Mixed-Use Zoning district.
- Lot 1 is to remain zoned “MMU” Manufacturing Mixed Use and will have a lot area of 4.36 acres.
- Lot 2 will have a lot area of 1.48 acres and is planned to accommodate a multi-unit residential development with 102 residential units and 7,975 square feet of commercial space on the ground floor.

- The proposed height is 10 storeys at 107 feet. This height tapers down to 6 storeys (approximately 65 feet) at the rear of the building.
- 208 parking stalls are proposed on site:
    - This includes 78 surface stalls,15 ground floor stalls and 115 underground stalls
    - Residential parking for 102 units requires 123 stalls (based on the combination of uses reduction)
    - Commercial parking for 7,975 sq. ft. requires 19 stalls, which is provided
    - 12 residential guest parking stalls are to be provided.
    - 5 accessible stalls (including 2 van accessible) will be provided
    - 16 bicycle parking spaces are to be provided.
- Landscaping is proposed in the following manner:
    - For street edge landscaping along Centre Street, 15 trees and 66 shrubs are required. 16 trees and 72 shrubs are provided.
    - For street edge landscaping along Kenaston Boulevard, 16 trees and 72 shrubs are required. 16 trees and 76 shrubs are provided.
    - For building foundation landscaping along Centre Street, 16 shrubs are required and 17 shrubs are provided
    - For building foundation landscaping along Kenaston Boulevard, 16 shrubs are required and 17 shrubs are provided.
    - For Parking lot interior landscaping 5 trees and 14 shrubs are required. 5 trees and 17 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) concerning a reduction to the front yard setback, reduction to the required parking stalls for the Altea site, building height, and reduced setbacks associated with the accessory parking area. Please refer to the Administrative Report under file no. DAV 23-225216\D for more information.



- **Figure 3: Site plan of proposed development**

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

Pre-Application Feedback

- In December 2022, the Urban Planning & Design Division received a pre-application to subdivide and rezone the southern extent of the lands known as 100 South Town Road from its current “MMU” (Manufacturing Mixed Use) to “RMF-L” (Residential Multi-Family Large).
- In January 2023, the Urban Planning & Design Division provided comments in response to the Pre-Application. The Public Service indicated that an amendment to the Secondary Plan was required. Other key administrative comments, included:
    - The applicant should consult with property owners, particularly within the Commercial Mixed Use area
    - A future application should demonstrate demand for additional residential uses in the area
    - A mixed-use development zoned “CMU” (Commercial Mixed Use) should be considered in order for the future development to be generally compatible with the established character of the area.

  The applicant was amenable to these suggestions.
- On November 24, 2023, the Urban Planning & Design Division received an application to subdivide and rezone the lands relating to the subject of this Secondary Plan amendment (DASZ 28/23).

Public Engagement

The applicant provided the following summary of the public engagement undertaken:

- Owners/Developers of properties under development and/or not yet developed in Waverley West Town Centre were consulted to provide input and determine their support for the proposed amendment to the Waverley West Town Centre Area Structure Plan.
- An email, outlining details of the proposed multi-family development and the required City approval process was sent to each owner/developer. Follow up emails and phone calls were made to ensure all owners/developers provided their input.
- All of the owners/developers consulted supported the proposed amendment to the Secondary Plan necessary to allow the proposed multi-family housing with ground floor commercial (daycare).
- Some comments include:
    - Would prefer multi-family housing that attracts long-term residents that would be invested in the community (condominiums and/or rental targeting seniors)
    - Day care is a good and needed use in the area
    - Would prefer more commercial if possible. Maybe 2nd floor office if economically feasible.
    - Ensure existing services are adequate.

POLICY CONTEXT

OUR WINNIPEG 2045

- *OurWinnipeg 2045* is the City's development plan. As prescribed by the City of Winnipeg Charter, it sets out the City's long term plans and policies respecting its purposes, its physical, social, environmental, and economic objectives, and sustainable land use and development.
- *OurWinnipeg 2045* was adopted by Council on May 26, 2022.
- Applicable OurWinnipeg 2045 policies include:
    - *6.13 Support amendments to existing secondary plans that further the vision, goals, and policies of this Plan and Complete Communities.*
    - *6.16 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.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a city-wide secondary plan that guides growth, development and land use in the City of Winnipeg through an urban structure.
- CCDS 2.0 was adopted by Council on May 26, 2022.
- The subject property is located in an area designated Recent Community Policy Area, which is a category of the Established Neighbourhoods policy area.
- Applicable CCDS 2.0 policies include:
    - *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.*
    - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
    - *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
    - *4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.*

WAVERLEY WEST TOWN CENTRE AREA STRUCTURE PLAN

- The Waverley West Town Centre Neighbourhood Area Structure Plan was approved by Council on July 21, 2010, with the purpose of ensuring development within the area occurs in a logical, integrated manner.
- Plan goals include:
    - *To provide a mixed-use area that includes multiple uses within buildings and on individual sites*
    - *To ensure that the range of uses are complementary and compatible through the use of well-designed buildings and public spaces.*
    - *To provide a variety of medium and higher density housing options within a mixed-use environment.*
- The subject property is currently designated “Employment Lands Mixed Use” which is intended to provide employment opportunities for local residents (see Figure 3), and others toward the creation of a complete community model where residents can live, work

and play within the same neighbourhood. As prescribed in section 5.2.1, applicable policies include:

- *Mixed-use areas may contain a variety of uses including offices, campus-style business parks, and retail uses. Institutional uses may also be provided in this area.*
- *The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage*.

- The applicant has proposed to re-designate the subject property to “Commercial Mixed Use” which is intended to provide retail, restaurant and office uses in the heart of the Town Centre, along Centre Street. The character of this area will be reflective of a main street environment and will be focused on the pedestrian experience. As prescribed in section 5.3.1, applicable policies include:
  - *Mixed-use areas may contain a variety of uses including general retail, restaurants, offices, clinics and residential uses. Institutional uses may also be provided in this area.*
  - *Residential uses or office uses may be located along Centre Street above the first floor of commercial buildings.*

- *The composition of the mixed-use areas shall be refined and addressed through the zoning applied to the site, as determined appropriate at the Development Application stage.*

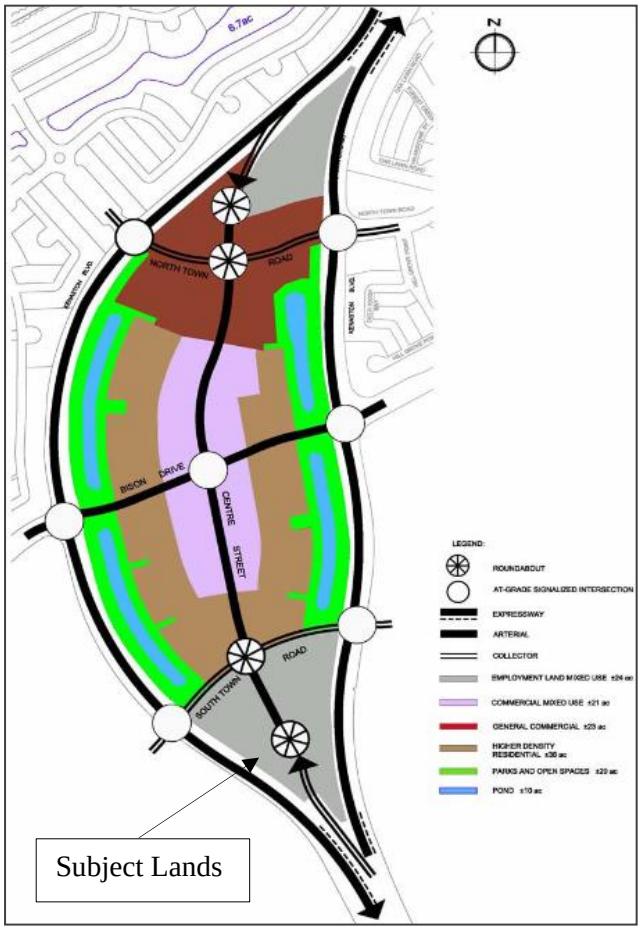


Figure 3: Current designation in the Waverley West Town Centre Neighbourhood Area Structure Plan

- The Administration has recommended approval of the amendment to the Waverley West Town Centre Neighbourhood Area Structure Plan to allow the for the re-designation of the subject lands to the Commercial Mixed Use policy area. See associated report SPA 1/2023 for further information.

WINNIPEG TRANSIT MASTER PLAN

- On April 29, 2021, Council approved the Winnipeg Transit Master Plan as the long-range strategic plan for public transit in the City of Winnipeg. It presents a 25-year vision for transit service and infrastructure, resulting in a simpler and more efficient, effective, and accessible system. It is based on two main service classes. The first is a Primary Network of frequent and direct routes whose permanence is intended to inform people's decisions on where to live or locate a business, if access to high frequency transit is important to them. The second is the Feeder Network that connects neighbourhoods to the Primary Network and local services at less frequent intervals.

- The Long Term Network Plan identifies Centre Street as a Frequent Line, which is part of the future Primary Network that contemplates service every 10-15 minutes.

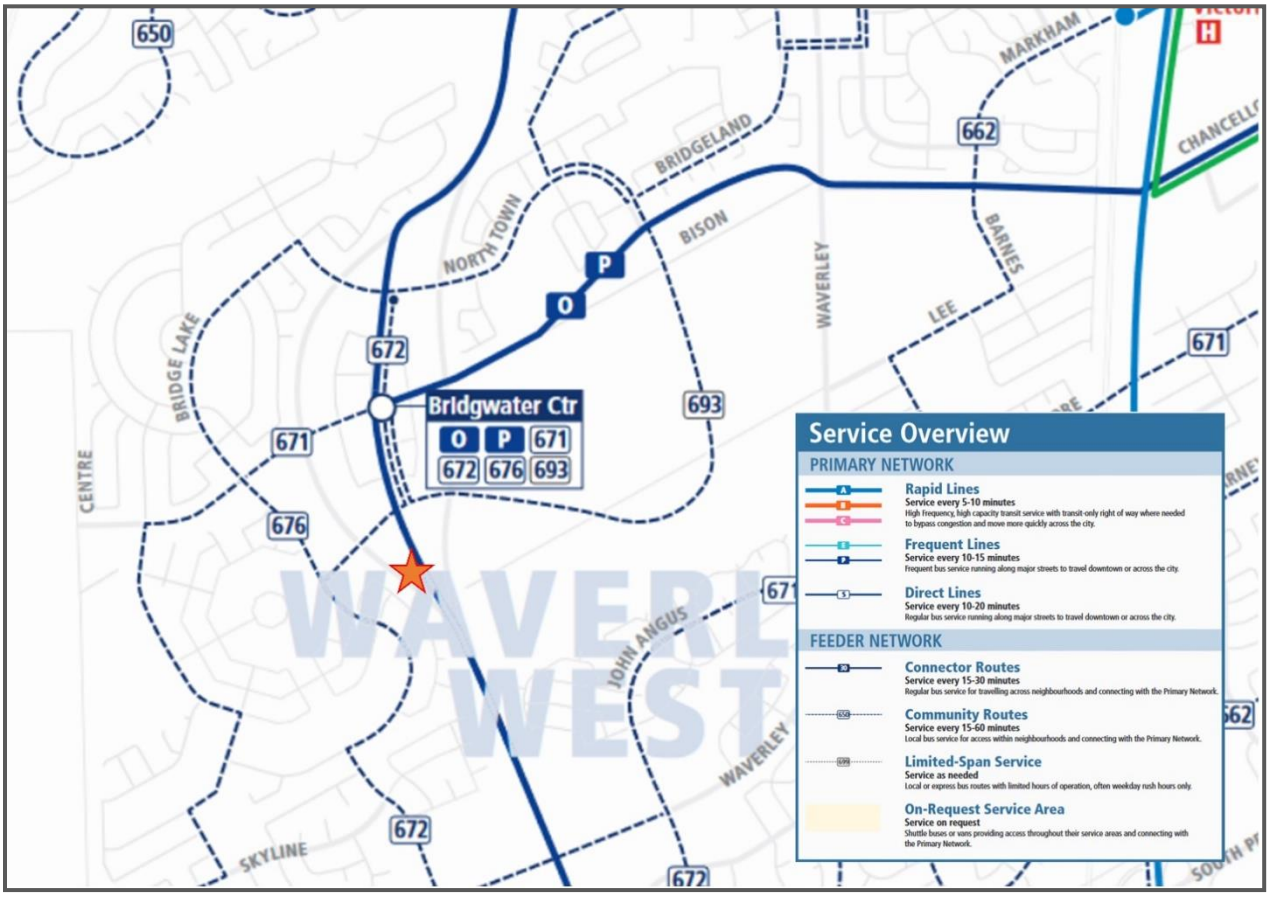


Figure 4: Winnipeg Transit Master Plan Long Term Network Plan

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)*

- The cycling network around the subject site is established and well connected to the surrounding area. See Figure 5 below

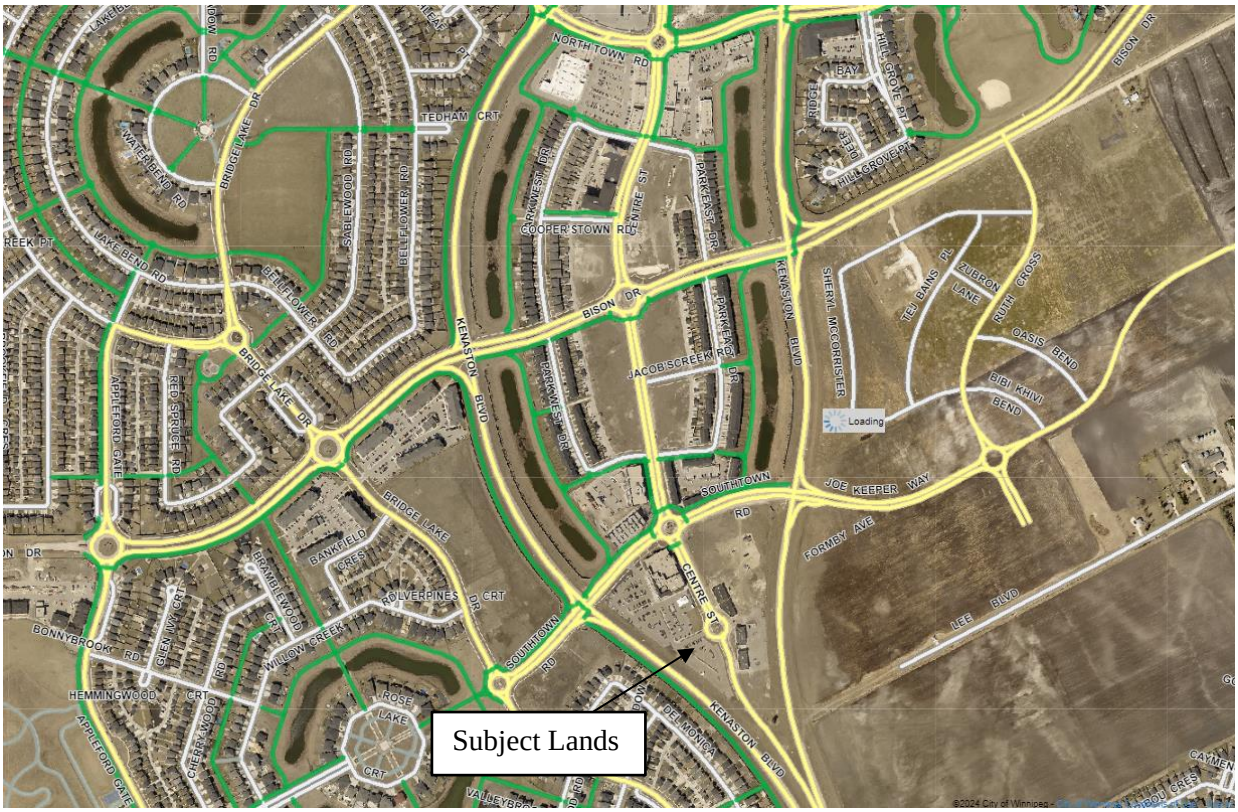


Figure 5 - Established Active Transportation Pathways around the subject property indicated in green

SUBDIVISION

- The subject site is currently made up of two (2) lots. Subdivision is required in order to separate one (1) lot into two (2) separate lots.

REZONING

- The subject site is currently zoned “MMU” Manufacturing Mixed Use.
- The applicant is proposing to rezone the land to the “RMU” Residential Mixed Use zoning district.
- *The Residential Mixed Use (RMU) district is intended to facilitate the development of primarily medium- to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building should retain a predominantly residential character. Development in the RMU district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential and non-residential uses. This district is often part of Community or Regional Mixed Use Centres, Major Redevelopment Sites, and Rapid Transit Corridors.*
- The dimensional standards of the “RMU” zoning district are:
    - a minimum front yard of 20 feet;

- a minimum rear yard of 25 feet;
- a minimum interior side yard of five (5) feet; - note – where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
- a minimum corner side yard of twenty (20) feet; and,
- a maximum building height of 100 feet.

- The minimum lot area in the “RMU” district is 9,000 square feet and the minimum lot area per dwelling unit is 500 square feet.

COMPATIBILITY WITH THE SURROUNDING AREA

Area Context

- The proposed development is to be located within the Waverley West Town Centre neighbourhood. This area is comprised of a mix of higher density residential mixed use developments. The proposal is in keeping with the development that has been established in the area.

Density

- 102 units are proposed. The permitted density for the “RMU” district allows for a lot area per dwelling unit of 500 sq. ft. To calculate lot area per dwelling unit and determine the total number of units permitted on site, the total lot size is divided by 500. In this case, 64,468.8 sq. ft. divided by 500 would permit 129 units. This density is in line with many of the residential developments proposed along Centre Street.
- Examples include:
  - 300 Centre Street – 7 storeys and 218 units
  - 0 Centre Street – 6 storeys and 155 units
  - 15 Cooper’s Town Road – 6 storeys and 149 units

Building Heights

- The proposed building height of 107 feet would be taller than other buildings proposed within along Centre Street. This height does not result in negative shadow impacts on neighbouring residential uses, and is not for the entire building. There is a 6 storey podium at the back of the building with the 10 storey portion proposed closest to Centre Street.

Setbacks

- The 10 storey portion of the site would be approximately 65 feet from the west property line. An additional 150 feet from the rear property line of the single family dwellings to the west.

Shadow impacts

- The applicant submitted material demonstrating shadow studies for the spring and fall equinox. This adheres to City of Winnipeg Guidelines, which indicates that sun/shadow tests should be conducted for March 21 and September 21 (equinox) at the following hours: 9 a.m., 12 p.m., 3 p.m. and 6 p.m. (see Schedule D). The applicant has also submitted a shadow study for the summer solstice (June 21st) and winter solstice (December 21st).
- The intent of the shadow study is to ensure that a minimum of 5 hours of uninterrupted sunlight are provided to surrounding properties.
- Upon review of the shadow impact study, the Urban Planning Division can confirm that shadows do not get cast onto the neighbouring single family properties to the west at any time for each of the days measured.

Urban Design

- Within the Urban Design policy section of CCDS 2.0, Goal 4 is to Promote high-quality urban design.
- Policy 4.3 encourages privately-owned open space

  Encourage landowners to provide non-dedicated publicly accessible passive and/or naturalized open spaces on private property as a site amenity, particularly for Employment Lands, Downtown, and large multiple-family developments citywide (p.155).
- The Urban Planning Division notes that there is high quality plaza space provided on site.

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 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.

Servicing Agreement

- The Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg. These items are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule “B.”

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 10 percent.

- 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** for the following reasons:

- The proposed amendment to the Area Structure Plan is supported by the Administration, allowing residential mixed use development at this site.
- Rezoning to the “RMU” zoning district can be supported under The Waverley West Town Centre Area Structure Plan, as the plan encourages pedestrian oriented development, with active ground floor uses.
- The additional residential units help further support the vision of the town centre as a walkable neighbourhood with fine grain commercial amenities conveniently available to the residents.
- The Area Structure Plan does not impose height limits, which allows the Administration to consider this taller building. Upon demonstration of the design, setbacks and shadow impacts, the proposed height does not create a negative impact on surrounding uses.
- The massing is well setback from the neighbouring single family residential dwellings, over 200 feet to the rear property line.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Devin Clark, RPP, MCIP
PPD File #: DASZ 28/2023

Schedule "B" for File DASZ 28/2023, Assiniboia Community Committee, dated February 15, 2024

By-Law No. _____

File No. **DASZ 28/2023**

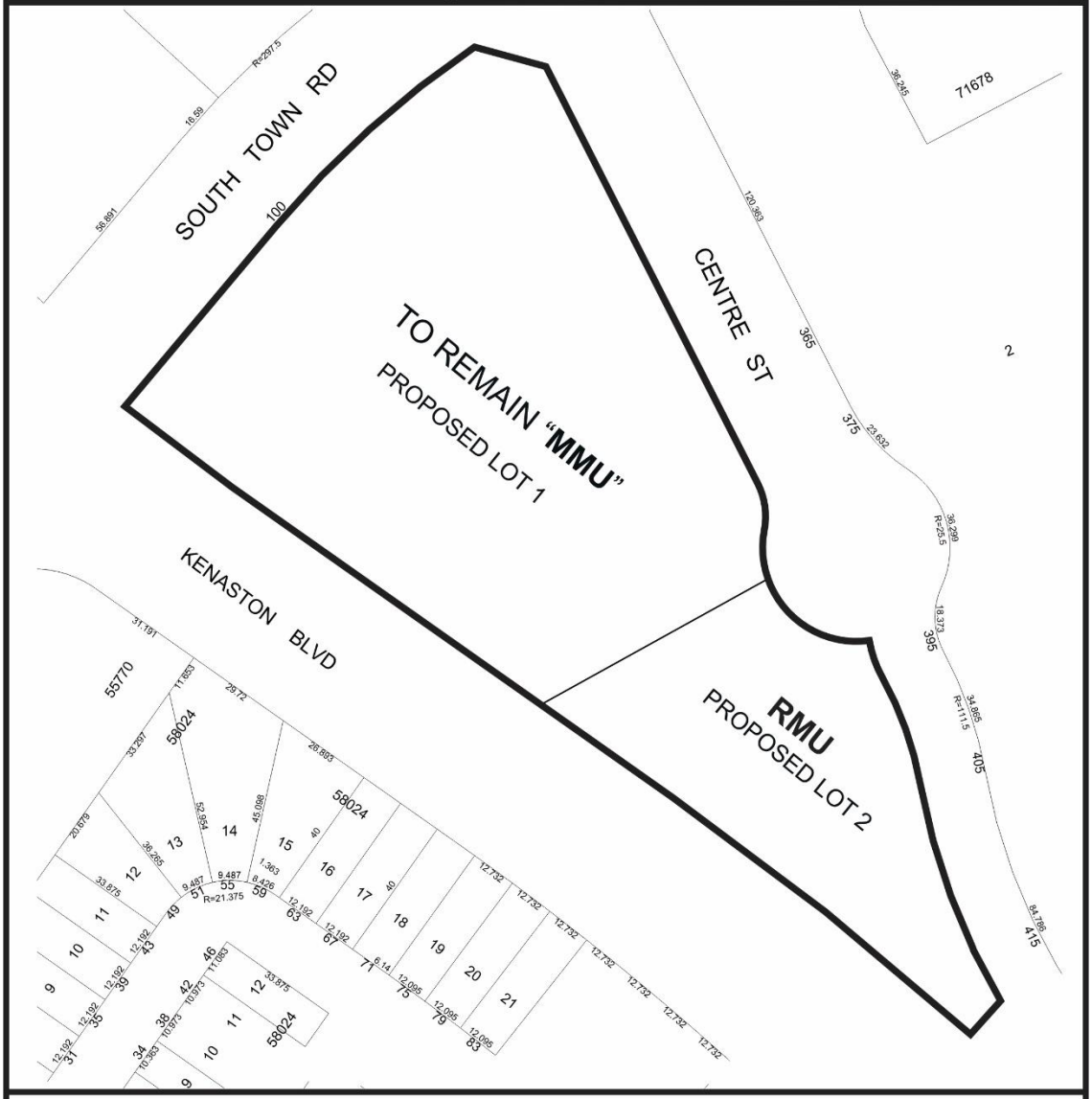
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ASSINIBOIA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 100 South Town Road from an "MMU" MANUFACTURING MIXED-USE DISTRICT to an "RMU" RESIDENTIAL MIXED-USE DISTRICT to facilitate the creation of two (2) building lots and the future construction of a mixed-use residential development, on proposed Lot 2.



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 100 SOUTH TOWN ROAD

It is recommended that approval of DASZ 28/2023, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department advises that there is adequate water servicing for the proposed development. Additional review will be required by our Department should the plans of development change during the design process.

2) The Public Works Department recommends a private sidewalk connection from the Planned Area to the public sidewalk on the west side of Centre Street at the south end of the Planned Area.

3) Public Works does not support vehicular access to Centre Street.

Section II - Servicing Conditions

1) Joint Servicing

Proposed Lot 2 has no fronting City wastewater sewer. The Developer shall, at no expense to the City, enter into, and register and maintain in perpetuity by way of caveat against the Titles to all lots within the Planned Area which are to be serviced jointly (the "Lots") an appropriate joint services agreement or private easement agreement with all owners of the Lots to enable the joint servicing of lots in the Planned Area not fronting on streets with wastewater services. Said agreement shall further indemnify the City from and against any costs or responsibility for the private joint services.

2) Pedestrian Crossing

The Developer shall, at no expense to the City, construct a pedestrian crossing and all related works, on the south side of the existing roundabout at their private access (approximately 200 m south of South Town Road), all as determined by and to the satisfaction of the Director of Public Works.

3) Construction Traffic

The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on

mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

4) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

5) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

Section III – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 28/2023
January 26, 2024

"*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.
Transportation Division
Public Works Department

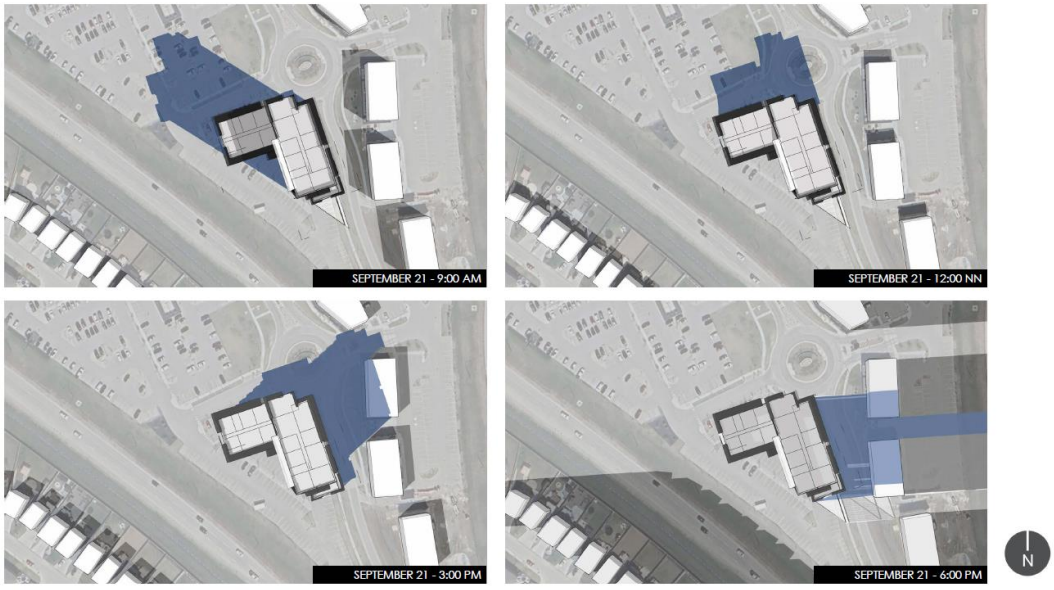
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

APPENDIX B – SUN SHADOW STUDY



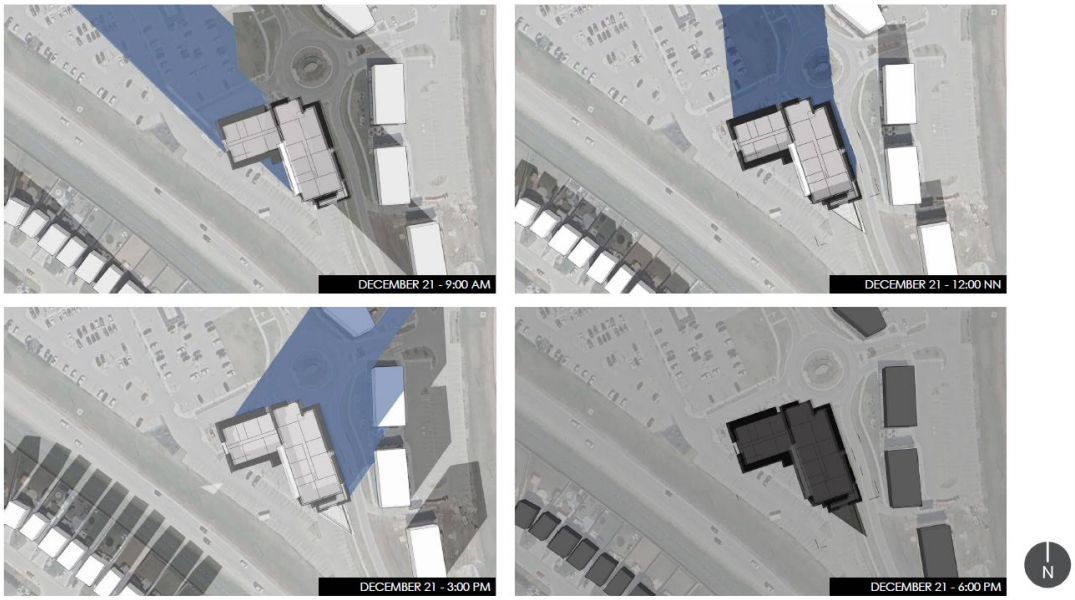


PROPOSED ALTEA LIVING | WINNIPEG, MANITOBA



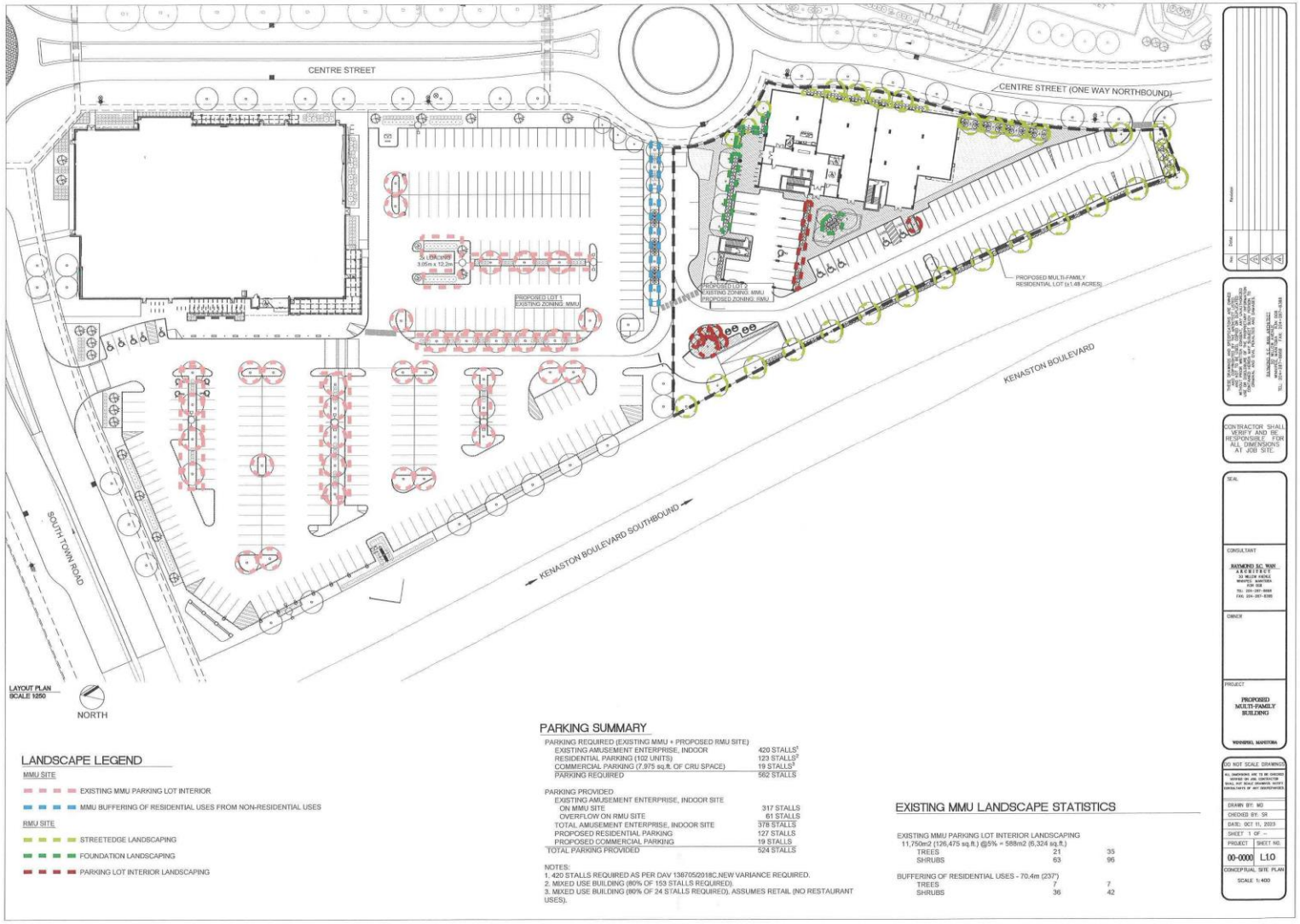
RAYMOND S.C. WAN ARCHITECT | SEPTEMBER 21 (9:00AM - 6:00PM) | SUN SHADOW ANALYSIS *FEBRUARY 9, 2024*

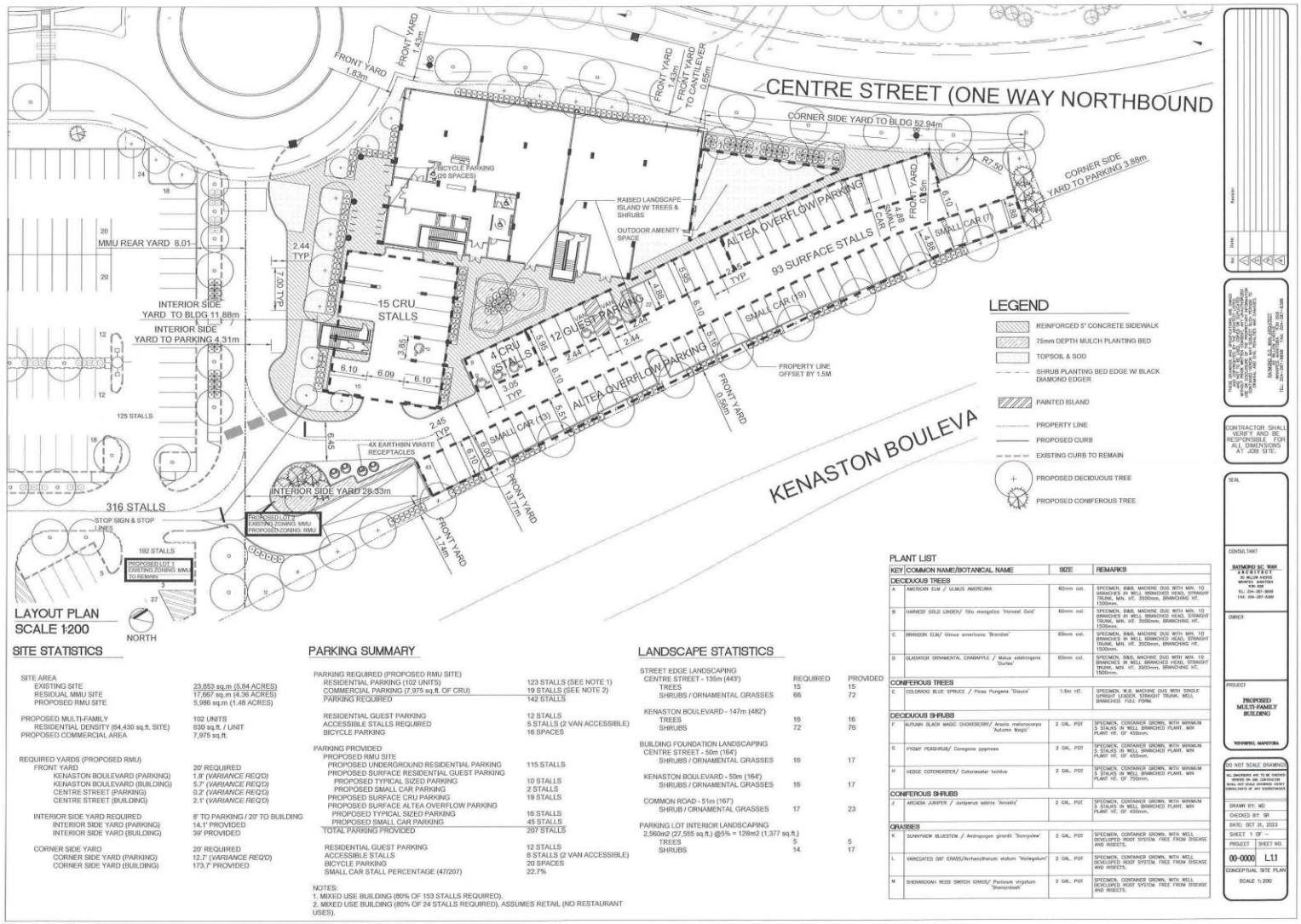
PROPOSED ALTEA LIVING | WINNIPEG, MANITOBA



RAYMOND S.C. WAN ARCHITECT | DECEMBER 21 (9:00AM - 6:00PM) | SUN SHADOW ANALYSIS *FEBRUARY 9, 2024*

Exhibit “8” referred to in File DASZ 28/2023





LAYOUT PLAN
SCALE 1:200

LEGEND

- REINFORCED 5" CONCRETE SIDEWALK
- 75mm DEPTH MULCH PLANTING BED
- TOPSOIL & SOD
- SHRUB PLANTING BED EDGE W/ BLACK DIAMOND EDGER
- PAINTED ISLAND
- PROPERTY LINE
- PROPOSED CURB
- EXISTING CURB TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE

SITE STATISTICS

SITE AREA	
EXISTING SITE	23,653 sq.m (5.84 ACRES)
RESIDUAL MMU SITE	17,667 sq.m (4.36 ACRES)
PROPOSED RMU SITE	5,986 sq.m (1.48 ACRES)
PROPOSED MULTI-FAMILY	102 UNITS
RESIDENTIAL DENSITY (64,430 sq.ft. SITE)	630 sq.ft. / UNIT
PROPOSED COMMERCIAL AREA	7,975 sq.ft.
REQUIRED YARDS (PROPOSED RMU)	
FRONT YARD	20' REQUIRED
KENASTON BOULEVARD (PARKING)	1.8' *(VARIANCE REQ'D)*
KENASTON BOULEVARD (BUILDING)	5.7' *(VARIANCE REQ'D)*
CENTRE STREET (PARKING)	0.2' *(VARIANCE REQ'D)*
CENTRE STREET (BUILDING)	2.1' *(VARIANCE REQ'D)*
INTERIOR SIDE YARD REQUIRED	8' TO PARKING / 20' TO BUILDING
INTERIOR SIDE YARD (PARKING)	14.1' PROVIDED
INTERIOR SIDE YARD (BUILDING)	39' PROVIDED
CORNER SIDE YARD	20' REQUIRED
CORNER SIDE YARD (PARKING)	12.7' *(VARIANCE REQ'D)*
CORNER SIDE YARD (BUILDING)	173.7' PROVIDED

PARKING SUMMARY

PARKING REQUIRED (PROPOSED RMU SITE)	
RESIDENTIAL PARKING (102 UNITS)	123 STALLS (SEE NOTE 1)
COMMERCIAL PARKING (7,975 sq.ft. OF CRU)	19 STALLS (SEE NOTE 2)
PARKING REQUIRED	142 STALLS
RESIDENTIAL GUEST PARKING	12 STALLS
ACCESSIBLE STALLS REQUIRED	5 STALLS (2 VAN ACCESSIBLE)
BICYCLE PARKING	16 SPACES
PARKING PROVIDED	
PROPOSED RMU SITE	
PROPOSED UNDERGROUND RESIDENTIAL PARKING	115 STALLS
PROPOSED SURFACE RESIDENTIAL GUEST PARKING	
PROPOSED TYPICAL SIZED PARKING	10 STALLS
PROPOSED SMALL CAR PARKING	2 STALLS
PROPOSED SURFACE CRU PARKING	19 STALLS
PROPOSED SURFACE ALTEA OVERFLOW PARKING	
PROPOSED TYPICAL SIZED PARKING	16 STALLS
PROPOSED SMALL CAR PARKING	45 STALLS
TOTAL PARKING PROVIDED	207 STALLS
RESIDENTIAL GUEST PARKING	12 STALLS
ACCESSIBLE STALLS	5 STALLS (2 VAN ACCESSIBLE)
BICYCLE PARKING	20 SPACES
SMALL CAR STALL PERCENTAGE (47/207)	22.7%

NOTES:
1. MIXED USE BUILDING (80% OF 153 STALLS REQUIRED).
2. MIXED USE BUILDING (80% OF 24 STALLS REQUIRED). ASSUMES RETAIL (NO RESTAURANT USES).

LANDSCAPE STATISTICS

	REQUIRED	PROVIDED
STREET EDGE LANDSCAPING		
CENTRE STREET - 135m (443')		
TREES	15	15
SHRUBS / ORNAMENTAL GRASSES	66	72
KENASTON BOULEVARD - 147m (482')		
TREES	16	16
SHRUBS	72	76
BUILDING FOUNDATION LANDSCAPING		
CENTRE STREET - 50m (164')		
SHRUBS / ORNAMENTAL GRASSES	16	17
KENASTON BOULEVARD - 50m (164')		
SHRUBS / ORNAMENTAL GRASSES	16	17
COMMON ROAD - 51m (167')		
SHRUB / ORNAMENTAL GRASSES	17	23
PARKING LOT INTERIOR LANDSCAPING		
2,560m2 (27,555 sq.ft.) @5% = 128m2 (1,377 sq.ft.)		
TREES	5	5
SHRUBS	14	17

PLANT LIST

KEY	COMMON NAME/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES			
A	AMERICAN ELM / ULMUS AMERICANA	60mm cal.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 2500mm, BRANCHING HT. 1500mm.
B	HARVEST GOLD LINDEN/ *Tilia mongolica 'Harvest Gold'*	60mm cal.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 3500mm, BRANCHING HT. 1500mm.
C	BRANDON ELM/ *Ulmus americana 'Brandon'*	60mm cal.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 3500mm, BRANCHING HT. 1500mm.
D	GLADIATOR ORNAMENTAL CRABAPPLE / *Malus sdebrinigens 'Durles'*	60mm cal.	SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 3500mm, BRANCHING HT. 1500mm.
CONIFEROUS TREES			
E	COLORADO BLUE SPRUCE / *Picea Pungens 'Glauca'*	1.8m HT.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED. FULL FORM.
DECIDUOUS SHRUBS			
F	AUTUMN BLACK MAGIC CHOKECHERRY/ *Aronia melanocarpa 'Autumn Magic'*	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 450mm.
G	PYGMY PEASHRUB/ *Caragana pygmaea*	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 450mm.
H	HEDGE COTONEASTER/ *Cotoneaster lucidus*	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 750mm.
CONIFEROUS SHRUBS			
J	ARCADIA JUNIPER / *Juniperus sabina 'Arcadia'*	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 5 STALKS IN WELL BRANCHED PLANT, MIN PLANT HT. OF 450mm.
GRASSES			
K	SUNNYVIEW BLUESTEM / *Andropogon gerardii 'Sunnyview'*	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH WELL DEVELOPED ROOT SYSTEM. FREE FROM DISEASE AND INSECTS.
L	VARIEGATED OAT GRASS/*Arrhenotherum elatum 'Variegatum'*	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH WELL DEVELOPED ROOT SYSTEM. FREE FROM DISEASE AND INSECTS.
M	SHENANDOAH REED SWITCH GRASS/ *Panicum virgatum 'Shenandoah'*	2 GAL. POT	SPECIMEN, CONTAINER GROWN, WITH WELL DEVELOPED ROOT SYSTEM. FREE FROM DISEASE AND INSECTS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT

RAYMOND KC WAN ARCHITECT
30 WILLOW AVENUE WINNIPEG, MANITOBA R3K 0G8
TEL: 204-397-3668
FAX: 204-397-3389

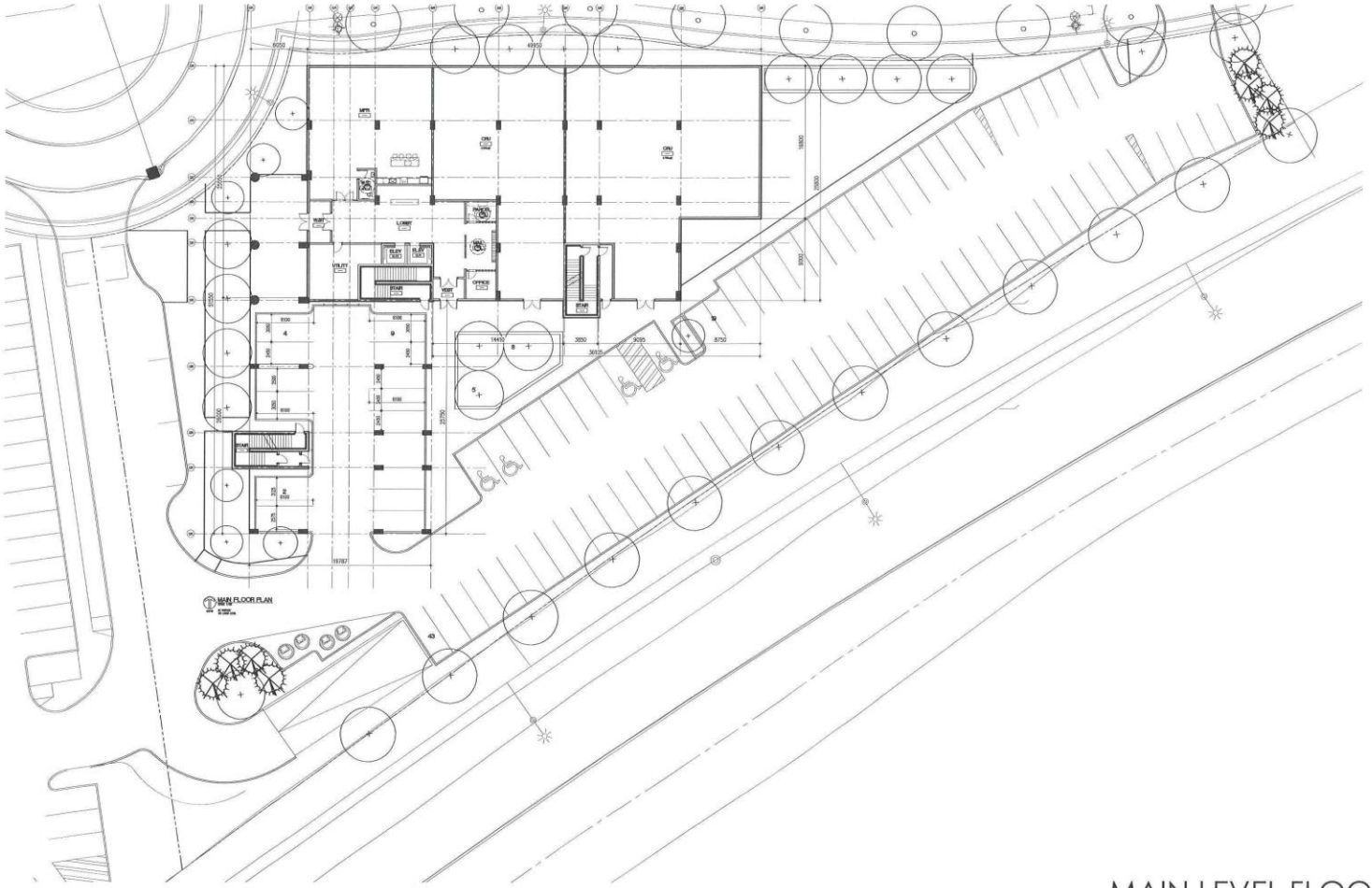
OWNER

PROJECT
PROPOSED MULTI-FAMILY BUILDING
WINNIPEG, MANITOBA

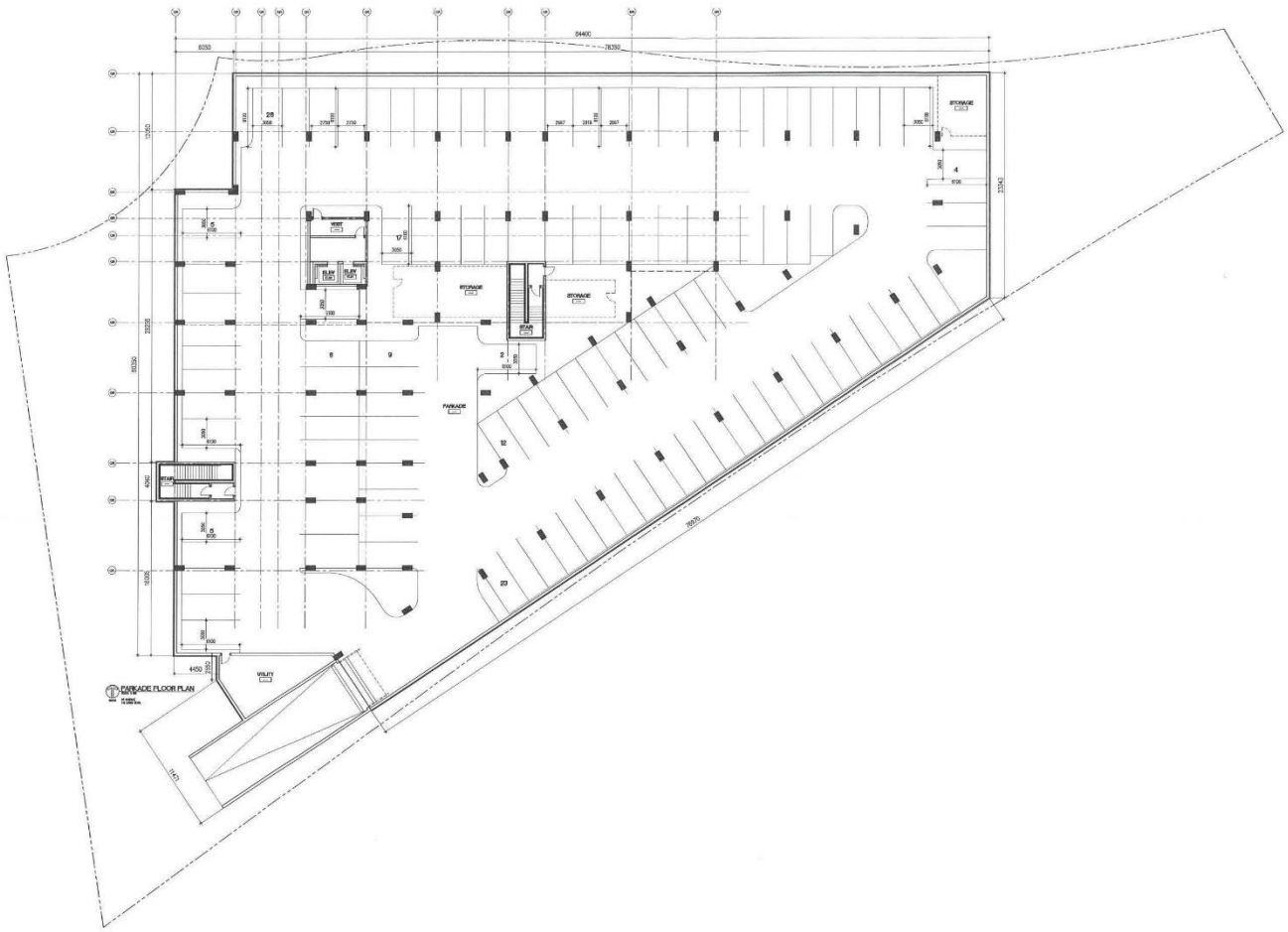
DO NOT SCALE DRAWING

ALL DIMENSIONS ARE TO BE CHECKED BEFORE ON JOB CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES

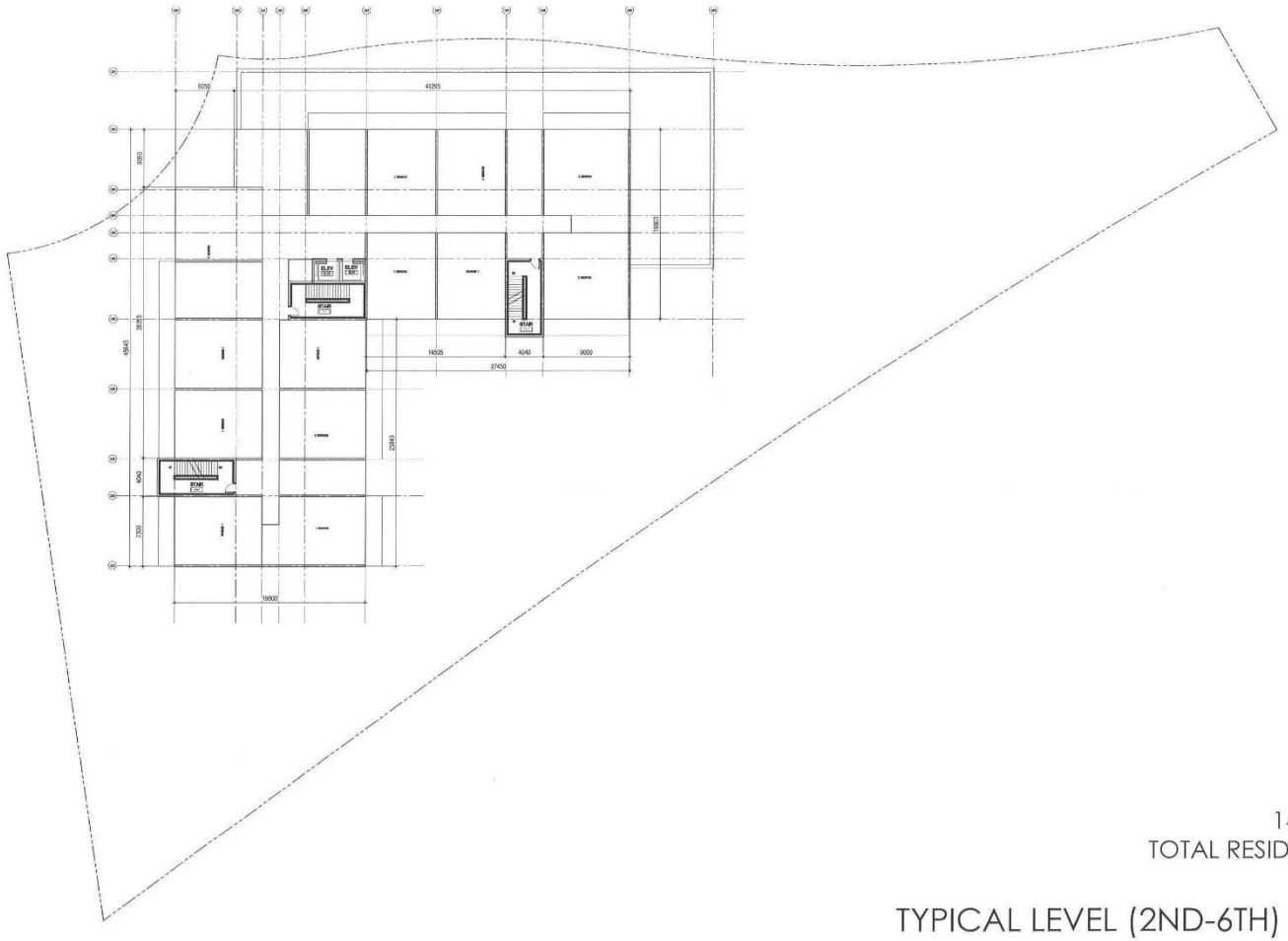
DRAWN BY: MG
CHECKED BY: RK
DATE: OCT 31, 2023
SHEET 1 OF --
PROJECT SHEET NO.
00-0000 L.11
CONCEPTUAL SITE PLAN
SCALE 1:200



MAIN LEVEL FLOOR PLAN

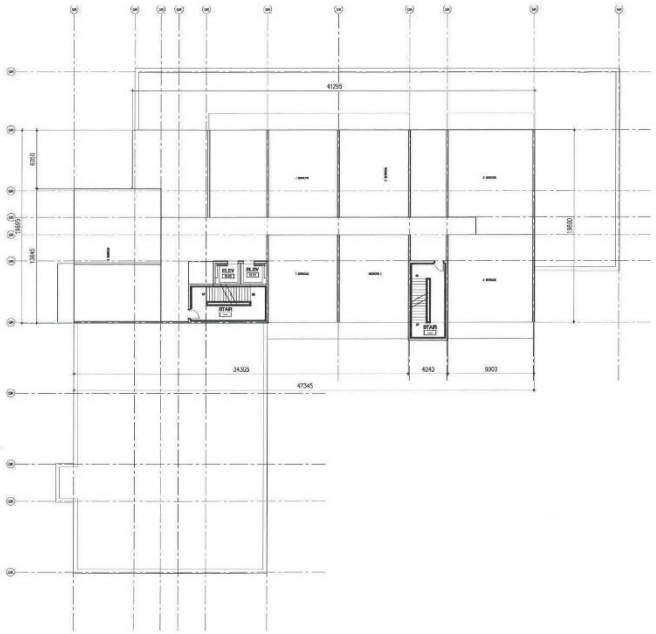


PARKADE LEVEL FLOOR PLAN



14 UNITS PER LEVEL
TOTAL RESIDENTIAL UNITS: 102

TYPICAL LEVEL (2ND-6TH) FLOOR PLAN



8 UNITS PER LEVEL
TOTAL RESIDENTIAL UNITS: 102

TYPICAL LEVEL (7TH-10TH) FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



VIEW FROM SOUTH



VIEW FROM EAST



VIEW FROM NORTH



VIEW FROM WEST