Agenda – Council – March 21, 2024

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

Item No. 7 Subdivision and Rezoning – 499 Borebank Street
(River Heights-Fort Garry Ward)
File DASZ 32/2023 [c/r DAV 238200/2023D]

STANDING COMMITTEE RECOMMENDATION:

On March 12, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 32/2023 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 "B" to this report and as shown on the map dated January 5, 2023 and attached as Schedule "A" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated February 8, 2024.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S PDO-1 Airport Vicinity Protection Area" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated January 5, 2023, and attached as Schedule "A" to this report.

4. 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 32/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. 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.

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

STANDING COMMITTEE RECOMMENDATION (continued):

6. 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 directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 32/2023 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 that 2 year period and Council approves the extension.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That Development Application No. DASZ 32/2023 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 following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

13. That the variance order for File No. DAV 23-238200\D 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 32/2023.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 12, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 23, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

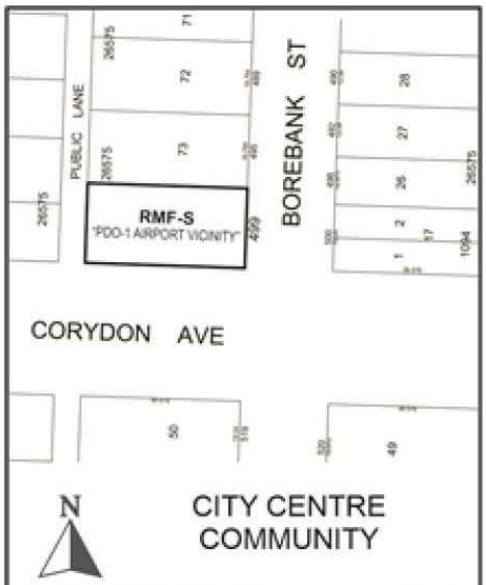
File: DASZ 32/2023

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

Public Hearing: February 23, 2024
Council Building, 510 Main Street

Applicant: 2 Architecture Inc. (Chris Gilmour)

Subject:



APPLICANT: 2 Architecture Inc. (Chris Gilmour)
FILE: DASZ 32/2023
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M PDO-1 AIRPORT VICINITY" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of land for the construction of a Multi-Family Dwelling use. **For information, phone A. Ross Planner at 204-986-5235**

Premises Affected: 499 Borebank Street

For submission to: Standing Policy Committee on Property and Development

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

Report date: February 27, 2024

Community Committee Recommendation:

On February 23, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 32/2023 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 "B" to this report and as shown on the map dated January 5, 2023 and attached as Schedule "A" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated February 8, 2024.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S PDO-1 Airport Vicinity Protection Area" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated January 5, 2023, and attached as Schedule "A" to this report.

4. 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 32/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. 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.

6. 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 directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 32/2023 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 that 2 year period and Council approves the extension.

8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That Development Application No. DASZ 32/2023 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 following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

13. That the variance order for File No. DAV 23-238200\D 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 32/2023.

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

1. This application has, again, it's very difficult, I find, to continually to try to make sure the residents know what is going on in the neighbourhood, either through the infill guidelines, or we do have our newsletter that we send out or our e-bulletins that we send out, so please sign up for that if you want to get more up to date on this stuff. Today was a great example, which is my greatest fear in the area, is that people in the neighbourhood is are very concerned about what is coming down the pipe regarding changes to their neighbourhood.

2. This is single family neighbourhood all throughout the area that's been that way for 40 years. Some people are aware of the infill guidelines, some people are not, but again a process of being aware of it which does include things like densification of corridor streets such as Corydon, Academy, Taylor and Grant. That is something that's in our policy books. It doesn't matter how I voted in the past on it, but it doesn't matter, it is what it is. It is our policy and that's where we see densification happening appropriately, more appropriate than mid block, where that would be another concern.

3. Based upon the fact that this is a 2-story building, not a 6-story building, which it could be. That's why I raised that question of what, under our guidelines would be allowable. That wall of doom we call those, where it's so high that when you look out your window you see nothing but a big wall.

4. This type of development is occurring in places like south River Heights and central River Heights that really haven't had a lot of this experience yet. So there's a lot of this awareness that unfortunately, it happens when things happen around you and people start getting a little more aware. I'm going to take that opportunity from the 50 or so letters that I got to make sure that we contact everybody to make sure so they know they are aware and especially be aware of further changes that are potentially coming with the Housing Accelerator Fund and our densification targets that will probably come to a public hearing in a year and a half, which I'm very, very concerned about and from what I heard today, so should you be. It will change dramatically, potentially, the character of our neighbourhoods, not just on end caps, but mid block or any property. The federal minister was very clear on that, that as of right housing will happen and four plexes, four story buildings and commercial on corridors and the Councillor will no longer be involved in that, nor will you have a public hearing process. It will be as of right. Very significant changes to the neighbourhood. Pro or con, it doesn't matter, people need to be aware this is coming. So we will continue to try and reach out.

5. Today was a very educational moment for me to read all the letters. It did drive back into my heart that people are not aware of things that are happening in the neighbourhood and some of the changes we are doing. I know people said well this won't really deal with the affordable housing issue. No, it won't. These will not be affordable units. I'd like them to be but they're not. But we don't have that today. Maybe we'll have that later on. That's not happening today. They talk about some other areas about that should rather just be commercial, maybe potentially that, well, yes, but I'm not sure that will change the dynamics too much. We've had a number of huge battles on Academy Road when we converted a house into a commercial on Academy Road. So, it does happen. Change is happening. Change is coming and I need the neighbourhood to be involved so they know and they don't get broad sided when these applications come up. I'll continue to try to make sure that you are at least aware of what's going on and have a say through the public hearing process whenever that is decided later on for the bigger by law adjustments.

6. Based upon the fact that this is a 2-story building, which I will be trying to change later on I the variance to reduce the number of units, I'll try. The reasoning of RMF-Small is the minimal change and it will protect that block, not potentially forever, but it will solidify that this unit will not become something much bigger and scarier down the line. So, there is a weigh in those two. I would prefer of course as many of us would, to have a single-family home there. I'd actually prefer a little bit more density. I think this is where we need to put some density, on our corridor streets. We have to put it somewhere, Taylor is kind of full up. We have a big apartment block, but this is moderate, a little too much but we'll get into that in a second. To secure the lot and the zoning, RMF-Small, to me is appropriate for this size of lot and I'll get into the variance later on, so that's why I'm supporting it today.

7. I've read all the letters as of late last night going through these letters, I really was impressed with the neighbourhood's concerns. Some of the them were a little hard to say the least, but again that's just the change factor that is happening and the people's fear of it, and heaven forbid we decide to have no parking limits at all. That is all coming down later on and we'll stay engaged in that but this is the best opportunity we have today to secure this property to make sure it's a 2-story building with moderate growth rather than the very large growth that potentially could be happening. Those are the reasons I'm supporting the rezoning and I do believe this is where we need to densify, on these corridors.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 64

In accordance with section 236.1(1), the threshold for sufficient objection has been met.

Exhibits Filed:

1. Application dated December 8, 2023
2. Notification of Public Hearing dated January 18, 2024
3. Manitoba Status of Title 3164646/1
4. Letter of authorization dated August 16, 2023 from Devinder Sembhi, Dream Haven Design Build Inc. to 2 Architecture Inc.
5. Surveyor's Building Location Certificate and sketch dated March 9, 2022
6. Plans (6 pages)
7. Report from the Urban Planning Division dated February 12, 2024
8. Communication dated February 3, 2024, from Leah Poyser in opposition to the application
9. Communication dated February 3, 2024, from Kimberly Truscott in opposition to the application
10. Communication dated February 3, 2024, from Lindsay Poyser in opposition to the application
11. Communication dated February 3, 2024, from Marcin Wiewiora in opposition to the application
12. Communication dated February 4, 2024, from Jill Thordarson in opposition to the application
13. Communication dated February 4, 2024, from Christie Enns in opposition to the application
14. Communication dated February 4, 2024, from Wendy Kissick in opposition to the application
15. Communication dated February 4, 2024, from Noel Wiebe in opposition to the application
16. Communication dated February 4, 2024, from Lev Zarembo in opposition to the application
17. Communication dated February 4, 2024, from Mike Schorn in opposition to the application
18. Communication dated February 4, 2024, from Mikhail Barklon in opposition to the application
19. Communication dated February 4, 2024, from Peter Smith in opposition to the application
20. Communication dated February 4, 2024, from Eric Gagne in opposition to the application
21. Communication dated February 4, 2024, from Jenna Nixon in opposition to the application
22. Communication dated February 3, 2024, from Vlad Macavei in opposition to the application

23. Communication dated February 5, 2024, from Jan McIlroy in opposition to the application
24. Communication dated February 4, 2024, from Jordan Dragojevic in opposition to the application
25. Communication dated February 4, 2024, from Shane Chapman in opposition to the application
26. Communication dated February 4, 2024, from Wendy Van Loon and Robby Jenner in opposition to the application
27. Communication dated February 4, 2024, from Jadranka Paskvalin in opposition to the application
28. Communication dated February 5, 2024, from Chris Davis in opposition to the application
29. Communication dated February 9, 2024, from Amy Klassen in opposition to the application
30. Communication dated February 8, 2024, from Vicki Lambos in opposition to the application
31. Communication dated February 6, 2024, from Kendle Dubyts in opposition to the application
32. Communication dated February 6, 2024, from Catherine Miller in opposition to the application
33. Communication dated February 6, 2024, from Elizabeth Cameron in opposition to the application
34. Communication dated February 6, 2024, from Shibani Oberoi in opposition to the application
35. Communication dated February 6, 2024, from Lee Taylor in opposition to the application
36. Communication dated February 5, 2024, from Dave Rundle with respect to the application
37. Communication dated February 9, 2024, from Donald Kissick in opposition to the application
38. Communication dated February 7, 2024, from Raquel Saniuk in opposition to the application
39. Communication dated February 10, 2024, from Murry Warren in opposition to the application
40. Communication dated February 10, 2024, from Barbara Delichte in opposition to the application
41. Communication dated February 12, 2024, from Valerie Hazelton in opposition to the application
42. Communication dated February 12, 2024, from Rita Lehmann in opposition to the application
43. Inspection Report
44. Communication dated February 15, 2024, from Lindsay Berger in opposition to the application
45. Communication dated February 17, 2024, from Heather Kissick in opposition to the application
46. Communication dated February 17, 2024, from Larry Cohen in opposition to the application

47. Communication dated February 19, 2024, from Jennifer Chan in opposition to the application
48. Communication dated February 19, 2024, from Ashleigh Mitchell in opposition to the application
49. Communication dated February 20, 2024, from Tom Dercola in opposition to the application
50. Communication dated February 20, 2024, from Ernie Fiala in opposition to the application
51. Communication dated February 20, 2024, from Davis McLeod in opposition to the application
52. Communication dated February 21, 2024, from Joyce Davidson in opposition to the application
53. Communication dated February 21, 2024, from Farhana Shariff in opposition to the application
54. Communication dated February 21, 2024, from Dana Moffatt in opposition to the application
55. Communication dated February 21, 2024, from Pamela Hebbard in opposition to the application
56. Communication dated February 21, 2024, from Lev Bubis in opposition to the application
57. Communication dated Noreen Mian, 2024, from Noreen Mian in opposition to the application
58. Communication dated February 21, 2024, from Bill Ralph in opposition to the application
59. Communication dated February 22, 2024, from Warren Wyszomirski and Tiffany Brown in opposition to the application
60. Communication dated February 22, 2024, from Richard Goddard in opposition to the application
61. Communication dated February 23, 2024, from Rose McLeod in opposition to the application
62. Communication dated February 22, 2024, from Reina Younka in opposition to the application
63. Communication dated February 23, 2024, from Kathryn Pietryk in opposition to the application
64. Communication dated February 23, 2024, from Cody Johnstone in opposition to the application
65. Communication dated February 23, 2024, from Andrea Ginter in opposition to the application
66. Communication dated February 23, 2024, from Brenda Johnstone in opposition to the application
67. Recording of Representations

REPRESENTATIONS:

In Support:

Chris Gilmour

In Opposition:

Mikhail Barklon
Lindsay Berger
Tiffany Brown
Lev Bubis
Elizabeth Cameron
Jennifer Chan
Shane Chapman
Larry Cohen
Joyce Davidson
Chris Davis
Barbara Delichte
Tom Dercola
Jordan Dragojevic
Kendle Dubyts
Christie Enns
Ernie Fiala
Elaine Filyk
Eric Gagne
Andrea Ginter
Richard Goddard
Valerie Hazelton
Pamela Hebbard
Robby Jenner
Brenda Johnstone
Cody Johnstone
Nicolas Joubert
Wendy Kissick
Donald Kissick
Heather Kissick
Amy Klassen
Vicki Lambos
Rita Lehmann
Vlad Macavei
Jan McIlroy
Davis Mcleod
Rose McLeod
Steve McMahon
Noreen Mian
Catherine Miller
Ashleigh Mitchell
Dana Moffatt
Jenna Nixon
Shibani Oberoi
Jadranka Paskvalin
Kathryn Pietryk
Leah Poyser
Lindsay Poyser
Bill Ralph
Raquel Saniuk
Mike Schorn
Farhana Shariff
Peter Smith
Lee Taylor
Jill Thordarson
Kimberly Truscott
Wendy Van Loon
Darlene Vialoux
Robin Visser
Murry Warren
Noel Wiebe
Marcin Wiewiora
Warren Wyszomirski
Reina Younka
Lev Zarembo

For Information:

Dave Rundle

For the City:

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

Exhibit “7” referred to in File DASZ 32/2023

ADMINISTRATIVE REPORT

Title: DASZ 32/2023 – 499 Borebank Street

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of a 5-unit townhouse

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 32/2023 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 “B” to this report and as shown on the map dated January 5, 2023 and attached as Schedule “A” to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.
2. That the developer shall meet all conditions identified in Schedule “B” - Report of the Administrative Coordinating Group, dated February 8, 2024.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-S PDO-1 Airport Vicinity Protection Area" Residential Multi-Family (Small) District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated January 5, 2023, and attached as Schedule “A” to this report.
4. 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 32/2023 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.
5. 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.

6. 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 directly to Council by way of communication for second and third reading.
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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the variance order for File No. DAV 23-238200\D 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 32/2023.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 32/2023 – 499 Borebank Street may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

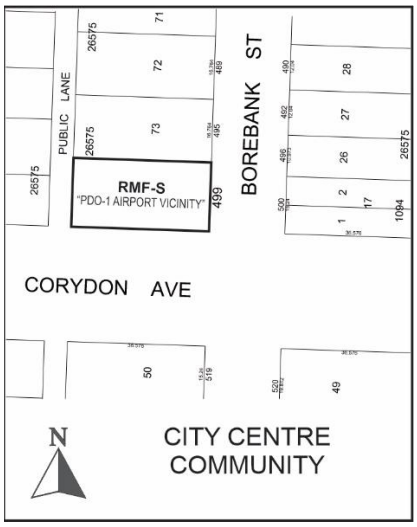
Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: February 12, 2024

List of Schedules and Appendices

1. Schedule A Plan of Subdivision and Rezoning
2. Schedule B Report of the Administrative Coordinating Group
3. Appendix A Planning Report
4. Appendix B Proposed By-Law

APPENDIX 'A' – Planning Report

DATE:	February 12, 2024
FILE:	**DASZ 32/23**
RELATED FILES:	DAV 23-238200\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.620 - North River Heights
SUBJECT:	For a subdivision and rezoning for DASZ 32/2023 – 499 Borebank Street to permit the development of a 5-unit townhouse.
LOCATION:	499 Borebank ST
LEGAL DESCRIPTION:	LOT 49 BLOCK 8 PLAN 1094 54/56 ST B LOT 74 PLAN 26575 54/55 ST B



APPLICANT:	Chris Gilmour (2 Architecture Inc) 213 Notre Dame Ave Unit 1004 Winnipeg, MB R3B 1N3
OWNER:	DREAM HAVEN DESIGN BUILD INC. 15 Wildbrook Bay Winnipeg, MB R2R 1R7

DISCUSSION

- The subject property is located on the northwest corner of Borebank Street and Corydon Avenue, in the North River Heights neighbourhood of the River Heights-Fort Garry ward.
- The property is designated “Mature Community” under the *Complete Communities Direction Strategy 2.0.*
- The property is made up of 2 underlying currently zoned “R1-M” Residential Single Family - Medium. The lots are proposed to be consolidated and rezoned to “RMF-S” Residential Multifamily - Small as part of Associated File DASZ 32/2023.
- The property is 7,198 sq. ft in size and contains a single family home.
- The property is located in the Airport Vicinity Protection Area 2 which does not contain any impediments to density or multifamily housing.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2023)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

South: Corydon Avenue, then single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

East: Borebank Street, then single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

West: Public lane, then single family dwelling uses zoned “R1-M” Residential Single Family - Medium.

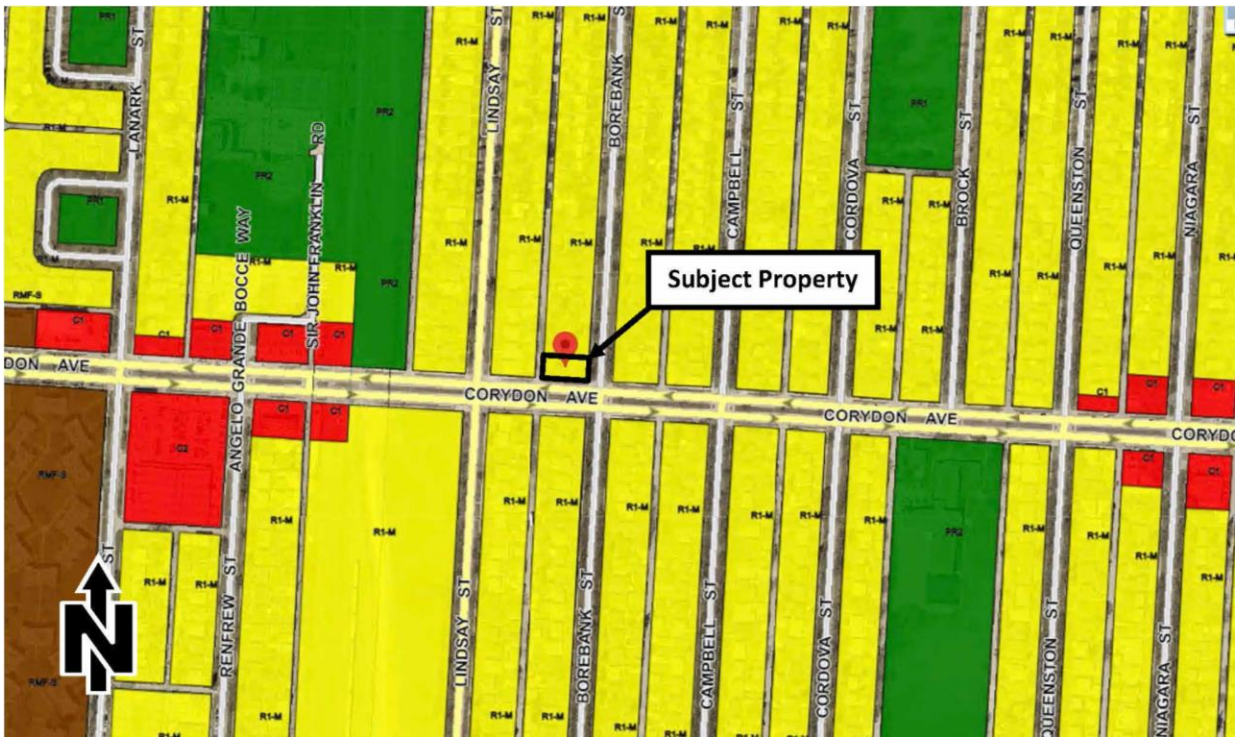


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to build a 5-unit townhome development with a zoning-compliant complement of 6 car parking stalls (1.2 stalls per dwelling unit).
- The development is two storeys in height.
- Each unit is physically distinct with individual frontages and pitched roofs to reflect existing neighbourhood physical character.
- The existing single family home will be demolished.
- The proposal requires a rezoning to “RMF-S” – Residential Multifamily -Small, and a subdivision to consolidate the underlying lots.
- The proposal also requires approval of variances for lot area, front yard and parking. See Administrative Report for File No. DAV 23-238200\D for more information on variances.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

- The applicant contacted the Urban Planning Division for feedback in advance of filing their application.
- The Division provided the applicant with the Infill Guidelines and worked with the applicant to ensure they are met. The proposal meets all of the infill guidelines with the exception of the front yard which is 2 feet shy of the Guidelines recommended 28 ft. (see below under “Variance Analysis”.

- The applicant was also asked to make adjustments to ensure that their full zoning requirement of street edge landscaping is provided. The applicant has complied with this.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

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

Policy 1.8 of this section states:

> *"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."*

Low rise residential is defined on p. 95 as:

- *"A mix of low density housing forms and types from 3-4 storeys in height.*
- *Includes, but is not limited to low-rise apartment buildings and stacked townhouses.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.*

The proposal, at 2 storeys in height and on an arterial street, is supportable under CCDS 2.0 for this 2-stroey townhouse proposal. In addition:

- The proposal contains similar form and architectural features as the surrounding built form.
- The site has good access. It is located on an arterial street (Corydon Avenue) which is one block from a north-south collector street (Lindsay) and which connects to Kenaston Boulevard within a short distance.
- The proposal is generally consistent with the Infill Guidelines (see below).

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

INFILL GUIDELINES - Small Scale and Low Rise Residential Development Guidelines for Mature Communities

The proposal meets the Preferred Location Criteria for a townhouse development, which are:

> *"TOWNHOUSES (5 OR MORE UNITS)*
>
> *Scenario 1 – Where all of the following criteria are met:*
>
> *a. on sites where the rear yard abuts a lane;*
>
> *b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and*
>
> *c. where the property abuts an arterial street"*

The applicable Design Guidelines - "Townhouses (5 or more units)" – are found on pp.59-69 of the Infill Guidelines document and contain several site and building design recommendations.

The proposed development meets all of the site and building design recommendations except for front yard which differs by 2 ft. from the recommendation. Please see below under “Front yard” for information on the front yard.

OTHER CONSIDERATIONS

CONSULTATION

The applicant held a virtual open house on January 31, 2024 from 7-8pm.

The applicant indicates that people were invited via pamphlets distributed to neighbouring properties and the Area Councillor was invited via email.

The applicant indicates that 14 people attended.

SERVICING

The Water and Waste Department advises that:

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

See Schedule B - Report of the Administrative Coordinating Group for more information.

SUMMARY

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

- The proposal meets the CCDS 2.0 vision of Established Neighbourhoods to *“continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.”*
- The site has good access. It is located on an arterial street (Corydon Avenue) which is one block from a north-south collector street (Lindsay) and which connects to Kenaston Boulevard within a short distance.

OURWINNIPEG POLICY ALIGNMENT

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ327/23 – 499 Borebank Street

Schedule “A” for File No. DASZ 32/2023, City Centre Community Committee, February 23, 2023

By–Law No. _____

File No. **DASZ 32/2023**

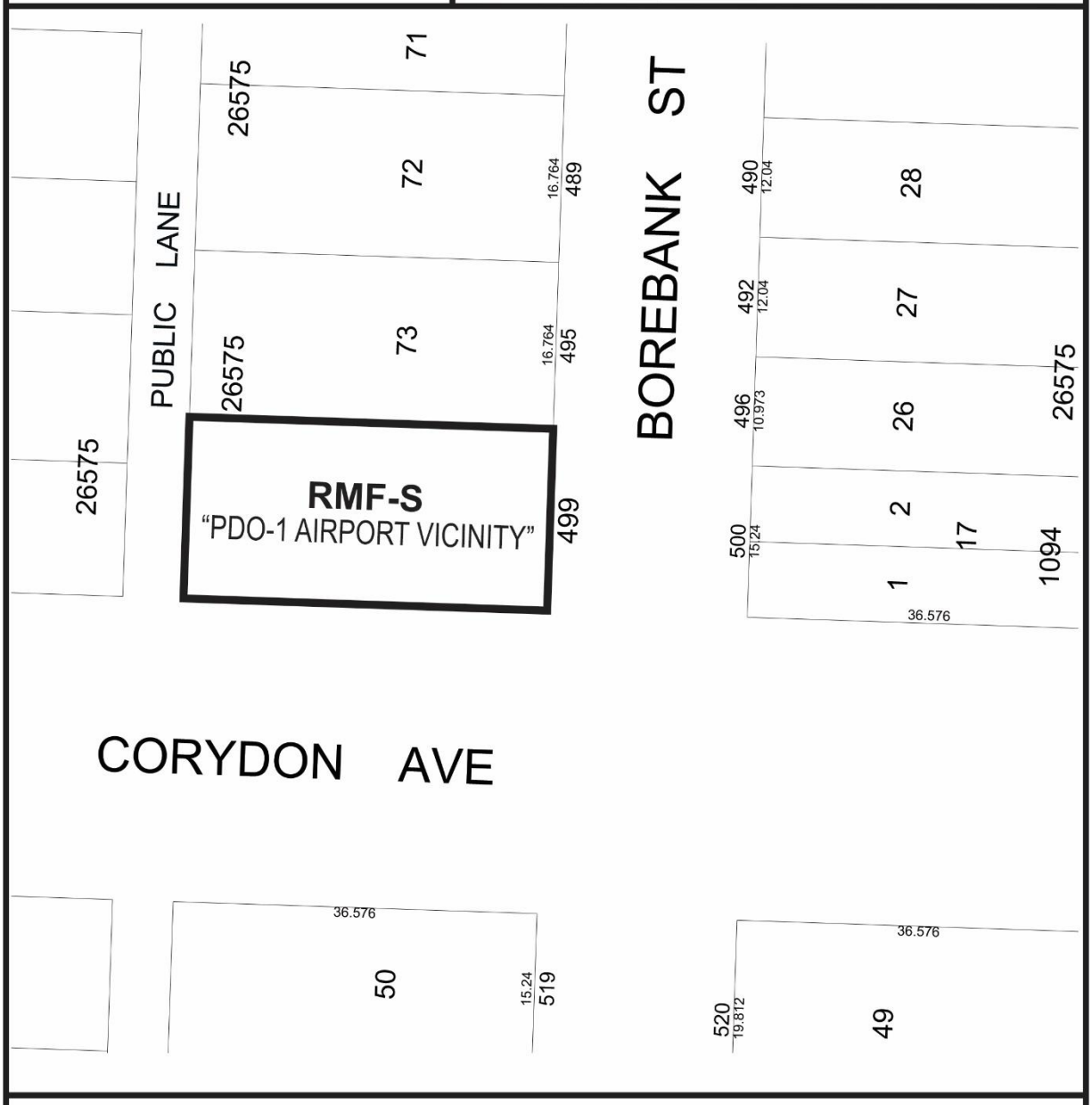
Atlas Sheet No. **AD21**

N

CITY CENTRE 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 499 Borebank Street from an “R1-M PDO-1 AIRPORT VICINITY” RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an “RMF-S PDO-1 AIRPORT VICINITY” RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of land for the construction of a Multi-Family Dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 499 BOREBANK STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 32/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section II - Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised there is adequate water servicing for the proposed development based on the provided development plans. Additional review will be required by the Department should the plans of development change during the design process.

2) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 32/2023
February 8, 2024

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

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

Exhibit “6” referred to in File DASZ 32/2023

BOREBANK MULTI-FAMILY

499 BOREBANK ST., WINNIPEG, MB. 2023

PRELIMINARY. NOT FOR CONSTRUCTION.

DRAWING TABLE

A0.0	COVER PAGE & GENERAL NOTES
A0.1	PLAN OF AMALGAMATION
A0.2	SITE PLAN & ZONING SUMMARY
A1.0	FLOOR PLANS
A2.0	BUILDING ELEVATIONS

PROJECT SUMMARY

NEW CONSTRUCTION - RESIDENTIAL DEVELOPMENT
2-STOREY TOWNHOMES
GROUP C - PART 9

BUILDING FOOT PRINT:	±276 SQ.M. (±2,967 SQ.FT.)
TOTAL FLOOR AREA:	±554 SQ.M. (±5,965 SQ.FT.)
UNITS 1-3:	
TOTAL FLOOR AREA:	±1,280 SQ.FT.
(NOT INCL. BASEMENT)	
UNITS 4-5:	
TOTAL FLOOR AREA:	±834 SQ.FT.
(NOT INCL. BASEMENT)	
BALCONY:	±33.5 SQ.FT.

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE BUILDING CODES, FIRE REGULATIONS AND ANY LOCAL REQUIREMENTS.
2. THESE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL SATISFY THEMSELVES THAT ALL DIMENSIONS, DATUMS AND DETAILED INFORMATION SHOWN ARE CORRECT.
3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES, SPECIFICATIONS AND DETAILS. THE CONTRACTOR IS TO REVIEW ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL OPENINGS THROUGH FLOORS, WALLS AND RODS FOR DUCT AND PIPING RISERS, ELECTRICAL RISERS AND ALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. ALL FIRE SEPARATION PARTITIONS, RATED AND NON-RATED, ARE TO EXTEND FROM THE FLOOR SLAB TO THE UNDERSIDE OF THE FLOOR ABOVE OR ROOF PANEL ABOVE AND BE PROVIDED WITH A SMOKE SEAL AT TOP, BOTTOM AND SIDES-WHERE THE FIRE SEPARATION ABUTS ADJACENT CONSTRUCTION ASSEMBLIES, PENETRATIONS AND OPENINGS IN THE FIRE SEPARATION ARE TO BE FIRE STOPPED AND SEALED WITH ULC APPROVED MATERIALS.
5. PROVIDE ACCESS PANELS TO WALLS AND/OR CEILINGS FOR SERVICING AND/OR MAINTENANCE REQUIREMENTS OF MECHANICAL FIXTURES OR UNITS. SIZE AND LOCATION TO SUIT..
6. GENERAL CONTRACTOR TO COORDINATE AND PROVIDE SOLID BLOCKING WITHIN WALL AND CEILING AREAS TO SUPPORT SURFACE MOUNTED FIXTURES, APPLIANCES, HANDRAILS, GRAB BARS, SHELVING, WALL MOUNTED MILLWORK, SIGNS, ETC, IN CONTRACT AS WELL AS FOR NIC ITEMS IN COORDINATION WITH THE OWNER.
7. ALL EXPOSED STEEL STAIRS, RAILINGS, PIPE BOLLARDS, AND MISCELLANEOUS METALS ARE TO BE PRIMED AND PAINTED (UNLESS NOTED OTHERWISE).
8. PROVIDE SPRAY FOAM IN GAPS OF THE INSULATION LINE THAT CAN NOT OTHERWISE BE THOROUGHLY SEALED AND INSULATED AS DETAILED.EXPOSED SPRAY FOAM MUST BE PROTECTED AS PER 2012 MBC APPROVED THERMAL BARRIER REQUIREMENTS.
9. ALL THRESHOLDS TO BE CENTER LINE OF DOOR UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR IS TO REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
11. GENERAL CONTRACTOR WILL BE RESPONSIBLE TO ENSURE THAT SUB-CONTRACTORS CARRY OUT WORK IN ACCORDANCE WITH PROVINCIAL REGULATIONS.

GENERAL NOTES

12. ALL PERMITS, INCLUDING BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL WORK SHALL CONFORM TO THE LATEST MANITOBA BUILDING CODE AND ALL LOCAL CODES AND BY-LAWS.
13. ALL DUCTS, FLOOR GRILLES AND PITS TO BE SIZED BY MECHANICAL CONTRACTOR.
14. PROVIDE LUMBER AND PLYWOOD MATERIALS PRESSURE PRESERVATIVE TREATED FOR THE FOLLOWING:
    1) FURRING, BLOCKING ON EXTERIOR OF BUILDING (U.N.O)
    2) ROUGH BUCKS AT EXTERIOR OPENINGS
    3) WOOD BELOW GRADE
    4) WOOD IN CONTACT WITH GROUND OR CONCRETE SLAB
    5) OTHER MATERIALS INDICATED ON THE DRAWINGS
15. GUARD RAIL REQUIRED IF DIFFERENCE OF 2' IN ELEVATION TO THE OPPOSITE SLOPE, MUST COMPLY WITH 2012 MBC REQUIREMENTS.
16. GENERAL CONTRACTOR TO PRICE / PROVIDE & COORDINATE SERVICES REQUIRED FOR BUILDING. THESE INCLUDE, BUT NOT LIMITED TOO:
    - DOMESTIC WATER
    - SEWER
    - GAS
    - ELECTRICAL (HYDRO)
    - MTS / SHAW
17. G.C. TO PROVIDE PRICE FOR ELECTRICAL / MECHANICAL EQUIPMENT REQUIRED FOR RESIDENCE. PLEASE PROVIDE SPEC. WITH PRICING. OWNER TO APPROVE BEFORE INSTALLATION.
18. G.C. TO COORDINATE INSTALLATION OF SMOKE AND CO ALARMS. MINIMUM ONE ALARM REQUIRED PER FLOOR LEVEL, IN EACH BEDROOM, AND AT LOCATIONS BETWEEN BEDROOM AND THE REMAINDER OF THE FLOOR LEVEL.

SYMBOLS

W1	CONSTRUCTION ASSEMBLY
101	KEYNOTE MARK
G1	WINDOW MARK
DOOR	PROPOSED NEW DOOR
A / 1	GRID LINE MARK
? / 4.0	DETAIL REFERENCE

WALL TYPE NOTES

GENERAL NOTES REGARDING WALL TYPES:

1. PERIMETER CAULK AT ALL EXTERIOR WALLS
2. TYPICAL ABSORPTIVE MATERIAL (U.N.O.) IN EXTERIOR WALLS TO BE ROCK WOOL R22-5 1/2"
3. ALL WALLS WITHIN BATHROOMS ARE TO RECEIVE IN PLACE OF DRYWALL, WATER RESISTANT DRYWALL (M2 TECH® MOISTURE & MOLD RESISTANT GYPSUM BOARD) OR CONCRETE BOARD AT THE WALLS AROUND THE BATH TUB AND THE SHOWER-STALL.
4. GRID LINE IS OUTSIDE FACE OF EXTERIOR WALL SHEATHING OR CONCRETE (U.N.O.).
5. ALL WOOD STUD WALLS ARE DIMENSIONED TO CENTER OF WALL UNLESS OTHERWISE NOTED.
6. GENERAL CONTRACTORS TO ADJUST ACTUAL STUD PLACEMENT TO ALLOW FOR CONNECTIONS OF DIFFERENT WALL TYPES - EXPOSED FINISHED SURFACES TO BE FLUSH
7. ABSORPTIVE MATERIAL REQUIRING HIGHER FIRE RESISTANCE RATING TO BE MINERAL WOOL FIBRE EQUAL TO ROCKWOOL"SAFE AND SOUND" - OR APPROVED EQUAL BY ARCHITECT
8. VAPOUR BARRIER TO BE CAULKED CONTINUOUSLY AT ALL JOINTS TO ENSURE A CONTINUOUS SEAL; BETWEEN ROOF AND WALL VAPOUR BARRIER.
9. PROVIDE 18" LAP AND SEAL OF VAPOUR BARRIER WHERE INTERIOR PARTITIONS BUTT UP TO EXTERIOR WALLS (U.N.O).
10. PROVIDE 2" LAP AND SEAL OF VAPOUR BARRIER WHERE 6 MIL POLY MEETS SPRAY FOAM AT EXTERIOR WALL TOP PLATE.
11. ALL SPRAY FOAM TO BE 2 LB CLOSED CELL (R6 PER INCH) , MIN 4 INCH APPLICATION TO ACHIEVE MIN EFFECTIVE R VALUE REQUIREMENTS .

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

SEALS

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED

ADDRESS
499 BOREBANK ST.
WINNIPEG, MB

PROJECT
MULTI-FAMILY
RESIDENTIAL

SHEET TITLE
COVER PAGE &
GENERAL NOTES

SCALE
AS NOTED

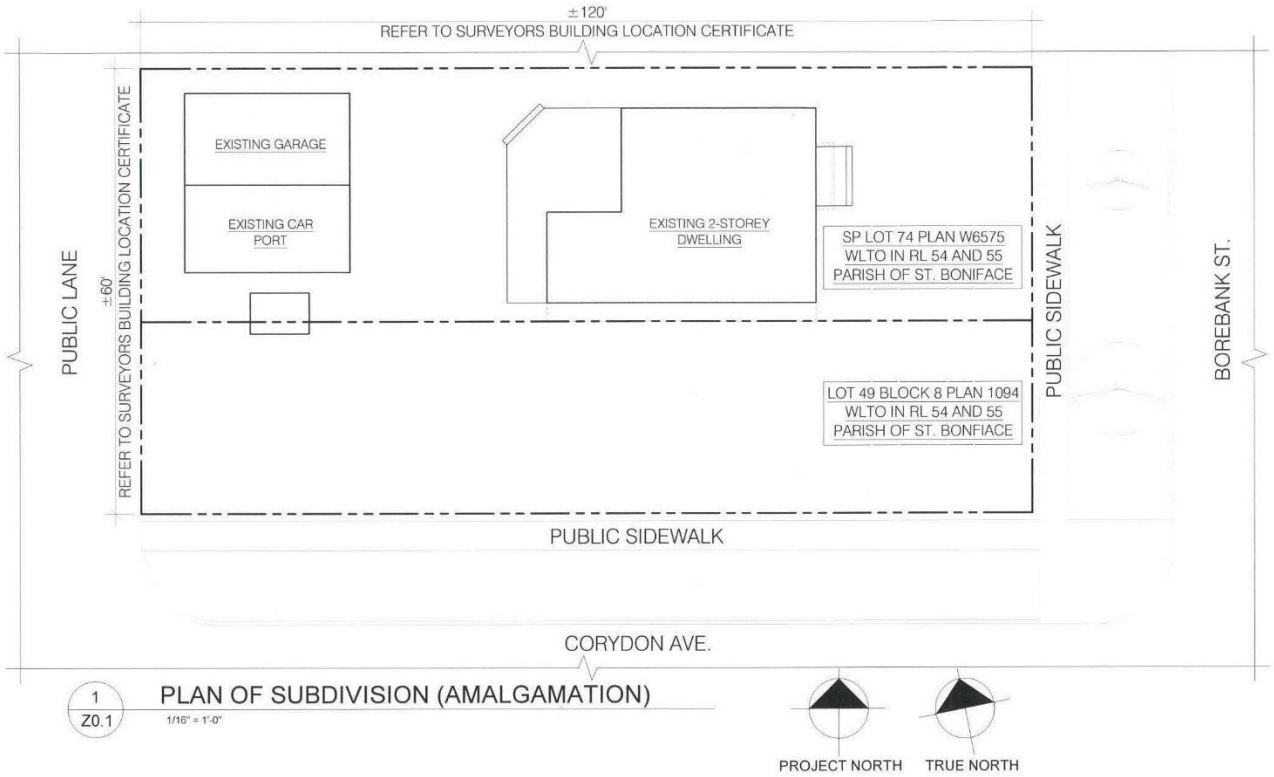
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CG/SS

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SS

DATE
NOVEMBER 7, 2023

SHEET NUMBER
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1
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PLAN OF SUBDIVISION (AMALGAMATION)

1/16" = 1'-0"

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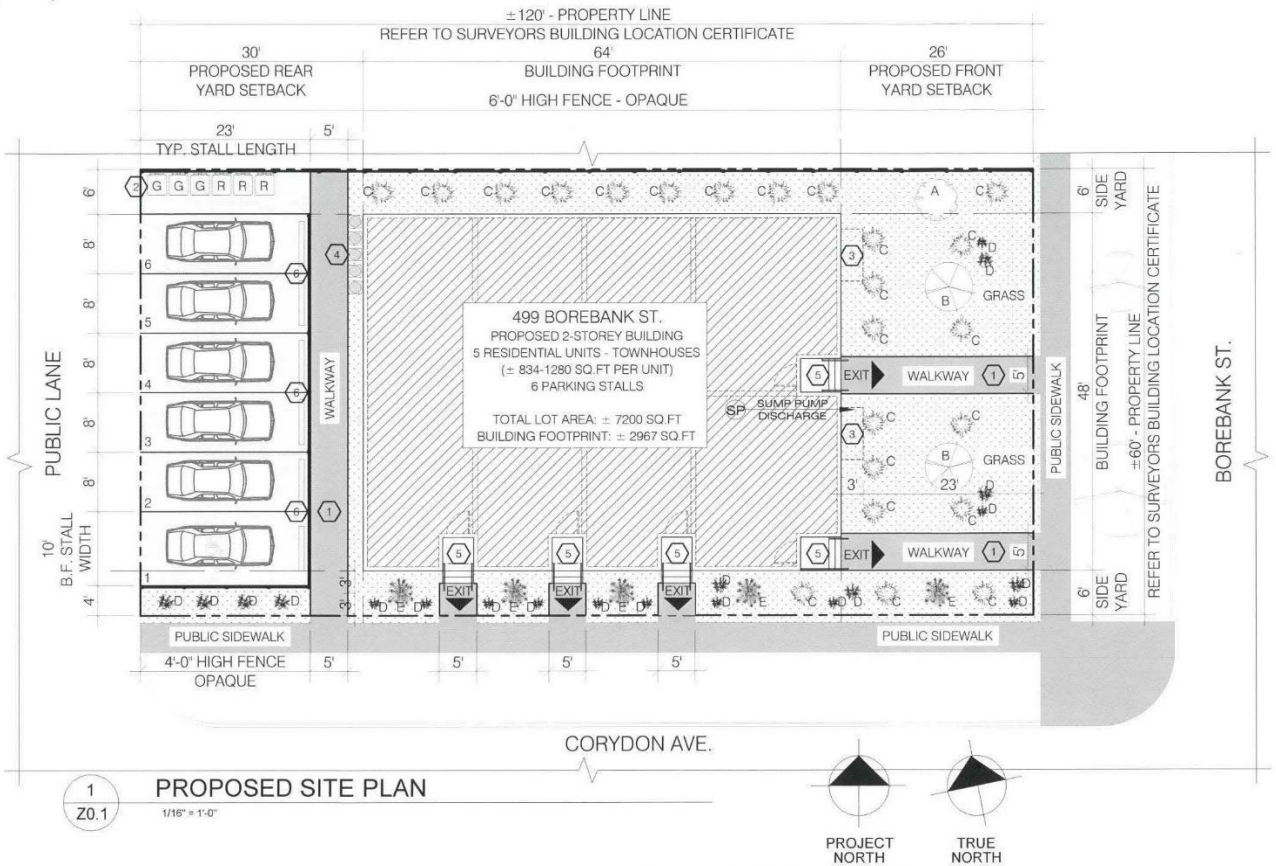
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1 Z0.1 PROPOSED SITE PLAN

1/16" = 1'-0"

SITE DEVELOPMENT

ITEM	SYMBOL	REMARKS	ITEM	SYMBOL	REMARKS
EXISTING TREE TO REMAIN		A	SMALL SIZED CONIFEROUS TREE JUNIPERUS SCOPULORUM MEDORA SIZE AT PLANTING: ± 6' - 8' TALL MATURE HEIGHT: ±8' MATURITY: ±3' ACCEPTED CALIPER: ±2 1/2'		E
LARGE SIZED DECIDUOUS TREE (LOCATED MIN. 6'-6" OF A PATH) MANITOBA MAPLE, SPECIES: A. NEGUNDO SIZE AT PLANTING: ±8' - 10' TALL MATURE HEIGHT: ±30'-0" LOWEST ACCEPTABLE BRANCH AT MATURITY: ±6' ACCEPTED CALIPER: ±2 1/2"		B	TREE NOTES: * TREES MUST BE PLANTED NOT LESS THAN 6.56 FT (2.0 M) FROM A PUBLIC SIDEWALK, A MINIMUM OF 3.28 FT (1.0 M) FROM A PROPERTY LINE, AND SHOULD BE LOCATED AT SUFFICIENT DISTANCE FROM THE DWELLING TO ALLOW FOR FULL CANOPY AND ROOT SYSTEM DEVELOPMENT. * NOTE ALL SHRUBS TO BE OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY. * NOTE PLANTING SHOWN ON SITE PLAN IS DIAGRAMMATIC. FINAL PLANTING TO BE CONFIRMED WITH OWNER.		
SHRUB #1 - LITTLE REBEL DOGWOOD SPECIES: CORNUS ALBA 'JEFREB' SIZE AT PLANTING: ± 1'-0" X ± 2'-0" 2 GALLONS AT TIME OF PLANTING MATURE HEIGHT SIZE: ±4' MATURE SPREAD: ±4'		C			
SHRUB #2 - SCHMIDT ALPINE CURRANT SPECIES: RIBES ALPINUM 'SCHMIDT' SIZE AT PLANTING: ±1'-0" X ±2'-0" 2 GALLONS AT TIME OF PLANTING MATURE HEIGHT SIZE: ±3'-0" MATURE SPREAD: ±3'-0"		D	CONCRETE SURFACE		
			ASPHALT PARKING SURFACE		
			GRASS		

ZONING SUMMARY

ZONED: R1
REZONING TO RMF-S REQUIRED
NEW RESIDENTIAL BUILDING
(5 RESIDENTIAL UNITS/TOWNHOUSES)

LEVELS:	2 STOREYS W/ BASEMENT
LOT AREA:	± 669 SQ M (± 7,200 SQ FT)
BUILDING FOOTPRINT AREA:	± 276 SQ M (± 2,967 SQ FT)
BUILDING TOTAL FLOOR AREA:	± 554 SQ M (± 5,965 SQ FT)
FRONT YARD (EAST):	26'-0" FT PROVIDED
REAR YARD (WEST):	30'-0" FT PROVIDED
SIDE YARD (SOUTH):	6'-0" FT PROVIDED
SIDE YARD (NORTH):	6'-0" FT PROVIDED

BUILDING HEIGHT: 29'-8 1/2", 2-STOREY PROVIDED
MINIMUM 2 STOREY REQUIRED
MAXIMUM 3 STOREY REQUIRED

PARKING PROVIDED AT REAR OF BUILDING
PARKING STALLS: 6
NON-BARRIER FREE PARKING STALLS - 5 PROVIDED
BARRIER-FREE STALLS - 1 PROVIDED

NOTES REGARDING PARKING:
BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND.

STREET EDGE AND BUILDING FOUNDATION LANDSCAPING
3 DECIDUOUS TREES PROVIDED
5 CONIFEROUS TREES PROVIDED
43 SHRUBS PROVIDED

SIDE AND REAR SITE EDGE BUFFERING
4' HIGH OPAQUE FENCE & 6' HIGH OPAQUE FENCE PROVIDED AS BUFFER ON NORTH AND SOUTH SIDE OF PROPERTY

PERCENT LOT COVERAGE CALCULATIONS:
(ENSURE PRINCIPAL BUILDING DOES NOT EXCEED 42% AND THAT THERE IS A MINIMUM OF 20% SOFT LANDSCAPING)

PRINCIPAL BUILDING COVERAGE
- BUILDING FOOTPRINT AREA / LOT AREA:
- 2967 SQ.FT. / 7200 SQ.FT. = 41.2%

SOFT LANDSCAPE COVERAGE
- SOFT LANDSCAPING AREA / LOT AREA:
- 2191 SQ.FT. / 7200 SQ.FT. = 30.4%

LEGAL DESCRIPTION
SP LOT 74 PLAN 26575 WL TO
IN RL 54 AND 55 PARISH OF ST. BONIFACE

NOTES CONCERNING BUILDING LOCATION:

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

SITE PLAN KEYNOTES

1. PAVED WALKWAY
2. WASTE/RECYCLING BINS
3. PRIVATE BALCONY ABOVE
4. CONDENSING UNIT LOCATION (DIAGRAMMATIC ONLY). TO BE COORDINATED ON SITE W/ OWNER, G.C. AND MECH./ ELEC. CONTRACTOR.
5. CANOPY ABOVE
6. PARKING ELECTRICAL POST

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NOT FOR CONSTRUCTION

ISSUED

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WINNIPEG, MB

PROJECT
MULTI-FAMILY RESIDENTIAL

SHEET TITLE
SITE PLAN

SCALE
AS NOTED

DESIGNER
CG/SS

DRAWN BY
SS

DATE
NOVEMBER 7, 2023

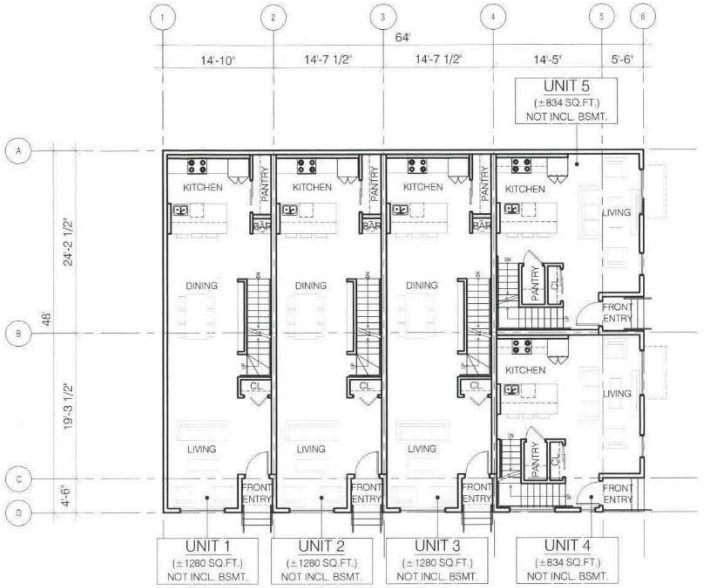
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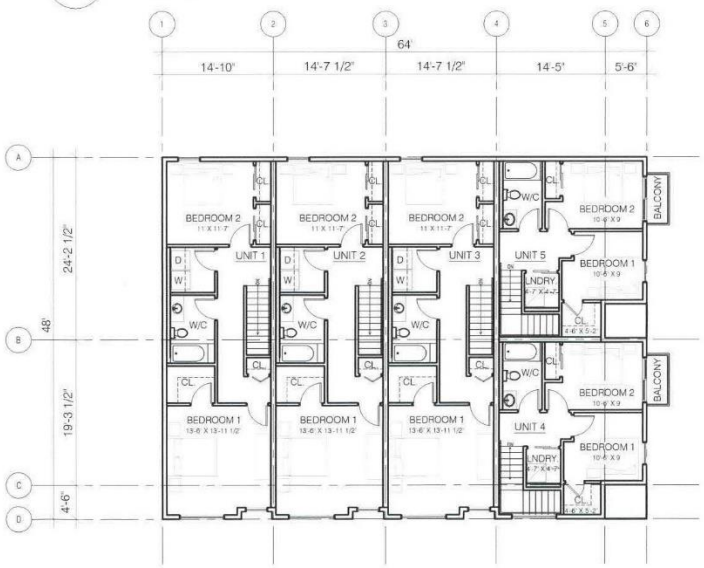
1 Z1.0 **BASEMENT FLOOR PLAN**

1/16" = 1'-0"



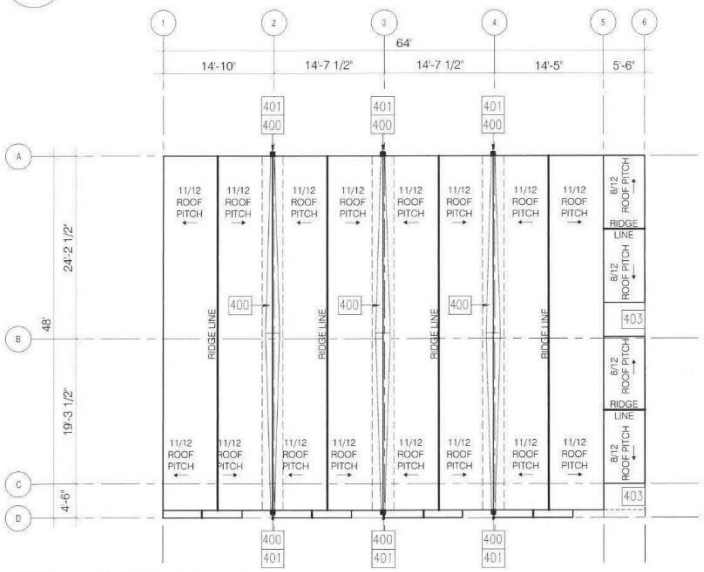
2 Z1.0 **MAIN FLOOR PLAN**

1/16" = 1'-0"



3 Z1.0 **SECOND FLOOR PLAN**

1/16" = 1'-0"



4 Z1.0 **ROOF PLAN**

1/16" = 1'-0"

ROOF PLAN KEYNOTES

400	LOCATION OF DOWNSPOUT
401	LOCATION OF SPLASHPAD
402	CRICKET
403	CANOPY BELOW

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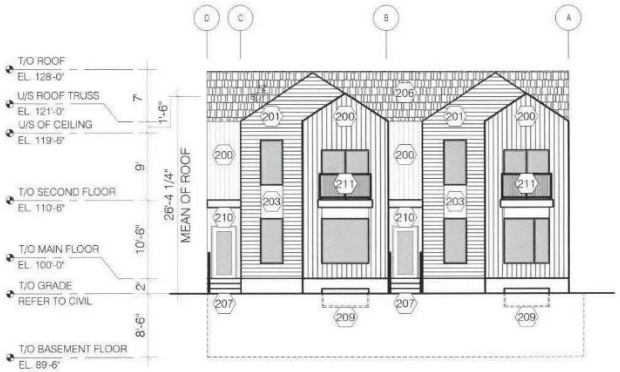
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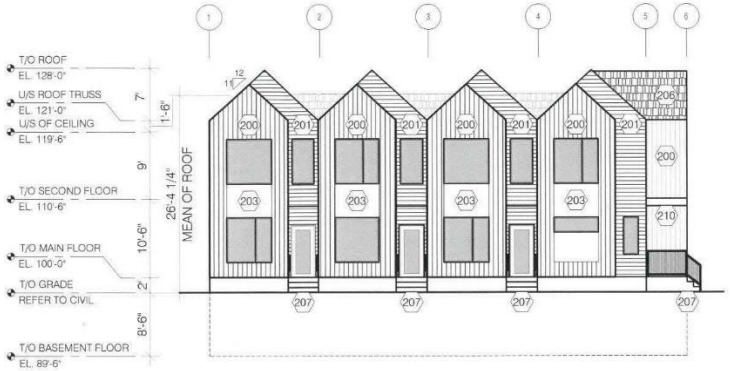
DATE
NOVEMBER 7, 2023

SHEET NUMBER
Z1.0

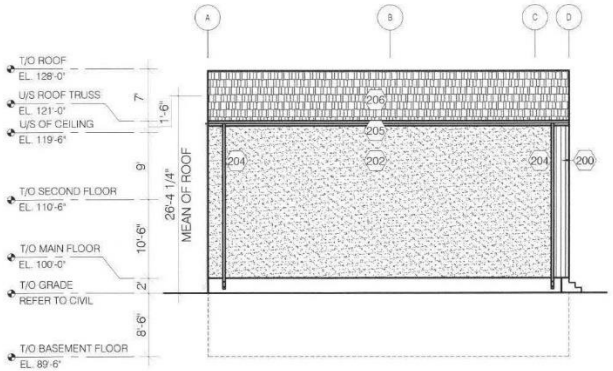
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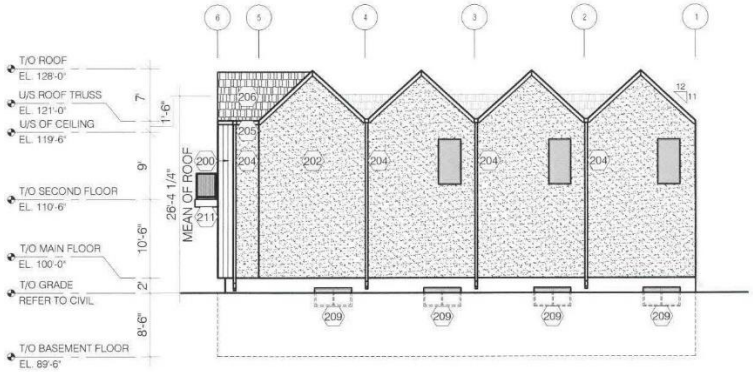
1 Z2.0 EAST ELEVATION (BOREBANK)
1/16" = 1'-0"



2 Z1.0 SOUTH ELEVATION (CORYDON)
1/16" = 1'-0"



3 Z2.0 WEST ELEVATION
1/16" = 1'-0"



4 Z2.0 NORTH ELEVATION
1/16" = 1'-0"

ELEVATION KEYNOTES

200 METAL CLADDING
COLOUR: WHITE

201 FAUX WOOD METAL CLADDING
COLOUR: BIRCH OR MAPLE TONE

202 ULTRA SMOOTH STUCCO
COLOUR: WHITE

203 CEMENT BOARD
COLOUR: BLACK

204 DOWNSPOUT

205 GUTTER

206 ROOF ASPHALT SHINGLES
COLOUR: BLACK

207 STEPS (CONCRETE OR PRESSURE TREATED WOOD)

208 PROTECTION BOARD - PARGING FINISH

209 WINDOW WELL / LANDSCAPE DRAINAGE AREA
PROVIDE DRAIN TO WEEPING TILE.

210 ENTRANCE CANOPY/SOFFIT
ALUMINUM CLADDING TO MATCH FLASHING - BLACK (OWNER TO CONFIRM COLOUR)
POT LIGHTS TO BE PROVIDED IN SOFFIT

211 PRIVATE BALCONY. GUARD RAIL TO BE 42" HIGH.

PERCENT COVERAGE (SIDE ELEVATION/CORYDON AVE.)
SIDE ELEVATION AREA: 1540.5 SQ.FT.

VERTICAL METAL CLADDING: 678 SQ.FT.
678 SQ.FT. / 1540.5 SQ.FT. = 44% (MIN. 25%)

FAUX WOOD METAL CLADDING: 387 SQ.FT.
387 SQ.FT. / 1540.5 SQ.FT. = 25.1% (MIN. 25%)

TOTAL WINDOW AREA: 397 SQ.FT.
397 SQ.FT. / 1540.5 SQ.FT. = 25.7% (MIN. 20%)

PERCENT COVERAGE (FRONT ELEVATION/BOREBANK ST.)
FRONT ELEVATION AREA: 1135 SQ.FT.

VERTICAL METAL CLADDING: 295 SQ.FT.
295 SQ.FT. / 1135 SQ.FT. = 26% (MIN. 25%)

FAUX WOOD METAL CLADDING: 336 SQ.FT.
336 SQ.FT. / 1135 SQ.FT. = 29.6% (MIN. 25%)

TOTAL WINDOW AREA: 270 SQ.FT.
270 SQ.FT. / 1135 SQ.FT. = 23.7% (MIN. 15%)

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

SEALS

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUED

ADDRESS
499 BOREBANK ST.
WINNIPEG, MB

PROJECT
MULTI-FAMILY
RESIDENTIAL

SHEET TITLE
ELEVATIONS

SCALE
AS NOTED

DESIGNER
CG/SS

DRAWN BY
SS

DATE
NOVEMBER 7, 2023

SHEET NUMBER
Z2.0

2architecture



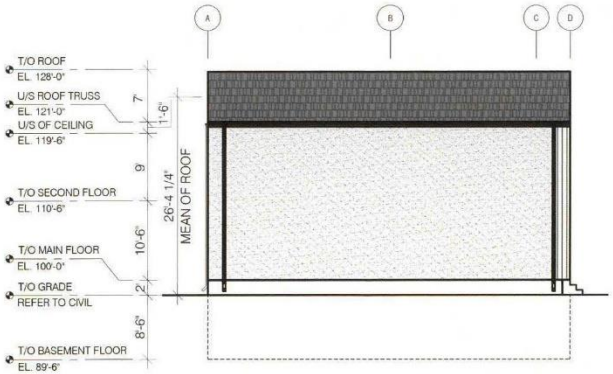
1 Z2.0 EAST ELEVATION (BOREBANK)

1/16" = 1'-0"



2 Z1.0 SOUTH ELEVATION (CORYDON)

1/16" = 1'-0"



3 Z2.0 WEST ELEVATION

1/16" = 1'-0"



4 Z2.0 NORTH ELEVATION

1/16" = 1'-0"

ELEVATION KEYNOTES

200 METAL CLADDING
COLOUR: WHITE

201 FAUX WOOD METAL CLADDING
COLOUR: BIRCH OR MAPLE TONE

202 ULTRA SMOOTH STUCCO
COLOUR: WHITE

203 CEMENT BOARD
COLOUR: BLACK

204 DOWNSPOUT

205 GUTTER

206 ROOF ASPHALT SHINGLES
COLOUR: BLACK

207 STEPS (CONCRETE OR PRESSURE TREATED WOOD)

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PERCENT COVERAGE (SIDE ELEVATION/CORYDON AVE.)
SIDE ELEVATION AREA: 1540.5 SQ.FT.

VERTICAL METAL CLADDING: 678 SQ.FT.
678 SQ.FT. / 1540.5 SQ.FT. = 44% (MIN. 25%)

FAUX WOOD METAL CLADDING: 311 SQ.FT.
311 SQ.FT. / 1540.5 SQ.FT. = 20.2% (MIN. 25%)

TOTAL WINDOW AREA: 397 SQ.FT.
397 SQ.FT. / 1540.5 SQ.FT. = 25.7% (MIN. 20%)

PERCENT COVERAGE (FRONT ELEVATION/BOREBANK ST.)
FRONT ELEVATION AREA: 1135 SQ.FT.

VERTICAL METAL CLADDING: 295 SQ.FT.
295 SQ.FT. / 1135 SQ.FT. = 26% (MIN. 25%)

FAUX WOOD METAL CLADDING: 336 SQ.FT.
336 SQ.FT. / 1135 SQ.FT. = 29.6% (MIN. 25%)

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OCTOBER 19, 2023

SHEET NUMBER
Z2.0

2architecture