**Agenda – Executive Policy Committee – June 18, 2024**

**Report – Standing Policy Committee on Property and Development – June 4, 2024**

**Item No. 13 Subdivision and Rezoning – 453 Grassie Boulevard (Transcona Ward) File DASZ 21/2023 [c/r DAV 193185/2023D]**

STANDING COMMITTEE RECOMMENDATION:

On June 4, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 21/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 28, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    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 February 14, 2024 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 28, 2024, and attached as Schedule "C" 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. the Owner must submit plans showing the location and design of any and all proposed:

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

**Report – Standing Policy Committee on Property and Development – June 4, 2024**

STANDING COMMITTEE RECOMMENDATION (continued):

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

ii. The Owner must submit landscaping plans showing a raised front yard in relation to the driveway, new elevations in colour, and the addition of a double garage for each unit if it can be accommodated.

3. 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").

4. That authority be delegated to the 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.

5. 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 21/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

**Report – Standing Policy Committee on Property and Development – June 4, 2024**

STANDING COMMITTEE RECOMMENDATION (continued):

7. 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 Fee 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.

8. That Development Application No. DASZ 21/2023 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 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.

9. 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.

10. 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.

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

12. That Development Application No. DASZ 21/2023 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.

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

14. 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 21/2023.

**Agenda – Executive Policy Committee – June 18, 2024**

**Report – Standing Policy Committee on Property and Development – June 4, 2024**

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 4, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 28, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

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

    "ii. The Owner must submit landscaping plans showing a raised front yard in relation to the driveway, new elevations in colour, and the addition of a double garage for each unit if it can be accommodated."

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

## PUBLIC HEARING SUMMARY

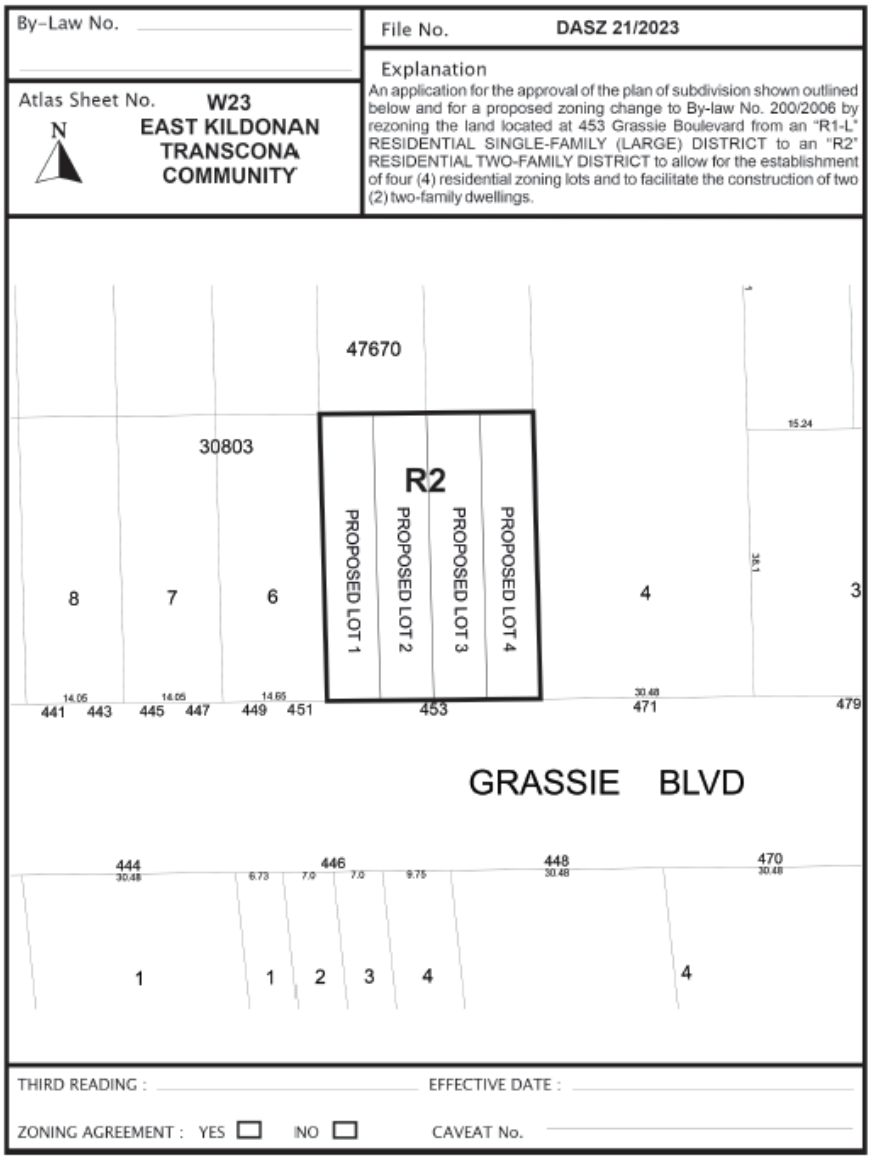
**File:** DASZ 21/2023

**Before:** East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Wyatt

**Public Hearing:** May 28, 2024
Council Building, 510 Main Street

**Applicant:** Carrington Property Management (Carla Devlin)

**Subject:**



**Premises Affected:** 453 Grassie Boulevard

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

**Prepared by:** B. Harris, Committee Clerk
East Kildonan-Transcona Community Committee

**Report date:** May 30, 2024

**Community Committee Recommendation:**

On May 28, 2024, the East Kildonan-Transcona 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 21/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 28, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    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 February 14, 2024 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated May 28, 2024, and attached as Schedule "C" 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. the Owner must submit plans showing the location and design of any and all proposed:

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

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

~~***ii. the Owner must submit plans showing the location and design of a turnaround to ensure vehicles are not backing out onto Grassie Boulevard to the City for approval by the Director of Public Works 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 of Public Works.***~~

***ii. The Owner must submit landscaping plans showing a raised front yard in relation to the driveway, new elevations in colour, and the addition of a double garage for each unit if it can be accommodated.***

3. 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").

4. That authority be delegated to the 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.

5. 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 21/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

7. 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 Fee 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.

8. That Development Application No. DASZ 21/2023 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 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.

9. 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.

10. 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.

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

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

14. 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 21/2023.

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

The East Kildonan-Transcona Community Committee provided the following supporting reason for its recommendation:

1. It’s consistent with the area structure plan, which is very extensive.

| | |
|---|---|
| **Objections under the Charter:** | Total number of **v**alid objections as per section 125(2) – 0<br><br>In accordance with section 236.1(1), the threshold for sufficient objection has not been met. |
| **Exhibits Filed:** | 1. Application dated November 6, 2023<br>2. Notification of Public Hearing dated March 25, 2024<br>3. Manitoba Status of Title 3146364/1<br>4. Letter of authorization dated September 5, 2024 from Lakhveer Dhillon and Avikashveer Dhillon to Carrington Property Developments<br>5. Caveat 1758406/1<br>6. Arborist Report<br>7. Plans (13 pages)<br>8. Report from the Urban Planning Division dated April 30, 2024<br>9. Inspection Report<br>10. Presentation dated May 27, 2024 from Jennifer Lim in support of the application |

REPRESENTATIONS:

In Support:

Jennifer Lim

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development, Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 21/2023

# ADMINISTRATIVE REPORT

**Title:** DASZ 21/2023 453 Grassie BLVD

**Issue:** For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone the subject property from “R1-L” Residential Single-Family (Large) District to the “R2” Residential Two-Family District for the establishment of four lots to allow the construction of two, two-family dwellings, with each dwelling unit being contained on a separate lot.

**Critical Path:** East Kildonan – Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

## AUTHORIZATION

| Author | Division Head | Department Head | CFO | CAO |
|---|---|---|---|---|
| Dylan Chyz-Lund, MCP | n/a | n/a | n/a | |

## RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 21/2023 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated May 28, 2024 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:

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

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) free-standing signage

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

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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").

4. That authority be delegated to the 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.

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7. 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 Fee 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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13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

14. 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 21/2023.

## REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone the existing property into four properties, each to be zoned “R2” Residential Two-Family. This is for the purpose of building a total of two, two-family buildings, with the individual dwellings located on separate lots.
- 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 Urban Planning Division are concurred in, the land will be **subdivided and rezoned.**

## CONSULTATION

In preparing this report there was consultation with:

**N/A**

## SUBMITTED BY

| | |
|---|---|
| Department | Planning, Property and Development |
| Division | Urban Planning |
| Prepared By: | Dylan Chyz-Lund, MCP |
| Date: | April 30, 2024 |
| File No. | DASZ 21/2023 |

**List of Schedules and Appendices**

- Schedule A – Planning Discussion
- Schedule B: Report of the Administrative Coordinating Group, dated February 14, 2024
- Schedule “C” of File No. DASZ 21/2023, East Kildonan – Transcona Community Committee, dated May 28, 2024

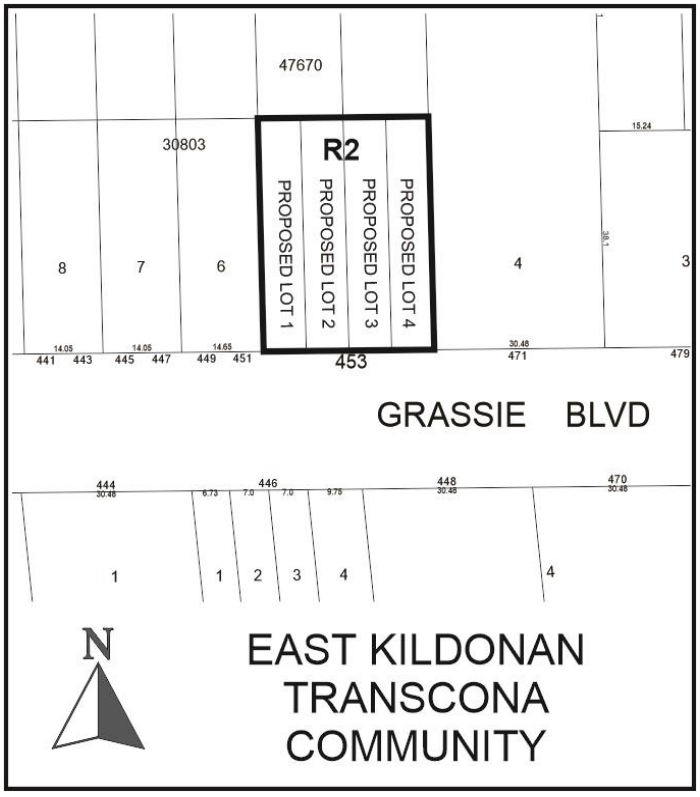
- Appendix B: Draft by-law

**SCHEDULE 'A'- PLANNING DISCUSSION**

| | |
|---|---|
| **DATE:** | April 30, 2024 |
| **FILE:** | **DASZ 21/2023** |
| **RELATED FILES:** | DAV 23-193185\D |
| **COMMUNITY:** | East Kildonan - Transcona Committee |
| **NEIGHBOURHOOD #:** | Grassie - 4.424 |

**SUBJECT:** For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone the subject property from "R1-L" Residential Single-Family (Large) District to an "R2" Residential Two-Family District for the establishment of four lots to allow the construction of two, two-family dwellings, with each dwelling unit being contained on a separate lot.

**LOCATION**: 453 Grassie Boulevard



**LEGAL DESCRIPTION:** LOT 1 PLAN 47670 61/2A K OTM

**APPLICANT:** Carla Devlin (Carrington Property Developments Inc.)
6 Deerledge Trail
East St Paul, MB R2E 0M4

**OWNER:** Avikashveer Dhillon
453 Grassie Blvd
Winnipeg, MB R3W 1S5

**RECOMMENDATION:** **Approval with conditions**

**SITE DESCRIPTION**

The subject property is located on the north side of Grassie Boulevard, just east of Skowron Crescent in the Grassie Neighbourhood of the Transcona Ward.

The subject property is currently zoned “R1-L” Residential Single-Family (Large) District.

The subject property is located in an Established Neighbourhood – Recent Community policy area as designated in *Complete Communities 2.0*.

The subject property is also located in the “Existing Low Density Residential” policy area of the *Transcona West Area Structure Plan*

The subject property has an assessed area of 13,445 square feet.

Currently on the property is one single-family dwelling.




**Figure 1: Subject site and surrounding area (flown 2021).**

**SURROUNDING LAND USE AND ZONING (See Figure 2)**

**North**: Single-family dwellings zoned “RR5” Rural Residential 5. Laneway, then single-family dwellings zoned “R1-L” Residential Single-Family (Large) District.

**East**: A single-family dwelling zoned “R1-L” Residential Single-Family (Large) District.

**South**: Grassie Boulevard, then single-family dwellings zoned “R1-L” Residential Single-Family (Large) District and “R1-M” Residential Single-Family (Medium) District

**West**: Two-family dwellings zoned “RMF-S” Residential Multi-Family (Small) District.

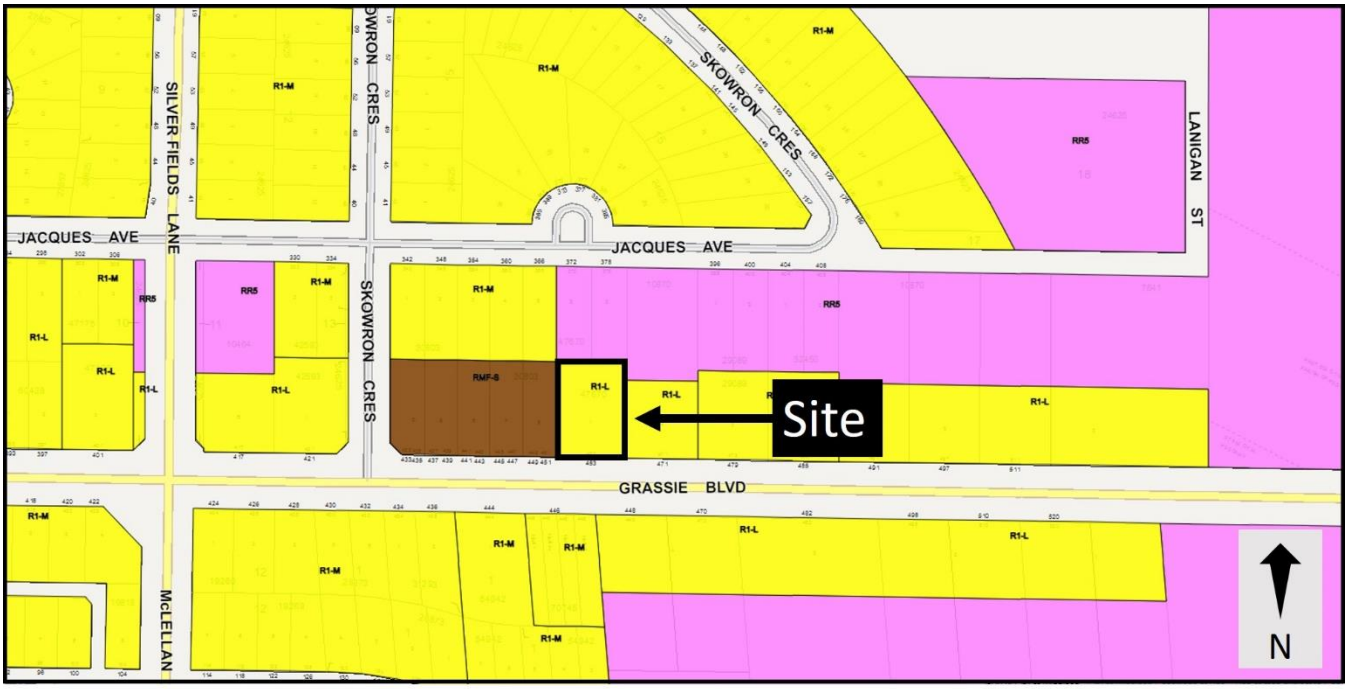



**Figure 2: Zoning of the site and surrounding area.**

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- The applicant wishes to subdivide and rezone the subject property for the establishment of four lots to allow the construction of two, two-family dwellings, with each dwelling unit being contained on a separate lot.
- The two westerly lots would be 26' wide, and the two easterly lots would be 25' wide. All lots would be 134.5' deep.
- Access to each building would be facilitated by a shared driveway from Grassie Boulevard with a turnaround portion in the front yard abutting the building.
- Each building includes an attached garage oriented towards Grassie Boulevard.
- Each building is clad in a combination of acrylic stucco, and horizontal and vertical siding.

**REASON FOR APPLICATION**

- 453 Grassie Boulevard is a single property zoned "R1-L" Residential Single-Family (Large) District. The "R1-L" District does not permit two-family dwellings.
- To create four separate lots with one half of the duplex located on each lot, a Subdivision and Rezoning is required.
- Additional variances to the Special Boundary Conditions are required for:
    - Reduced lot areas.
    - Reduced lot widths.
- The variances are analyzed in greater detail in the accompanying report for DAV 23-193185/D
- The Public Service is supportive of the variances.

**Collaboration with the Public Service:**

- The applicant submitted a Pre-Application for the property, and incorporated changes to their proposal that reflected City of Winnipeg feedback.

**ANALYSIS AND ISSUES**

OURWINNIPEG

*OurWinnipeg* is the City of Winnipeg's long-range development plan. Applicable Policies for Recent Communities include the following:

6.1 Sustainable Urban Growth

- *The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

The proposed development application **aligns** with *OurWinnipeg* for the following reasons:

- It facilitates residential intensification that is compatible with surrounding properties and is consistent with the policies of *OurWinnipeg*.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is located in an Established Neighbourhood – Recent Community policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.
- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*

The proposed subdivision and rezoning will provide the opportunity to increase the population in this neighbourhood by enabling a total of four dwelling units where there is currently one dwelling unit.

The development is complimentary to the existing character of the area in that the proposed two-family uses are similar in size and intensity to the surrounding dwellings, which include other two-family buildings to west along with multiple single-family buildings.

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

Two-family buildings are a small-scale residential use that are compatible with the abutting two-family buildings, and can be accommodated on this site through the use of a turn-around that is appropriate to the standards of the Public Works Department.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site is in the Existing Low Density Residential policy area of the Transcona West Area Structure Plan. Key policies include:
    - Policy 5.1.2

      (1) Composition of Proposed Residential Areas

      (a) Subject to the policies of this Plan,

      (i) single family and two family residential uses shall be the predominant use of land within the Residential Area.

- Policy 6.1.2

  (1) Low Density Residential Areas

  (a) The required residential density to be achieved within the low density residential areas shall be a minimum of 10.0 units per gross developable hectare (4 units per gross developable acre) and a maximum of 17.3 units per gross developable hectare (7.0 units per gross developable acre).

The proposed two-family buildings are consistent with the policies of the *Transcona West Area Structure Plan*, as they meet the density range and the building typology prescribed by the plan.

**ZONING BY-LAW 200/2006**

- The “R2” Residential Two-Family District is intended to enable the development of single and two-family units, and where appropriate limited multi-family units in lower-density areas.
- The subject site is located in an area characterized by a mixture of land uses, including two-family dwellings that are zoned “RMF-S” Residential Multi-Family (Small) District and single-family dwellings zoned “R1” Residential Single-Family Medium, and Large.
- The proposed two-family uses can be accommodated in the “R2” Residential – Two-Family District.
- The “R2” Residential – Two-Family District was chosen because it is intended to accommodate primarily one and two-family development, which is appropriate for this portion of Grassie Boulevard. Any more intensive residential uses would require a Conditional Use.

**ADDITIONAL CONSIDERATIONS**

***Variances***

- Variances to the Special Boundary Conditions are required for:
  - Reduced lot areas.
  - Reduced lot widths.
- The variances are analyzed in greater detail in the accompanying report for DAV 23-193185/D
- The Public Service is supportive of the variances.

***Site Servicing***

- The proposed development will be required to meet the conditions outlined in the report by the Administrative Coordinating Group (ACG) as outlined in Schedule B of this report. The report identifies a servicing agreement is required.

**SUMMARY**

The Urban Planning Division recommends a**pproval** for the following reasons:

- The Subdivision and rezoning will result in the establishment of a residential development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

**RECOMMENDATION**

The Urban Planning Division recommends this application be **approved** and the subject property be Subdivided and rezoned to the “R2” Residential Two-Family District.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, MCP
*PPD File # DASZ 21/2023*

## SCHEDULE B

## REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

**RE: PROPOSED REZONING OF LAND LOCATED ON THE 453 GRASSIE BOULEVARD**

It is recommended that approval of DASZ 21/2023, 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 has advised that there is adequate water and wastewater servicing for the proposed development. Additional review will be required by their Department should the plans of development deviate from these assumptions.

2) The Public Works Department has advised that The Developer shall, at no expense to the City, construct a turnaround within private property to ensure vehicles are not backing out onto Grassie Boulevard.

### Section II – Engineering Studies

The Developer shall, at no expense to the City, conduct geotechnical investigations and develop pavement designs in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects", all to the satisfaction of the Director of Public Works.

### Section III - Servicing Conditions

1) Land Drainage Sewers

a) The Developer shall, at no expense to the City, construct and install a 525mm land drainage sewer in Grassie Boulevard, from the east property line of the Planned Area to the existing 525mm land drainage sewer fronting 451 Grassie Boulevard, as determined by and to the satisfaction of the Director of Water and Waste.

b) The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles office, their share of the regional land drainage system as determined by and to the satisfaction of the Director of Water and Waste.

2) Grassie Boulevard

a) The Developer shall, at no expense to the City, construct a Portland cement concrete pavement 10.0m wide by 200mm thick and all related works, in Grassie Boulevard (or alternatively pay their share of the costs) between the existing terminus of the Portland cement concrete pavement and the east limit of the Planned Area abutting Grassie Boulevard, including but not necessarily limited to ornamental street lighting, boulevard landscaping on both sides and any necessary land drainage works, all as determined by and to the satisfaction of the Director of Public Works.

b) The City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned land(s) through subsequent development agreements.

3) Sidewalks

The Developer shall, at no expense to the City construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works (or alternatively pay the full costs), on the standard alignment, 0.3m off of the property line, on the north side of Grassie Boulevard abutting the Planned Area, including but not limited to removal and reconstruction of a portion of the existing sidewalk to properly tie in, if required, all as determined by and to the satisfaction of the Director of Public Works.

4) Payments for Grassie Boulevard Services, Off-site Services and Facilities

a) The Developer shall pay its share of the cost of Portland cement concrete pavement previously constructed by others at and in the vicinity of the intersection of Grassie Boulevard and Lagimodiere Boulevard, as determined by the Director of Public Works.

b) The Developer shall pay its share of the cost of traffic control signals previously installed at the intersections of Grassie Boulevard with Lagimodiere Boulevard and McLellan Drive as determined by the Director of Public Works.

c) The Developer shall pay its share of the cost of services previously installed by the City and others in Grassie Boulevard, if applicable, as determined by the Directors of Public Works and Water and Waste.

5) Lot Line Service Connections

The Developer shall be responsible for the full cost to install separate sewer and water lot line services from the respective mains property line to the newly created lots, including retaining an engineer to provide inspection/as-builts for the new services.

6) Lot Grading

a) The Developer shall, at no expense to the City and prior to the execution of the servicing agreement, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, to the satisfaction of the Director of Water and Waste.

b) The Developer shall, at no expense to the City, construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.

c) Prior to the issuance of any building permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catch basins and leads required to provide lot drainage within the Planned Area.

d) Upon registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense whatsoever to the City, grant to the City and register easements in respect of all swales, catch basins and leads for lot drainage within the Planned Area.

7) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area 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.

8) Boulevards

a) The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

9) Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) 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.

10) 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 IV – 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 21/2023
February 14, 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

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

**SCHEDULE "C" OF FILE DASZ 21/2023, East Kildonan – Transcona Community Committee,**

**Dated May 28, 2024**

By-Law No. _____

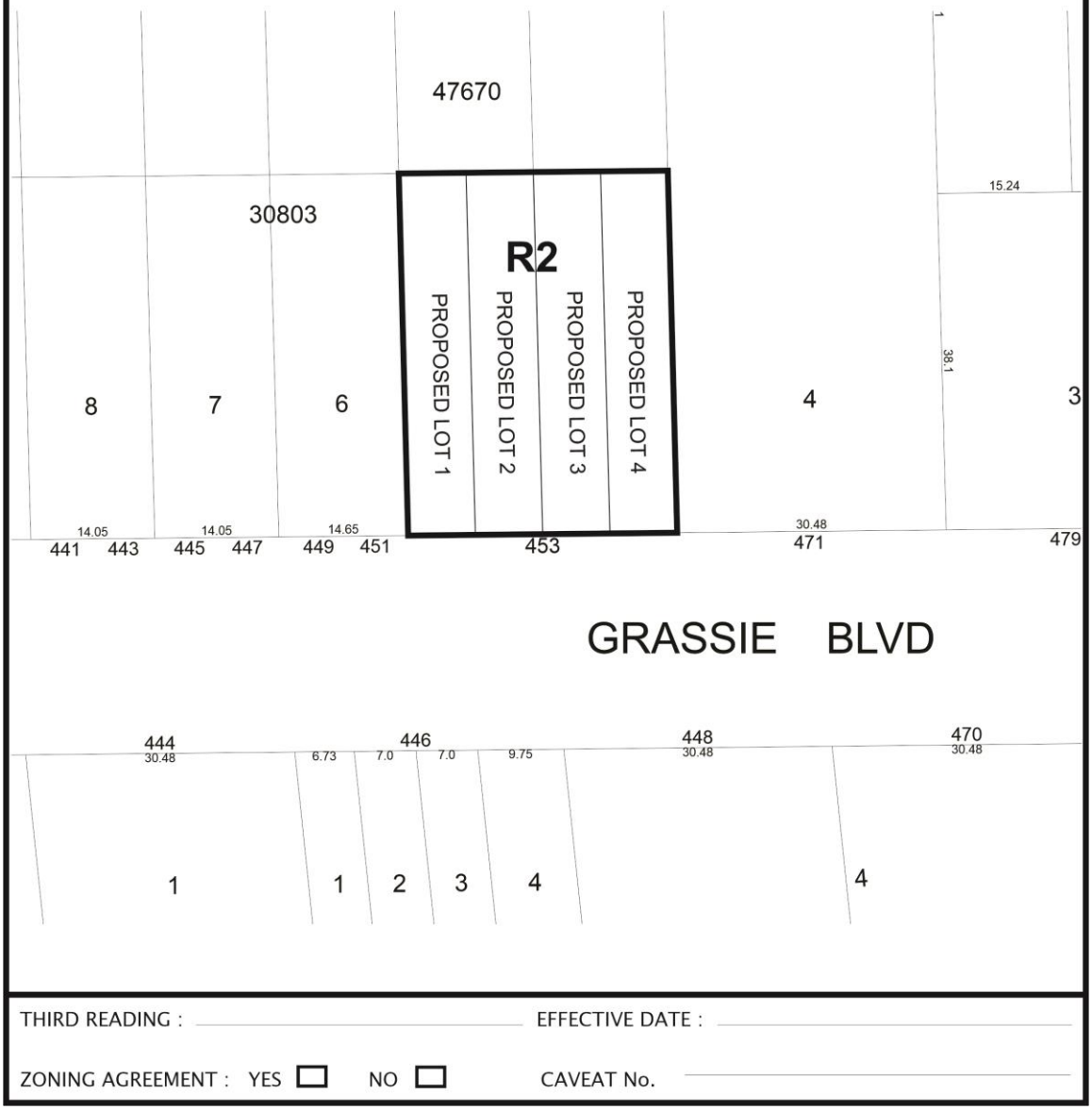
File No. **DASZ 21/2023**

Atlas Sheet No. **W23**

**EAST KILDONAN TRANSCONA COMMUNITY**

## Explanation

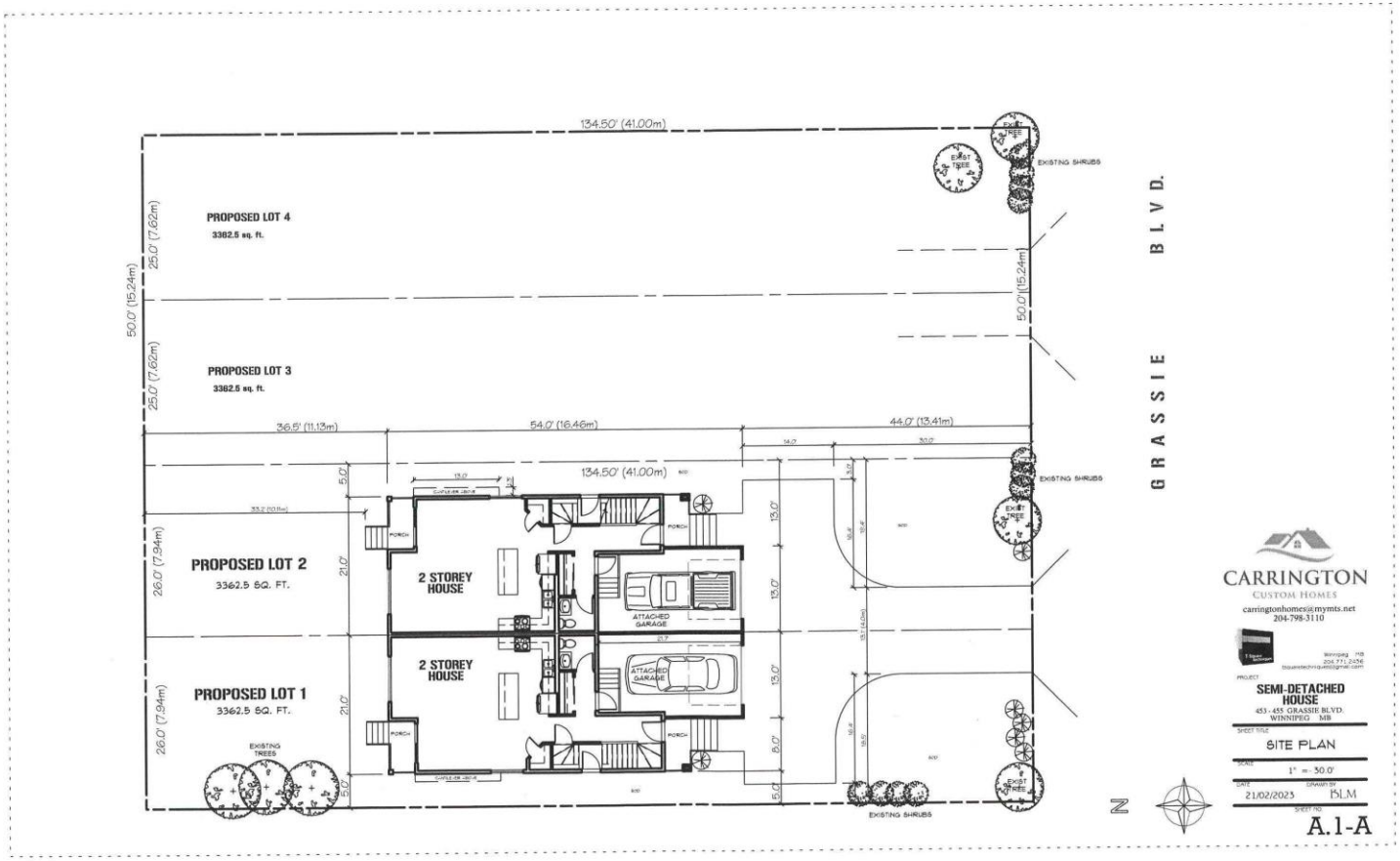
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 453 Grassie Boulevard from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of four (4) residential zoning lots and to facilitate the construction of two (2) two-family dwellings.

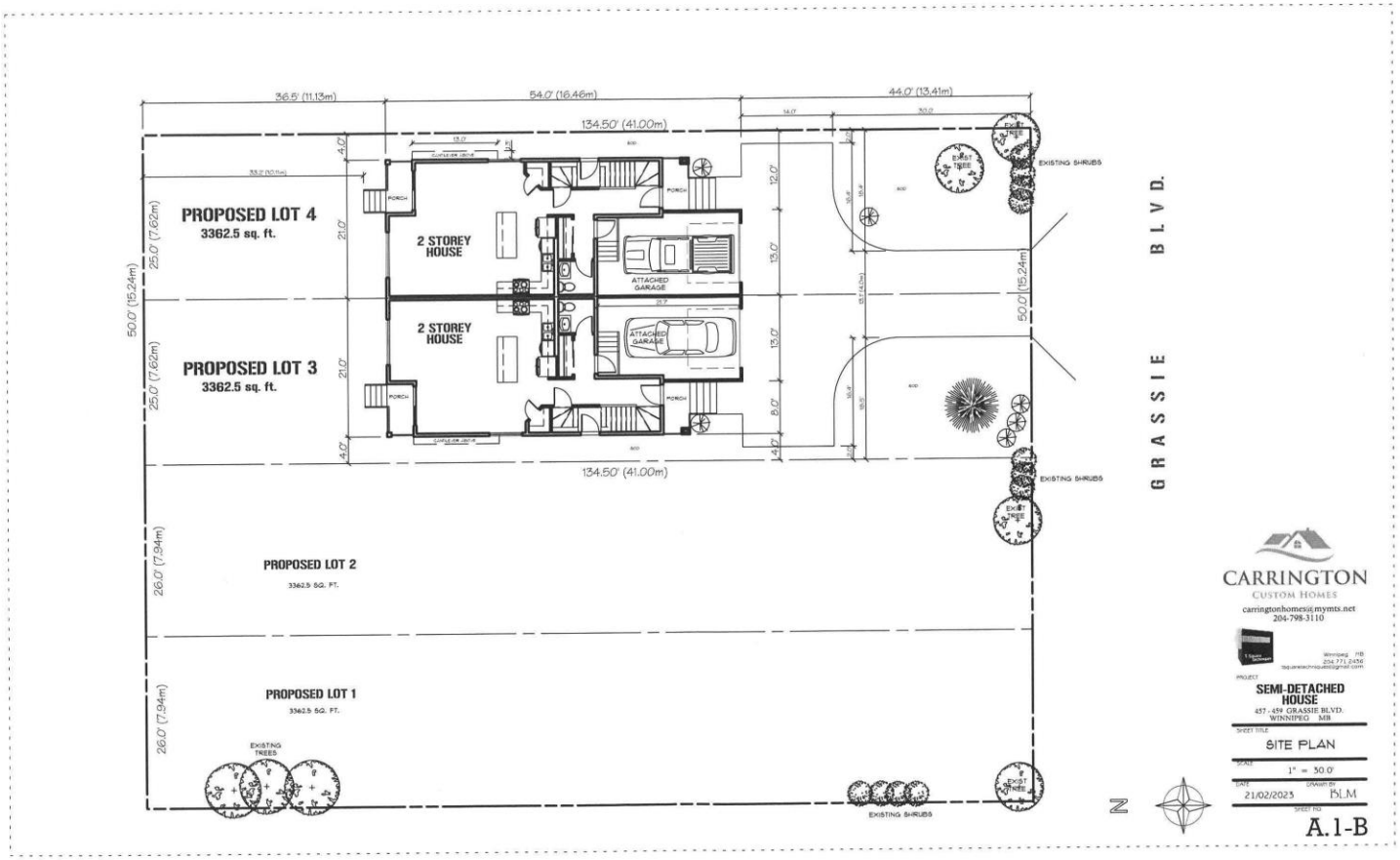


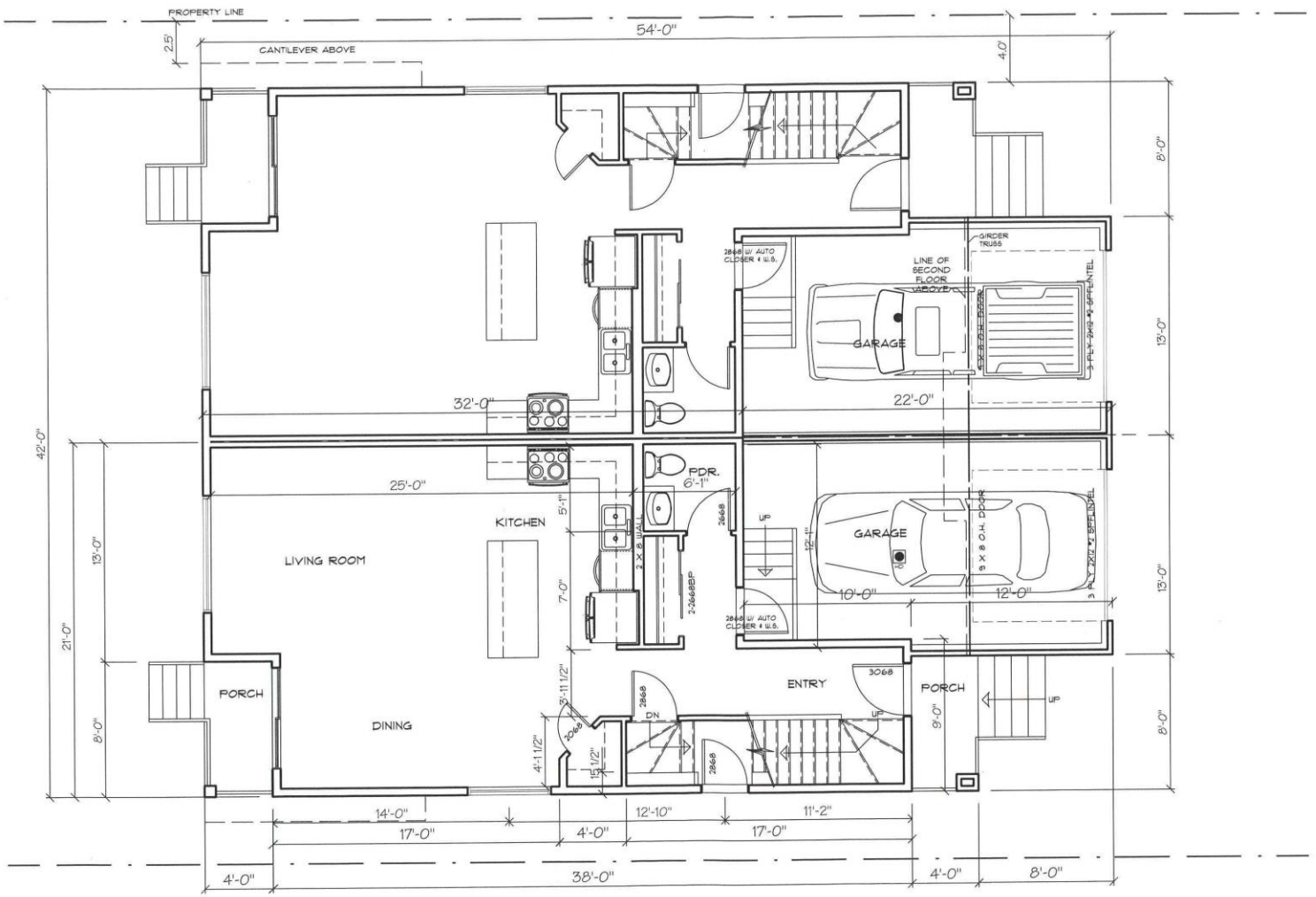

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DASZ 21/2023




36.5' (11.13m)
54.0' (16.46m)
44.0' (13.41m)
134.50' (41.00m)
PROPOSED LOT 4
3362.5 sq. ft.
PROPOSED LOT 3
3362.5 sq. ft.
PROPOSED LOT 2
3362.5 SQ. FT.
PROPOSED LOT 1
3362.5 SQ. FT.
2 STOREY HOUSE
2 STOREY HOUSE
ATTACHED GARAGE
ATTACHED GARAGE
PORCH
50.0' (15.24m)
25.0' (7.62m)
21.0'
26.0' (7.94m)
EXISTING SHRUBS
EXISTING TREES
GRASSIE BLVD.
N
CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3110
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.
WINNIPEG MB
SITE PLAN
1" = 30.0'
21/02/2023
BLM
A.1-B




MAIN FLOOR PLAN

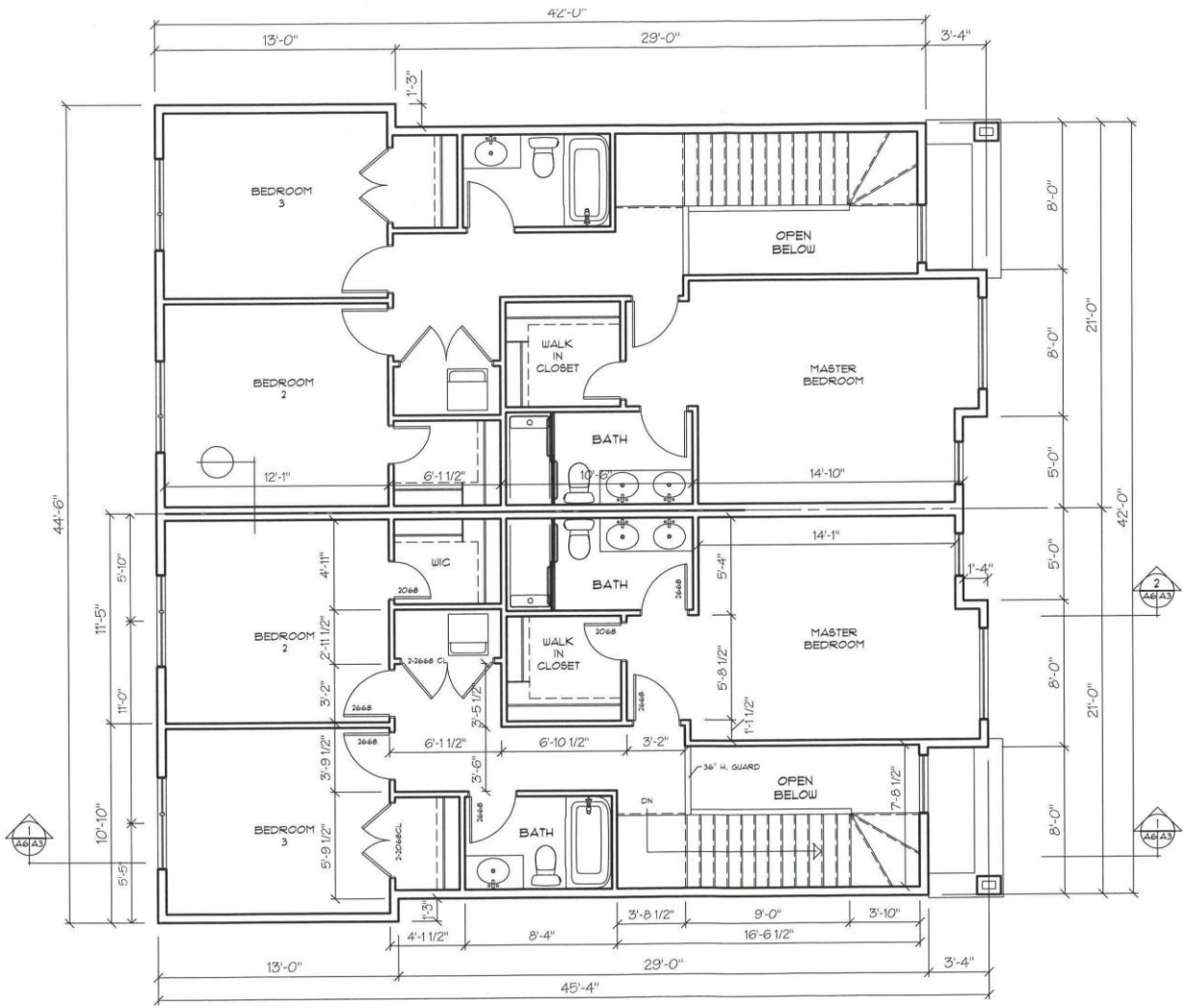
FLOOR AREA = 1454 SQ. FT.
GARAGE AREA = 552 SQ. FT.

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.

SHEET TITLE
MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"
DATE CREATED: 13/07/2022
DRAWN BY: BLM
VERSION:
SHEET NO.: A.2




SECOND FLOOR PLAN

GROSS FLOOR AREA 1816 SQ. FT.

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.

SHEET TITLE
SECOND FLOOR PLAN

SCALE

DATE CREATED 13/07/2022
DRAWN BY BLM

VERSION

SHEET NO. A.3




FRONT ELEVATION

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.

SHEET TITLE
FRONT ELEVATION

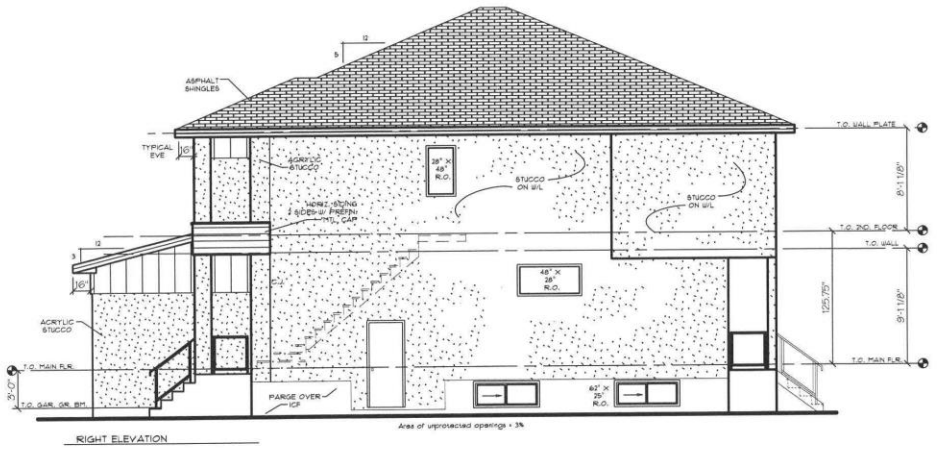
SCALE:

DATE CREATED: 19/08/2022
DRAWN BY: BLM

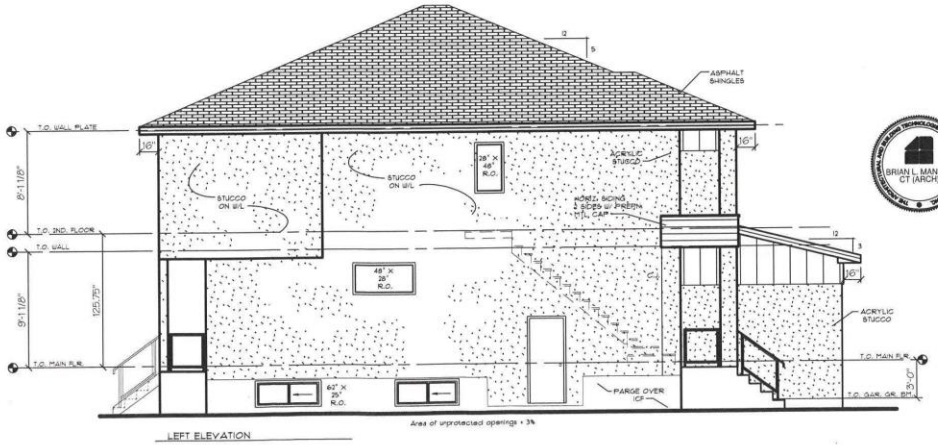
VERSION: 1.0
SHEET NO: A.4




REAR ELEVATION




RIGHT ELEVATION




LEFT ELEVATION

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3110

BRIAN L. MANSKY CT (ARCH)

T-Square Techniques
tsquaretechniques@gmail.com
204.771.2456

PROJECT
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.

SHEET TITLE
ELEVATIONS

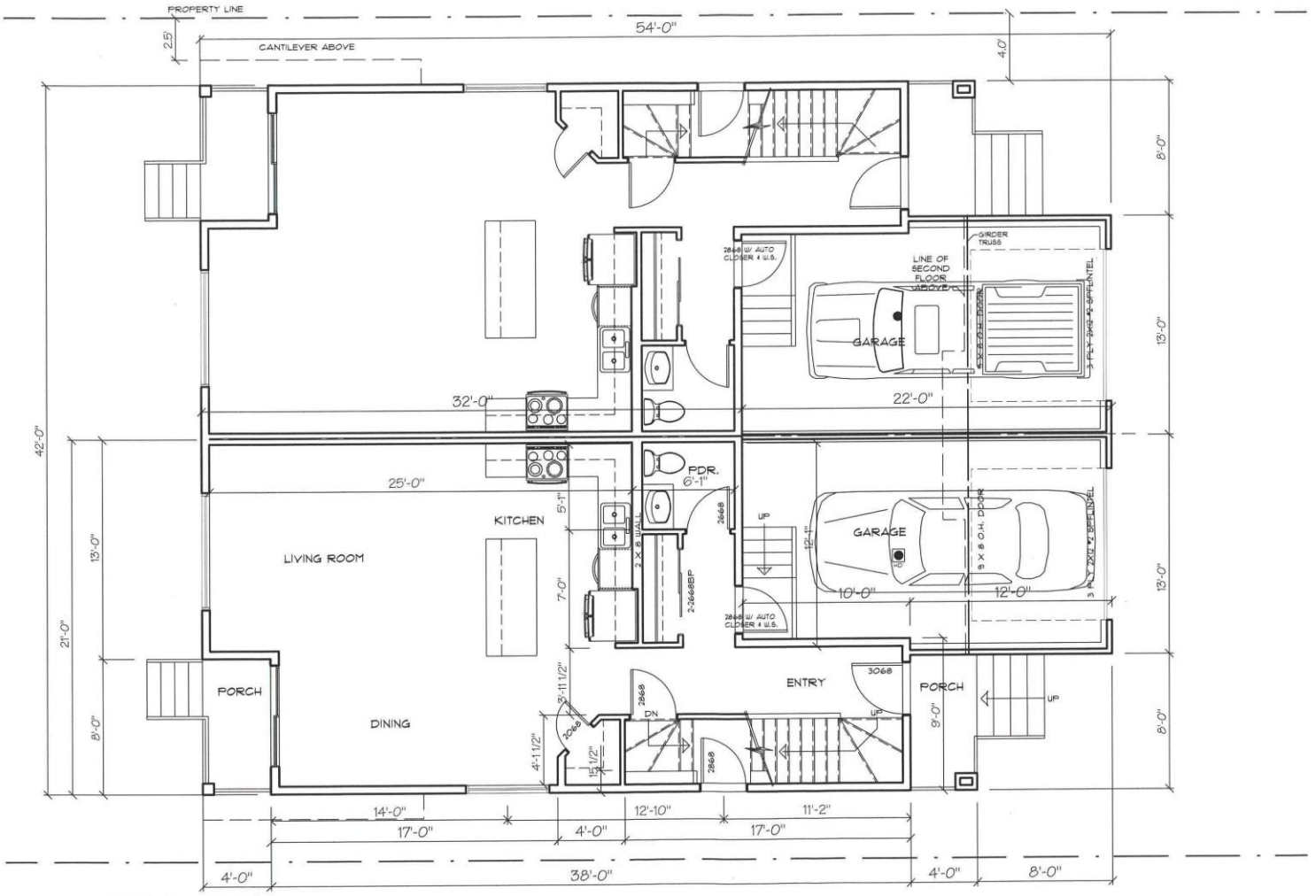
SCALE: 1/8" = 1' - 0"

DATE CREATED: 19/08/2022

DRAWN BY: BLM

VERSION: 1.0

SHEET NO: A.5




MAIN FLOOR PLAN

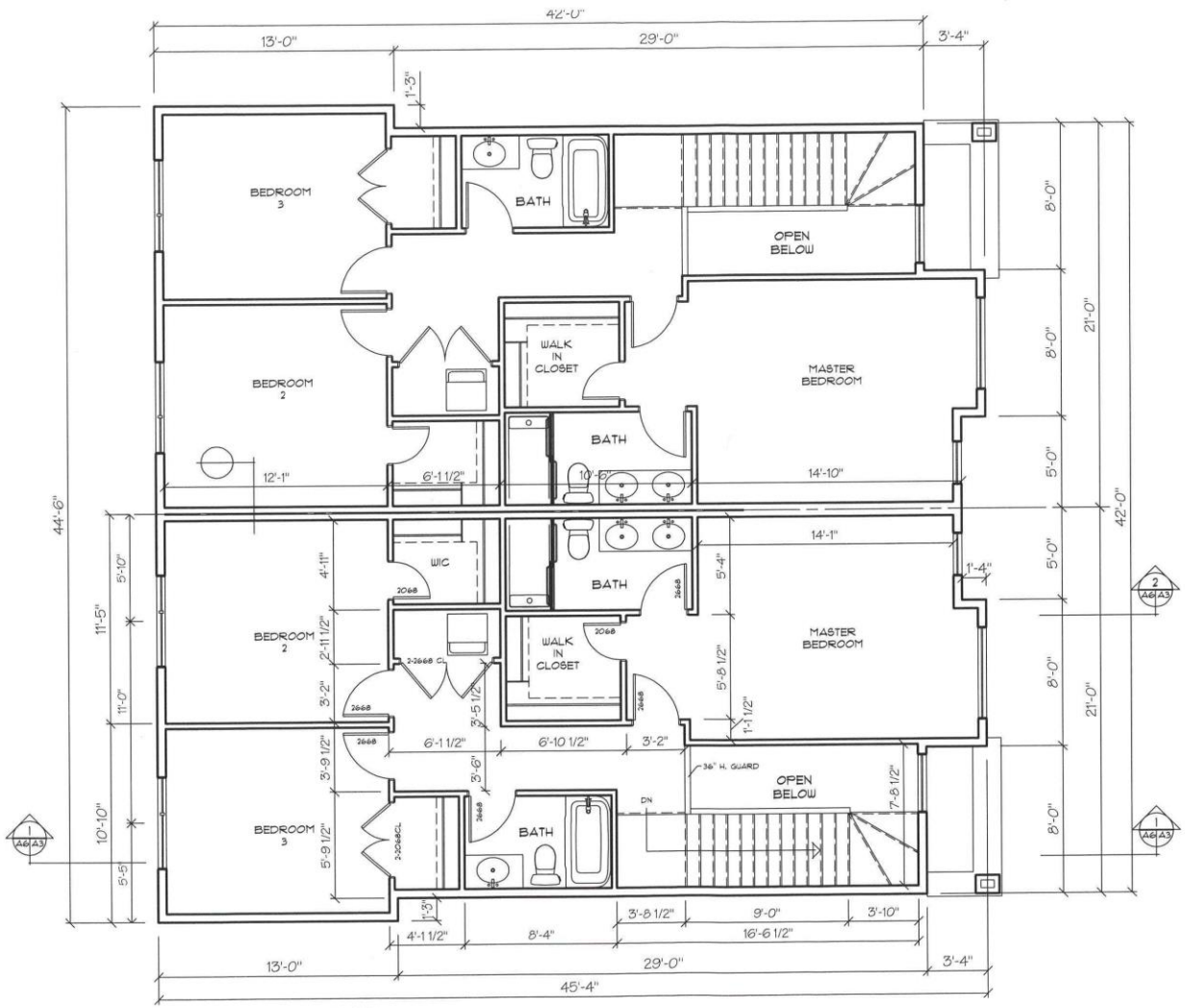
FLOOR AREA = 1454 SQ. FT.
GARAGE AREA = 552 SQ. FT.

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.

SHEET TITLE
MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"
DATE CREATED: 24/08/2022
DRAWN BY: BLM
VERSION:
SHEET NO: A.2




SECOND FLOOR PLAN

GROSS FLOOR AREA 1876 SQ. FT.

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.

SHEET TITLE
SECOND FLOOR PLAN

SCALE: 3/16" = 1' - 0"
DATE CREATED: 24/08/2022
DRAWN BY: BLM
VERSION: 1.0
SHEET NO: A.3




FRONT ELEVATION

HORIZ. & VERT. SIDING = 43%

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3100

T-Square Technologies
Winnipeg MB
204.771.2456
tsquaretechniques@gmail.com

PROJECT
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.

SHEET TITLE
FRONT ELEVATION

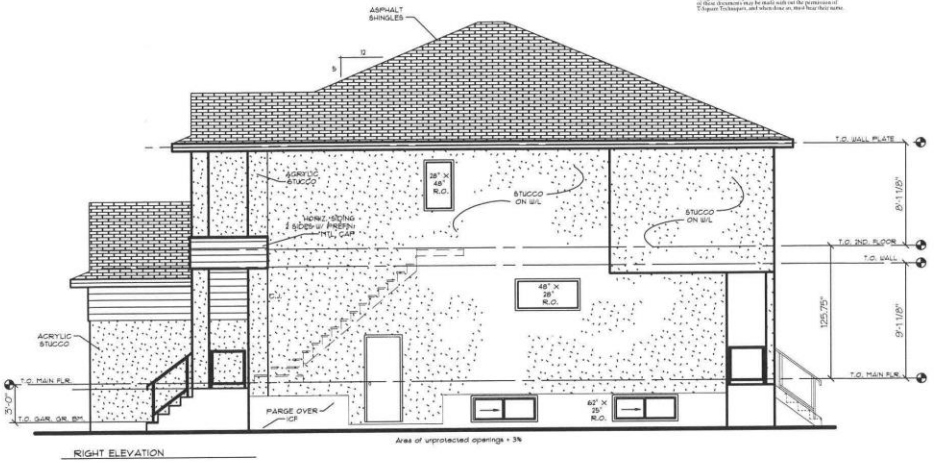
SCALE:

DATE CREATED: 24/08/2022
DRAWN BY: BLM

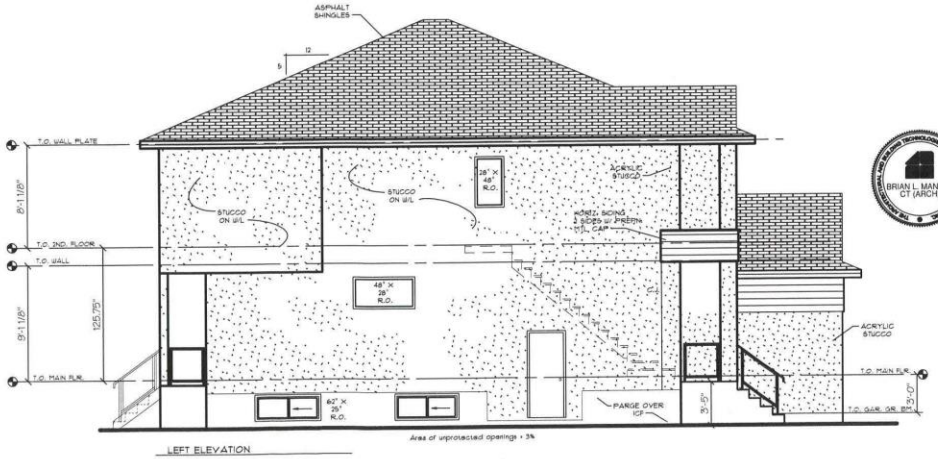
VERSION: 1.0
SHEET NO: A.4




REAR ELEVATION




RIGHT ELEVATION




LEFT ELEVATION

CARRINGTON
CUSTOM HOMES

carringtonhomes@mymts.net
204-798-3110

BRIAN L. MANSKY CT (ARCH)

T-Square Techniques
tsquaretechniques@gmail.com
204.771.2436

PROJECT
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.

SHEET TITLE
ELEVATIONS

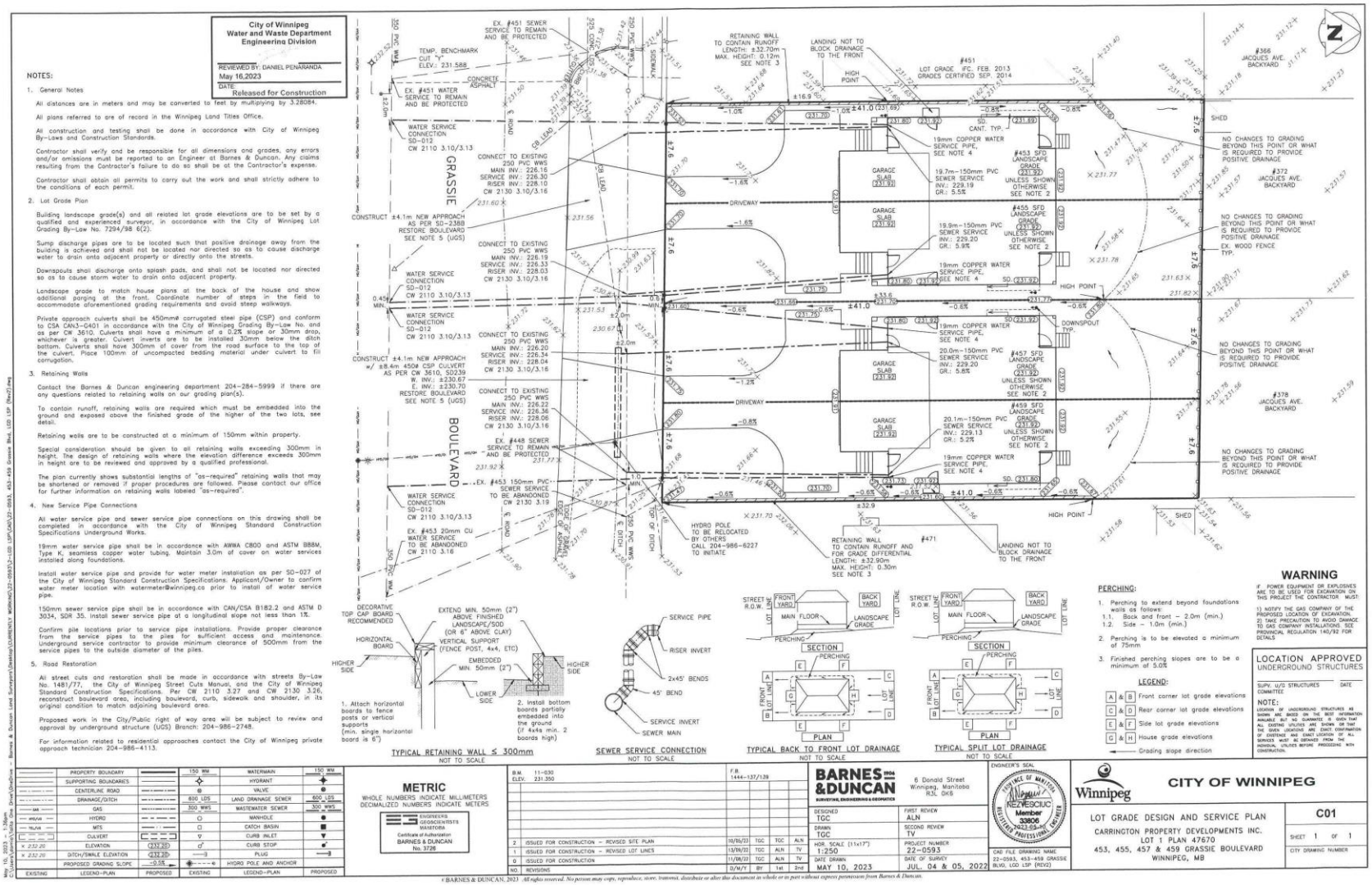
SCALE: 1/8" = 1' - 0"

DATE CREATED: 24/08/2022

DRAWN BY: BLM

VERSION: 1.0

SHEET NO: A.5


City of Winnipeg
Water and Waste Department
Engineering Division
REVIEWED BY: DANIEL PENARANDA
May 16,2023
DATE
Released for Construction
NOTES:
1. General Notes
All distances are in meters and may be converted to feet by multiplying by 3.28084.
All plans referred to are of record in the Winnipeg Land Titles Office.
All construction and testing shall be done in accordance with City of Winnipeg By-Laws and Construction Standards.
Contractor shall verify and be responsible for all dimensions and grades, any errors and/or omissions must be reported to an Engineer at Barnes & Duncan. Any claims resulting from the Contractor's failure to do so shall be at the Contractor's expense.
Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.
2. Lot Grade Plan
Building landscape grade(s) and all related lot grade elevations are to be set by a qualified and experienced surveyor, in accordance with the City of Winnipeg Lot Grading By-Law No. 7294/98 6(2).
Sump discharge pipes are to be located such that positive drainage away from the building is achieved and shall not be located nor directed so as to cause discharge water to drain onto adjacent property or directly onto the streets.
Downspouts shall discharge onto splash pads, and shall not be located nor directed so as to cause storm water to drain onto adjacent property.
Landscape grade to match house plans at the back of the house and show additional parging at the front. Coordinate number of steps in the field to accommodate aforementioned grading requirements and avoid steep walkways.
Private approach culverts shall be 450mmø corrugated steel pipe (CSP) and conform to CSA CAN3-G401 in accordance with the City of Winnipeg Grading By-Law No. and as per CW 3610. Culverts shall have a minimum of a 0.2% slope or 30mm drop, whichever is greater. Culvert inverts are to be installed 30mm below the ditch bottom. Culverts shall have 300mm of cover from the road surface to the top of the culvert. Place 100mm of uncompacted bedding material under culvert to fill corrugation.
3. Retaining Walls
Contact the Barnes & Duncan engineering department 204-284-5999 if there are any questions related to retaining walls on our grading plan(s).
To contain runoff, retaining walls are required which must be embedded into the ground and exposed above the finished grade of the higher of the two lots, see detail.
Retaining walls are to be constructed at a minimum of 150mm within property.
Special consideration should be given to all retaining walls exceeding 300mm in height. The design of retaining walls where the elevation difference exceeds 300mm in height are to be reviewed and approved by a qualified professional.
The plan currently shows substantial lengths of "as-required" retaining walls that may be shortened or removed if proper procedures are followed. Please contact our office for further information on retaining walls labeled "as-required".
4. New Service Pipe Connections
All water service pipe and sewer service pipe connections on this drawing shall be completed in accordance with the City of Winnipeg Standard Construction Specifications Underground Works.
19mm water service pipe shall be in accordance with AWWA C800 and ASTM B88M, Type K, seamless copper water tubing. Maintain 3.0m of cover on water services installed along foundations.
Install water service pipe and provide for water meter installation as per SD-027 of the City of Winnipeg Standard Construction Specifications. Applicant/Owner to confirm water meter location with watermeter@winnipeg.ca prior to install of water service pipe.
150mm sewer service pipe shall be in accordance with CAN/CSA B182.2 and ASTM D 3034, SDR 35. Install sewer service pipe at a longitudinal slope not less than 1%.
Confirm pile locations prior to service pipe installations. Provide proper clearance from the service pipes to the piles for sufficient access and maintenance. Underground service contractor to provide minimum clearance of 500mm from the service pipes to the outside diameter of the piles.
5. Road Restoration
All street cuts and restoration shall be made in accordance with streets By-Law No. 1481/77, the City of Winnipeg Street Cuts Manual, and the City of Winnipeg Standard Construction Specifications. Per CW 2110 3.27 and CW 2130 3.26, reconstruct boulevard area, including boulevard, curb, sidewalk and shoulder, in its original condition to match adjoining boulevard area.
Proposed work in the City/Public right of way area will be subject to review and approval by underground structure (UGS) Branch: 204-986-2748.
For information related to residential approaches contact the City of Winnipeg private approach technician 204-986-4113.
EX. #451 SEWER SERVICE TO REMAIN AND BE PROTECTED
TEMP. BENCHMARK CUT 'V' ELEV.: 231.588
CONCRETE ASPHALT
EX. #451 WATER SERVICE TO REMAIN AND BE PROTECTED
WATER SERVICE CONNECTION SD-012 CW 2110 3.10/3.13
CONNECT TO EXISTING 250 PVC WWS MAIN INV.: 226.16 SERVICE INV.: 226.30 RISER INV.: 228.10 CW 2130 3.10/3.16
CONSTRUCT ±4.1m NEW APPROACH AS PER SD-238B RESTORE BOULEVARD SEE NOTE 5 (UGS)
CONNECT TO EXISTING 250 PVC WWS MAIN INV.: 226.19 SERVICE INV.: 226.33 RISER INV.: 228.03 CW 2130 3.10/3.16
CONSTRUCT ±4.1m NEW APPROACH w/ ±8.4m 450ø CSP CULVERT AS PER CW 3610, SD239 W. INV.: ±230.67 E. INV.: ±230.70 RESTORE BOULEVARD SEE NOTE 5 (UGS)
CONNECT TO EXISTING 250 PVC WWS MAIN INV.: 226.22 SERVICE INV.: 226.36 RISER INV.: 228.06 CW 2130 3.10/3.16
EX. #448 SEWER SERVICE TO REMAIN AND BE PROTECTED
EX. #453 150mm PVC SEWER SERVICE TO BE ABANDONED CW 2130 3.19
EX. #453 20mm CU WATER SERVICE TO BE ABANDONED CW 2110 3.16
GRASSIE BOULEVARD
RETAINING WALL TO CONTAIN RUNOFF LENGTH: ±32.70m MAX. HEIGHT: 0.12m SEE NOTE 3
LANDING NOT TO BLOCK DRAINAGE TO THE FRONT
#451 LOT GRADE IFC. FEB. 2013 GRADES CERTIFIED SEP. 2014
HIGH POINT
SD. CANT. TYP.
19mm COPPER WATER SERVICE PIPE, SEE NOTE 4
#453 SFD LANDSCAPE GRADE (231.92) UNLESS SHOWN OTHERWISE SEE NOTE 2
19.7m-150mm PVC SEWER SERVICE INV.: 229.19 GR.: 5.5%
#455 SFD LANDSCAPE GRADE (231.92) UNLESS SHOWN OTHERWISE SEE NOTE 2
19.9m-150mm PVC SEWER SERVICE INV.: 229.20 GR.: 5.9%
19mm COPPER WATER SERVICE PIPE, SEE NOTE 4
#457 SFD LANDSCAPE GRADE (231.92) UNLESS SHOWN OTHERWISE SEE NOTE 2
20.0m-150mm PVC SEWER SERVICE INV.: 229.20 GR.: 5.8%
#459 SFD LANDSCAPE GRADE (231.92) UNLESS SHOWN OTHERWISE SEE NOTE 2
20.1m-150mm PVC SEWER SERVICE INV.: 229.13 GR.: 5.2%
19mm COPPER WATER SERVICE PIPE, SEE NOTE 4
GARAGE SLAB (231.92)
DRIVEWAY
DOWNSPOUT TYP.
HYDRO POLE TO BE RELOCATED BY OTHERS CALL 204-986-6227 TO INITIATE
RETAINING WALL TO CONTAIN RUNOFF AND FOR GRADE DIFFERENTIAL LENGTH: ±32.90m MAX. HEIGHT: 0.30m SEE NOTE 3
#471
LANDING NOT TO BLOCK DRAINAGE TO THE FRONT
SHED
#366 JACQUES AVE. BACKYARD
#372 JACQUES AVE. BACKYARD
#378 JACQUES AVE. BACKYARD
NO CHANGES TO GRADING BEYOND THIS POINT OR WHAT IS REQUIRED TO PROVIDE POSITIVE DRAINAGE
EX. WOOD FENCE TYP.
DECORATIVE TOP CAP BOARD RECOMMENDED
EXTEND MIN. 50mm (2") ABOVE FINISHED LANDSCAPE/SOD (OR 6" ABOVE CLAY)
HORIZONTAL BOARD
VERTICAL SUPPORT (FENCE POST, 4x4, ETC)
EMBEDDED MIN. 50mm (2")
HIGHER SIDE
LOWER SIDE
1. Attach horizontal boards to fence posts or vertical supports (min. single horizontal board is 6")
2. Install bottom boards partially embedded into the ground (if 4x4s min. 2 boards high)
TYPICAL RETAINING WALL ≤ 300mm
NOT TO SCALE
SERVICE PIPE
RISER INVERT
2x45° BENDS
45° BEND
SERVICE INVERT
SEWER MAIN
SEWER SERVICE CONNECTION
NOT TO SCALE
STREET R.O.W.
FRONT YARD
BACK YARD
LOT LINE
MAIN FLOOR
LANDSCAPE GRADE
PERCHING
SECTION
PLAN
TYPICAL BACK TO FRONT LOT DRAINAGE
NOT TO SCALE
TYPICAL SPLIT LOT DRAINAGE
NOT TO SCALE
PERCHING:
1. Perching to extend beyond foundations walls as follows:
1.1. Back and front – 2.0m (min.)
1.2. Side – 1.0m (min.)
2. Perching is to be elevated a minimum of 75mm
3. Finished perching slopes are to be a minimum of 5.0%
LEGEND:
A & B Front corner lot grade elevations
C & D Rear corner lot grade elevations
E & F Side lot grade elevations
G & H House grade elevations
Grading slope direction
WARNING
IF POWER EQUIPMENT OR EXPLOSIVES ARE TO BE USED FOR EXCAVATION ON THIS PROJECT THE CONTRACTOR MUST:
1) NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION.
2) TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS. SEE PROVINCIAL REGULATION 140/92 FOR DETAILS
LOCATION APPROVED UNDERGROUND STRUCTURES
SUPV. U/G STRUCTURES COMMITTEE
DATE
NOTE:
LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE LOCATIONS SHOWN ARE CORRECT. CONFIRMATION OF EXISTENCE AND EXACT LOCATION OF ALL SERVICES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.
PROPERTY BOUNDARY
SUPPORTING BOUNDARIES
CENTERLINE ROAD
DRAINAGE/DITCH
GAS
HYDRO
MTS
CULVERT
ELEVATION
DITCH/SWALE ELEVATION
PROPOSED GRADING SLOPE
EXISTING
LEGEND-PLAN
PROPOSED
150 WM
HYDRANT
VALVE
600 LDS
LAND DRAINAGE SEWER
300 WWS
WASTEWATER SEWER
MANHOLE
CATCH BASIN
CURB INLET
CURB STOP
PLUG
HYDRO POLE AND ANCHOR
METRIC
WHOLE NUMBERS INDICATE MILLIMETERS
DECIMALIZED NUMBERS INDICATE METERS
ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
BARNES & DUNCAN
No. 3726
B.M. 11-030
ELEV. 231.350
F.B. 1444-137/139
2 ISSUED FOR CONSTRUCTION – REVISED SITE PLAN 10/05/23 TGC TGC ALN
1 ISSUED FOR CONSTRUCTION – REVISED LOT LINES 13/04/23 TGC ALN TV
0 ISSUED FOR CONSTRUCTION 11/08/22 TGC ALN TV
NO. REVISIONS D/M/Y BY 1st 2nd
BARNES & DUNCAN
SURVEYING, ENGINEERING & GEOMATICS
6 Donald Street
Winnipeg, Manitoba
R3L 0K6
DESIGNED TGC
DRAWN TGC
HOR. SCALE (11x17") 1:250
DATE DRAWN MAY 10, 2023
FIRST REVIEW ALN
SECOND REVIEW TV
PROJECT NUMBER 22-0593
DATE OF SURVEY JUL. 04 & 05, 2022
ENGINEER'S SEAL
PROVINCE OF MANITOBA
NEZ RESOLUO
Member
33806
2022-05-06
REGISTERED PROFESSIONAL ENGINEER
CAD FILE DRAWING NAME
22-0593, 453-459 GRASSIE BLVD, LGD LSP (REV2)
Winnipeg
CITY OF WINNIPEG
LOT GRADE DESIGN AND SERVICE PLAN
CARRINGTON PROPERTY DEVELOPMENTS INC.
LOT 1 PLAN 47670
453, 455, 457 & 459 GRASSIE BOULEVARD
WINNIPEG, MB
C01
SHEET 1 OF 1
CITY DRAWING NUMBER
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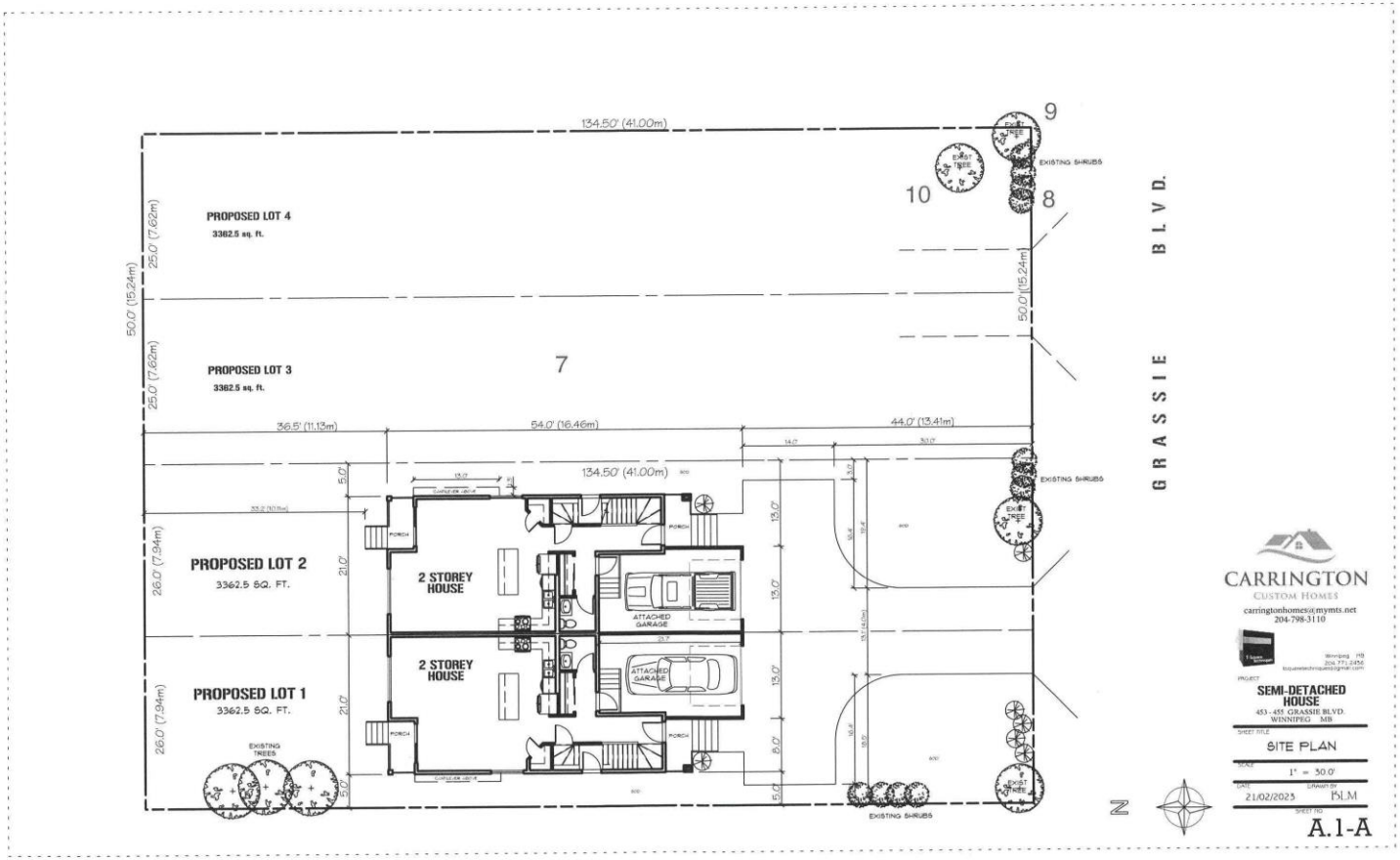
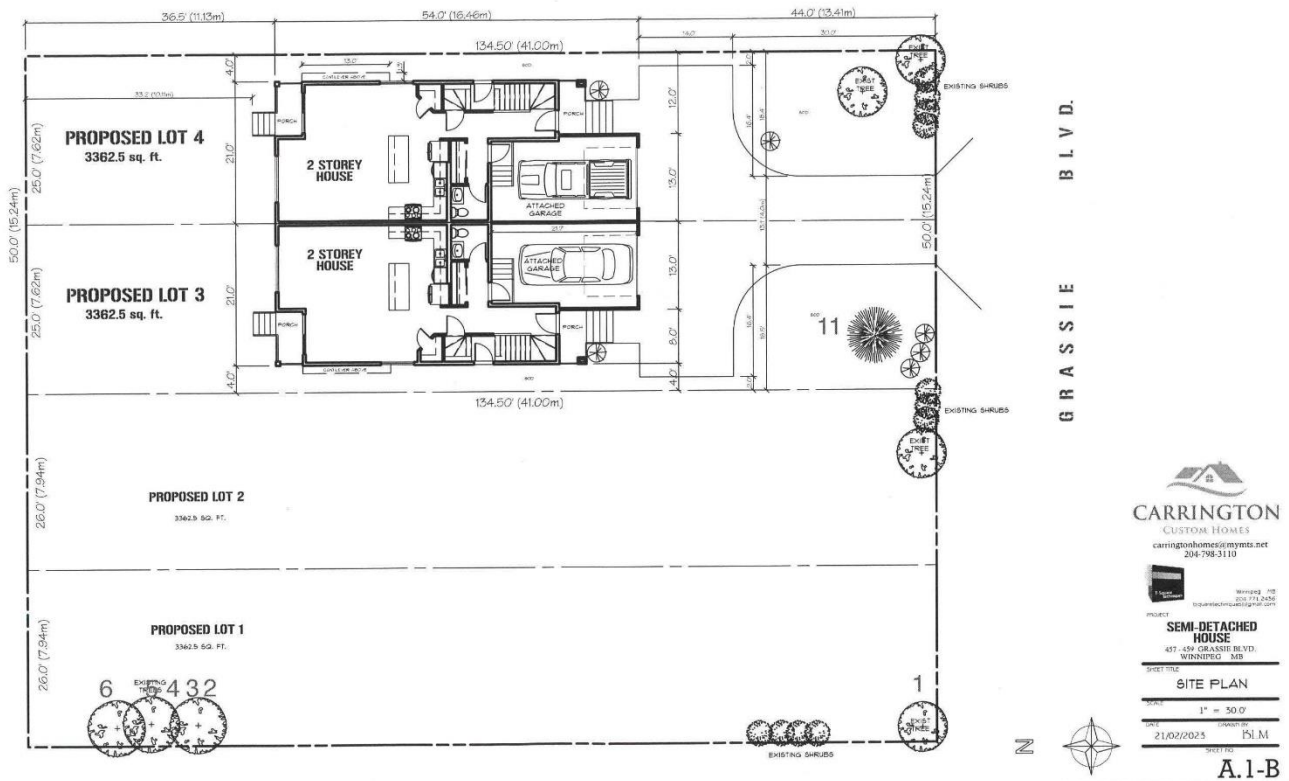

134.50' (41.00m)
9
10
8
7
EXISTING SHRUBS
PROPOSED LOT 4
3362.5 sq. ft.
PROPOSED LOT 3
3362.5 sq. ft.
50.0' (15.24m)
25.0' (7.62m)
36.5' (11.13m)
54.0' (16.46m)
44.0' (13.41m)
134.50' (41.00m)
PROPOSED LOT 2
3362.5 SQ. FT.
PROPOSED LOT 1
3362.5 SQ. FT.
26.0' (7.94m)
2 STOREY HOUSE
ATTACHED GARAGE
PORCH
EXISTING TREES
EXISTING SHRUBS
GRASSIE BLVD.
N
CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3110
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.
WINNIPEG MB
SITE PLAN
1" = 30.0'
21/02/2023
BLM
A.1-A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PROPOSED LOT 1
3362.5 SQ. FT.
2 STOREY HOUSE
2 STOREY HOUSE
ATTACHED GARAGE
ATTACHED GARAGE
PORCH
50.0' (15.24m)
25.0' (7.62m)
26.0' (7.94m)
21.0'
4.0'
12.0'
13.0'
8.0'
EXISTING SHRUBS
EXISTING TREE
11
6
4
3
2
1
GRASSIE BLVD.
N
CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3110
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.
WINNIPEG MB
SITE PLAN
1" = 30.0'
21/02/2023
RLM
A.1-B