Agenda – Council – July 18, 2024

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

Item No. 12 Subdivision and Rezoning – 38 Inman Avenue
(St. Vital Ward)
File DASZ 21/2024 [c/r DCU 129167/2024D & DAV 129149/2024D]

STANDING COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 21/2024 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 "A" to this report and as shown on the map dated June 24, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated June 11, 2024 and attached as Schedule "B" to this Report.

    B. 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 June 11, 2024 and attached as Schedule "B" to this report, with the following amendment:

        i. In Section IV – Servicing Conditions, delete Condition 2 in its entirety and replace with the following:

            "2) <u>Public Lane</u>

            The Developer shall, at no expense to the City, construct asphalt pavement to a width of 5.0m and all related works with an appropriate transition to the existing gravel and all related works, including but not limited to land drainage sewer, in the east-west public lane abutting the south limit of the Planned Area, all as determined by and to the satisfaction of the Director of Public Works."

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 "A" to this report and as shown on the map dated June 24, 2024, and attached as Schedule "C" to this report, subject to the following conditions:

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

STANDING COMMITTEE RECOMMENDATION (continued):

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

i. For those portions of the Owner's Land zoned "R2" Residential Two-Family, 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 Riel 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. That no front approaches shall be permitted.

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.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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 21/2024 (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 21/2024 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 21/2024 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.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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 Conditional Use and variance orders 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 21/2024.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, with the following amendment:

- In Recommendation 1.B.i., delete the words "Subject to waiver of Section 10.1 of the Development Agreement Parameters,"

and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- In Recommendation 1.B.i., delete the words "In Section IV – Servicing Conditions" and replace with "Subject to waiver of Section 10.1 of the Development Agreement Parameters, in Section IV – Servicing Conditions"

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 24, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 1.B., delete the period after the words "Schedule "B" to this report" and replace with the following:

    i. In Section IV – Servicing Conditions, delete Condition 2 in its entirety and replace with the following:

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

> "2) Public Lane
>
> The Developer shall, at no expense to the City, construct asphalt pavement to a width of 5.0m and all related works with an appropriate transition to the existing gravel and all related works, including but not limited to land drainage sewer, in the east-west public lane abutting the south limit of the Planned Area, all as determined by and to the satisfaction of the Director of Public Works."

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

PUBLIC HEARING SUMMARY

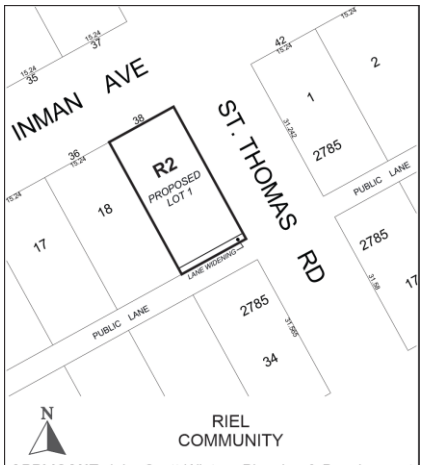
File: DASZ 21/2024

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

Public Hearing: June 24, 2024
Council Building, 510 Main Street

Applicant: John Scott Wintrup Planning & Development

Subject:



APPLICANT: John Scott Wintrup Planning & Development (John Wintrup)
FILE: DASZ 21/2024
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" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of a Multi-Family Dwelling use and facilitate the widening of the public lane. **For information, phone D. Iskierski Planner at 204-986-5337**
DEMANDEUR: John Scott Wintrup Planning & Development (John Wintrup)
N° DE DOSSIER: DALZ 21/2024
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à changer le zonage des sols délinéés ci-dessus pour qu'ils passent de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie R2 (secteur résidentiel bifamilial) afin de permettre l'aménagement d'une habitation multifamiliale et de faciliter l'élargissement de la voie publique. **Pour obtenir des renseignements, appelez D. Iskierski, urbaniste, au 204-986-5337.**

Premises Affected: 38 Inman Avenue

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

Prepared by: R. Ford, Committee Clerk
Riel Community Committee

Report date: June 25, 2024

Community Committee Recommendation:

On June 24, 2024, the Riel 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 21/2024 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 "A" to this report and as shown on the map dated June 24, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated June 11, 2024 and attached as Schedule "B" to this Report.

    B. 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 June 11, 2024 and attached as Schedule "B" to this report***, with the following amendment:***

        i. In Section IV – Servicing Conditions, delete Condition 2 in its entirety and replace with the following:

            "2) <u>Public Lane</u>

            The Developer shall, at no expense to the City, construct asphalt pavement to a width of 5.0m and all related works with an appropriate transition to the existing gravel and all related works, including but not limited to land drainage sewer, in the east-west public lane abutting the south limit of the Planned Area, all as determined by and to the satisfaction of the Director of Public Works."

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 "A" to this report and as shown on the map dated June 24, 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. For those portions of the Owner's Land zoned "R2" Residential Two-Family, 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 Riel 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. That no front approaches shall be permitted.

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 21/2024 (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 21/2024 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 21/2024 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 Conditional Use and variance orders 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 21/2024.

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

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

1. There are roughly 53 voting subdivisions or polls within the St. Vital ward. Where I've done worst, two elections in a row is this area. This exact area. Why would that be? Is it my stance on South Africa, is it my stance on police matters? No, its because the back lane is terrible. All of the back lanes here are terrible. They're gravel. You saw the pictures. They're all terrible. They're all laughably bad.

2. One tries to do something about it. What isn't a good solution for that is massively increasing the density on the back lanes.

3. Here, for once, we seem to have the staff take note and recognize this saying "Well, four units, because that's what's allowed under the infill guidelines, and we'll obligate them to pave it".

4. The clients of Mr. Wintrup have really tried hard on this one to come up with something, so I am amenable to doing it in asphalt, not concrete. We have approved 60-odd asphalt lanes over the past decade, so it would be a bit-much to say this has got to be concrete. That'll save them some money without being inconsistent with quality.

5. it's a weird little timing window we're in here. I would think in a year we'll be saying "you can't do a four-plex on a gravel lane". This is crazy. We can't keep throwing development on these lanes pretending that will improve.

6. As I said earlier, I have the most gravel lanes in the City. Not a single one has been touched this year. As we're sitting here, I could read you out the email I got from somebody just two and a half blocks away from here. The complaints just rain in. The Planning Department can't make it better, but at least they can try not to make it worse.

7. If we actually had some sort of plan to pave the lanes or improve them, that would be something… but we don't, so we pretend. We pretend that putting four to six times more population on the lane will somehow make it better. Or, we just pretend that it doesn't matter. Who gets the calls? Well it's the area Councillor, so who cares.

8. Thank-you to Mr. Iskierski for seemingly grasping this, which some others have not in the Planning Department.

9. The Public Service is saying "Look, under the rules, at this stage, a four-plex would be allowed here". I note that the changes we just made, is that we're not going to have triplexes on gravel lanes. A lot split here would be opposed under the infill guidelines because it's a gravel lane and he doesn't have an underlying lot of record.

10. I suspect if this came back a year from now, maybe we would say “No, you can’t do that. It’s a gravel lane”. We have very different rules for developing on gravel roads than paved roads. Its an argument I’ve been trying to make and I appreciate Ms. Boris and some others. Mr. Veitch, Mr. Chyz-Lund seem to be grasping my point, which I appreciate. We’ll see where we are in a year. We’re not debating the housing accelerator fund right now, perhaps later.

11. I support the four units, because that’s what’s allowed. It would be mean-spirited to deny them that. A year from now it might be different. I think that’s a fair trade-off.

12. Wintrup’s right on a bunch of stuff. Its quite close to Varennes school. Its quite close to Glenlawn Collegiate. It quite close to the “Y”. All sorts of things. This isn’t a bad area to try and densify a bit. If they had the paved lanes, they would sort of be a model area where you could do some of this.

13. Since we don’t seem to have any solution on the gravel lanes, all we can do is say is look, lets at least face reality and not quadruple the population
14. It’s a corner lot. Staff wouldn’t support it if its was the one next door. You can’t have an island of paved lane surrounded by gravel. It would probably make the clearing even worse than it is now.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated April 5, 2024 2. Notification of Public Hearing dated May 23, 2024 3. Manitoba Status of Title 3227933/1 4. Letter of authorization dated January 19, 2023 from Phalguni Keyur Pathak and Keyur Sureshvaracharya Pathak to John S. Wintrup 5. Legal Descriptions and Title Plot 6. Plans (5 pages) 7. Report from the Urban Planning Division dated May 24, 2024 8. Inspection Report 9. Presentation dated June 20, 2024, from John Scott Wintrup in support of the application 10. Communication dated June 20, 2024, from Richa Jain with in support of the application 11. Communication dated June 21, 2024, from Keyur Pathak in support of the application 12. Communication dated June 21, 2024, from Deepak Mehra in support of the application 13. Communication dated June 21, 2024, from Phalguni Pathak in support of the application 14. Recording of Representations

REPRESENTATIONS:

In Support:

Richa Jain
Deepak Mehra
Keyur Pathak
Phalguni Pathak
John Wintrup

In Opposition:

Nil

REPRESENTATIONS (continued):

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DASZ 21/2024

ADMINISTRATIVE REPORT

Title: DASZ 21/2024 – 38 Inman Avenue

Issue: An application for consideration at the public hearing to subdivide and rezone from "R1-M" Residential Single-Family Medium District to "R2" Residential Two-Family for the construction of a six-unit multi-family building through Conditional Use.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Iskierski, RPP, MCIP	N/A	N/A	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 21/2024 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 "A" to this report and as shown on the map dated June 24, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:
    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated June 11, 2024 and attached as Schedule "B" to this Report;
    B. 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 June 11, 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 "A" to this report and as shown on the map dated June 24, 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:

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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 Riel 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. That no front approaches shall be permitted.

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 21/2024 (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.

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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 Conditional Use and variance orders 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 21/2024.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the land for purposes of a lane widening and to rezone the land from “R1-M” Residential Single-Family Medium to “R2” Residential Two-Family District.
- Subdivisions and rezonings require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule “C” of this report.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Mature Communities

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.

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*
- **Key Direction 4.2:** *Ensure new areas of growth are designed according to the principles of Complete Communities.*

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.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by:	Dan Iskierski, RPP, MCIP
Date:	May 24, 2024
File No.	DASZ 21/2024

List of Schedules and Attachments

1. Schedule A — Planning Discussion
2. Schedule C — File No. DASZ 21/2024 Riel Community Committee, dated June 24, 2024
3. Schedule B — Report of the Administrative Working Group – June 11, 2023
4. Appendix A — Proposed By-law

SCHEDULE 'A'

DATE: May 24, 2024

FILE: **DASZ 21/2024**

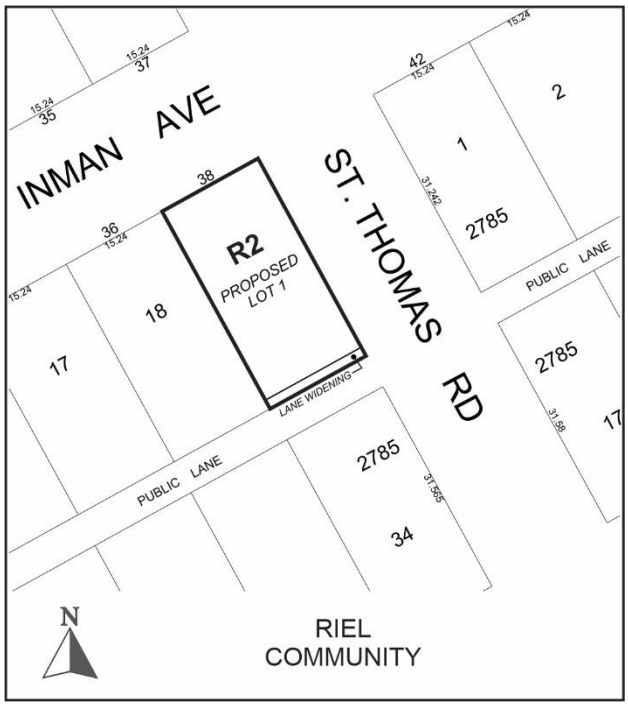
RELATED FILES: DCU 24-129167\D & DAV 24-129149\D

COMMUNITY: Riel Committee

NEIGHBOURHOOD #: 5.516 – Varennes

SUBJECT: An application for consideration at the public hearing to subdivide and rezone from "R1-M" Residential Single-Family Medium District to "R2" Residential Two-Family District for the construction of a 120-unit multi-family residential building, through a Conditional Use.

LOCATION: 38 Inman Avenue (see map below)



APPLICANT: John Wintrup (J.Wintrup Consulting Ltd.)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER: Keyur Pathak
22 Brookstone Pl
Winnipeg, MB R3Y 0C4

RECOMMENDATION: Approval with Conditions

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the south side of Inman Avenue at the southwest corner of Inman Avenue and St. Thomas Road in the Varennes neighbourhood of the St Vital ward.
- The site is a designated under the Established Neighbourhood – Mature Community policy area under the *Complete Communities Direction Strategy 2.0.* The property is zoned “R1-M” Residential Single-Family Medium District.
- The site is approximately 5120 square feet (475.66 square metres) in area and currently has a detached single-family dwelling built in 1929 situated on the property.
- The site is accessed from an unpaved rear laneway (gravel).



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Inman Avenue then detached single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

South: Public lane then detached single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

East: St. Thomas Road then detached single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

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



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a sixplex.
- As the proposed sixplex does not meet the Preferred Location Criteria in the Infill Guidelines, the Urban Planning and Design Division can only support four (4) residential units in this location.
- It is recommended to approve four units, after which, the applicant will then be required to resubmit plans for a fourplex demonstrating compliance with the *Infill Guidelines*.
- The proposed development requires a rezoning to "R2" Residential Two-Family District, a Conditional Use to permit multi-family in the "R2" district and variances associated with the building and accessory parking area (see associated Conditional Use application, variance application, and planner's report for DCU 24-129167D and DAV 24-129149D).

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions prior to making a formal application where support was provided for a fourplex as per the Preferred Location Criteria set forth under Council endorsed policy, the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities.* The applicant then submitted building plans showing a sixplex, at which time, the Urban Planning and Design Division reconfirmed our ability to support only four (4) residential units. The applicant confirmed they would be proceeding with a sixplex.

With the Public

The applicant did not include any signatories of support in their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* is one of four direction strategies supporting *OurWinnipeg*, the City's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the city of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

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

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

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

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

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

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

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

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

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

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

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

1.12 Develop small-scale and low-rise residential development guidelines that will direct the location and design of residential infill development in Mature Communities.

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

  2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

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

  2.5 Encourage a variety of architectural styles.

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

  2.9 Buildings with multi-unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

  a. Window placement that supports passive surveillance;

  b. Unit entrances with direct access to the street;

  c. Front porches;

  d. Balconies;

  e. Awnings;

  f. Lighting; and

  g. Height of primary entrances.

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

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

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

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

- Goal 3 states "ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs." More specifically, policies that relate to the subject proposal are as follows:

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

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

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

The subject proposal, provided it is revised to be a fourplex, aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library and recreation; and
- The approved density is compatible with the surrounding context in that it is only a slight increase from the adjacent detached single-family dwellings.

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

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.
- The subject application was submitted to the Urban Planning and Design Division after the adoption of the *Infill Guidelines* therefore the *Infill Guidelines* apply.
- The proposed development meets the Preferred Location Criteria for a fourplex, however the building plans submitted show a sixplex. Accordingly, the building plans submitted do not align with the site and design criteria for fourplexes.
- The Urban Planning and Design Division provided initial feedback demonstrating support for a fourplex given the subject property meets the Preferred Location Criteria for fourplexes. The subject application is recommended for approval as modified for a fourplex subject to conditions that ensure the proposed development will meet the design guidelines for fourplexes. This also includes a condition for Plan Approval to review the future plans.

CONSISTENCY WITH OURWINNIPEG 2045 AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The Urban Planning and Design Division recommends reducing the number of units from six to four which will provide for a multi-family residential development that will be a moderate change from the existing detached single-family uses and will provide a subtle change to multi-family use on a corner property.
- If reduced in scale to four units, the proposed development is consistent with the objectives and policies directing development under Established Neighbourhood – Mature Communities of the *Complete Communities Direction Strategy 2.0*. More specifically:
    - A four-unit multi-family residential building will have a lot area per dwelling unit of 1280 square feet (118.92 square metres). This aligns with the objectives of the Established Neighbourhood – Mature Communities policy area as noted above. Specifically, introducing multi-family housing at this location contributes to the range of housing options available to residents and maximizes existing infrastructure. The additional density will help introduce more people to utilize existing community amenities in the neighbourhood such as libraries, schools, recreational facilities and park space.
    - The conditions placed on the associated Conditional Use order will ensure a fourplex will align with the Design Guidelines found within the *Infill Guidelines* and will establish that the proposal is complementary to the existing scale, character and built form of the area. More specifically, the building and site design guidelines encompass the following considerations:
        - The building will have a similar front yard setback with the single-family housing to the west with attractive landscaping and front entrances which helps to support a more pedestrian-oriented, active street edge along Inman Avenue; and
        - The building will incorporate a high-quality façade design with varying articulations, including a combination of cladding materials which helps to break-up the massing of the building and enhance the overall look of the street edge along Inman Avenue.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Two-Family District is intended to accommodate, through Conditional Use, the development of multi-family units in areas with medium to high residential densities.
- Development in the district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential uses and the public realm.
- The subject site is located on a block of Inman Avenue that is characterized by predominately detached single-family dwellings. As detailed above, six units is not supportable, however, the Preferred Location Criteria of the *Infill Guidelines* provides support for a fourplex which is a modest increase to the adjacent detached single-family dwellings. Furthermore, the conditions placed on the Conditional Use application will ensure the proposed building will have a similar scale and built form to nearby buildings.
- *Complete Communities Direction Strategy 2.0* designates this site as an "Established Neighbourhood – Mature Communities" which supports increasing residential densities.
- The proposed density is within the maximum 800 square feet (74.32 square metres) per dwelling unit typically permitted through Conditional Use in the "R2" Residential Two-Family Zoning District.
- The established residential context, supportive planning policy, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a full range of commercial services are supporting factors in the use of the "R2" Residential Two-Family Zoning District.

Based on these considerations, the "R2" Residential Two-Family Zoning District is a suitable zoning district to enable the proposed development.

RECOMMENDED SERVICING AGREEMENT

Per the report of the Administrative Coordination Group (Schedule "B" of this report), conditions in the servicing agreement include a requirement that the south portion of the applicant's property be open as right-of-way in order to widen and pave a portion of the public lane abutting the subject property.

The Servicing Agreement includes other provision for underground servicing infrastructure, utilities, construction traffic, litter and refuse clean-up, survey monuments and costs and fees.

LAND DEDICATION

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

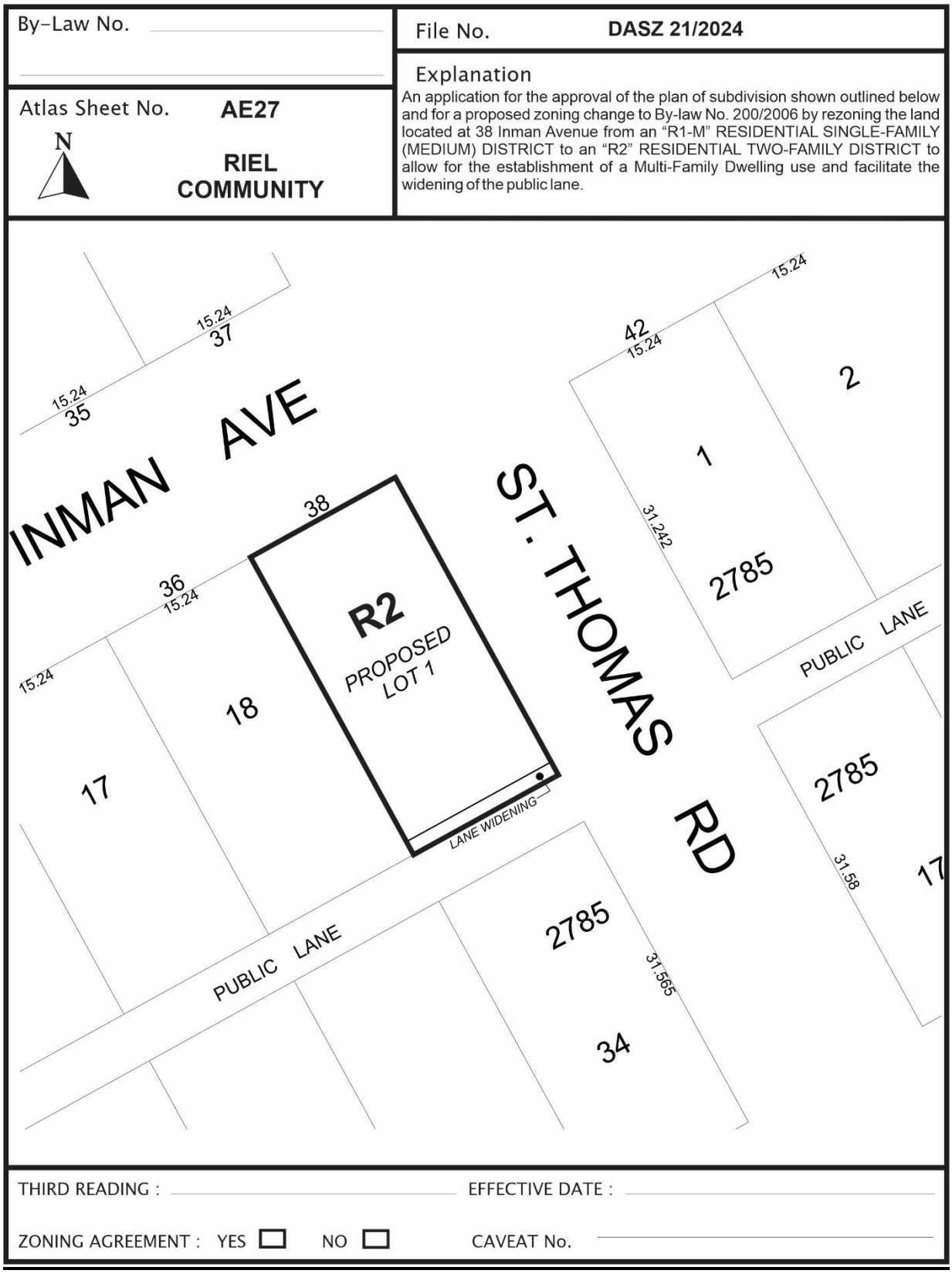
RECOMMENDATION

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

- Provided the number of units is reduced to four, the subject subdivision and rezoning will result in the establishment of a multi-family residential development that is consistent with policies in *OurWinnipeg 2045,* the *Complete Communities Direction Strategy 2.0*.
- The recommended approval of four units will provide a development that will increase residential density in the Varennes neighbourhood, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood as well as helping the city to achieve its residential intensification targets.
- The proposed development will utilize existing infrastructure including the street network, public transportation, water and wastewater service capacity and city services such as library and recreation.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared By: Dan Iskierski, RPP, MCIP
PPD File # DASZ 21/2024

Schedule "C" for File No. DASZ 21/2024, Riel Community Committee, dated June 24, 2024



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 38 INMAN AVENUE

It is recommended that approval of DASZ 21/2024, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

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

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property for a 1.373m widening of the existing east-west public lane right-of-way along the full length of the south limit of the Planned Area abutting the east-west public lane, to the satisfaction of the Director of Public Works.

Section III – Engineering Studies

1) The Developer shall provide a technical memorandum, prepared by a qualified municipal engineer, that there are existing land drainage flows going into the combined sewer system that can/will offset the additional wastewater generated, and construct any infrastructure outlined in the memorandum, at no expense to the City, in accordance with requirements pursuant to Environment Act Licence No. 3042, as determined by and to the satisfaction of the Director of Water and Waste.

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

Section IV - Servicing Conditions

1) Underground Servicing Infrastructure

The Developer shall, at no expense to the City, construct and install any underground servicing (wastewater and/or land drainage sewers and related works) required to serve the Planned Area and adjacent lands as indicated by the accepted servicing report, to the satisfaction of the Director of Water and Waste.

2) Public Lane

The Developer shall, at no expense to the City, construct Portland cement concrete pavement to a width of 5.0m by 150mm in thickness and all related works with an appropriate transition to the existing gravel and all related works, including but not limited to land drainage sewer, in the east-west public lane abutting the south limit of the Planned Area, all as determined by and to the satisfaction of the Director of Public Works. .

3) 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.

4) 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.

5) Litter and Refuse Control and Clean-Up

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

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

6) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in the Winnipeg Land Titles Office.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section V – 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:

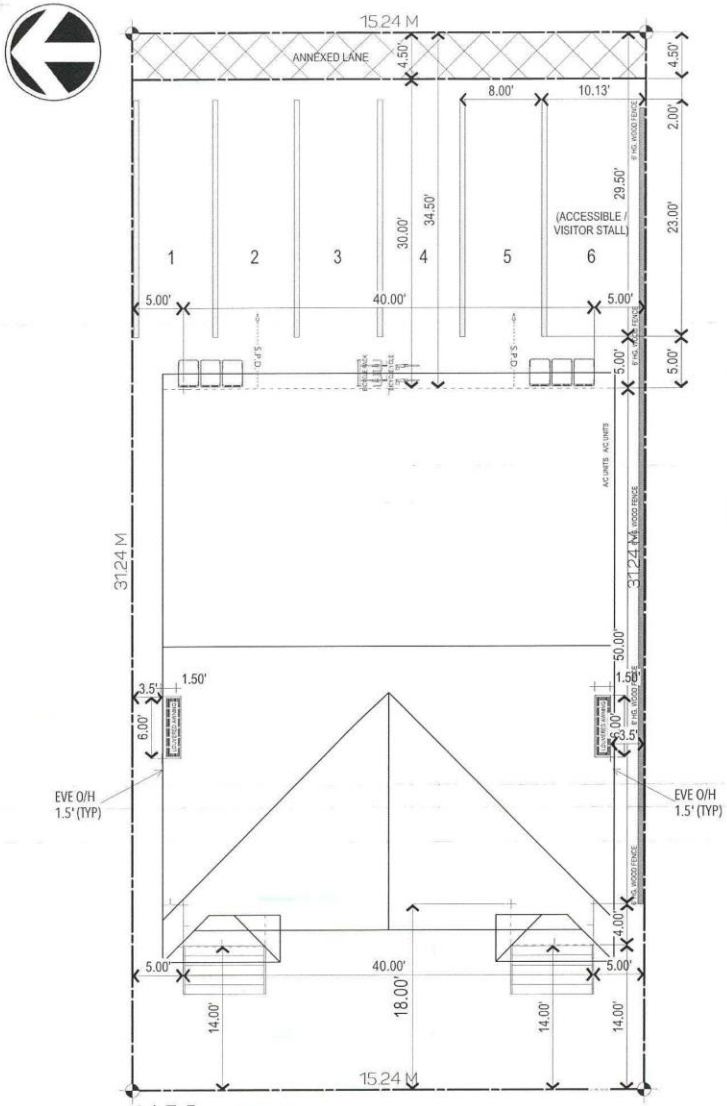
Administrative Co-ordinating Group
File No. DASZ 21/2024
June 11th, 2024

"*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

Exhibit “6” referred to in File DASZ 21/2024



PROJECT SUMMARY:

ADDRESS: 38 INMAN AVE
WINNIPEG, MB

LEGAL DESC.: LOT XX, PLAN XXXXX
ZONING: R-1
BUILDING TYPE: MFD
NO. UNITS: 6 UNIT
MAX. BLDG. HT.: 30'-0" FT
LEVEL: 2 1/2 STOREY
NON-BARRIER FREE PK'NG STALL: 6
ACCESSIBLE PK'NG STALL: 1
BICYCLE PARKING: YES
GARBAGE/RECYCLING BIN: 3 + 3 BIN EA.

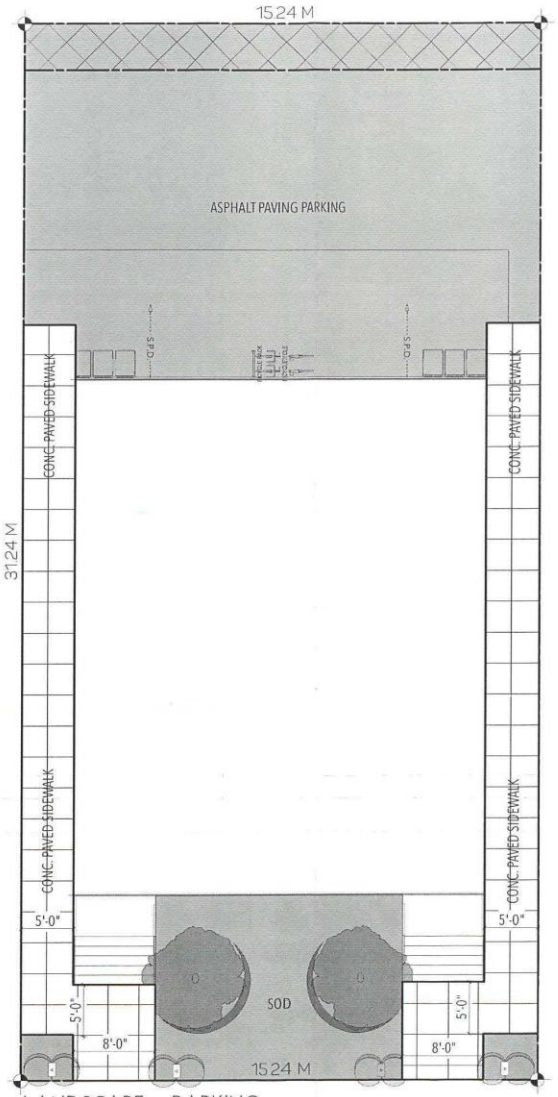
LANDSCAPE SCHEDULE

[A] - 8 - 2 GALLON, PYGMY CARAGANA
[C] - "ASPHALT SURFACE" PARKING AREA
[D] - 2 - 2.5" DIA. (NEW)
- GENUS: ACER (A.)
- SPECIES: A. GINNALA
- CULTIVAR: MULTIPLE CULTIVARS
- COMMON NAME: AMUR MAPLE

[E] - CONCRETE PAVED SIDEWALK
[F] - RIVER ROCKS, WITH EDGING ALONG CONC. SIDEWALK.

SHEET	TITLE
A.1	SITE PLAN
A.2	ELEVATIONS
A.3	FLOOR PLANS
A.4	SUITE PLAN

CONC. PAVED SIDEWALK



A.1

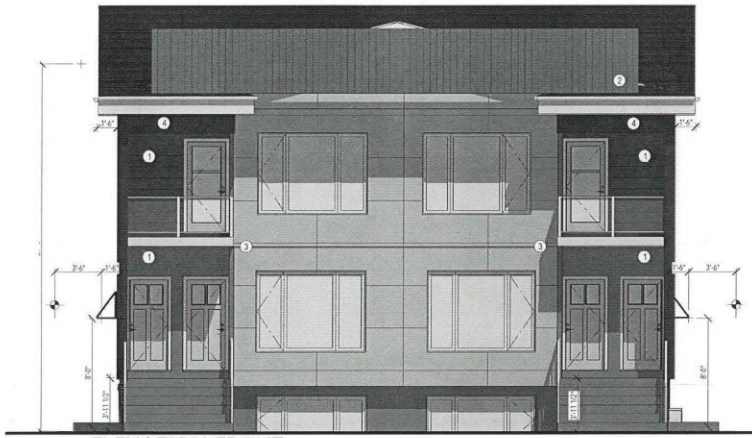
DRAWING: SITE PLAN
DATE: JAN 6, 2023
PROJECT #: 22-077HS
DRAWN BY: VH. SAM
ISSUE: 0

PROJECT: 6-UNIT, MFD
WINNIPEG, MB

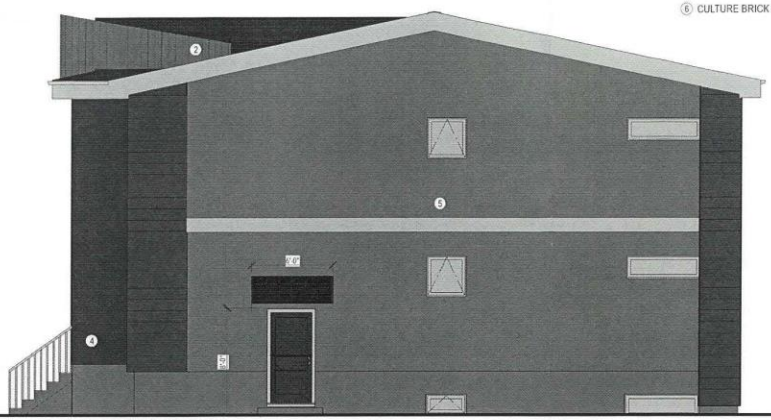
DEVELOPER: 10151415 MANITOBA INC
WINNIPEG, MB

PLAN-X
204.952.PLAN [7526]
INFO@PLAN-X.CA

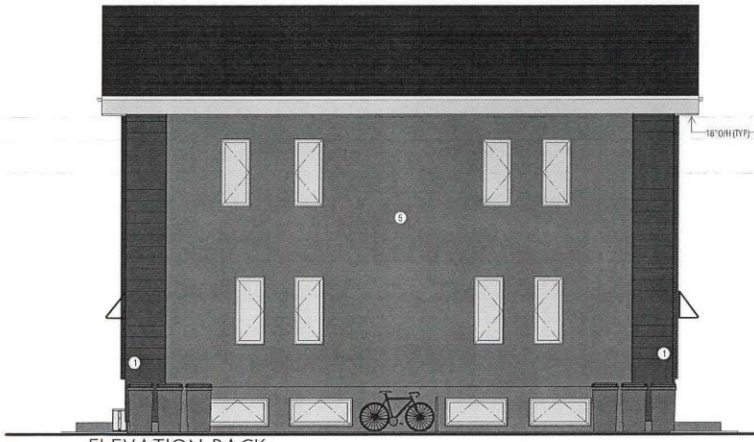
EXTERIOR FINISHES
1. FIBRE BOARD (COLOR 1)
2. FIBRE BOARD (COLOR 2)
3. FIBRE BOARD PANEL
4. ACRYLIC STUCCO (COLOUR 1)
5. SMOOTH STUCCO
6. CULTURE BRICK



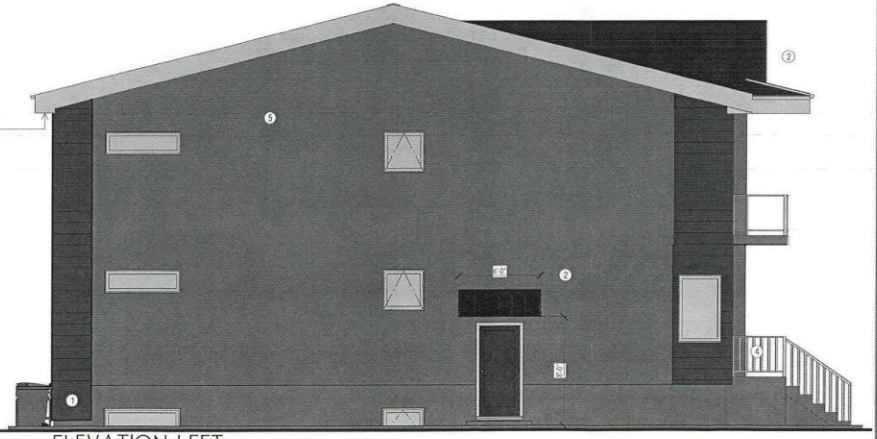
ELEVATION FRONT



ELEVATION RIGHT



ELEVATION BACK



ELEVATION LEFT

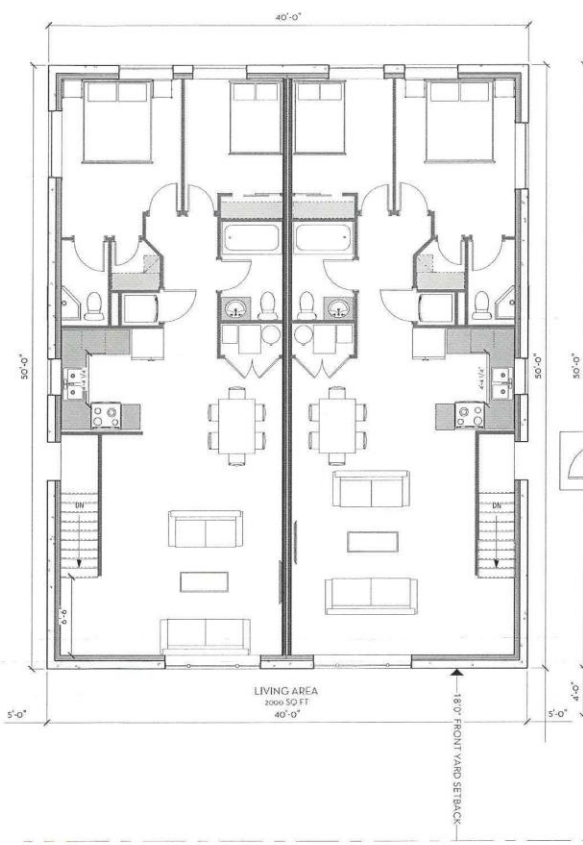
A.2

DRAWING: ELEVATIONS
DATE: JAN 6, 2023
PROJECT NO: 22-07785
DRAWN BY: VT H. SAM
REVISION: 0

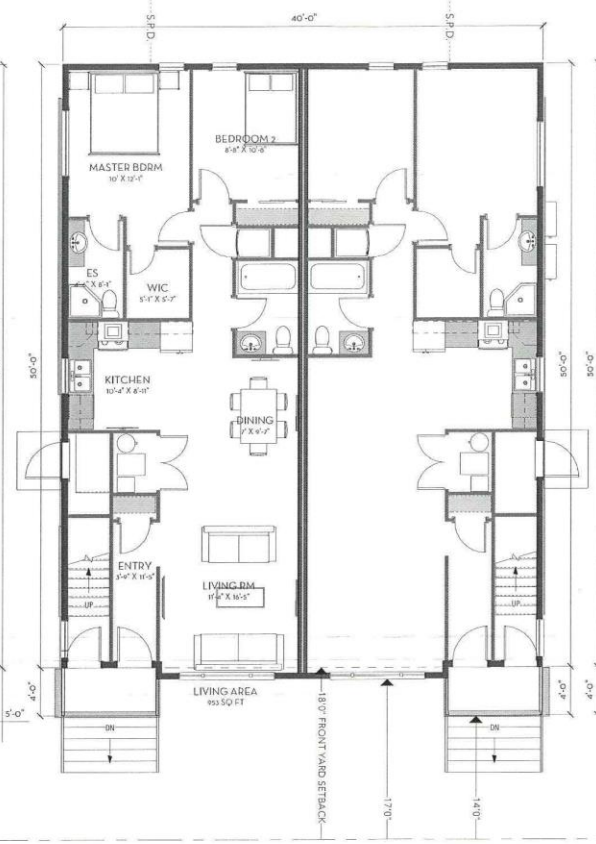
PROJECT: 6-UNIT, MFD
WINNIPEG, MB

DEVELOPER: 10151415 MANITOBA INC
WINNIPEG, MB

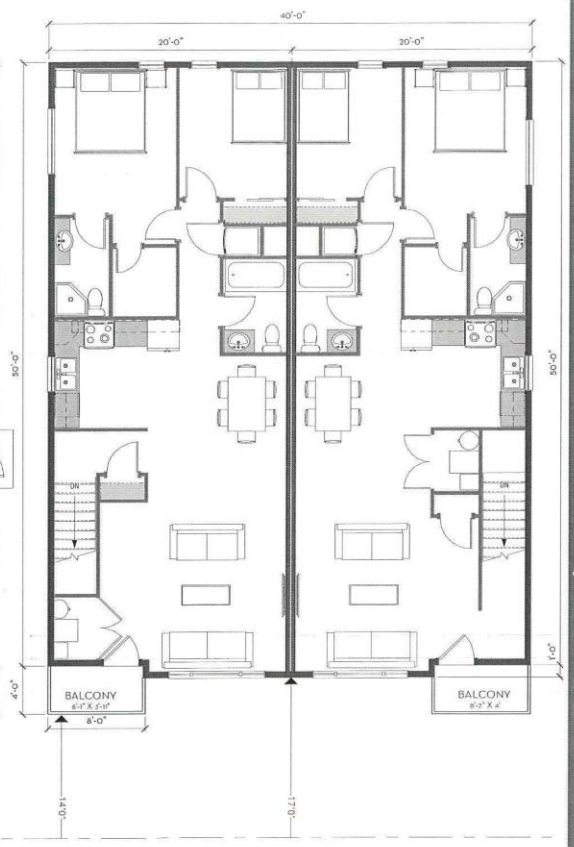
PLAN-X
204.952.PLAN [7526]
INFO@PLAN-X.CA



BASEMENT FLOOR PLAN
(UNIT 1 & UNIT 2)



MAIN FLOOR PLAN
(UNIT 3 & UNIT 4)



SECOND FLOOR PLAN
(UNIT 5 & UNIT 6)

A.
3

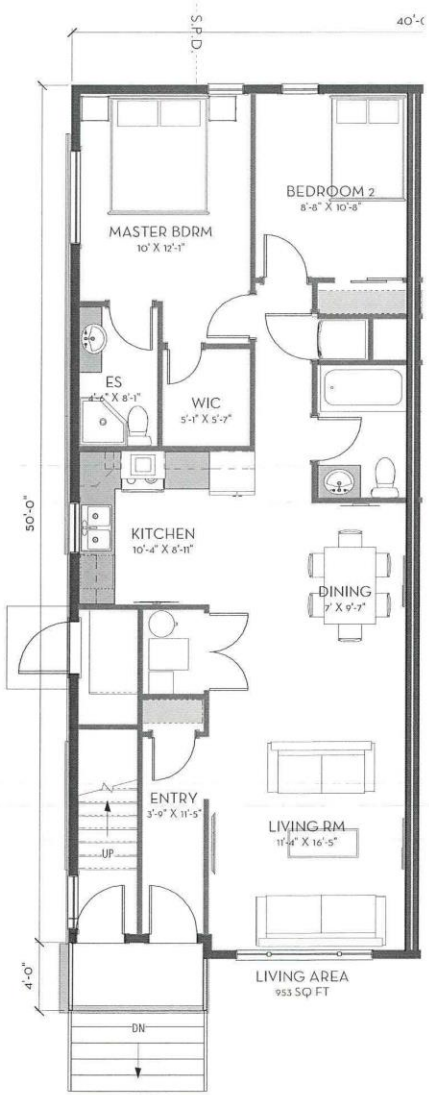
DRAWING:
FLOOR PLANS

DATE: JAN 6, 2023
PROJECT NO: 22-077RS
DESIGNED BY: VI H. SAM
REVISION: 0

PROJECT:
6-UNIT, MFD
WINNIPEG, MB

DEVELOPER:
10151415
MANITOBA INC
WINNIPEG, MB

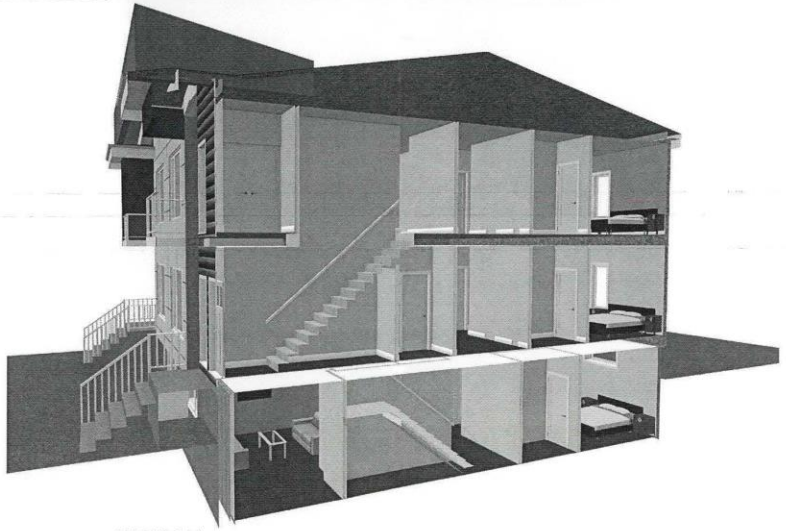
PLAN-X
204.952.PLAN (7526)
INFO@PLAN-X.CA



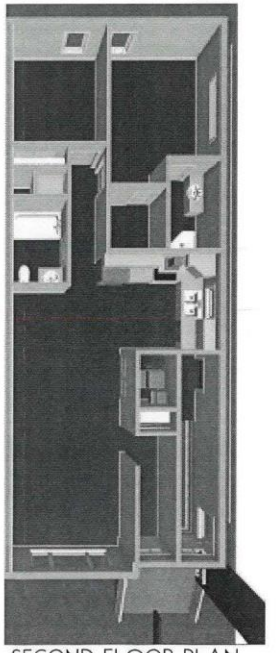
TYPICAL FLOOR PLAN



PERSPECTIVE



SECTION



SECOND FLOOR PLAN
TOP PERSPECTIVE

A.4

DRAWING: SUITE PLAN

PROJECT: 6-UNIT, MFD
WINNIPEG, MB

DEVELOPER: 10151415 MANITOBA INC
WINNIPEG, MB

PLAN-X

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DEVELOPER:
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DATE: JAN 6, 2023
PROJECT #: 22-07785
DRAWN BY: VI H. SAM
REVISION: 0

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