Minutes – Executive Policy Committee – September 17, 2024

REPORTS

Item No. 16 Rezoning – 101 De Vos Road
(Waverley West Ward)
File DAZ 210/2024 [c/r DAV 161807/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "M1" Manufacturing Light District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 22, 2024, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement with the City pursuant to section 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 13, 2024 and attached as Schedule "C" to this report.

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

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DAZ 210/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 210/2024 (collectively, 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 consideration for second and third reading.

5. That Development Application No. DAZ 210/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

7. 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 DAZ 210/2024.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Assiniboia Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DAZ 210/2024

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

Public Hearing: September 4, 2024
Council Building, 510 Main Street

Applicant: Harris Group (Connie Sigurdson)

Subject:



Premises Affected: 101 De Vos Road

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: September 4, 2024

Community Committee Recommendation:

On September 4, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "M1" Manufacturing Light District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 22, 2024, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement with the City pursuant to section 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 13, 2024 and attached as Schedule "C" to this report.

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

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DAZ 210/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

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

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 210/2024 (collectively, 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 consideration for second and third reading.

5. That Development Application No. DAZ 210/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

7. 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 DAZ 210/2024.

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

1. This site has long been vacant and has caused interesting activities and has been an interesting draw for creatures and humans alike.

2. So, this is good that, this is very good that we're going to see some action on the site. So, I'm very supportive of this rezoning.

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 June 20, 2024 2. Notification of Public Hearing dated July 26, 2024 3. Manitoba Status of Title 3077032/1 4. Letter of authorization dated November 14, 2023 from Kyle Harris to Connie Sigurdson 5. Surveyor's Building Location Certificate and sketch dated October 26, 2023 6. Plans (5 pages) 7. Report from the Urban Planning Division dated August 22, 2024 8. Inspection Report 9. Recording of Representations

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DAZ 210/2024

AADMINISTRATIVE REPORT

Title: DAZ 210/2024 – 101 DeVos Road

Issue: For consideration at the public hearing for an application to rezone the subject property to the "M1" Manufacturing Light District.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "M1" Manufacturing Light District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 22, 2024, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement with the City pursuant to section 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 13, 2024 and attached as Schedule "C" to this report.

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DAZ

210/2024 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

3. 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 recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 210/2024 (collectively, 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 consideration for second and third reading.

5. That Development Application No. DAZ 210/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

7. 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 DAZ 210/2024.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Winnipeg Public Service are concurred in, the subject property may be rezoned to the “M1” Manufacturing Light zoning district.

HISTORY

NA

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

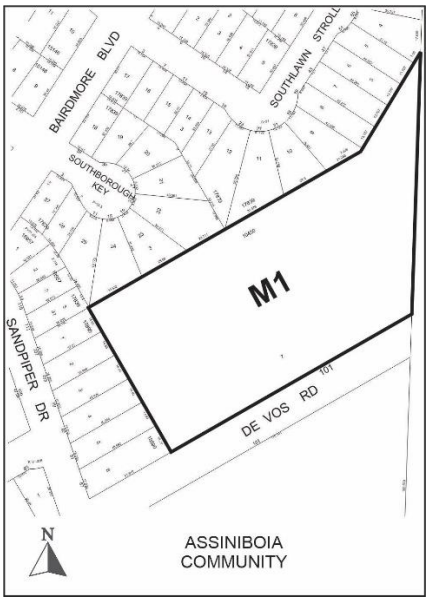
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	August 22, 2024
File No.	DAZ 210/2024

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DAZ 210/2024 Assiniboia Community Committee, dated August 22 2024
Schedule C	Report of the Administrative Coordinating Group Re: Proposed Rezoning of Land Located at 101 DeVos Road, dated August 13, 2024
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DAZ 210/2024**
RELATED FILES:	DAV 24-161807/D
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.638 (Richmond West)
SUBJECT:	To rezone the subject property to the "M1" Manufacturing Light District
LOCATION:	101 DeVos Road
LEGAL DESCRIPTION:	PARCEL 7 PLAN 10450 WLTO IN RL 101 TO 103 PARISH OF ST NORBERT



APPLICANT:	Harris Group (Connie Sigurdson) 555 Hervo Street, Unit 10 Winnipeg, Manitoba R3T 3L6
OWNERS:	Hervo-Devos Enterprises, Ltd. 555 Hervo Street, Unit 10 Winnipeg, Manitoba R3T 3L6

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the north side of DeVos Road, between Pembina Highway to the east and Sandpiper Drive to the west. It is in the Richmond West Neighbourhood of the Waverley West Ward.

- The subject property has a total area of approximately 4.2 acres. A two-storey manufacturing building with a floor area of approximately 26,000 square feet is currently located on the property. This building has stood in current location for more than 25 years, and the site has operated as a seed bagging and distribution warehouse for more than 60 years. This use was lawfully established under an Agricultural zoning district in 1962.
- The subject property is located in the Established Neighbourhoods – Recent Communities Policy area under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned “RR5” Rural Residential (5).



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residential uses zoned “R1-M” Residential Single-Family (Medium).

South: DeVos Road, then industrial uses zoned “M1” Light Manufacturing.

East: Railway track, then a self-storage use zoned “C2” Commercial Community.

West: Single-family residential uses zoned “R1-M” Residential Single-Family (Medium).

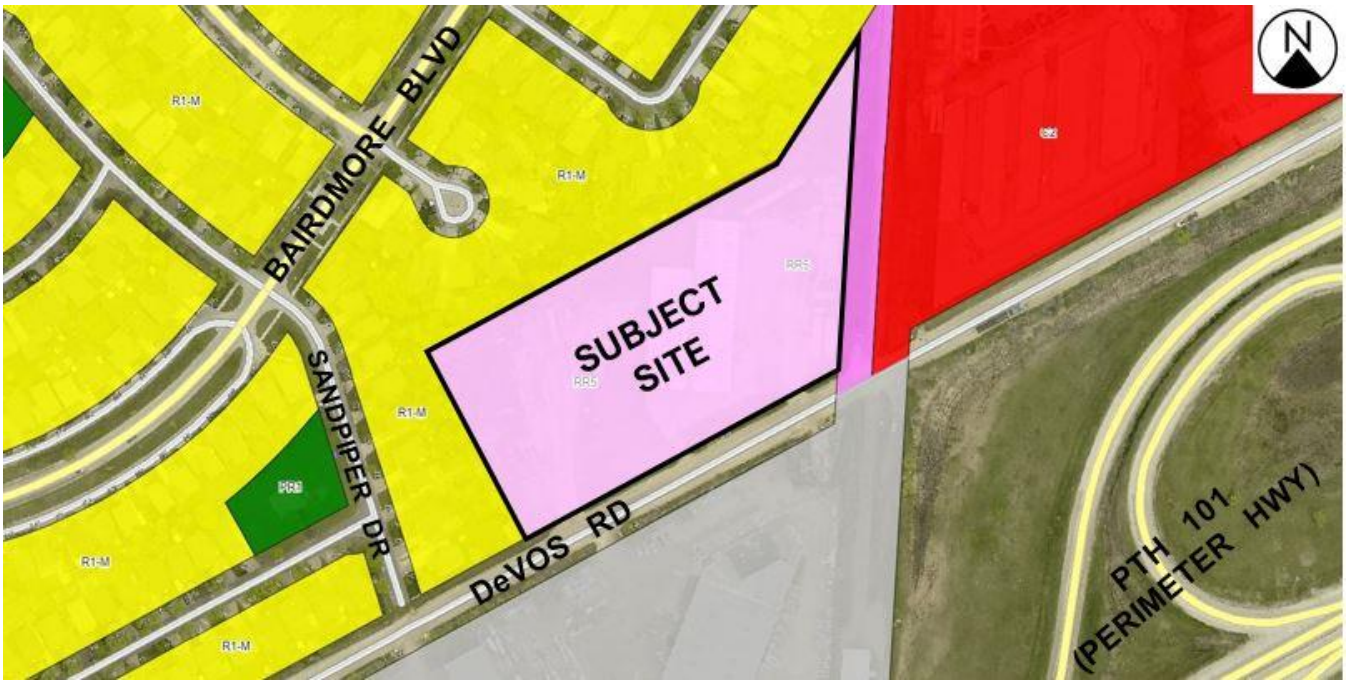


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site to accommodate a new industrial use inside the existing building. The proposed new use is a warehouse and distribution centre for a building supplies company.
- In a letter of intent, the applicant notes this storage and distribution will include the following materials:
    - Drywall, taping products, ceiling products, insulation (to be stored indoors)
    - Shingles and roof materials, steel studs (to be stored outdoors).
- No changes or expansion of the building or site layout are proposed. No new approaches from DeVos Road are proposed. The applicant has provided a site plan showing new planting on the site, in addition to the maintenance of existing trees and shrubs. This includes the provision of 15 new trees and 92 shrubs in the front yard (along DeVos Road), building foundation are, and parking lot area.
- The existing trees to be maintained are primarily made up of mature willow trees that were planted in two rows along the west and north sides of the site.

Associated Variance

- The proposal is the subject of an associated Variance application concerning the rear yard setback of the existing building. Please refer to file no. DAV 24-161807/D for further information.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

  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.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Recent *Communities policy area under Complete Communities 2.0.* Key policies include:

  Goal 4

  4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

  General policies

  4.1Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.

  4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

  4.3 Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses are in close proximity to transit.

  4.4 New commercial development should be complementary and context sensitive to nearby uses.

  4.5 New Major Retail uses will be permitted as per applicable policies in the Commercial Areas and Mixed Use Centres section.

  4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.

  4.7 Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.

  4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.

4.9 Encourage the establishment of home-based businesses that provide small scale, low impact amenities in neighbourhoods where more intensive commercially zoned uses are not appropriate and provided any potential impacts (noise, parking, servicing) can be mitigated.

Recent Communities policies

4.14Encourage commercial uses that require larger sites or do not have a local neighbourhood focus to locate on the periphery of neighbourhoods on arterial streets, within established commercial areas. These uses should be complementary to the form and scale of surrounding commercial uses.

Goal 5

5.0 Ensure Established Neighbourhoods accommodate a variety of public and institutional uses to meet a broad range of community needs.

General Policies

4.1 Support public and institutional uses where residential neighbourhoods are not well served by these amenities or are areas of higher need. These uses may include day cares, places of worship, elementary schools, libraries, community centres, public parks, and recreation facilities.

4.2 The expansion or creation of larger scale or regional public and institutional uses will generally be directed towards arterial roads or at locations where they can be community focal points. Larger scale institutional uses should generally be located adjacent to complementary uses in order to mitigate the potential of land use conflicts.

Goal 6

6.0 Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.

General Policies

6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.

6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of the community.

- As outlined above, the policies for Established Neighbourhoods do not specifically address industrial uses. However, the above policies do accommodate non-residential uses in Established Neighbourhoods when they are compatible with the surrounding area.
- Further, policies direct commercial uses that do not have a neighbourhood focus to be located on the periphery of the neighbourhood. This policy direction may also apply to industrial uses in Established Neighbourhoods. Given that this site and others along DeVos Road have contained industrial uses for a number of decades, and are located at the periphery of the Richmond West Neighbourhood, the proposed rezoning is considered to meet the policies of the *Complete Communities Direction Strategy 2.0.*

Employment Lands

- The majority of Winnipeg's industrial uses are located in Employment Lands policy area under *Complete Communities Direction Strategy 2.0.* The subject site and the nearby industrial uses on DeVos Road are not located within Employment Lands. However, the goals of the Employment Lands policy area may be considered generally with respect to industrial uses outside of Employment Lands. In particular:
    - *Goal 4 – Protect existing and future Employment Lands*
    - *Goal 5 – Buffer and protect Employment Lands from encroachment by other incompatible uses.*
- These goals may be considered with respect to this application. Particularly, Goal 4 highlights the importance to the City of maintaining employment uses; Goal 5 stresses the importance of compatibility with surrounding uses. In addition to meeting policies for Established Neighbourhoods, this proposal may also be evaluated in consideration of these goals.
- The proposed rezoning will allow the existing industrial use to remain on the site, thereby maintaining an industrial use in an area characterized by same. Because the use has been established on this site for more than 50 years, and because of the setback and buffering from adjacent residential properties with trees, the use is considered to be suitable for this site. (Please refer to the Compatibility with Surrounding Area section of this report for further discussion.)

REZONING

- As noted above, the subject site is currently zoned "RR5" Rural Residential 5. The applicant is proposing to rezone the site to the "M1" Manufacturing Light zoning district.
- The "M1" district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.

COMPATIBILITY WITH SURROUNDING AREA

- As noted above the industrial building has existed on the site for more than 25 years, and the current industrial use was lawfully established in 1962. Historic mapping shows this and other sites on DeVos Road contained industrial buildings in 1960. This industrial development preceded the residential development to the north and west of the subject site, which occurred in the mid-1980s.
- Given this length of time, the existing building and industrial use on the site are well established. Moreover, in terms of compatibility, the Urban Planning and Design Division is not aware of any complaints that have been made to the City regarding industrial operations on the subject site, such as complains from nearby residents related to excessive noise. It is not anticipated that operations from the proposed construction supply distribution use will differ significantly from the current seed bagging and distribution use.
- Given that the applicant proposes to maintain the mature trees planted along the north and west property lines, and the subject property is separated from adjacent residential properties by solid wood fencing 6.5 feet in height, the site is considered to be buffered from residential uses.

CONDITIONS OF APPROVAL

Servicing Agreement

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg, in order to address a number of issues relating to municipal services and infrastructure. These issues are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule "C."

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The rezoning is consistent with policies guiding development in Established Neighbourhoods – Recent Communities under the *Complete Communities Direction Strategy 2.0,* which do not preclude industrial uses that are compatible with the surrounding area.
- No changes or expansion of the existing building or site layout are proposed, and the rezoning will support the maintenance of an industrial use on a site that has contained industrial uses for more than 60 years.
- The surrounding area is characterized by a mix of uses, including existing industrial uses on DeVos Road, and the subject site is buffered from adjacent residential uses.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DAZ 210/2024

Schedule "B" for File DAZ 210/2024, Assiniboia Community Committee, dated August 22, 2024

By-Law No. _____

File No. **DAZ 210/2024**

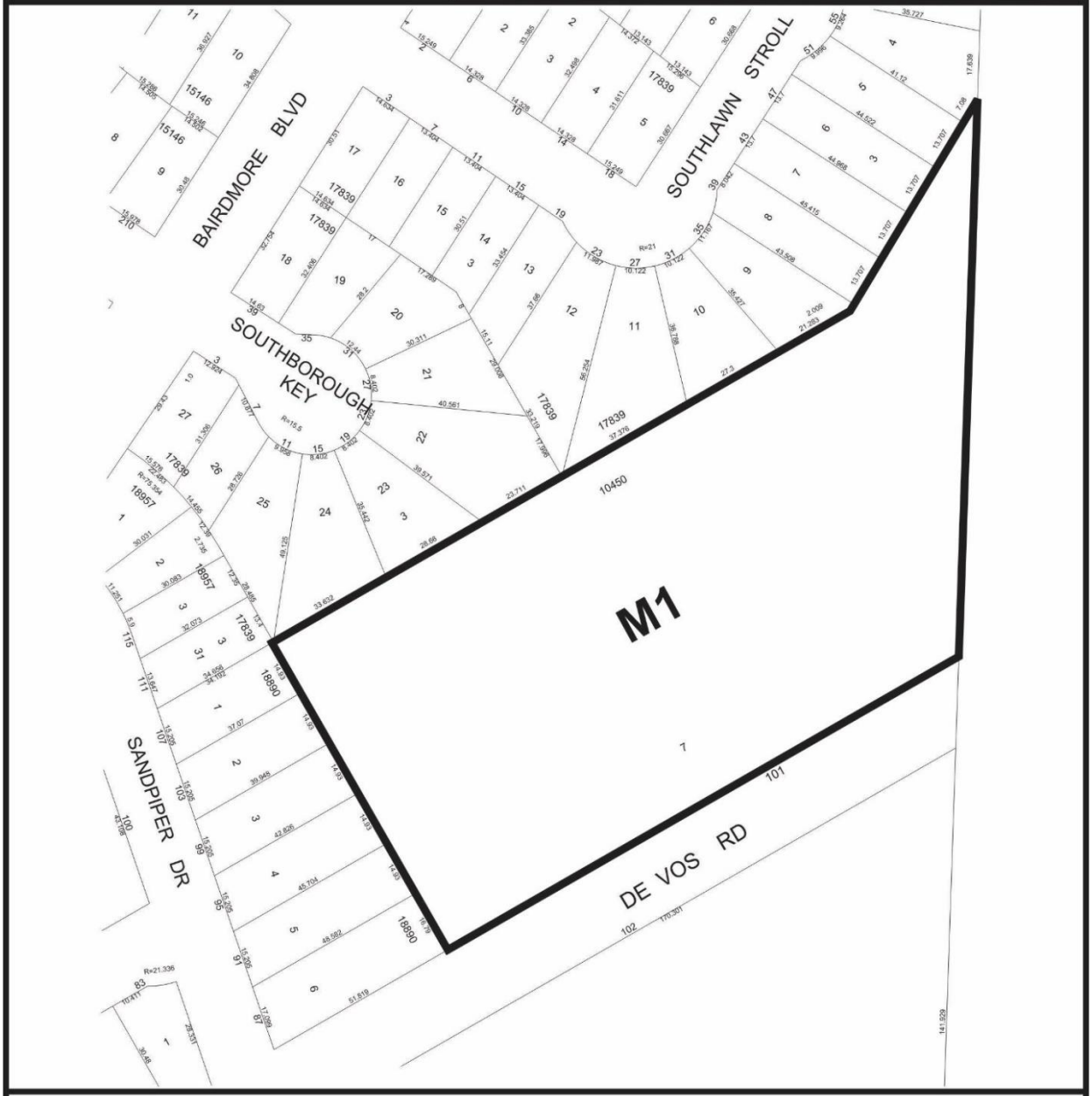
Atlas Sheet No. **AO23**

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ASSINIBOIA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 101 De Vos Road from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT to facilitate the establishment of a warehouse use within an existing building with accessory retail, office and outside storage uses.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE C

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 101 DE VOS ROAD

It is recommended that approval of DAZ 210/2024, 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 advises that there is adequate water servicing for the proposed development. Additional review will be required by their department should the plans of development change during the design process.

Section II – Engineering Studies

The Developer shall provide a servicing report, prepared by a qualified municipal engineer, which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install all wastewater sewer mains required to serve the Planned Area and adjacent lands as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

b) If the water mains noted in clause a) are installed by others, the Developer shall pay to the City, in cash, on demand, their share of the wastewater sewer mains installed in De Vos Road, as determined by and to the satisfaction of the Director of Water and Waste.

Land Drainage Sewers

a) The Developer shall, at no expense to the City, construct and install all land drainage sewer laterals required to serve the Planned Area and adjacent lands as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

b) If the water mains noted in clause a) are installed by others, the Developer shall pay to the City, in cash, on demand, their share of the land drainage sewer laterals installed in De Vos Road, as determined by and to the satisfaction of the Director of Water and Waste.

De Vos Road

The Developer shall pay to the City, in cash, on demand, their share of the cost of the following services to be constructed in De Vos Road, by others, along the full length of the Planned Area abutting Des Vos Road:

A 10.0m wide by 200 mm thick Portland cement concrete lane of pavement and all related works,

Street lighting,

Landscaping (trees and sod), and

A 1.5m wide by 100mm thick Portland cement concrete sidewalk,

all as determined by and to the satisfaction of the Director of Public Works.

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.

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.

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.

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.

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:

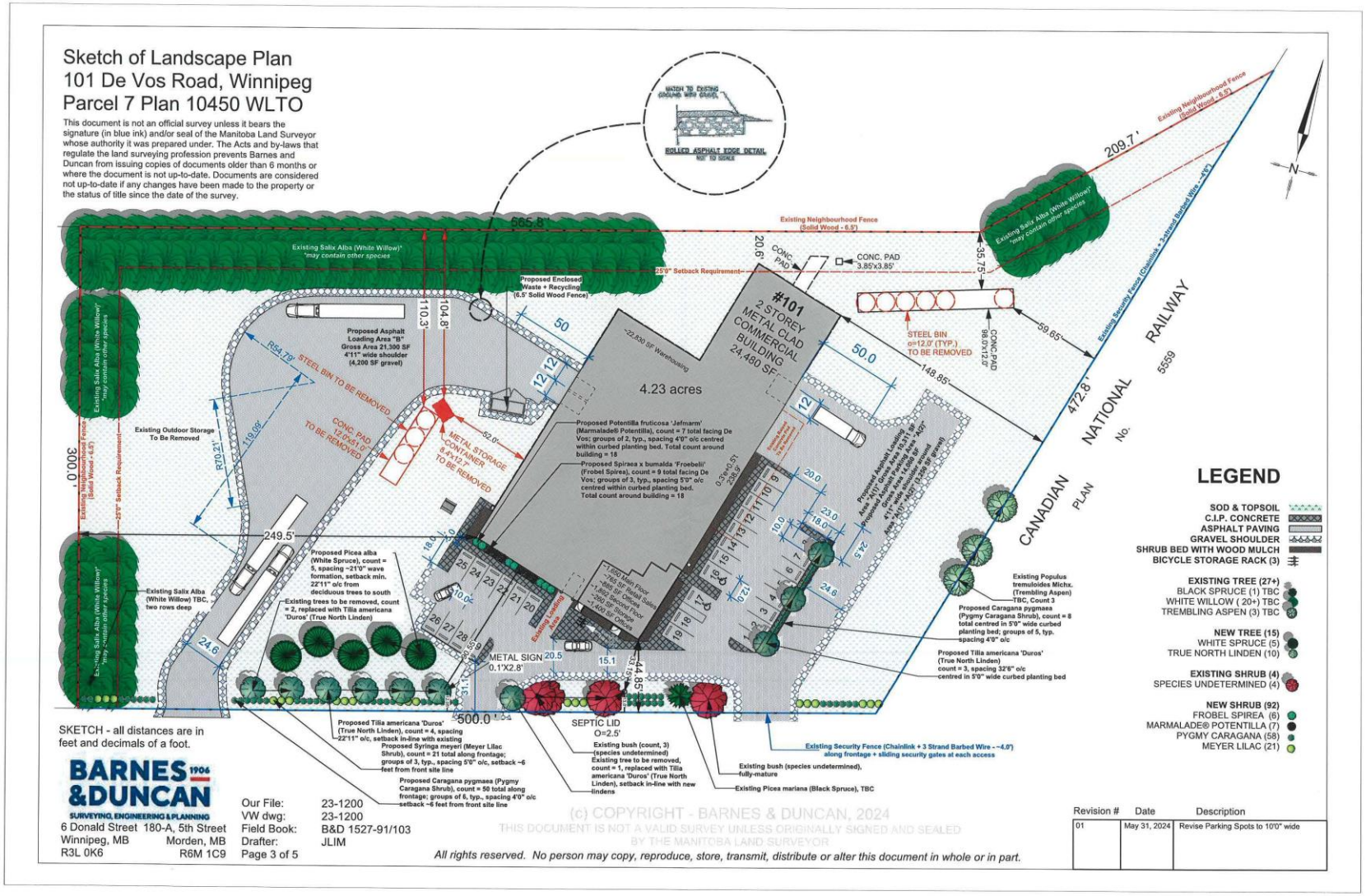
Administrative Co-ordinating Group
File No. DAZ 210/2024
August 13th, 2024

"*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 DAZ 210/2024



PRESERVATION OF EXISTING TREES INCENTIVE
THE OWNER SHALL RECEIVE CREDIT AGAINST THE AMOUNT OF LANDSCAPING MATERIAL OTHERWISE REQUIRED FOR EACH HEALTHY MATURE TREE OVER 2½ INCHES DIAMETER AT BREAST HEIGHT (DBH) PRESERVED ON THE SITE. THE CREDIT FOR PRESERVED TREES IS DETERMINED BASED ON THE SIZE OF THE PRESERVED TREE, AS SHOWN IN THE TABLE BELOW. CREDIT FOR PRESERVED TREES MUST NOT RESULT IN ANY REDUCTION OF TREES PLANTED IN STREET FRONTAGE LANDSCAPING UNLESS THE PRESERVED TREES ARE LOCATED WITHIN 20 FEET OF THE FRONT LOT LINE.

PRESERVATION OF EXISTING TREES INCENTIVE TABLE

CALIPER OF PRESERVED TREE (IN INCHES)	*NUMBER OF REQUIRED TREES CREDITED*
OVER 12 INCHES	6
8 INCHES TO 11.9 INCHES	4
2.5 INCHES TO 7.9 INCHES	2

PROPOSED PRESERVATION:
ALONG DEVOS: 1 BLACK SPRUCE
REMAINING PERIMETER TREES (MOSTLY WHITE WILLOW) WILL BE ASSESSED FOR HEALTH AND PRESERVED IF HEALTHY.

LANDSCAPING & BUFFERING REQUIREMENTS
STREET EDGE LANDSCAPING:
REQUIRED: 1 TREE / 30'-0" LINEAR STREET FRONTAGE (500'-0") = 17 TREES
3 SHRUBS / 20'-0" LINEAR STREE FRONTAGE (500'-0") = 75 SHRUBS
EXISTING: 6 TREES (1 TO REMAIN), 4 SHRUBS
PROPOSED: 15 TREES, 71 SHRUBS

BUILDING FOUNDATION LANDSCAPING:
REQUIRED: 1 SHRUB / 10'-0" OF EACH FACADE FACING A PUBLIC R.O.W. OR CONTAINING A PRINCIPAL BUILDING ENTRANCE
- BUILDING ONE: SOUTHWEST FACE (120'-2/5") = 13 SHRUBS REQUIRED
PROPOSED: 13 SHRUBS

PARKING LOT INTERIOR LANDSCAPING
IN ADDITION TO LANDSCAPING INSTALLED TO MEET ANY OTHER REQUIREMENTS OF THIS SECTION, 5 PERCENT OF THE GROSS PARKING LOT AREA MUST BE LANDSCAPED AS FOLLOWS:

PROPOSED ASPHALT PARKING AREA: 13,300 SF
5% OF THE GROSS PARKING AREA: 665 SF

ONE TREE MUST BE PROVIDED FOR EACH 300 SQUARE FEET OF PARKING LOT INTERIOR LANDSCAPE AREA
REQUIRED TREES: 2.2
PROPOSED TREES: 3

ONE SHRUB MUST BE INSTALLED FOR EACH 100 SQUARE FEET OF PARKING LOT INTERIOR LANDSCAPE AREA
REQUIRED SHRUBS: 6.65
PROPOSED SHRUBS: 8

LANDSCAPE ISLANDS MUST BE A MINIMUM OF 5 FEET WIDE

PROPOSED LANDSCAPE ISLAND IS 5 FEET WIDE MEASURED FROM THE INSIDE OF THE SURROUNDING 0'6" CURB.

INCLUDING THE 0'6" SUUROUNDING CURB, THE LANDSCAPE ISLAND IS 6'0" WIDE.

BUFFERING OF PARKING AND LOADING AREAS:
REQUIRED: LANDSCAPE BUFFER ALONG NORTH AND WEST SIDE LOT PROPERTY LINE WITH EXISTING OPAQUE FENCE AND EXISTING DENSE VEGETATIVE SCREEN.

NEW FENCE/VEGETATION PROPOSED ONLY AS NEEDED; MINIMUM HEIGHT OF FENCE ON SIDE AND REAR LOT LINES MUST BE 6'-6". EXISTING FENCING AND SLIDING GATE SYSTEMS ON FRONT SITE LINE BELIEVED TO BE 4'0".

REQUIRED LANDSCAPING FOR REDEVELOPMENT OR EXPANSION OF EXISTING BUILDING

LANDSCAPE INSTALLATION
1. INSTALLATION OF REQUIRED LANDSCAPING AND BUFFERING IS REQUIRED BEFORE ISSUANCE OF A ZONING COMPLIANCE CERTIFICATE FOR THE PRINCIPAL BUILDING UNLESS CLIMATE OR WEATHER CONDITIONS MAKE INSTALLATION IMPRACTICAL.
2. WHERE, DUE TO CLIMATE OR WEATHER CONDITIONS, IT IS IMPRACTICAL TO INSTALL REQUIRED LANDSCAPING BEFORE CONSTRUCTION ON THE PRINCIPAL BUILDING HAS BEEN COMPLETED, THE DIRECTOR MAY AUTHORIZE A DELAY IN INSTALLATION UNTIL NO LATER THAN THE FOLLOWING JUNE 30.
3. THE OWNER MUST MAINTAIN REQUIRED LANDSCAPING AND BUFFERING AREAS IN CONFORMANCE WITH THE FOLLOWING STANDARDS:
   a. THE OWNER MUST MAINTAIN ALL LANDSCAPING AND BUFFERING AREAS REQUIRED BY THIS BY-LAW FREE FROM REFUSE AND DEBRIS AND WITH A NEAT APPEARANCE, AND MUST MAINTAIN PLANT MATERIALS, INCLUDING LAWNS AND NATURALIZED LANDSCAPING, IN A HEALTHY GROWING CONDITION.
   b. THE OWNER MUST REPLACE ANY PLANT MATERIAL REQUIRED BY THIS SECTION THAT DIES OR BECOMES DISEASED. THE OWNER MUST MAINTAIN STREET EDGE LANDSCAPING AND PARKING LOT INTERIOR LANDSCAPING BETWEEN A HEIGHT OF 30 INCHES AND A HEIGHT OF 6 FEET ABOVE GRADE TO PRESERVE SIGHTLINES BETWEEN PUBLIC STREETS AND ADJACENT PROPERTIES, EXCEPT WHERE A FENCE HAS BEEN ERECTED.
   c. THE OWNER MUST MAINTAIN EACH REQUIRED LANDSCAPE OR BUFFER AREA WITH ADEQUATE DRAINAGE IN ORDER TO PREVENT THE ACCUMULATION OF STANDING WATER, AND MUST MAINTAIN DRAINAGE FEATURES FREE OF REFUSE AND DEBRIS SO AS TO ALLOW WATER TO DRAIN FREELY.
   d. THE OWNER MUST MAINTAIN ALL LANDSCAPING TO AVOID ENCROACHMENT ONTO PEDESTRIAN WALKWAYS AND TO MAINTAIN A MINIMUM CLEAR DISTANCE OF 7 FEET ABOVE ALL PEDESTRIAN WALKWAYS.

PARKING AREAS
ALL INDUSTRIAL USES – 1 FOR EACH 1,000 SF OF GROSS FLOOR AREA, BUT NOT LESS THAN 2 SPACES (OWNER INDICATES WAREHOUSING SPACE IS 22,830 SF; STORAGE SPACE IS 260 SF)
REQUIRED PARKING WAREHOUSE USE: 23.09

OFFICE USES – 1 FOR EACH 750 SF OF FLOOR AREA, BUT NOT LESS THAN 2 SPACES PER TENANT (OWNER INDICATES OFFICE SPACE IS 885 SF ON MAIN FLOOR AND 1,400 SF ON SECOND FLOOR)
REQUIRED PARKING OFFICE USE: 3.05

RETAIL USES - 1 FOR EACH 250 SF OF FLOOR AREA, BUT NOT LESS THAN 1 SPACE (OWNER INDICATES RETAIL SPACE IS 765 SF ON MAIN FLOOR)
REQUIRED PARKING RETAIL USE:3.06
FRACTION OF A PARKING SPACE
WHEN THE COMPUTATION OF THE NUMBER OF ACCESSORY OFF-STREET PARKING SPACES RESULTS IN A REQUIREMENT OF A FRACTIONAL PARKING SPACE, ANY FRACTION LESS THAN ONE-HALF OF A PARKING SPACE MAY BE DISREGARDED, BUT A FRACTION OF ONE-HALF OR MORE OF A PARKING SPACE MUST BE COUNTED AS ONE PARKING SPACE.

COMBINATION OF USES
THE NUMBER OF PARKING SPACES REQUIRED IS REDUCED TO 80 PERCENT OF THE AGGREGATE OF THE ACCESSORY OFF-STREET PARKING SPACES REQUIRED
REQUIRED PARKING = 29*0.8=23.36 (23 PARKING STALL REQUIRED)
PROPOSED: 28 PARKING STALLS

PARKING STANDARDS
THE OWNER MUST PROVIDE ALL REQUIRED ACCESSORY OFF-STREET PARKING SPACES AND PARKING DRIVEWAYS SO THAT THEY MEET THE DIMENSIONS AND STANDARDS EXCEPT FOR REQUIRED ACCESSIBLE PARKING SPACES, WHICH MUST MEET THE STANDARDS SET OUT IN THE 'ACCESSIBLE PARKING SPACES' SECTION.

PARKING STANDARDS TABLE

ANGLE OF PARKING	*MINIMUM DIMENSIONS OF PARKING SPACE*	*MINIMUM ONE WAY PARKING AISLE WIDTH (FT.)*	*MINIMUM TWO WAY PARKING AISLE WIDTH (FT.)*
75 TO 90	8 FEET WIDE BY 20 FEET LONG; OR 10 FEET WIDE BY 18 FEET LONG, OR ANY COMBINATION IN BETWEEN WHERE THE SUM OF THE WIDTH AND LENGTH EQUALS 28 FEET 7 FEET HIGH	20	20

1. THE ANGLE OF PARKING MUST BE MEASURED BETWEEN THE CENTRE LINE OF THE PARKING SPACE AND THE CENTRE LINE OF THE PARKING AISLE.
2. A MAXIMUM OF 25 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES FOR NON-RESIDENTIAL USES MAY BE REDUCED IN LENGTH TO 16 FEET AND DESIGNATED FOR SMALL CARS ONLY.
3. WIDTH MUST BE INCREASED TO 10 FEET IF LONG DIMENSION IS IMMEDIATELY ADJACENT TO A FENCE OR WALL.

ACCESSIBLE PARKING SPACES
1. OUT OF THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES, THE OWNER MUST PROVIDE A PORTION OF THOSE SPACES SO AS TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES. EACH SUCH SPACE:
   a. THE WIDTH OF EACH REQUIRED ACCESSIBLE SPACE MUST BE AT LEAST 10 FEET;
   b. THE WIDTH OF VAN ACCESSIBLE PARKING SPACES MUST BE A MINIMUM OF 8 FEET AND MUST HAVE AN ADJACENT LOADING AND MANEUVERING AREA AT LEAST 8 FEET WIDE;
   c. MUST BE LOCATED WITHIN 200 FEET OF MAJOR BUILDING ENTRANCES USED BY RESIDENTS, EMPLOYEES, OR THE PUBLIC; AND
   d. MUST INCLUDE SIGNAGE RESERVING THE SPACE FOR USE BY PERSONS WITH DISABILITIES.
2. AT LEAST 1 CURB RAMP MUST BE LOCATED WITHIN 100 HORIZONTAL FEET OF THE AUTO PARKING SPACE CLOSEST TO EACH ENTRANCE TO A PRINCIPAL OR ACCESSORY BUILDING THAT IS NOT A SERVICE ENTRANCE.

MINIMUM REQUIRED ACCESSIBLE PARKING SPACES TABLE

TOTAL REQUIRED PARKING SPACES	*MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED*	*MINIMUM NUMBER OF VAN ACCESSIBLE PARKING SPACES REQUIRED AS PART OF THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES*
1 TO 25	1	0

ACCESSIBLE PARKING SPACES PROVIDED: 2
VAN ACCESSIBLE PARKING SPACES PROVIDED: 1

PARKING LAYOUT
THE OWNER MUST PROVIDE ALL REQUIRED ACCESSORY OFF-STREET PARKING SPACES AND PARKING DRIVEWAYS SO THAT THEY MEET THE FOLLOWING STANDARDS:
1. AN ACCESSORY OFF-STREET PARKING AREA MUST BE PROVIDED WITH A PARKING DRIVEWAY, WITH A MINIMUM WIDTH OF 8 FEET FOR ONE-WAY TRAFFIC AND A MINIMUM WIDTH OF 16 FEET FOR TWO-WAY TRAFFIC, HAVING ACCESS TO A STREET OR, WHERE PERMITTED, TO A PUBLIC LANE;

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Page 2 of 5	

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2. PARKING AREAS MUST INCORPORATE PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH CITY OF WINNIPEG ZONING BY-LAW 200/2006, SECTION 206.1 AND MUST BE DESIGNED TO MINIMIZE THE NEED FOR PEDESTRIANS TO CROSS PARKING AISLES OR TO WALK BEHIND PARKED CARS ON THE PARKING SURFACE
3. PARKING AREAS MUST BE DESIGNED TO AVOID THE CREATION OF ISOLATED PARKING SPACES IN WHICH AN AUTOMOBILE CANNOT BE SEEN FROM EITHER:
   a. AN ENTRANCE TO THE PRINCIPAL BUILDING; OR
   b. FROM AT LEAST 2 OTHER PARKING SPACES LOCATED MORE THAN 50 FEET AWAY FROM THE SUBJECT SPACE.

THE OWNER MUST PROVIDE EVERY PARKING SPACE PERPENDICULAR AND ADJACENT TO A FENCE OR A REQUIRED LANDSCAPED YARD OR BERM OR STREET WITH EITHER:

1. A WHEEL STOP LOCATED AT LEAST 2½ FEET FROM THE FRONT LIMIT OF THE PARKING SPACE; OR
2. A BUMPER GUARD FENCE LOCATED ALONG THE FRONT LIMIT OF THE SAID PARKING SPACE.

SURFACING

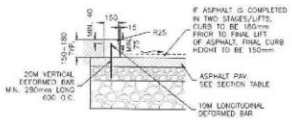
THE FOLLOWING STANDARDS APPLY TO THE SURFACING OF REQUIRED PARKING AREAS:

1. THE OWNER MUST SURFACE ALL PARKING AREAS AND DRIVEWAYS WITH ASPHALT, CONCRETE, PAVING STONES, OR OTHER SURFACE APPROVED BY THE CITY.
2. ASPHALT SECTIONS ARE TO BE CONFIRMED WITH A GEOTECHNICAL INVESTIGATION/REPORT PRIOR TO CONSTRUCTION, CONFIRMING THE THICKNESS OF THE EXISTING GRAVEL PARKING LOT MAY REDUCE THE NEED FOR THE FULL SUBBASE/BASE COURSE. USING A WOVEN GEOTEXTILE, OR A NON-WOVEN GEOTEXTILE WITH A GEOGRID, OR A HYBRID PRODUCT LIKE THE TITAN SWAMP-GRID30 UNDER THE SUBBASE IS BEST PRACTICE AND HIGHLY RECOMMENDED. IF THE EXISTING GRAVEL IS NOT BEING FULLY REMOVED AND REPLACED DISCUSSIONS SHOULD TAKE PLACE ABOUT HOW TO INSERT A GEOTEXTILE TO THE SECTION.

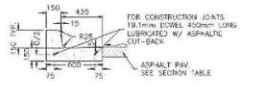
Pavement Thicknesses

	Light Duty	Heavy Duty	% Compaction
Asphaltic Concrete	75mm	75mm	98% Marshall
Base Course	150mm	300mm	98% Std Proctor
Subbase	375mm	475mm	98% Std Proctor

3. SIDEWALKS AT A MINIMUM ARE TO BE CONSTRUCTED PER SD-228A OF THE CITY OF WINNIPEG: HTTPS://LEGACY.WINNIPEG.CA/FINANCE/FINDATA/MATMGT/STD_CONST_SPEC/CURRENT/DOCS/SD-228A.PDF. THE GEOTECHNICAL INVESTIGATION CAN ALSO PROVIDE A SITE SPECIFIC SIDEWALK/BASE COURSE DESIGN.
4. CURBING CAN HAVE A LOT OF VARIATION. THESE ARE THE TWO STANDARD DETAILS WE SHOW:



TYP. BARRIER CURB TYPE 1 – PINNED DRAINAGE AWAY FROM CURB FACE
NOT TO SCALE



TYP. BARRIER CURB TYPE 2 – STANDARD DRAINAGE INTO CURB FACE
NOT TO SCALE

BICYCLE PARKING REQUIREMENTS

REQUIRED: 1 LOCKABLE BICYCLE SPACE / 10 REQUIRED AUTOMOBILE PARKING SPACES (23 PARKING STALLS / 10 = MIN. 3
BICYCLE SPACES PROVIDED: 3 BICYCLE SPACES
(3 BIKE STORAGE RACK x 1)

LOADING SPACES REQUIRED

THE OWNER MUST PROVIDE AND MAINTAIN ACCESSORY OFF-STREET LOADING SPACES AS FOLLOWS:

USE	*FLOOR AREA*	*NUMBER OF LOADING SPACES REQUIRED*
OFFICE	LESS THAN 20,000 SQUARE FEET	0
USES PRIMARILY CONCERNED WITH THE HANDLING OF GOODS	20,000 SQUARE FEET TO 59,999 SQUARE FEET	2

LOADING SPACES PROVIDED: 2 FOR LARGE TRUCK / TRAILER DELIVERIES ON WEST SIDE OF THE BUILDING; 1 FOR 5-TON TRUCK DELIVERIES ON EAST SIDE OF THE BUILDING. ADDITIONALLY, THERE IS 1 EXISTING LOADING SPACE ON THE SOUTH SIDE OF THE BUILDING THAT IS ROUGHLY 11 FT WIDE BY 28 FEET LONG AND CAN BE USED FOR DELIVERY BY SMALL-MEDIUM DELIVERY TRUCKS AND VANS.

REQUIRED LOADING SPACE DIMENSIONS TABLE

USES	*MIN. LENGTH (FEET)*	*MIN. WIDTH (FEET)*	*MIN. VERTICAL CLEARANCE FROM FLOOR OR GRADE (FEET)*
"MANUFACTURING AND PRODUCTION" OR "WAREHOUSE AND FREIGHT MOVEMENT" USES	50	12	14

THE DIMENSIONS OF THE ACCESSORY OFF-STREET LOADING SPACES MUST NOT INCLUDE DRIVEWAYS, ENTRANCES, OR EXITS FROM SUCH ACCESSORY OFF-STREET LOADING SPACES.

LOADING AREA SURFACING

ALL OFF-STREET LOADING AREAS MUST BE SURFACED WITH ASPHALT, CONCRETE, PAVING STONES, OR OTHER IMPERVIOUS SURFACE APPROVED BY THE CITY OF WINNIPEG.

LOADING AREA LIGHTING

ALL REQUIRED LOADING SPACES MUST COMPLY WITH THE LIGHTING REQUIREMENTS OF CITY OF WINNIPEG ZONING BY-LAW 200/2006, SECTIONS 199 THROUGH 204.

SCREENING OF OUTSIDE STORAGE REQUIRED

THE OWNER PROPOSES TO REMOVE ALL EXISTING OUTDOOR STORAGE.

LIGHTIING

1. THE OWNER MAY DESIGN AND INSTALL ALL SITE LIGHTING TO MAINTAIN ADEQUATE LIGHTING ON SITE AND PROVIDE SECURITY FOR PEOPLE AND PROPERTY THROUGH THE USE OF FIXTURES THAT ARE DURABLE AND ENERGY EFFICIENT, WHILE PREVENTING GLARE BEYOND THE PROPERTY LINE.
2. WALL-MOUNTED LIGHTS
   WALL-MOUNTED LIGHTS MUST HAVE FULLY SHIELDED LUMINAIRES TO DIRECT ALL LIGHT DOWNWARD.
3. DIRECTION OF LIGHTING
   a. NO OWNER MAY INSTALL OR MAINTAIN A LIGHT SOURCE THAT IS DIRECTED OUTWARD TOWARD PROPERTY BOUNDARIES OR ADJACENT RIGHTS-OF-WAY.
   b. LIGHTING OF NON-RESIDENTIAL PROPERTIES MUST BE DIRECTED DOWNWARD EXCEPT FOR LOW-VOLTAGE ARCHITECTURAL, LANDSCAPE AND DECORATIVE LIGHTING. ARCHITECTURAL, LANDSCAPE, AND DECORATIVE LIGHTING MAY BE DIRECTED UPWARD TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECTS BUT MUST USE A NARROWLY DIRECTED LIGHT WHOSE LIGHT SOURCE IS NOT VISIBLE FROM ADJACENT RESIDENTIAL PROPERTIES OR PUBLIC STREETS.
4. SHIELDING
   ALL LIGHT SOURCES MUST BE SHIELDED TO PREVENT GLARE AND SPILLOVER. WALKWAYS THE OWNER MUST INSTALL ALL REQUIRED LIGHTING SO AS TO MAINTAIN A MINIMUM CLEAR DISTANCE OF 7 FEET ABOVE ALL PEDESTRIAN WALKWAYS, AND SUCH LIGHTING MUST BE INSTALLED SO AS NOT TO CAUSE A HAZARD TO THOSE USING PEDESTRIAN WALKWAYS.
5. PROHIBITED LIGHTING
   a. NO PERSON MAY INSTALL OR MAINTAIN STROBE LIGHTS THAT ARE VISIBLE FROM ANOTHER PROPERTY, UNLESS REQUIRED BY A GOVERNMENTAL AVIATION AUTHORITY.
   b. NO PERSON MAY INSTALL OR MAINTAIN RED, BLUE, OR YELLOW ROTATING LIGHTS DESIGNED TO IMITATE LIGHTING ON POLICE, FIRE, OR EMERGENCY VEHICLES THAT ARE VISIBLE FROM ANOTHER PROPERTY.
6. PARKING AREA LIGHTING
   THE OWNER MAY INSTALL AND MAINTAIN PARKING AREA LIGHTING ONLY IF IT COMPLIES WITH THE FOLLOWING STANDARDS:
7. LOCATION
   LIGHT FIXTURES MUST BE LOCATED TO PROVIDE A RELATIVELY UNIFORM LEVEL OF LIGHTING AND TO AVOID EXTREME CONTRASTS BETWEEN LEVELS OF LIGHTING, EXCEPT AS NECESSARY TO PREVENT GLARE ONTO ADJACENT PROPERTIES. HEIGHT WITHIN ANY MANUFACTURING ZONING DISTRICT, THE MAXIMUM PERMITTED HEIGHT OF LIGHT POLES IS 25 FEET WITHIN 50 FEET OF RESIDENTIAL USES, AND 35 FEET IN ALL OTHER AREAS.
8. CANOPY AND SERVICE AREA LIGHTING
   THE OWNER MAY INSTALL AND MAINTAIN CANOPY AND SERVICE AREA LIGHTING ONLY IF IT COMPLIES WITH THE FOLLOWING STANDARDS.
   CANOPY LIGHTING
   a. ALL CANOPY LIGHTING MUST USE RECESSED LUMINAIRE FIXTURES AND MUST BE DESIGNED AND LOCATED SO AS TO PREVENT GLARE ONTO ADJACENT PROPERTIES.
   b. NO LIGHT SOURCE IN A CANOPY STRUCTURE MAY EXTEND DOWNWARD FURTHER THAN THE LOWEST EDGE OF THE CANOPY CEILING.
   c. HIGHLY REFLECTIVE MATERIAL MUST NOT BE INSTALLED ON THE UNDERSIDE OF THE CANOPY.
   d. AS AN ALTERNATIVE (OR SUPPLEMENT) TO RECESSED LIGHTING, INDIRECT LIGHTING MAY BE USED WHERE LIGHT IS BEAMED UPWARD AND THEN REFLECTED DOWN FROM THE UNDERSIDE OF THE CANOPY. WHEN THIS METHOD IS USED, LIGHT FIXTURES MUST BE SHIELDED SO THAT DIRECT LIGHT IS FOCUSED EXCLUSIVELY ON THE UNDERSIDE OF THE CANOPY AND IS NOT VISIBLE FROM ANY RESIDENTIAL USE ADJACENT TO OR ACROSS A STREET OR PUBLIC LANE FROM THE SUBJECT PROPERTY, OR FROM ANY PUBLIC RIGHT-OF-WAY.
9. SERVICE AREAS
   SERVICE AREA LIGHTING FIXTURES MUST BE DESIGNED AND LOCATED SO THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT STREETS OR AREAS WITH RESIDENTIAL USES. WALL MOUNTED LIGHT FIXTURES MUST USE CUTOFF DEVICES TO CONTAIN DIRECT LIGHTING TO THE SERVICE AREA AND MUST HAVE A CONCEALED LIGHT SOURCE.

PLANT MATERIAL NOTES

1. PLANT MATERIAL MUST BE ABLE TO WITHSTAND LOCAL CLIMATIC CONDITIONS.
2. PLANT MATERIAL MUST BE NO. 1 GRADE NURSERY STOCK, SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION "CANADIAN STANDARDS FOR NURSERY STOCK".
3. PLANT MATERIALS LOCATED WITHIN 20 FEET OF A PUBLIC STREET MUST BE OF A SALT-TOLERANT SPECIES.
4. DECIDUOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: MINIMUM 2½ INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE GRADE AT MATURITY.
5. ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED, IF NEEDED/INSTRUCTED, SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 60 INCHES AT MATURITY.

PLANT LIST

A] FROBEL SPIREA SHRUB, 2-GALLON AT INSTALLATION, MATURES TO 2-3 FEET IN HEIGHT AND WIDTH.....6
B] MARMALADE® POTENTILLA SHRUB, 2-GALLON AT INSTALLATION, MATURES TO 3 FEET IN HEIGHT AND WIDTH.....7
C] PYGMY CARAGANA SHRUB, 2-GALLON AT INSTALLATION, MATURES TO 4 FEET IN HEIGHT AND WIDTH.....58
D] MEYER LILAC SHRUB, 2-GALLON AT INSTALLATION, MATURES TO 5 FEET IN HEIGHT AND WIDTH.....21
E] TRUE NORTH LINDEN DECIDUOUS TREE, MIN. 1-3/4" CALIPER AT INSTALLATION, MATURES TO 40 FT HEIGHT / 20 FT SPREAD.....10
F] WHITE SPRUCE CONIFEROUS TREE, MIN. 6'0" HEIGHT AT INSTALLATION, MATURES TO 40-60 FT HEIGHT / 10-20 FT SPREAD 5

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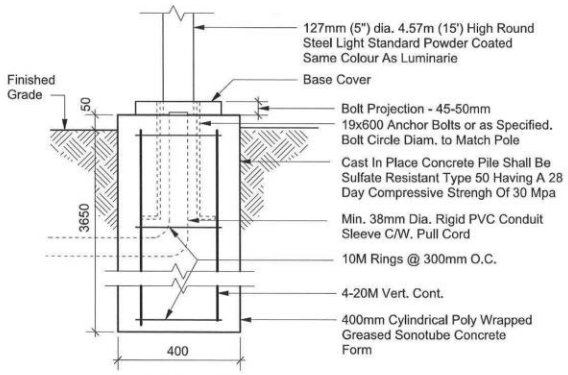
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Drawing Title:
PARK LIGHT BASE DETAIL

Drawing No:
SCD-652



LIGHT STANDARD BASE DETAIL

DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

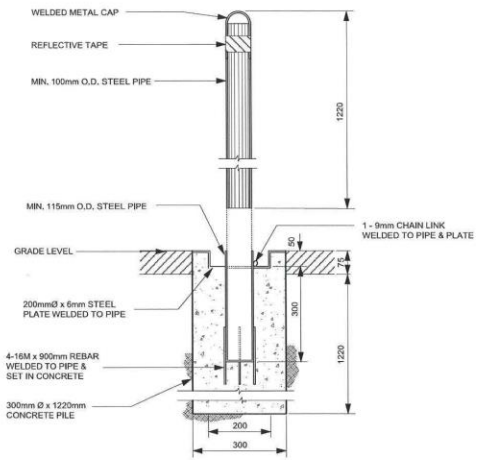
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DATE: January 12, 2012
SCALE: N.T.S.
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Planning, Property and Development Department
Planning and Land Use Division
Unit 15 - 30 Fort Street, Winnipeg, MB, R3C 4X5

Winnipeg

Drawing Title:
REMOVABLE STEEL BOLLARD

Drawing No:
SCD-105C



REMOVABLE STEEL BOLLARD

NOTE :
PRIMED WITH RUSTOLEUM No. 769. PAINT WITH SAPOLIN BLACK WROUGHT FINISH
ALL DIMENSIONS IN MILLIMETRES

DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

REVISION: 2
DATE: December 20, 2012
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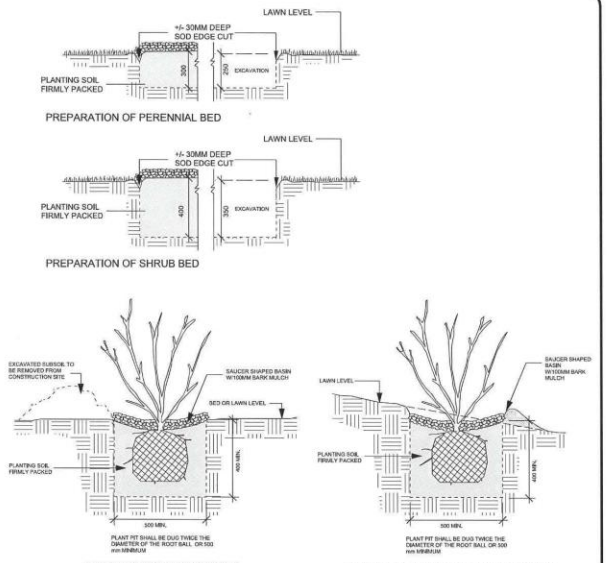
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Revision #	Date	Discription

Drawing Title:
PREPARATION OF PLANTING AREA

Drawing No:
SCD-501



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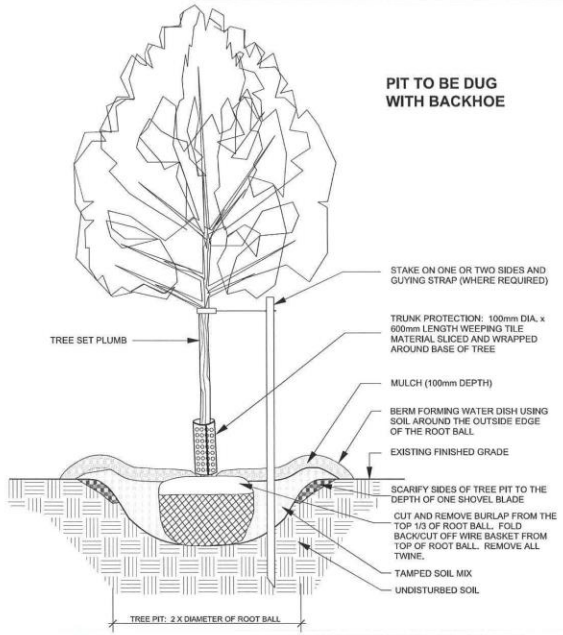
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Winnipeg

Drawing Title:
STANDARD DETAIL FOR TREE PLANTING

Drawing No:
SCD-517



DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

REVISION:
DATE: JAN 2011
SCALE: N.T.S.
DRAWN BY: SP

The City of Winnipeg
Planning, Property and Development Department
Planning and Land Use Division
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Our File: 23-1200
VW dwg: 23-1200
Field Book: B&D 1527-91/103
Drafter: JLIM
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Revision #	Date	Discription