Minutes – Executive Policy Committee – September 17, 2024

REPORTS

Item No. 20 Subdivision and Rezoning – 666 to 676 McMillan Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 26/2024 [c/r DAV 162784/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That the subdivision proposed under Development Application No. DASZ 26/2024 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 "B" to this report and as shown on the map dated August 15, 2024 and attached as Schedule "A" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L PDO-1 Corydon-Osborne" Residential Multifamily (Large) District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 15, 2024, and attached as Schedule "A" to this report.

3. 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. DASZ 26/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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.

5. 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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 26/2024 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.

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

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

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 That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8, unless the developer applies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

10. That Development Application No. DASZ 26/2024 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.

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

12. That variance order DAV 24-162784\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 26/2024.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

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

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2024, the City Centre 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: DASZ 26/2024

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

Public Hearing: September 5, 2024
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brennan Johnson)

Subject:



APPLICANT: Landmark Planning & Design Inc. (Brennan Johnson)
FILE: DASZ 26/2024
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 "R2 PDO-1 CORYDON OSBORNE" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a Multi-Family Dwelling use. **For information, phone A. Ross Planner at 204-986-5235**

Premises Affected: 666 to 676 McMillan Avenue

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Manager of the Decision Making Process
City Centre Community Committee

Report date: September 5, 2024

Community Committee Recommendation:

On September 5, 2024, the City Centre 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 subdivision proposed under Development Application No. DASZ 26/2024 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 "B" to this report and as shown on the map dated August 15, 2024 and attached as Schedule "A" to this report, with such minor changes as may be required.

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4. 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.

5. 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.

6. That Development Application No. DASZ 26/2024 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.

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

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

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

12. That variance order DAV 24-162784\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 26/2024.

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

1. It does fit the context of the neighborhood. The care they put into making the design fit is appreciated. The step down of the building is appreciated. Materials are very good, accessibility is good.

2. Housing choice in the neighborhood.

3. Will have impact in terms of traffic but we'll have to work that through and I think it's a good add to the neighborhood.

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 17, 2024
2. Notification of Public Hearing dated July 25, 2024
3. Manitoba Status of Titles 2993076/1, 3104037/1, 3149892/1, 3158771/1, and 3234477/1
4. Letter of authorization dated April 8, 2024 from Kevin Kalra, 674 McMillan Avenue Ltd. to Landmark Planning & Design Inc. (Brendan Salakoh and/or Brennan Johnson)
5. Shadow Study
6. Agreement in Principle dated July 27, 2021 between 668 McMillan Ltd. and Peg City Car Co-op Ltd.
7. Conceptual Renderings (7 pages)
8. Plans (13 pages)
9. Report from the Urban Planning Division dated August 15, 2024
10. Inspection Report
11. Communication dated August 30, 2024, from Dylan Fontaine in support of the application
12. Communication dated August 30, 2024, from Graham MacNeill in support of the application
13. Communication dated August 30, 2024, from Brenna Wardrop in support of the application
14. Communication dated August 30, 2024, from Angela Regier in support of the application
15. Communication dated September 3, 2024, from Adam Roth in support of the application
16. Communication dated September 3, 2024, from Jeff Unrau in support of the application
17. Presentation in support of the application, submitted by Brendan Salakoh, Landmark Planning & Design Inc. at the public hearing
18. Communication dated September 4, 2024, from Stephanie Brydges in support of the application
19. Communication dated September 4, 2024, from Rod Wolfe in support of the application
20. Communication dated September 4, 2024, from Louise Taylor in support of the application
21. Communication dated September 4, 2024, from Brynne Abgrall in support of the application
22. Recording of Representations

REPRESENTATIONS:

In Support:

Brynne Abgrall
Stephanie Brydges
Dylan Fontaine
Brennan Johnson
Graham MacNeill
Angela Regier
Adam Roth
Brendan Salakoh
Louise Taylor
Jeff Unrau
Brenna Wardrop
Rod Wolfe

In Opposition:

Nil

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 26/2024

ADMINISTRATIVE REPORT

Title: DASZ 26-2024 – 666-676 McMillan Avenue

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the establishment of a 45 unit multi-family residential building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 26/2024 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 “B” to this report and as shown on the map dated August 15, 2024 and attached as Schedule “A” to this report, with such minor changes as may be required.
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4. 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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of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

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

12. That variance order DAV 24-162784\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 26/2024.

REASON FOR THE REPORT

This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 26/2024 – 666-676 McMillan Avenue may be approved with conditions.

HISTORY

- On July 21, 2022, Council approved a subdivision and rezoning to "RMF-L", under File No DASZ 41/2021, for a similar project. However the applicant did not register their subdivision within the 1-year deadline and did not apply for an extension of time, and the By-Law expired. As such, the subject DASZ application has been applied for.

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: August 15, 2024

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

APPENDIX A – Planning Report

DATE:	August 15, 2024
FILE:	**DASZ 26/2024**
RELATED FILES:	DAV 24-162784\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.110 - (McMILLAN)
SUBJECT:	For a Subdivision and Rezoning to permit the establishment of a 45 unit multi-family residential building.
LOCATION:	666 McMillan AVE
LEGAL DESCRIPTION:	LOT 59 PLAN 27431 34/35 ST B



APPLICANT:	Brennan Johnson (Landmark Planning & Design Inc) 298 Waterfront Dr Winnipeg, MB R3B 0G5

OWNER: 674 MCMILLAN AVENUE LTD.
19 Bluemeadow Rd
Winnipeg, MB R3Y 0J5

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the southwest corner of McMillan Avenue and Wentworth Street, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site consists of 5 contiguous properties located on the southeast corner of McMillan Ave. and Hugo St.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area.
- Each of the 5 properties are currently zoned “R2 PDO-1 Corydon Osborne” Residential Two Family district.
- Consolidated, the subject site is 150 ft. wide by 120 ft. deep with an area of 18,064 sq. ft.
- The subject site is accessed by a paved back lane and is currently vacant.



Figure 1: Aerial photo of subject site and surrounding area (flown 2023)

SURROUNDING LAND USE AND ZONING

North: McMillan Ave. then 19 unit multi-family residential dwelling zoned “R2” Residential Two-Family district.

South: A rear lane then retail sales and multi-family residential uses zoned “C2” Commercial Community district.

East: A two-family residential use zoned “R2” Residential Two-Family district.

West: Hugo St. then an 18 unit multi-family residential use zoned “R2 Residential Two-Family district.

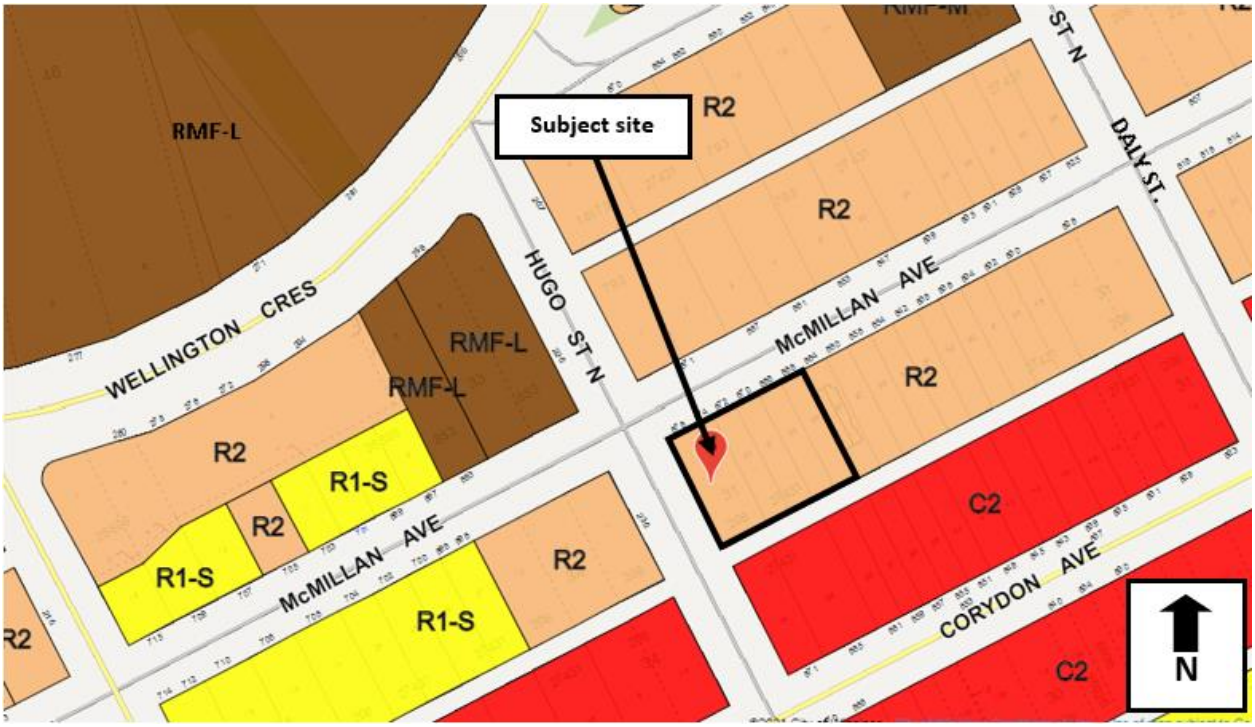


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to establish a 45 unit multi-family residential building.
- The proposed development will include 34 parking spaces, most of which are contained in an underground parkade.
- 13 parking spaces are also provided behind the building off the rear lane, including provision of a car share vehicle.
- Secure indoor parking for 28 bikes is provided in a bike storage room in the parkade. Visitor bicycle parking is also provided at the main entrance on McMillan Ave.
- The proposed building is a mix of 4 and 3 storey construction. The 3 storey building mass forms the portion closest to the east side property line.
- The proposed building has been designed to break up its length into approximately 5 sections in order to replicate the original lot rhythm of this section of McMillan Ave.

- Building articulation is achieved through the use of varied roof lines, variable building setback, wall plane articulation, entrance locations, balcony placement and cladding material choice.
- The building has been designed to reflect the traditional character of the Corydon area through use of corniced and mansard roof type as well as brick style cladding materials on all building elevations.
- The building elevations along McMillan Ave contain individual suite entrances to better activate the facing streets and to improve pedestrian orientation of the building.
- The main entrance on McMillan Ave. leads to a foyer with elevator access which improves building accessibility.

A corresponding Variance application (DAV 24-162784D) is required to enable the proposed development. Please refer to the Variance report for additional information.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a collaborative planning process leading up to completion of the application. The following plan adjustments were made:

- The applicant indicated that stepping down the easterly 50 ft. of building mass to 3 storeys, as was approved in 2022, would make the project less viable. The applicant was therefore asked to ensure that, at minimum, the easterly 25 ft. of building mass be stepped down to 3 storeys. This is provided.
- The applicant sought to add projecting balconies in the west side yard. In the 2022 proposal there were inset balconies on this side that did not project. The Urban Forestry Division of Public Works requested that, like in 2022, no upper projections occur in the 5 ft. west side yard, in order to allow for survival of the City boulevard trees along Hugo. This is provided.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

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

Policy 1.8 of this section states:

> *"1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6."*

Small-scale residential is defined on p. 95 as:

- *"A mix of ground-oriented housing of various forms, unit types and sizes mixed with existing low density residential houses.*
- *Includes, but is not limited to, single-detached, semi-detached, duplex, secondary suites, detached secondary suites, and townhouses up to 3 storeys in height.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

Although the proposed development is mostly a height of 4 storeys instead of 3, this area has a Local Area Plan in place which supports up to 4 storeys at this corner location. See below under Corydon-Osborne Area Plan for more information.

CORYDON OSBORNE AREA PLAN (COAP)

- The subject properties fall within the Higher Density Residential Area of the COAP.
- Policies that guide residential development in this Area include:
    - *3.5.19. Up to two unit development will be permitted subject to design guidelines / controls. Medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height for these areas should be 3 storeys, except on corners where the maximum building height should be 4 storeys. Greater increases in height or density would be considered on a case by case basis through the rezoning process.*

Height

The proposed development is consistent with the above policy in that the proposed building is a mix of 4 and 3 storey construction. The building is limited to 3 storeys close to the east property line.

The applicant is proposing to achieve "greater increases in density on a case by case basis through the rezoning process" (see above) by pursing a rezoning into the "RMF-L" district.

Given the proposed designs are consistent with the Residential North of Corydon Design Guidelines and the proposal is similar in scale with established multi-family residential uses on the other 3 properties at the intersection of Hugo St. and McMillan Ave, the Urban Planning Division believes the proposed development to be consistent with Plan policy.

Lot consolidation

Policy 3.5.22 of the COAP states:

- *"Multiple lot development allowed north of Corydon Ave shall provide varied massing, setbacks, colours and or rooflines in the building, for every two at grade units to reflect the rhythm of the detached homes in the area."*

Through the use of varied rooflines, variable front yard setback, wall plane articulation, entrance location, balcony placement and façade materials, the applicant has submitted a development concept that successfully breaks up the building façade, and helps mimic the original rhythm of the street.

In addition, the Urban Planning Division considers context in the analysis of a given proposal. The 3 other corner lots at this intersection have the following areas (please also see Figure 3, below):

- 671 McMillan Ave. = 12 037 sq. ft.
- 220 Hugo St. = 21 259 sq. ft.
- 230 Hugo St. = 18 057 sq. ft.

The proposed new lot, at 18,054 sq. ft., is consistent with the general context established at this intersection.

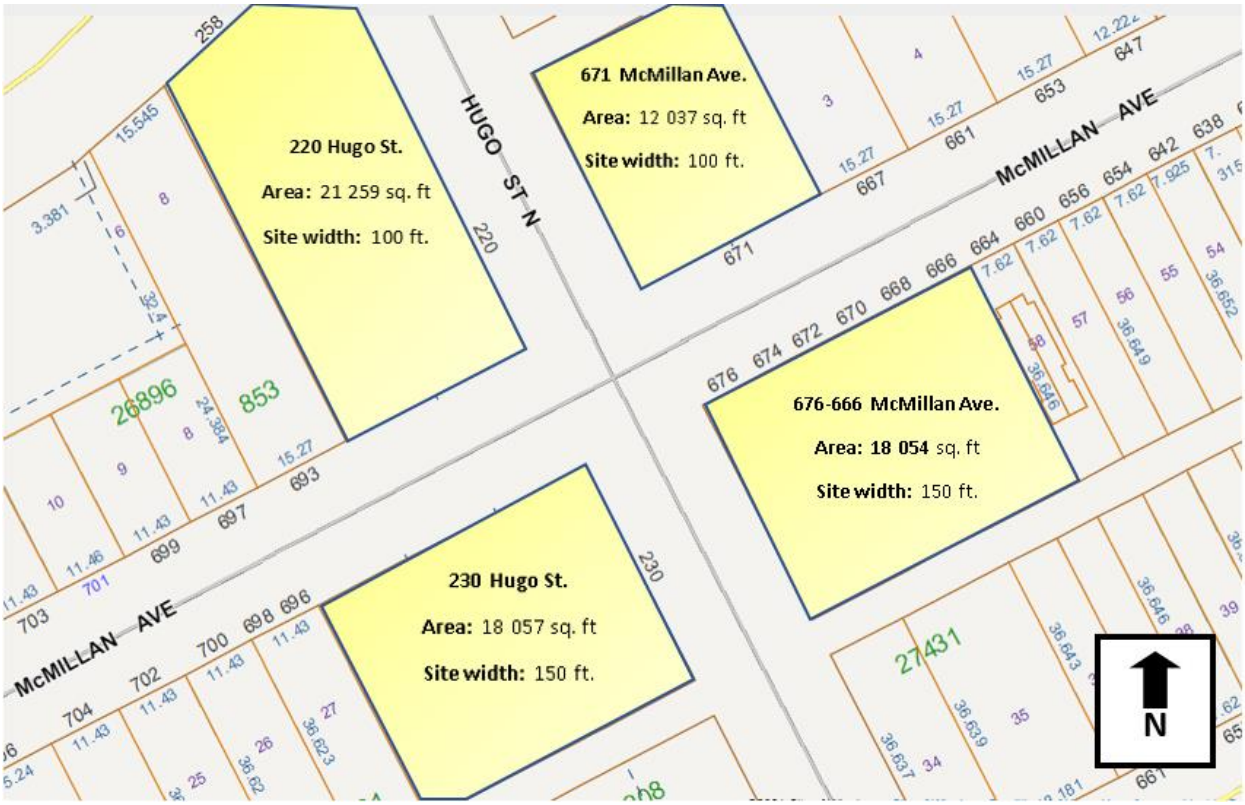


Figure 3: Corner lot context at McMillan Ave. and Hugo St.

NORTH OF CORYDON AVE. RESIDENTIAL DESIGN GUIDELINES

- The subject properties are subject to the North of Corydon Residential design guidelines outlined in the COAP.

For complete analysis of how the proposed development meets North of Corydon Residential design guidelines please see Appendix 1 of the report for DAV 24-162784D.

REZONING AND SUBDIVISION

Land use

CCDS 2.0 encourages residential development that positively contributes to neighbourhood character while expanding housing options for residents. This project adds 45 housing units for people in a Mature Community, helping the City to achieve its 50% intensification targets. In addition, density close to amenities within walking distance helps reduce GHG emissions, and adds population to support local shops and services. This property is one block away from Corydon Avenue.

Height and massing

As described above, the proposed height of 3-4 storeys is compatible with the context and complies with the COAP.

Access

The property is on a corner, providing good access for all modes of transportation.

SERVICING CONSIDERATIONS

Highlights of the Report of the Administrative Coordinating Group are:

- The Water and Waste Department advises there is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.
- The subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate.

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

PUBLIC CONSULTATION

The applicant held 3 rounds of public consultation, starting in 2020:



The full Consultation Report can be found in Appendix C.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning because the proposal contains the following features which align with *Complete Communities 2.0.* The proposal:

- Increases neighbourhood population and to contributes to the physical renewal and revitalization of an older neighbourhood.
- Supports “aging in place” by adding new housing options in an established neighbourhood.
- Positively contributes to neighbourhood physical character, including a range of architectural features and supporting pedestrian activity.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: Facilitate Compact, Complete Development and Increase Density

- 4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

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.

Schedule A for File No. DASZ 26/2024, City Centre Community Committee, August 15, 2024

By–Law No. _____

File No. **DASZ 26/2024**

Atlas Sheet No. **AC24**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 666 to 676 McMillan Avenue from an "R2 PDO-1 CORYDON OSBORNE" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a Multi-Family Dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 666 TO 674 MCMILLAN AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 26/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

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

2) The subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate:
   i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
   ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 25 year rainfall event applied providing on-site storage.
   iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

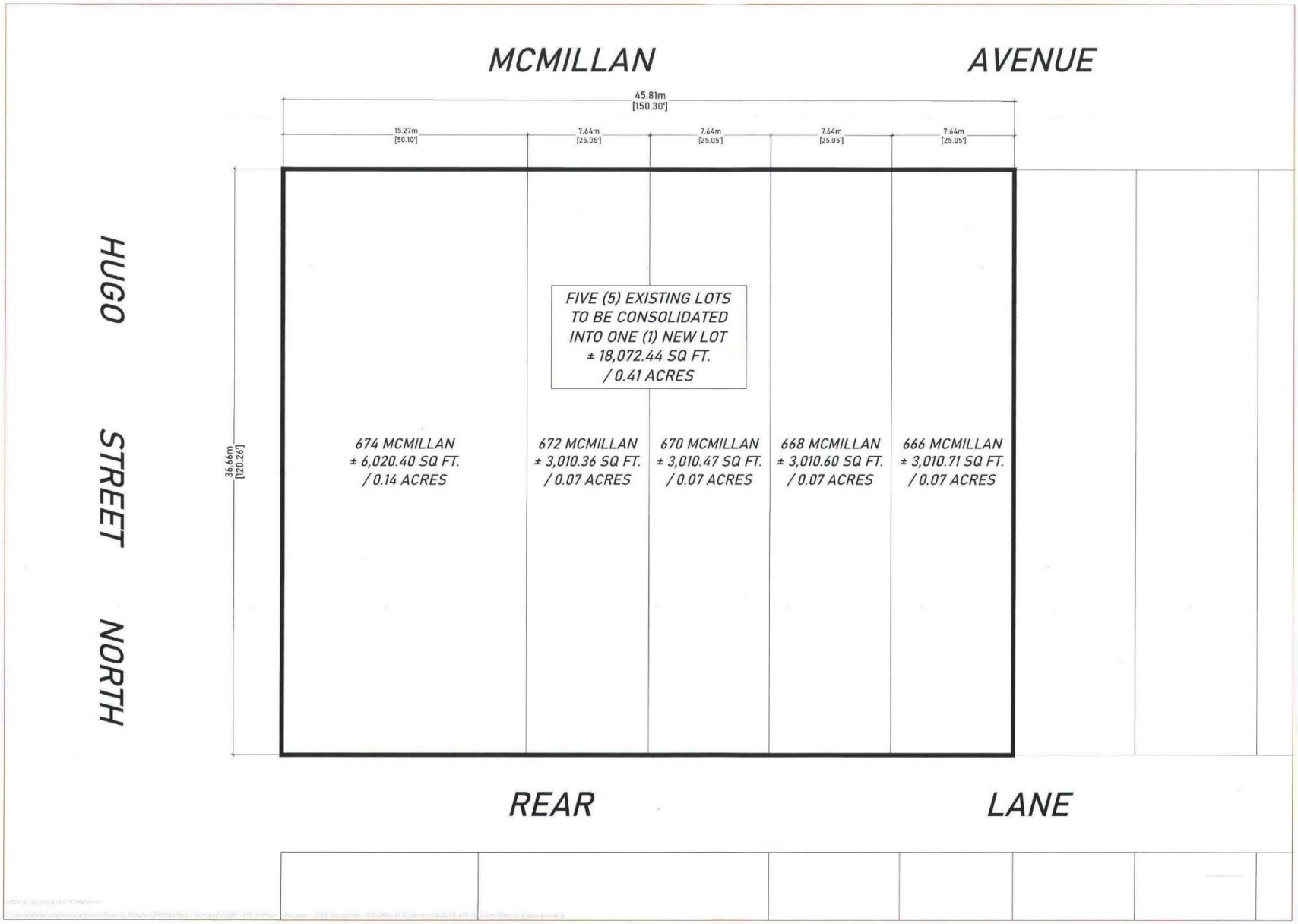
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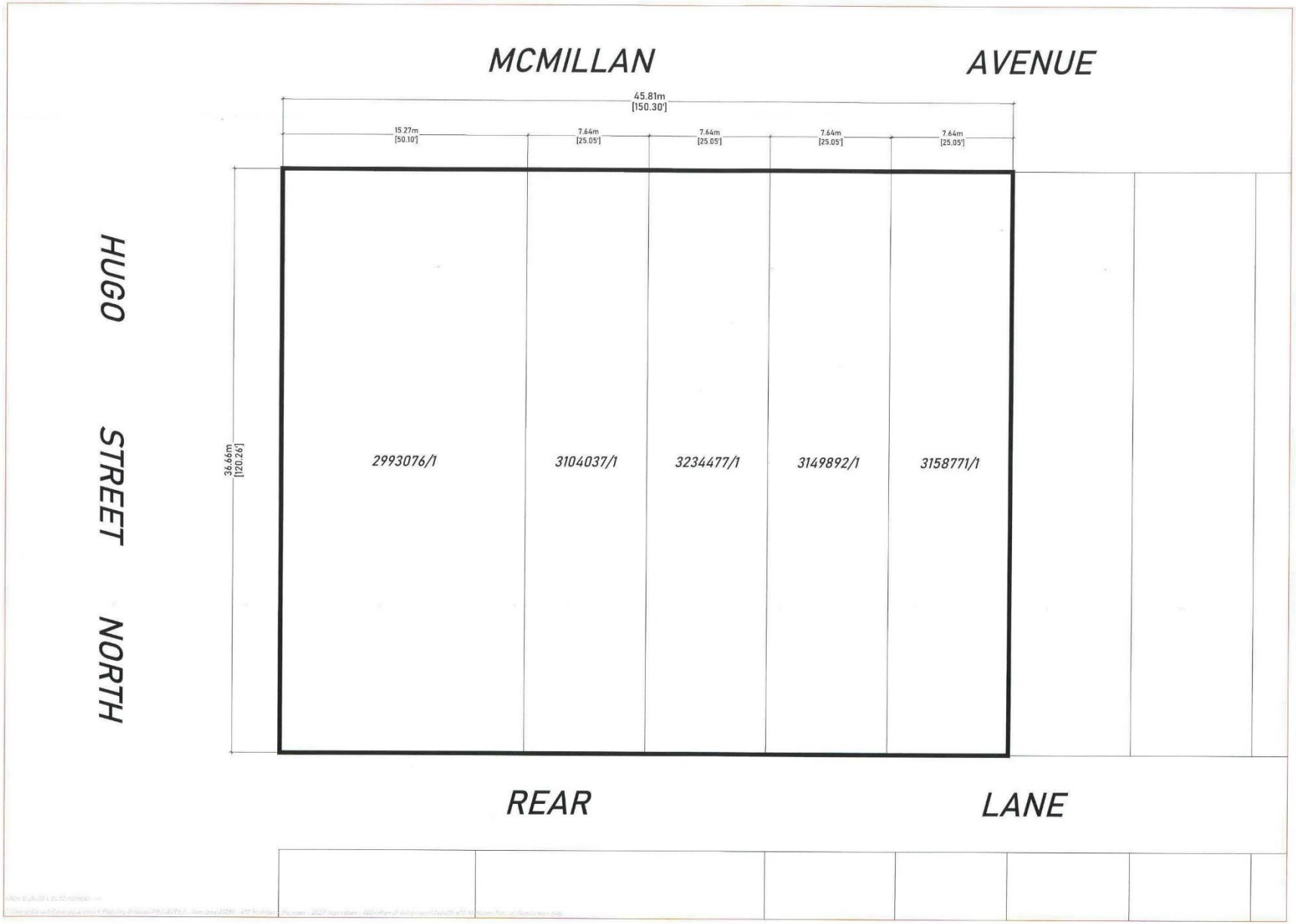
Administrative Co-ordinating Group
File No. DASZ 26/2024
August 2nd , 2024

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

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

Exhibit “8” referred to in File DASZ 26/2024





666-674 MCMILLAN AVE
TITLE PLOT
#23050

REVISIONS
NA

NOTES
FOR DISCUSSION PURPOSES ONLY.
NOT FOR CONSTRUCTION

NORTH

DRAWN BY: BAD
CHECKED BY: N/A
SCALE: 1:100

LANDMARK PLANNING & DESIGN
T: 204.453.8008
E: INFO@LANDMARKPLANNING.CA
www.LANDMARKPLANNING.CA
298 WATERFRONT DRIVE
WINNIPEG, MANITOBA, R3B 0G5

4.8.2024 A02

PARAGON

DESIGN | BUILD

DRAWING INDEX:

PARAGON GENERAL

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CIVIL

C01 --

LANDSCAPE

L1.1 --

ARCHITECTURAL

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A2.1 LEVEL-B01 (BASEMENT) FLOOR PLAN
A2.2 LEVEL-01 FLOOR PLAN
A2.3 LEVEL-02 & LEVEL-03 TYPICAL FLOOR PLAN
A2.4 LEVEL-04 FLOOR PLAN
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STRUCTURAL

S-0 --

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M0.0 --

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E1.0 --

MULTI FAMILY DEVELOPMENT



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NOT FOR CONSTRUCTION

670 McMILLAN AVENUE, WINNIPEG, MB

AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg • Manitoba • R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com
ARCHITECTURAL CONSULTANT

Dean Spearman Landscape Architect
LANDSCAPE ARCHITECT

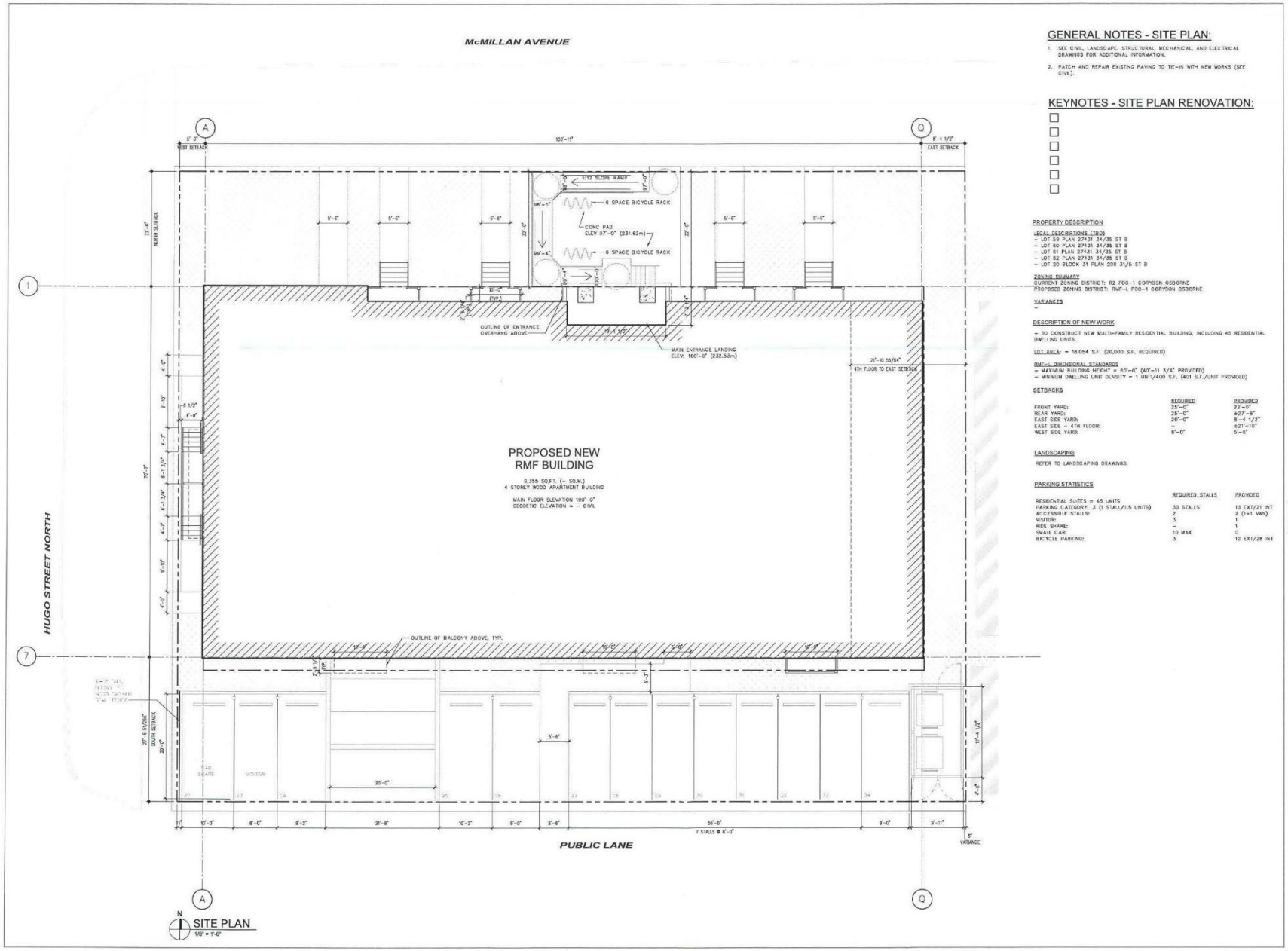
BARNES & DUNCAN
CIVIL ENGINEER

WOLFROM ENGINEERING LTD
WWW.WOLFROMENG.COM
STRUCTURAL ENGINEER

CGM ENGINEERING LTD.
MECHANICAL/
ELECTRICAL ENGINEER

BUILDING CLASSIFICATION:

CLIENT NAME - MULTI FAMILY DEVELOPMENT - 670 McMILLAN AVENUE, WINNIPEG, MB



GENERAL NOTES - SITE PLAN:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PATCH AND REPAIR EXISTING PAVING TO TIE-IN WITH NEW WORKS (SEE CIVIL).

KEYNOTES - SITE PLAN RENOVATION:

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PROPERTY DESCRIPTION

LEGAL DESCRIPTIONS (TBD)
- LOT 59 PLAN 27431 34/35 ST B
- LOT 60 PLAN 27431 34/35 ST B
- LOT 61 PLAN 27431 34/35 ST B
- LOT 62 PLAN 27431 34/35 ST B
- LOT 20 BLOCK 31 PLAN 208 31/5 ST B

ZONING SUMMARY
CURRENT ZONING DISTRICT: R2 FDO-1 CORYDON OSBORNE
PROPOSED ZONING DISTRICT: RMF-L FDO-1 CORYDON OSBORNE

VARIANCES
-

DESCRIPTION OF NEW WORK
- TO CONSTRUCT NEW MULTI-FAMILY RESIDENTIAL BUILDING, INCLUDING 45 RESIDENTIAL DWELLING UNITS.

LOT AREA: = 18,054 S.F. (20,000 S.F. REQUIRED)

RMF-L DIMENSIONAL STANDARDS
- MAXIMUM BUILDING HEIGHT = 60'-0" (40'-11 3/4" PROVIDED)
- MINIMUM DWELLING UNIT DENSITY = 1 UNIT/400 S.F. (401 S.F./UNIT PROVIDED)

SETBACKS

	REQUIRED	PROVIDED
FRONT YARD:	25'-0"	27'-0"
REAR YARD:	25'-0"	27'-6"
EAST SIDE YARD:	20'-0"	8'-4 1/2"
EAST SIDE - 4TH FLOOR:	-	27'-10"
WEST SIDE YARD:	8'-0"	5'-0"

LANDSCAPING
REFER TO LANDSCAPING DRAWINGS.

PARKING STATISTICS

	REQUIRED STALLS	PROVIDED
RESIDENTIAL SUITES = 45 UNITS		
PARKING CATEGORY: 3 (1 STALL/1.5 UNITS)	30 STALLS	13 EXT/21 INT
ACCESSIBLE STALLS:	2	2 (1+1 VAN)
VISITOR:	3	1
RIDE SHARE:	-	1
SMALL CAR:	10 MAX	0
BICYCLE PARKING:	3	12 EXT/28 INT

No.	Revision	Date	By
4	ISSUED FOR REZONING REVD PER COW	24-08-12	DS
3	ISSUED FOR REZONING REVD PER COW	24-05-03	DS
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1	ISSUED FOR CLIENT REVIEW	24-01-29	DS

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CLIENT NAME
MULTI FAMILY
DEVELOPMENT

PROJECT DESCRIPTION

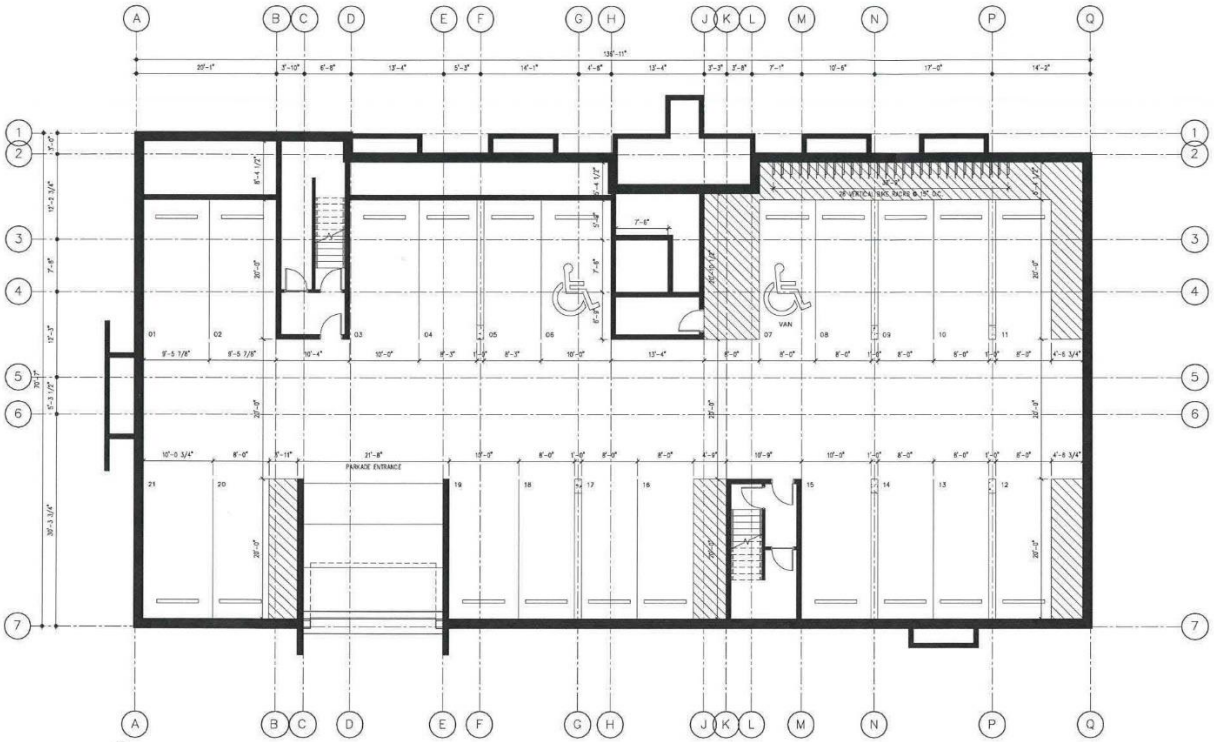
670 McMILLAN AVENUE
WINNIPEG, MB

SITE PLAN

Drawn by: MP Checked by: DS

A1.2

Project No: 21015 Date: AUGUST 2024



N

LEVEL B01 BASEMENT FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. LOOSE FURNITURE SHOWN THUSLY ---------- IS NOT IN CONTRACT (N.I.C.).
3. COORDINATE ELEVATOR DIMENSIONS, INSTALLATION CLEARANCES, CONTROLLER CABINETS, AND DOOR FRAME INSTALLATION WITH MANUFACTURER SHOP DRAWINGS. FURNISH STRUCTURAL, MECHANICAL, AND ELECTRICAL PROVISIONS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. PROVIDE BLOCKING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
5. COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

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MULTI FAMILY DEVELOPMENT

PROJECT DESCRIPTION

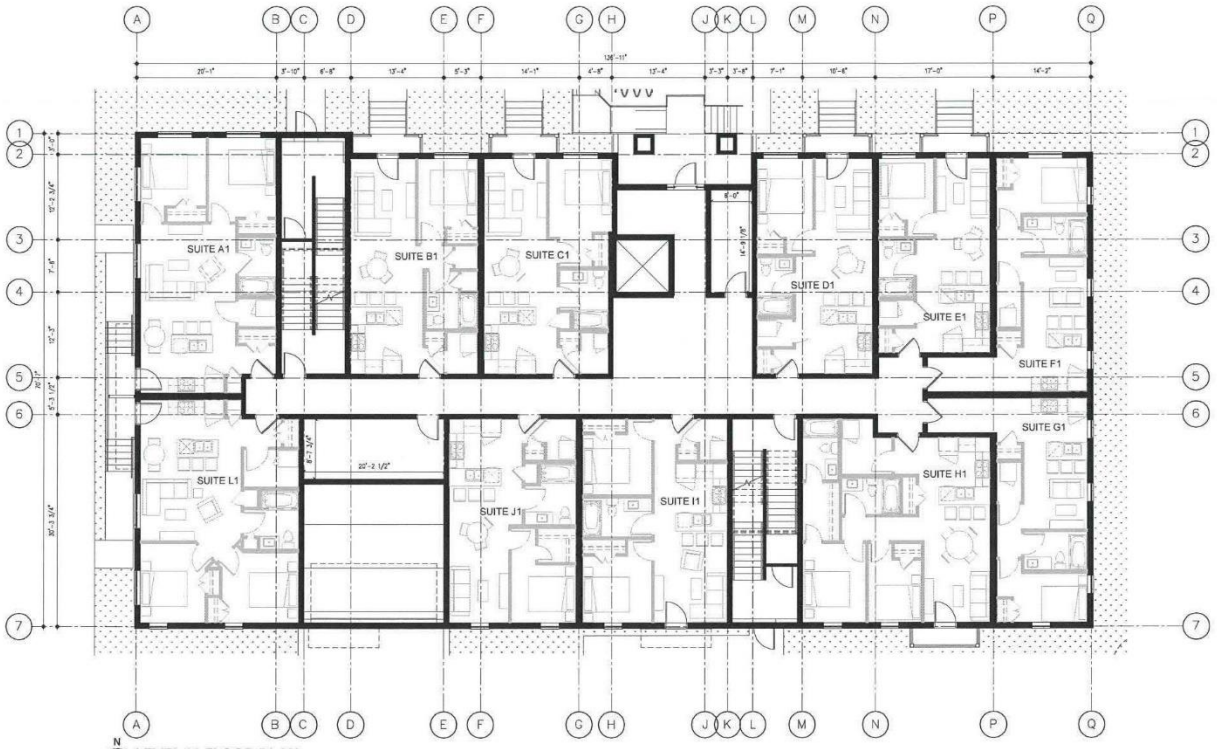
670 McMILLAN AVENUE
WINNIPEG, MB

LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: MP Checked by: DS

A2.1

Project No: 21015 Date: AUGUST 2024



LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

SUITE TYPE	SUITE AREA	# OF BATHROOMS	# OF BEDROOMS	Count
SUITE A1	730	1	2	1
SUITE A2	886	2	3	1
SUITE A3	886	2	3	1
SUITE A4	886	2	3	1
SUITE B1	573	1	1	1
SUITE B2	573	1	1	1
SUITE B3	573	1	1	1
SUITE B4	573	1	1	1
SUITE C1	568	1	1	1
SUITE C2	568	1	1	1
SUITE C3	568	1	1	1
SUITE C4	568	1	1	1
SUITE D1	521	1	1	1
SUITE D2	521	1	1	1
SUITE D3	521	1	1	1
SUITE D4	521	1	1	1
SUITE E1	457	1	1	1
SUITE E2	457	1	1	1
SUITE E3	457	1	1	1
SUITE E4	538	1	1	1
SUITE F1	514	1	1	1
SUITE F2	514	1	1	1
SUITE F3	514	1	1	1
SUITE G1	495	1	1	1
SUITE G2	495	1	1	1
SUITE G3	495	1	1	1
SUITE H1	757	2	2	1
SUITE H2	757	2	2	1
SUITE H3	757	2	2	1
SUITE H4	835	2	3	1
SUITE I1	617	1	2	1
SUITE I2	746	2	2	1
SUITE I3	746	2	2	1
SUITE I4	746	2	2	1
SUITE J1	538	1	1	1
SUITE J2	538	1	1	1
SUITE J3	538	1	1	1
SUITE J4	538	1	1	1
SUITE K2	601	1	2	1
SUITE K3	601	1	2	1
SUITE K4	601	1	2	1
SUITE L1	729	1	2	1
SUITE L2	729	1	2	1
SUITE L3	729	1	2	1
SUITE L4	729	1	2	1
TOTAL				45

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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6. PROVIDE LISTED FIRESTOP SYSTEMS FOR ALL ASSEMBLY JOINTS AND PENETRATIONS, FORMING PART OF OR PENETRATING THROUGH FIRE RATED ASSEMBLIES.

KEYNOTES - FLOOR PLANS:

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CLIENT NAME
MULTI FAMILY DEVELOPMENT
PROJECT DESCRIPTION
670 McMILLAN AVENUE
WINNIPEG, MB

LEVEL-01 FLOOR PLAN

Drawn by: MP Checked by: DS

A2.2

Project No: 21015 Date: AUGUST 2024



LEVEL 02 & 03 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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CLIENT NAME
MULTI FAMILY DEVELOPMENT

PROJECT DESCRIPTION

670 McMILLAN AVENUE
WINNIPEG, MB

LEVEL-02 & LEVEL-03 TYPICAL FLOOR PLAN

Drawn by: MP Checked by: DS

A2.3

Project No: 21015 Date: AUGUST 2024



N

LEVEL 04 FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES - FLOOR PLANS:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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KEYNOTES - FLOOR PLANS:

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MULTI FAMILY DEVELOPMENT

PROJECT DESCRIPTION

670 McMILLAN AVENUE
WINNIPEG, MB

LEVEL-04 FLOOR PLAN

Drawn by: MP Checked by: DS

A2.4

Project No.: 21015 Date: AUGUST 2024



EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

GENERAL NOTES - SITE PLAN RENOVATION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR METALS (SUCH AS DOORS AND STRUCTURAL ANGLES) SHALL BE GALVANIZED AND SHALL BE PAINTED WHERE EXPOSED TO VIEW (TYPICAL).

KEYNOTES - EXTERIOR ELEVATION:

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EIFS-01
- SOLID COLOUR TBD, MATCH GREY TYNDALL STONE

EIFS-02
- BRIKTEX PATTERN

EIFS-03
- BRIKTEX PATTERN TO MATCH GREY TYNDALL STONE

EXTERIOR TYNDALL STONE

TYND-01
- 190mm TYNDALL STONE THIN VENEER DOUGLAS STONE & WELLINGTON SERIES MIX, GREY COLOUR

FIBER CEMENT PANEL

FCP-01
- SOLID COLOUR TBD, MATCH GREY TYNDALL STONE

WOOD

WD-01
- PT BROWN, TO MATCH GARBAGE ENCLOSURE PANELS

NOTE: BALCONY RAILS TO MATCH CASCADIA METALS SLATE GREY
WINDOW FRAMES, MULLIONS, AND MUNTINS TO BE BLACK COLOURED
BALCONY POSTS PAINTED TO MATCH EIFS-01

No.	Revision:	Date:	By:
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WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: MP Checked by: DS

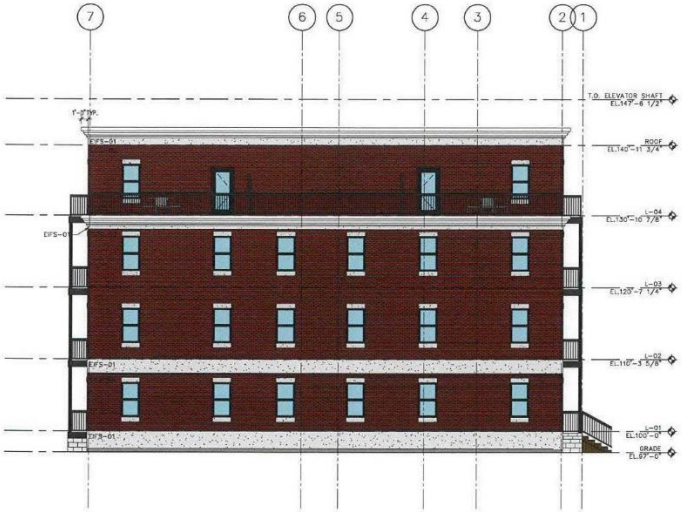
A4.1

Project No: 21015 Date: AUGUST 2024



EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"



EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

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KEYNOTES - EXTERIOR ELEVATION:

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM

EIFS-01
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EIFS-02
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EIFS-03
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FIBER CEMENT PANEL

FCP-01
- SOLID COLOUR TBD, MATCH GREY TYNDALL STONE

WOOD

WO-01
- PT BROWN, TO MATCH GARBAGE ENCLOSURE PANELS

NOTE: BALCONY RAILS TO MATCH CASCADIA METALS SLATE GREY WINDOW FRAMES, MULLIONS, AND MUNTINS TO BE BLACK COLOURED BALCONY POSTS PAINTED TO MATCH EIFS-01

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PROJECT DESCRIPTION

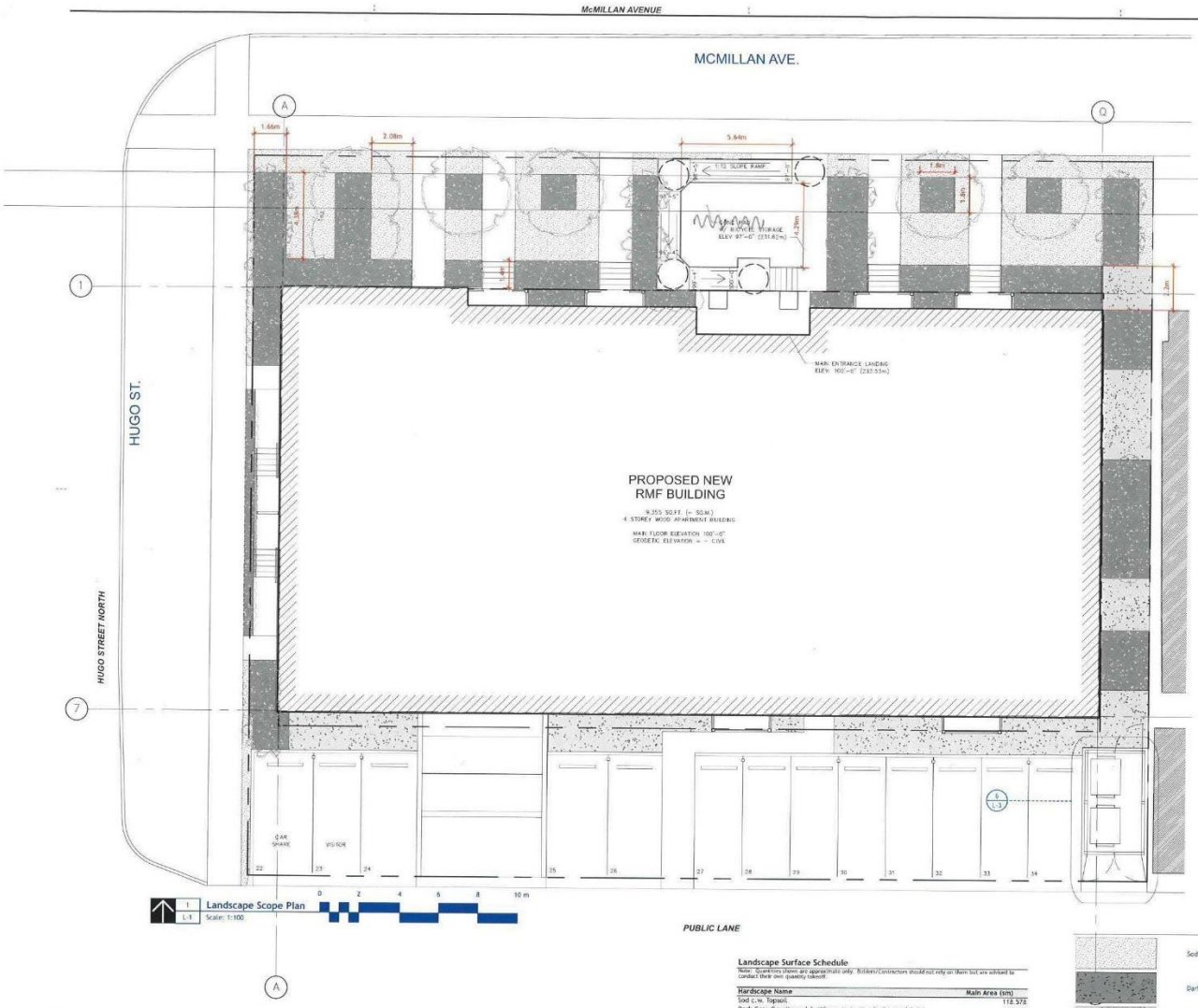
670 McMILLAN AVENUE
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: MP Checked by: DS

A4.2

Project No: 21015 Date: AUGUST 2024



Landscape Scope Plan
Scale: 1:100

City of Winnipeg Zoning Requirements

Zoning: RMF-L
Urban Infil Area Map 1

190 (2) Street Edge Landscaping

Street Frontage

		Required	Proposed
Hugo St.	120 Lin ft.		
	Trees	4	4
	Shrubs	18	31
McMillan Ave.	150 Lin ft.		
	Trees	5	12
	Shrubs	24	44

Landscape Surface Schedule

Note: Quantities shown are approximate only. Bidders/contractors should not rely on them but are advised to conduct their own quantity takeoff.

Hardscape Name	Main Area (sm)
Sod c.w. Topsoil.	118.578
Dark Grey Granite mulch (15mm#) planting bed (c.w. fabric)	149.322
Dark Grey Granite mulch (15mm#) Paving (c.w. fabric)	87.15

Surfaces Key

- Sod c.w. Topsoil — 1 / L-3
- Dark Grey Granite mulch (15mm#) planting bed (c.w. fabric) — 2 / L-3
- Dark Grey Granite mulch (15mm#) Paving (c.w. fabric) — 3 / L-3

Dean Spearman
Landscape Architect

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense.
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted.
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

DP / PA

1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect.
4. Contractors/bidders are hereby granted a limited licence to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

No.	Date	Issue Notes
D	2024-04-11	Revised for DP/PA
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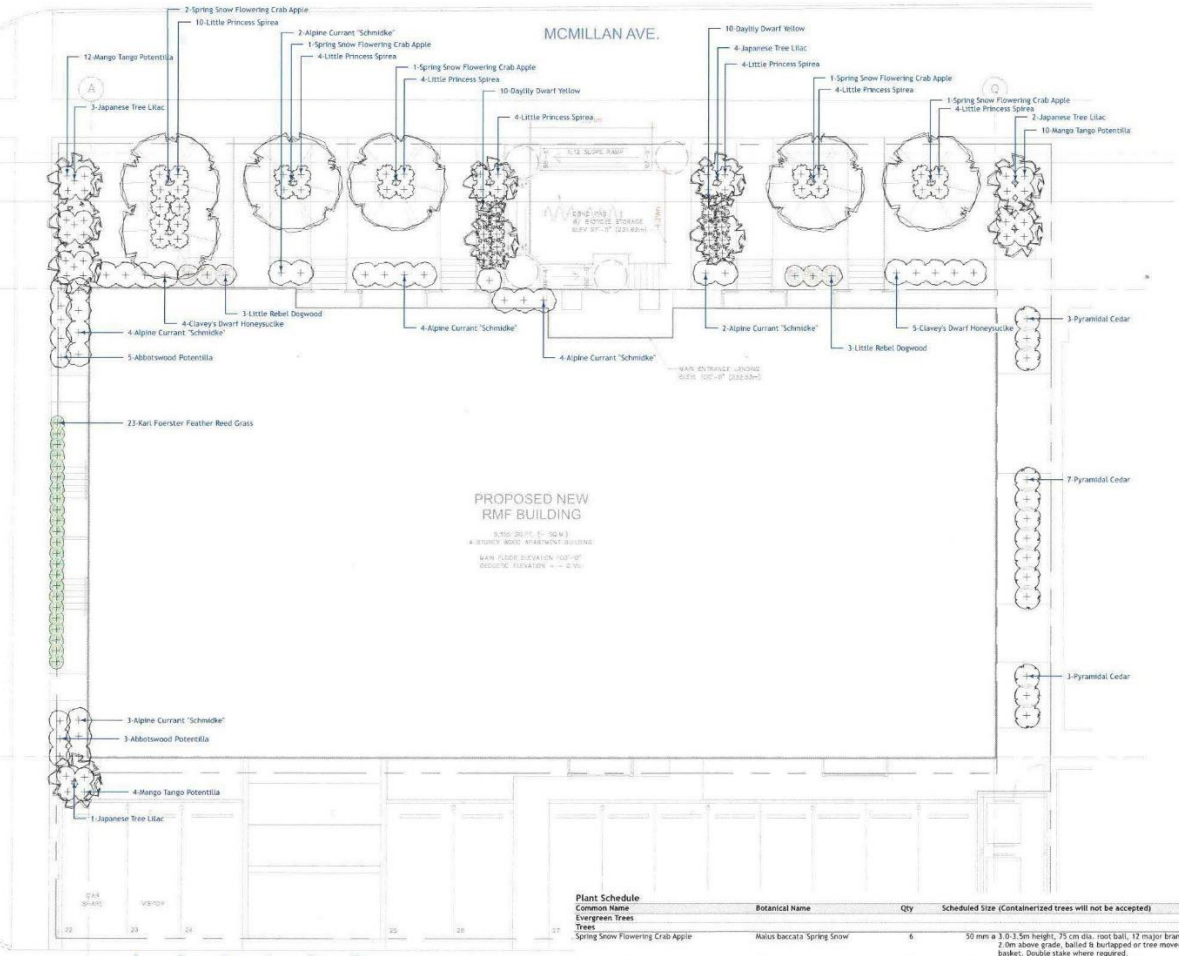
Consultant

Project Title
Paragon Design Build
Multi-Family Development
668 McMillan
Winnipeg, Mb

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of
3

668 McMillan St [22.676].vwx



Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	6	50 mm a 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	10	50 mm a 2.4-3.0m height, 10 major branches 1.75m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Little Rebel Dogwood	Cornus alba 'Jefrebi'	6	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Clavey's Dwarf Honeysuckle	Lonicera xylosteum 'Clavey'	9	45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'	8	30 cm. ht. 2 gal.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	26	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant 'Schmidke'	Ribes alpinum	19	45 cm. ht. 3 gallon Container. Minimum 5 major branches.
Little Princess Spirea	Spiraea Japonica 'Little Princess'	34	30 cm. ht. 3 gallon minimum 5 branches full busy plants
Evergreen Shrubs			
Pyramidal Cedar	Thuja occidentalis 'Brandon'	13	1.2 m ht. evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped .
Perennials			
Daylily Dwarf Yellow	Hemoerocallis x. Dwarf Yellow	20	Large Pot 2 yr.
Ornamental Grasses			
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	23	Large Pot 2 yr. plant
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		174	
Total Plants in Drawing		174	

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 h, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare(2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

1. Landscape Maintenance work shall conform to the Canadian Landscape Standard (Current Edition) to the "Level 3 - moderate" level.
2. Establishment maintenance (30 day following install) shall be included in the base bid and not itemised separately. One year maintenance shall be included in the base bid from the installation and shall be provided as a separate price as per the bid documents.
3. One Year Maintenance shall extend for a period of one year after the recognized completion date and until acceptance (end of maintenance) by the Contract Administrator. Should the recognized completion (end of maintenance) date occur after September 15 their will be a further 30 day maintenance period beginning on May 1 of the following year.
4. Contractor is to control pests and diseases as required. Contractor shall inform the Contract Administrator prior to applying pesticides and use only those pesticides of low mammalian toxicity. Persons applying pesticides shall have a valid pesticide applicators license and strictly follow manufacturers instructions regarding the application of the chemicals and the safety precautions required to apply them.
5. Contractor shall maintain tree pits and planting beds in a weed free condition throughout the maintenance period. Weed should be removed frequently and not left to establish for a period greater than 10 days.
6. Pruning shall be done by persons with a valid qualification (ie. Tree Pruners License) from the local authority. Pruning shall be as necessary to remove dead or damaged limbs as well as maintain species typical form and healthy growth. Pruning shall be done in accordance with industry accepted methods to standard good practice. In the event of a disagreement the opinion of the Contract Administrator as to what constituted standard good practice shall be considered final.
7. The replacement of any new deciduous or coniferous plant material shall initiate the start of an additional 2 year maintenance on the replaced plant.
8. Tree support and stakes are to be inspected at each weeding/watering to ensure that they are properly adjusted.
9. Water shall be applied as required to maintain optimum conditions. During dry weather the Contractor should expect to water on a weekly basis. Each tree is to be thoroughly watered when it is watered (40 liters per 25 mm of caliper). Contractor is to avoid over watering by reducing the frequency during wet weather.
10. Sod shall be watered as necessary to maintain in a green and healthy condition. Sod shall be cut minimum once every week during May and June and once every 10 days during July to October or more frequently if growing conditions are such as to require added cutting to keep the grass in good and neat condition.
11. Sod and Planting beds shall be fertilized not less than three times per growing season.
12. At the end of each growing season Contractor is to ensure that tree is properly fitted with rodent protection as per the planting detail.

Dean Spearman
Landscape Architect

General Notes

1. All work to conform to Canadian Landscape Standard (Current Edition)
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

DP / PA

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2. Variations and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
3. Drawing and Specifications, as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect. No reproduction may be made without the prior written consent of the Landscape Architect.
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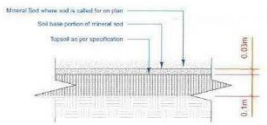
Project Title
Paragon Design Build
Multi-Family Development
668 McMillan
Winnipeg, Mb

Drawing Title
Planting Plan

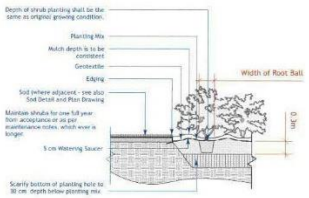
Drawing No.
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Topsoil Spec:
All topsoil required for Sod or Seed, shall consist of a screened clay-textured or loam-textured dark topsoil, a fertile, friable material neither of heavy clay nor of very light sandy nature containing by volume, a minimum of four (4%) percent to clay loams and two (2%) percent for sandy loams to a maximum twenty-five (25%) percent organic matter (peat, rotted manure or composted material) and capable of sustaining vigorous plant growth. Topsoil shall be free of subsoil contamination, roots, stones over 25mm in diameter, toxic materials or subsoil clay lumps over 25mm in diameter and other extraneous matter. Topsoil shall not contain quackgrass rhizomes, Canada thistle roots or other noxious weeds. Upon delivery or thirty (30) days following delivery, salinity rating shall be less than 4 Dsm/m on a saturated paste basis. The pH range shall be between 6.0 - 8.0.



1 Sod Detail
L-3 Scale: 1:10



4 Shrub Planting Detail
L-3 Scale: 1:50

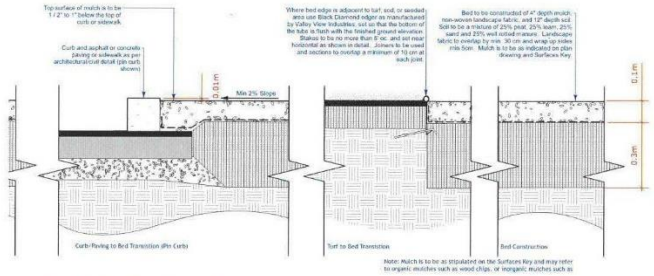




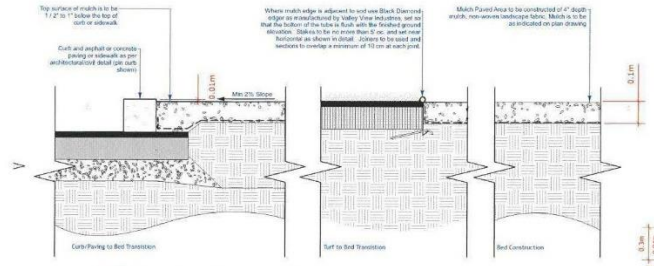
Dean Spearman
Landscape Architect

General Notes

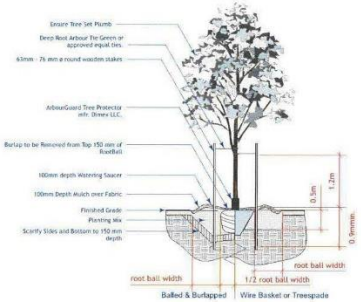
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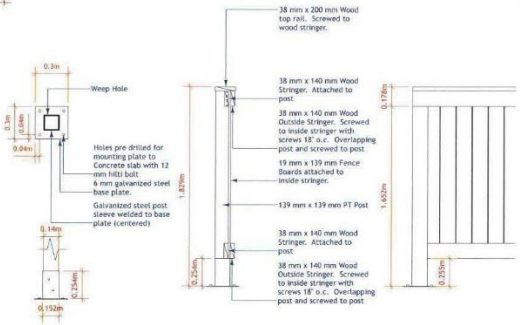
2 Mulched Planting Bed c.w. Fabric
L-3 Scale: 1:10



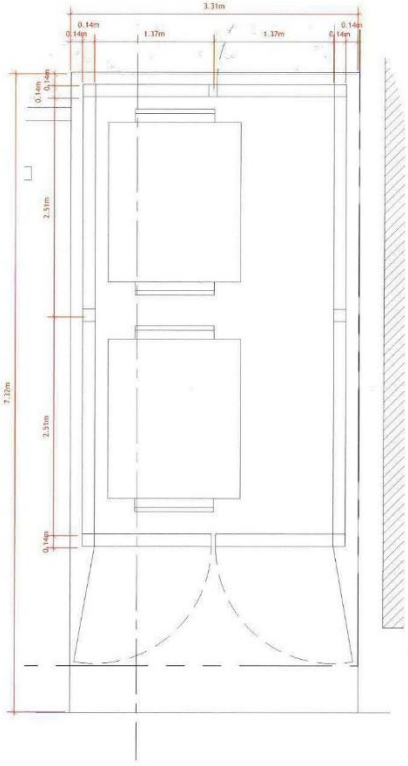
3 Mulched Paved Area c.w. Fabric
L-3 Scale: 1:10



5 Deciduous Tree Planting Detail
L-3 Scale: 1:50



7 Refuse Compound Fence Detail
L-3 Scale: 1:20



6 Refuse Compound Plan
L-3 Scale: 1:25

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Details

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