Agenda – Council – September 26, 2024

Report – Standing Policy Committee on Property and Development – September 13, 2024

Item No. 13 Zoning Agreement Amendment – 1811 John Brebeuf Place (River Heights-Fort Garry Ward) File ZAA 6/2024 [c/r DAV 158686/2024D]

STANDING COMMITTEE RECOMMENDATION:

On September 17, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Zoning Agreement dated September 27, 2006 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 23/2006 and registered against title to the land described therein as Caveat No. 3516763 be amended as follows:

   A. That clause 2 be deleted in its entirety;

   B. That clause 4 be deleted in its entirety; and

   C. That clause 5 be amended to allow a maximum building height of 38.5 feet.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

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

Agenda – Council – September 26, 2024

Report – Standing Policy Committee on Property and Development – September 13, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 13, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

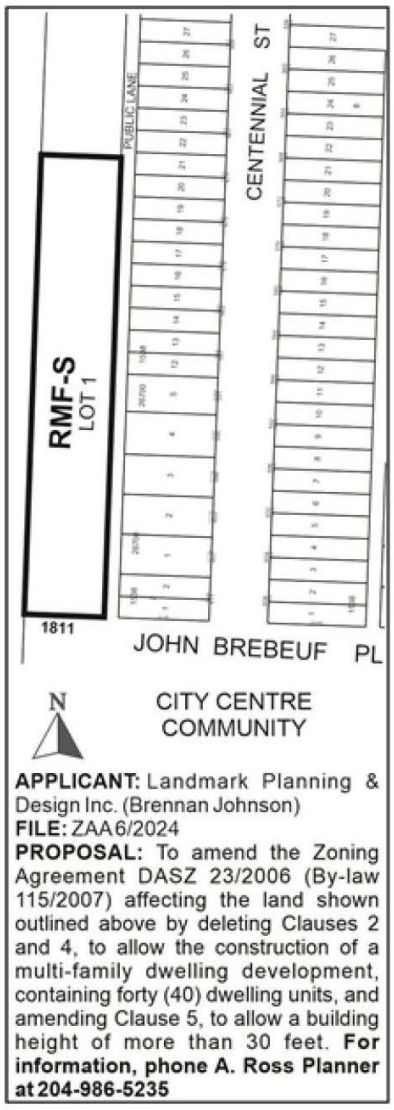
File: ZAA 6/2024

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:



Premises Affected: 1811 John Brebeuf Place

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

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 recommended to the Standing Policy Committee on Property and Development:

1. That the Zoning Agreement dated September 27, 2006 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 23/2006 and registered against title to the land described therein as Caveat No. 3516763 be amended as follows:

    A. That clause 2 be deleted in its entirety;

    B. That clause 4 be deleted in its entirety; and

    C. That clause 5 be amended to allow a maximum building height of 38.5 feet.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

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

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

1. First of all thank you to Landmark for the consultation with the community and myself along the way.

2. The massing is great and breaking it down was very helpful and it puts some air and space into the site

3. Landscaping is great. I was unaware but the affordable housing, but that's a bonus. Will provide some more housing choices for that area, which will well serve Corydon and Grant.

4. I think it's the last piece of property left on that corridor. When I first got elected 15 years ago, that was one of the big projects. We now have housing and the last segment left and I think it's going to fill the place so for those reasons and others, I'm supportive.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 2 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated June 10, 2024 2. Notification of Public Hearing dated June 20, 2024 3. Manitoba Status of Title 3243186/1 4. Letter of authorization dated April 3, 2024 from Alyce Kupskay, 1811 John Brebeuf Place Ltd. to Landmark Planning & Design Inc. (Brendan Salakoh and/or Brennan Johnson) 5. Caveats 3516763, 3516764, and 3662294 6. Shadow Study 7. Conceptual Renderings (6 pages) 8. Plans (13 pages) 9. Report from the Urban Planning Division dated August 26, 2024 10. Communication dated July 23, 2024, from Jeff Unrau with in support of the application 11. Communication dated July 23, 2024, from Alyce Kupskay in support of the application 12. Communication dated July 24, 2024, from Dylan Fontaine in support of the application 13. Communication dated July 24, 2024, from Stephanie Brydges in support of the application 14. Communication dated July 23, 2024, from Nigel Furgus in support of the application 15. Communication dated July 24, 2024, from Ben Bruce in support of the application 16. Communication dated July 24, 2024, from Louise Taylor in support of the application 17. Communication dated July 24, 2024, from Dillon Wright in support of the application 18. Communication dated July 26, 2024, from Brenna Wardrop in support of the application 19. Inspection Report 20. Communication dated August 30, 2024, from Graham MacNeill in support of the application 21. Communication dated August 30, 2024, from Brenna Wardrop in support of the application 22. Communication dated August 30, 2024, from Leona Murphy in opposition to the application 23. Communication dated August 30, 2024, from Angela Regier in support of the application 24. Communication dated September 3, 2024, from Jeff Unrau in support of the application

Exhibits Filed (continued):

25. Communication dated September 4, 2024, from Nigel Furgus in support of the application
26. Communication dated September 4, 2024, from Lawrence Strachan in opposition to the application
27. Communication dated September 4, 2024, from Rod Wolfe in support of the application
28. Communication dated September 4, 2024, from Stephanie Brydges in support of the application
29. Communication dated September 4, 2024, from Louise Taylor in support of the application
30. Presentation in support of the application, submitted by Brennan Johnson on September 4, 2024
31. Recording of Representations

REPRESENTATIONS:

In Support:

Ben Bruce
Stephanie Brydges
Dylan Fontaine
Nigel Furgus
Brennan Johnson
Alyce Kupskay
Graham MacNeill
Angela Regier
Brendan Salakoh
Louise Taylor
Jeff Unrau
Brenna Wardrop
Rod Wolfe
Dillon Wright

In Opposition:

Leona Murphy
Lawrence Strachan

For Information:

Nil

For the City:

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

Exhibit "9" referred to in File ZAA 6/2024

ADMINISTRATIVE REPORT

Title: ZAA 6-2024 – 1811 John Brebeuf Place

Issue: For consideration at the public hearing for a Zoning Agreement Amendment to allow 40 units instead of 18 units, 38.5 ft. of building height instead of 30 ft., and to remove the requirement that plans be in substantial conformance with those approved in 2007.

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 Zoning Agreement dated September 27, 2006 (the "Zoning Agreement"), entered into pursuant to Development Application No. DASZ 23/2006 and registered against title to the land described therein as Caveat No. 3516763 be amended as follows:

    A. That clause 2 be deleted in its entirety;

    B. That clause 4 be deleted in its entirety; and

    C. That clause 5 be amended to allow a maximum building height of 38.5 feet.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements").

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

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

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 Zoning Agreement Amendment ZAA 6/2024 will be amended.

HISTORY

- In 2007, the property was approved for an 36-unit development in conjunction with the north-abutting development at 1810 Corydon Avenue (DASZ 23/2006 & DAV 157585A/2007D). Each development was to have 18 units. The 1810 Corydon Avenue portion was built several years ago with 18 units, leaving 18 units.
- The property has since been subdivided, leaving 1811 John Brebeuf as a stand-alone developable lot.

CONSULTATION

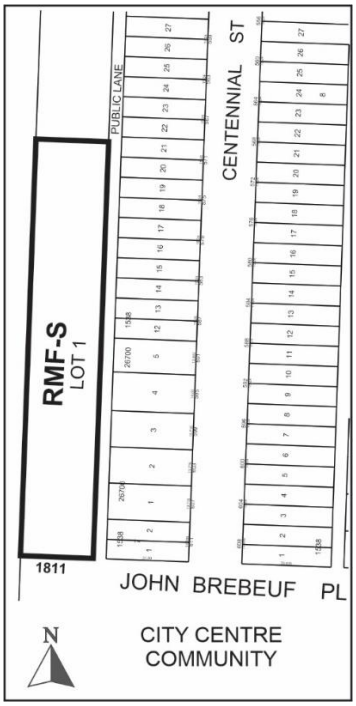
N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: August 26, 2024

APPENDIX A – Planning Report

DATE:	August 26, 2024
FILE:	**ZAA 6/2024**
RELATED FILES:	DAV 24-158686\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.616 - (J. B. MITCHELL)
SUBJECT:	Zoning Agreement Amendment application to delete clause #2 of DASZ 23/2006 which states: “The multiple family development on the land shall be established in substantial conformity with the plan…to the satisfaction of the City’s Director of Planning, Property and Development”, and clause #4 which states: “The total number of dwelling units shall not exceed thirty-six (36)”, and amend clause #5 which states: “The maximum height of any building shall not exceed thirty (30) feet.”
LOCATION:	1811 John Brebeuf PL Unit 1
LEGAL DESCRIPTION:	UNIT 1 CONDOMINIUM NO 651 PLAN 49663 INCL 2.9008 % INT IN COMMON ELEMENTS



APPLICANT:	Brennan Johnson (Landmark Planning & Design Inc) 298 Waterfront Dr Winnipeg, MB R3B 0G5
OWNER:	Alyce Kupskay (1811 JOHN BREBEUF PLACE LTD.) Winnipeg, MB

DISCUSSION

SITE DESCRIPTION

- The subject property is located in a decommissioned railway corridor on John Brebeuf Place, in the J. B. Mitchell neighbourhood of the River Heights - Fort Garry ward.
- The property is located within a Mature Community under the *Complete Communities Direction Strategy 2.0.*
- The property is zoned “RMF-S” – Residential Multifamily – Small, is 43,605 sq. ft. in size and is currently vacant.
- The immediate area is characterized primarily by single and multiple family residential development, with single family dwellings to the east and multifamily dwellings to the north and west.
- Corydon Avenue is an approximately 200-metre (~3 minute) walk from the north edge of the site.

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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Townhouse dwellings zoned “RMF-S” – Residential Multifamily - Small.

South: John Brebeuf Place, then vacant residential land zoned “R1-M” – Residential Single Family – Medium.

East: Single Family Residential Dwellings zoned “R1-M” – Residential Single Family – Medium.

West: Multi Family Residential Dwellings zoned “R1-M” – Residential Single Family – Medium.

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to build three 3-storey townhouse buildings with a total of 40 dwelling units.
- The proposal provides a high quality building design with articulated, mixed-material facades, landscaping, and a zoning-compliant number of parking stalls.
- The property is zoned “RMF-S” however a caveat on Title currently:
    - caps the height at 30 ft.
    - caps the number of dwelling units sitewide at 36 (with 18 already built), and
    - requires development substantially conform with plans approved in 2007
- Given the requested height is 38.5 ft., requested unit count is 40 instead of 18, and the contemporary plans differ from those approved in 2007, the subject Zoning Agreement

Amendment (ZAA) application has been submitted to request removal and adjustment of these caveats.

- The development also requires variances for height, density, landscaping, yards and parking. These are discussed in the Administrative Report for DAV 24-158686\D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The Division requested some changes to the initially-submitted plans for the subject proposal. The following design adjustments were made through the collaborative planning process:

- Landscaping – in spite of the space constraints of the site, the applicant was asked to maximize the landscaping provided in order to soften building fronts, as well as add bench seating for some outdoor amenity. The proposal includes 5 trees, 25 shrubs, and a bench in front of each townhouse building.
- Design – the applicant was asked to provide some visual/ material variation between units. The proposed buildings provide alternating patterns, colours and material placement.
- Pedestrian connections - The applicant was asked to provide accessible pedestrian connections per the zoning by-law requirement. This was 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."*

The proposal for 3 storey townhomes meets the above policies. In addition:

- The development will have similar physical characteristics as recently approved projects in the vicinity including the north-abutting 1810 Corydon Avenue.
- The proposed townhouse development is well suited to the long narrow shape of the former rail corridor.
- The property is a 3-5 minute walk to Corydon Avenue.

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

WINNIPEG ZONING BY-LAW 200/06

ZONING AGREEMENT AMENDMENT

Delete clause 2 (substantial conformance)

- The Division recommends this clause be removed because contemporary building styles and market preferences have changed substantially in the 17 years between the 2007 approval and present day. In addition, the City now has Infill Design Guidelines, which were not in place in 2007. For this reason, the Division recommends the deletion of clause #2.

Delete clause 4 (maximum of 36 dwelling units)

- The applicant indicated to the Division that 40 dwelling units was sought by their client for reasons of project viability. The Division acknowledges that both interest rates and construction costs have increased over recent years, putting pressure on the viability of developments and often making higher densities necessary in order to make projects financially viable.

- The Division recommends this clause be deleted rather than amended. Anyone in the future wishing to seek a density higher than the level currently proposed would require a rezoning. This would require a new process and public hearing.

Amend clause 5, by capping the building height at 38.5 ft. instead of the previous 30 ft.

- The Division recommends placing the new proposed specific height cap in the Zoning Agreement. Unlike density variances, which under the Development Procedures By-Law are limited to 10% In "RMF-S", height variances in "RMF-S" are not limited. Because theoretically a future applicant could apply for any height variance they wish, and because CCDS 2.0 does not support a height over 3 storeys in this location, the Division therefore recommends the 38.5 ft. height cap be held in the Zoning Agreement.

SERVICING CONSIDERATIONS

- The applicant reached out to Public Works who indicated that 40 units does not warrant any additional traffic study or improvements.
- The Water and Waste Department indicated no concerns with 40 units.

OTHER CONSIDERATIONS

PUBLIC CONSULTATION

The Division recommended public consultation be conducted by the applicant. The applicant conducted public consultation, and indicated the following to the Division:

> *"As part of our pre-application due diligence, the Project Team undertook a thorough engagement and public consultation process. Our team met directly with adjacent and nearby residents, including those most likely to be potentially impacted by this proposal,*

on two occasions (four meetings total). Many of the concerns and suggestions (related to massing, scale, and parking) have been considered and addressed by the Project Team."

The full Consultation Report can be found in Appendix A of the Administrative Report for DAV 24-158686\D.

SUN/SHADOW

- The applicant supplied a Sun Shadow Study. This showed "very minimal impact to adjacent properties (especially due to existing trees to the west) and full compliance with the 5-hour guidelines of the City of Winnipeg".

- The City's guideline test times are March 21 and September 21 (equinox) at 9am,12pm, 3pm, 6 pm.

- The Sun Shadow Study can be found in Appendix A of the Administrative Report for DAV 24-158686\D.

SUMMARY

The Urban Planning Division supports the Zoning Agreement Amendment because:

- The proposal for 3 storey townhomes in this location aligns with *Complete Communities 2.0.*
- The development will have similar physical characteristics as recently approved projects in the vicinity including the north-abutting 1810 Corydon Avenue.
- The proposed 40-unit density is within 10% of the Winnipeg Zoning By-Law regulation.
- A townhome development is well suited to the long narrow shape of the former rail corridor.
- The property is a 3-5 minute walk to Corydon Avenue.
- The proposal meets the CCDS 2.0 vision of Established Neighbourhoods to ***"****continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

OURWINNIPEG POLICY ALIGNMENT

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

- The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

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.

4.2 Ensure New Areas of Growth are designed According to the Principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

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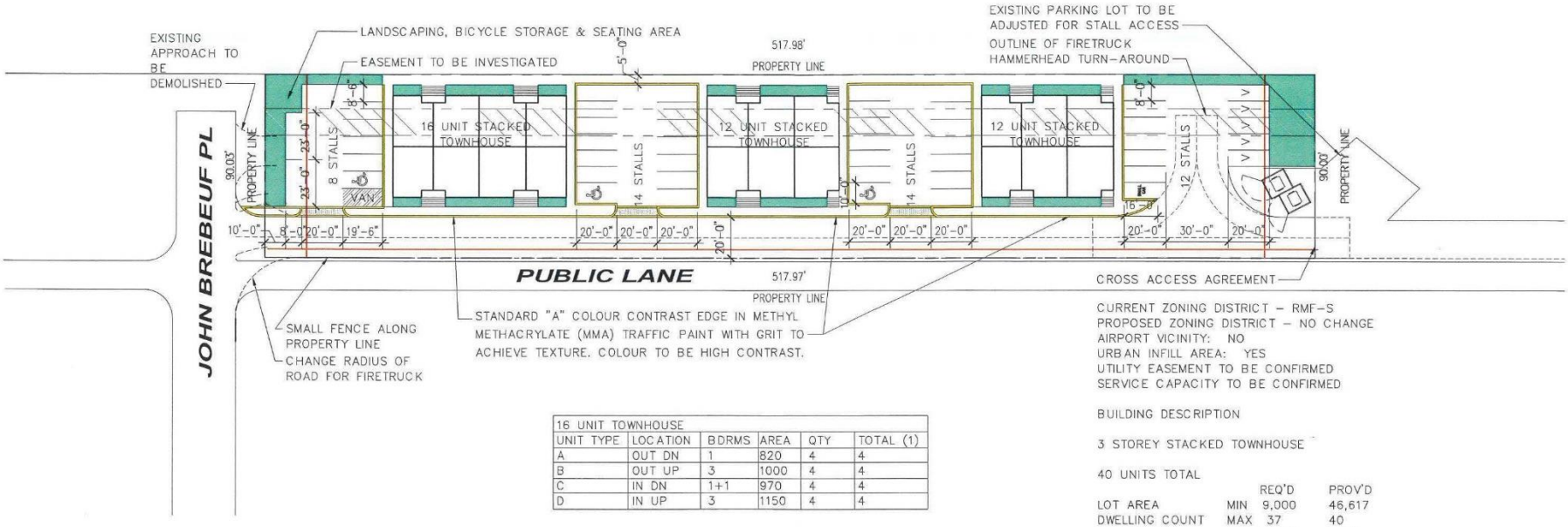
Exhibit “8” referred to in File ZAA 6/2024



SITE PLAN

1" = 50'-0"

16 UNIT TOWNHOUSE					
UNIT TYPE	LOCATION	BDRMS	AREA	QTY	TOTAL (1)
A	OUT DN	1	820	4	4
B	OUT UP	3	1000	4	4
C	IN DN	1+1	970	4	4
D	IN UP	3	1150	4	4

12 UNIT TOWNHOUSE					
UNIT TYPE	LOCATION	BDRMS	AREA	QTY	TOTAL (2)
A	OUT DN	1	820	4	8
B	OUT UP	3	1000	4	8
C	IN DN	1+1	970	2	4
D	IN UP	3	1150	2	4

CURRENT ZONING DISTRICT – RMF-S
PROPOSED ZONING DISTRICT – NO CHANGE
AIRPORT VICINITY: NO
URBAN INFILL AREA: YES
UTILITY EASEMENT TO BE CONFIRMED
SERVICE CAPACITY TO BE CONFIRMED

BUILDING DESCRIPTION

3 STOREY STACKED TOWNHOUSE

40 UNITS TOTAL

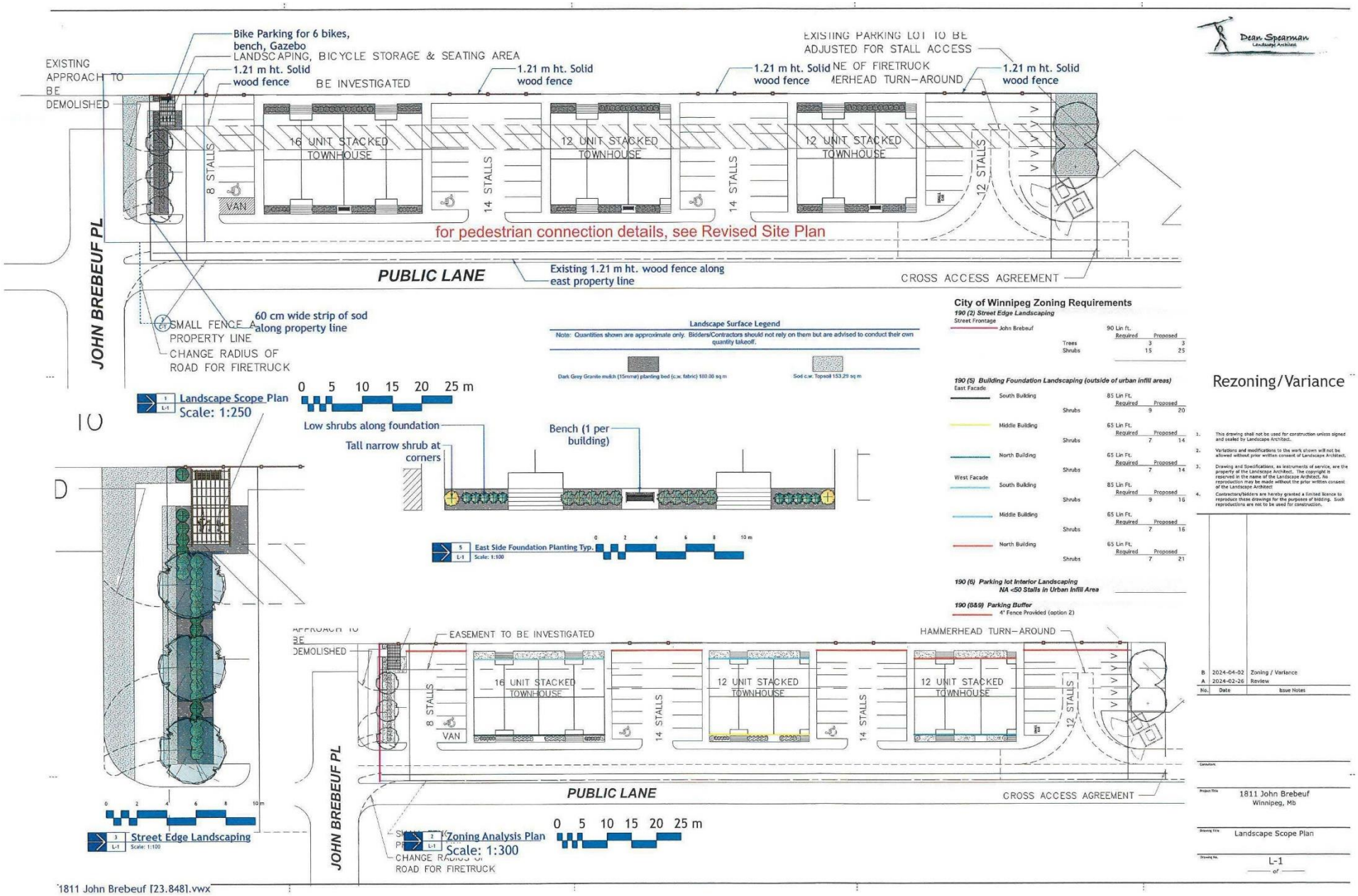
		REQ'D	PROV'D
LOT AREA	MIN	9,000	46,617
DWELLING COUNT	MAX	37	40
LOT AREA/DU	MIN	1,250	1,165
BUILDING CVRG.		23,308 SF	10,480 SF

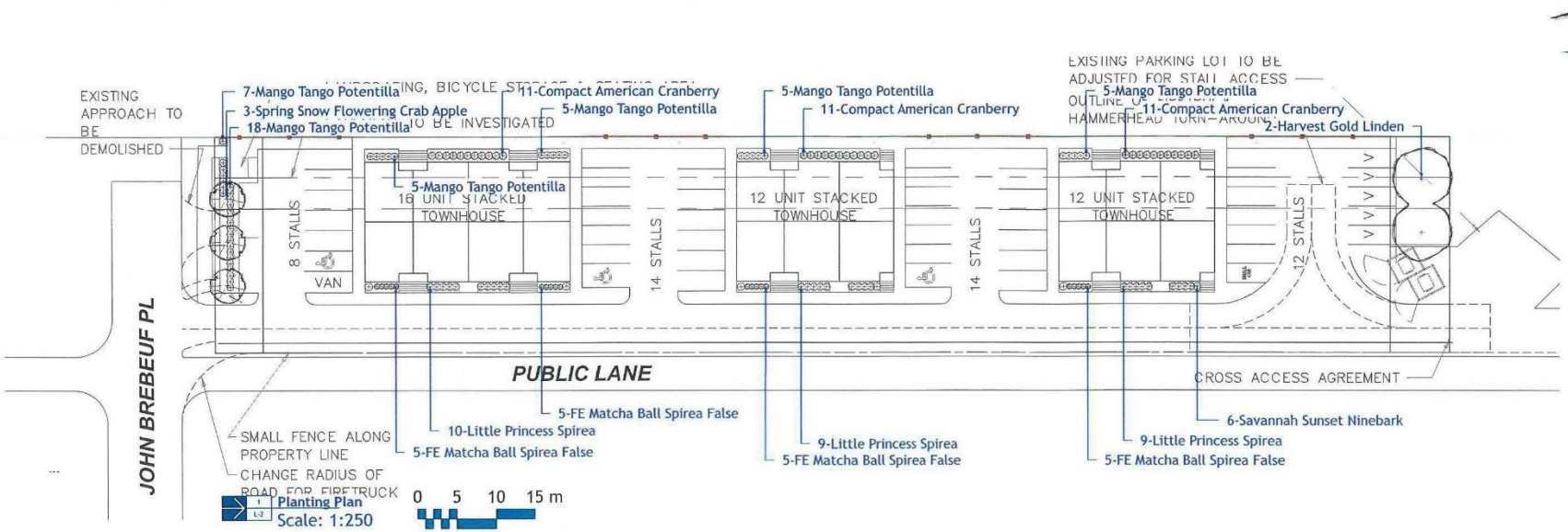
SETBACKS		
FRONT:	20'	+/-62-5'
REAR:	25'	97'-6'
CORNER SIDE:	5'	5'
SIDE:	4'	+/-29'-7"/5'
CORNER SIDE:	5'	–
BUILDING SEPERATION	8'	70'
PARKING		
FRONT:	20'	17'-5" (VARIANCE)
BUILDING HEIGHT:	MAX 35'	37'-11" (MID-TRUSS)
PARKING:	MIN 48	48
STALLS/DU:	1.2:1	1.2:1
SMALL CAR:	MAX 17(33%)	1
BIKES:	MIN 5	5
ACCESSIBLE	MIN 2	3 (2+1 VAN)
VISITOR (V)	MIN 5	5

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project: 1811 JOHN BREBEUF
Drawing Title: SITE PLAN

Designed: EH			Reference Drawing No.:
Drawn: MP/EH/ESH			Sheet No.: SK.01
Date: JUNE 2024			
Comm. No.: COMM. #			Scale: 1" = 50'-0"


Bike Parking for 6 bikes, bench, Gazebo
LANDSCAPING, BICYCLE STORAGE & SEATING AREA
EXISTING APPROACH TO BE DEMOLISHED
1.21 m ht. Solid wood fence
BE INVESTIGATED
1.21 m ht. Solid wood fence
EXISTING PARKING LOT TO BE ADJUSTED FOR STALL ACCESS
1.21 m ht. Solid wood fence
NE OF FIRETRUCK
MERHEAD TURN-AROUND
1.21 m ht. Solid wood fence
16 UNIT STACKED TOWNHOUSE
12 UNIT STACKED TOWNHOUSE
12 UNIT STACKED TOWNHOUSE
8 STALLS
VAN
14 STALLS
14 STALLS
12 STALLS
for pedestrian connection details, see Revised Site Plan
JOHN BREBEUF PL
PUBLIC LANE
Existing 1.21 m ht. wood fence along east property line
CROSS ACCESS AGREEMENT
SMALL FENCE A
PROPERTY LINE
CHANGE RADIUS OF ROAD FOR FIRETRUCK
60 cm wide strip of sod along property line
Landscape Surface Legend
Note: Quantities shown are approximate only. Bidders/Contractors should not rely on them but are advised to conduct their own quantity takeoff.
Dark Grey Granite mulch (15mm#) planting bed (c.w. fabric) 180.06 sq m
Sod c.w. Topsoil 153.29 sq m
City of Winnipeg Zoning Requirements
190 (2) Street Edge Landscaping
Street Frontage
John Brebeuf 90 Lin ft.
Required Proposed
Trees 3 3
Shrubs 15 25
190 (5) Building Foundation Landscaping (outside of urban infill areas)
East Facade
South Building 85 Lin Ft. Required Proposed
Shrubs 9 20
Middle Building 65 Lin Ft. Required Proposed
Shrubs 7 14
North Building 65 Lin Ft. Required Proposed
Shrubs 7 14
West Facade
South Building 85 Lin Ft. Required Proposed
Shrubs 9 16
Middle Building 65 Lin Ft. Required Proposed
Shrubs 7 16
North Building 65 Lin Ft. Required Proposed
Shrubs 7 21
190 (6) Parking lot Interior Landscaping
NA <50 Stalls in Urban Infill Area
190 (8&9) Parking Buffer
4' Fence Provided (option 2)
Rezoning/Variance
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.
B 2024-04-02 Zoning / Variance
A 2024-02-26 Review
No. Date Issue Notes
Consultant
Project Title 1811 John Brebeuf Winnipeg, Mb
Drawing Title Landscape Scope Plan
Drawing No. L-1
of
Dean Spearman Landscape Architect
Landscape Scope Plan
Scale: 1:250
0 5 10 15 20 25 m
Low shrubs along foundation
Tall narrow shrub at corners
Bench (1 per building)
East Side Foundation Planting Typ.
Scale: 1:100
EASEMENT TO BE INVESTIGATED
HAMMERHEAD TURN-AROUND
Street Edge Landscaping
Scale: 1:100
Zoning Analysis Plan
Scale: 1:300
1811 John Brebeuf [23.8481.vwx



Dean Spearman
Landscape Architect

Rezoning/Variance

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'	3	65 mm ø 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.
Harvest Gold Linden	Tilia mongolica 'Harvest Gold'	2	65 mm ø 4.0-4.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Savannah Sunset Ninebark	Physocarpus 'Savannah Sunset'	6	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	45	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	20	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Little Princess Spirea	Spiraea japonica 'Little Princess'	28	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Compact American Cranberry	Viburnum trilobum 'Compactum'	33	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		137	
Total Plants in Drawing		137	

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.
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No.	Date	Issue Notes
B	2024-04-02	Zoning / Variance
A	2024-02-26	Review

Spring Snow CrabHarvest Gold Linden | Mango Tango Potentilla | Macha Ball False Spirea | Little Princess Spirea | Bailey Compact Cranberry

Consultant

Project Title: 1811 John Brebeuf
Winnipeg, Mb

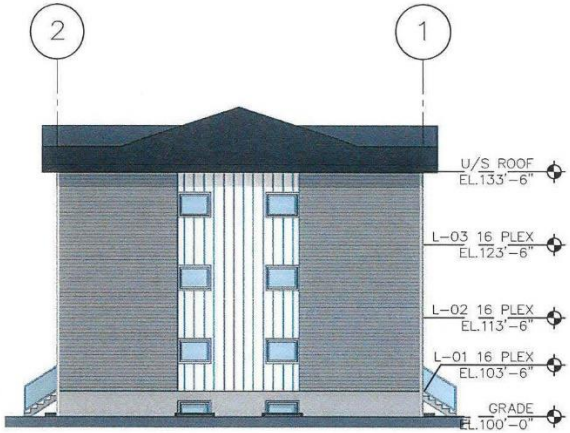
Drawing Title: Planting Plan

Drawing No.: L-2
of

1811 John Brebeuf [23.8481].vwx

16 PLEX FRONT ELEVATION

1/16" = 1'-0"



16 PLEX SIDE ELEVATION

1/16" = 1'-0"

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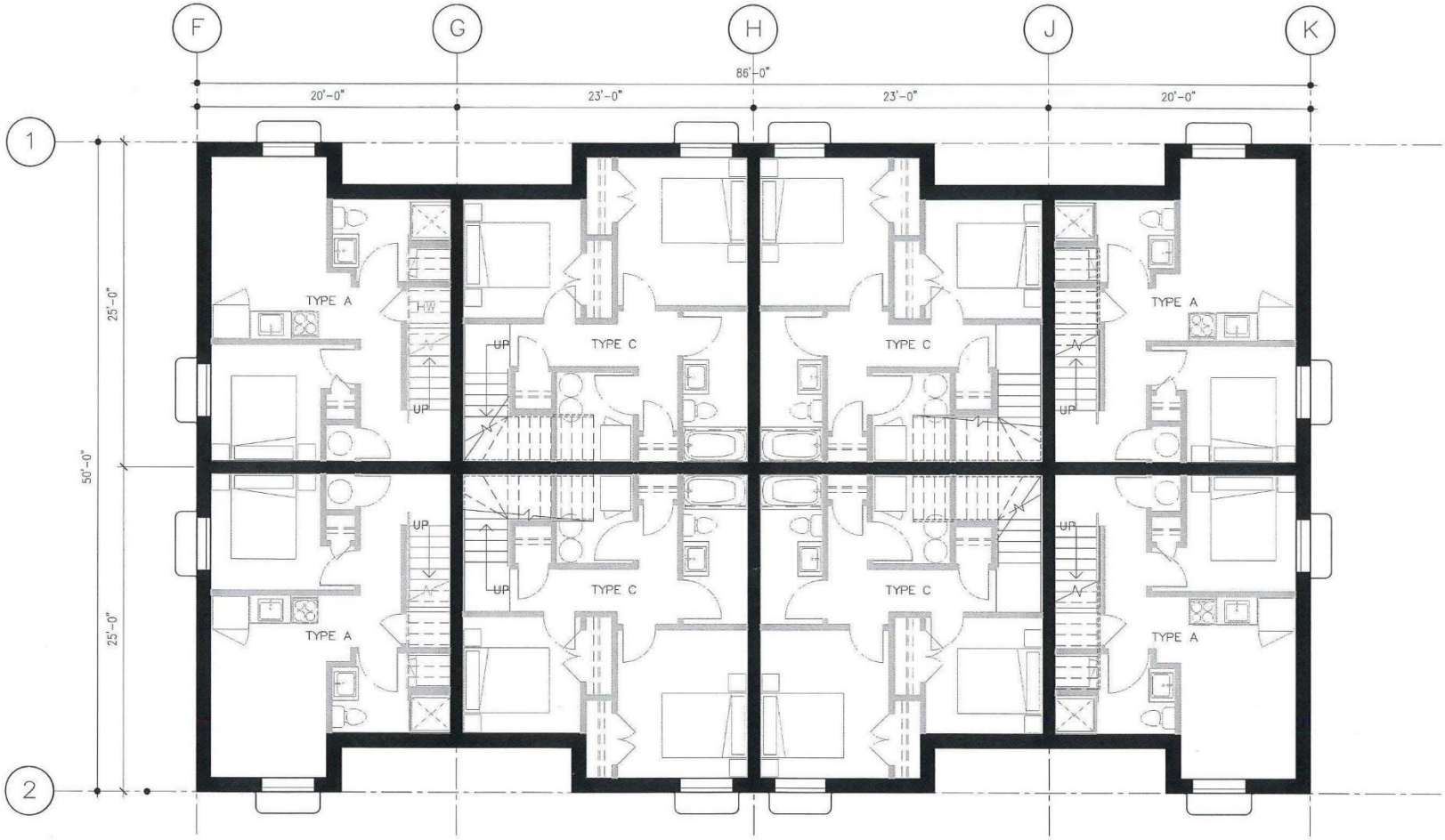
Project: 1811 JOHN BREBEUF	Designed: DS	Reference Drawing No.:	
Drawing Title: 16 PLEX SIDE ELEVATION	Drawn: JS/ESH	Sheet No.: SK.02	
	Date: MARCH 2024		
	Comm. No.: COMM. #	Scale: 1/16" = 1'-0"	



1 SK.03 L-B01 16 PLEX
1/8" = 1'-0"

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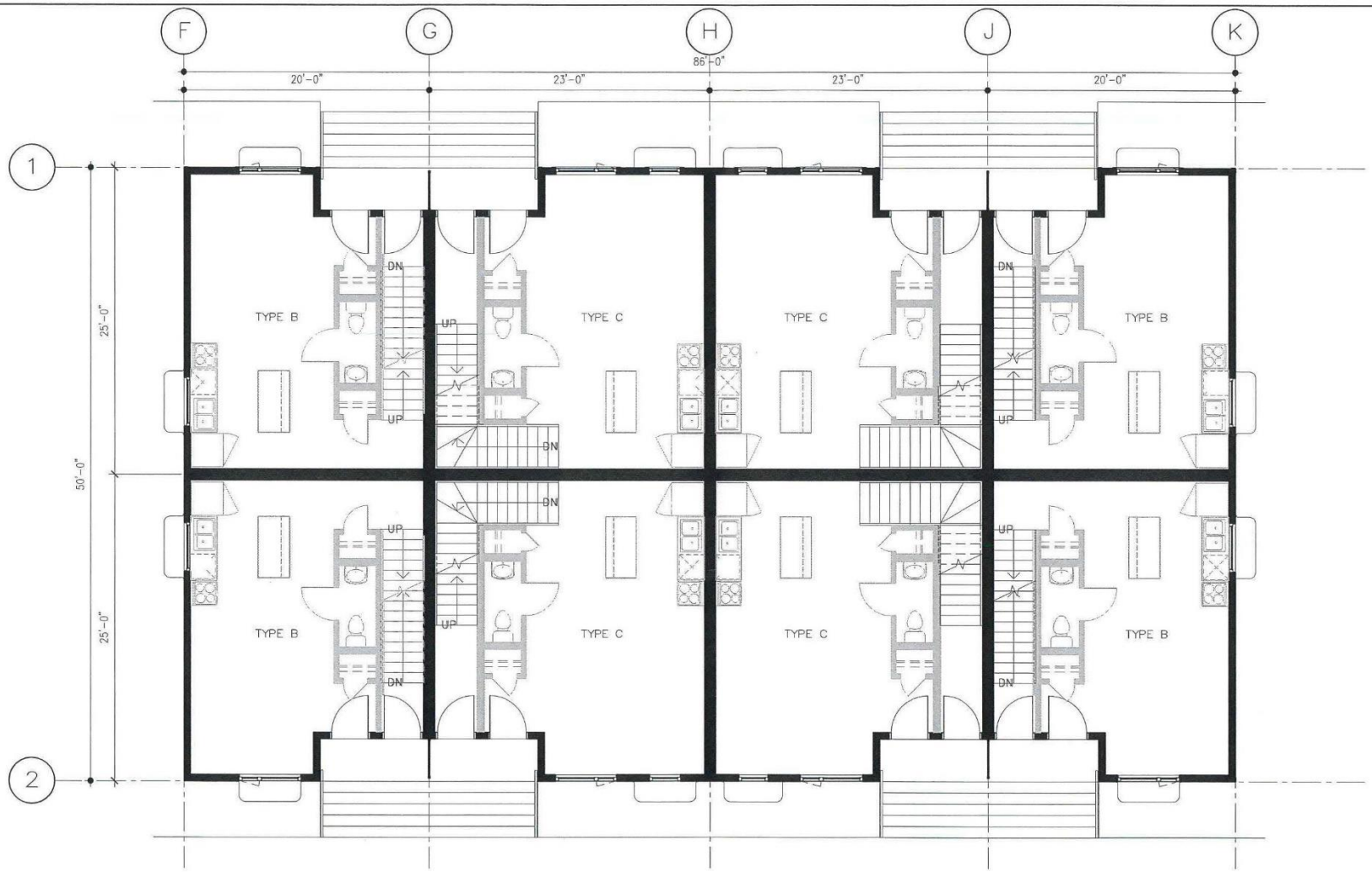
Project: 1811 JOHN BREBEUF

Drawing Title: 16 PLEX FLOOR PLAN L-B01

Designed: DS		Reference Drawing No.:
Drawn: JS/ESH		Sheet No.: SK.03
Date: MARCH 2024		
Comm. No.: COMM. #		Scale: 1/8" = 1'-0"



1
SK.04

L-01 16 PLEX

1/8" = 1'-0"

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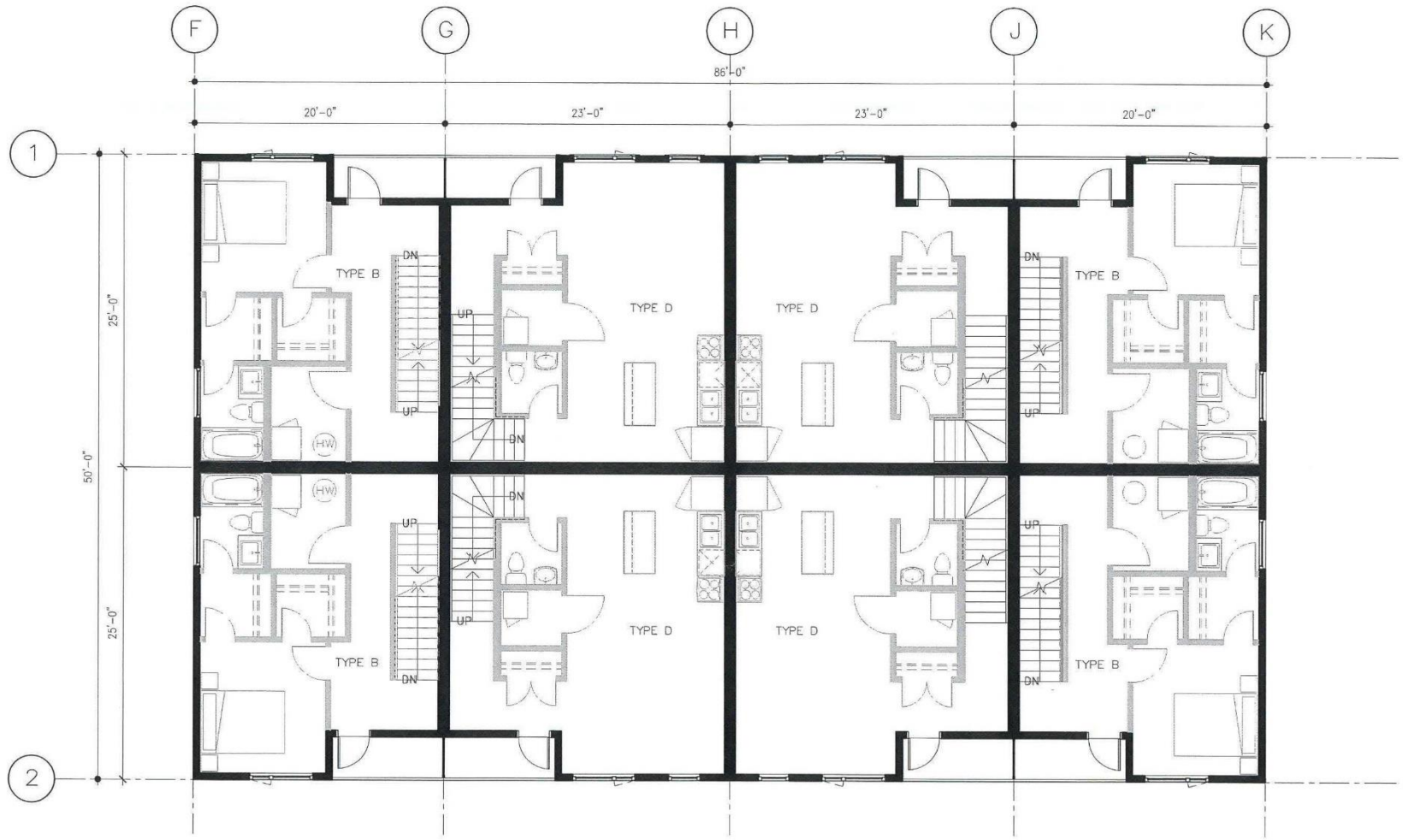
Project:
1811 JOHN BREBEUF

Drawing Title:
16 PLEX FLOOR PLAN L-01

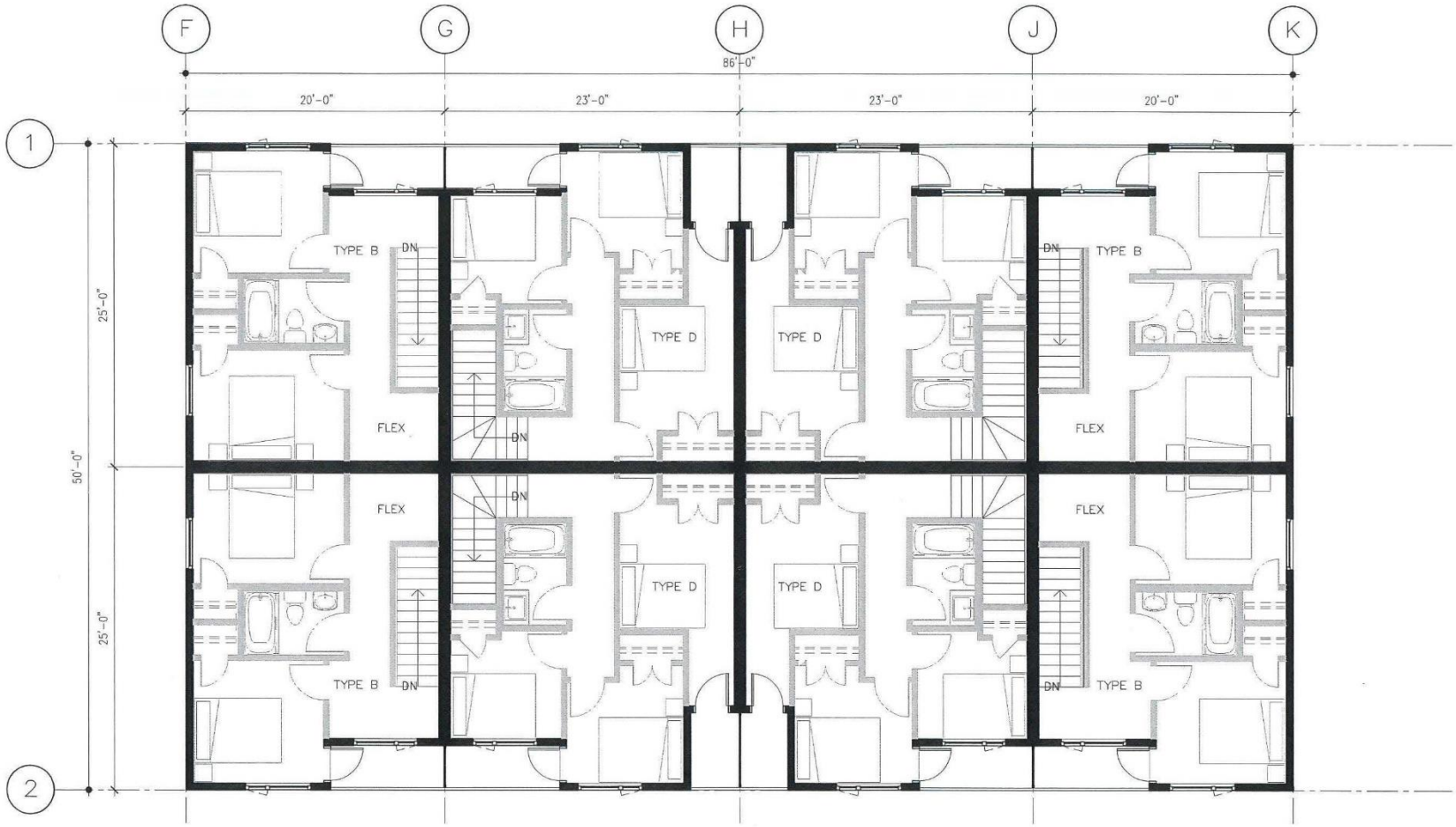
Designed:	DS	Reference Drawing No.:	
Drawn:	JS/ESH	Sheet No.:	SK.04
Date:	MARCH 2024		
Comm. No.:	COMM. #	Scale:	1/8" = 1'-0"



1 SK.05 **L-02 16 PLEX**

1/8" = 1'-0"

AFFINITY ARCHITECTURE Inc. Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1 Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com	Project: 1811 JOHN BREBEUF Drawing Title: 16 PLEX FLOOR PLAN L-02	Designed: DS Drawn: JS/ESH Date: MARCH 2024 Comm. No.: COMM. #	Reference Drawing No: Sheet No.: SK.05 Scale: 1/8" = 1'-0"



1 SK.06 L-03 16 PLEX

1/8" = 1'-0"

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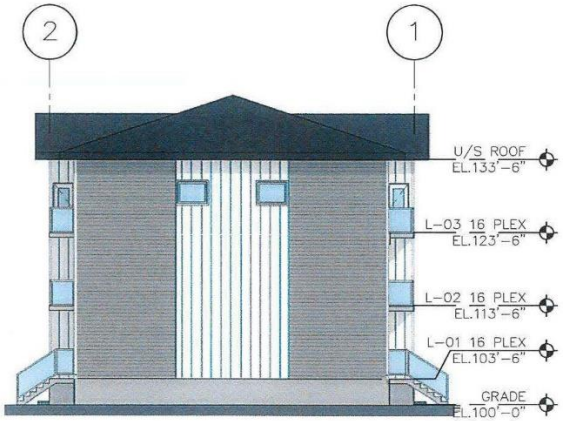
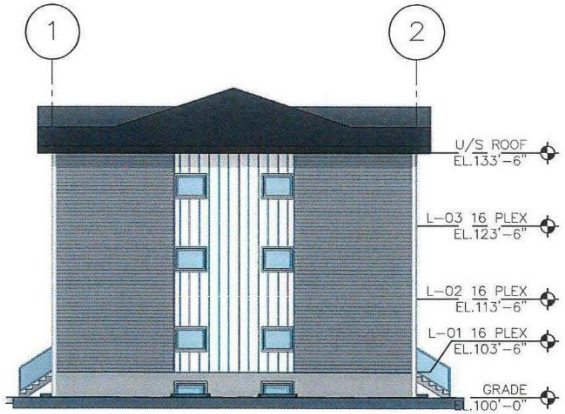
Project: 1811 JOHN BREBEUF

Drawing Title: 16 PLEX FLOOR PLAN L-03

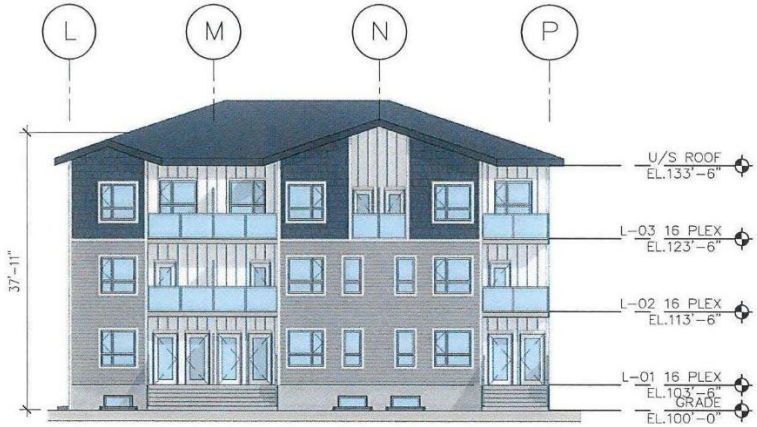
Designed:	DS	Reference Drawing No.:	
Drawn:	JS/ESH	Sheet No.:	SK.06
Date:	MARCH 2024		
Comm. No.:	COMM. #	Scale:	1/8" = 1'-0"



3 SK.07 **12 PLEX RIGHT ELEVATION**
1/16" = 1'-0"



2 SK.07 **12 PLEX LEFT ELEVATION**
1/16" = 1'-0"



1 SK.07 **12 PLEX FRONT ELEVATION**
1/16" = 1'-0"

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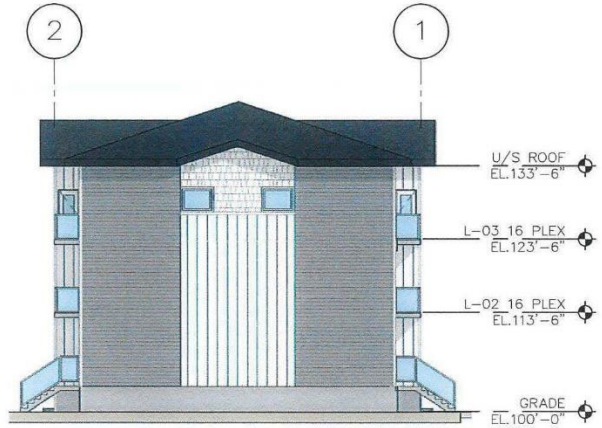
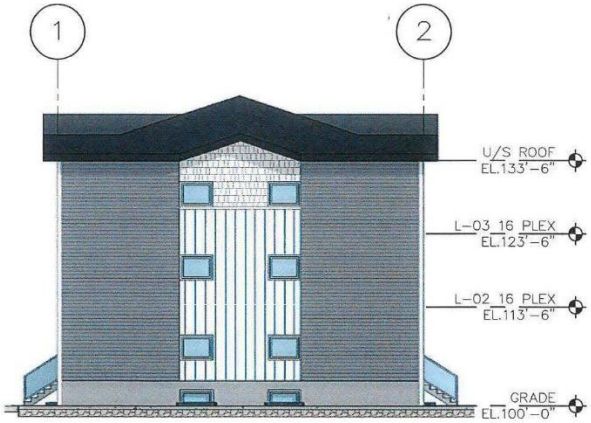
Project: 1811 JOHN BREBEUF	Designed: DS	Reference Drawing No.:	
Drawing Title: 12 PLEX ELEVATION	Drawn: JS/ESH	Sheet No.: SK.07	
	Date: MARCH 2024		
	Comm. No.: COMM. #	Scale: 1/16" = 1'-0"	



3 SK.08 **12 PLEX RIGHT ELEVATION**
1/16" = 1'-0"



2 SK.08 **12 PLEX LEFT ELEVATION**
1/16" = 1'-0"

1 SK.08 **12 PLEX FRONT ELEVATION**
1/16" = 1'-0"

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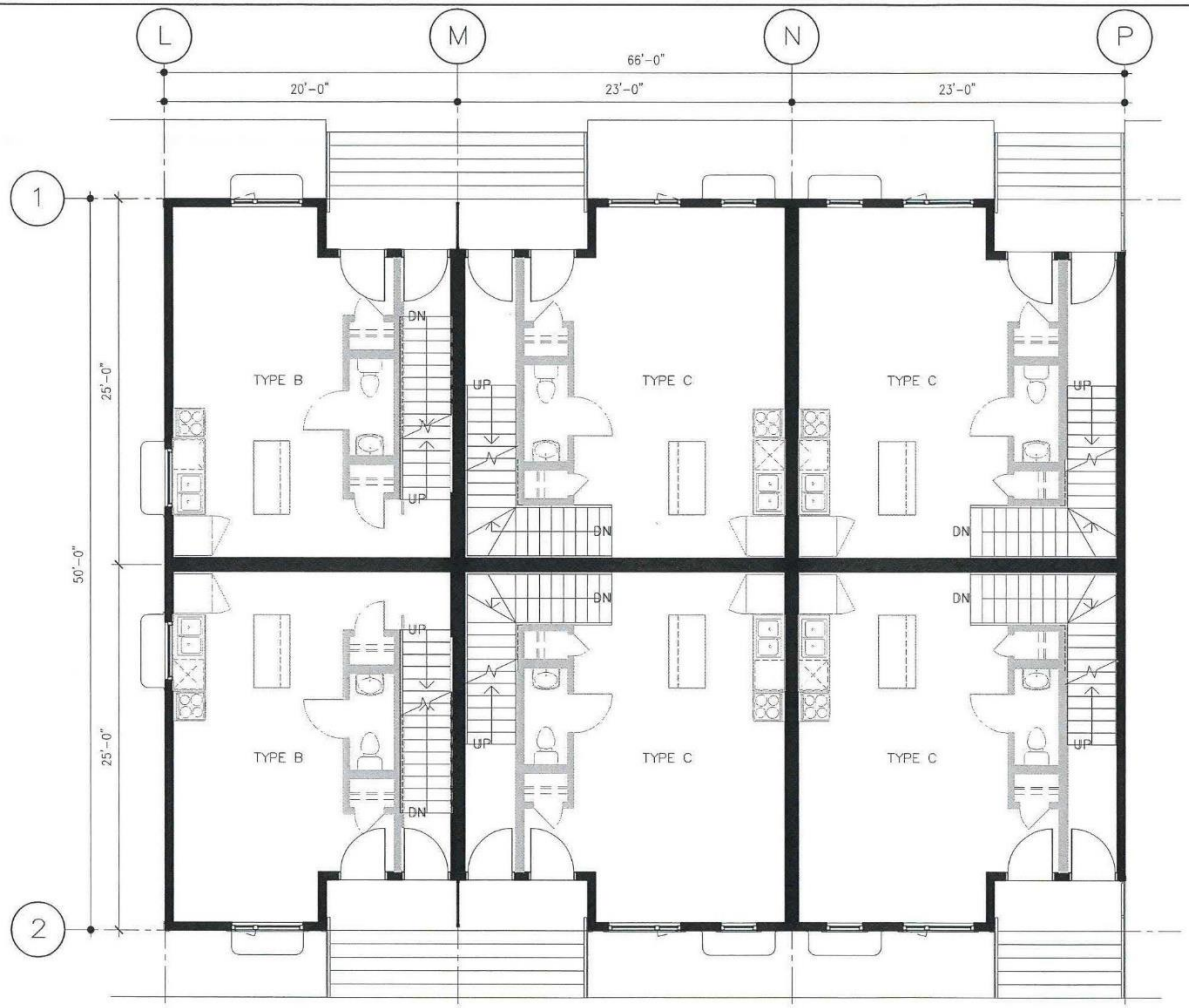
Project: 1811 JOHN BREBEUF	Designed: DS	Reference Drawing No.:	
	Drawn: JS/ESH	Sheet No.: SK.08	
Drawing Title: 12 PLEX ELEVATION	Date: MARCH 2024		
	Comm. No.: COMM. #	Scale: 1/16" = 1'-0"	



1 SK.10 **L-01 12 PLEX**

1/8" = 1'-0"

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Project: 1811 JOHN BREBEUF

Drawing Title: 12 PLEX FLOOR PLAN L-01

Designed:	DS	Reference Drawing No.:	
Drawn:	JS/ESH	Sheet No.:	SK.10
Date:	MARCH 2024		
Comm. No.:	COMM. #	Scale:	1/8" = 1'-0"

1 SK.11 **L-01 12 PLEX**

1/8" = 1'-0"

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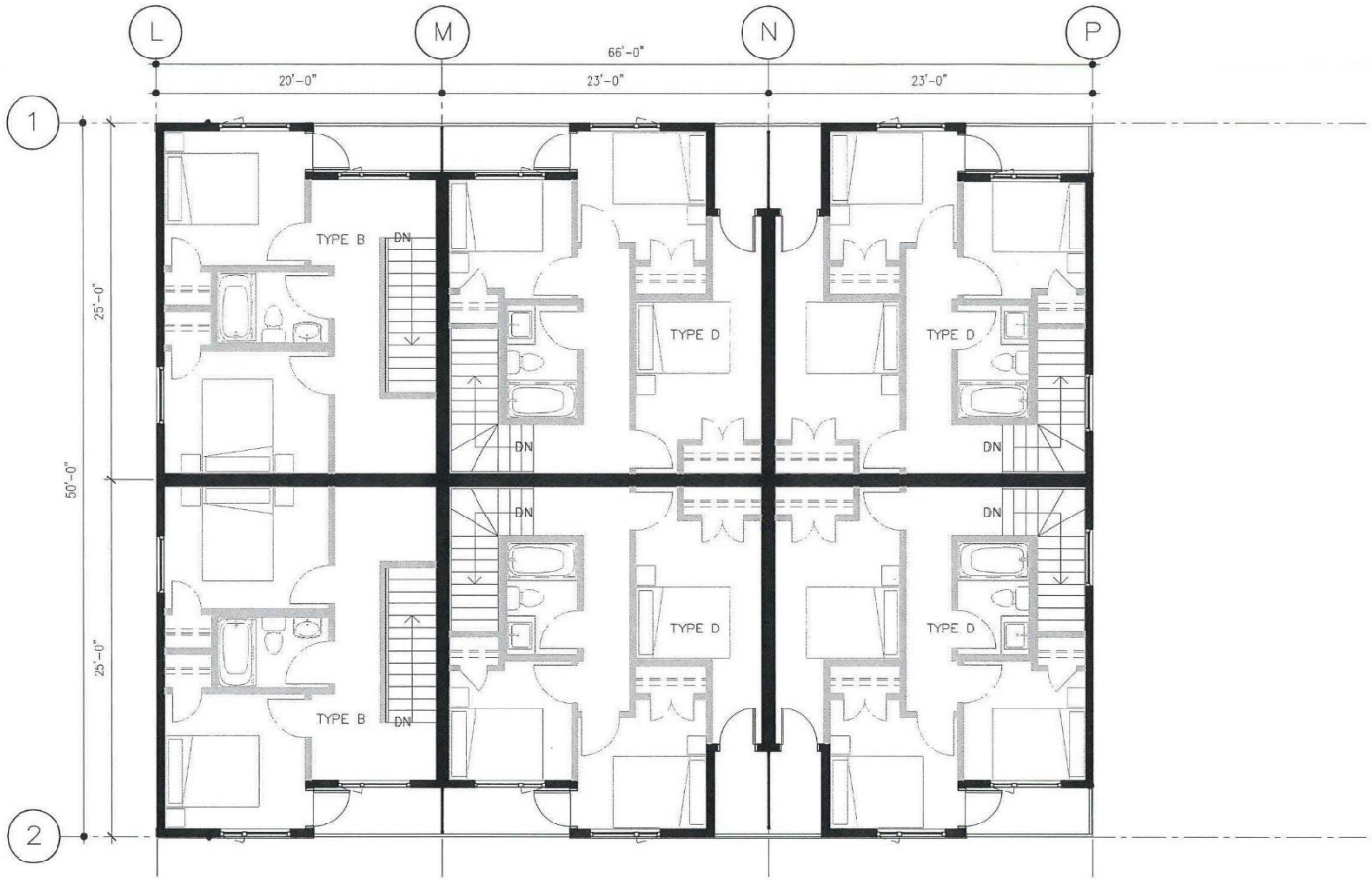
Project: 1811 JOHN BREBEUF

Drawing Title: 12 PLEX FLOOR PLAN L-02

Designed:	DS	Reference Drawing No.:	
Drawn:	JS/ESH	Sheet No.:	SK.11
Date:	MARCH 2024		
Comm. No.:	COMM. #	Scale:	1/8" = 1'-0"



1
SK.12

L-03 12 PLEX

1/8" = 1'-0"

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Project:
1811 JOHN BREBEUF

Drawing Title:
12 PLEX FLOOR PLAN L-03

Designed:	DS	Reference Drawing No.:	
Drawn:	JS/ESH	Sheet No.:	SK.12
Date:	MARCH 2024		
Comm. No.:	COMM. #	Scale:	1/8" = 1'-0"