

Minutes – Council – September 26, 2024

Minute No. 447

Report – Executive Policy Committee – September 17, 2024

**Item No. 16 Subdivision and Rezoning – 666 to 676 McMillan Avenue
(Fort Rouge-East Fort Garry Ward)
File DASZ 26/2024 [c/r DAV 162784/2024D]**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

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.

Minutes – Council – September 26, 2024

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COUNCIL DECISION (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.

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DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,

That the recommendation of the Executive Policy Committee be adopted
by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2024, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

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

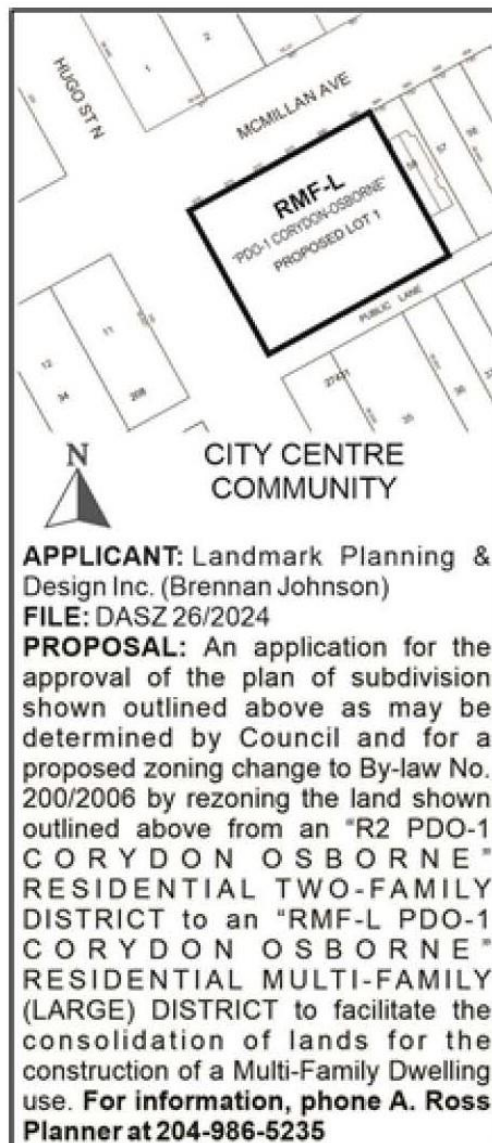
File: DASZ 26/2024

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:



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 valid 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

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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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.

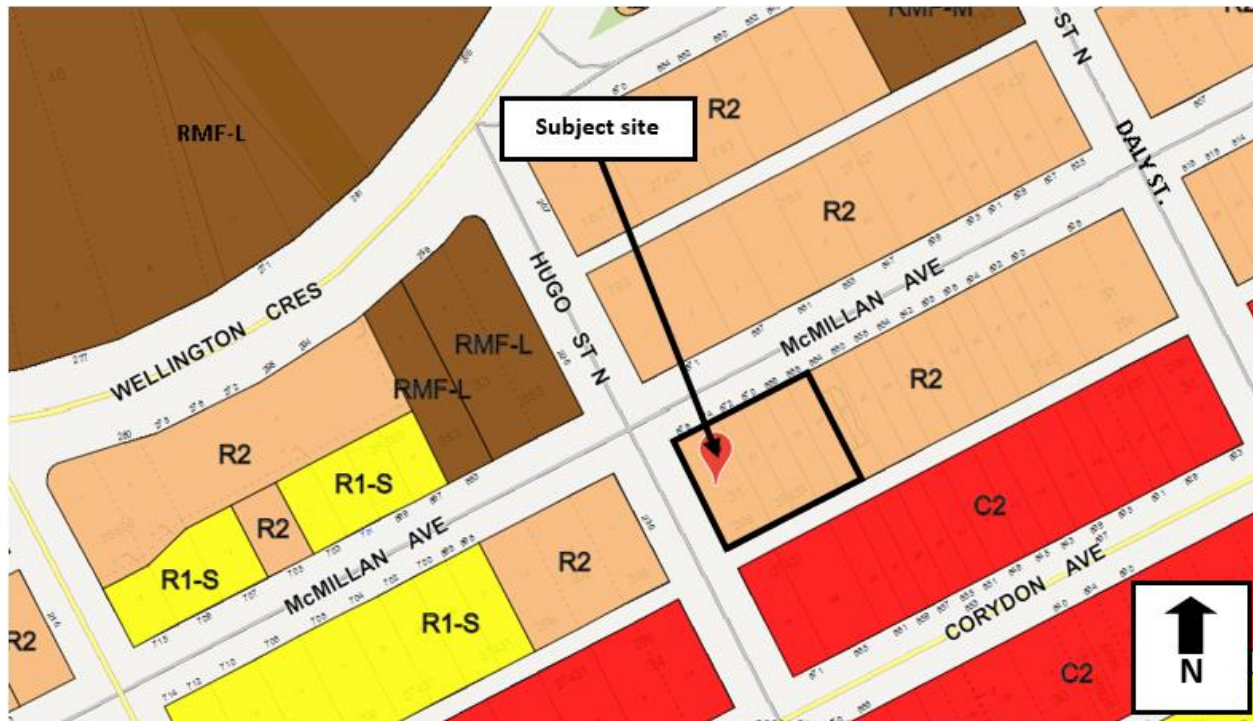


Figure 2: Zoning of the site and surrounding area.

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 pursuing 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.

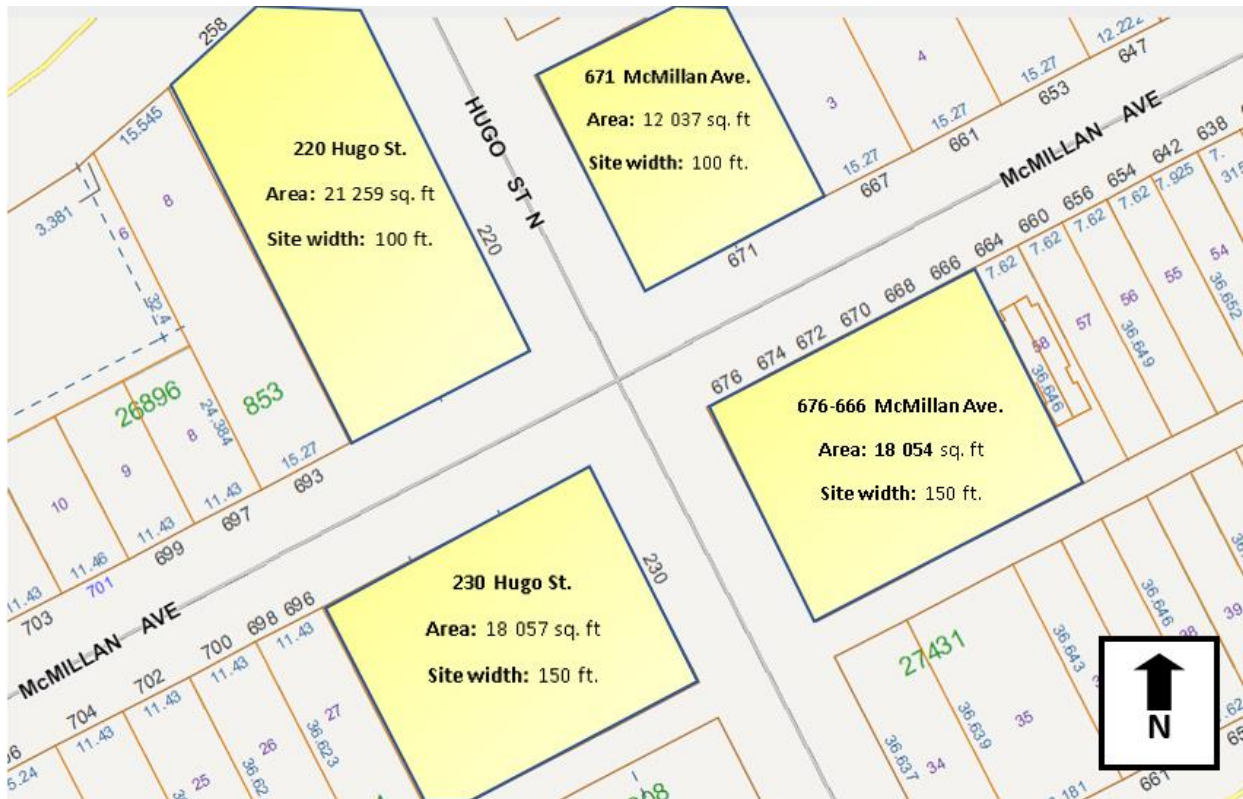


Figure 3: Corner lot context at McMillan Ave. and Hugo St.

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.

By-Law No. _____ _____	File No. DASZ 26/2024 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.
Atlas Sheet No. AC24 CITY CENTRE COMMUNITY	

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.

THIS REPORT SUBMITTED BY:

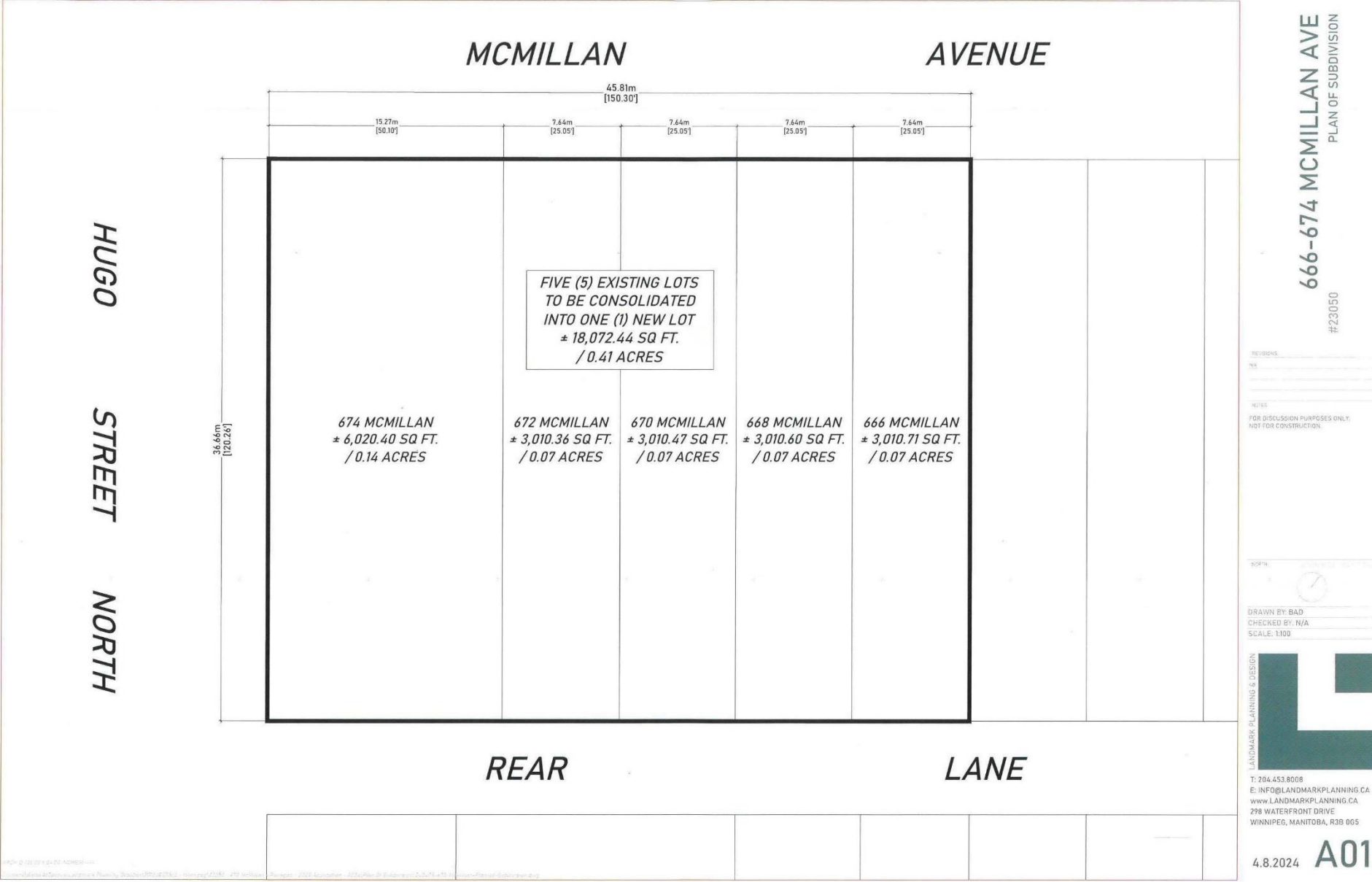
Administrative Co-ordinating Group
File No. DASZ 26/2024
August 2nd , 2024

“Original Signed by K. Kowalyk”

K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

“Original Signed by M. Gajda”

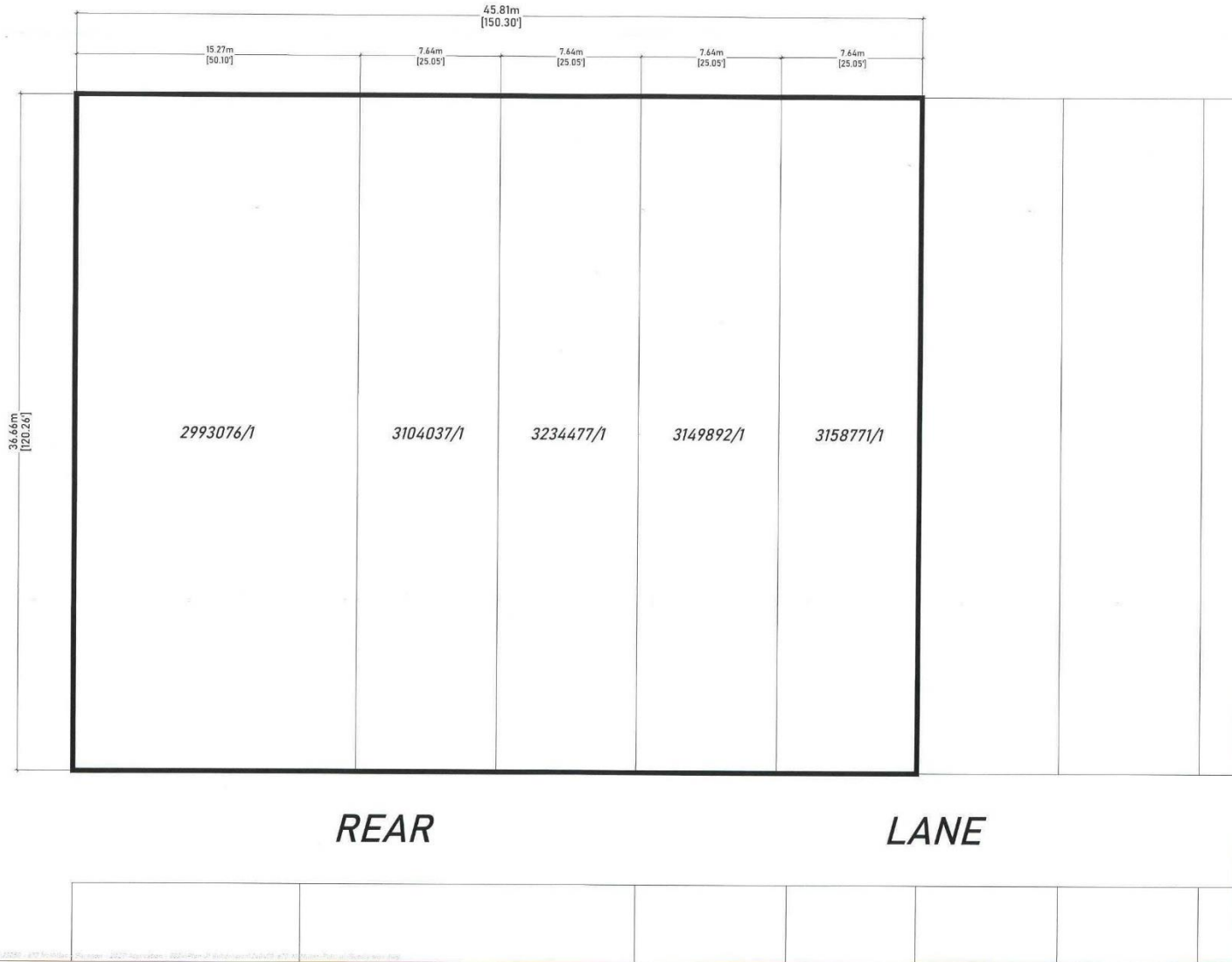
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department



HUGO STREET NORTH

MCMILLAN

AVENUE



666-674 MCMILLAN AVE
TITLE PLOT
#23050

NO. 1000000
N/A
NOTES
FOR DISCUSSION PURPOSES ONLY
NOT FOR CONSTRUCTION

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



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

AD.0 TITLE SHEET

CIVIL

CG.1

LANDSCAPE

LT.1

ARCHITECTURAL

A1.2 SITE PLAN
A2.1 LEVEL -001 (BASEMENT) FLOOR PLAN
A2.2 LEVEL -01 FLOOR PLAN
A2.3 LEVEL -02 & LEVEL -03 TYPICAL FLOOR PLAN
A2.4 LEVEL -04 FLOOR PLAN
A1.1 EXTERIOR BUILDING ELEVATIONS
A1.2 EXTERIOR BUILDING ELEVATIONS

STRUCTURAL

SD.0

MECHANICAL

MD.0

ELECTRICAL

ED.0

MULTI FAMILY DEVELOPMENT



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

670 McMILLAN AVENUE, WINNIPEG, MB

AFFINITY ARCHITECTURE Inc.
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ARCHITECTURAL CONSULTANT

Dean Spearman
Landscape Architect
LANDSCAPE ARCHITECT

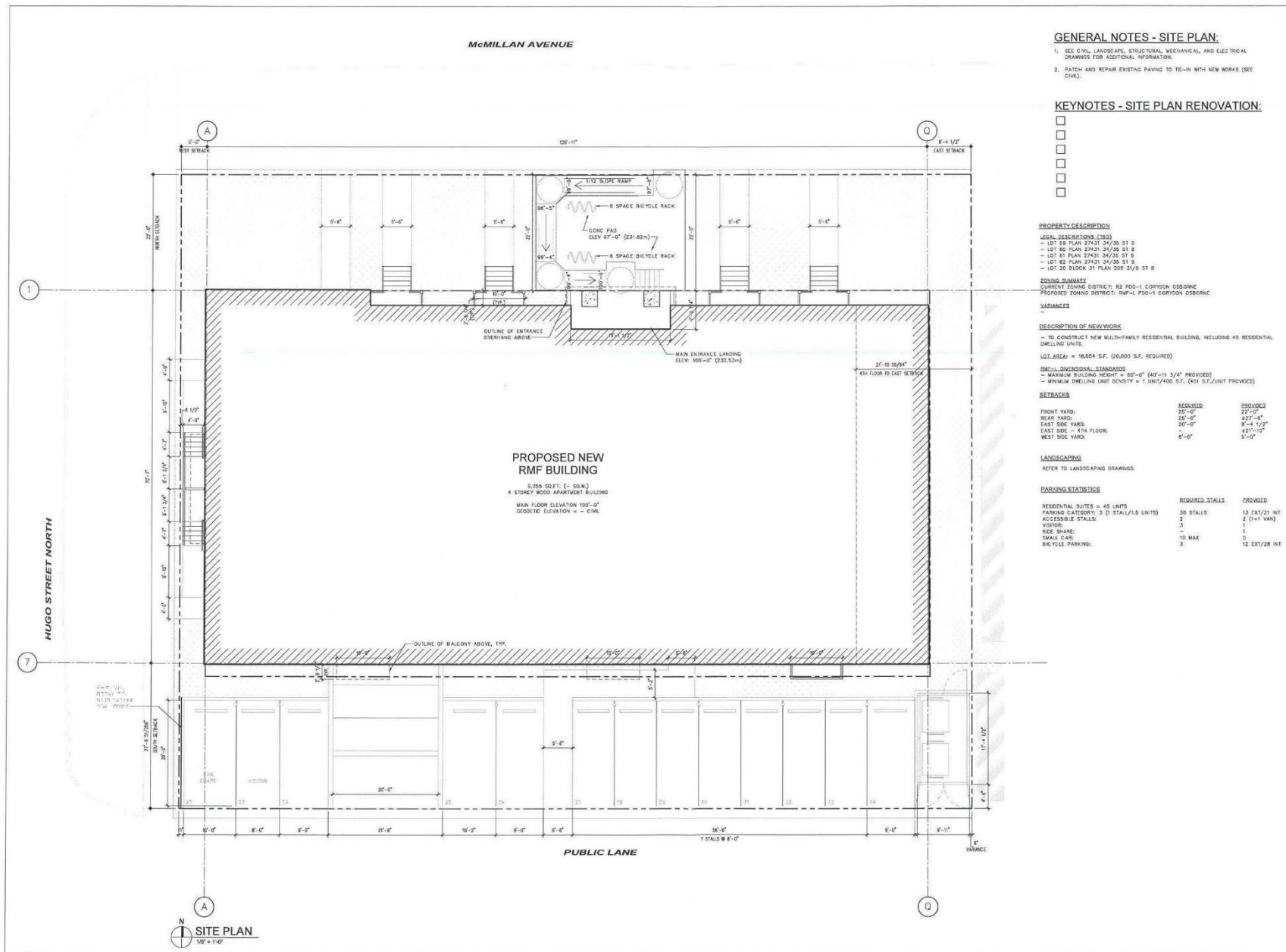
BARNES INC.
& DUNCAN
SURVEYING, ENGINEERING & DESIGN
CIVIL ENGINEER

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



4	ISSUED FOR REZONING REVIEW PER COW	24-08-12	DS
3	ISSUED FOR REZONING REVIEW PER COW	24-05-03	DS
2	ISSUED FOR REZONING	24-04-08	DS
1	ISSUED FOR CLIENT REVIEW	24-01-28	DS
No.	Revision	Date	By

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

Consultants:

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 1000 201 - 1010 LaSalle Avenue • Winnipeg • Manitoba • R2M 3Z1
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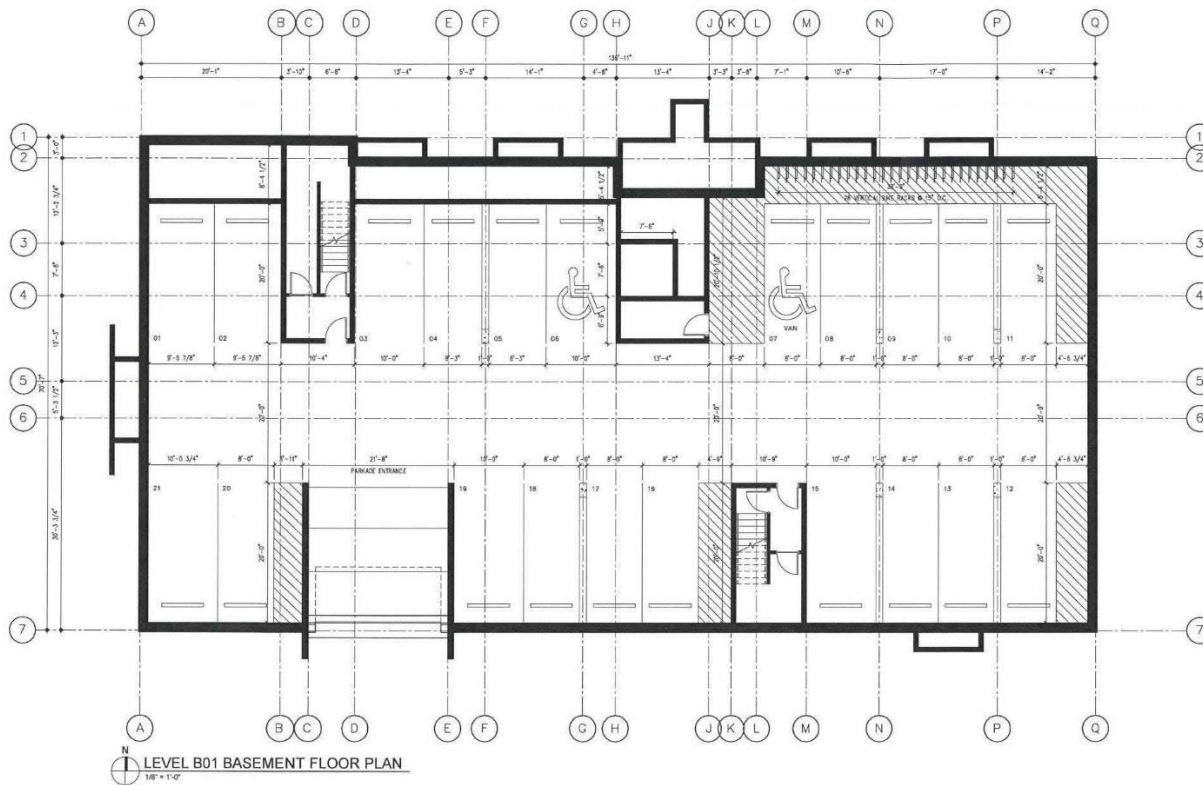
CLIENT NAME
MULTI FAMILY DEVELOPMENT
PROJECT DESCRIPTION
 670 McMILLAN AVENUE
 WINNIPEG, MB

SITE PLAN

Drawn by: MP Checked by: DS

A1.2

Project No: 21015 Date: AUGUST 2024



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 (B NOT IN CONTRACT (S.U.I.)).
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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4.	REVIEW FOR REVISIONS REVISED PER COW	24-05-12	DS
3.	REVIEW FOR REVISIONS REVISED PER COW	24-05-03	DS
2.	REVIEW FOR REVISIONS	24-04-04	DS
1.	REVIEW FOR CLIENT REVIEW	24-01-29	DS
Rev. Revision:		Date:	By:

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

LEVEL-B01 (BASEMENT) FLOOR PLAN

Drawn by: JAP 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	720	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	457	1	1	1
SUITE F1	536	1	1	1
SUITE F2	536	1	1	1
SUITE F3	536	1	1	1
SUITE F4	536	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	757	2	2	1
SUITE I1	817	1	2	1
SUITE I2	817	1	2	1
SUITE I3	817	1	2	1
SUITE I4	817	1	2	1
SUITE J1	746	2	2	1
SUITE J2	746	2	2	1
SUITE J3	746	2	2	1
SUITE J4	746	2	2	1
SUITE K1	538	1	1	1
SUITE K2	538	1	1	1
SUITE K3	538	1	1	1
SUITE K4	538	1	1	1
SUITE L1	601	1	2	1
SUITE L2	601	1	2	1
SUITE L3	601	1	2	1
SUITE L4	601	1	2	1
SUITE M1	729	1	2	1
SUITE M2	729	1	2	1
SUITE M3	729	1	2	1
SUITE M4	729	1	2	1
TOTAL				43

4 ISSUED FOR REDLINE REVISED PER COW 24-08-17 DS
 3 ISSUED FOR REDLINE REVISED PER COW 24-08-08 DS
 2 ISSUED FOR REDLINE REVISED PER COW 24-08-08 DS
 1 ISSUED FOR CLIENT REVIEW 24-08-08 DS
 No. Revision: Date: By:

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CLIENT NAME
MULTI FAMILY DEVELOPMENT
PROJECT DESCRIPTION
 670 McMillan Avenue
 Winnipeg, MB

LEVEL-01 FLOOR PLAN

Drawn by: JAP Checked by: DS

A2.2

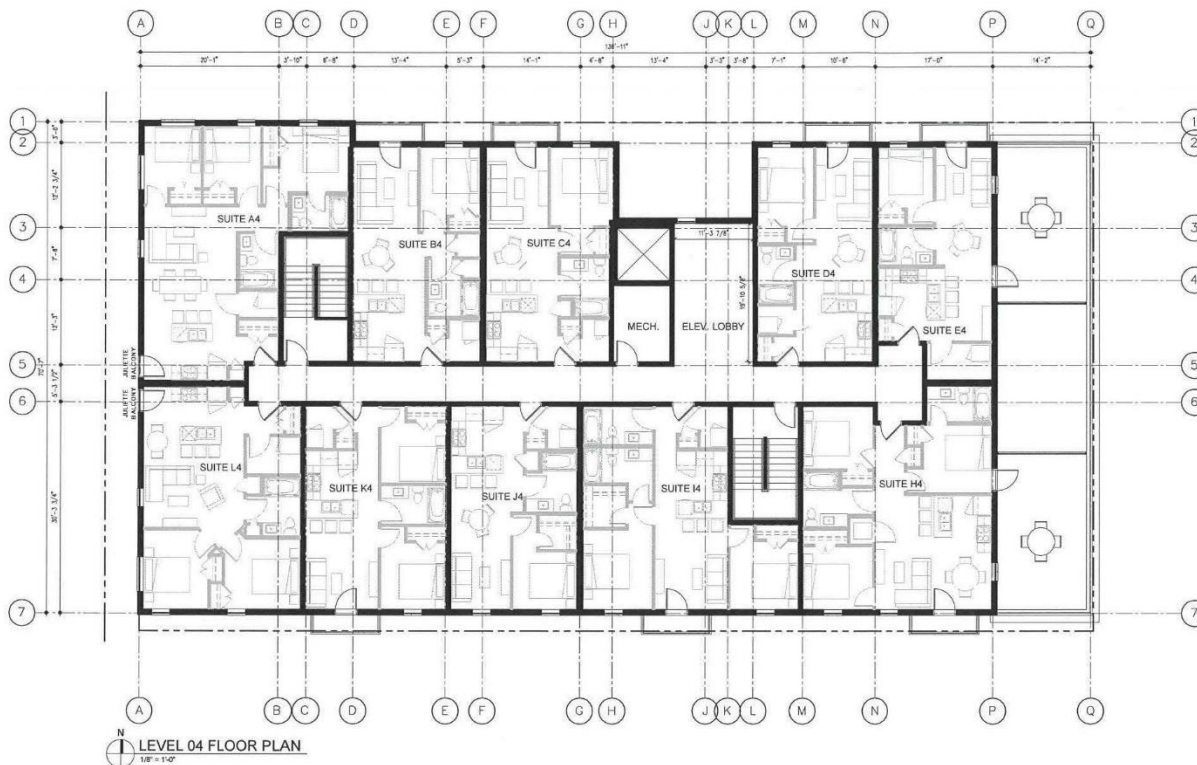
Project No: 21075 Date: AUGUST 2024

GENERAL NOTES - FLOOR PLANS:

- SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- LOOSE FURNITURE SHOWN THUSLY IS NOT IN CONTRACT (N.E.C.).
- 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.
- PROVIDE SCHEDULING FOR FIXTURES AND MILLWORK PRIOR TO INSTALLATION OF GYPSUM BOARD.
- COORDINATE PENETRATIONS AND SLEEVES THRU CONCRETE ASSEMBLIES WITH CONSTRUCTION MANAGER PRIOR TO POUR.
- 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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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 BLOODING 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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- ☐
- ☐
- ☐
- ☐
- ☐

4	ISSUED FOR REVISION	REVISED	DATE	BY
3	ISSUED FOR REVISION	REVISED	DATE	BY
2	ISSUED FOR REVISION	REVISED	DATE	BY
1	ISSUED FOR CLIENT REVIEW	REVISED	DATE	BY
No.	Revision		Date	By

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CLIENT NAME
MULTI FAMILY DEVELOPMENT

PROJECT DESCRIPTION
670 McMillan Avenue
Winnipeg, MB

LEVEL-04 FLOOR PLAN

Drawn by: SSP 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:

- EFS-01 - SOLID COLOUR TBS, MATCH GREY TYNDALE STONE
- EFS-02 - BRICKTEXT PATTERN
- EFS-03 - BRICKTEXT PATTERN TO MATCH GREY TYNDALE STONE

EXTERIOR TYNDALE STONE:

- TYNDALE-01 - 180mm TYNDALE STONE THIN VENEER DOUGLAS STONE & BELLINGTON SERIES MIX, GREY COLOUR

FIBER CEMENT PANEL:

- FCR-01 - SOLID COLOUR TBS, MATCH GREY TYNDALE STONE

WOOD:

- WC-01 - PT. BROWN, TO MATCH GARBAGE ENCLOSURE PANELS

NOTE: BALCONY RAILS TO MATCH CASCADE METALS SLATE GREY. WINDOW FRAMES, MULLIONS, AND MOUNTS TO BE BLACK COLOURED. BALCONY POSTS PAINTED TO MATCH EFS-01.

4.	ISSUED FOR REVISION/REVISED DRAWING	24-08-22	DS
3.	ISSUED FOR REVISION/REVISED DRAWING	24-05-08	DS
2.	ISSUED FOR REVISION/REVISED DRAWING	24-04-08	DS
1.	ISSUED FOR CLIENT REVIEW	24-01-19	DS
No.	Revision	Date	By

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Consultants:

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CLIENT NAME
MULTI FAMILY DEVELOPMENT
PROJECT DESCRIPTION
670 McMillan Avenue
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: JAP 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"

GENERAL NOTES - SITE PLAN RENOVATION:

1. SEE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXPOSED 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

- EFS-01 - SOLID COLOUR TBS, MATCH GREY TYNDALL STONE
- EFS-02 - BRICKEX PATTERN
- EFS-03 - BRICKEX PATTERN TO MATCH GREY TYNDALL STONE

EXTERIOR TYNDALL STONE

- TSD-01 - 120mm TYNDALL STONE, THIN VENEER DOUGLAS STONE & WELLINGTON SERIES MIX, GREY COLOUR

FIBER CEMENT PANEL

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

ROOF

- R0-01 - P1 BROWN, TO MATCH GARAGE ENCLOSURE PANELS

NOTE: BALCONY RAILS TO MATCH CASCADE METALS SLATE GREY WOODRUM PANELS, WALLS, AND HANDRAILS TO BE BLACK COLOURED. BALCONY POSTS PAINTED TO MATCH EFS-01.

4	ISSUED FOR REWORKING REV'D FOR COW	34-08-23	DS
3	ISSUED FOR REWORKING REV'D FOR COW	34-05-23	DS
2	ISSUED FOR REWORKING	34-04-28	DS
1	ISSUED FOR CLIENT REVIEW	34-01-28	DS
New Revision:		Date:	By:

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Consultants

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment prior to proceeding.

CLIENT NAME
MULTI FAMILY
DEVELOPMENT
PROJECT DESCRIPTION
670 McMillan Avenue
WINNIPEG, MB

EXTERIOR BUILDING ELEVATIONS

Drawn by: MP Checked by: DS

A4.2

Project No: 23015 Date: AUGUST 2024

MCMILLAN AVE.

City of Winnipeg Zoning Requirements

Zoning: RMF-L Urban Infill Area Map 1



190 (2) Street Edge Landscaping

Street Frontage

Hugo St.

	Required	Proposed
Trees	4	4
Shrubs	18	31

McMillan Ave.

	Required	Proposed
Trees	5	12
Shrubs	24	44

General Notes

- All work to conform to Canadian Landscape Standard (Green Edition).
- All existing trees, sidewalks, curbs, catch basins, culverts, or any 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.
- All work is to be warranted for a period of not less than 1 year.
- 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.
- 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.
- All dimensions are in meters unless otherwise noted.
- Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
- Layout is to be approved by Contract Administrator prior to any construction or demolition (removal).
- All material depths in details are shown after compaction.

DP / PA

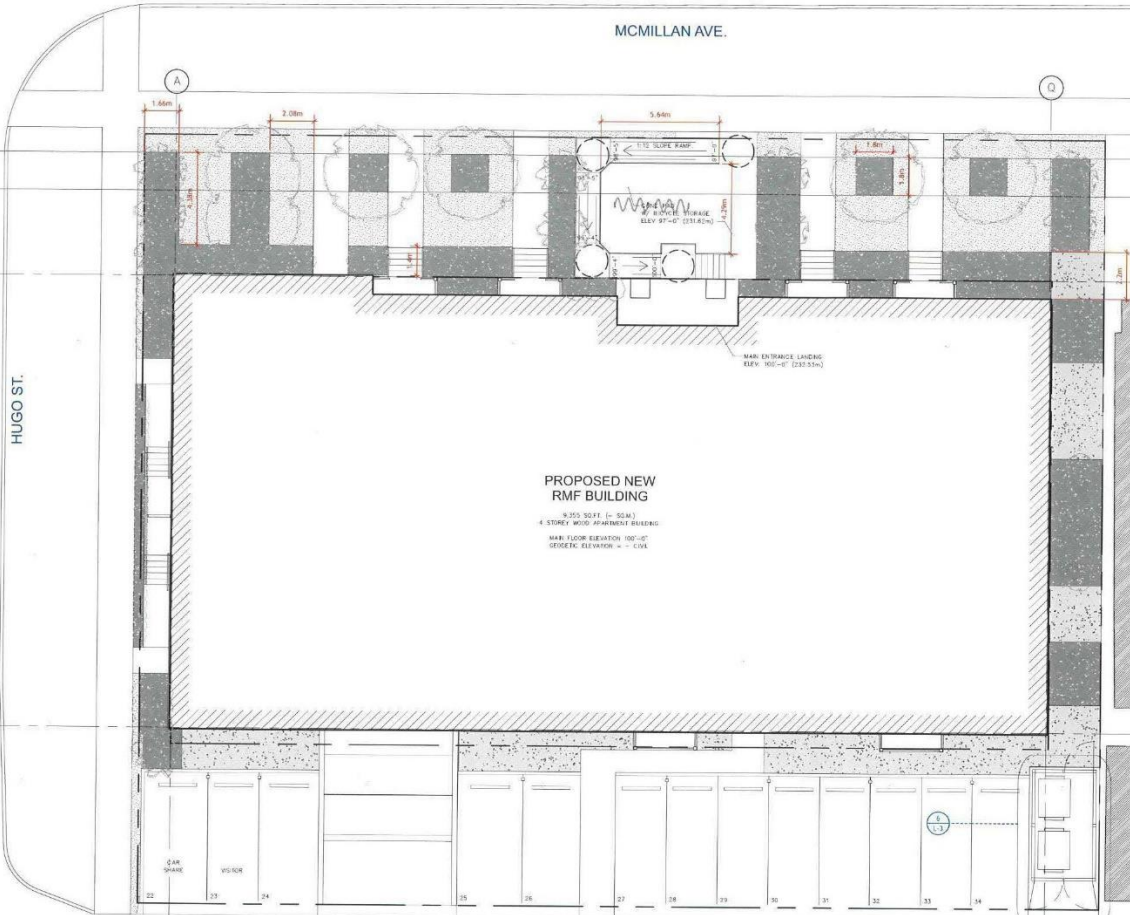
- This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
- Revisions and modifications to the work shown will not be allowed without prior written consent of Landscape Architect.
- Drawing and Specifications, as instruments of service, are the property of the 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.
- Contractors/consultants are hereby granted a limited license to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

D	2024-04-11	Revised for DP/PA
C	2023-04-25	Development Permit / Plan Approval
B	2022-12-21	60 % CD Submission
A	2022-11-08	Owner Review
No.	Date	Issue Notes

Project File
Paragon Design Build
Multi-Family Development
688 McMillan
Winnipeg, MB

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of
3



PROPOSED NEW RMF BUILDING

R-255 10'x11' (L x W)

4 STOREY WOOD FRAMEWORK BUILDING

MAIN FLOOR ELEVATION 100'-0"

GEODETIC ELEVATION = -1.01



Landscape Scope Plan
Scale: 1:100

PUBLIC LANE

Landscape Surface Schedule

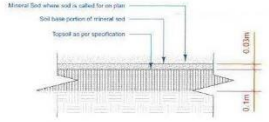
Notes: 1. Contractors shall be responsible for obtaining all necessary permits and approvals. 2. Contractors should not only on them but are advised to contact their own quantity estimator.

Hardscape Name	Main Area (sqm)
Sod c.w. Topsoil	112.372
Dark Grey Granite mulch (15mm) planting bed (c.w. fabric)	149.322
Dark Grey Granite mulch (15mm) Paving (c.w. fabric)	87.15

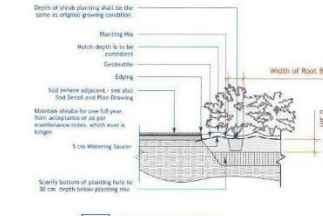
Surfaces Key

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

Topsoil Spec:
As topsoil required for Top or Turf, shall consist of a screened clay textured or loam material dark topsoil, a fertile, moist, friable medium of heavy clay or light sandy loam containing by volume a minimum of 10% (10%) percent organic matter (peat, sphagnum peat, composted organic matter and similar organic materials). Topsoil shall be free of actual contamination, roots, stones over 25mm in diameter, holes, debris or actual clay lumps over 25mm in diameter and other undesirable matter. Topsoil shall not contain any herbicide or pesticide. Canada Property Corp. or other sources website. Upon delivery or bury (2) days following delivery, safety testing shall be less than 4.0mg Pesticide on a laboratory basis. The pH range shall be between 5.0 - 8.0.



1 Sod Detail
L-3 Scale: 1:10



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

