Agenda – Executive Policy Committee – February 18, 2025

Report – Standing Policy Committee on Property and Development – February 6, 2025

Item No. 5 Rezoning – 701 Ellice Avenue
(Daniel McIntyre Ward)
File DAZ 218/2024 [c/r DCU 224725/2024D and DAV 224481/2024D]

STANDING COMMITTEE RECOMMENDATION:

On February 6, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2024 by rezoning the subject land to a "CMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated January 28, 2025 and attached as Schedule "A" to this report.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 16, 2024 to the satisfaction of the Director of Planning, Property and Development.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 218/2024 (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 this report (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 paid the Dedication Fee and all other associated ancillary fees (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

Report – Standing Policy Committee on Property and Development – February 6, 2025

STANDING COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DAZ 218/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

Agenda – Executive Policy Committee – February 18, 2025

Report – Standing Policy Committee on Property and Development – February 6, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 6, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 28, 2025, 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: DAZ 218/2024

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

Public Hearing: January 28, 2025
Council Building, 510 Main Street

Applicant: Serhal Consulting Inc. (Daniel Serhal)

Subject:



Premises Affected: 701 Ellice Avenue

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

Prepared by: Leah Cowan, Senior Committee Clerk
City Centre Community Committee

Report date: January 28, 2025

Community Committee Recommendation:

On January 28, 2025, 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2024 by rezoning the subject land to a "CMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated January 28, 2025 and attached as Schedule "A" to this report.

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

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6. That Development Application No. DAZ 218/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

7. 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. I really do think we need development along there. We're starting to see a lot of vacant properties, I'm very concerned about that. We do need to bring some new energy into this community.

2. I would've liked to have seen, of course, all residential units, but however when we do, people buy these properties and they can make some decisions on their own of what that's going to look like. We'll have to monitor, I think it's an interesting concept, the hotel, and maybe there could be some synergies with the community with this kind of hotel right in the heart of our community, close to our University of Winnipeg and our downtown, and really right in the heart of, kind of, the West End. It's a very walkable community and I think that there could be a lot of rejuvenation from this project.

3. I do have concerns about the hotel itself not really, I've had issues with Airbnb's in the area, and so I will be kind of monitoring this and working with my community stakeholders and neighbours to really ensure that this project, kind of, is what the community needs once it's done, but I do think that at the end of the day we need some development and overall this is a good project and we should be moving forward with it.

4. And really want to encourage Darrell to really reach out to the mosque, they, you know, by far are the heart of the community, and probably would really love to be active with you in some of the discussions moving forward.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 1 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated December 5, 2024 2. Notification of Public Hearing dated December 9, 2024 3. Manitoba Status of Title 3301731/1 4. Letter of authorization dated November 4, 2024 from Minh Trung Tran to Serhal Consulting Inc. 5. Plan of Subdivision dated November 4, 2024 6. Plans (6 pages) 7. Report from the Urban Planning Division dated January 6, 2025 8. Communication dated January 14, 2025, from Jennefer Waskul in support of the application 9. Inspection Report 10. Communication dated January 27, 2025, from David Driedger in opposition to the application 11. Recording of Representations

REPRESENTATIONS:

In Support:

Todd MacKay
Daniel Serhal
Jennefer Waskul

In Opposition:

David Driedger

For Information:

Darrell Knapp

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DAZ 218/2024

ADMINISTRATIVE REPORT

Title: DAZ 218/2024 – 701 Ellice Avenue

Issue: For consideration at the public hearing for a rezoning to permit a 6-storey building with hotel suites, residential units, and retail units.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 218/2024 by rezoning the subject land to a “CMU PDO-1 Neighbourhood Main Streets Mature Communities PDO-1” Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated January 28, 2025 and attached as Schedule “A” to this report.
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6. That Development Application No. DAZ 218/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.
7. 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

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

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the rezoning for DAZ 218/2024 – 701 Ellice Avenue may be approved with conditions.

HISTORY

A commercial building was onsite for several decades and demolished in 2022.

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: January 6, 2025

List of Appendices and Schedules

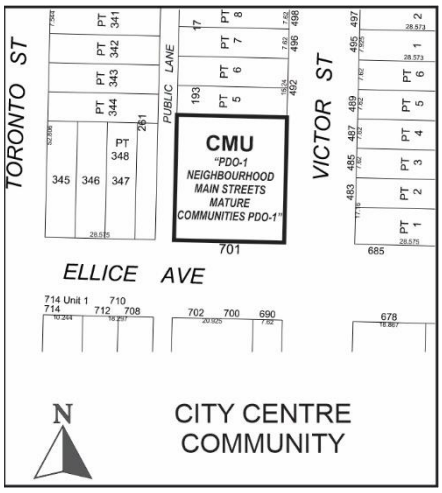
1. Appendix A Planning Report
2. Appendix B Proposed By-Law
3. Schedule A Rezoning map
4. Schedule B Report of the Administrative Coordinating Group

APPENDIX A – Planning Report

DATE:	January 6, 2025
FILE:	**DAZ 203/2024**
RELATED FILES:	DAV 24-224481\D, DCU 24-224725\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.108 - (DANIEL McINTYRE)

SUBJECT: For a rezoning for DAZ 218/2024 – 701 Ellice Avenue to permit a 6-storey bulding with hotel suites, residential units, and retail units.

LOCATION: 701 Ellice Ave
LEGAL DESCRIPTION: PCL A PLAN 73477 68/70 ST JA



APPLICANT: Daniel Serhal (Serhal Consulting Inc.)
93 River Valley Dr Unit
Winnipeg, MB R3X 0B4

OWNER: Minh Tran
1076 Stardust Ave
Winnipeg, MB R2P 0G1

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northwest corner of Ellice Avenue and Victor Street, in the Daniel McIntyre neighbourhood of the Daniel McIntyre ward.
- The subject site is 9,987 square feet in size, is accessed by a lane, and is currently vacant.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Urban Mixed Use Corridor policy area.
- The property is currently split-zoned “C2” - Commercial Community and “R2” – Residential Two Family.



Figure 1: Aerial photo of subject site and surrounding area (flown 2024)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single family dwelling uses zoned “R2” – Residential Two Family

South: Ellice Avenue, then retail and social service uses zoned “C2” - Commercial Community

East: Victor Street, then mixed uses zoned “C2” - Commercial Community

West: Public lane, then surface parking uses zoned “C2” - Commercial Community



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends rezone the land to “CMU” – Commercial Mixed Use in order to establish a mixed use building with commercial on the ground floor and a combination of hotel rooms and residential units on upper floors.
    - Floor 1 will contain 2 retail units.
    - Floors 2-4 will contain 36 hotel rooms.
    - Floors 5-6 will contain 14 residential units.
- The property is currently zoned both “C2” - Commercial Community and “R2” – Residential Two Family. Because it is split zoned, the rezoning is required.
- The proposal includes 17 parking stalls including 1 loading stall and 2 accessible stalls; and 14 stalls of indoor bike parking.
- The hotel will be digitally managed, with staff attending for operations and maintenance as needed.
- The applicant indicates that all multifamily residential units will be affordable, in compliance with City of Winnipeg affordability guidelines.
- The proposal also requires a Conditional Use for the hotel component, and Variances for yards, height, density, floor area ratio, parking and landscaping. See Administrative Reports DCU 24-224725\D and DAV 24-224481\D for information on the Conditional Use and Variances.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a collaborative planning process. The following plan adjustments were made:

Setback from north

The applicant was asked to provide a buffer from the existing residence at 492 Victor Street. The applicant met this request by locating the building 38 feet away from that property and close to Ellice Avenue.

Access

The applicant was asked to take all vehicular access from the laneway. This is provided.

Bike parking

The applicant was asked to provide bike storage to help offset the reduced car parking. This is provided.

Landscaping and screening

The applicant was asked to:

- Provide landscaping between the building and Ellice. This is provided.
- Screen the parking area from view from Victor Street through a combination of architectural features, decorative fencing and/or landscaping. These are minor details that will be dealt with at plan approval.

Door encroachments

The applicant was asked provide room to accommodate outward door swings. This is provided.

Hotel operation

The applicant was asked to provide detail regarding the digitally managed hotel concept including:

- Target market and approximate length of stay. The applicant indicates that it is open to all and that duration of stay will be variable.
- Specifics around how it is managed. The applicant indicates that access is through a digital app and network-enabled locks. Services and cleaning staff are offsite. The applicant indicates that the concept is similar to a project the applicant is building in Bridgewater Town Centre.

Consultation

The applicant was encouraged to conduct community consultation. No information was received by the Public Service regarding consultation.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

This portion of Ellice Avenue is designated as “Urban Mixed Use Corridor” under CCDS 2.0. The following are the key policies relevant to this proposal:

Goal 4

4.0 Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.

4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.

4.4 Support and protect Corridors' continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing Corridors.

4.5 Encourage the location of the most active retail and service uses to ground floor commercial spaces, and direct less active uses above-grade.

Goal 3
3.0 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.

3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm by:

3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

3.1.2 Having entrances provide direct access to the public sidewalk.

3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.

3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.

3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

3.1.7 Promoting pedestrian-scale signage.

Goal 6

6.0 Encourage the integration of land use and transportation.

6.1 Ensure the design and use of the public realm supports this By-law's vision for Corridors.

6.2 Ensure the design of Corridors encourages the use of the frequent transit service provided on routes in the Primary Transit Network as well as connections to the feeder network.

The proposal provides new housing as well as local commercial amenities (hotel and commercial spaces) for the surrounding community and meet the relevant design and development policies of CCDS 2.0.

WINNIPEG ZONING BY-LAW 200/06

REZONING

- As noted, the property is currently split-zoned "C2" and "R2" and is proposed for rezoning into the "CMU" – Commercial Mixed Use District.
- The "CMU" District is an appropriate district for this location because it supports mixed use on Corridors, especially where the predominant use of the building is commercial with supplementary residential. This is the case for this building combining hotel, residential, and retail.
- The Urban Planning Division also believes that a 6-storey building is appropriate in this location given the following CCDS 2.0 policy:

"Mid-rise residential uses will generally be accommodated on arterial streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities."

- In addition to above, 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."*

OTHER CONSIDERATIONS

SERVICING

The Water and Waste Department advises that:

The subject land is 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.

The Public Works Department advises that the Developer must adhere to the City's Tree Protection Specifications.

More information is contained in Schedule B.

SUMMARY

The Urban Planning Division supports the rezoning because:

- The proposal provides new housing as well as local commercial amenities (hotel and commercial spaces) for the surrounding community and meets the relevant design and development policies of *Complete Communities 2.0.*
- The parking is located behind the building, out of view of Ellice Avenue.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg Goal: City Building

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

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

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

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

If the applicant provides affordable units as proposed, then the project supports the following Goal 4 Objectives in the PRS:

A. The City's capacity and commitment to advancing affordable housing initiatives are increased.

B. The urgent housing needs of shelterless residents are addressed through proactive, multi-sectoral partnerships.

C. Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.

D. Existing affordable rental housing stock is maintained and improved.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DAZ 218/2024 – 701 Ellice Avenue

Schedule “A” for File DASZ 218/2024, City Centre Community Committee, January 28, 2025

By–Law No. _____

File No. **DAZ 218/2024**

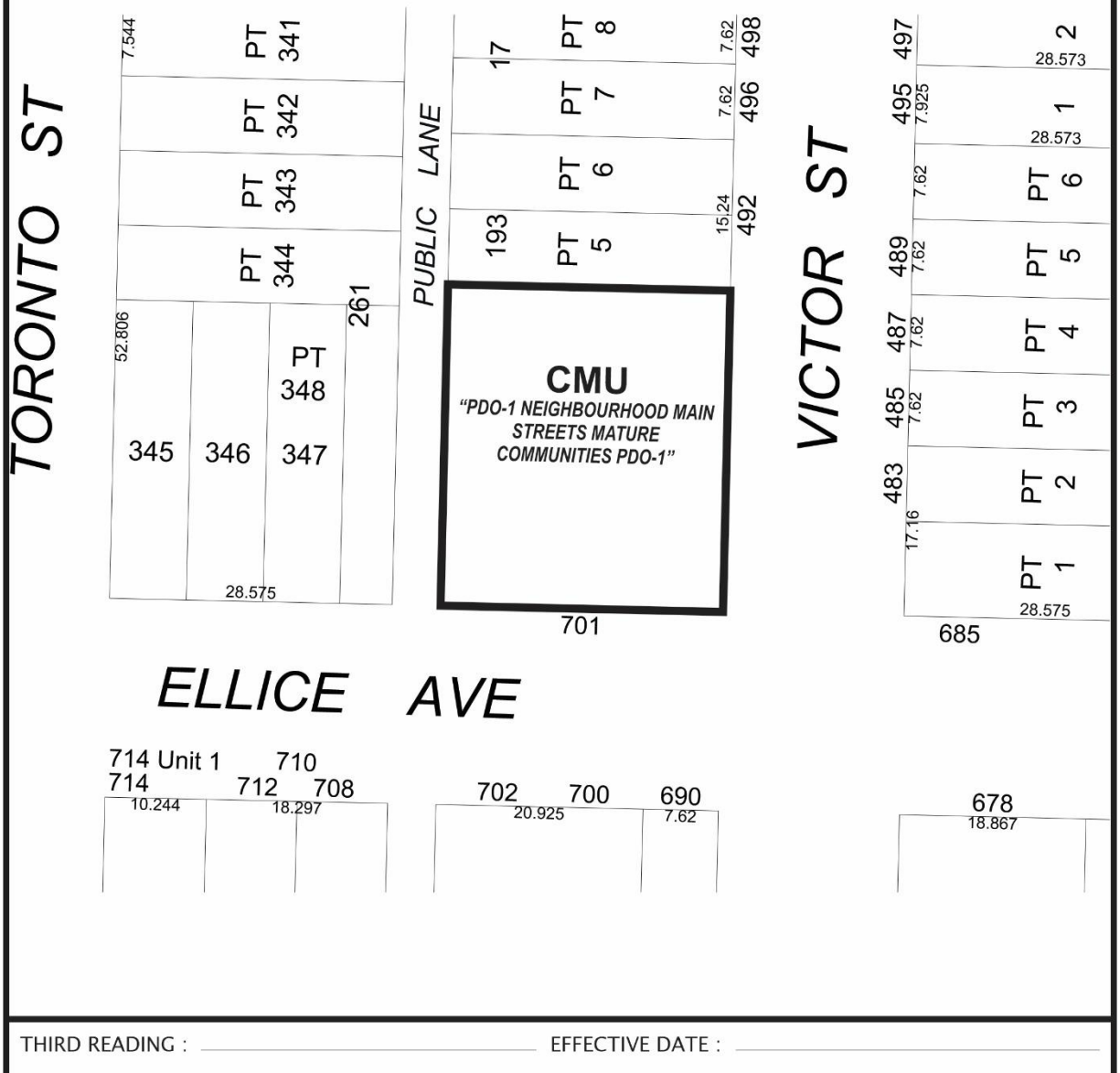
Atlas Sheet No. **Z23**

N

CITY CENTRE COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 701 Ellice Avenue from "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS MATURE COMMUNITIES PDO-1" COMMERCIAL COMMUNITY DISTRICT and “R2 PDO-1 NEIGHBOURHOOD MAIN STREETS MATURE COMMUNITIES PDO-1” RESIDENTIAL TWO-FAMILY DISTRICT to a “CMU PDO-1 NEIGHBOURHOOD MAIN STREETS MATURE COMMUNITIES PDO-1” COMMERCIAL MIXED USE DISTRICT to allow for the establishment of a mixed-use 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 701 ELLICE AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 218/2024. 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 Public Works Department acknowledges that a lane widening cannot be approved under the current rezoning application, and that it was not previously identified as a requirement. However, if this application does not proceed and/or a new one is submitted, please be aware that the Public Works Department will request a lane widening for any future applications on this plan area.

2) The subject land is 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.

3) The Developer shall adhere to the City's Tree Protection Specifications including (but not limited to) any work as it relates to:

   i. Tree Pruning: Branch pruning of the mature tree(s) adjacent to the property shall be performed prior to the start of the work to avoid anticipated conflicts between tree branches with construction activities or structures and are only to be performed by a Qualified Arborist.

   ii. Excavations: If excavation within the prescribed Tree Protection Zone (TPZ) (including, but not limited to, the installation of new connections to the water main) is the only acceptable means of access to utilities then the contractor must arrange for a Qualified Arborist to be on site at the Developer's expense for consultation to minimize risk to the public, workers, and tree(s).

   iii. Damage and Compensation: The pruning and removal of City-owned trees is not permitted without prior consent by Urban Forestry. The developer will be required to compensate the City for any damage or removal thereof. The developer will be required to compensate the City for any damage or removal thereof.

THIS REPORT SUBMITTED BY:

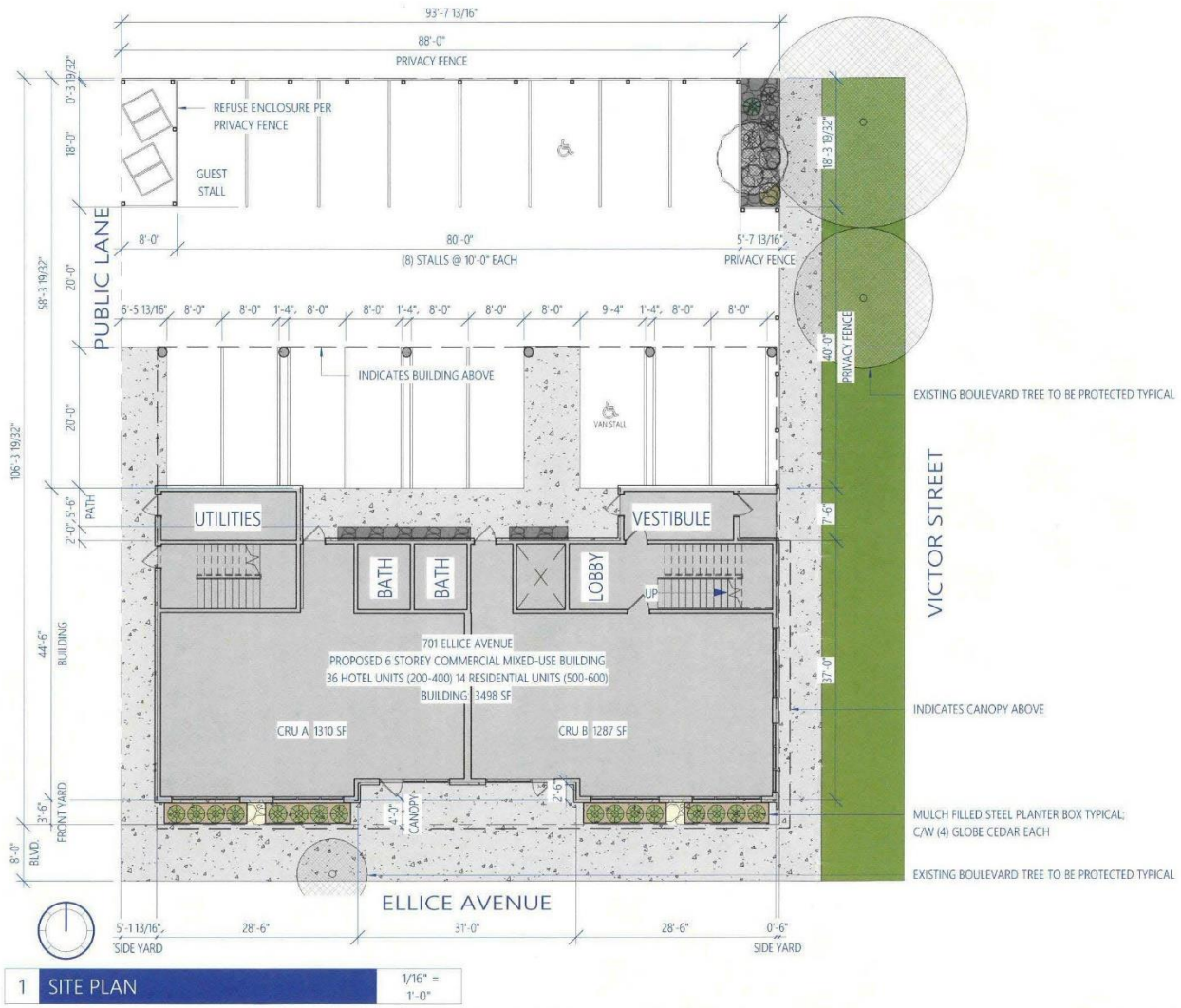
Administrative Co-ordinating Group
File No. DAZ 218/2024
December 16th, 2024

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

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

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

Exhibit “6” referred to in File DAZ 218/2024



1 SITE PLAN 1/16" = 1'-0"

ZONING / INFILL GUIDELINE ANALYSIS

CATEGORY	MINIMUM	MAXIMUM	PROVIDED
ZONING	CMU PROPOSED		
LOT AREA	9,000 SQ. FT.		9,955 SQ. FT.
LOT AREA PER UNIT	800 SQ. FT.		711 SQ. FT.
LOT WIDTH	N/A		93'-8"
FRONT YARD	25'-0" / - PER COW ALIGNMENT		6"
REAR YARD	25'-0"		67'-9"
SIDE YARD	8'-0" / 6'-0"		6"
BUILDING HEIGHT		60'-0"	<72'-0"
LOT COVERAGE			3,236 SQ. FT. = 33%
MAIN ENTRANCE HEIGHT		4'-0"	0'-0"

PARKING ANALYSIS

CATEGORY	MINIMUM	PROVIDED
CRUs	2x2=4 STALLS	
HOTEL SUITES	36x0.66=24 STALLS	
RESIDENTIAL SUITES	14x0.15=2 STALLS	
	30 TOTAL, INCL.	17 TOTAL, INCL.
	2 ACC. STALLS, INCL.	2 ACC. STALLS, INCL.
	1 VAN STALL	1 VAN STALL

818 ARCHITECTURE INC

This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.

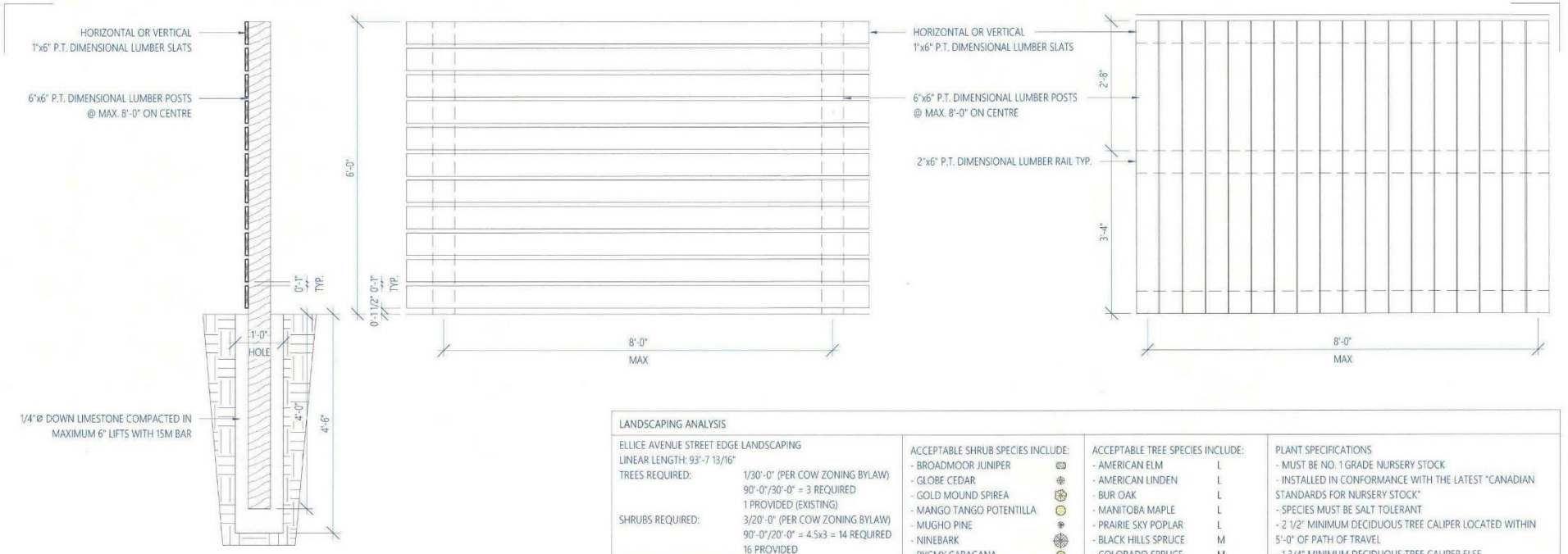
SERHAL CONSULTING INC.

Drawn by: RD
Approved by: AW

Mixed-Use Development
701 Ellice Avenue
Winnipeg, MB

02/02/24

P101



1 FENCE DETAIL 1/2" = 1'-0"

LANDSCAPING ANALYSIS				
ELLICE AVENUE STREET EDGE LANDSCAPING LINEAR LENGTH: 93'-7 13/16" TREES REQUIRED: SHRUBS REQUIRED: VICTOR STREET EDGE LANDSCAPING LINEAR LENGTH: 106'-3 19/32" TREES REQUIRED: SHRUBS REQUIRED: 	1/30'-0" (PER COW ZONING BYLAW) 90'-0"/30'-0" = 3 REQUIRED 1 PROVIDED (EXISTING) 3/20'-0" (PER COW ZONING BYLAW) 90'-0"/20'-0" = 4.5x3 = 14 REQUIRED 16 PROVIDED 1/30'-0" (PER COW ZONING BYLAW) 106'-0"/30'-0" = 4 REQUIRED 3 PROVIDED (2 EXISTING) 3/20'-0" (PER COW ZONING BYLAW) 106'-0"/20'-0" = 5.5x3 = 17 REQUIRED 7 PROVIDED	ACCEPTABLE SHRUB SPECIES INCLUDE: - BROADMOOR JUNIPER - GLOBE CEDAR - GOLD MOUND SPIREA - MANGO TANGO POTENTILLA - MUGHO PINE - NINEBARK - PYGMY CARAGANA - WINTERCREEPER DWARF TREE SPECIES: - ASH - EXISTING	ACCEPTABLE TREE SPECIES INCLUDE: - AMERICAN ELM L - AMERICAN LINDEN L - BUR OAK L - MANITOBA MAPLE L - PRAIRIE SKY POPLAR L - BLACK HILLS SPRUCE M - COLORADO SPRUCE M - DISCOVERY ELM M - AMUR MAPLE S - JUNIPER S - SHOWY MOUNTAIN ASH S - TREE LILAC S	PLANT SPECIFICATIONS - MUST BE NO. 1 GRADE NURSERY STOCK - INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK" - SPECIES MUST BE SALT TOLERANT - 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL - 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE - 6'-0" MINMUM CONIFER TREE HEIGHT - TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE - LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT

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Approved by: AW

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1 LEVEL 200-400 TYPICAL 3/32" = 1'-0"

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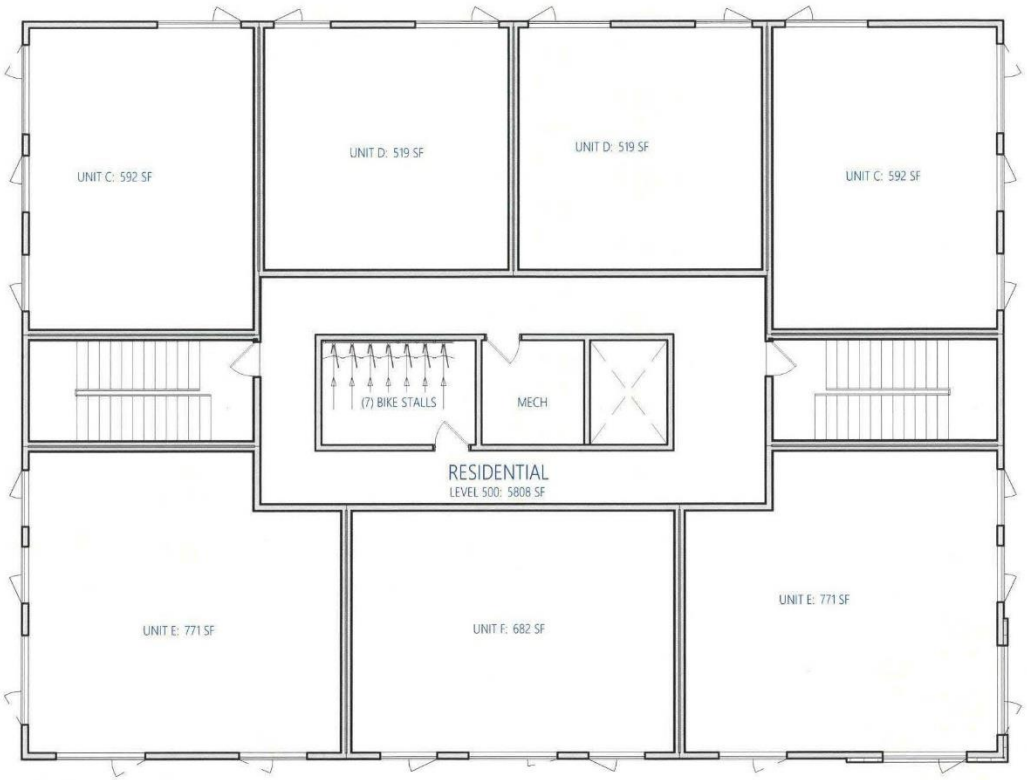

1 LEVEL 500 - 600 TYPICAL 3/32" = 1'-0"

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1 SOUTH 1/16" = 1'-0"

SOUTH ELEVATION MATERIALS SUMMARY

TOTAL AREA:	6,052 SQ. FT.
BRICK:	410 SQ. FT. = 7%
FENESTRATION:	1,384 SQ. FT. = 23%



2 EAST 1/16" = 1'-0"

EAST ELEVATION MATERIALS SUMMARY

TOTAL AREA:	4,211 SQ. FT.
BRICK:	171 SQ. FT. = 4%
FENESTRATION:	862 SQ. FT. = 20%

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1 NORTH 1/16" = 1'-0"



2 WEST 1/16" = 1'-0"

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