Agenda – East Kildonan-Transcona Community Committee – January 7, 2026

PUBLIC HEARINGS

Item No. 4 Variance – 1820 De Vries Avenue
(North Kildonan Ward)
File DAV 198989/2025D [c/r DASZ 36/2025]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application to vary the Proposed "RMF-M" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres);

2. for the establishment of an accessory parking area to permit

    A. a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres);

    B. a north side yard of 2 feet (0.61 metres) instead of 8 feet (2.44 metres);

Subject to the following condition(s):

1. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 36/2025.

2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

File: DAV 198989/2025D

Applicant: Barnes & Duncan (Jennifer Lim)

Premises Affected: 1820 De Vries Avenue

Legal Description: LOT 1/2 PLAN 20584 47/52 K, hereinafter called "the land"

Property Zoned: "M1" (Manufacturing Light)
Proposed "RMF-M" (Residential Multi-Family – Medium)

Nature of Application: To vary the Proposed "RMF-M" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. for the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres);

2. for the establishment of an accessory parking area to permit:

   A. a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres);

   B. no north side yard instead of 8 feet (2.44 metres).

Exhibits Filed:

1. Application dated September 15, 2025
2. Notification of Public Hearing dated December 19, 2025
3. Manitoba Status of Title 2462702/1 and 2462703/1
4. Letter of authorization dated March 17, 2025 from Canamatic Ventures Ltd. to Barnes and Duncan Inc. (Jennifer Lim)
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Title Plot Sketch
7. Proposed Subdivision Sketch
8. Community Engagement Report
9. Arborist Report
10. Plans, Sheets 1 to 9 inclusive, for File DAV 198989/2025D dated September 15, 2025
11. Report from the Urban Planning Division dated December 1, 2025

Exhibits Filed (continued):

12. Inspection Report
13. Communication dated December 19, 2025, from Stephan Sirkovsky in support of the application
14. Communication dated December 19, 2025, from Bryan Rychliski in support of the application
15. Communication dated December 20, 2025, from Chris Wiebe in support of the application

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit “11” referred to in File DAV 198989/2025D

ADMINISTRATIVE REPORT

Title: DAV 25-198989\D – northwest corner of De Vries Avenue and Sun Valley Drive

Issue: For consideration of Variances associated with a 179-unit multi-family dwelling.

Critical Path: East Kildonan-Transcona Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the application to vary the Proposed "RMF-M" Development and Design standards of *Winnipeg Zoning By-Law No. 200/2006* as follows:

1. for the construction of a multi-family dwelling to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres);

2. for the establishment of an accessory parking area to permit

    a. a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres);

    b. a north side yard of 2 feet (0.61 metres) instead of 8 feet (2.44 metres);

Subject to the following condition(s):

1. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 36/2025.

2. That, if any Variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

REASON FOR THE REPORT

- The applicant proposes to consolidate and rezone the subject properties from “M1” (Manufacturing - Light) district to “RMF-M” (Residential Multi-Family - Medium) district for the construction of a 179-unit multi-family dwelling and also requires Variances per the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DAV 25-198989\D**
RELATED FILES:	DASZ 36/2025
COMMUNITY:	East Kildonan - Transcona Committee
NEIGHBOURHOOD #:	4.419 - (SPRINGFIELD NORTH)
SUBJECT:	To vary the Proposed "RMF-M" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1) for the construction of a multi-family dwellings to permit a lot area per dwelling unit of 798 square feet (74.14 square metres) instead of 800 square feet (74.32 square metres); 2) for the establishment of an accessory parking area to permit a) a front yard of 2 feet (0.61 metres) instead of 25 feet (7.62 metres); b) a north side yard of 2 feet (0.61 metres) instead of 8 feet (2.44 metres);
LOCATION:	northwest corner of De Vries Avenue and Sun Valley Drive
LEGAL DESCRIPTION:	LOT 1/2 PLAN 20584 47/52 K
APPLICANT:	Jennifer Lim (Barnes & Duncan) 6 Donald St Winnipeg, MB R3L 0K6
OWNER:	CANAMATIC VENTURES LTD. 1820 De Vries Ave Winnipeg, MB R2G 3S8

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the west side of De Vries Avenue, between McIvor Road and Sun Valley Drive, in the Springfield North neighbourhood of the North Kildonan ward.
- The site is 142,880 square feet (13,274 square metres or 3.28 acres) in area.
- The property is currently occupied by industrial buildings and storage.
- The site is accessed via two (2) front approaches off De Vries Avenue.
- De Vries Avenue and Sun Valley Drive are both collector roads.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Recent Communities policy area.
- The property is zoned “M1” (Manufacturing - Light) district.

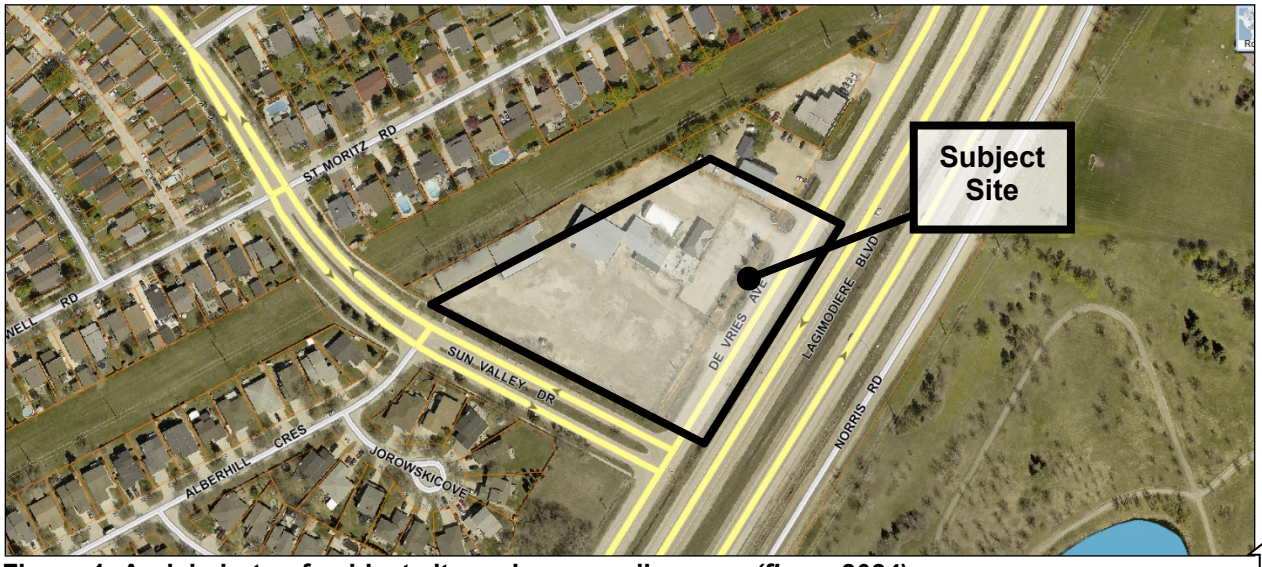


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: 1838 and 1856 De Vries Avenue – manufacturing uses zoned "M1" (Manufacturing - Light)

East: De Vries Avenue, then Lagimodiere Boulevard, then Norris Road, then Kil-cona Park – a parks use zoned "PR3" (Parks and Recreations – Regional)

South: Sun Valley Drive, then 3 Alberhill Crescent and 2-14 Jorowski Cove – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)

West: Hydro Corridor use zoned "M1" (Manufacturing - Light), then 3-43 St. Moritz Road – single-family dwelling uses zoned "R1-M" (Residential Single-Family – Medium)

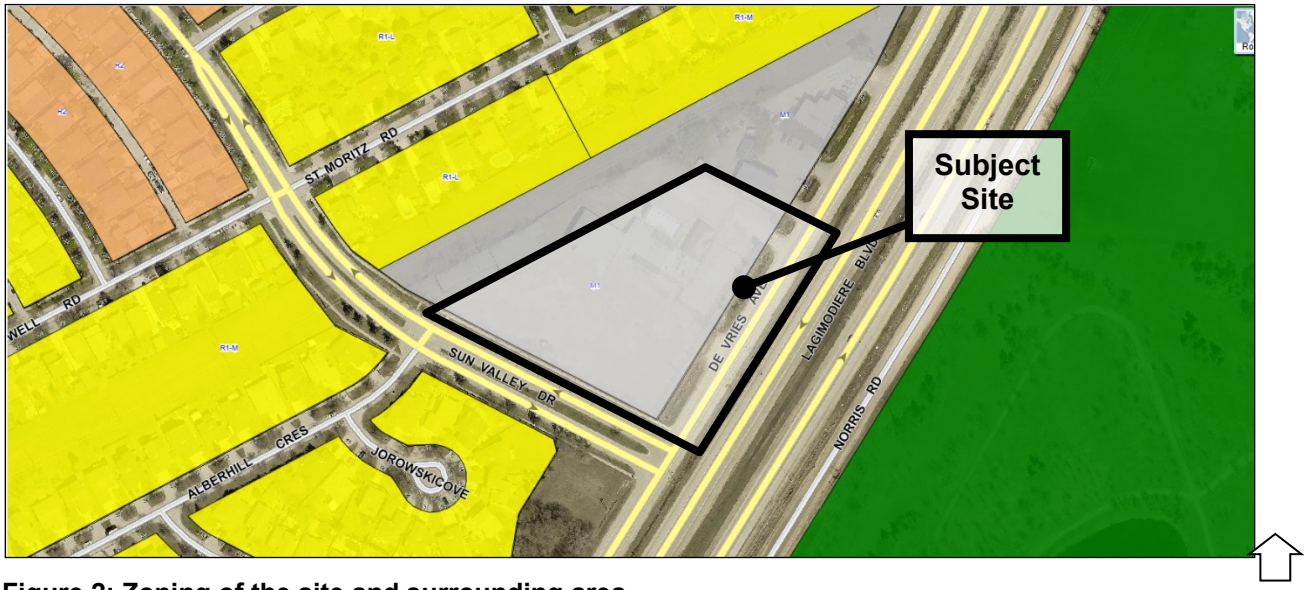


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to consolidate and rezone the subject properties from "M1" (Manufacturing - Light) district to "RMF-M" (Residential Multi-Family - Medium) district for the construction of a 179-unit multi-family dwelling.
- The existing buildings on the subject sites will be demolished.
- The proposed building has a U-shaped layout and a building footprint of 35,304 square feet.
- The building height is 6-storeys or 65 feet (19.8 metres).
- The building has a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.
- The front yard setback (along De Vries Avenue) is 2 feet, and the front yard building setback is about 76 feet to the northeast corner of the building and 98 feet to the southeast corner of the building from the property line.
- The rear yard building setback (along the Hydro corridor) is about 68 feet.
- The south corner side yard building setback (along Sun Valley Road) is 20 feet.

- The north interior side yard setback is 2 feet and the north interior side yard building setback is about 127 feet.
- Access to the site is via new approaches off De Vries Avenue and Sun Valley Drive.
- There are 269 vehicle parking spaces (191 outdoor and 78 indoor), of which seven (7) are accessible and 25 are for guest parking. There are 28 secure bicycle parking spaces.
- The elevations show the following building materials: textured light grey EIFS and thin brick veneer
- The proposed landscaping includes:
    - 16 trees (2 existing) and 65 shrubs on De Vries Avenue
    - 17 trees (2 existing) and 75 shrubs on Sun Valley Drive
    - 26 shrubs for building foundation landscaping for the façade facing De Vries Avenue
    - 15 shrubs for building foundation landscaping for the facade facing Sun Valley Drive
    - 12 trees and 39 shrubs for parking lot interior landscaping
- The garbage and recycling collection area is located at the north side of the building.
- On-site amenities include a dog run, a large courtyard, and raised garden beds.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING AND CONSULTATION

With the Public Service

- The applicant engaged with the Public Service prior to submitting an application.
- In discussions with Public Works, it was determined there would be future property requirements along De Vries Avenue. As a result, the applicant collaborated with the Public Service to revise their site plan to accommodate this requirement.

With the Public

- The letter of intent indicates the client undertook community engagement through an Open House held in February 2025 at a local Community Centre.
    - Notifications for the Open House were sent out via a flyer and social media.
    - 71 people attended the Open House and there was substantial engagement online.
    - Key concerns were traffic, parking, privacy, building design, construction methodology, and property values.
- The applicant proposes several mitigation measures in response to community concerns and to align with city policies:
    - The approaches are designed to ensure safe and effective connections to the existing street network
    - The building will adhere to standard noise mitigation practices
    - The development will consider urban design principles

- The multi-family proposal will promote attainable housing choices for various household types

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The Strategy guides land use and development in Winnipeg.
- The subject properties are in an "Established Neighbourhood – Recent Communities" policy area of *CCDS 2.0*. Applicable goals and policies include:

D1: Established Neighbourhoods

- **Goal 1: 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.**
  - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
  - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
  - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
  - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
    - *a. Applicable City-endorsed policies or guidelines;*
    - *b. Existing zoning of the property and adjacent properties;*
    - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
    - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
    - *e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
    - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
    - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
    - *h. The supporting transit, pedestrian and active transportation network; and*
    - *i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*
  - *1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

- **Goal 2 – 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.**
    - *2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*
    - *2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
    - *2.5 Encourage a variety of architectural styles.*
    - *2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
    - *2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*
        - *a. Window placement that supports passive surveillance;*
        - *b. Unit entrances with direct access to the street;*
        - *c. Front porches;*
        - *d. Balconies;*
        - *e. Awnings;*
        - *f. Lighting; and*
        - *g. Height of primary entrances.*
    - *2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*
    - *2.18 Strongly discourage locating surface parking lots between streets and building fronts.*
    - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
    - *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- **Goal 3 – 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.**
    - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*
    - *3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

Established Neighbourhoods – Recent Communities – Goal 1, 2 and 3 Policy Alignment:

- The development provides a mid-rise residential development that is sensitive to the existing development, in particular, the proposed building setback from the single-family dwellings to the rear yard is 68 feet plus the width of the Hydro Corridor.
- Intensification is supportable here due to the corner lot and larger lot size than what is typical in the neighbourhood. These characteristics of the lot provide a good opportunity to accommodate increased density within a lower density neighbourhood.
- The site design and building design of the multi-family building has a strong pedestrian orientation to ensure the new development fits with the street corner and neighbourhood context.
- The proposal provides a variety of housing options, types and tenures within an Established Neighbourhood and meets resident life-cycle housing needs.

WINNIPEG ZONING BY-LAW

Reason for Variances

Lot Area per Dwelling Unit

- The minimum required lot area per dwelling unit for a lot zoned "RMF- M" is 800 square feet per dwelling unit. The development proposes a lot area per dwelling unit of 798 square feet. For this reason, a Variance is required.

Front Yard Setback

- The front yard setback is calculated as 25 feet. The development proposes a front yard setback of 2 feet. For this reason, a Variance is required.

North Side Yard Setback

- The north side yard setback is calculated as 8 feet. The development proposes a north side yard setback of 2 feet. For this reason, a Variance is required.

Analysis of Variances

Reduced Lot Area per Dwelling Unit

- The 798 square feet per dwelling unit instead of 800 square feet per dwelling unit is a minor departure (0.25%).
    - For this reason, the Division supports this Variance.

Reduced Front Yard Setback

- The 2 feet front yard setback is to the accessory parking area closest to De Vries Avenue. There are no abutting neighbours to the east, only the De Vries Avenue, Lagimodiere Boulevard, and Norris Road right-of-ways before Kil-cona Park.

- The building itself is farther setback, about 76 feet to the northeast corner of the building and 98 feet to the southeast corner of the building from the property line.
- There is landscaping in excess of the *Winnipeg Zoning By-law* to provide a landscaping buffer as well as a visually appealing front yard.
- The front yard setback accounts for potential future property requirements from Public Works (**see Appendix C**).
    - For these reasons, the Division supports this Variance.

Reduced North Side Yard Setback

- The 2 feet front yard setback is to the accessory parking area abutting 1838 De Vries Avenue. There are no abutting residential neighbours, this is currently a manufacturing use.
- The building itself is farther setback, about 127 feet.
- A fence is provided to mitigate potential issues with vehicles lights shining into the abutting property to the north.
    - For these reasons, the Division supports this Variance

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

***In that**, the proposed development is consistent with policies in OurWinnipeg 2045, and Complete Communities Direction Strategy 2.0.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

***In that**, the site design and building design mitigates land use conflicts and massing impacts on the nearby lower-density residential and manufacturing properties*

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

***In that**, the Variances are the minimum modification to mitigate negative impacts on the property.*

(d) is compatible with the area in which the property to be affected is situated.

***In that,** the proposed scale, residential intensity, and design introduces an compatible new development on the block, in the neighbourhood, and within the ward.*

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

City Building Objectives

- **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.*

- **City Building Objective 2**. Integrate resilient land use, transportation and infrastructure planning, and investments:
  - *Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.*
- **City Building Objective 3.** Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:
  - *New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

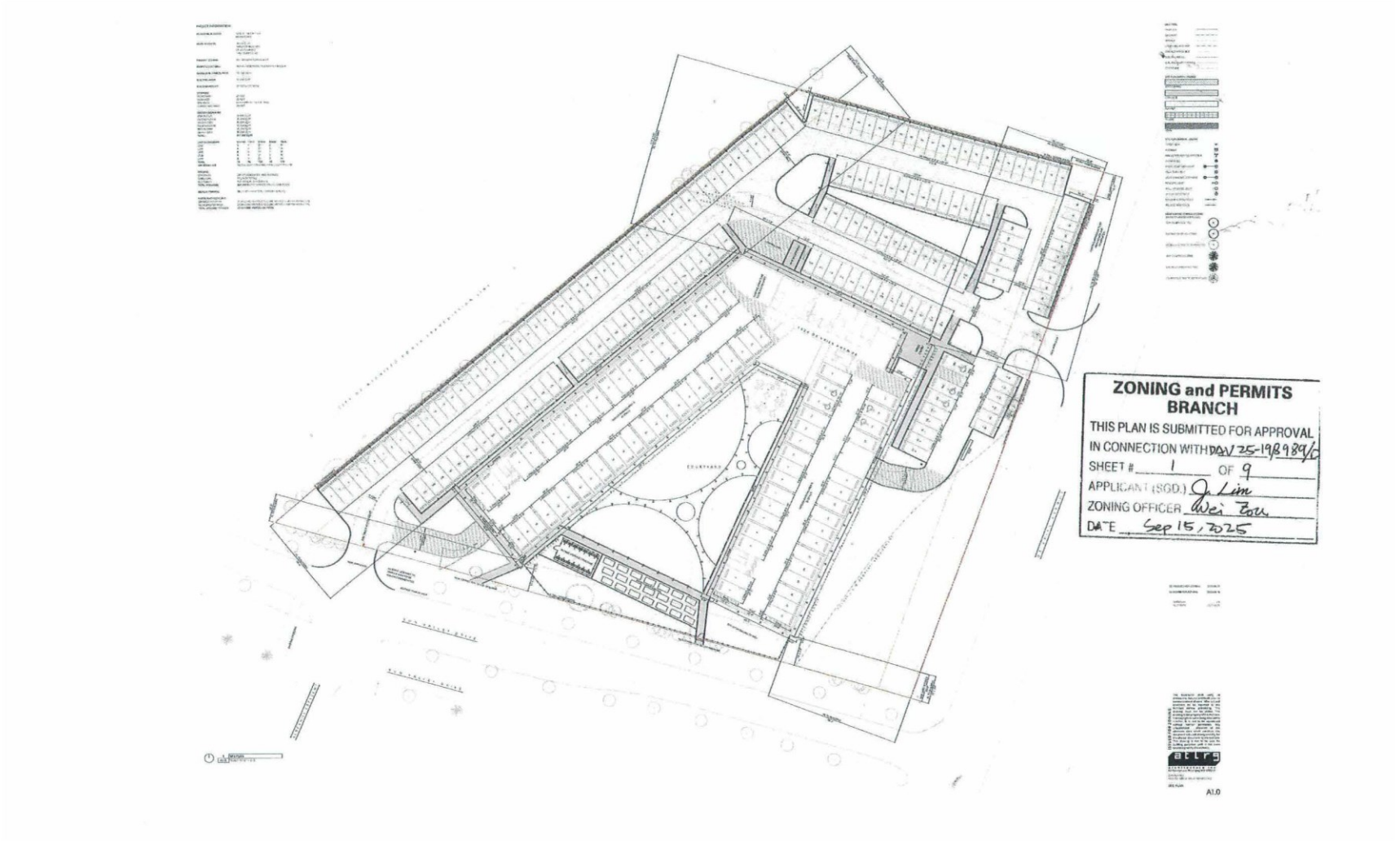
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

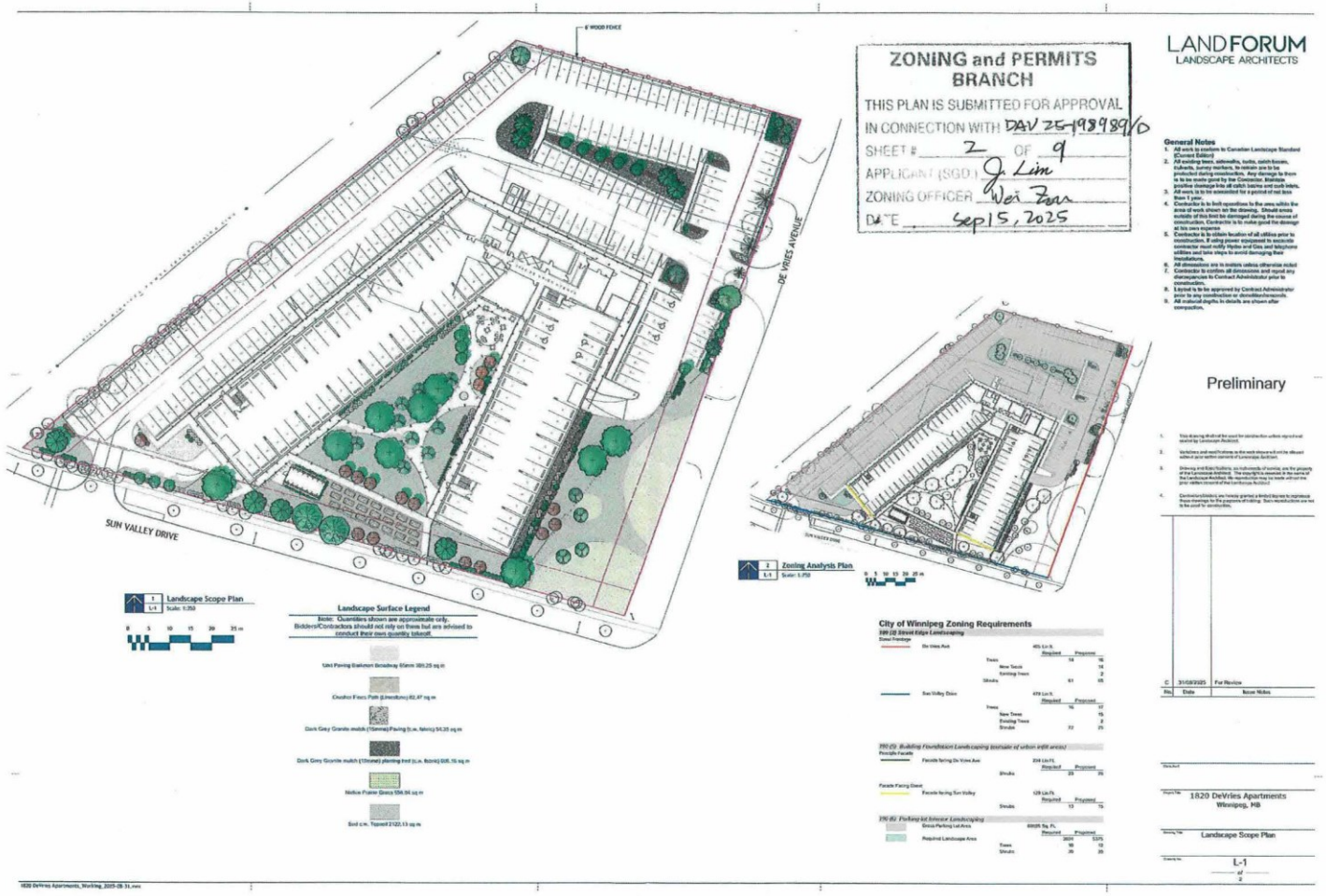
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	December 1, 2025
File No.	DAV 25-198989\D

Exhibit “10” referred to in File DAV 198989/2025D





ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-198989/0
SHEET # 2 OF 9
APPLICANT (SGD.) J. Lim
ZONING OFFICER Wei Zou
DATE Sep 15, 2025
LANDFORUM
LANDSCAPE ARCHITECTS
General Notes
Preliminary
DE VRIES AVENUE
SUN VALLEY DRIVE
Landscape Scope Plan
Landscape Surface Legend
Zoning Analysis Plan
City of Winnipeg Zoning Requirements
1820 DeVries Apartments
Winnipeg, MB
Landscape Scope Plan
L-1

Plant Schedule

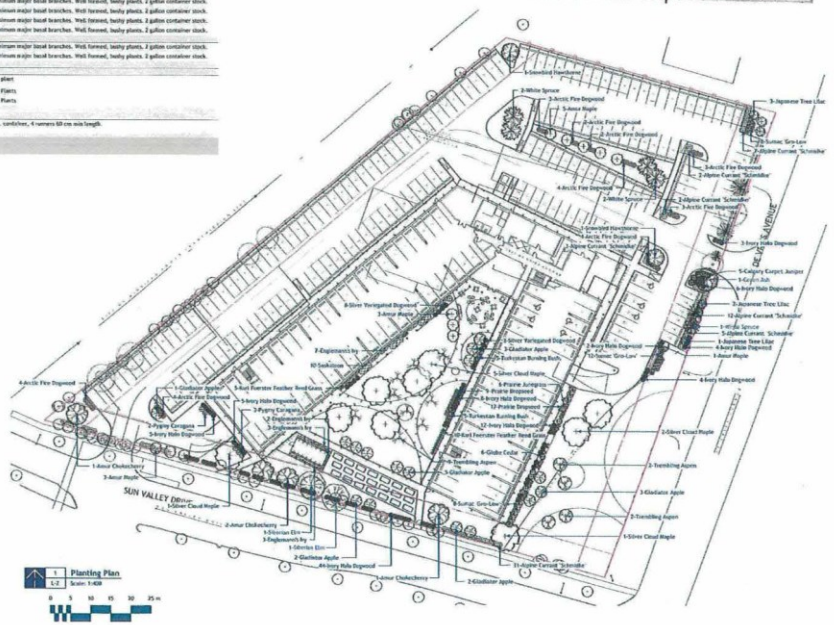
Common Name	Qty	Scheduled Size Botanical Name	(Containerized trees will not be accepted)
Evergreen Trees			
White Spruce	4	2.4 m Ht. Picea glauca	90 cm dia. root ball., evenly branched, full bushy trees, ca system leaders, well branched to grade, balled & burlapped or tree moverc; wire basket, Guy wire
Trees			
Amur Maple	12	50 mm ø Acer ginnala	2.4-2.8m height, 08 major branches 1.25m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Silver Cloud Maple	9	65 mm ø Acer saccharinum Silver Cloud	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.
Snowbird Hawthorne	2	65 mm ø Crataegus x mordensesis Snowbird	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.
Gladiator Apple	16	65 mm ø Malus x adstringens Burbee'	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.
Trembling Aspen	13	50 mm ø Populus tremuloides	3.0-3.5m height, 08 major branches 1.25m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Amur Chokecherry	4	65 mmø Prunus maackii	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	6	65 mm ø Syringa reticulata	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.
Shrubs			
Saskatoon	10	45 cm ht. Amelanchier sanguinea, var. alnifolia	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Pygmy Caragana	5	45 cm ht. Caragana pygmae	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Ivory Halo Dogwood	85	45 cm ht. Cornus alba 'Ivory Halo'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Silver Variegated Dogwood	11	45 cm ht. Cornus alba 'Silver Variegated'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Arctic Fire Dogwood	29	45 cm ht. Cornus stolonifera 'Farrow'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	10	45 cm ht. Euonymus alatus 'Turkestanica	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Sumac 'Gro-Low'	28	45 cm ht. Rhus aromatica 'Gro-Low'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant 'Schmidtii'	82	45 cm ht. Ribes alpinum	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Calgary Carpet Juniper	5	45 cm. sp. Juniperus sabina 'Calgary Carpet'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Globe Cedar	6	45 cm ht. Thuja occidentalis "Woodwardi'	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Perennials			
Ornamental Grasses			
Karl Foerster Feather Reed Grass	15	Large Pot Calamagrostis x acutiflora Karl Foerster'	2 yr. plant
Prairie Junegrass	9	Large Pot Koeleria macrantha	2 yr. Plants
Prairie Dropseed	25	Large Pot Sporobolus heterolepsis	2 yr. Plants
Ferns / Mosses			
Vines			
Fragbrmank Ivy	15	2 yr. Parthenocissus quinquefolia 'Englemanni'	1 gal. container, 4 runners 60 cm min length.
Annuals Plants			
Total Plants on Schedule	337		
Total Plants in Drawing	331		

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 5th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (Current Edition).
3. As per CLS 9.3.4,9.3.5. Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 50mm (2in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted with the top of the rootball flush with the adjacent growing medium surface and/or the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare(2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Trees shall be staked using to be 7 m for deciduous trees and 4 m for coniferous trees.
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.0 m from curb and a minimum of 1.5 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the planting location by the contractor.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the warranty of material found in poor condition at the end of the warranty period for a further calendar year.
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

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



ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-198984/D
SHEET # 3 OF 9
APPLICANT (SGD) J. Lim
ZONING OFFICER Wei Zou
DATE Sep 15, 2025

LANDFORUM
LANDSCAPE ARCHITECTS

General Notes

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

Preliminary

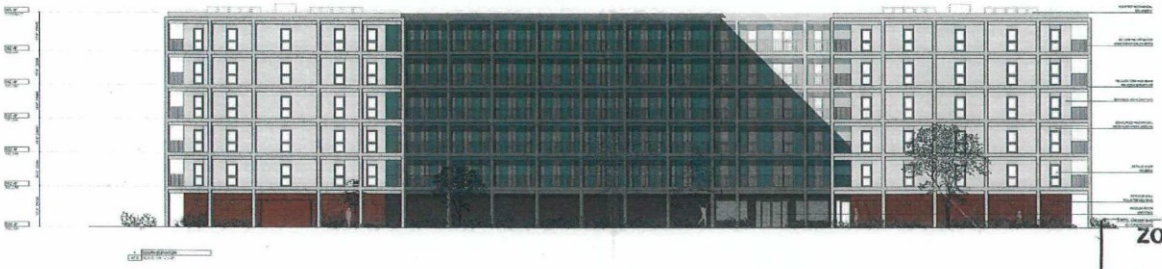
1. This drawing shall not be used for construction unless signed and sealed by Landscape Architect.
2. Variations and modifications to the work shown is not be allowed without prior written consent of Landscape Architect
3. Drawing and Specifications as instruments of service, are the property of the Landscape Architect. The copyright is reserved in the name of the Landscape Architect and the same may not be loaned without the prior written consent of the Landscape Architect
4. Contractor is to confirm are formally queried & limited liability to reproduce these drawings for the purposes of bidding. Such reproductions are not to be used for construction.

No.	Date	Issue Notes
C	31/10/2025	For Review

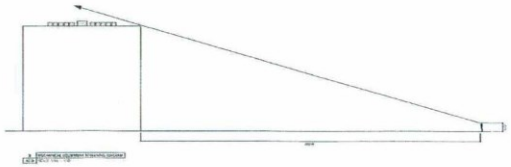
1820 DeVries Apartments
Winnipeg, MB

Planting Plan

L-2
2







ZONING and PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVA

IN CONNECTION WITH DAV25-19829

SHEET # 4 OF 9

APPLICANT (SGD.) J. Lim

ZONING OFFICER Wei Tan

DATE Sep15,2025

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ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-198989/0
SHEET # 5 OF 9
APPLICANT (SGD.) J. Lim
ZONING OFFICER Wei Fen
DATE Sep 15, 2025

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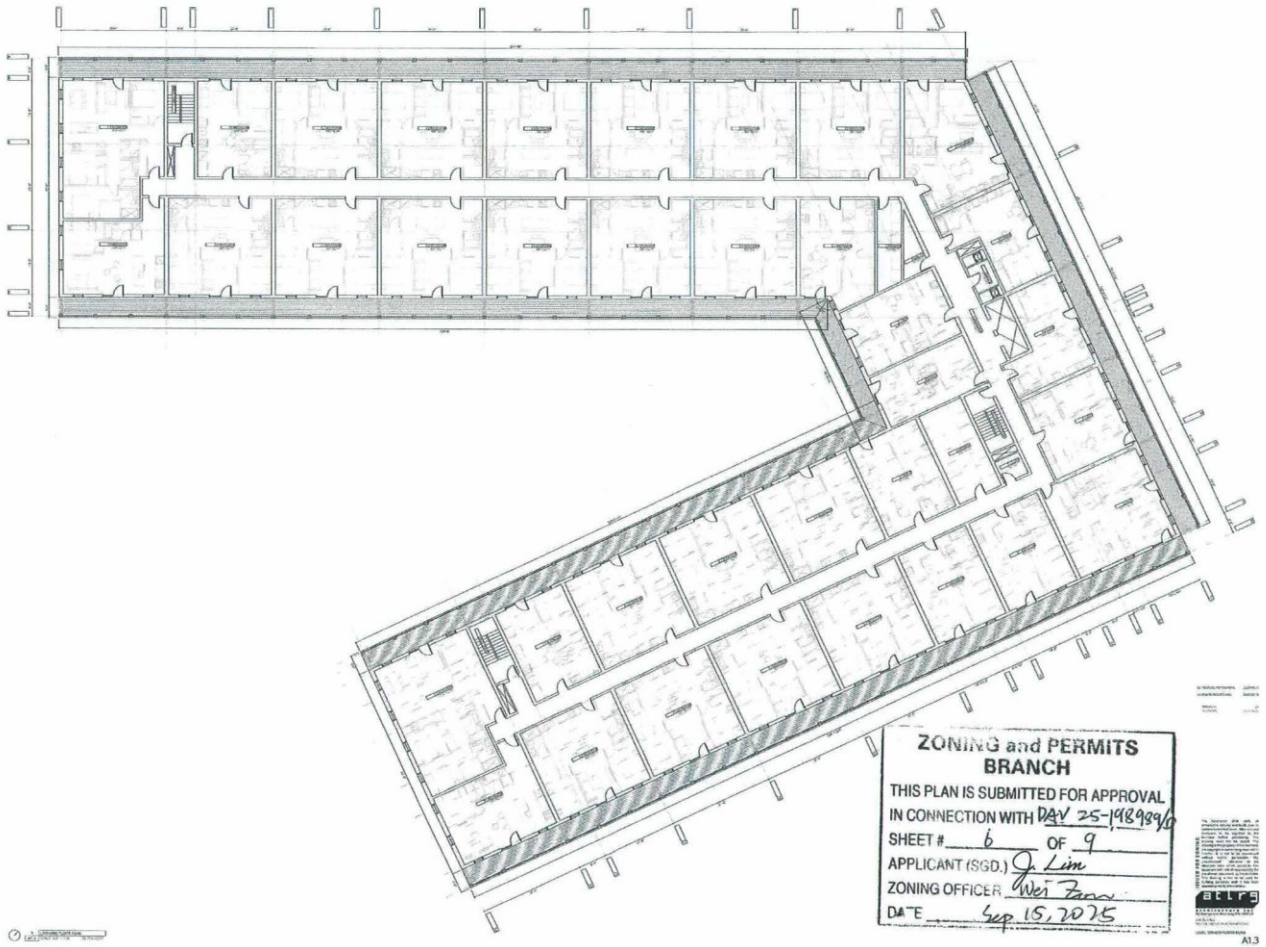
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BRANCH
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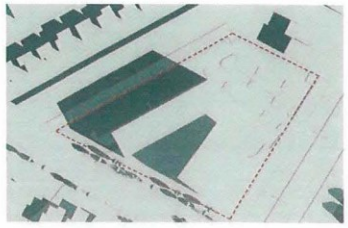
IN CONNECTION WITH DAV 25-198989
SHEET # 6 OF 9
APPLICANT (SGD.) J. Lin
ZONING OFFICER Wei Zhou
DATE Sep. 15, 2025
A1.3


ZONING and PERMITS BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DA/25-198984
7 OF 9
(SGD.) J. Lim
ZONING
DATE Sep 15, 2025
1820
1820 De Vries Avenue
Conceptual Rendering – East and North facade viewed from the Northeast
2025.08.20


1820 De Vries Avenue
Conceptual Rendering – View towards North end of courtyard
2025.08.20

ZONING [illegible] PERMITS
BR[illegible]CH
THIS PLAN IS SU[illegible] FOR APPROVAL
IN CONNECTION DAV 25-198989/1D
SHEET # 9 [illegible] 9
APPLICANT (SC. J. Lim
ZONING OFFIC[illegible] Wei Zou
DATE Sep 15, 2025



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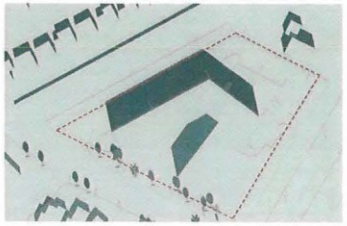

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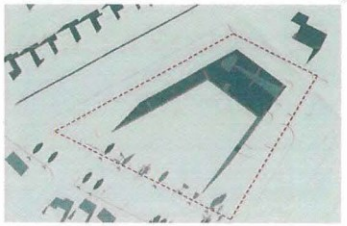

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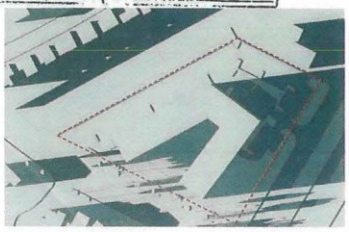

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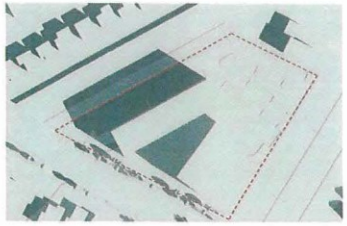

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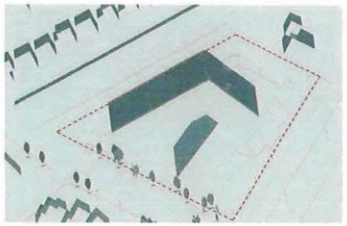

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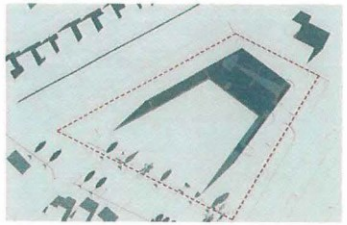

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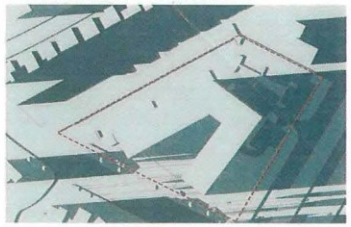

September 21 – 6:00 pm

1820 De Vries Avenue
Shadow Studies

atlrs architecture inc

2025.08.20