Good afternoon;

Thank you for submitting your DAZ application(s) for 888 Corydon received by the Zoning & Permits Office on January 21, 2026. Your application(s) are deemed **incomplete** and we require the following information in order to proceed with processing;

- Fully dimensioned site plan
- Landscaping plan (can be added to the site plan)
- Letter of intent confirming proposed development and use
- Elevations
- Letter of authorization that authorizes the applicant signed by the owner shown on title
- City of Winnipeg interest shown on title (caveat)
- Design review application

A design review is required to be submitted prior to or concurrently with the Development Application package as per Schedule W of the Winnipeg Zoning Bylaw 200/2006 (PDO-1) Corydon Osborne:

" Design Review Process

(5) Design Review applications must include site plans including landscaping, elevation drawings and all dimensions.

(6) Design Review applications must be submitted prior to or concurrently with a development application and approved by the Director prior to issuance of a development or building permit."

Please note - Your application does not include enough information to begin a zoning review. Once the above documents have been received, your application will be reviewed and taken to an intake meeting with other City branches. Additional documents or information may be requested after this meeting

Please note that until all required documents are received, your application will not be processed and there is a 6 month deadline for this information, expiring on **July 21, 2026**. If the information requested is not received by this deadline date, your application may be deemed **abandoned** and a new application would be required. If you need additional time beyond the 6 months to provide this information please let us know in writing prior to this expiry date and your reasons for this extension.

If you have any questions regarding this letter or your application, please contact me directly.

In accordance with By-law No. 104/2020, if you wish to appeal the determination that your application is incomplete, you may submit a written appeal letter to the City Clerk's Department at cityclerks@winnipeg.ca within fourteen (14) days of the date of this email. The appeal letter must identify the aspects of the incompleteness determination being challenged and provide reasons for why the application should be deemed complete. If an appeal is submitted, the application will remain on hold, and no further review or processing will occur until the appeal has been decided.

Regards,

Wyatt Perkin

Zoning Development Officer

URBAN PLANNING AND DESIGN

PLANNING, PROPERTY AND DEVELOPMENT City of Winnipeg

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

February 13, 2026

Standing Policy Committee on Property and Development
c/o City Clerks, City of Winnipeg
Susan A. Thompson Building Main Floor,
510 Main Street Winnipeg, Manitoba, R3B 1B9

Sent by E-mail to
CLKAppeals@winnipeg.ca

RE: City of Winnipeg - 888 Corydon DAZ application

On February 02, 2026, the Director of Planning deemed this rezoning application submitted January 21, 2026, as 'incomplete'.

Attempts to advance this matter with Staff have not resolved their perceived 'issues'.

We are appealing this matter to the Standing Policy Committee on Property and Development under the Development Procedures By-law 104/2020 Section 5.1(1)

Additional details will be provided at the Public Hearing.



John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 688 172 582 CA

February 19, 2026

File EP-1(A)

John Wintrup
301-139 Roslyn Road
Winnipeg, MB R3L 0G7

Appeal – Development Procedures By-law 104/2020 – 888 Corydon Avenue

This will acknowledge receipt of your communication dated February 13, 2026, appealing the Decision dated February 2, 2026, from the Zoning Development Officer, Urban Planning and Design, Planning, Property and Development Department, regarding provisions of Development Procedures By-law 104/2020 for the premises located at 888 Corydon Avenue.

Please be advised that the appeal will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, March 16, 2026, at 9:30 a.m. in the Council Building, 510 Main Street.

The purpose of the appeal hearing is to allow interested persons to make submissions, ask questions or register objections with respect to this matter.

If you wish to speak on this matter at the meeting, or submit documentation, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, March 13, 2026 to make the necessary arrangements to register.

Information or documents concerning this matter are available for inspection in the City Clerk's Department, 510 Main Street, or can be accessed four business days prior to the meeting via the Decision Making Information System at winnipeg.ca/CLKDMIS. A description of the procedure to be followed at the hearing can be accessed at winnipeg.ca/publichearings

Leah Cowan
Senior Committee Clerk

c. H. Borys, Director of Planning, Property and Development
J. Veitch, Manager of Urban Planning, Planning, Property and Development Department
R. Hayer, Chief Zoning Officer, Planning, Property and Development Department
W. Perkin, Zoning Development Officer, Planning, Property and Development Department

Winnipeg

Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement

Development and Inspections Division• Division de l'aménagement et des inspections
Standing Policy Committee Appeals

Prepared for: Standing Policy Committee on Property and Development

Date:	March 4, 2026
Agenda Item Number/ Description:	PD-SPC Appeal of Zoning Development Officer decision dated February 2, 2026, re: City of Winnipeg - 888 Corydon DAZ application
Affected Municipal Address:	888 Corydon Avenue

Background:

- 888 Corydon Avenue is located within an area covered by the *Corydon-Osborne Area Plan By-law No. 99/14* (Secondary Plan) and mapped under the Corydon Osborne Planned Development Overlay (PDO-1), which is *Schedule W of Winnipeg Zoning By-law No. 200/2006.*
- On January 21, 2026, the City of Winnipeg received a Development Application to rezone 888 Corydon Avenue from "RMF-M PDO-1 Corydon Osborne" to "C2 PDO-1 Corydon Osborne" District.
- On February 2nd, the Public Service concluded its' initial review of the application and notified the applicant that the application is incomplete due to the following:
    - A letter of authorization signed by the registered owner(s) shown on title authorizing the applicant to act on their behalf was not provided.
    - The letter of intent did not identify a proposed development.
    - A City of Winnipeg interest registered on title via a caveat was not provided.
    - Proposed development plans and related drawings (site plan, building elevations, landscaping plans etc.) were not provided.
    - Due to the subject property being mapped under the Corydon Osborne PDO-1, a design review application (Plan Approval) is required "*prior to or concurrently with a development application*". Materials required to process this application were not included in the submission.
- On February 17, 2026, the applicant submitted an appeal to the City Clerks Department appealing the February 2nd determination that the application is incomplete.

Appellants argument:

- The appeal letter states:
    - *"On February 02, 2026, the Director of Planning deemed this rezoning application submitted January 21, 2026, as 'incomplete'. Attempts to advance this matter with Staff have not resolved their perceived 'issues'. We are appealing this matter to the Standing Policy Committee on Property and Development under the Development Procedures By-law 104/2020 Section 5.1(1). Additional details will be provided at the Public Hearing."*
- Correspondence between the applicant and the Public Service respecting the application and completeness determination is attached as Appendix A for the Committee's reference.

Analysis and Recommendation:

- Submittal requirements for a rezoning application (DAZ) are articulated on City of Winnipeg application forms as well as on the Permits Online portal.
- The required submission materials for the rezoning application at 888 Corydon Avenue were not provided at the time of the determination.
- For the above reason, the Public Service determined the application was incomplete.
- The Public Service recommends that the appeal be denied and the incomplete determination be upheld.

Prepared by: R. Hayer, Chief Zoning Officer

Attachments:

Appendix A: Notice of incomplete application and related correspondence.

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

January 21, 2026

Zoning and Permits Branch
Planning, Property & Development Dept.
City of Winnipeg
31-30 Fort Street
Winnipeg MB R3C 4X7

Dear **Zoning Development Officer**:

RE: Letter of Intent – 888 Corydon AVE

John Wintrup is the 'Applicant' in making the development application(s) on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a)	Municipal Address:	888 Corydon AVE
(b)	Location:	S.side btwn Wentworth and Lilac Streets
(c)	Roll Numbers:	12022887000
(d)	CT:	2815124/1
(e)	COW Caveat(s):	N/A
(f)	Legal Description:	Lot 9 Plan 27431
(g)	Registered Owners:	SEAN CHARLES KIRADY AND RENEE SUZANNE KIRADY
(h)	Neighbourhood:	Earl Grey
(i)	Electoral Ward:	Fort Rouge - East Fort Garry Ward
(j)	Provincial Regs:	*Outside Airport Regulations // Outside Flood Fringe Reg*
(k)	Development Plan:	***OurWinnipeg 2045 By-law No. 120/2020*** [May 26, 2022] ***Complete Communities Direction Strategy By-law No119/2020***
(l)	D. Plan Designation:	Mature Community > Urban Mixed Corridor
(m)	Secondary Plan:	Corydon-Osborne Area Plan By-law 99/2014
(n)	S. Plan Designation:	Low-Rise Mixed Use Area
(o)	Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(p)	Zoning District:	***RMF-M***
(q)	Zoning PDO:	PDO-1 Corydon Osborne, Area 4a Low Rise Mixed Use Area

(r) Zoning PDO: Schedule C Urban Infill, Area Map 1

(s) Land Area: +/- 4,809 sq.ft.

(t) Lot Configuration: Interior

(u) Land Configuration: Rectangular

(v) Fronting Street: Corydon AVE 4-lane roadway , P1 – Regional Street, Winter Route, Route 95 24-hour Truck Route,

(w) Flanking Street: N/A

(x) Back Lane: Concrete, east/west alignment, 20 ft wide

(y) Transit: D19, 2-minute walk east at Lilac
D11, 889, 28 is 3-minute walk west at Stafford
D16 6-min walk north on Grosvernor

(z) Bikeways: Informal on Street Route on Warsaw

(aa) Sewer District: Combined, Jessie Sewer District

(bb) Current Land-Uses: Two Storey 1952 residential structure, 3 units

(cc) Adjacent Lands:

i. W., 892 Corydon Fairhaven Pharmacy, zoned **C2**
ii. E., 882 Corydon, Corydon Villa Apt. 14 units / 4 parking stalls ***RMF-M***

(dd) Surrounding Lands:

i. N. across Corydon, 897 Corydon, Corydon Plaza **C2**
ii. S., across public lane, 857 Jessie single-detached dwelling **R1**

(ee) Proposed Dev'pmnt:

i. Rezoning to C2
ii. Seeing the possibilities.

2. LOCATION

(1) The subject +/- 4,809 sq.ft. lands is located on the south side of Corydon one 1/4 blocks east of Stafford ST just west of Tommy's Pizzeria and near the Santa Lucia Restaurant.

3. PROPOSED DEVELOPMENT

(1) Rezoning to C2 to see the possibilities.

(2) Seeing the possibilities allowed under new zoning at the Development Permit Stage with the removal of the existing structure.

4. NOTES

(1) Property is being sold, the current listed landowner has authorized the new landowner: the new landowner has authorized J. Wintrup.

5. APPLICATION MATERIAL

Information provided with this Letter of Intent includes:

(1) Letter of Authorization to Rayn One Group;
(2) Letter of Authorization to John Wintrup;
(3) Current Status of Titles;
(4) Current Legal Description & Title Plot;
(5) Current Zoning & Lot Configuration;
(6) Proposed Rezoning;
(7) Application Fee.

Please do not hesitate to contact me directly if there is any missing information or materials for this amendment request and any related development applications. We respectfully request this matter be advanced and processed in a timely manner.



John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™

Letter of Authorization

Date: January 20th 2026

To: **City of Winnipeg**
Planning, Property & Development Department
31-30 Fort Street
Winnipeg, Manitoba, R3C 4X7

Subject Property: 888 Corydon AVenue (municipal address)

_____(legal description)

I/We give authorization to: Rayn One Group To apply to the City of Winnipeg for all necessary Development Applications & municipal approvals regarding the above subject property.

All Names as appearing on the Land Title as Land Owner(s):

(1) Sean Kirady
Print Name

Signature

(2) Renée Kirady
Print Name

Signature

Letter of Authorization

Date: 12/01/2026

To: **The City of Winnipeg**
Planning, Property & Development Department
31-30 Fort Street
Winnipeg, Manitoba, R3C 4X7

Subject Property: 888 Corydon (municipal address)

_____(legal description)

I/We give authorization to: ***John S. Wintrup*** To apply to the City of Winnipeg for all necessary Development Applications & municipal approvals regarding the above subject property.

Company Name as appearing on the Land Title as Land Owner:

(1) Rayn One Group
Company Name (as on Land Title)

(2) SAHIL GARG
Print Name of Company Official

Signature

TREASURER
Position in Company, I have authority to bind the Company.

STATUS OF TITLE

Title Number **2815124/1**
Title Status **Accepted**
Client File

Manitoba Land Titles Registry

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SEAN CHARLES KIRADY AND RENEE SUZANNE KIRADY

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SP LOT 10 PLAN 26772 WLTO
IN RL 33 AND 34 PARISH OF ST BONIFACE

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

2. ACTIVE INSTRUMENTS

Instrument Type:	**Caveat**
Registration Number:	**158623/1**
Instrument Status:	**Accepted**
Registration Date:	1952-07-17
From/By:	CITY OF WINNIPEG
To:	
Amount:	
Notes:	No notes
Description:	No description

Instrument Type:	**Mortgage**
Registration Number:	**4672816/1**
Instrument Status:	**Accepted**
Registration Date:	2015-11-26
From/By:	SEAN CHARLES KIRADY AND RENEE SUZANNE KIRADY
To:	THE ASSINIBOINE CREDIT UNION LIMITED
Amount:	$344,000.00
Notes:	No notes
Description:	No description

3. ADDRESSES FOR SERVICE

SEAN CHARLES KIRADY
888 CORYDON AVE
WINNIPEG MB
R3M 0Y4

RENEE KIRADY
888 CORYDON AVE
WINNIPEG MB
R3M 0Y4

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2092908/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

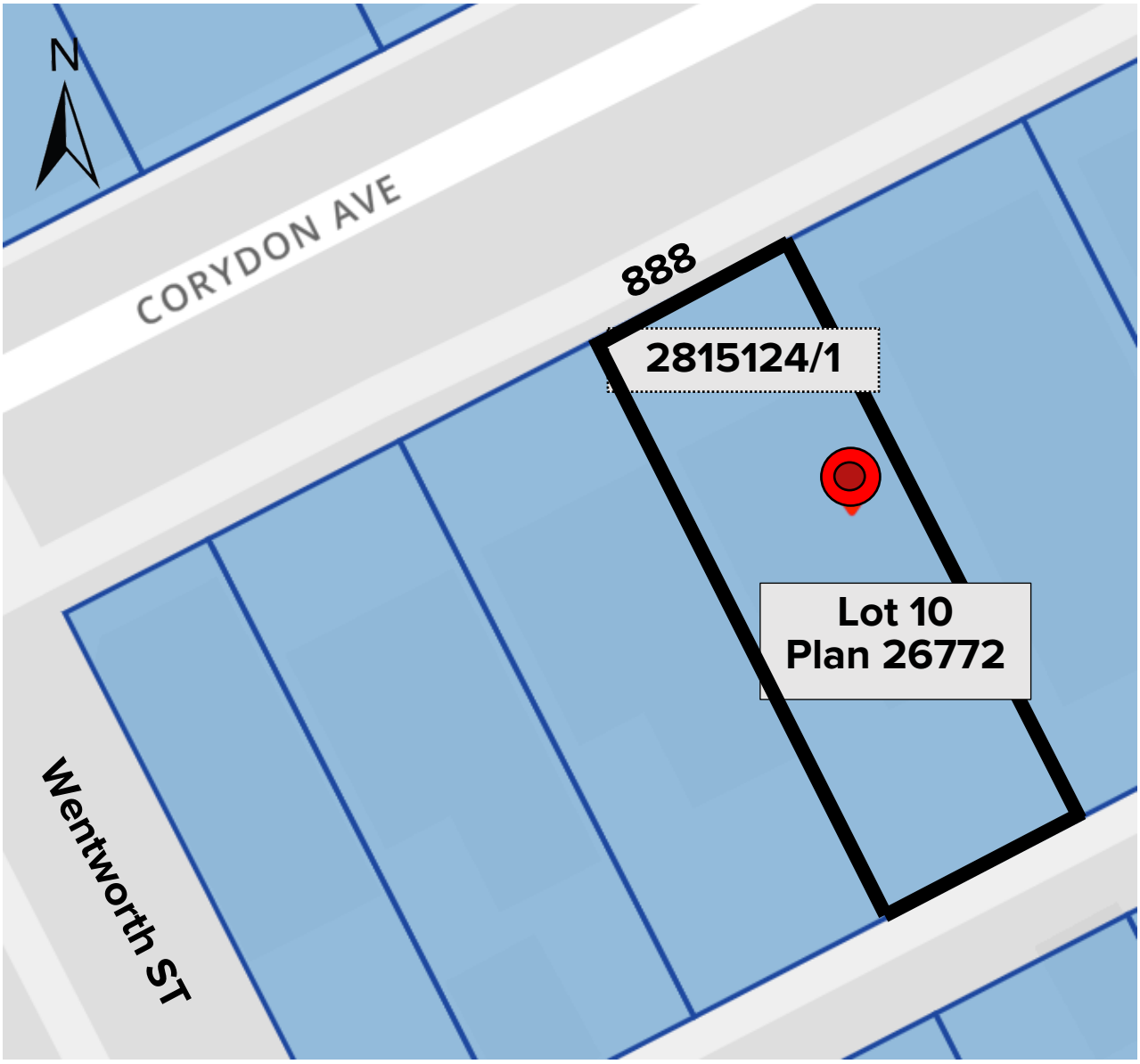
Instrument Type:	**Transfer Of Land**
Registration Number:	**4672815/1**
Registration Date:	2015-11-26
From/By:	DOROTHY RHYMER AS EXECUTRIX
To:	SEAN CHARLES KIRADY AND RENEE SUZANNE KIRADY
Consideration:	$430,000.00

10. LAND INDEX

Lot 10 Plan 26772

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2815124/1

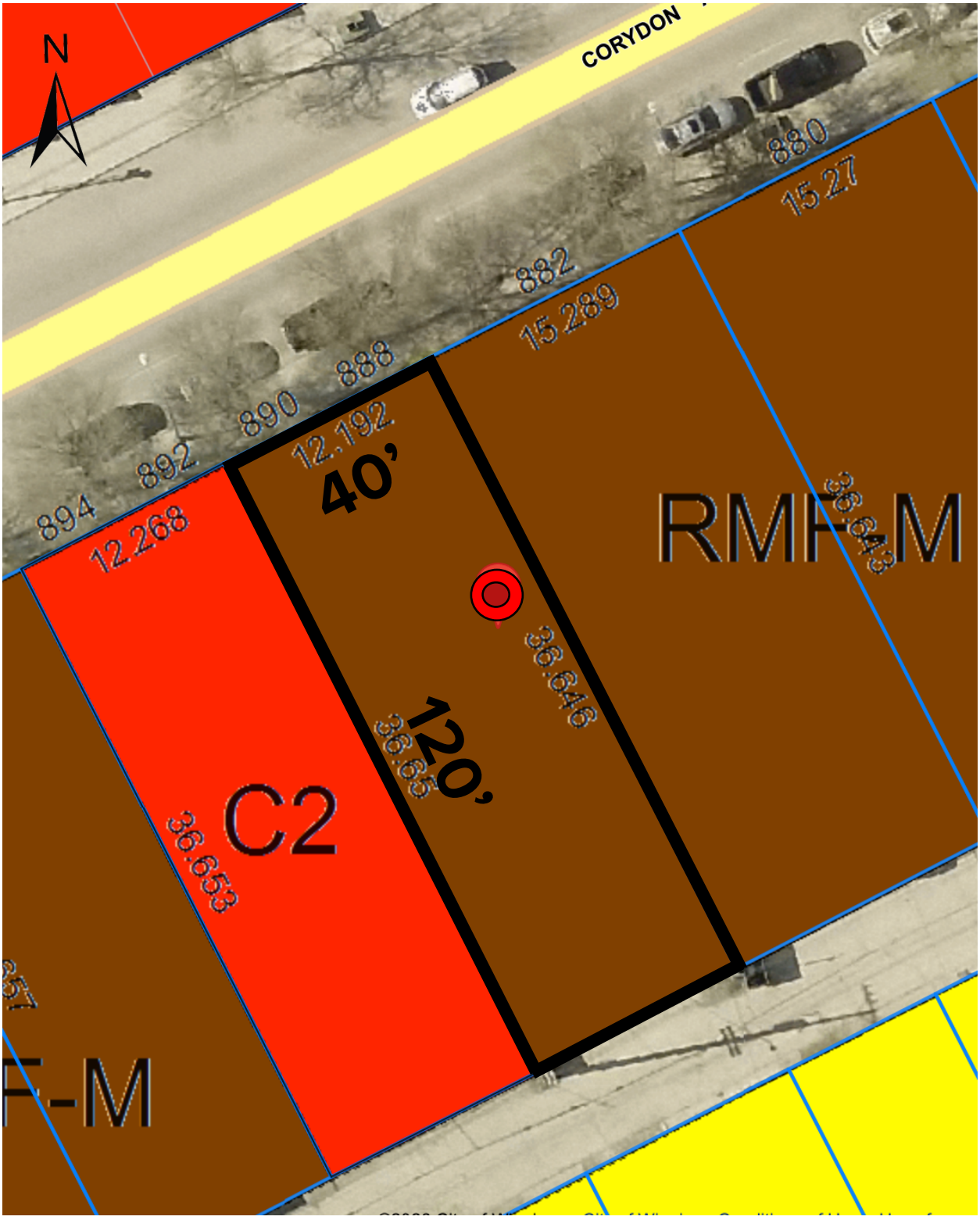
Legal Descriptions and Title Plot



R# 12022887000

Subject lands

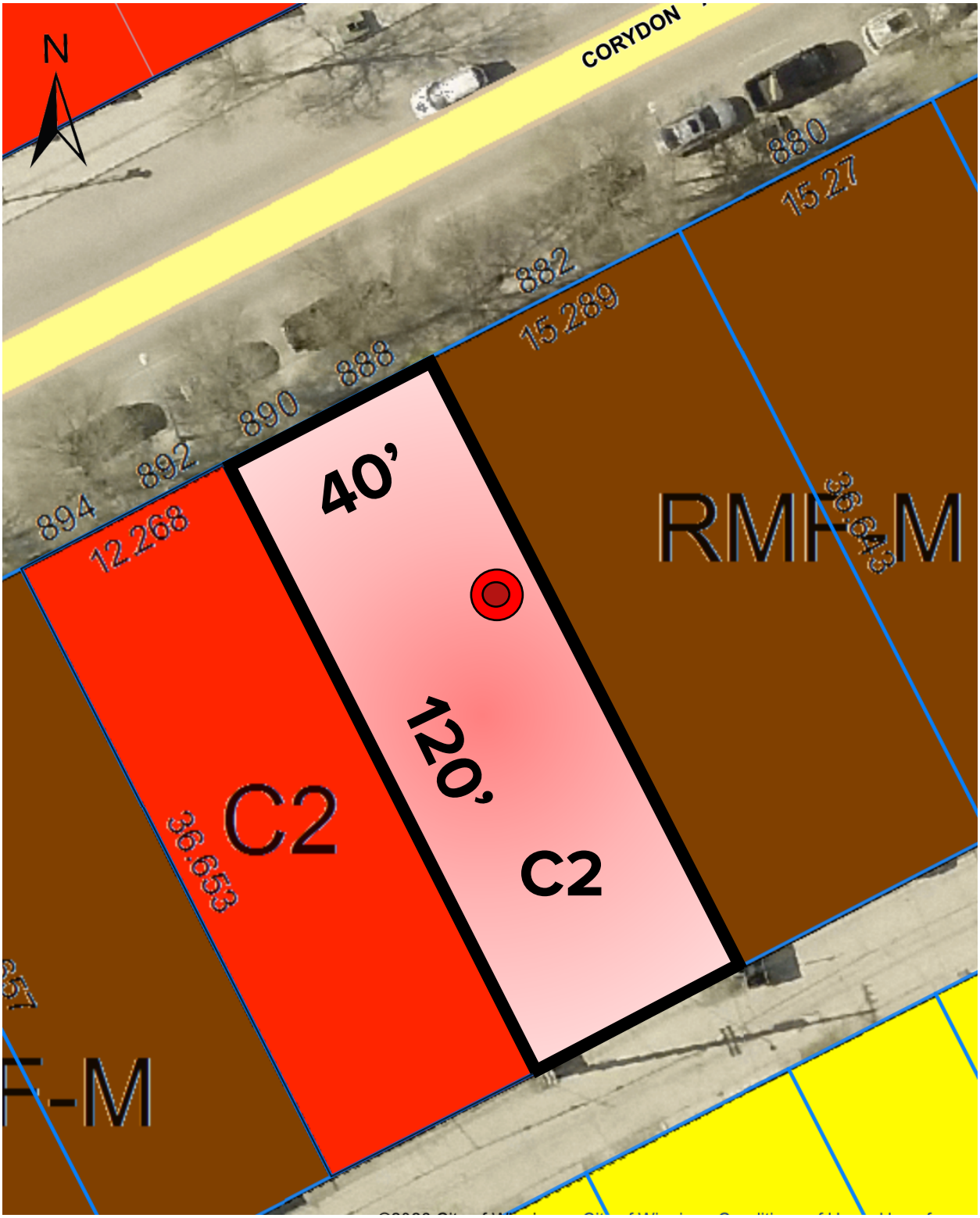
Zoning & Lot Configuration



Subject lands

4,809 sq.ft.

ReZoning [Proposed]



Subject lands

4,809 sq.ft.

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

March 12, 2026

Standing Policy Committee on Property and Development
c/o City Clerks, City of Winnipeg
Susan A. Thompson Building Main Floor,
510 Main Street Winnipeg, Manitoba, R3B 1B9

Chair and Committee Members, Standing Policy Committee on Property and Development:

RE: Item # 5 Development Procedures By-law 104/2020 – 888 Corydon Avenue
Standing Policy Committee on Property and Development – March 16, 2026

We are requesting the Committee allow the Appeal,

- determine that the development application is complete subject to the payment of applicable fees
- No further materials or information required
- Invoice for payment of applicable fees be issued within 2 business days
- Application processed to Public Hearing May 29, 2026

We are asking SPCPD to approve all the submitted materials as sufficient for declaring this application complete, enabling the statutory planning process to resume in accordance with the applicable legislation.

Attached is the Visual Presentation for this upcoming Appeal Hearing and the Application materials previously submitted and not acceptable to the Administration.

Thank you for your attention to these matters.

John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™



JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

888 Corydon

City of Winnipeg

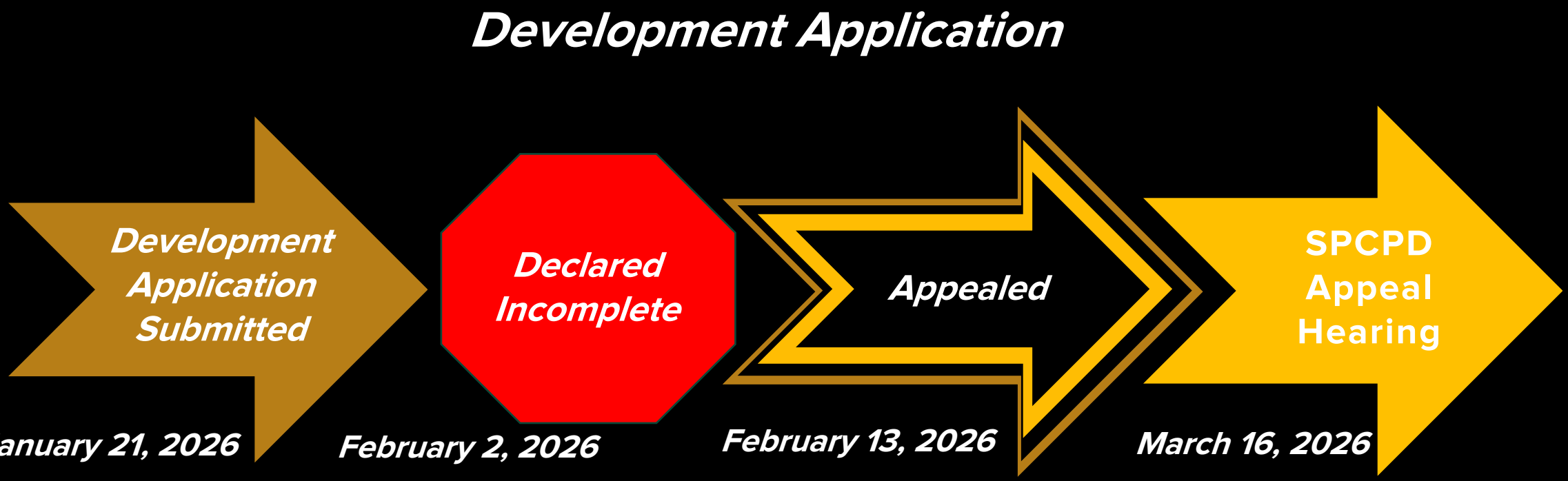
Standing Policy Committee on Property and Development

March 16, 2026

Appeal Hearing

Item# 5 By-law 104/2020 – 888 Corydon Avenue

Why are we here



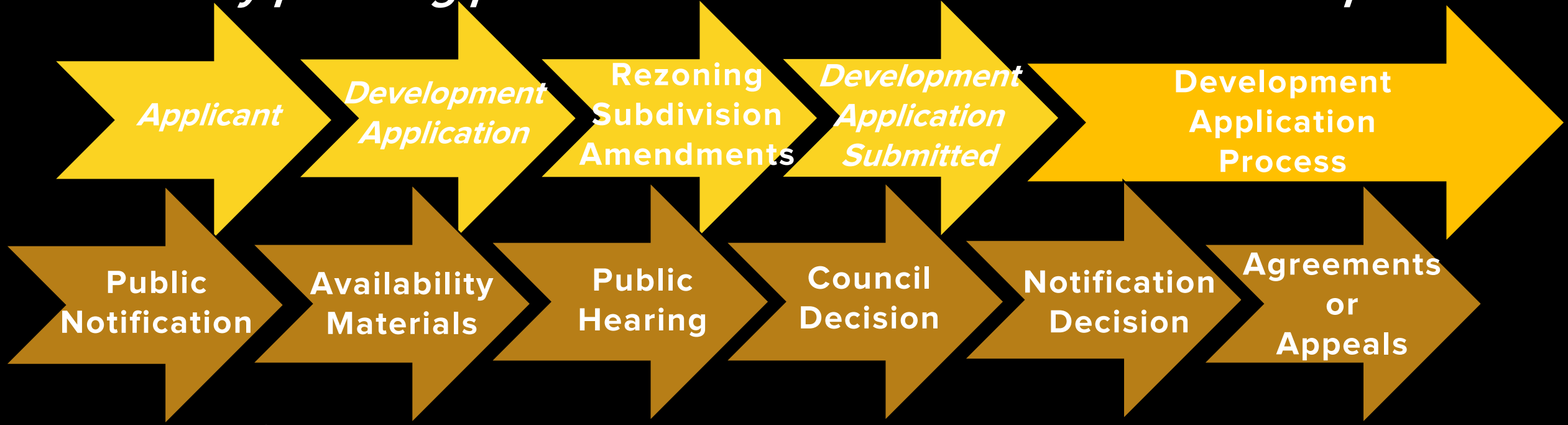
Where are we in this Process

Rezone RMF to C2
888 Corydon AVE



What is the Development Process

statutory planning process – Prt 6. Div. 5 Procedures Development



- *Applicants exercise a right to apply under the Charter and applicable laws*
- *City has a corresponding obligation to receive and consider applications in accordance with legislation*

What is the Development Process

statutory planning process – Prt 6. Div. 5 Procedures Development

Development Application Process

Development application process
275(1.1) In respect of an application under subsection (1),

(a) the city must send the owner of the real property confirmation of the date that the city received the application; and

(b) a designated employee must, within 20 days after the application is received, determine if the application is complete.

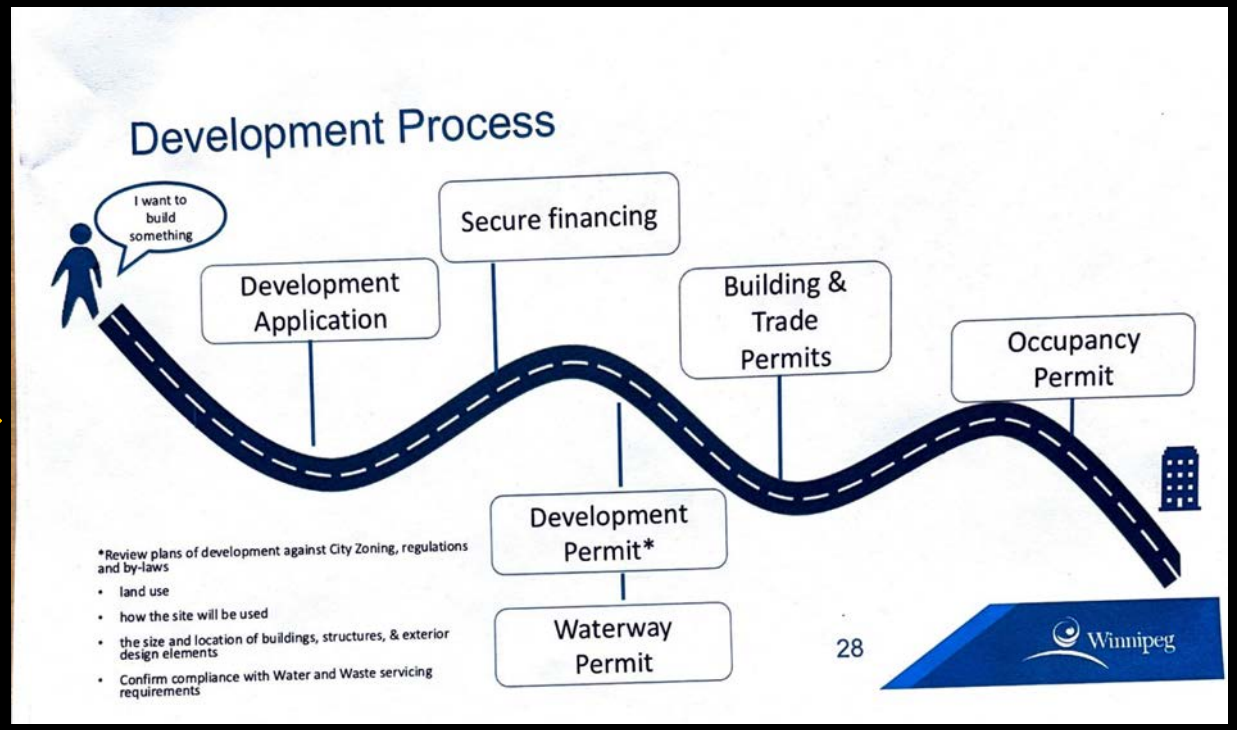
If application is complete
275(1.2) An application is complete if, in the opinion of the designated employee, the application contains the documents, fees and other information necessary to review the application.

If application is incomplete
275(1.3) If the designated employee determines under subsection (1.2) that the application is incomplete, the city must give the owner of the real property written notice that identifies any missing documents, fees or other information.

Extension by agreement
275(1.4) The time period referred to in clause (1.1)(b) may be extended by an agreement in writing between the owner of the real property and the city.

What is the Development Process, City Version

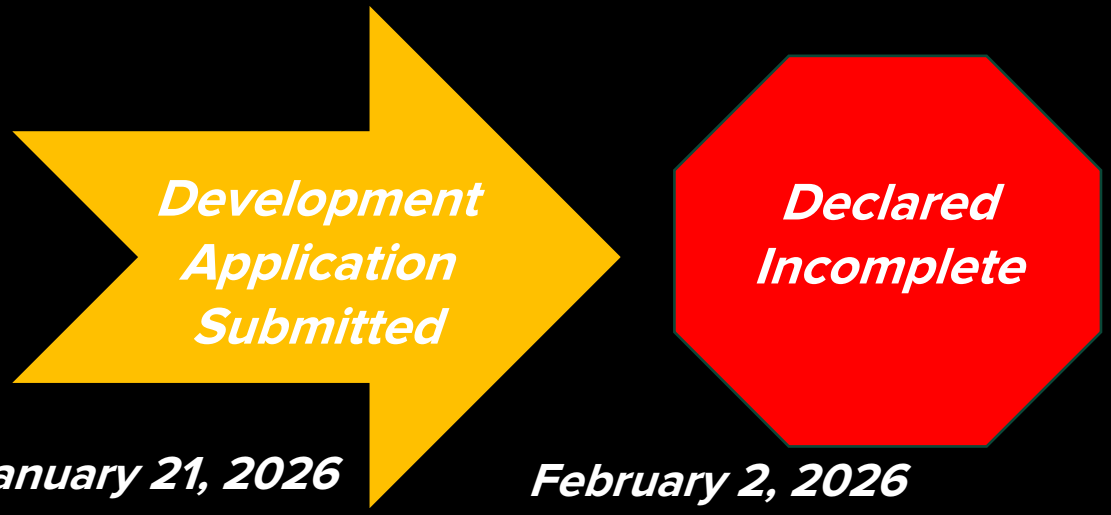
Development Application Process



**Granite MMB hearing*
City Staff Testimony

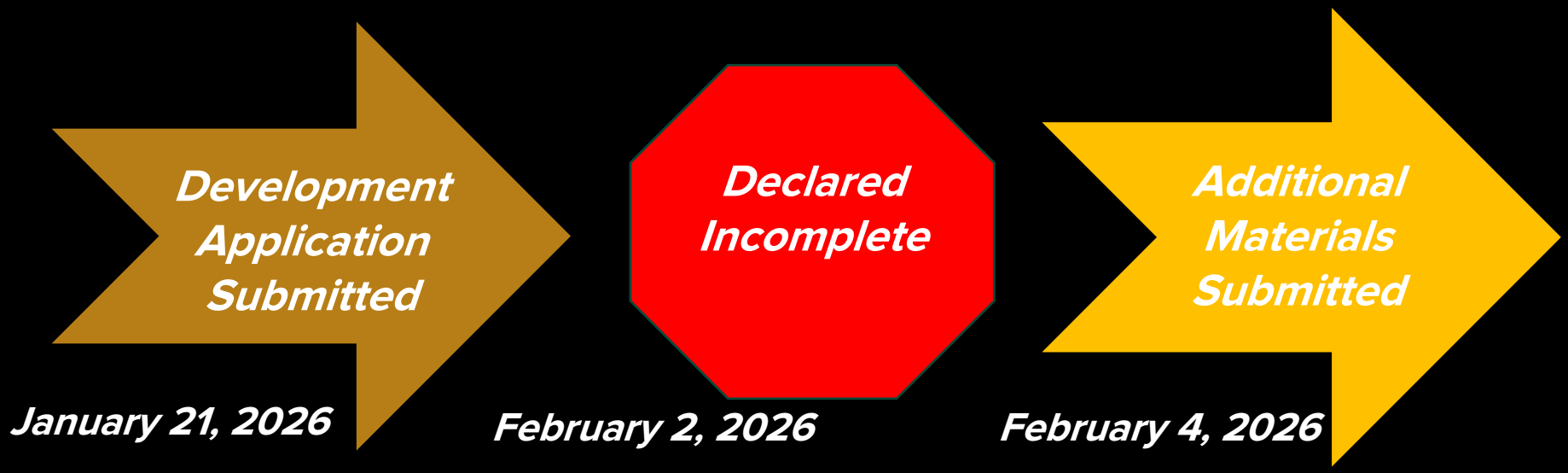
- *Letter of intent is a high-level outline*
- *Building Elevations addressed in Development Permit*
- *Zoning Compliance done in Development Permit*
- *Rigorous Planning is voluntary process, not required*

What happened in this Process



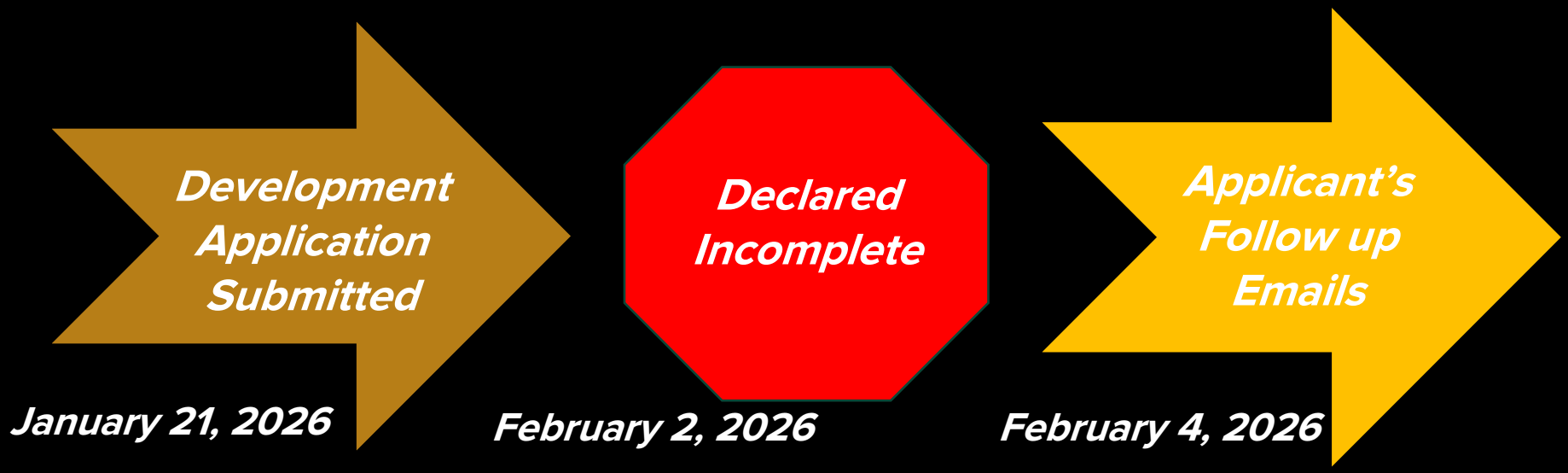
- *Letter of Authorization insufficient*
- *Letter of Intent insufficient, requires specific details of development*
- *City of Winnipeg Caveat required*
- *Plans of Development, required, fully dimensioned and detailed, including site plan, landscape plan, floor plans, building elevations*
- *Compulsory Rigorous Planning Process*
- *Compulsory Zoning Compliance at this stage*

What happened in this Process



- *Letter of Intent, revised with specific details on development*
- *Plans of Development, fully dimensioned and detailed*
- *Elevations plans, fully dimensioned and detailed*
- *Landscape plan, fully dimensioned and detailed*
- *City of Winnipeg Caveat*

What happened in this Process



- *Letter of Authorizations provided January 21*
- *Why is this not sufficient? Requested clarity – used previously*
- *Request response by February 10, 2026*

What happened in this Process



- *Requested response by February 10, 2026*

What happened in this Process



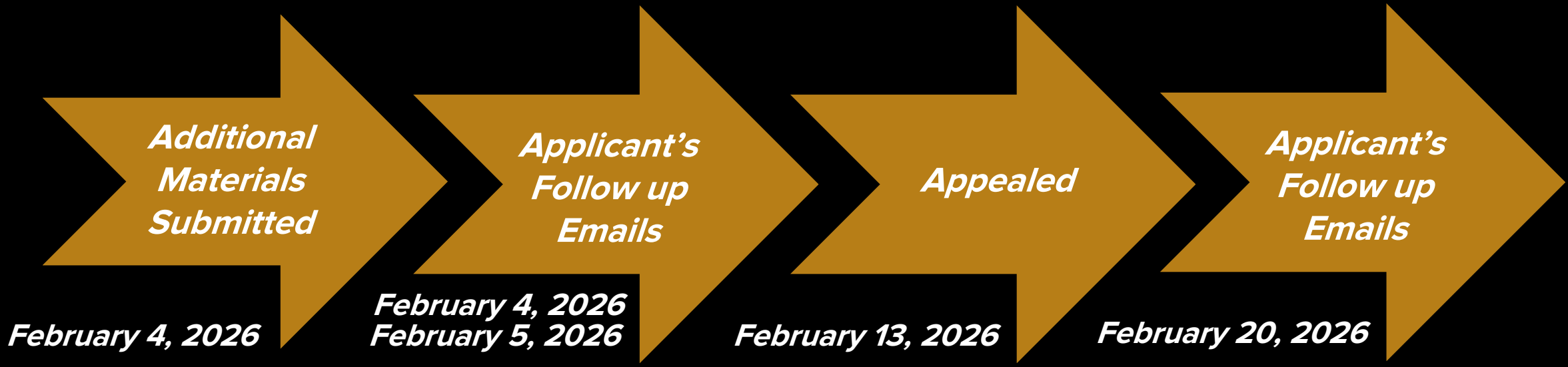
- *Friday February 13, 2026 - 450 pm*
- *Last Business day before Stat Holiday February 16, 2026 (14 days from February 2)*
- *Not a single person in Planning Department provided any responses regarding LOA or the supplementary materials provided before the Applicants right-to-appeal deadline expired*

What happened in this Process



- *Follow up regarding the lack of responses*

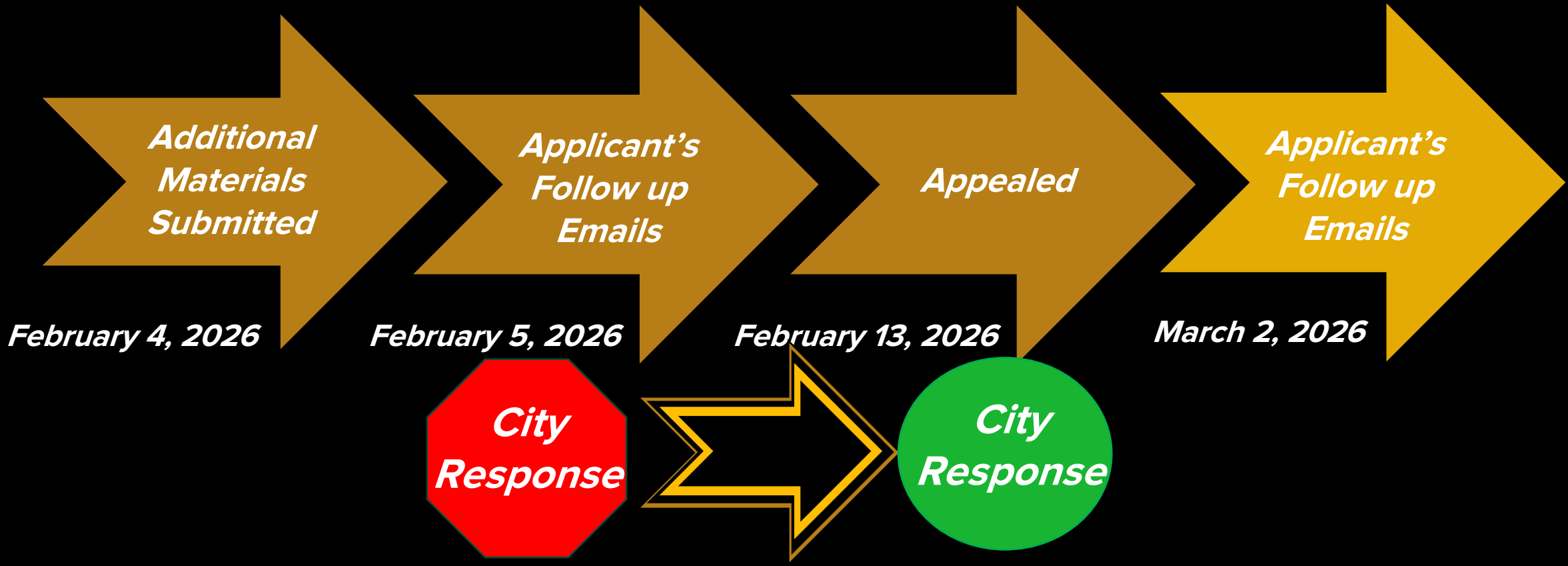
What happened in this Process



City Response
February 27, 2026

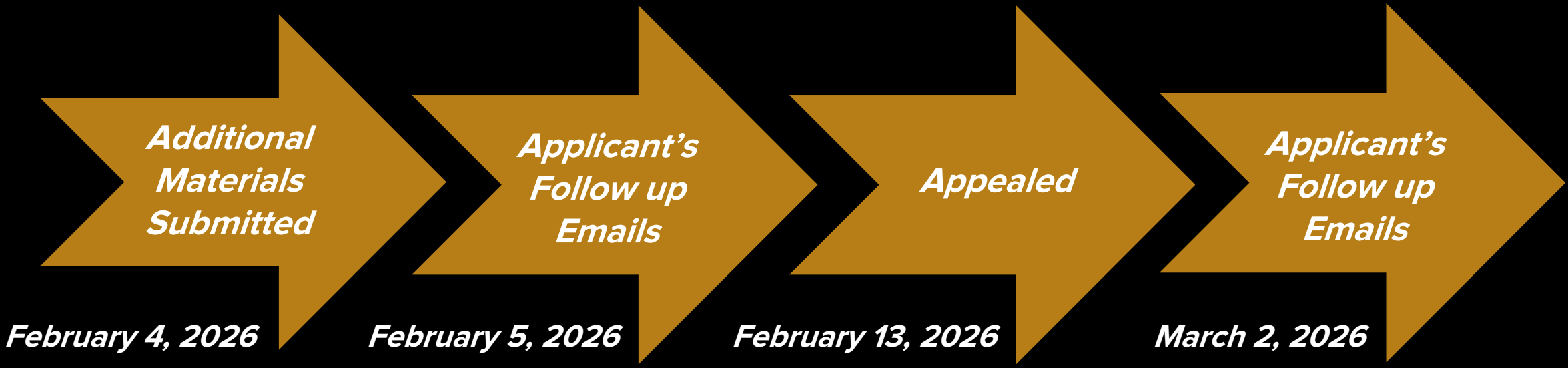
- 23 days after additional information submitted
- Appeal Notice Received by PPD
- Application on hold until appeal decision

What happened in this Process



- *"Let me know if your Department wishes to change course and resolve this matter, I am always open to collaboration"*

What happened in this Process



City Response

February 27, 2026
March 2, 2026

- Appeal Notice Received by PPD
- Application on hold until appeal decision
- No dialogue to resolve or address the matter

What are we doing here Today



- *Letter of Authorizations provided January 21*
- *Letter of Intent, revised specific details on proposed development*
- *Plans of Development, fully dimensioned and detailed*
- *Elevations plans, fully dimensioned and detailed*
- *Landscape Plan, fully dimensioned and detailed*
- *City of Winnipeg Caveat*

What are we doing here Today

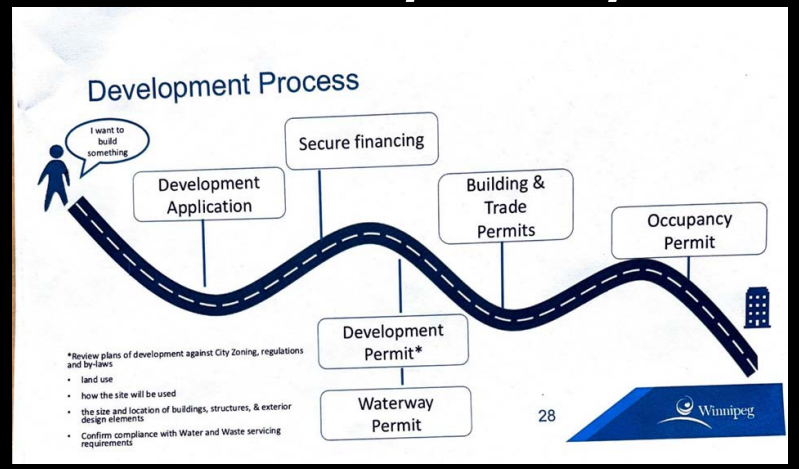
Development Application Submitted — *January 21, 2026*

Additional Materials Submitted — *February 4, 2026*

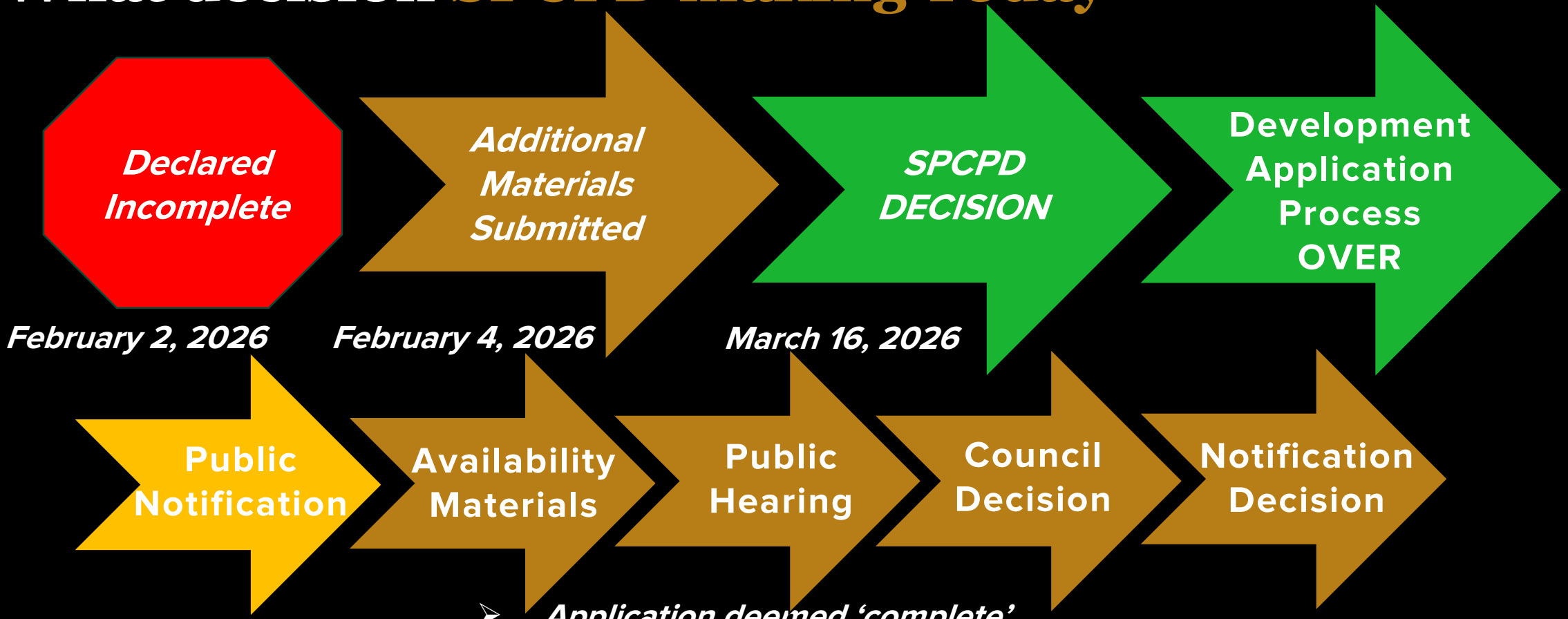
SPCPD DECISION — *March 16, 2026*

Development Application Process

- ***Why is this development process different?***



What decision SPCPD making Today



- *Application deemed 'complete'*
- *No further materials or information required*
- *Invoice for payment to be issued within 2 business days*
- *Application processed to Public Hearing May 29, 2026*

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

THANK YOU

Approve Development Application Proceeding

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

January 21, 2026
February 4, 2026 REVISED

Zoning and Permits Branch
Planning, Property & Development Dept.
City of Winnipeg
31-30 Fort Street
Winnipeg MB R3C 4X7

Dear **Zoning Development Officer**:

RE: Letter of Intent – 888 Corydon AVE

John Wintrup is the 'Applicant' in making the development application(s) on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

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(k)	Development Plan:	***OurWinnipeg 2045 By-law No. 120/2020*** [May 26, 2022] ***Complete Communities Direction Strategy By-law No119/2020***
(l)	D. Plan Designation:	Mature Community > Urban Mixed Corridor
(m)	Secondary Plan:	Corydon-Osborne Area Plan By-law 99/2014
(n)	S. Plan Designation:	Low-Rise Mixed Use Area
(o)	Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(p)	Zoning District:	***RMF-M***

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

(q)	Zoning PDO:	PDO-1 Corydon Osborne, Area 4a Low Rise Mixed Use Area
(r)	Zoning PDO:	Schedule C Urban Infill, Area Map 1
(s)	Zoning PDO:	SCHEDULE I Special Yards, Corydon AVE, Btwn Nassau west public lane & Stafford, 7 FT front yard
(t)	Land Area:	+/- 4,809 sq.ft. [40 ft x 120 ft]
(u)	Lot Configuration:	Interior
(v)	Land Configuration:	Rectangular
(w)	Fronting Street:	Corydon AVE 4-lane roadway , P1 – Regional Street, Winter Route, Route 95 24-hour Truck Route,
(x)	Flanking Street:	N/A
(y)	Back Lane:	Concrete, east/west alignment, 20 ft wide
(z)	Transit:	D19, 2-minute walk east at Lilac D11, 889, 28 is 3-minute walk west at Stafford D16 6-min walk north on Grosvernor
(aa)	Bikeways:	Informal on Street Route on Warsaw
(bb)	Sewer District:	Combined, Jessie Sewer District
(cc)	Current Land-Uses:	Two Storey 1952 residential structure, 3 units

(dd) Adjacent Lands:

i. W., 892 Corydon Fairhaven Pharmacy, zoned **C2**
ii. E., 882 Corydon, Corydon Villa Apt. 14 units / 4 parking stalls ***RMF-M***

(ee) Surrounding Lands:

i. N. across Corydon, 897 Corydon, Corydon Plaza **C2**
ii. S., across public lane, 857 Jessie single-detached dwelling **R1**

(ff) Proposed Dev'pmnt:

i. Rezoning to C2
ii. Seeing the possibilities.
iii. Discharge City Caveat 158623/1
iv. Remove Existing Building
v. Construct new, Mixed-use building

2. LOCATION

(1) The subject +/- 4,809 sq.ft. lands is located on the south side of Corydon one 1/4 blocks east of Stafford ST and west of Nassau ST, near the Santa Lucia Restaurant.

3. PROPOSED DEVELOPMENT

(2) Rezoning to C2 ~~to see the possibilities.~~

~~(3) Seeing the possibilities allowed under new zoning at the Development Permit Stage with the removal of the existing structure.~~

(4) Discharge City Caveat 158623/1

(5) Remove Existing Building

(6) Construct new, Mixed-use building:

- (a) Two-storey building with a basement and a mezzanine
- (b) 45 feet to top of elevator penthouse
  - (i) 35 feet to top of parapet
  - (ii) 41 feet to top of roof top amenity enclosure
- (c) 6 residential dwelling units
  - (i) 2 basement floor dwelling units
  - (ii) 3 ground floor dwelling units
  - (iii) 1 second floor dwelling unit
- (d) 1574 square foot office space, second floor
- (e) Outdoor Roof top patio with indoor amenities (bathroom, kitchenette)
  - (i) 3760 sq.ft. rooftop patio
  - (ii) 642 sq.ft. / 17% of roof top enclosed with indoor amenities, staircase and elevator penthouse, 10% excluding the elevator penthouse
- (f) 4.0 ft front north yard
- (g) 2 ft rear south yard
- (h) 5.4 ft side west yards
- (i) 2.0 ft east side yard

(j) 12 ft wide, paved walkway from front door to concrete sidewalk

(k) Rolling Garbage carts, lined along west side of building, fully enclosed with residential separated from commercial

(l) Paved parking area, under building with 16 ft clearance, direct access to rear public lane

(i) 3 parking stalls at 8 feet wide and 23 ft long

(ii) One parking stall, designated 'accessible' with a symbol, 10 ft wide and 23 ft long adjacent east property line

(m) Paved walkway, 5.4 ft wide from rear public lane to side door west elevation adjacent west property line

(n) 3 bicycle parking lockups, outdoor front yard NE corner

(o) 6 bicycle parking, indoor ground floor in bike room

4. NOTES

(1) Property is being sold, the current listed landowner has authorized the new landowner: the new landowner has authorized J. Wintrup.

(2) City Caveat 158623/1 requires a 7 foot front yard

(3) The mezzanine area is limited to less than 10% of the floor area so it is not considered a storey in accordance with the Manitoba Building Code (MBC).

(4) Architect team proposing that the elevator and stair enclosure areas be excluded from the mezzanine area calculation, in order to maintain the enclosed roof-level space as a mezzanine, subject to City acceptance at the Building Permit Stage.

5. ACKNOWLEDGEMENTS

(1) The package of drawings attached are provided involuntarily.

(2) The purpose of this submission is to secure a rezoning application being deemed 'complete', said confirmation of zoning by-law compliance deemed by City as a requirement for the processing of a discretionary development applications.

(3) Renderings of the structure submitted to meet the City enforced requirements of a discretionary development application for rezonings. Drawings are subject to change and will change.

(4) The package of drawings attached are issued for PRELIMINARY REVIEW only.

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

6. APPLICATION MATERIAL

Information provided with this Letter of Intent includes:

(1) Letter of Authorization from Landowners to Rayn One Group;
(2) Letter of Authorization from Rayn One Group to John Wintrup;
(3) Current Status of Titles;
(4) Current Legal Description & Title Plot;
(5) Current Zoning & Lot Configuration;
(6) Proposed Rezoning;
(7) *Proposed Plans of Development (Site Plan) for zoning compliance;*
(8) Application Fee.

Please do not hesitate to contact me directly if there is any missing information or materials for this zoning by-law amendment request at **888 Corydon AVE.** We respectfully request this matter be advanced and processed in a timely manner.



John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™

Letter of Authorization

Date: January 20th 2026

To: **City of Winnipeg**
Planning, Property & Development Department
31-30 Fort Street
Winnipeg, Manitoba, R3C 4X7

Subject Property: 888 Corydon AVenue (municipal address)

_____(legal description)

I/We give authorization to: Rayn One Group To apply to the City of Winnipeg for all necessary Development Applications & municipal approvals regarding the above subject property.

All Names as appearing on the Land Title as Land Owner(s):

(1) Sean Kirady
Print Name

Signature

(2) Renée Kirady
Print Name

Signature

Letter of Authorization

Date: 12/01/2026

To: **The City of Winnipeg**
Planning, Property & Development Department
31-30 Fort Street
Winnipeg, Manitoba, R3C 4X7

Subject Property: 888 Corydon (municipal address)

_____(legal description)

I/We give authorization to: ***John S. Wintrup*** To apply to the City of Winnipeg for all necessary Development Applications & municipal approvals regarding the above subject property.

Company Name as appearing on the Land Title as Land Owner:

(1) Rayn One Group
Company Name (as on Land Title)

(2) SAHIL GARG
Print Name of Company Official

Signature

TREASURER
Position in Company, I have authority to bind the Company.

STATUS OF TITLE

Title Number **2815124/1**
Title Status **Accepted**
Client File

Manitoba Land Titles Registry

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SEAN CHARLES KIRADY AND RENEE SUZANNE KIRADY

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SP LOT 10 PLAN 26772 WLTO
IN RL 33 AND 34 PARISH OF ST BONIFACE

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

2. ACTIVE INSTRUMENTS

Instrument Type:	**Caveat**
Registration Number:	**158623/1**
Instrument Status:	**Accepted**
Registration Date:	1952-07-17
From/By:	CITY OF WINNIPEG
To:	
Amount:	
Notes:	No notes
Description:	No description

Instrument Type:	**Mortgage**
Registration Number:	**4672816/1**
Instrument Status:	**Accepted**
Registration Date:	2015-11-26
From/By:	SEAN CHARLES KIRADY AND RENEE SUZANNE KIRADY
To:	THE ASSINIBOINE CREDIT UNION LIMITED
Amount:	$344,000.00
Notes:	No notes
Description:	No description

3. ADDRESSES FOR SERVICE

SEAN CHARLES KIRADY
888 CORYDON AVE
WINNIPEG MB
R3M 0Y4

RENEE KIRADY
888 CORYDON AVE
WINNIPEG MB
R3M 0Y4

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2092908/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Transfer Of Land**
Registration Number:	**4672815/1**
Registration Date:	2015-11-26
From/By:	DOROTHY RHYMER AS EXECUTRIX
To:	SEAN CHARLES KIRADY AND RENEE SUZANNE KIRADY
Consideration:	$430,000.00

10. LAND INDEX

Lot 10 Plan 26772

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2815124/1

Schedule K, Section 133

The Real Property Act

I, JAMES GORDON KERR,
of the City of Winnipeg,
in the Province of Manitoba, Deputy Commissioner of Finance,
make oath and say as follows:

1. I am the Deputy Commissioner of Finance of the / the City of Winnipeg within named Caveator
2. I believe that / has a good and valid claim upon the said land† and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.
3. The allegations in the within Caveat are true in substance and in fact.*

†for mortgage or encumbrance

*and if the deponent has not personal knowledge of the facts and "as I verily believe."

Sworn before me at the City
of Winnipeg,
in the Province of Manitoba,
this 10th day of July,
A.D. 1952 A.D. McLean

A Commissioner-For-Oaths
in and for the Province of Manitoba.

The Real Property Act

THE CITY OF WINNIPEG

Caveat Forbidding Registration

CERT. OF TITLE No. 374299

LAND TITLES OFFICE WINNIPEG, MAN.
JUL 17 1952
3.00 11.26
32618

G.F.D. BOND, Q.C.,
Solicitor for the
City of Winnipeg.

G.F.D. BOND
CITY SOLICITOR
WINNIPEG, MANITOBA

MICRO-FILMED

158623
Caveat
City Gardens

WAS FILED IN THE WINNIPEG LAND
OFFICE ON
1126
AND A MEMORIAL
CERT. OF TITLE
374299
REGISTRAR

"Exhibit 5" - Appeal -
Development Procedure By-
law No. 104/2020 - 888
Corydon Avenue

"Exhibit 5" - Appeal - Development Procedure By-law No. 104/2020 - 888 Corydon Avenue

FORM No. 32—Caveat Forbidding Registration—Schedule H, Section 188 Pollution Statement—1-9-51-P5642

The Real Property Act

To the District Registrar for the Land Titles District of WINNIPEG

Take Notice that THE CITY OF WINNIPEG

claims an equitable estate or interest in an estate in fee simple in possession in the undermentioned land by virtue of an agreement in writing dated the 7th day of July A.D. 1952, between THE CITY OF WINNIPEG, OF THE FIRST PART, and JOHN WUERCH, Contractor, and LENA WUERCH, his wife, both of the City of Winnipeg, in the Province of Manitoba, OF THE SECOND PART, a copy of which agreement is hereto attached.

The land referred to is as follows:

In the City of Winnipeg, in the Province of Manitoba, being in accordance with the Special Survey of said City, and being the Most Easterly forty feet in width of Lot Eighteen, in Block Fifty-eight, which Lots are shewn on a Plan of Survey of part of Lots Thirty-one to Thirty-five, of the Parish of Saint Boniface, registered in the Winnipeg Land Titles Office as No. 208;

Approved
City Solicitor

standing in the Register in the name of THE CITY OF WINNIPEG

and it forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless such instrument be expressed to be subject to its claim.

It appoints the offices of the City Solicitor, City Hall, Winnipeg, as the place at which notices and proceedings relating hereto may be served.

The Address of the Registered Owner is City Hall Winnipeg

Dated this 10th day of July one thousand nine hundred and fifty-two.

~~Signed in the presence of~~

Certified as to form:
G. H. D. Bond
City Solicitor.

Mayor.

Deputy Commissioner of Finance.

Finance Dept.
Accounting Branch
RECORDED

"Exhibit 5" - Appeal - Development Procedure By-law No. 104/2020 - 888 Corydon Avenue

7303

THIS AGREEMENT made in duplicate this 7th day of July, A.D. 19 52.

B E T W E E N:

THE CITY OF WINNIPEG,

hereinafter called "the Vendor",

OF THE FIRST PART,

- and -

JOHN WUERCH, Contractor, and LEDA WUERCH, his wife, both of the City of Winnipeg, in the Province of Manitoba,

hereinafter called "the Purchasers",

OF THE SECOND PART.

WHEREAS the Vendor is the owner of the parcel of land hereinafter described and which fronts upon Corydon Avenue..... in the City of Winnipeg, hereinafter referred to as the said street;

AND WHEREAS the Vendor intends at some future date to widen the said street by taking and using therefor amongst other lands the most Northerly seven..... feet in depth of the said parcel of land;

AND WHEREAS the Purchaser has requested the Vendor to sell and convey to him the said parcel of land at and for one hundred (100%) - per cent of its assessed value, namely One Thousand Seven Hundred and Fourteen ($1714.00) --Dollars and has promised and agreed that if the Vendor will sell the said parcel of land at the said price, he, the Purchaser, will

not build upon the most Northerly seven.... feet in depth thereof and will, whenever the City may decide to widen the said street, re-convey the said seven..... feet to the Vendor without charge and free of encumbrance, and will not claim compensation for the said seven..... feet or otherwise in respect of the said widening of the said street, or oppose or petition against the same;

AND WHEREAS the Vendor in consideration of the Purchaser so promising and agreeing has agreed to sell said parcel of land at and for the price and sum and upon the conditions, terms and provisoes hereinafter set forth and contained;

NOW THEREFORE THIS AGREEMENT WITNESSETH:

1. The Vendor agrees to sell and convey to the Purchaser, who agrees to purchase all and singular that certain parcel or tract of land and premises lying and being:

In the City of Winnipeg, in the Province of Manitoba, being in accordance with the Special Survey of said City, and being the Most Easterly forty feet in width of Lot Eighteen, in Block Fifty-eight, which Lots are shewn on a Plan of Survey of part of Lots Thirty-one to Thirty-five, of the Parish of Saint Boniface, registered in the Winnipeg Land Titles Office as No. 208;

at and for the price and sum of One Thousand Seven Hundred — and Fourteen -- ($1714.00) ——— 00/100 ——— Dollars in lawful money of Canada (the receipt of which is hereby acknowledged.)

2. And the Purchaser covenants and agrees:

(a) not to build on the said land at any time any building or other structure whatsoever within a distance of **seven.....** feet from the said street, and should default occur then, after one month's notice in writing personally served upon the registered owners of the said land at the time of such default directing such registered owners to remedy such default and if the default be not remedied within the said period of one month, the Vendor or its assigns may enter upon the said land and remedy the default and at the proper costs, charges and expenses of the owners may remove and dispose of any building or other structure placed upon the said **seven.....** feet and shall not be responsible for the safe-keeping of anything so removed or disposed or for the loss thereof or any damage thereto or other damages for or resulting from such removal or disposal and that the cost, charges and expenses shall be recoverable as a debt owing by the said owners to the Vendor and its assigns; provided that the above-mentioned remedy will be in addition to all other remedies provided by law and shall accrue as often as such default shall occur upon the said **seven.....** feet and shall remain in full force until default is remedied;

(b) not to petition against or otherwise oppose any widening of the said street by the Vendor;

(c) if and when the Vendor decides to widen the said street, upon being notified of its intention so to do, to convey to the Vendor without charge and free of all encumbrances the most **Northerly seven....** feet in depth of the land hereinbefore described:

(d) not to claim any compensation for the taking of the said seven..... feet or for injurious affection of the remainder of the land described in section 1 hereof or otherwise in connection with the said widening of the said street; and the Purchaser further covenants and agrees that the Vendor, in addition to any remedies it may have under this agreement, may file a caveat or other encumbrance against the said land for the purpose of ensuring the performance of the Purchaser's covenants in this section contained, and may at any time withdraw such caveat or encumbrance and the Purchaser hereby grants and conveys to the Vendor and its assigns an interest according to the tenor hereof in the said land.

3. The covenants and agreements herein contained shall extend to and be binding upon the executors, administrators, assigns and successors of the parties hereto, and whenever the singular and masculine pronouns are used throughout this Indenture, the same shall be construed as meaning the plural or feminine or neuter where the context requires, and all covenants herein contained shall be deemed to be several as well as joint.

4. This agreement shall be valid in force and effectual only during the lifetime of any of the living lawful descendants of His Late Majesty King George V and twenty-one years thereafter.

5. Time shall be in every respect the essence of this agreement.

"Exhibit 5" - Appeal - Development Procedure By-law No. 104/2020 - 888 Corydon Avenue

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of

"R. J. Bowden"

THE CITY OF WINNIPEG:

Mayor.

Deputy "J. G. Kerr" (seal)
Commissioner of Finance.

"John Wuerch" (Seal)

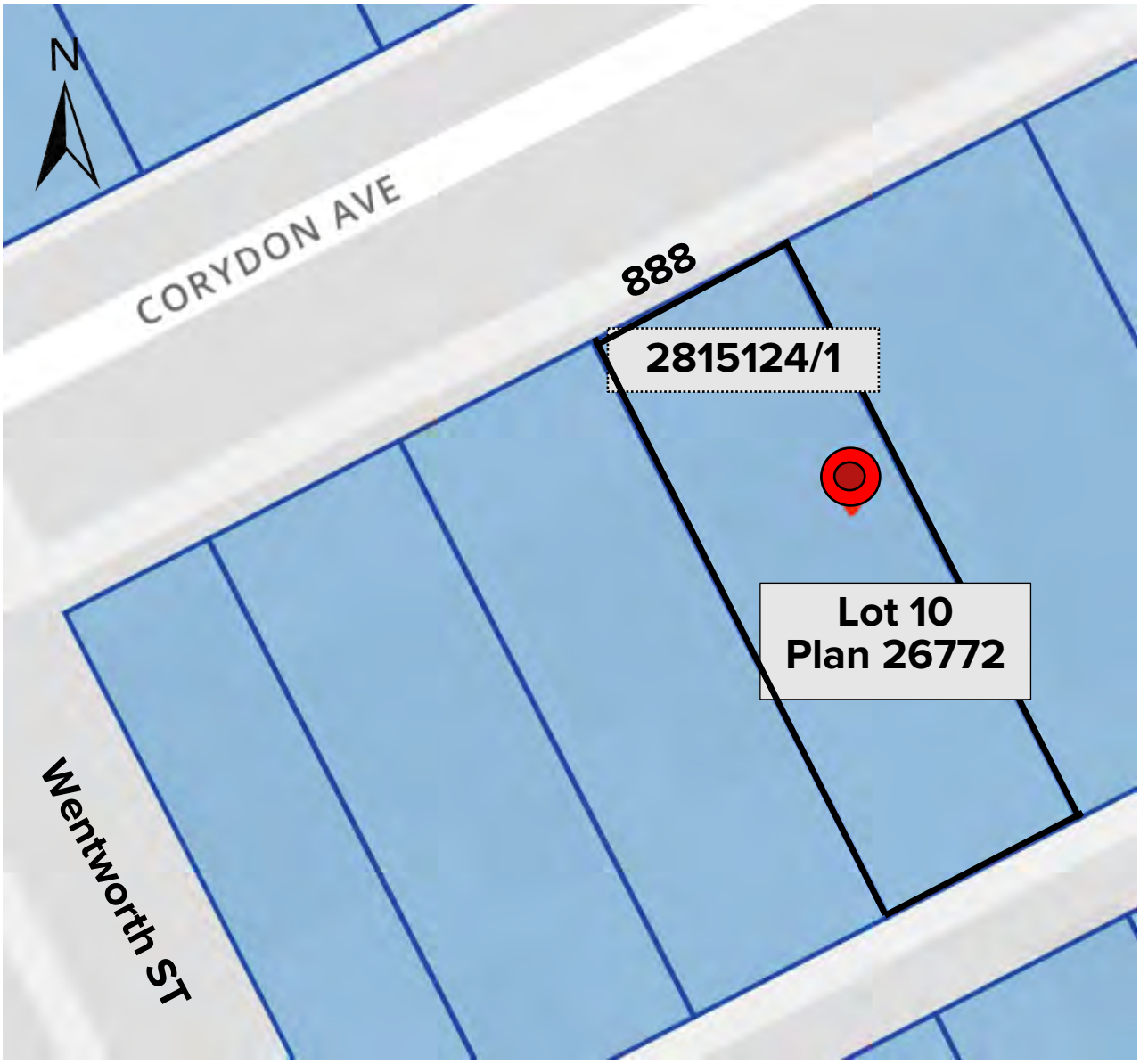
"Leona Wuerch" (Seal)

Purchaser.

Certified as to form:

G.T.D. Bond L.
City Solicitor.

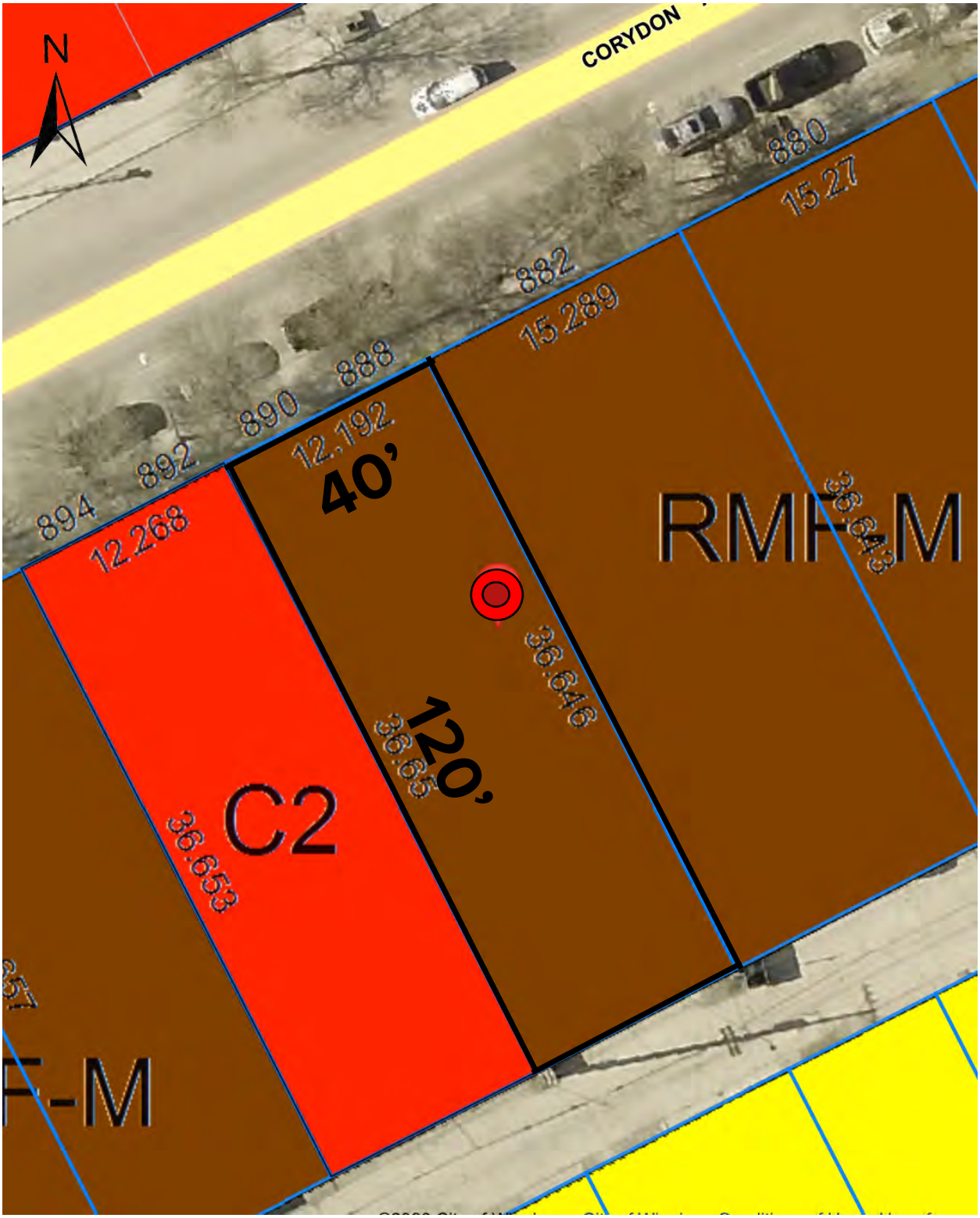
Legal Descriptions and Title Plot



R# 12022887000

Subject lands

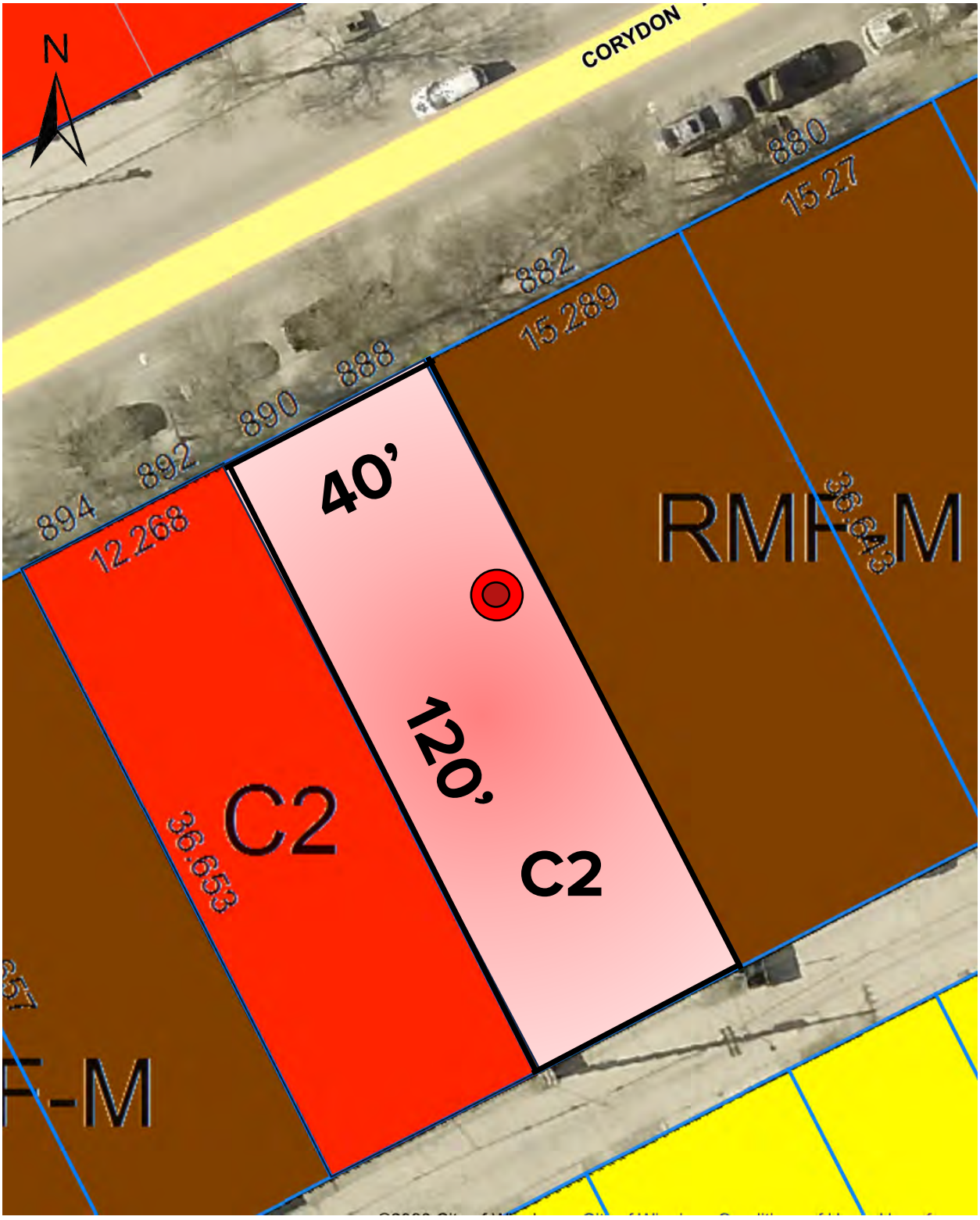
Zoning & Lot Configuration



Subject lands

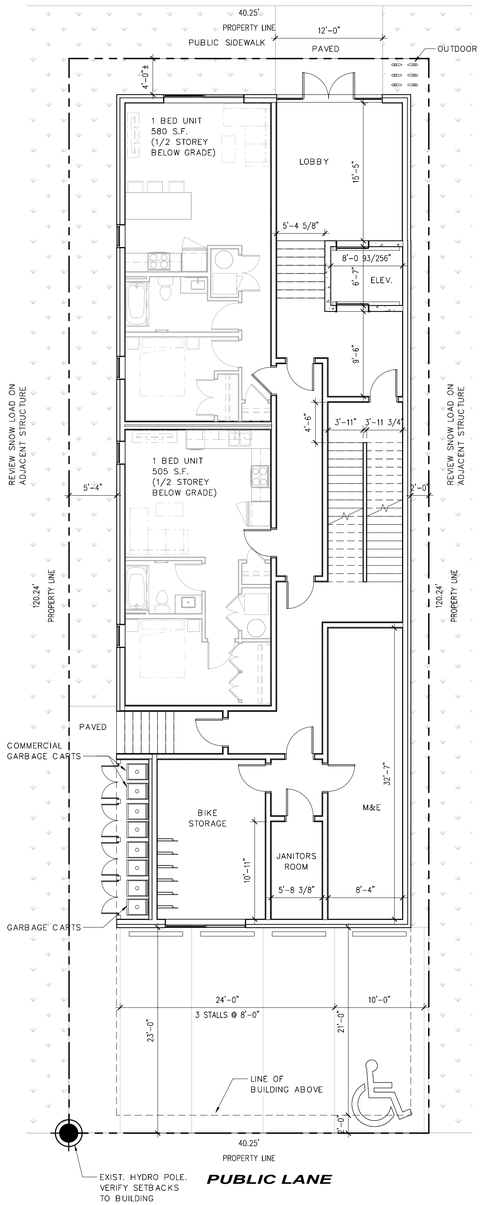
4,809 sq.ft.

ReZoning [Proposed]

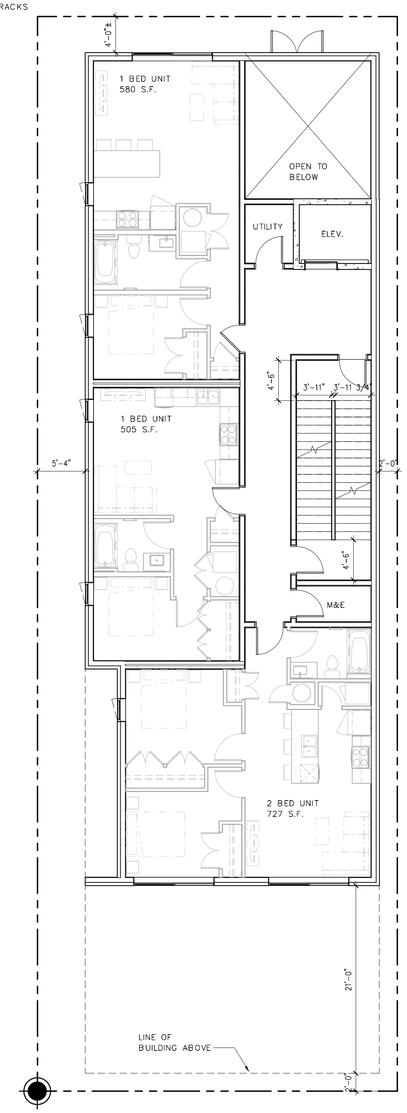


Subject lands

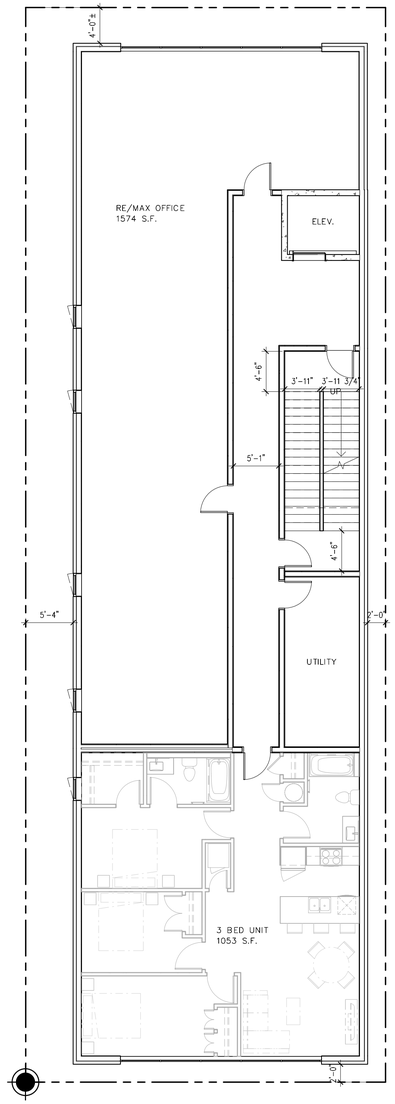
4,809 sq.ft.



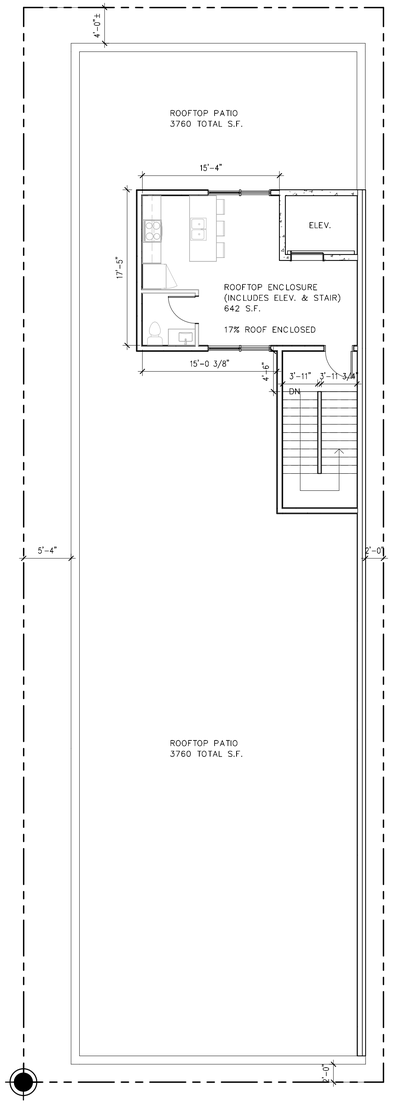
1 SK-01 L-B01 AND SITE PLAN
1/8" = 1'-0"



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



3 SK-01 LEVEL-02 FLOOR PLAN
1/8" = 1'-0"



4 SK-01 R-01 FLOOR PLAN
1/8" = 1'-0"

ZONING SUMMARY
CURRENT ZONING DISTRICT: RMF-M
PDO: PDO-1 CORYDON OSBORNE
PROPOSED ZONING DISTRICT: NO CHANGE

BUILDING DESCRIPTION:
3 STOREY BUILDING:
B01 DWELLING UNITS
L01 DWELLING UNITS
L02 DWELLING UNIT AND COMMERCIAL UNIT
L03 ROOFTOP ENCLOSURE AND PATIO

		REQ'D	PROV'D
LOT AREA		9,000	4,839 S.F.
DWELLING COUNT		6	6
LOT/DWELLING		800	TBD
SETBACKS			
FRONT:	MAX	7'	4'
REAR:		25'	2'
EAST SIDE:		14'	2'
WEST SIDE:		14'	5'-4"
BUILDING HEIGHT:		20' TO 45'	45'
PARKING COUNT:			
PRKG (0.8:1+COMMERCIAL):		11	4
ACCESSIBLE:		1	1
VAN ACCESSIBLE:		0	0
VISITOR (V):		1	TBD
SMALL CAR	MAX	1 (33%)	0
BICYCLE		TBD	9

No: Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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

Drawings and project manual, as instruments of service, are the property of the architect, the copyright in the same being reserved to him. No reproduction may be made without the permission of the architect, and when made must bear his name. All prints to be returned to the architect.
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
BUILDING NAME

888 CORYDON AVE

STREET ADDRESS
WINNIPEG, MB

FLOOR PLANS

Drawn by: SW Checked by: YH

SK-01

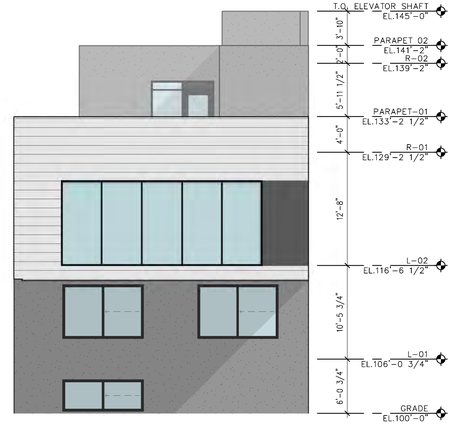
Project No: 25014 Date: FEBRUARY 2026



1 SK-02 NORTH ELEVATION
1/8" = 1'-0"



3 SK-02 EAST ELEVATION
1/8" = 1'-0"



2 SK-02 SOUTH ELEVATION
1/8" = 1'-0"



4 SK-02 WEST ELEVATION
1/8" = 1'-0"

No.: Revision: Date: By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 2J1
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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
BUILDING NAME

888 CORYDON AVE

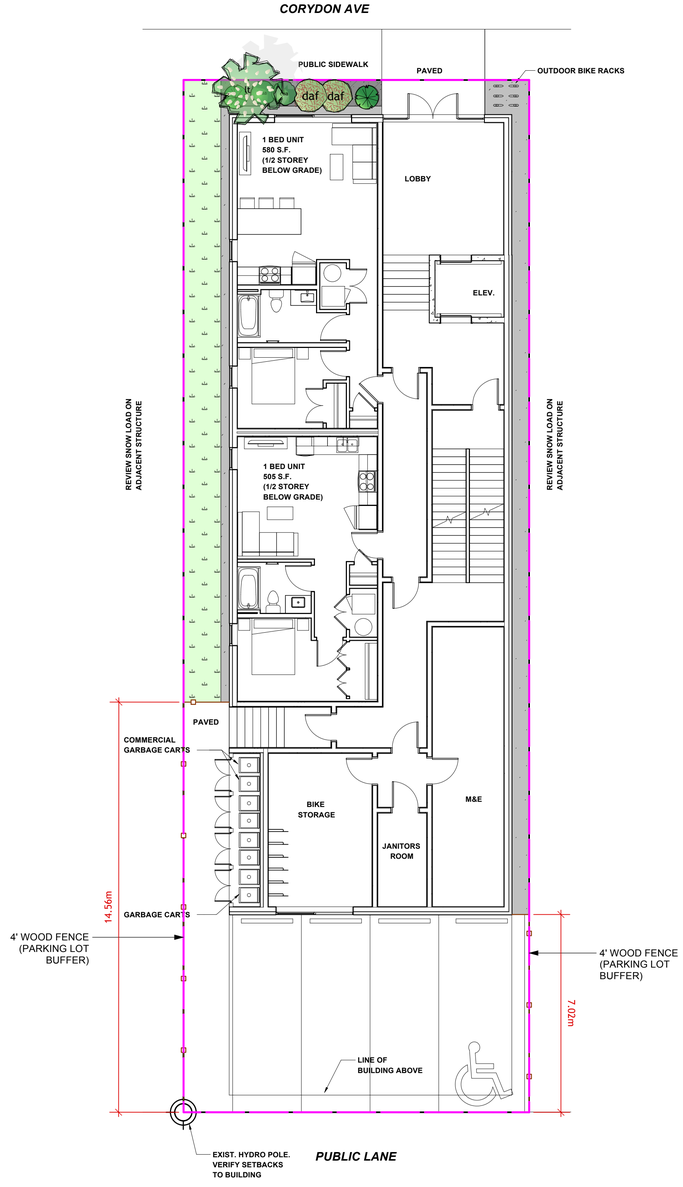
STREET ADDRESS
WINNIPEG, MB

ELEVATIONS

Drawn by: SW Checked by: YH

SK-02

Project No.: 25014 Date: FEBRUARY 2026

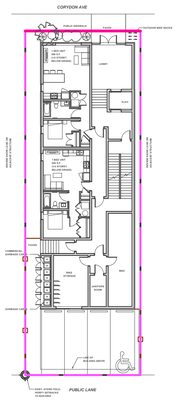


1 **Landscape Scope Plan**
L-1 Scale: 1:100

0 5 10 m

Surface Material Legend

- Sod & Topsoil — 30 sm
- Decorative Stone Mulch Planting Bed — 6 sm
- Decorative Stone Mulch Paving (Course) — 28 sm



2 **Zoning Analysis Plan**
L-1 Scale: 1:300

0 5 10 15 m

City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Corydon Ave — 40 Lin ft.

	Required	Proposed
Trees	1	1
Shrubs	6	6

General Notes

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

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 will not be allowed without prior written consent of Landscape Architect.

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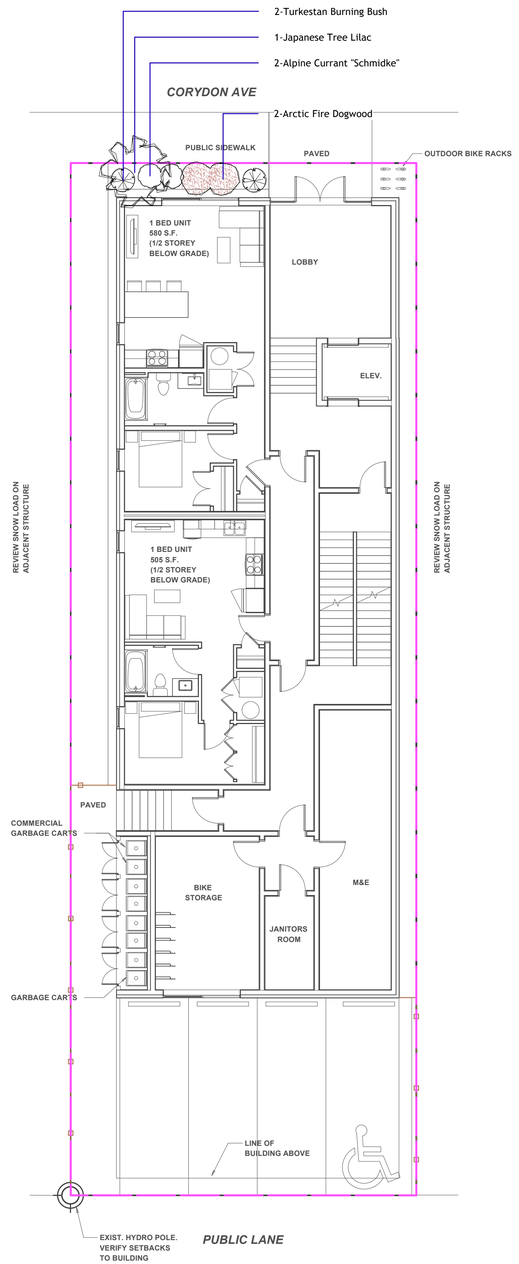
No.	Date	Issue Notes
A	2026-02-04	For Review

Consultant

Project Title
888 CORYDON AVE
888 CORYDON AVE
WINNIPEG MB

Drawing Title
Landscape Scope Plan

Drawing No.
L-1
of
2



1 **Planting Plan**
L-2 Scale: 1:100

0 5 10 m

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Trees			
Japanese Tree Lilac	Syringa reticulata	1	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Arctic Fire Dogwood	Cornus stolonifera 'Farrow'	2	45cm 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Turkestan Burning Bush	Euonymus nana 'Turkestanica'	2	45cm 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Alpine Currant "Schmidke"	Ribes alpinum	2	45cm 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		7	
Total Plants in Drawing		7	

Planting Notes

1. All plant material, including trees, shrubs, perennials and sod, shall conform to Canadian Standards for Nursery Stock, 9th edition as published by the Canadian Nursery and Landscape Association.
2. All planting shall conform to the Canadian Landscape Standard (CLS) Current Edition
3. As per CLS 9.3.4.3 h, Wire baskets should not be removed from rootballs. Any visible portion should be folded down away from the rootball and buried. Where the wire basket is oversized such that the top wire is higher than the grade, any visible portions should be folded down away from the rootball or the basket shall be cut back to a minimum of 10cm (4in.) below the surface of the growing medium.
4. As per CLS 9.3.4.1,
   a. All planting hole depths should only be dug deep enough to accommodate the root system or root mass at the desired depth relative to the surrounding grade.
   b. Root balls shall be placed on the undisturbed subgrade to prevent settling.
   c. With the exception of woody plants, plants shall be planted so that after settlement the level of the adjacent growing medium surface matches the level of the original growing medium surface in the nursery. The growing medium mark on the stem is an indication of planting depth, and it shall be maintained on the finished level, allowing for settling of the growing medium after planting. The total depth of rootballs shall be planted in the growing medium.
   d. Woody plants shall be planted with the root flare2.5-5cm(1-2in.) above finish grade.
   e. Plants shall be set plumb in the planting beds or in the centre of the pits, except where the plant's character requires variation from this.
5. No substitutions for plant material will be allowed without prior written consent of the Landscape Architect.
6. All plants are to be installed as per the details provided.
7. Minimum trees spacing to be 7 m for deciduous trees and 4 m for coniferous trees
8. All plants shall be located or proposed locations staked out prior installation. Street Tree locations are schematic only. Trees shall be planted 1.8 m from curb and a minimum of 1.8 m from driveway aprons and 4 m from street lights. Conifers shall be located min 4 m from sidewalks. Landscape Architect is to approve location prior to digging. Landscape Architect reserves the right to adjust locations of proposed plant material prior to installation.
9. Contractor to review and accept planting locations as appropriate culturally for the species specified prior to installing plant material. Installation of plant material shall be considered acceptance of the suitability of the location.
10. Contractor shall guarantee new plant material for a period of two calendar years from the date of owner acceptance. Warranty shall only begin after the installation and acceptance of all landscape materials. The Landscape Architect reserves the right to extend the wa□
11. Contractor shall replace material found to be dead or in poor condition within two weeks of being notified by the Landscape Architect.

Landscape Maintenance Notes

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

LAND FORUM
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 area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths in details are shown after compaction.

Preliminary

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Project Title
888 CORYDON AVE
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Drawing Title
Planting Plan

Drawing No.
L-2
of
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