Agenda – Lord Selkirk-West Kildonan Community Committee – November 18, 2026

PUBLIC HEARINGS

Item No. 1 Rezoning – 748 Keewatin Street
(Point Douglas Ward)
File DAZ 223/2026 [c/r DAV 209931/2026D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the Winnipeg Zoning By-law No. 223/2006 be amended under Development Application No. DAZ 223/2026 by rezoning the subject land to an "RMU" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 3, 2026, and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, in accordance with the report of the Administrative Coordinating Group dated November 2, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

        ii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall be limited to 75 feet, but may may increase to a maximum of 100 feet provided the building is contained below a 45 degree angular plane measured from 6 feet above grade at the rear property line of any residential property that shares a back lane with the subject property."

        iii. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use, that the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping; and
            g. free-standing signage

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development (the "Director") prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated November 2, 2026 and attached as Appendix "B" to this report.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

4. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 223/2026 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

5. That Development Application No. DAZ 223/2026 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

7. That the By-law will be repealed without coming into force 2 years following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

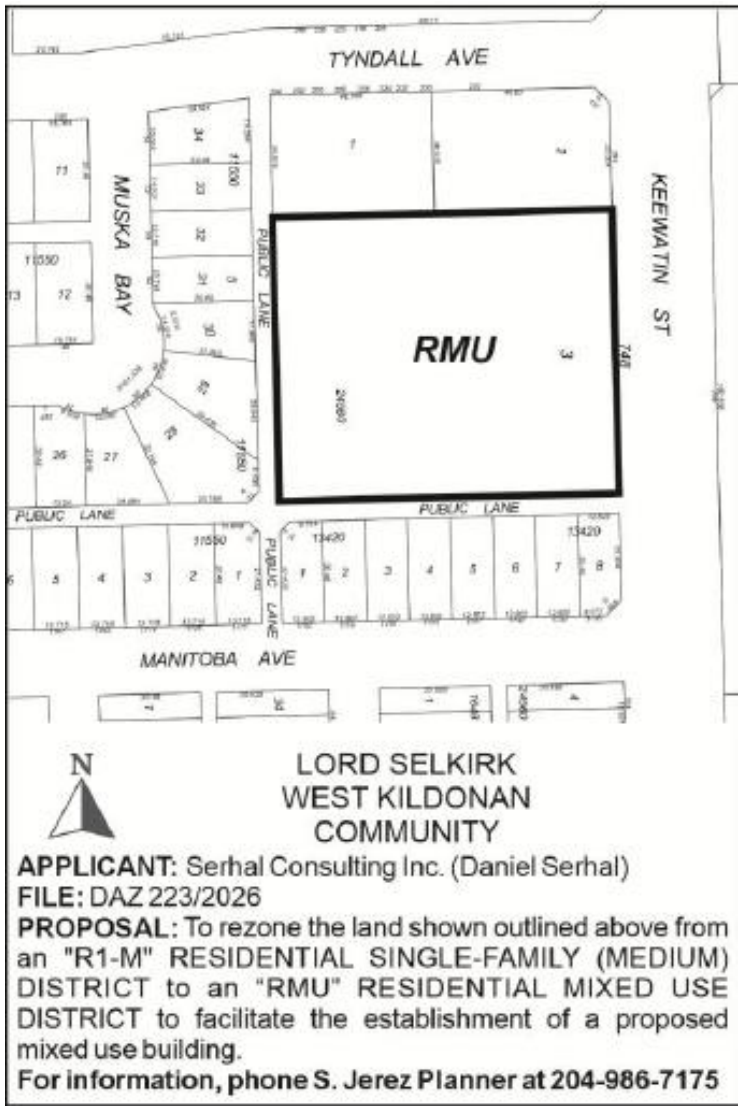
9. That the Variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 223/2026.

Agenda – Lord Selkirk-West Kildonan Community Committee – November 18, 2026

File: DAZ 223/2026

Applicant: Serhal Consulting Inc. (Daniel Serhal)

Subject:



Premises Affected: 748 Keewatin Street

Exhibits Filed:

1. Application dated August 12, 2026
2. Notification of Public Hearing dated October 27, 2026
3. Manitoba Status of Title 3295647/1
4. Letter of authorization dated June 11, 2026, from 10192906 Manitoba Ltd to Daniel Serhal
5. Caveat(s) 5635237/1, 5635238/1, 3006548
6. Plans (8 pages)
7. Report from the Urban Planning Division dated November 3, 2026
8. Inspection Report

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 the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and forwarded to the Standing Policy Committee on Property and Development.

Supporting Reasons:

Moved by Councillor

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

Exhibit "7" referred to in File DAZ 223/2026

ADMINISTRATIVE REPORT

Title: DAZ 223/2026 – 748 Keewatin St

Issue: An application for consideration at the Public Hearing to rezone the subject site from an "R1-M" Residential Single-family (Medium) District to an "RMU" Residential Mixed Use District.

Critical Path: Lord Selkirk-West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 223/2006 be amended under Development Application No. DAZ 223/2026 by rezoning the subject land to an "RMU" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated November 3, 2026, and attached as Schedule "C" to this report, subject to the following conditions:

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(d) garbage enclosures;

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8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing
9. 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 DAZ 223/2026.

REASON FOR THE REPORT

- The applicant is proposing to rezone the land to an "RMU" Residential Mixed Use District to facilitate the development of a 178-unit commercial and residential mixed use building.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be rezoned to an "RMU" Residential Mixed Use District.

OURWINNIPEG 2045 POLICY ALIGNMENT

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 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.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Simi Jerez, RPP, MCIP
Date:	November 3, 2026
File No.	DAZ 223/2026
Schedule A	Planning Discussion
Schedule B	File No. DAZ 223/2026 Lord Selkirk West Kildonan Community Committee, dated November 3, 2026
Appendix A	Proposed By-law

List of Schedules and Attachments

Schedule “A” Planning Discussion.

Schedule “B” File 223/2026, Lord Selkirk - West Kildonan Community Committee, dated November 23, 2026.

Appendix “A” Proposed By-law

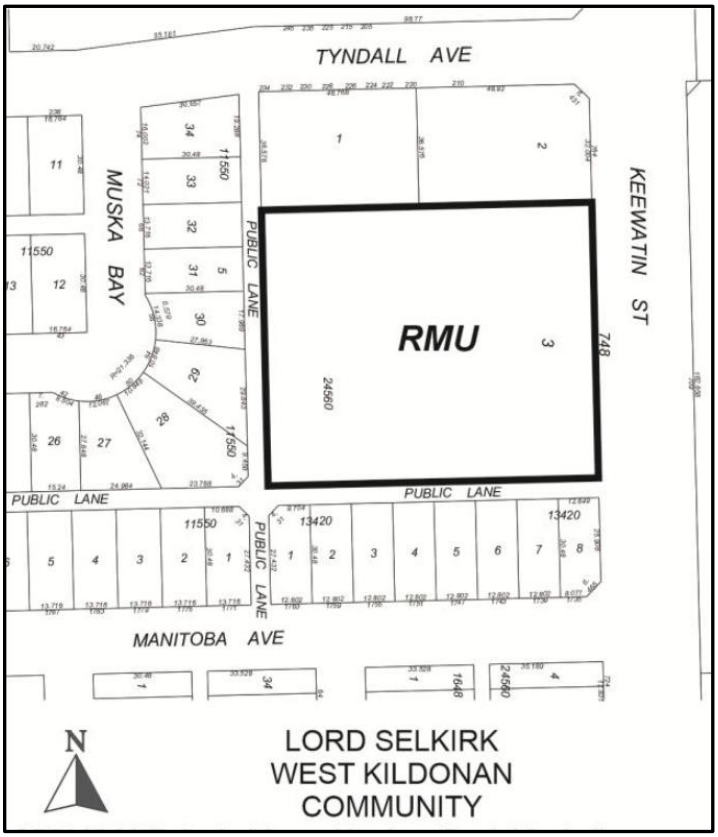
Appendix “B” Report of the Administrative Coordinating group, RE: Proposed Rezoning of Land Located at 748 Keewatin Street, dated November 2, 2026.

SCHEDULE 'A'

DATE:	November 3, 2026
FILE:	DAZ 223/2026
RELATED FILES:	DAV 26-209931\D
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.325 - Tyndall Park

SUBJECT: An application for consideration at the Public Hearing to rezone the subject site from an "R1-M" Residential Single-family (Medium) District to an "RMU" Residential Mixed Use District.

LOCATION: 748 Keewatin St
LEGAL DESCRIPTION: LOT 3 PLAN 24560 SW 1/4 24-11-2 EPM



APPLICANT: Daniel Serhal (Serhal Consulting Inc.)
47 Highland Creek Rd Unit
Winnipeg, MB R3Y 0E1

OWNER: 10192906 MANITOBA LTD.
47 Highland Creek Rd
Winnipeg, MB R3Y 0E1

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on Keewatin Street between Manitoba Avenue and Tyndall Avenue, in the Tyndall Park neighbourhood of the Point Douglas ward.
- The subject site is 93,661 square feet in area, having +/-280.75 feet of frontage and a depth of +/335.5 feet. The site is currently occupied by a place of worship use and accessory parking area.
- The site is accessed by two approaches on Keewatin Street arterial route, two approaches from the rear (east) lane and one approach from the south side lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within a "Established Neighbourhood - Recent Community" policy area. The property is currently zoned an "R1-M" Residential Single-family Medium District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Commercial uses zoned "C2", then Tyndal Avenue, then a 192-unit multi-family residential development zoned "RMF-S" Residential Multi-family (Small).

South: Single-family dwellings zoned "R1-M" Residential Single-family (Medium), them Manitoba Avenue, then single- and two-family dwellings zoned "R1-M" Residential Single-family (Medium) and "R2" Residential Two-family.

East: A multi-use pathway and Keewatin Street, then an arena and park land and sports fields zoned "PR2" Parks and Recreation (Active).

West: A public lane, then single-family dwellings zoned "R1-M" Residential Single-family (Medium).

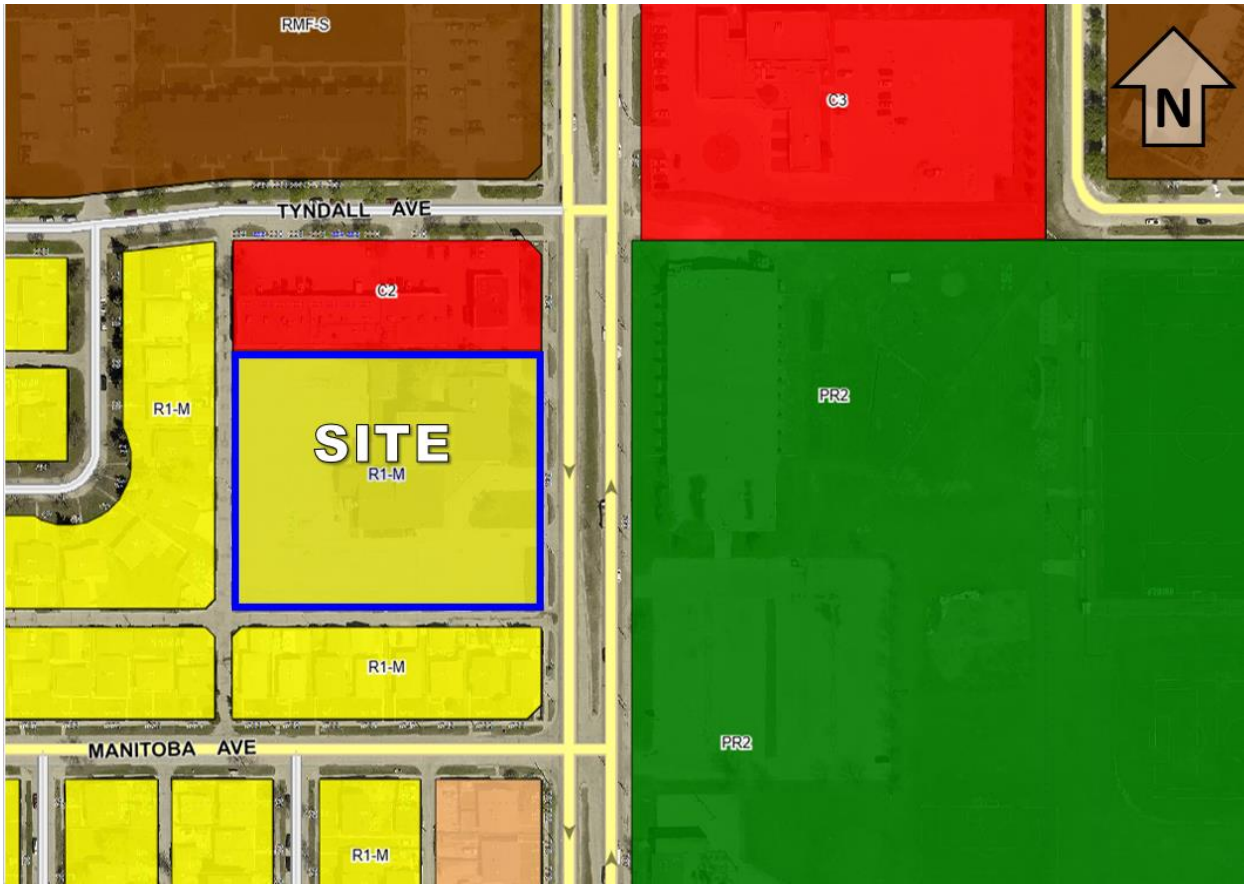


Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from "R1-M" Residential Single-Family (Medium) to “RMU” Residential Mixed Use to facilitate the establishment of a proposed mixed use residential and commercial building. The existing building will be demolished.
- The proposed six (6) storey mixed use building is proposed to contain 178 residential dwelling units and 1 commercial unit.
- The commercial unit is 702 square feet in area located at the southeast corner of the building at grade.
- Elevations, a site plan, landscaping details, and floor plans have been provided.
- The proposed building configured in an “L” shape, with 220 feet of massing located along Keewatin Street, and 288.6 located along the north property line, abutting existing commercial uses to the north. Plans show a 20 foot front (east) and north side yard setback to the proposed building.
- The elevations provided show the proposed building is 72 foot in height, stepping down to 48 feet at the south and west ends of the building nearest to lower density land uses.
- The proposed building materials include a mix of warm toned materials, including white acrylic stucco, light brown Hardie board and batten, dark brown Hardie panel, and horizontal wood-look Sagiper siding.

- Main entrance faces the interior parking area, with the commercial and secondary entrance facing Keewatin Street.
- Plans provided show a total of 210 parking spaces, 208 allocated for residential units (a 1:1.17 ratio of units to parking), and 2 spaces for the commercial unit. Additional parking details are as follows:
    - 73 indoor spaces below grade;
    - 135 outdoor surface parking spaces, located behind the building;
    - 27 visitor parking spaces are proposed;
    - 7 accessible spaces are provided, including 2 van accessible stalls;
    - 40 bicycle parking spaces are proposed, including 22 outdoor spaces near the main building entrance (facing the interior parking area), and 18 in a secure bike parking room in the indoor parking area.
- Two points of access to surface parking and door to indoor parking are provided along the south side lane.
- A 20 feet landscaped front yard setback is shown along Keewatin Street, and a 20 foot side ward
- The applicant is proposing to provide street edge landscaping with 9 trees and 42 shrubs along McPhillips Street. Building foundation landscaping includes 26 shrubs along Keewatin Street, and 36 shrubs along the west and south façades facing the accessory parking area.
- The applicant has proposed 7 trees 88 shrubs for parking lot interior landscaping, which includes shrubs in lieu of fencing is provided along the rear (west) and south side public lanes.
- A 6 foot tall privacy fence along north property line, abutting existing commercial uses.
- A garbage enclosure is provided in the southeast corner of the site abutting the public lane.
- The proposed development requires Variances associated with a parking reduction, and insufficient buffering of the parking area. Please refer to the Planner's report for analysis of the proposed Variances (DAV 26-209931\D).

COLLABORATION

- The applicant consulted with the Urban Planning and Design Division to confirm general support and to make revisions prior to submitting the subject applications.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, 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 site is designated "Established Neighbourhood - Recent Community" under CCDS 2.0. With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:

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.

1.14 Mid-rise residential uses will generally be accommodated on arterial 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.

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 facade materials.

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.

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

- *a. Direct pedestrian access to main building entrances from the street;*
- *b. Transparent storefront displays;*
- *c. Human scaled signage; and*
- *d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.*

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*

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.

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.

8.1 Protect, maintain and expand the pedestrian network within Established Neighbourhoods to create a more comfortable and accessible pedestrian environment.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- Currently, the lands are zoned "R1-M" – Residential Single-family Medium. The intent of the "R1" zoning category is to accommodate primarily single-family residential development in lower-density areas.

"RMU" Residential Mixed Use

- The application proposes a rezoning to the "RMU" Residential Mixed Use zoning district.
- The "RMU" Residential Mixed Use (RMU) district is intended to facilitate the development of primarily medium- to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building should retain a predominantly residential character.
- Development in the RMU district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential and non-residential uses.
- This district is often part of Community or Regional Mixed Use Centres, Major Redevelopment Sites, and Rapid Transit Corridors.

- The dimensional standards for the “RMU” zoning district are:
    - Minimum lot area of 9,000 square feet
    - Minimum lot area per dwelling unit of 500 square feet
    - Minimum front yard of 20 feet;
    - Minimum rear yard of 25 feet;
    - Minimum interior side yard of 5 feet (see note b below);
    - Minimum corner side yard of 20 feet;
    - Principal building separation distance of 8 feet; and,
    - Maximum building height of 100 feet.
        - In the “RMF-M”, “RMF-L”, and “RMU” zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.

ANALYSIS OF PROPOSED REZONING

- The “RMU” Residential Mixed Use district is intended to facilitate higher density, residential and commercial mixed use development.
- The proposed density of 532 square feet per dwelling unit is below maximum permitted of 500 sq. ft. per dwelling unit in the “RMU” district, and the proposed height of 70 feet is well below the maximum permitted height of 100 feet.
- The subject site is located in an area characterized by higher intensity land uses including corridor oriented commercial uses and some higher density residential development.
- Proximity to two transit routes, a range of commercial uses, and neighbourhood amenities, including Shaughnessy Park and Billy Mosienko Arena, are supporting factors in the use of the “RMU” zoning district.
- The applicant has submitted a site plan and elevations that has responded to feedback from the Urban Planning Division. The applicant has provided a high quality, context sensitive design that considers the transition to surrounding uses, oriented towards Keewatin and commercial uses to north, with a step down from 72 feet to 48 feet at the ends of the building nearest to single- and two-family dwellings.
- Based on these considerations the “RMU” zoning district is the most appropriate zoning district to enable the proposed development.

CONDITIONS OF APPROVAL

- The Urban Planning & Design Division recommends a zoning agreement requiring that plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of permits. The inclusion of this clause will facilitate review of final plans, including landscaping, before development takes place on the site.
- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg. As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed or cash in lieu to the City for parks purposes. The City is requesting cash in lieu for this application.

- Per the report of the Administrative Coordination Group (Appendix “B” of this report), a Servicing Agreement is required, as well as Plan Considerations including the following recommended requirements:
    - Legally open property required for a corner cut at the intersection of the two public lanes;
    - Legally open property required for a 1.154m widening to the full length abutting the south limit of the subject site; and,
    - If required by Fire Paramedic Service, legally open property required for a 1.154m widening to the existing north-south public lane along the full length abutting the west limit of the site.

RECOMMENDATION

The Urban Planning Division recommends **approval** as the proposed rezoning application would generally comply with the *Complete Communities Direction Strategy 2.0* and would be compatible with the surrounding area.

This Report Submitted by: Simi Jerez, RPP, MCIP
Planning, Property and Development Department
Urban Planning & Design Division
Report Prepared by: PPD File # DAZ 223/2026

Schedule "B" for File No. DAZ 223/2026
Lord Selkirk-West Kildonan Community Committee, dated November 3, 2026

By-Law No. _____

File No. **DAZ 223/2026**

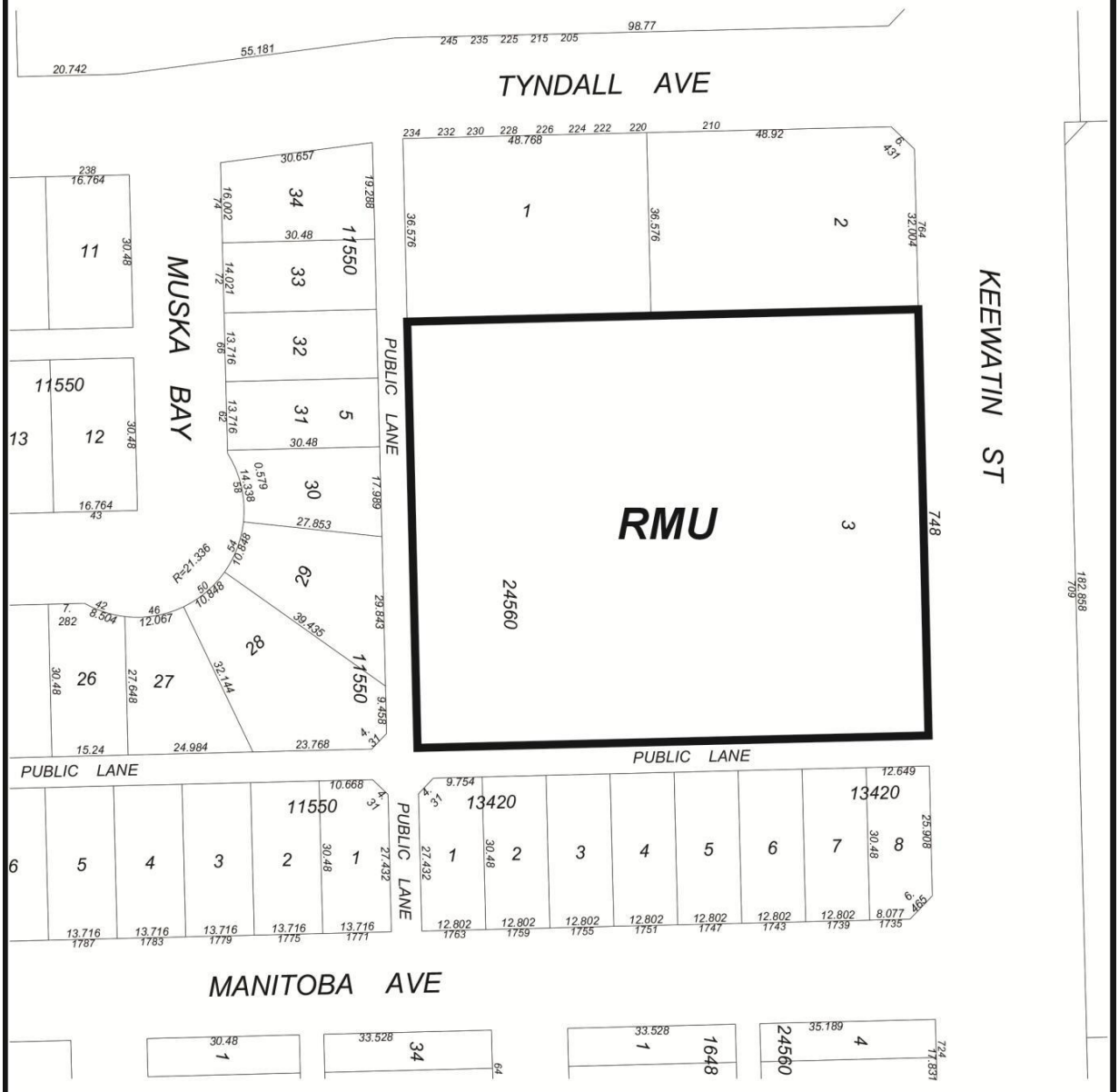
Atlas Sheet No. **V20**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 748 Keewatin Street from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the establishment of a proposed mixed use building.

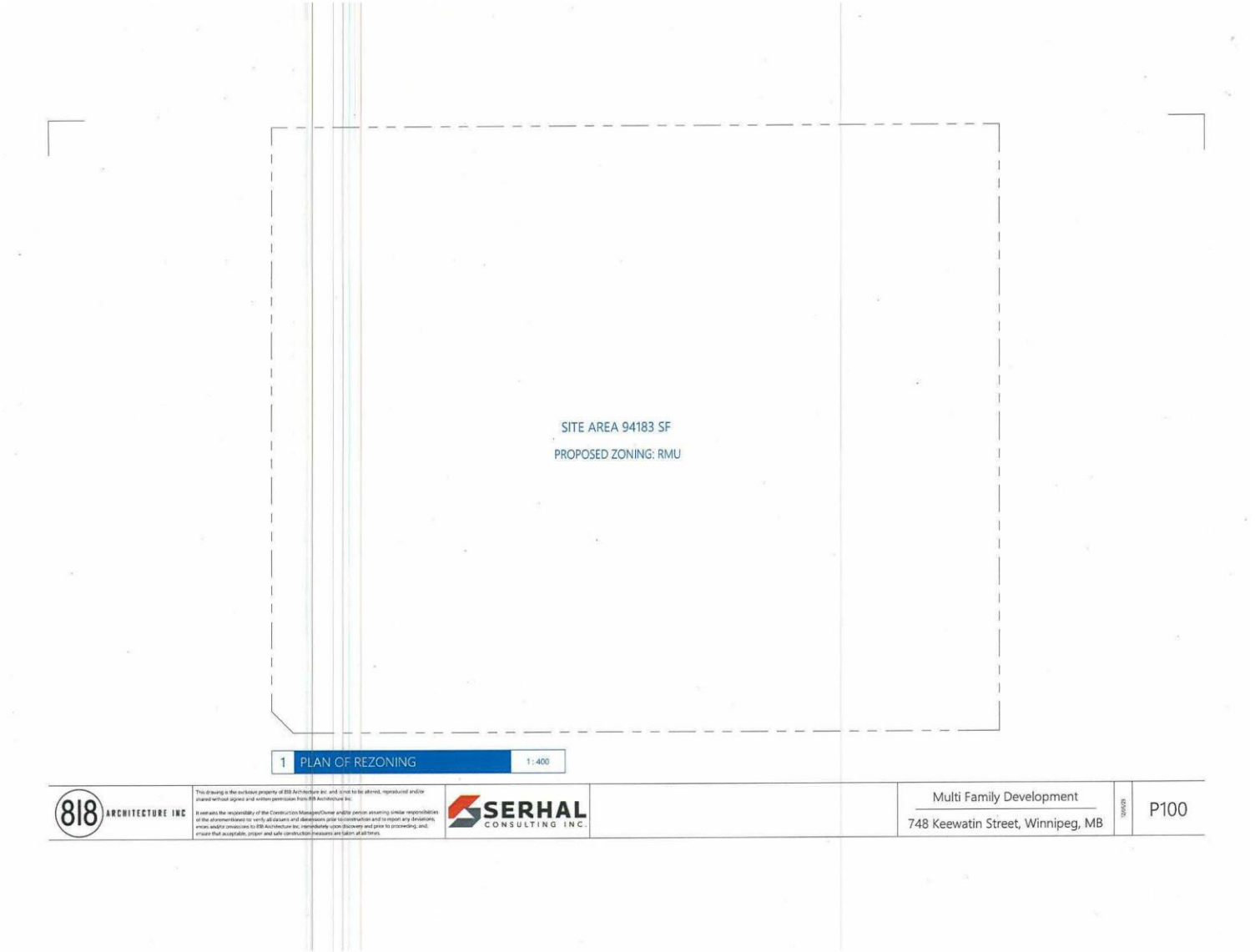


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX A – BY-LAW

Exhibit “6” referred to in File DAZ 223/2026





SUITE TYPE ANALYSIS

LEVEL	SUITE A-	SUITE A	SUITE A2	SUITE B-	SUITE B	SUITE C	SUITE C2	TOTAL
AREA	560	625	702	696	938	964	1078	SQ. FT.
100	9	9	2	1	8	2	0	31
200	9	9	0	0	8	4	1	31
300	9	9	0	0	8	4	1	31
400	9	9	0	0	8	4	1	31
500	9	9	0	0	8	0	1	27
600	9	9	0	0	8	0	1	27
TOTAL	54	54	2	1	48	14	5	178

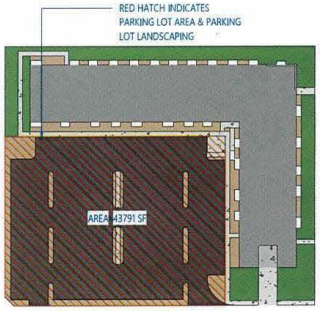
PARKING ANALYSIS

TYPE	REQUIRED	PROVIDED
TOTAL RES.	178*1.5=267	73 @ LEVEL -100 135 @ GRADE 208 TOTAL RES.
TOTAL CRU	1*2=2	2 @ GRADE PERSONAL SERVICE & RETAIL = 1 STALL REQ'D. @ 822 SQ. FT. OFFICE = 2 STALLS REQ'D. @ 822 SQ. FT.
ACCESSIBLE	7	7
VAN	2	2
BICYCLE	=267*0.10 = 27	18 @ LEVEL -100 22 @ GRADE 40 TOTAL BICYCLE

PARKING LOT LANDSCAPING ANALYSIS

PARKING LOT SURFACE AREA: 43,791 SQ. FT.

DESCRIPTION	REQUIRED	PROVIDED
PERMEABLE SURFACE	=5% = 2,190 SQ. FT.	4,711 SQ. FT.
TREES	=1/300 = 7.3	10
SHRUBS	=1/100 = 21.9	>62



1 SITE PLAN 1:400

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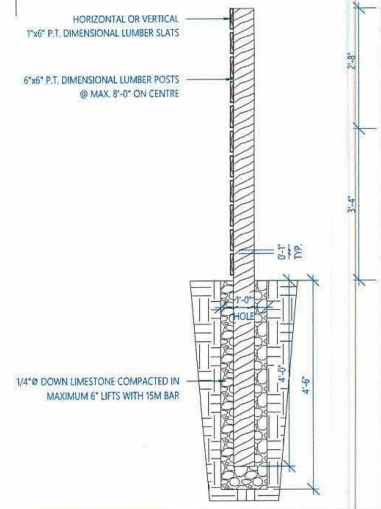
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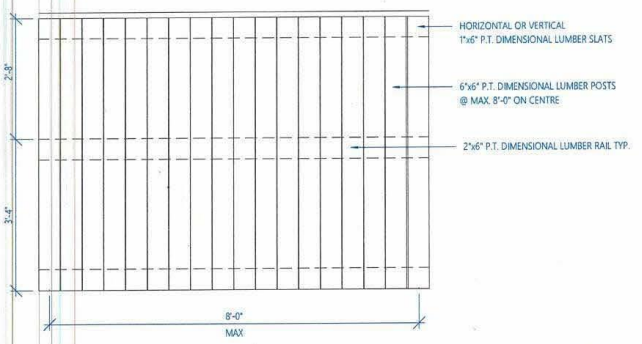
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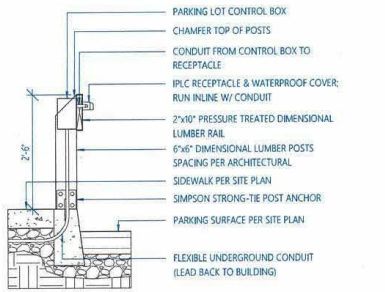
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P101



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





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

ZONING / INFILL GUIDELINE ANALYSIS

ZONING	RMU		
	BYLAW		PROPOSED
CATEGORY	MINIMUM	MAXIMUM	PROVIDED
LOT AREA	9,000 SQ. FT.		94,183 SQ. FT.
LOT AREA PER UNIT	500 SQ. FT.		532 SQ. FT.
LOT WIDTH	N/A		280'-10 7/16"
FRONT YARD	20'-0"		20'-0"
REAR YARD	25'-0"		27'-0"
INTERIOR SIDE YARD	5'-0" + 10'-0" = 15'-0"*		20'-0"
CORNER SIDE YARD	20'-0"		40'-10 7/16"
BUILDING HEIGHT		100'-0"	70'-7 11/32"

*5 STOREYS ABOVE GROUND FLOOR = 5 x 2'-0" = 10'-0"

SITE PLAN CONSTRUCTION ASSEMBLIES

PREPARED GRADE
GRADE WHICH IS REASONABLY SMOOTH AND FREE FROM STONE, ROOTS OR OTHER DEBRIS AND CONFORMS TO ALIGNMENTS, GRADE AND CROSS-SECTIONS AS INDICATED ON DRAWINGS

TYPICAL SOD
SOD CONSISTING OF VIGOROUS GROWING DENSE PERENNIAL GRASS TURF W/ A MINIMUM THICKNESS OF 1" ON PREPARED GRADE MOISTENED TO A MINIMUM DEPTH OF 6"

TYPICAL SIDEWALK CONSTRUCTION
5" THICK CONCRETE SLAB
(CLASS: C-2, STRENGTH: 32 MPa @ 28 DAYS, CEMENT: GU / 10, MAX. AGG.: 20mm, AIR: 5-8%)
R/W 10M BARS @ 16" O/C EACH WAY TOP
ON 6" THICK 1/4"Ø DOWN LIMESTONE COMPACTED W/ MINIMUM 500 LB PLATE COMPACTOR W/ (2) PASSES IN ALTERNATING DIRECTIONS ON WOVEN GEOTEXTILE ON PREPARED GRADE

TYPICAL PARKING SURFACE CONSTRUCTION
6" THICK 1/4"Ø DOWN LIMESTONE COMPACTED W/ MINIMUM 500 LB PLATE COMPACTOR W/ (2) PASSES IN ALTERNATING DIRECTIONS ON WOVEN GEOTEXTILE ON PREPARED GRADE

TYPICAL ROCK MULCH CONSTRUCTION
MINIMUM 3/4"Ø BLACK GRANITE WASHED BEFORE OCCUPANCY ON WOVEN GEOTEXTILE ON PREPARED BASE

TYPICAL ROCK MULCH CONSTRUCTION
BROWN OR BLACK WOOD BARK MULCH ON WOVEN GEOTEXTILE ON PREPARED GRADE

LANDSCAPING ANALYSIS

STREET EDGE LANDSCAPING
LINEAR LENGTH 280'-0"

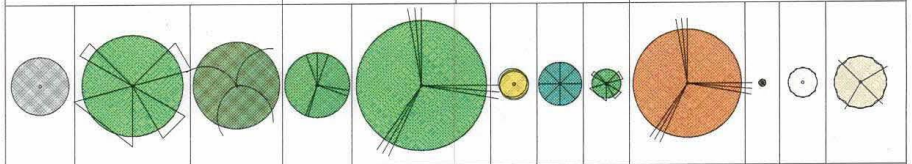
TYPE	REQUIRED	PROVIDED
TREES	LIN. FT. / 30'-0" = 9	9
SHRUBS	LIN. FT. / 20'-0" = 14*3 = 42	42
FOUNDATION	EAST FACE - 220'-0" BUILDING LENGTH	
	BLDG. FT. / 10'-0" = 22	22
	SOUTH FACE - 226'-6" BUILDING LENGTH	
	BLDG. FT. / 10'-0" = 23	36
	WEST FACE - 158'-0" BUILDING LENGTH	
	BLDG. FT. / 10'-0" = 16	24

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

ACCEPTABLE TREE SPECIES INCLUDE:

- AMERICAN ELM	L
- AMERICAN LINDEN	L
- BUR OAK	L
- MANITOBA MAPLE	L
- PRAIRIE SKY POPLAR	L
- BLACK HILLS SPRUCE	M
- COLORADO SPRUCE	M
- DISCOVERY ELM	M
- AMUR MAPLE	S
- JUNIPER	S
- SHOWY MOUNTAIN ASH	S
- TREE LILAC	S

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINIMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT



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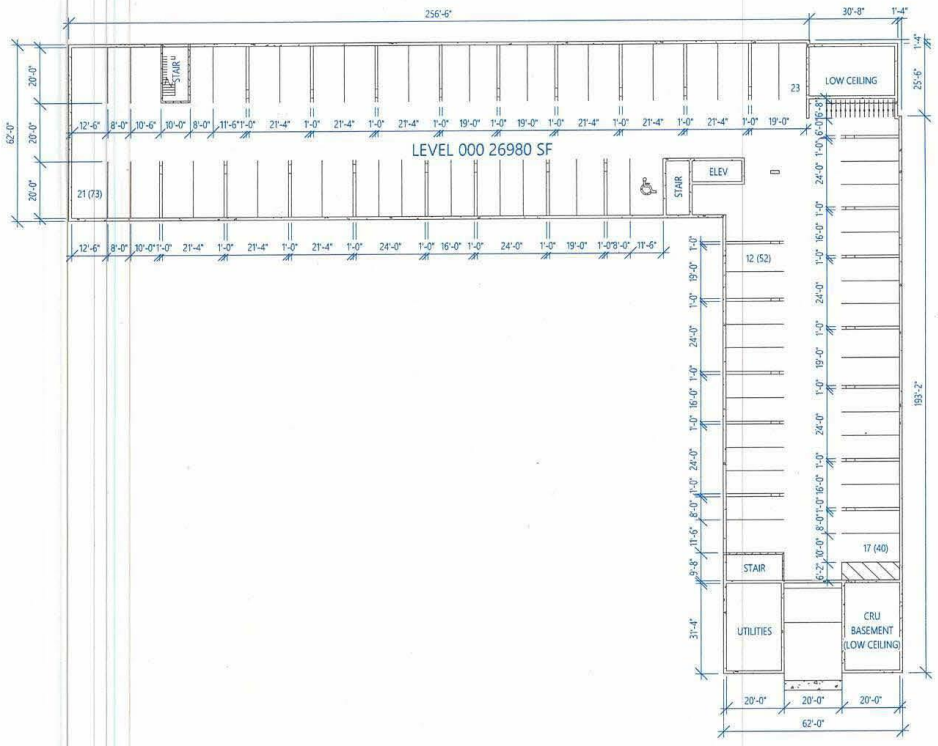
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P102



1 LEVEL 000 — 1/32" = 1'-0"

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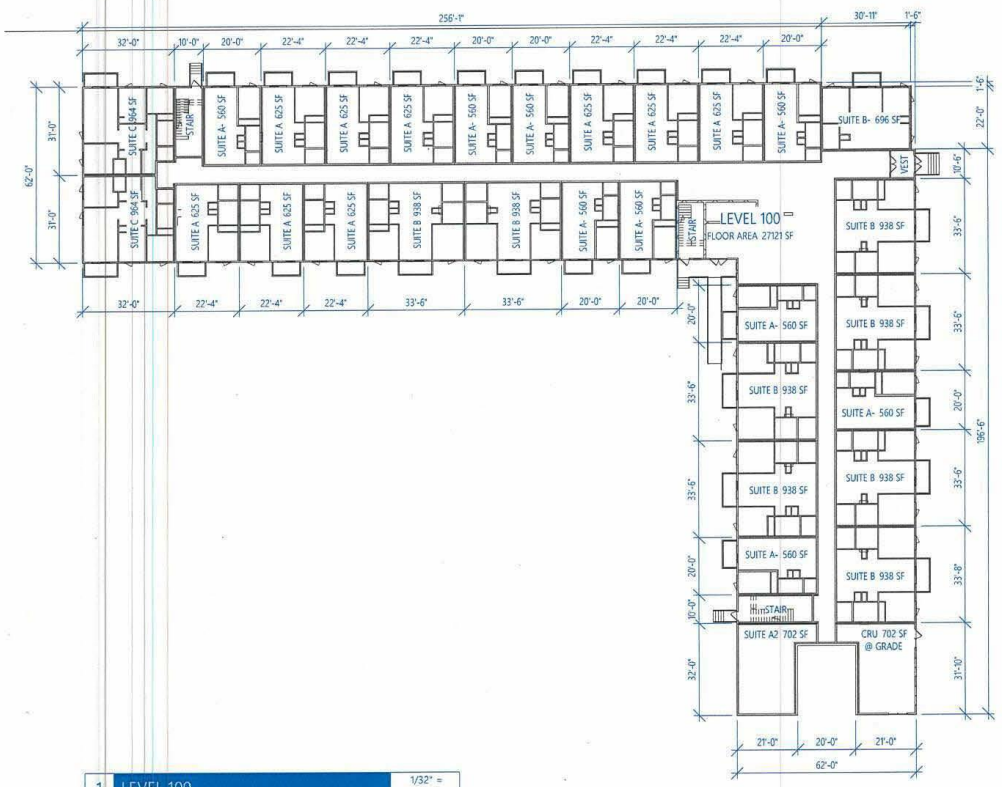
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P200



1 LEVEL 100 1/32" = 1'-0"

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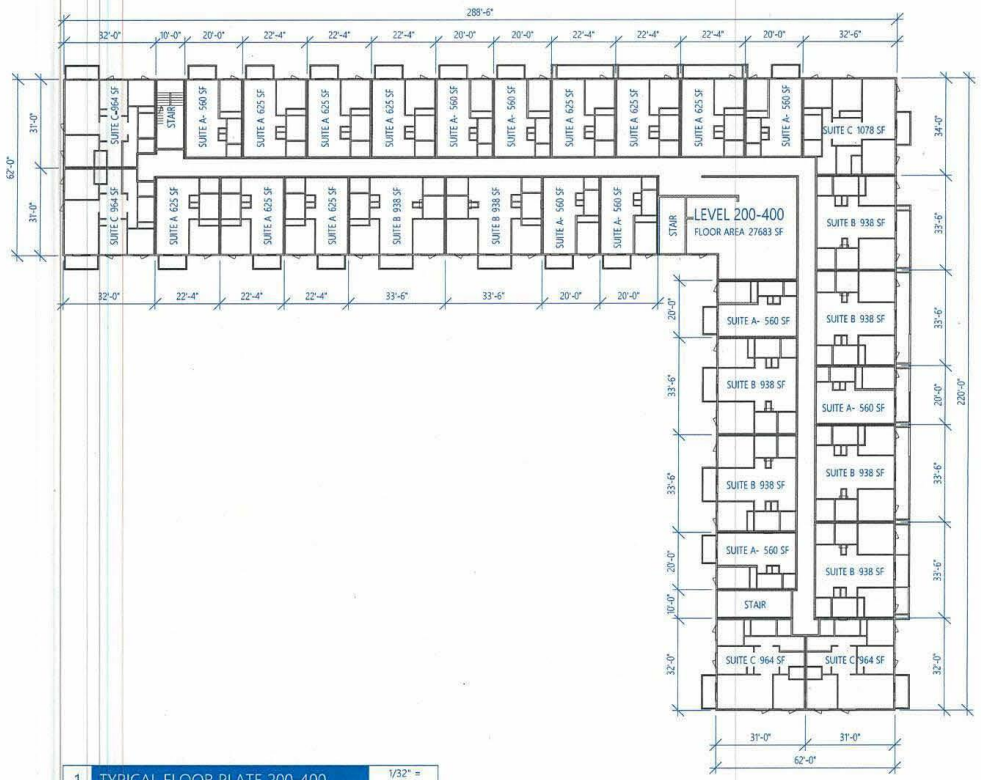
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P201



1 TYPICAL FLOOR PLATE 200-400 1/32" = 1'-0"

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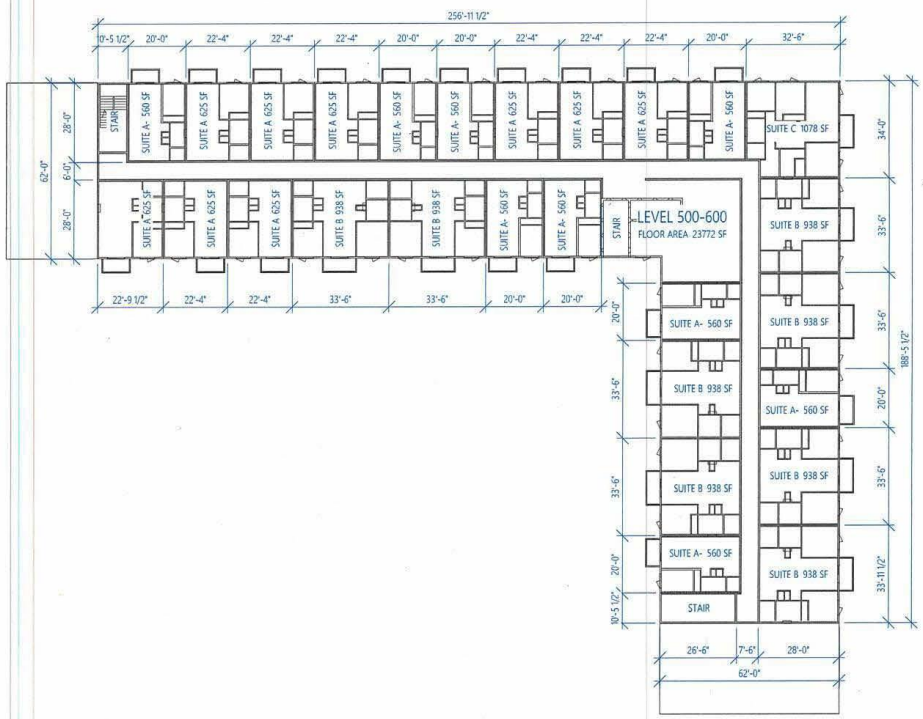
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1 TYPICAL FLOOR PLATE 500-600 1/32" = 1'-0"

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P203



1 NORTH 1/32" = 1'-0"



2 EAST (KEEWATIN) 1/32" = 1'-0"



3 SOUTH 1/32" = 1'-0"



4 WEST 1/32" = 1'-0"

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P401