

Agenda – City Centre Community Committee – June 6, 2017

REPORTS

**Item No. 22 Plan Approval – 710 Westminster Avenue
 (Fort Rouge – East Fort Garry Ward)
 File DASZ 21/2015**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division is recommending that the plans requiring Schedule “A” approval per DASZ 21/2015 be approved.

ADMINISTRATIVE REPORT

ISSUE: Plan Approval – 710 Westminster Avenue

Critical Path: City Centre Community Committee as per DASZ 21/2015

AUTHORIZATION

Author	Division Head	CFO	CAO
R. Galston	Braden Smith, RPP		

RECOMMENDATIONS

The Urban Planning Division is recommending that the plans requiring Schedule “A” approval per DASZ 21/2015 be **approved**.

DISCUSSION

- The plans submitted are in close alignment with the plans that were shown at the public hearing in 2015.
- The applicant has worked closely with the Urban Planning Division in order to ensure the development fits the context of the surrounding neighbourhood.
- The building design features a high degree of permeability through the provision of active entrances and glazing on both the Westminster Avenue and Maryland Street facades, including commercial retail units and townhouse units. The townhouse units include small patio spaces and planting along much of the Maryland Street facade.
- Additional articulation is provided through the use of various building materials and colours.
- The parking area of the subject property is accessed from a public lane at the rear of the property, and is not visible from the street.

IMPLICATIONS OF THE RECOMMENDATIONS

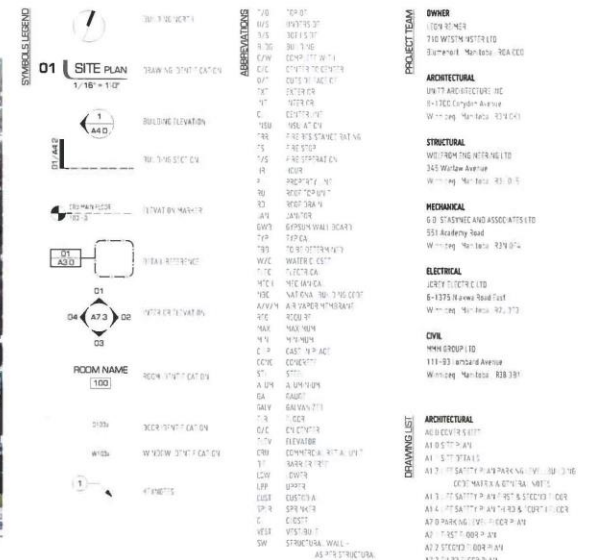
If the recommendations of the Urban Planning Division are concurred in, permits may be issued for the construction of a mixed use development.

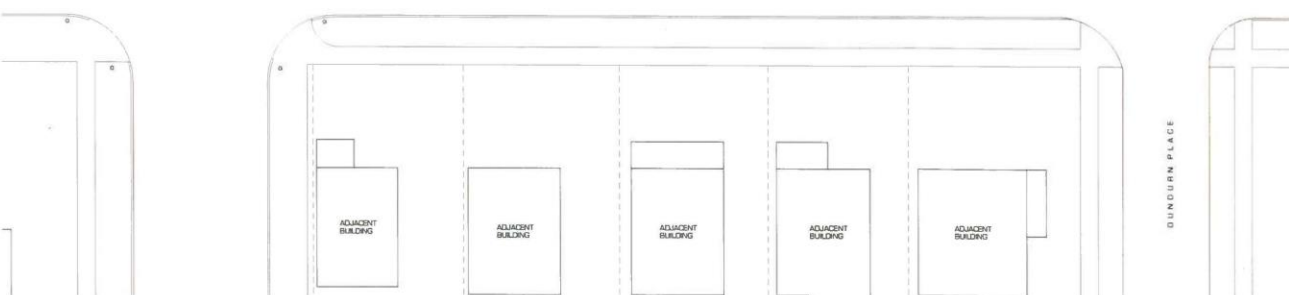
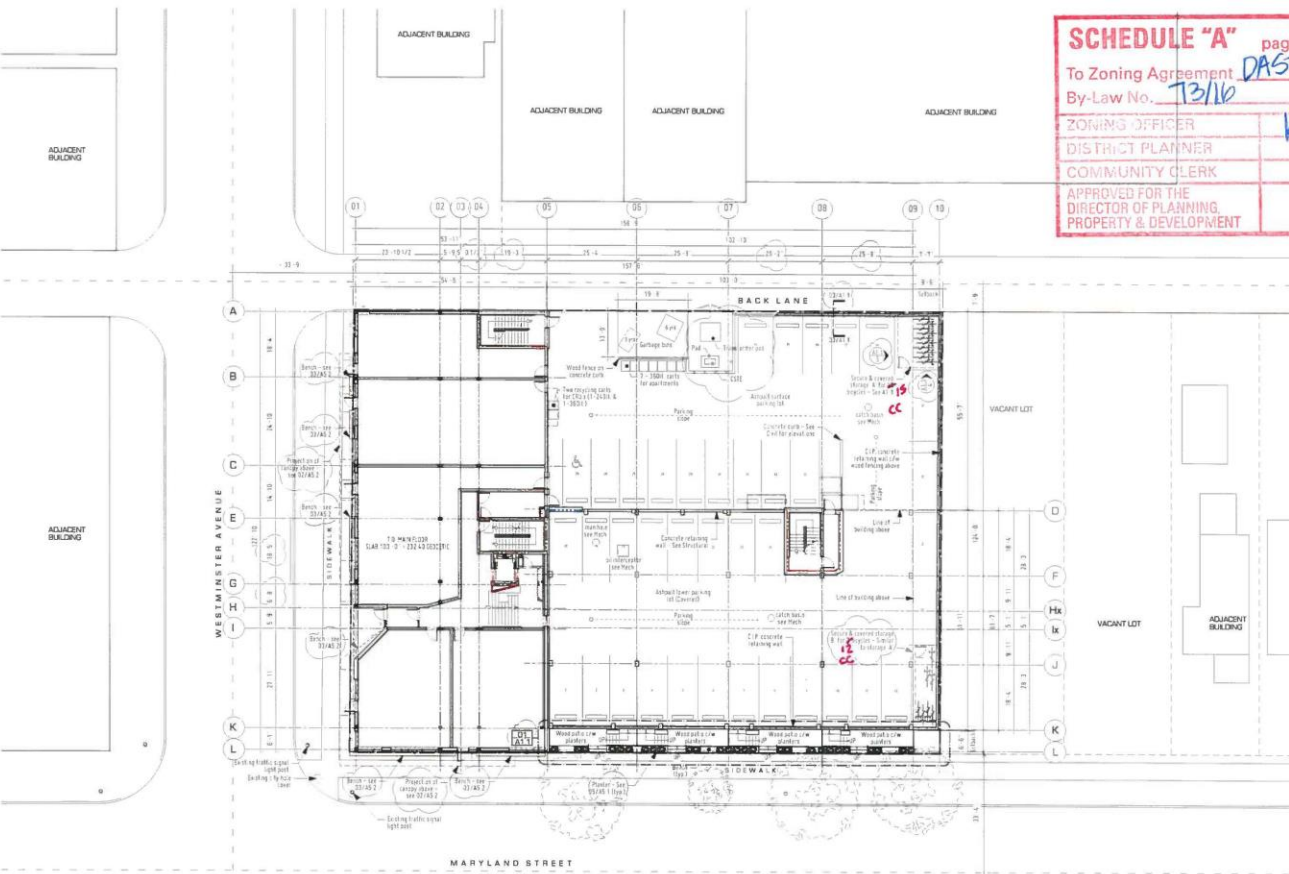
CONSULTATION

In preparing this Report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston
Date:	May 30, 2017

[illegible][illegible]



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

SCHEDULE "A" page 1 of 7

To Zoning Agreement DASZ 2/15

By-Law No. 73/16

Winnipeg

ZONING OFFICER	KK RG	2017.05.03 2017.10.10R
DISTRICT PLANNER		
COMMUNITY CLERK		

APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT



LEGAL	LEGAL DESCRIPTION PART OF 1/4 SEC 10 T1S RANGE 50 OF 28, JAMES LOT 13/15 OF 28, JAMES 34/100		
	AREAS		
AREAS	LOT AREA 70,274 SQ FT (1.27 ACRES)		
	FOOTPRINT AREAS 300.0 SQ FT 8,332 SQ FT (190 SQ M) (above street parking)		
	TOTAL 70,574 SQ FT (6,477 SQ M)		
AREAS	TOTAL 70,574 SQ FT (6,477 SQ M)		
	LOT COVERAGE 13,044 SQ FT / 70,574 SQ FT = 43.4%		
AREAS	LOT AREA/DWELLING UNIT 467 SQ FT (43.2 SQ M) (INSTEAD OF 500 SQ FT (46.5 SQ M))		
	SETBACKS FRONT 1.50 M (5 FT) (INSTEAD OF 20 FEET) CORNER 10' (INSTEAD OF 20 FEET) REAR 10' (INSTEAD OF 25 FEET) SIDE 10' 2.64 M (8' 8") (INSTEAD OF 11 FEET)		
PARKING	NUMBERS SPACES STANDARD SPACES 37 ACCESSIBLE SPACES 1 TOTAL 38		

1500 2016 10 14

PROJECT BY

DEAN SYVERSON

REGISTERED ARCHITECT

PROJECT BY

UNIT 7

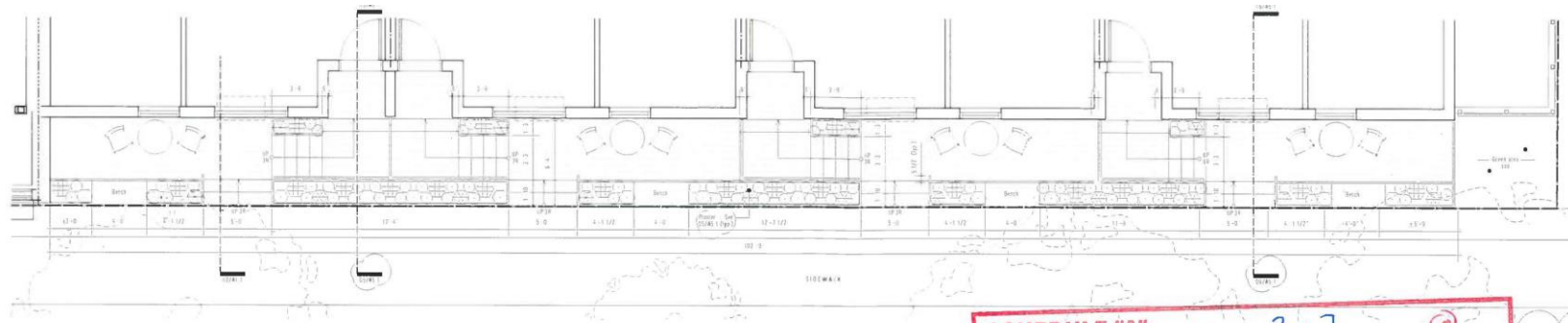
REGISTERED ARCHITECT

UNIT 7 ARCHITECTURAL INC.

710 WESTMINSTER
710 WESTMINSTER AVE
WINNIPEG, MB

SITE PLAN / NOTES

A1.0



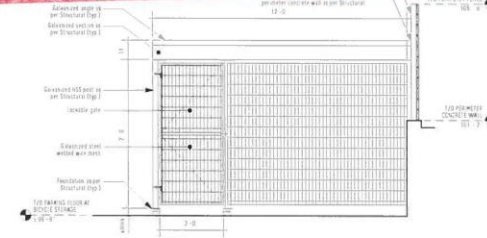
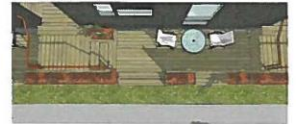
01 WALK-UP UNIT PATIOS PLAN DETAIL
1/4" = 1'-0"



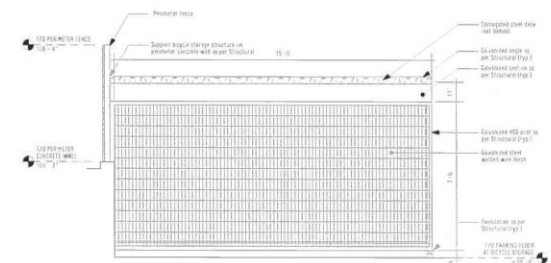
SCHEDULE "A" page 2 of 7
To Zoning Agreement **DASZ 21/15**
By-Law No. **23116**
ZONING OFFICER **KK**
DISTRICT PLANNER **RG**
COMMUNITY CLERK **2017.05.08**
2017.10.10/08
APPROVED FOR THE DIRECTOR OF PLANNING, CITY & DEVELOPMENT

PLANT SCHEDULE

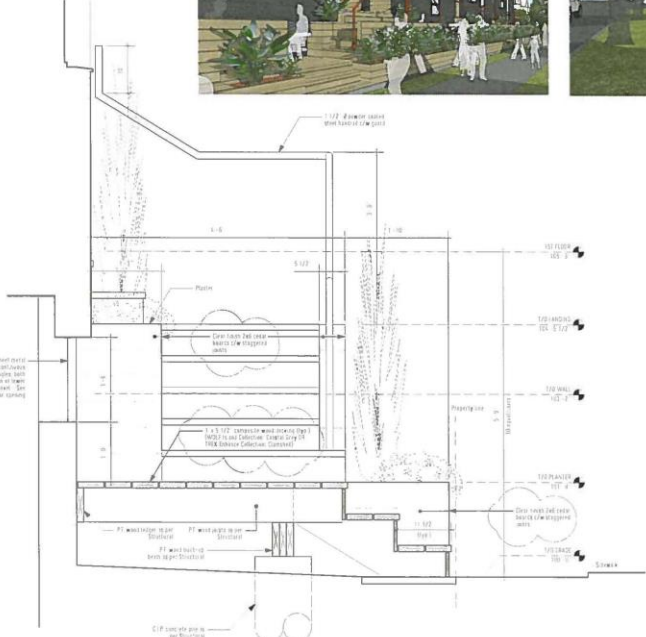
SYM.	BOTANICAL NAME	COMMON NAME	TYPE	QUANTITY
1	<i>Quercus rubra</i>	Red Oak	Perennial	16
2	<i>Salix caprea</i>	Willow	Perennial	10
3	<i>Prunella vulgaris</i>	Blackberry	Perennial	10
4	<i>Prunella vulgaris</i>	Blackberry	Perennial	10



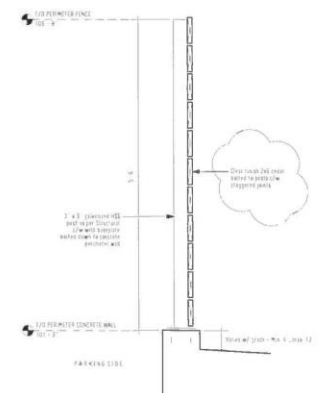
04 SECURE BICYCLE STORAGE 'A' WEST ELEVATION
1/2" = 1'-0"



05 SECURE BICYCLE STORAGE 'A' NORTH ELEVATION
1/2" = 1'-0"



02 APARTMENT PATIO SECTION DETAIL
1" = 1'-0"



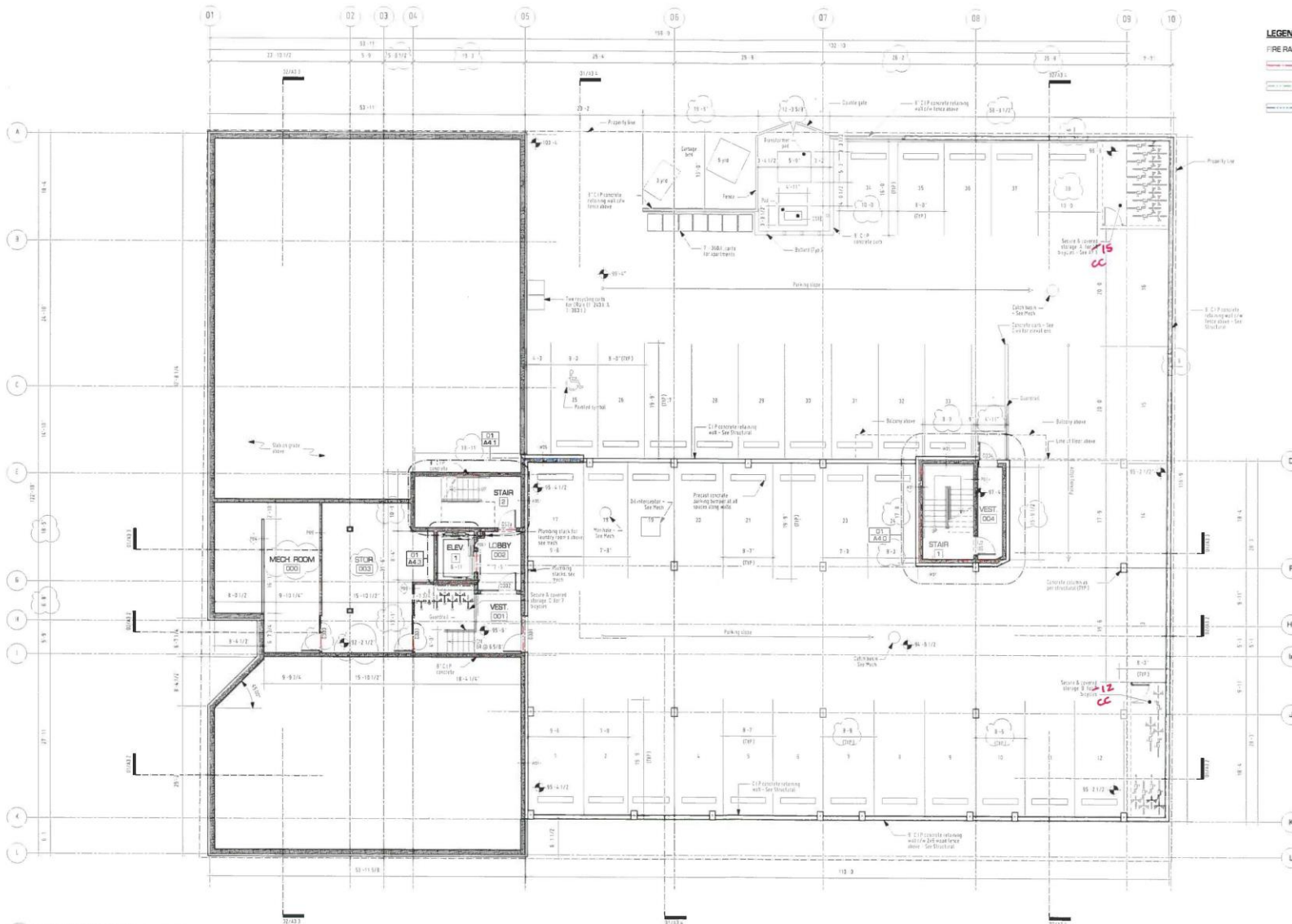
03 PERIMETER FENCE DETAIL
1" = 1'-0"

710 WESTMINSTER
710 WESTMINSTER AVE
WINNIPEG MB
SITE DETAILS

UNIT7 ARCHITECTURE INC.

710 WESTMINSTER
710 WESTMINSTER AVE
WINNIPEG MB
SITE DETAILS

A1.1



LEGEND

FIRE RATED WALL SYMBOLS

	1 HOUR FIRE RATED WALL
	2 HOUR FIRE RATED WALL
	4 HOUR FIRE RATED WALL

1 PARKING LEVEL FLOOR PLAN
1/8" = 1'-0"

SCHEDULE "A" page **3 of 7**
To Zoning Agreement **DAS-22/15**
By-Law No. **73/16**

Winnipeg
2017.05.08
2017.05.08

ZONING OFFICER **KK**
DISTRICT PLANNING **RB**
COMMUNITY CLERK
APPROVED FOR THE
DIRECTOR OF PLANNING,
PROPERTY & DEVELOPMENT

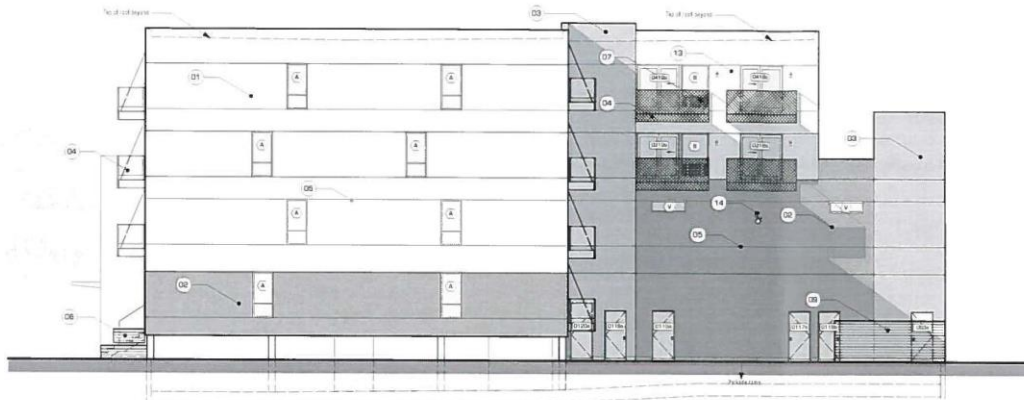
PROVINCE OF MANITOBA
DEAN SYVERSON
REGISTERED ARCHITECT

PROVINCE OF MANITOBA
UNIT 7070
ARCHITECTURE INC.
REGISTERED ARCHITECT

UNIT7 ARCHITECTURE INC.

710 WESTMINSTER
710 WESTMINSTER AVE
WINNIPEG, MB
PARKING PLAN

A2.0



01 ELEVATION SOUTH
1/8" = 1'-0"



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

SCHEDULE "A"		page 4 of 7
To Zoning Agreement		basz 21/15
By-Law No. 73/14		Winnipeg
ZONING OFFICER	KK	2017 05/08
DISTRICT PLANNER	RG	2017/05/08
APPROVED BY: DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT		



- ELEVATION KEY/NOTE
- 01 Acrylic source: White
[BM CC 54: White White]
 - 02 Acrylic source: accent 1: Dark grey/brown
[BM 2134-20: MidSummer Night]
 - 03 Acrylic source: accent 2: Orange
[BM 46-20: Rustic Farm]
 - 04 Balcony: Powder coated (PC) Metal frame
c/w perforated metal front and clear
tempered glass sides
[PC: BM 2134-20: MidSummer Night]
 - 05 Acrylic source: control panel
 - 06 Horizontal Wood Cladding
[Clear finish 1x6 T&G cedar]
 - 07 Plank vinyl: colour to match selected finish
 - 08 Clear tempered glass guard rail
 - 09 Clear finish 2x6 cedar fence c/w steel
posts
 - 10 Perforated aluminum panel
[BM 2134-20: MidSummer Night]
 - 11 Powder coated steel canopy
[PC: BM 2134-20: MidSummer Night]
 - 12 Clear finish 2x6 cedar wood bench
 - 13 Exterior funnel LED balcony light
[WAC: WAC110-12-BL]
 - 14 Exterior auto-on/off LED parking
roadlight
[LU: LUFL RLC 120-P-BZ]
 - 15 Exterior wall mount up/down cylinder light
[PL: P5643-31-304]
- ABBREVIATIONS
- BM: Benjamin Moore Paints
 - U: Lutron Lighting
 - PC: Standard powder coat finish
 - PL: Progress Lighting
 - WAC: WAC Lighting



A3.0



01 ELEVATION EAST
1/8" = 1'-0"



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

03-cc

SCHEDULE "A"		page <u>5</u> of <u>7</u>
To Zoning Agreement		<u>DA52 21/15</u>
By-Law No. <u>731/16</u>		Winnipeg
ZONING OFFICER	<u>KE</u>	<u>2017.05.08</u>
DISTRICT PLANNER	<u>RG</u>	<u>2017/05/08</u>
COMMUNITY CLERK		

- ELEVATION KEY/NOTE
- 01 Acrylic stucco - White (BA 12.54 - White Vinyl)
 - 02 Acrylic stucco accent 1 - Dark grey/brown (BA 1134-02 - MidSummer Nights)
 - 03 Acrylic stucco accent 2 - Orange (BA 25-02 - Summer Nights)
 - 04 Balcony - PC Metal frame 1/4" x 1/2" square welded wire mesh front and clear tempered glass side panels (PC - BA 1134-02 - MidSummer Nights)
 - 05 Acrylic stucco control joint
 - 06 Horizontal vinyl cladding (Clear finish 1-18 180 Cedar)
 - 07 PVC unit - color to match adjacent finish
 - 08 Clear tempered glass guard rail
 - 09 Clear finish 2-18 cedar fence 1/2" x 1/2" steel posts
 - 10 Prefinished aluminum panel (BA 1134-02 - MidSummer Nights)
 - 11 Powder coated steel canopy (PC - BA 1134-02 - MidSummer Nights)
 - 12 Clear finish 2-18 cedar wood bench
 - 13 Exterior funnel LED balcony light (FNLCD 100-001-100 100)
 - 14 Exterior dusk-to-dawn LED parking floodlight (LJ 100-001-100 100)
 - 15 Exterior wall mount up/down cylinder light (PL 100-001-100 100)



1500		2016-10-14
UNIT7 ARCHITECTURE INC. 710 WESTMINSTER 710 WESTMINSTER AVE WINNIPEG, MB BUILDING ELEVATIONS		

A3.1



710 WESTMINSTER AVE WINNIPEG, MB	
1993	2016-10-14



PROFESSIONAL ENGINEER
DEAN SIVERSION
MANITOBA
REGISTERED ARCHITECT

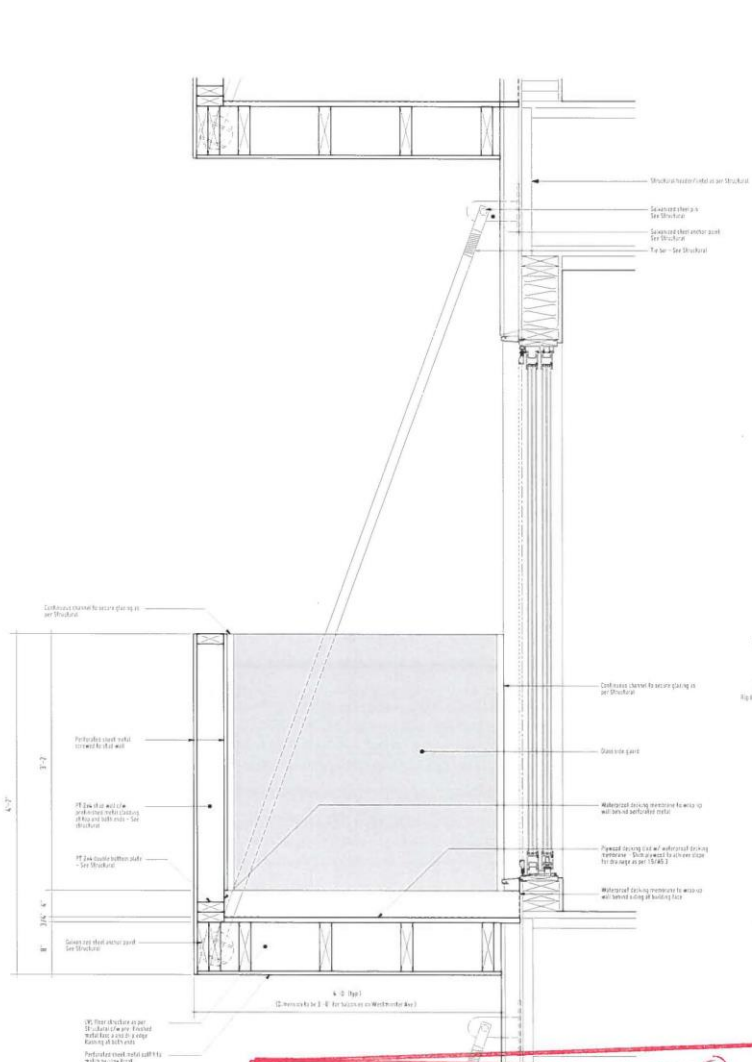


PROFESSIONAL ARCHITECT
UNIT SEVEN ARCHITECTURE INC.
MANITOBA
REGISTERED ARCHITECT - COMPANY

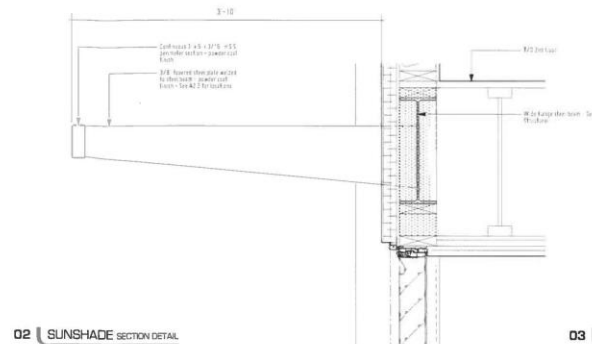
UNIT7 ARCHITECTURE INC

710 WESTMINSTER 710 WESTMINSTER AVE WINNIPEG, MB
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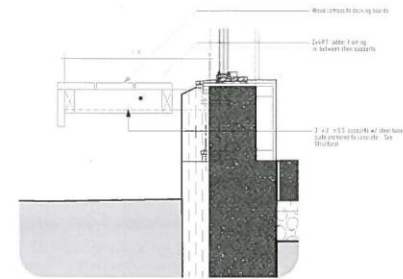
ENCROACHMENTS & FENCES



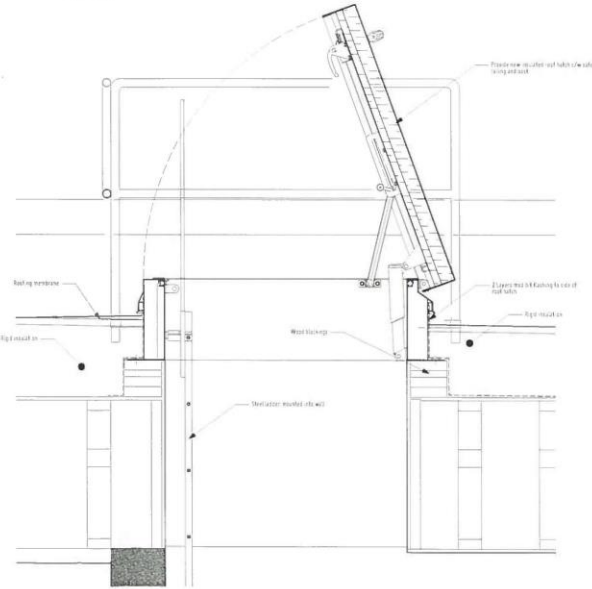
01 TYPICAL BALCONY SECTION DETAIL
1 1/2" @ 1" @



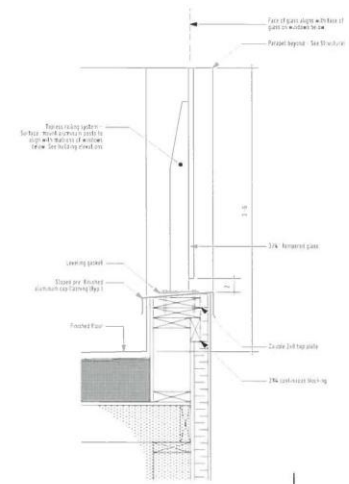
02 SUNSHADE SECTION DETAIL
1 1/2" @ 1" @



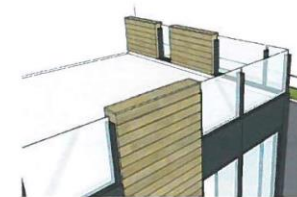
03 EXTERIOR BENCH SECTION DETAIL
1 1/2" @ 1" @



04 ROOF HATCH SECTION DETAIL
1 1/2" @ 1" @



05 TERRACE GLASS RAILING SECTION DETAIL
1 1/2" @ 1" @



SCHEDULE "A"		PAGE 7 of 7
To Zoning Agreement		DAS2 21/15
By-Law No. 731/16		Winnipeg
ZONING OFFICER	VK	2017/05/08
DISTRICT PLANNER	RG	2017/05/08
COMMUNITY CLERK		
APPROVED FOR THE		
FURTHER PLANNING		
PROPERTY DEVELOPMENT		

1500 1076 101-14

UNIT7 ARCHITECTURE INC.

710 WESTMINSTER
710 WESTMINSTER AVE
WINNIPEG, MB

WALL & PLAN DETAILS

A5.2