

Agenda – Board of Adjustment – June 13, 2018

PUBLIC HEARINGS

**Item No. 2 Variance – 887 Grosvenor Avenue
(River Heights - Fort Garry Ward)
File DAV 124246/2018C [c/r DCU 124239/2018C]**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval of the application to vary the "R2 PDO-Corydon Osborne" dimensional standards of Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of Multi-Family Dwelling to permit:
 - a) a front yard of 24 feet (7.32 metres) instead of 31 feet (9.45 metres);
- 2) for the establishment of off-street, accessory parking area to permit:
 - a) 6 parking spaces instead of 7 parking spaces
 - b) no visitor parking;
 - c) no east side yard instead of 4 feet (1.22 metres);
 - d) no west side yard instead of 4 feet (1.22 metres);
 - e) insufficient buffering of parking area located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district;
 - f) parking space lengths of 22 feet (6.71 metres) instead of 23 feet (7.01 metres) for space accessed directly from a public lane, and;
 - g) parking space width of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) for space adjacent to a fence or wall and;
 - h) parking space within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade

subject to the following condition(s):

- 1) That the development shall be constructed in substantial conformance with plans submitted and attached hereto and identified as Sheets 1-13 for File No. DAV 124246/C, dated May 3, 2018.

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File:	DAV 124246/2018C
Applicant:	Size Architecture (Alden Neufeld)
Premises Affected:	887 Grosvenor Avenue
Legal Description:	LOT 15/16, BLOCK 63, PLAN 306, 35 ST B, hereinafter called “the land”
Property Zoned:	“R2 PDO-1 Corydon Osborne” - Residential Two-Family Planned Development Overlay – 1 Corydon Osborne District
Nature of Application:	To vary the “R2 PDO-1 Corydon Osborne” District Dimensional Standards of the Winnipeg Zoning By-Law No. 200/2006 as follows: <ol style="list-style-type: none">1. for the construction of Multi-Family Dwelling to permit:<ol style="list-style-type: none">A. a front yard of 24 feet (7.32 metres) instead of 31 feet (9.45 metres);2. for the establishment of off-street, accessory parking area to permit:<ol style="list-style-type: none">A. 6 parking spaces instead of 7 parking spaces;B. no visitor parking;C. no east side yard instead of 4 feet (1.22 metres);D. no west side yard instead of 4 feet (1.22 metres);E. insufficient buffering of parking area located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district;F. parking space lengths of 22 feet (6.71 metres) instead of 23 feet (7.01 metres) for space accessed directly from a public lane;G. parking space width of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) for space adjacent to a fence or wall;H. parking space within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade.

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Exhibits Filed:

1. Application dated May 9, 2018
2. Notification of Public Hearing dated May 14, 2018
3. Manitoba Status of Title 2935851/1
4. Letter of authorization dated April 18, 2018 from Mr. Scott Stephanson, 10005033 Manitoba Ltd to Size Architecture
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 13 inclusive, for File DAV 124246/2018C dated May 3, 2018
7. Communication dated June 4, 2018, from Joanne Seiff in opposition to the application
8. Report from the Urban Planning Division dated June 5, 2018
9. Inspection Report

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

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by

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

Moved by

That the receipt of public representations be concluded.

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Moved by

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

- (a) is consistent is not consistent with Plan Winnipeg, and any applicable secondary plan;
- (b) does not create does create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is is not the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is is not compatible with the area in which the property to be affected is situated.

Supporting Comments:

Moved by

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

Moved by

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

ADMINISTRATIVE REPORT

Title: DAV 18-124246\C – 887 Grosvenor AVE

Issue: For consideration at the public hearing for a variance for a multi-family development.

Critical Path: Board of Adjustment as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Michael Robinson, RPP, MCIP	B. Smith, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the application to vary the "R2 PDO-Corydon Osborne" dimensional standards of Zoning By-Law No. 200/2006 as follows:

- 1) for the construction of Multi-Family Dwelling to permit:
 - a) a front yard of 24 feet (7.32 metres) instead of 31 feet (9.45 metres);
- 2) for the establishment of off-street, accessory parking area to permit:
 - a) 6 parking spaces instead of 7 parking spaces
 - b) no visitor parking;
 - c) no east side yard instead of 4 feet (1.22 metres);
 - d) no west side yard instead of 4 feet (1.22 metres);
 - e) insufficient buffering of parking area located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district;
 - f) parking space lengths of 22 feet (6.71 metres) instead of 23 feet (7.01 metres) for space accessed directly from a public lane, and;

g) parking space width of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) for space adjacent to a fence or wall and;

h) parking space within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade

subject to the following condition(s):

1) That the development shall be constructed in substantial conformance with plans submitted and attached hereto and identified as Sheets 1-13 for File No. DAV 124246/C, dated May 3, 2018.

REASON FOR THE REPORT

- Variance applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249.
- The report is being submitted for the Board of Adjustment'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, development permits can be issued.

FILE/APPLICANT DETAILS

FILE: DAV 18-124246\C

RELATED FILES: DCU 18-124239/C, DASSF 526/2018

COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.601 (Crescentwood)

SUBJECT: To vary the "R2 PDO-1Corydon Osborne" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1) for the construction of Multi-Family Dwelling to permit:

a) a front yard of 24 feet (7.32 metres) instead of 31 feet (9.45 metres);

2) for the establishment of off-street, accessory parking area to permit:

a) 6 parking spaces instead of 7 parking spaces

b) no visitor parking;

c) no east side yard instead of 4 feet (1.22 metres);

d) no west side yard instead of 4 feet (1.22 metres);

e) insufficient buffering of parking area located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district;

f) parking space lengths of 22 feet (6.71 metres) instead of 23 feet (7.01 metres) for a space accessed directly from a public lane.

g) parking space width of 8 feet (2.44 metres) instead of 10 feet (3.05 metres) for space adjacent to a fence or wall.

h) parking space within 10 feet (3.05 metres) of a window to a habitable room where the sill is located 5 feet (1.52 metres) or less from grade

LOCATION: 887 Grosvenor AVE
LEGAL DESCRIPTION: LOT 15/16 BLOCK 63 PLAN 306 35 ST B

APPLICANT: Alden Neufeld
45 Pilgrim AVE
Winnipeg , Manitoba R2M 0L3

OWNER:
1450 CORYDON AVE 3
Winnipeg , Manitoba R3N 0J3

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

The subject property is located on Grosvenor Avenue, in the Crescentwood neighbourhood of the River Heights - Fort Garry ward

The site is Mature Communities under the *Complete Communities Direction Strategy*. The property is zoned "R2" Residential Two-Family District.

The site is currently developed with a duplex, which will be demolished if the subject development goes proceeds.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2016)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear lane, then single-family residential uses zoned "R1-L" Residential Single-Family District Large

South: Grosvenor Avenue, then multi-family residences zoned “R2” Residential Two-Family District
East: Multi-family residences zoned “R2” Residential Two-Family District
West: Multi-family residences zoned “R2” Residential Two-Family District

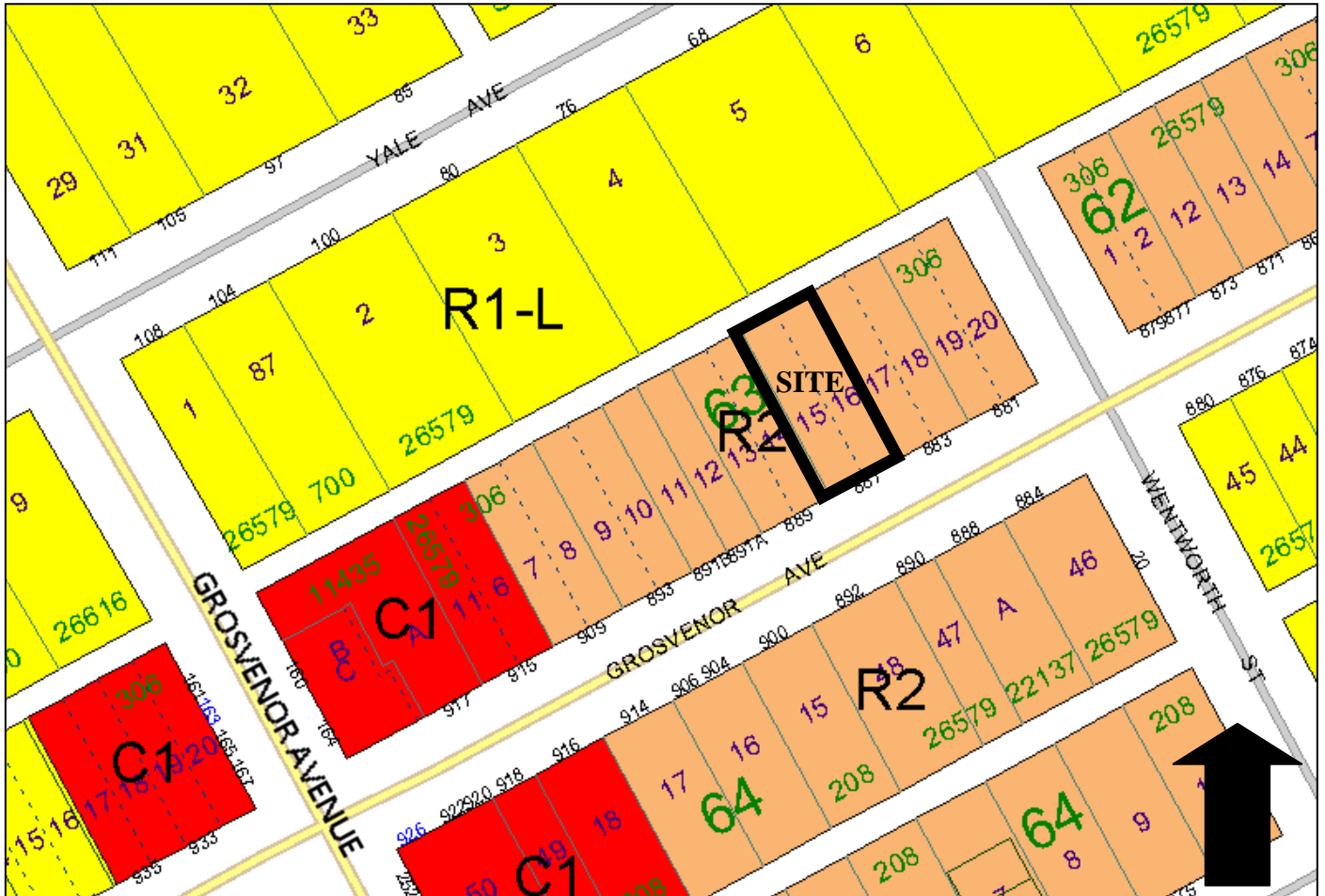


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to develop a six unit multi-family development on the subject property. In order to establish the development, several variances are being requested. In addition to the variances, the applicant also requires a conditional use approval (see associated report for DCU 18-124239C).

Reason for application

Front yard

Based on the alignment of the block, a front yard setback of 31 feet is required. The applicant is requesting a setback of 24 feet. For this reason, a variance is required.

Reduced parking

The Winnipeg Zoning By-law requires 1.2 stalls per dwelling unit. For this development, 7 stalls are required. The applicant is seeking a variance to reduce the parking requirement to 6 stalls.

No visitor parking

The Winnipeg Zoning By-law requires that 10% of the total number of parking stalls provided be designated for visitor parking. Based on the total number of parking stalls in this development, 1 visitor parking stall is required. The applicant is seeking approval to waive this requirement through a variance.

No east or west side yard to parking

Parking stalls are required to maintain the same setback (4 feet) as the principal structure. The applicant is requesting approval to have a zero setback to parking. Consequently, a variance is required.

Insufficient buffering of parking area

Section 190 (8) of the Winnipeg Zoning By-law requires a buffer be installed when a parking area accessory to a multi-family use is located within 20 feet of a side or rear lot line which abuts a residential zoning district. The applicant is proposing not to provide a buffer. For this reason, a variance is required.

Parking space lengths

The parking stalls depths are required to be 23 feet deep. The proposed stalls are 22 feet deep. Accordingly, a variance is required.

Parking space width adjacent to a fence or wall

Parking stalls that are adjacent to a fence or wall are required to be 10 feet wide. The applicant is requesting a variance to provide a width of 8 feet.

Parking space within 10 feet of a window of a habitable room

Parking stalls are required to be located more than 10 feet from the window of a habitable room. In this instance several of the parking stalls are immediately adjacent to windows of a habitable room. In light of this, a variance is required.

ANALYSIS AND ISSUES

Front yard

In 2015, Appeal Committee approved a front yard setback of 24 feet for a new multi-family development at 889 Grosvenor, which is the property to the immediate west of the subject property. This proposed front yard setback is consistent with what was approved next door and is contextually suitable for the area. It is recommended that the variance be approved.

Reduced parking

The proposed development is located within a walkable neighbourhood, with many amenities close by and convenient transit service (Route 68) right in front of the property. For this reason, it is recommended that the variance be approved.

No visitor parking

There is on street parking available to accommodate visitors. For this reason, it is recommended that this variance be approved.

No east or west side yard to parking

It is common in infill situations to have parking abutting the property line. In this instance, if a four foot side yard was maintained on each side, one parking stall would have to be eliminated, which would cause the development to have less than one parking stall per unit.

Insufficient buffering of parking area

It is not practical or necessary, in most instances, to screen a rear parking area from the back lane. In this instance, the development is taking access directly off the lane, leaving no opportunity to buffer the parking area. Furthermore, across the back lanes are garages and parking for abutting residential uses. For these reasons, it is recommended that the variance be approved.

Parking space lengths

The reduction of the stall depth by 1 foot is minor in nature, is the minimum modification of the By-law, is compatible with the area, and will not have a substantial adverse impact on surrounding properties. For these reasons, it is recommended that the variance be approved.

Parking space width adjacent to a fence or wall

In order to accommodate six parking stalls, the stall that abuts the property line on the north side of the property is proposed to be 8 feet wide. It is recommended that the variance be approved, provided that this stall is designated as a small car stall.

Parking space within 10 feet of a window of a habitable room

It is recommended that a parking fence be installed at the front end of the stalls that abut windows. The parking fence will screen headlight glare from shining into the windows of the units. Provided that the parking fence is installed, it is recommended that the variance be approved.

REASONS FOR RECOMMENDATIONS

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
In that, the proposed development is consistent with the Corydon Osborne Neighbourhood Plan
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
In that, the proposed development is similar in size and layout to other multi-family buildings in the neighbourhood;
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, the proposed variances are reasonable and necessary to development the site in a way that is consistent with other multiple-family buildings in the neighbourhood

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

In that, the development is of a size and a density that is similar to surrounding buildings.

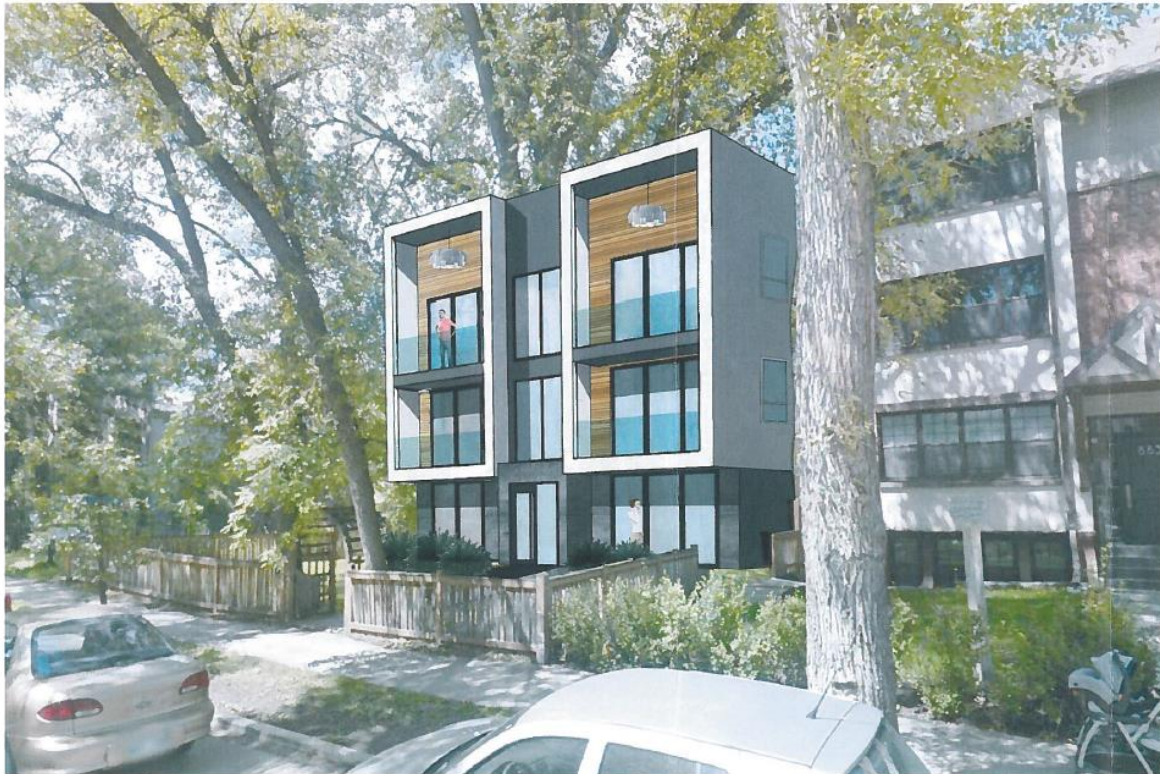
CONSULTATION

In preparing this report there was internal consultation with:
N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Michael Robinson, RPP, MCIP
Date: June 5, 2018
File No. DAV 18-124246\C

Exhibit "6" referred to in File DAV 124246/2018C



1 Proposed Perspective
A0.1 Scale: NTS

1. Architecture Design 25.01.18

No.	Revised	Date
Drawn By	AW	
Checked By	AW	
Drawing Date	25.01.18	
Project Code	25.01.18	

This drawing must not be copied
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dimensions and other data on
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**DEVELOPMENT EXAMINATION
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 15-124246/C

SHEET # 1 OF 13

APPLICANT (SGD) [Signature]

DEV. EXAM. [Signature]

DATE May 11/18

Size Architecture

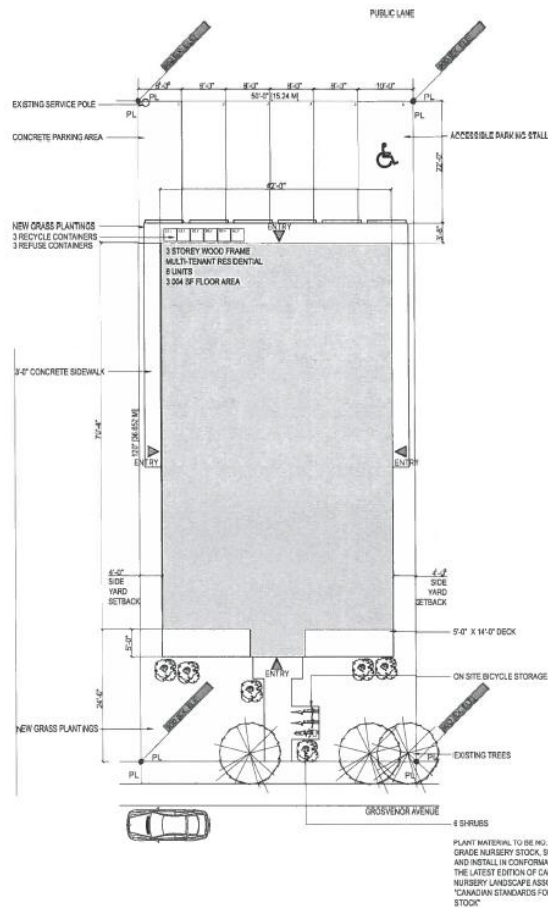
45 Pilgrim Avenue
Winnipeg, Manitoba R2M 0L3
T: 204-292-0878
www.sizearchitectural.com

6 Unit Multi-Family Residential

Project Address: 889 Conventor
Winnipeg, Manitoba
City: 1000523 Manitoba Ltd.

PROPOSED BUILDING
PERSPECTIVE

A0.1



GENERAL NOTES

REF: SPICEVENE AVENUE

ROLL NUMBER: 130239400
 NEIGHBOURHOOD AREA: GREENWOOD
 MARKET REGION: 1, TUXEDO / RIVER HEIGHTS / FT ROUGE

ZONING: RES - TWO FAMILY
 REVERSED LAND AREA: 8,016 SQ. FT.
 WATER FRONTAGE MEASUREMENT: 50.00 FT.
 SEWER FRONTAGE MEASUREMENT: 40.00 FT.
 PROPERTY INFLUENCES: LIGHT TRAFFIC
 BACKLANE
 BUS ROUTE

MULTI-FAMILY IS PERMITTED AS PER CITY OF WINNIPEG PERMITTED USE TABLE.

L. schematic design: 25.01.18

No.	Revised	Date
1	AM	25.01.18
2	AM	25.01.18
3	AM	25.01.18

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NOTES

DEVELOPMENT EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH AW/18-134246/c

SHEET # 2 OF 13

APPLICANT (NAME) [Signature]

DEV. EXAM. [Signature]

DATE May 18

Size Architecture

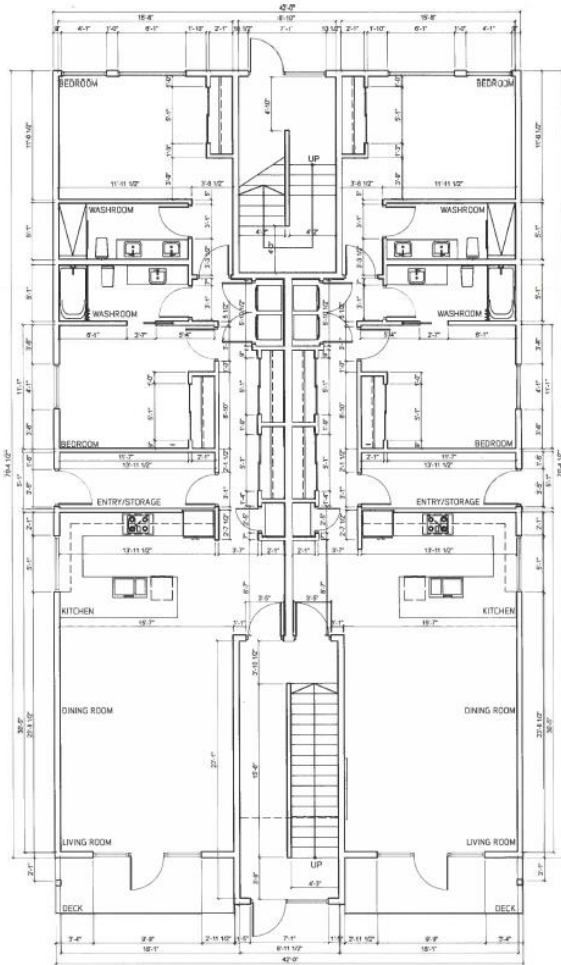
45 Pilgrim Avenue
 Winnipeg, Manitoba R2M 0L3
 T: 204-250-0978
 www.sizearchitects.com

Project Name: 827 Glenview
 1897 Ave, Manitoba
 File No: 130239400 Manitoba L.L.

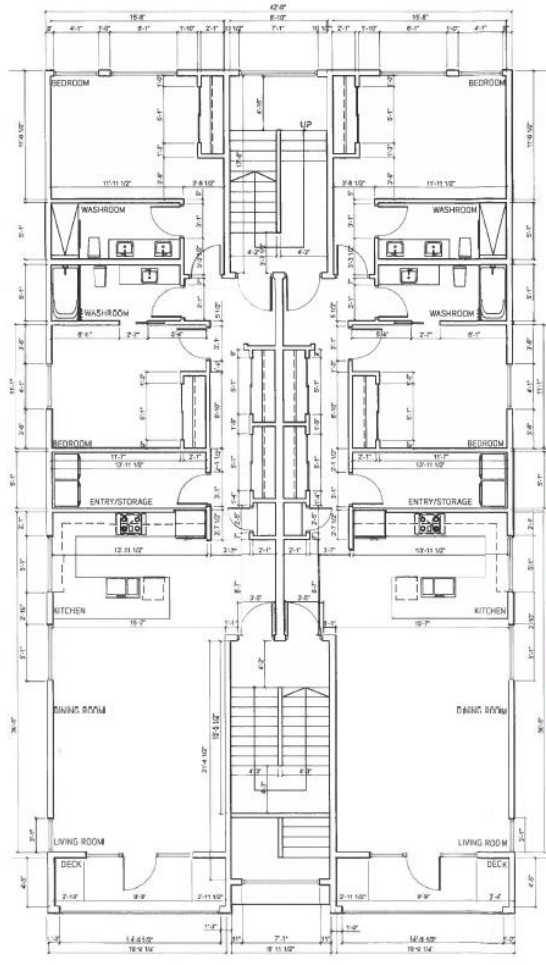
Drawing
 PROPOSED SITE PLAN

A1.0

1 Proposed Addition
 A1.2 Scale 3/32" = 1'-0"



1 Level 1 Plan
A11 Scale 3/16" = 1'-0"



2 Level 2 Plan
A12 Scale 3/16" = 1'-0"



1. conditional use application 09 03 18
 No. Revision Date
 Drawn By: AAN
 Checked By: AAN
 Drawing Date: 08 03 18
 Printing Date: 08 03 18
 This drawing must not be copied, reproduced, or otherwise used in any way prior to the commencement of work, all discrepancies, errors and omissions are to be reported to the Architect.
 Coverage and specifications, as indicated on details and the property of the Architect, the copyright in this plan being reserved to them.
 No reproduction may be made without the permission of the Architect, and who shall retain the right to sue for damages in respect to the Architect or his agent.
 This drawing is not to be used for building purposes and arrangements by:

DEVELOPMENT EXAMINATION BRANCH
 THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH *APPL 18 124246/4*
 SHEET *3* OF *13*
 APPLICANT (SGO) *[Signature]*
 DEV. EXAM. *[Signature]*
 DATE *May 31/18*

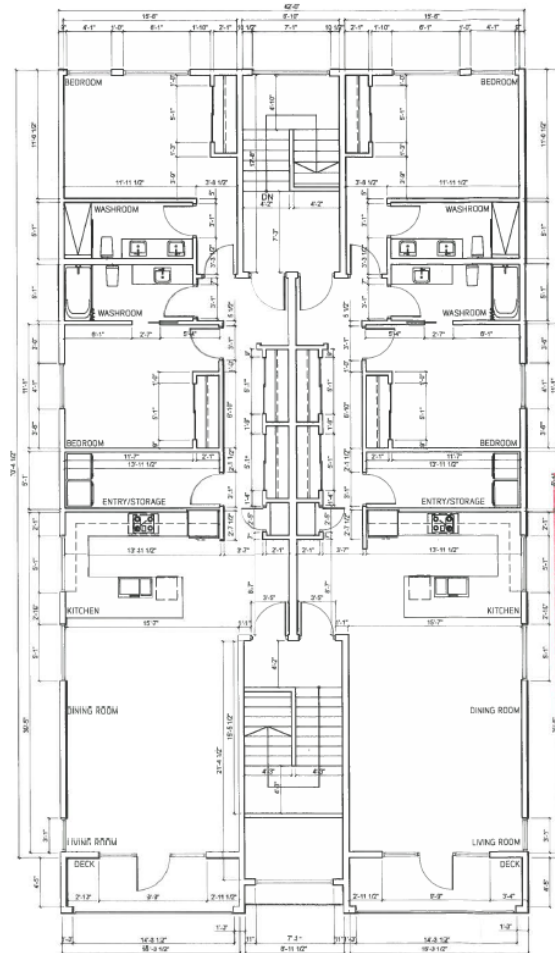
Size Architecture

45 Pilgrim Avenue
 Winnipeg, Manitoba R2M 0L3
 T: 204-252-0378
www.sizearchitecture.com
 © Lvl-1 Multi-Family Residential

Project Number: 867 Designer: Winnipeg, Manitoba
 Date: 10/05/2013 Manitoba Ltd

Notes:
 LEVEL 1 PLAN
 LEVEL 2 PLAN

A1.1



1. Conditional Use Application 09/23/18

Drawn By: AJM
 Checked By: AJM
 Drawing Date: 09/23/18
 Printing Date: 09/23/18

This drawing shall not be issued. The contractor shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors and omissions are to be reported to the Architect.

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DEVELOPMENT EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH APP 18-124246/C

SHEET 4 OF 13

APPLICANT (SGD.) _____

DEV. EXAM. C. J. Owen

DATE May 3/18

Size Architecture

45 Pilgrim Avenue
 Winnipeg, Manitoba R2M 0L3
 T: 204-252-0878
 www.sizearchitecture.com
 6 Unit Multi-Family Residential

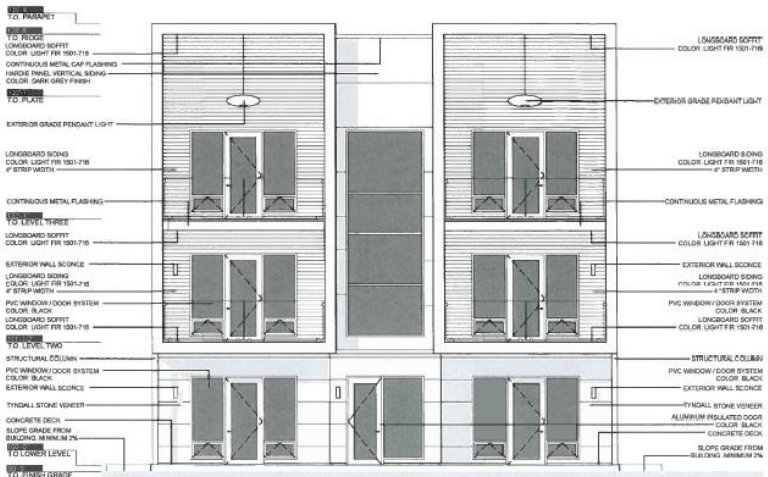
Project Name: 887 Glenboro
 Winnipeg, Manitoba
 Date: 09/23/18

LEVEL 3 PLAN

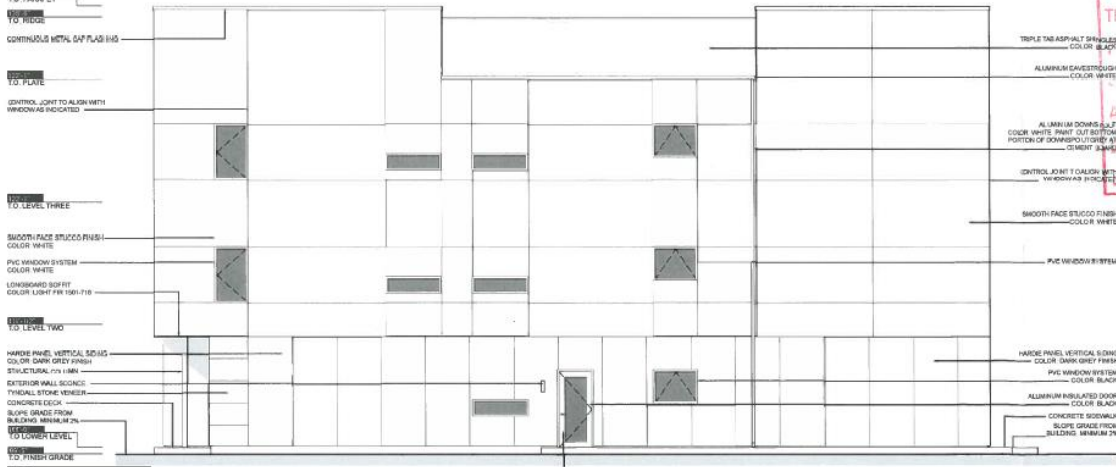
1 Level 3 Plan
 A1.2 Scale 1/8" = 1'-0"



A1.2



1 South Elevation
A2.1 Scale 3/16" = 1'-0"



2 East Elevation
A2.1 Scale 3/16" = 1'-0"

1. conditional use expiration 08/01/18
No. Revision Date
Drawn By: ANS
Checked By: ANS
Drawing Date: 08/01/18
Plotting Date: 08/01/18
This drawing shall not be revised.
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DEVELOPMENT EXAMINATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
DATE: 04/18/2018
S OF 13
APPLICANT (SGD):
REV. EXAM. [Signature]
DATE: May 3/18

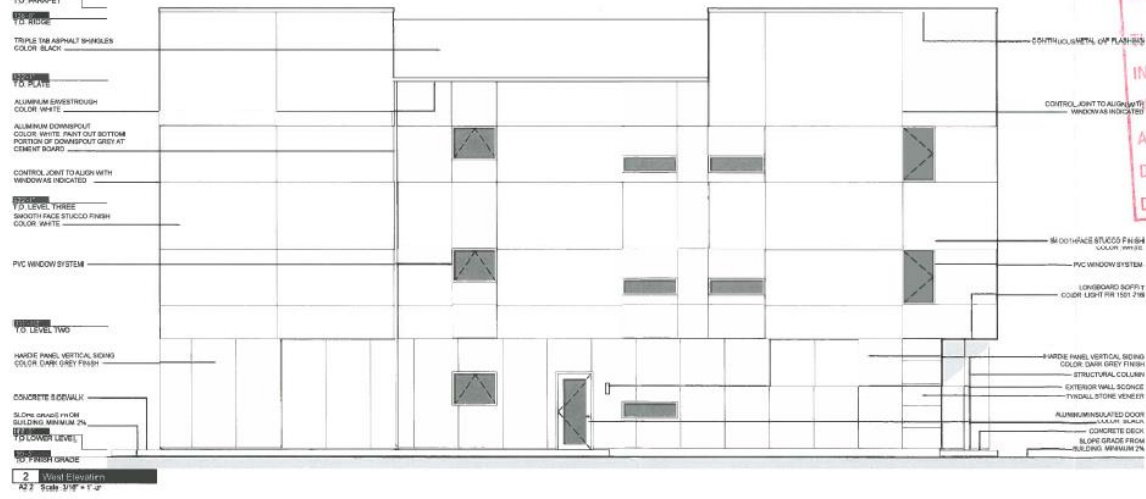
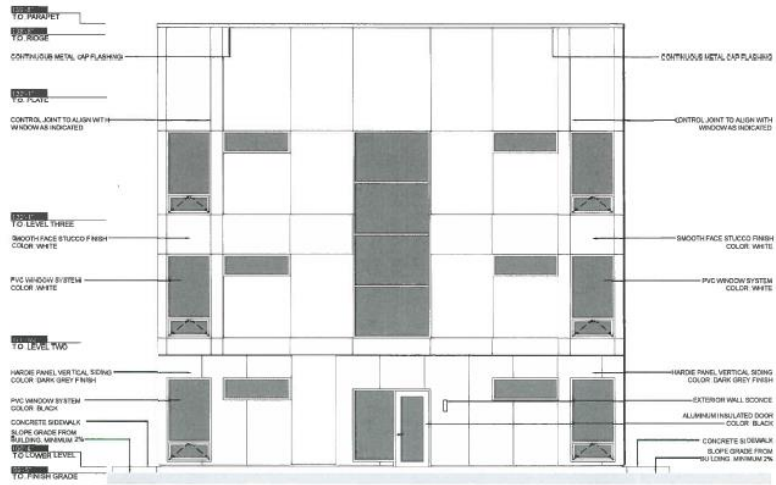
Size Architecture

45 Pégan Avenue
Winnipeg, Manitoba R2M 0L3
T: 204-250-0878
www.sizearchitects.com
© Linn Multi-Family Residential

Project Address: 687 Grosvenor
Winnipeg, Manitoba
Date: 10/02/2018 Manitoba LEI

EXTERIOR ELEVATIONS

A2.1



Architectural site application 03-03-18

No. Revision Date

Drawn by: AAN
 Checked by: AAN
 Drawing Date: 08-03-18
 Printing Date: 08-03-18

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DEVELOPMENT EXAMINATION BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH

APPLY # 18-12424/KC

SHEET # 6 OF 13

APPLICANT (SGJ)

DEV. EXAM. *C. Jones*

DATE *May 8/18*

Size Architecture

45 Pilgrim Avenue
 Winnipeg, Manitoba R2M 0L3
 T: 204-252-0278
 www.sizearchitecture.com
 6 Unit Multi-Family Residential

Project Number: 187-000000
 Winnipeg, Manitoba
 Date: 10/06/2018
 1000023 Winnipeg Ltd.

EXTERIOR ELEVATIONS

A2.2



Above & Below Tree Care

A tree is for life



ARBORIST REPORT

PREPARED FOR

SCOTT STEPHANSON, 10005033 MANITOBA LIMITED

SITE ADDRESS

887 GROSVENOR AVENUE, WINNIPEG, MB. R3M 0M5

DATE

09 APRIL 2018

PREPARED BY

NICK WAGSTAFF
CONSULTING ARBORIST
ABOVE & BELOW TREE CARE
ISA TRAQ PR-5067A
204-881-1772
nick@aboveandbelowtreecare.com

**DEVELOPMENT EXAMINATION
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH RAV18-134246/C

SHEET # 7 OF 13

APPLICANT (SGD.) [Signature]

DEV. EXAM. [Signature]

DATE May 31/18

www.aboveandbelowtreecare.com | 204-881-1772 | nick@aboveandbelowtreecare.com

SUMMARY

This report is in regards to 887 Grosvenor Avenue, a rented residential property that will be undergoing construction. The proposed project calls for the existing house to be demolished, and replaced with a single unit constructed approximately 24' from the south property line. There were four trees inventoried during the field assessment. Two trees will have to be removed as a part of construction. Both of these trees, AE01 and AE02, have significant deadwood and unbalanced canopies, and will be greatly impacted by the proposed construction. The other two trees, GA01 and GA02 could be protected, but have experienced stresses in recent years associated with the urban environment, and will have future challenges ahead with the confirmation of the Emerald Ash Borer (EAB) being present in Winnipeg from December 2017. These trees should be considered for removal prior to construction, dependent on the costs of EAB protection, and replaced upon completion.

**DEVELOPMENT EXAMINATION
BRANCH**
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH 0478-12424/e
SITE # 98 OF 13
APPLICANT (SGO) [Signature]
DEV. EXAM. [Signature]
DATE May 3/18

ASSIGNMENT

Above & Below Tree Care (ABTC) was hired by Scott Stephanson, C/O 10005033 Manitoba Limited, to complete an Arborist Report and Tree Preservation plan for the proposed construction at 887 Grosvenor Ave. An inventory and assessment of all the trees affected by the proposed construction was conducted. Trees were assessed for their overall health, size, structural defects and potential impacts that would be caused by the proposed construction.

LIMITATIONS OF THE ASSIGNMENT


It must be understood that ABTC is the assessor of the trees in relation to tree preservation practices. The construction supervisors should incorporate the information and recommendations provided within this report into their construction methodology to complete their project in a reasonable manner. This Arborist Report and Tree Preservation Plan are based on the project scope and details for tree preservation as discussed. All proposed construction methods are limited to what was provided in the site plans and in discussions with the Project Leader. Measurements and comments regarding tree preservation were based on the proposed construction plans supplied.

OBSERVATIONS

- Field work was completed by Nick Wagstaff on 09 April, 2018.
- There were four trees inventoried during the site visit.
- All trees are privately owned.
- American Elm 01 (AE01) has good form, but much deadwood.
- American Elm 02 (AE02) has an unbalanced canopy and much deadwood.
- AE02 has some trunk deformity above the buttress roots, indicating a potential defect in the trunk, further testing is required for a more accurate assessment.
- Green Ash 01 (GA01) would benefit structural pruning, and the removal of deadwood/broken branches.
- Green Ash 02 (GA02) is growing at an unnatural angle, and would benefit from crown thinning and the removal of deadwood/broken branches.
- Both Green Ash trees will need protection from EAB, if not removed, to prevent tree death in the coming years.

For further details, trees have been numbered and can be cross-referenced to location in the Tree Preservation Plan (Appendix 1), and documented, with recommendations, in the Tree Inventory (Appendix 2.)

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SHEET #	9 OF 13
nick@aboveandbelowtreecare.com	
APPLICANT (SGD.)	
DATE	May 3/18

RECOMMENDATIONS

- Remove AE01 and AE02 prior to commencement of construction.
- Discuss long term effects of EAB to GA01 and GA02 to decide whether to remove, or protect trees.
- If both Ash trees are to remain, treat with approved insecticide for control of EAB, and install appropriate protection as detailed in Appendix 1. Schedule pruning upon completion of construction.
- If Ash trees are to be removed, schedule replacement trees to be installed on the completion of new landscape.

TREE PROTECTION ZONE (TPZ)

The following is a chart showing optimal distances for determining a tree protection zone¹. Some site conditions may dictate the need for a smaller TPZ. The City of Winnipeg Urban Forestry Branch must be notified in these instances. Forestry will determine if the smaller TPZ is acceptable in the specific circumstance and advise of any additional tree protection or removal requirements.

Table 1 – Tree Protection Zones

Trunk Diameter Minimum Protection (DBH) ²	Distances Required ³
11-40cm	2.4m
41-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100cm+	6.0m

TREE PROTECTION BARRIERS

Trees within tree protection zones shall be protected by means of a “tree protection barrier” meeting the following specifications:

- The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2” x 4” frame or as directed by the City of Winnipeg Urban Forestry Branch in accordance with City of Winnipeg Protection of Existing Tree Specifications. ~~The barrier can be lowered around~~

¹ The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
² Diameter at breast height (DBH) measurement of tree trunk taken at 1.4 metres above ground.
³ Tree Protection Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work.


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SHEET # 10 OF 13

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branches lower than 1.2 metres (4 ft). The barrier location can be adjusted to align with curbs and edges at clear path of travel zones.

- Tree strapping material will be installed on individual trees, where work will be completed within the TPZ.
- Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The applicant shall notify the City of Winnipeg prior to commencing any construction activities to confirm that the tree protection barriers are in place.
- All supports and bracing used to safely secure the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots.
- No grade change, storage of materials or equipment is permitted within this area. The tree protection barrier must not be removed without the written authorization of the City of Winnipeg.

TREE PROTECTION SIGNS

A sign should be displayed on the TPZs. Signage reminds contractors of the purpose of the TPZ, and shows the public that the developer is going the extra mile in preserving the trees on site.

MONITORING

The developer may contract Above & Below Tree Care for site monitoring if they so choose.

STAGING AREAS AND CONSTRUCTION ACCESS

All staging areas are understood to be outside of the Tree Protection Zone. At no time is material or debris to be stacked, staged, or piled inside the hoarding (Tree Protection Fencing). The north and south-west sides of the property will be used as a construction access points.

CONCLUSION

The proposed scope of building calls for removing the least amount of trees as possible. The trees that are proposed to be removed (AE01 and AE02) are either in poor health, have poor form, or will likely decline as a result of the construction. The trees being debated for protection or removal (GA01 and GA02) are not good specimens for preservation. This being said, the focus of this project should be preservation of trees where realistic. If no trees are to be protected, there will be sufficient space on the south side of the property for 2 – 4 trees to be installed upon completion of the new landscape, to replace the lost canopy.

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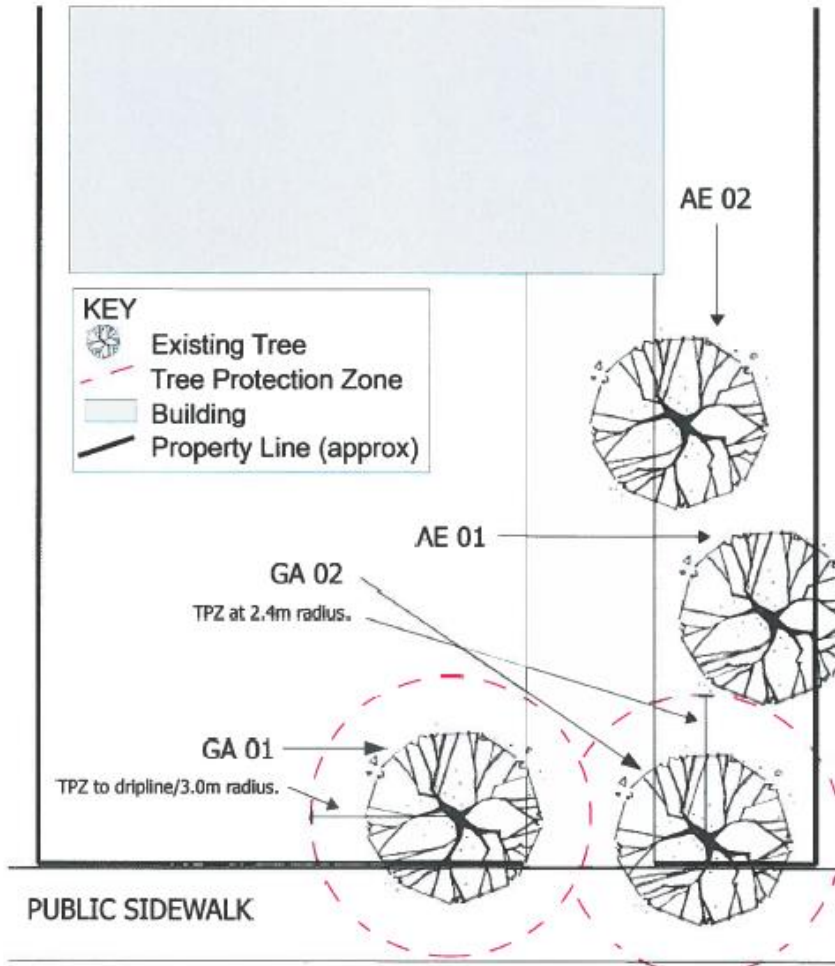
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APPENDIX 1



GROSVENOR AVENUE

← Direction of travel

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Not to scale

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APPENDIX 2

Tree Number	Category	Species	DBH	Height (approx)	MCD ⁴	Tree Condition			Trunk lean (approx)
						TI ⁵	CS ⁶	CV ⁷	
AE01	Private	Ulmus americana	72cm	22m	17.3 m E - W	G	G	F	0-5°
AE02	Private	Ulmus americana	78cm	22m	17.6m E - W	P	F	F	0-5°
GA01	Private	Fraxinus pennsylvanica	48cm	20m	9.6m E - W	G	P	F	0-5°
GA02	Private	Fraxinus pennsylvanica	38cm	14m	8.9m N - S	G	F	F	15-20°

Tree Number	TPZ Size	Recommendation	Comments
AE01	4.8m/dripline	Remove	Tree is too close to proposed development for protection. Deadwood indicates urban stresses.
AE02	4.8m/dripline	Remove	Tree is too close to proposed development for protection. Deadwood indicates urban stresses. Trunk deformity requires decay/cavity testing.
GA01	3.0m/dripline	Remove and replace after construction	TPZ to potentially impact on equipment/vehicle access. Low value species. Emerald Ash Borer treatment highly recommended for long term survival. Several canopy failures in recent years. Deadwood indicates urban stresses.
GA02	2.4m	Remove and replace after construction	Low value species. Emerald Ash Borer treatment highly recommended for long term survival. Root zone disruption could increase likelihood of failure. Deadwood indicates urban stresses.

- 4 Maximum Crown Diameter
- 5 Trunk Integrity. G = Good, F = Fair, P = Poor
- 6 Canopy Structure. G = Good, F = Fair, P = Poor
- 7 Canopy Vigour. G = Good, F = Fair, P = Poor

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APPROVED BY: [Signature]

DEV. EXAM. [Signature]

DATE: 11/24/18