

## ADMINISTRATIVE REPORT

**Title:** DAV 23-124387\C – 660 Gertrude Avenue

**Issue:** For Variances associated with the establishment of a multi-family dwelling containing six (6) units.

**Critical Path:** Director of Planning, Property, and Development

### AUTHORIZATION

Author	Department Head	CFO	CAO
S. Costello, BURPI.	n/a	n/a	

### RECOMMENDATIONS

The Urban Planning Division **approves** the application to vary the "R2 PDO-1 Corydon Osborne" dimensional standards of Winnipeg Zoning By-Law No. 200/2006 to permit the following:

1. for the construction of multi-family dwelling to permit 5 parking spaces instead of 7 parking spaces.
2. for the establishment of a parking area to permit an insufficient landscaped buffer of a parking area located within 20 feet (6.1 metres) of a side or rear lot line abutting or adjacent to a residential zoning district.

Subject to the following condition(s):

1. That prior to the issuance of building permits, the applicant provides the City with written confirmation of a certified arborist hired to provide tree protection oversight of Trees #1 and #4 through demolition and construction in accordance with the submitted arborist report, to the satisfaction of the Director of Planning, Property, and Development.

### REASON FOR THE REPORT

This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

### FILE/APPLICANT DETAILS

**FILE:** DAV 23-124387\C  
**RELATED FILES:** DCU23-124384/C  
**COMMUNITY:** City Centre Committee  
**NEIGHBOURHOOD #:** 1.110 McMillan

**SUBJECT:** To vary the "R2 PDO-1Corydon Osborne" dimensional standards of Winnipeg Zoning By-Law No. 200/2006 to permit the following:  
1) for the construction of multi-family dwelling to permit 5 parking spaces instead of 7 parking spaces.  
2) for the establishment of a parking area to permit an insufficient landscaped buffer of a parking area located within 20 feet (6.1 metres) of a side or rear lot line abutting or adjacent to a residential zoning district.

**LOCATION:** 660 Gertrude AVE  
**LEGAL DESCRIPTION:** LOT 16 PLAN 793 34/5 ST B

**APPLICANT:** John Wintrup (J.Wintrup Consulting Ltd.)  
139 Roslyn Rd Unit 301  
Winnipeg, MB R3L 0G7

**OWNER:** Shenlu Ren  
798 Haney St  
Winnipeg, MB R3R 0Y8

## DISCUSSION

### CRITERIA FOR APPROVAL

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

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

### SITE DESCRIPTION

- The subject property is located on the south side of Gertrude Avenue, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The site is designated Established Neighbourhood – Mature Communities under the *Complete Communities Direction Strategy 2.0* and designated Higher Density Residential under the Corydon-Osborne Area Plan. The property is zoned "R2" Residential Two-family.

- The property is 50 feet wide and 120 feet deep for a total lot area of 6020 square feet. The property currently contains a fourplex which was constructed in 1905

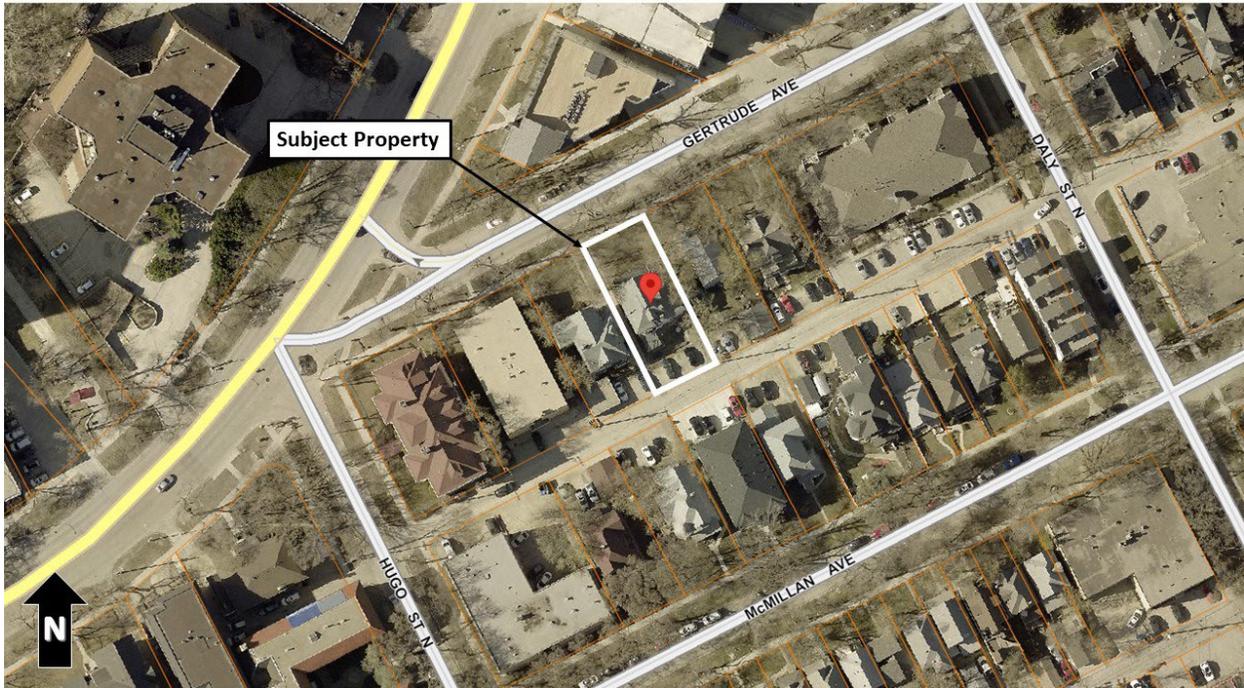


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2021)

**SURROUNDING LAND USE AND ZONING (See Figure 2)**

**North:** Gertrude Avenue, then multi-family dwellings zoned “RMF-M” and “R2” on Wellington Crescent.

**South:** Public lane, then a mix of single-family, two-family, and multi-family dwellings zoned “R2” on McMillan Avenue.

**East:** A two-family and a single-family dwelling zoned “R2,” then a multi-family dwelling zoned “RMF-M;” then Hugo Street North.

**West:** A two-family dwelling and multi-family dwellings zoned “R2,” then Hugo Street North.



The subject property is within the Established Neighbourhood – Mature Communities Policy Area under the *Complete Communities Direction Strategy 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.**

*General Policies*

- *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
- *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.*
- *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
  - *a. Applicable City-endorsed policies or guidelines;*
  - *b. Existing zoning of the property and adjacent properties;*
  - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  - *e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
  - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed-Use Corridors;*
  - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network’s ability to support proposed development;*
  - *h. The supporting transit, pedestrian and active transportation network; and*
  - *i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

*Mature Communities*

- *1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.*

Complete Communities is supportive of moderate infill in mature communities where they are consistent with the applicable policies including the local area plan.

#### CORYDON-OSBORNE AREA PLAN

The subject property is designated Higher Density Residential in the Corydon-Osborne Area Plan. Higher Density Residential areas are located in areas north of Corydon Avenue, including areas north of Dorchester Avenue west of Wentworth Street, on the south side of Grosvenor Avenue and Wellington Crescent as well as south of Gertrude Avenue bordering the Corydon Avenue mixed-use corridor. Relevant policies are included below.

##### North of Corydon Residential

- *Buildings should be parallel to the street frontage property line*
- *Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks*
- *Roofs should be pitched unless adjacent buildings are flat roofed*
- *Buildings should have their main entrance facing the street*
- *Windows and entrances should be articulated*
- *Multi-family buildings should reflect the surrounding residential building character*
- *Multi-family buildings should have variable setback across the facade*
- *All parking lots should provide appropriate screening to preserve the residential character of the surrounding area*
- *Residential development should provide pedestrian access at the street level and locating parking, loading and services entrances at the rear of buildings*
- *Residential development should have consideration for light, view and privacy of adjacent buildings and areas*
- *Residential development should ensure pedestrian access is a predominant feature in the site design*
- *Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors and height and massing of buildings*
- *Residential development should ensure sensitive design that clearly defines public, semi-private and private space*
- *Residential development should encourage preservation of existing mature canopy shade trees and natural areas through good design*
- *Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape and site design*

##### General Built Form and Development Policies

- 3.5.31. *Diversity of Character: The various character areas within the study area should be expressed in the built form to strengthen the sense of place and neighbourhood.*
- 3.5.32. *Architectural Design: High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.*
- 3.5.37. *Entrances: Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.*
- 3.5.43. *Building Orientation: Buildings shall be functionally and visually oriented to the public street and sited to be parallel to the public street and generally aligned to neighbouring buildings.*
- 3.5.51. *Elevated Views: Residential buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/ outdoor space.*
- 3.5.52. *Roofs: Roof lines should reflect the surrounding context. Roof gardens should be encouraged on low-rise and mid-rise buildings only.*
- 3.5.54. *Mature Trees: Encourage preservation of existing mature canopy shade trees and natural areas through good design.*

The proposed plans are consistent with the Corydon-Osborne Area Plan in the following ways:

- The proposed front yard is within 5 feet of the average of the abutting buildings.
- The proposed main entrance is located at grade, on the front elevation, and is clearly visible from and connected to the public sidewalk.
- The development provides landscaping and bike parking in exceedance of the minimum requirement of the Zoning By-law.
- The development proposed balconies and decks for each unit.
- The dwelling has a pitched roofline, consistent with the surrounding rooflines on the block.
- High quality materials such as board and batten and lap siding are shown on the front elevation, as well as glazing covering 37% of the front façade.
- Parking is located off the lane behind the dwelling, screened by wooden privacy fence.

#### CITY OF WINNIPEG ZONING BY-LAW 200/2006

The subject property is zoned “R2” Residential Two-family. The “R2” district is intended to accommodate the development of single- and two-family units and, where appropriate, limited multi-family units in lower-density areas. The subject property also falls within Area 6 – Higher Density Residential Area of the Corydon-Osborne Planned Development Overlay (PDO). This designation has area-specific standards, including yards, lot coverage and height, which the development must be consistent with. The proposed building is consistent with the provisions in the PDO.

#### VARIANCES

### Parking

A variance is being requested for the construction of multi-family dwelling to permit 5 parking spaces instead of 7 parking spaces. For 6 dwelling units at a rate of 1.2 stalls per unit, 7 units is required. This variance proposes a ratio of 0.83 stalls per unit. The proposal includes visitor bicycle parking for 4 bikes in exceedance of the Zoning By-law requirement (only one is required).

Due to this being a highly walkable, amenity-rich area that is well served by transit, the Planning Department indicated support for a lower parking ratio. The property is in walking distance to multiple bus routes, including the #18, the #68, and the #635. The property is within 400 metres of the future transit network as well, with Wellington Crescent identified as a Frequent Route and Corydon Avenue identified as a Direct Route.

Furthermore, in Osborne Village, the Department supports parking variances as low as 0.8 stalls per unit due to lower rates of automobile ownership in the area. The property falls directly outside the Osborne Village boundaries (the north side of Gertrude St is in the Osborne Village neighbourhood, but the south side is not).

### Buffering of Parking

A variance has been requested for insufficient buffering of parking area located within 20 feet (6.1 metres) of a side or rear lot line abutting or adjacent to a residential zoning district. The Winnipeg Zoning By-law requires that a landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district. Since the parking spaces are proposed off the lane, as supported by *CCDS 2.0*, it would not be feasible to have this buffer along the rear property line as this would block cars from entering the parking spaces and they would have to drive over landscaping to access the stalls.

## **ADDITIONAL CONSIDERATIONS**

### **ARBORIST REPORT**

An Arborist Report was prepared by TNT Tree Service LTD to review the viability of the existing trees located at 660 Gertrude Street. The report identifies 13 trees on the property – Green Ash trees, Manitoba Maples, and an American Elm. Trees 1-4 are located along the west property line, and trees 5-13 are located on the east property line. The Planning, Property and Development Department would not recommend the removal of any trees without prior consultation with the immediately abutting neighbours due to the proximity of the trees to the side property lines. Specifically, trees #1 and #4 have been identified as viable and a condition of approval has been included to help ensure their preservation. The Arborist Report in its entirety can be found at Appendix 1.

## **REASONS FOR RECOMMENDATIONS**

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

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

*In that, the proposed variances enable the establishment of new multi-family residential development consistent with Complete Communities 2.0 policies and the Corydon-Osborne Area 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 building represents high-quality residential design with compliant height, yards, density and landscaping.*

- (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 development can be supported on the property under CCDS 2.0 and Corydon-Osborne Area Plan but is restricted by the number of parking stalls the development can provide off the lane.*

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

*In that, the area is designated higher density residential in an area that contains a mix of typologies from single-family to multi-family on the block.*

### OURWINNIPEG 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 and it was determined that the PRS is not applicable to this specific report.

### SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning  
Prepared by: Shaylyn Costello, BURPI.

Date: Monday, March 27, 2023  
File No. DAV 23-124387\C

#### **LIST OF ATTACHMENTS**

- Appendix 1: Arborist Report

**DEVELOPMENT EXAMINATION  
BRANCH**

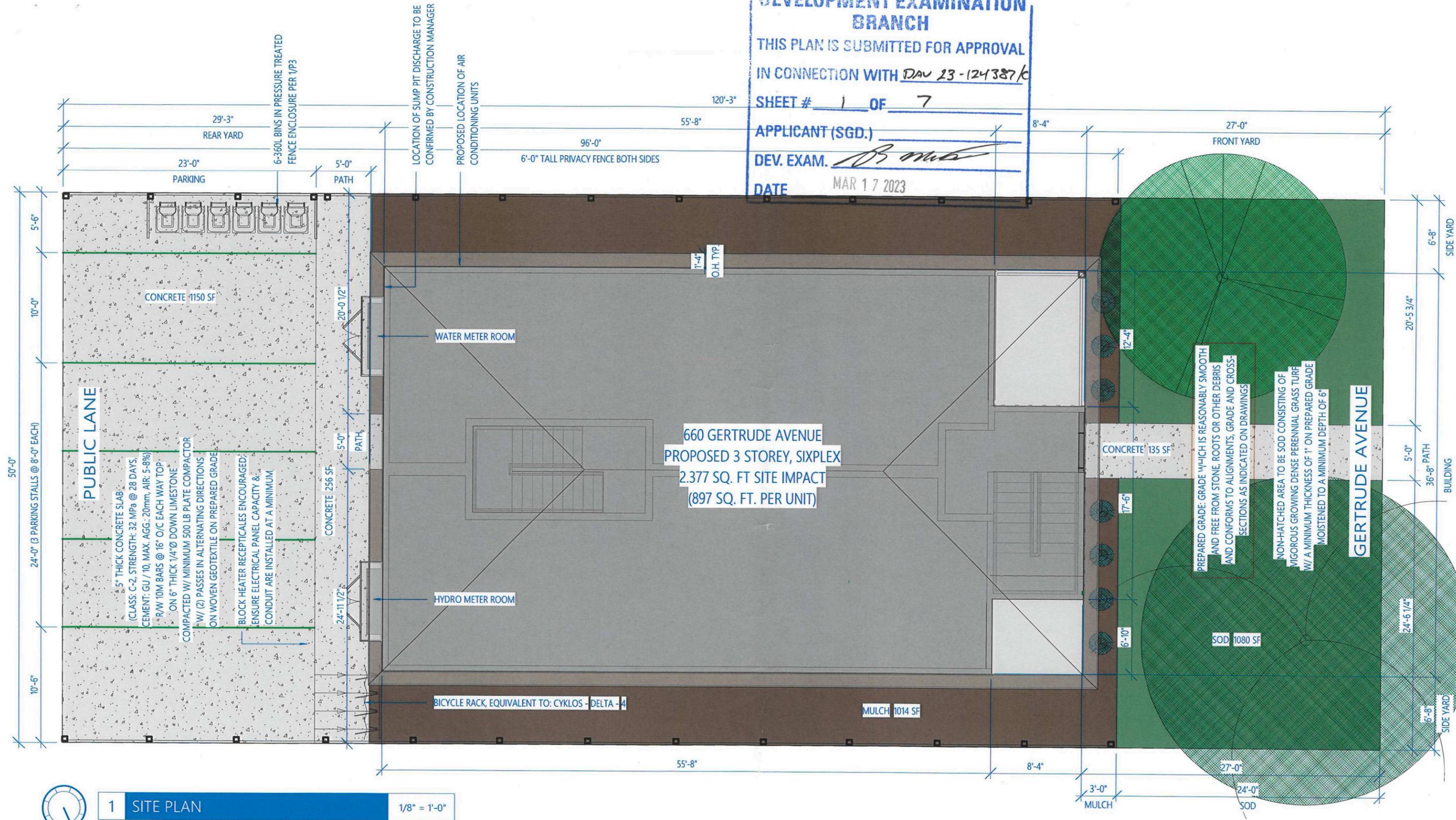
THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 23-124387/c

SHEET # 1 OF 7

APPLICANT (SGD.) \_\_\_\_\_

DEV. EXAM. *[Signature]*

DATE MAR 17 2023



**1 SITE PLAN** 1/8" = 1'-0"



This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

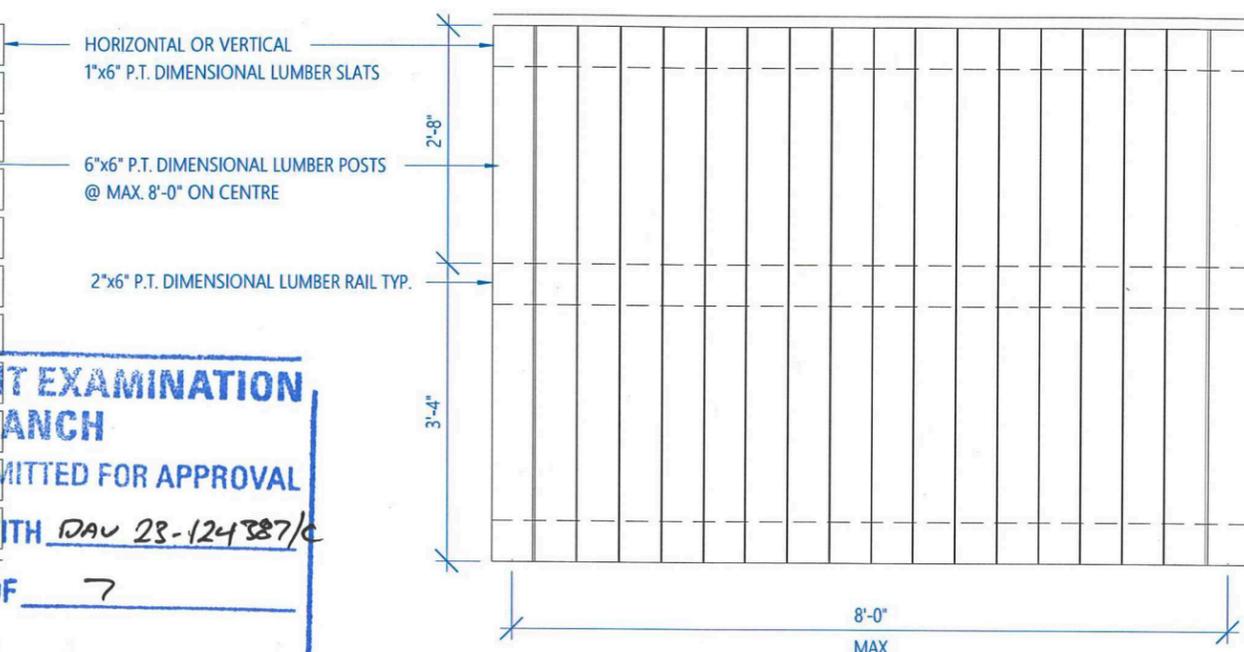
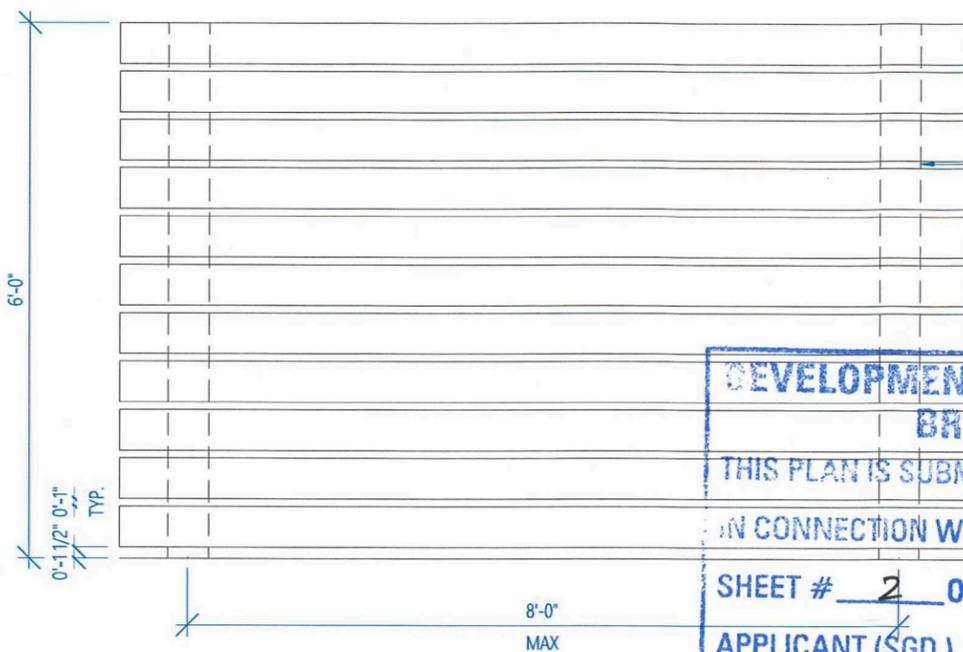
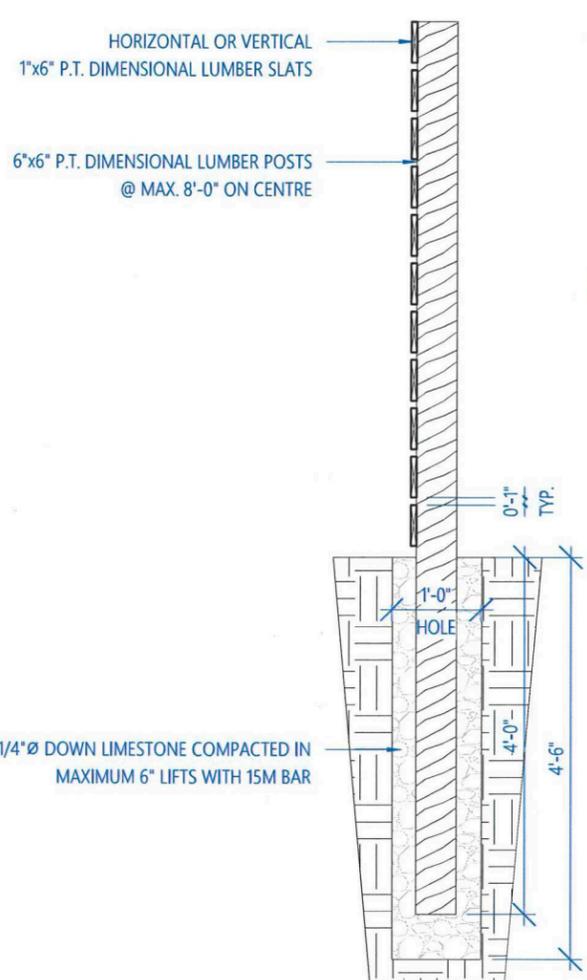
Site Plan

By: KM

RMF Sixplex  
660 Gertrude  
Winnipeg, MB

02/24/23

P101



**DEVELOPMENT EXAMINATION  
BRANCH**  
THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 28-124387/c  
SHEET # 2 OF 7  
APPLICANT (SGD.) \_\_\_\_\_  
DEV. EXAM. [Signature]  
DATE MAR 17 2023

**1 PRIVACY FENCE DETAIL** 1/2" = 1'-0"

ZONING / INFILL GUIDELINE ANALYSIS			
CATEGORY	MINIMUM	MAXIMUM	PROVIDED
ZONING	R2		
LOT AREA	2,400 SQ. FT.		6,012 SQ. FT.
LOT WIDTH	25'-0"		50'-0"
FRONT YARD	20'-0" / - PER COW ALIGNMENT		9'-2 19/32"
REAR YARD	25'-0" / 30'-0"		29'-3"
SIDE YARD	4'-0" / '6-0" & 6'-0"		6'-8" & 6'-8"
BUILDING HEIGHT		35'-0"	33'-8 29/32"
LOT COVERAGE		50% = 3,006 SQ. FT.	39.5% = 2,377 SQ. FT.
MAIN ENTRANCE HEIGHT		4'-0"	0'-0"
VEHICLE PARKING REQ'D.	6 UNITS x 12 = 7 STALLS 1 ACCESSIBLE STALL		5 STALLS 1 ACCESSIBLE STALL
BICYCLE PARKING REQ'D.	1 PER 10 = 1 STALL		4 STALLS

LANDSCAPING ANALYSIS											
<b>STREET EDGE LANDSCAPING</b> LINEAR LENGTH: 50'-0" TREES REQUIRED: 2 LARGE TREES / 2 PROVIDED SHRUBS REQUIRED: 6 SHRUBS / 7 PROVIDED SOFTSCAPING REQUIRED: 20% (1,202 SQ. FT.) SOFTSCAPING PROVIDED: 1,014 + 1,080 = 2,094 SQ. FT. (38%)	<b>ACCEPTABLE SHRUB SPECIES INCLUDE:</b> - BROADMOOR JUNIPER - GLOBE CEDAR - GOLD MOUND SPIREA - MANGO TANGO POTENTILLA - MUGHO PINE - NINEBARK - PYGMY CARAGANA - WINTERCREEPER DWARF	<b>ACCEPTABLE TREE SPECIES INCLUDE:</b> - 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	<b>PLANT SPECIFICATIONS</b> - 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								
EXISTING	AMERICAN ELM	AMERICAN LINDEN	BUR OAK	MANITOBA MAPLE	POPLAR	SPRUCE	DISC. ELM	AMUR MAPLE	JUNIPER	ASH	LILAC



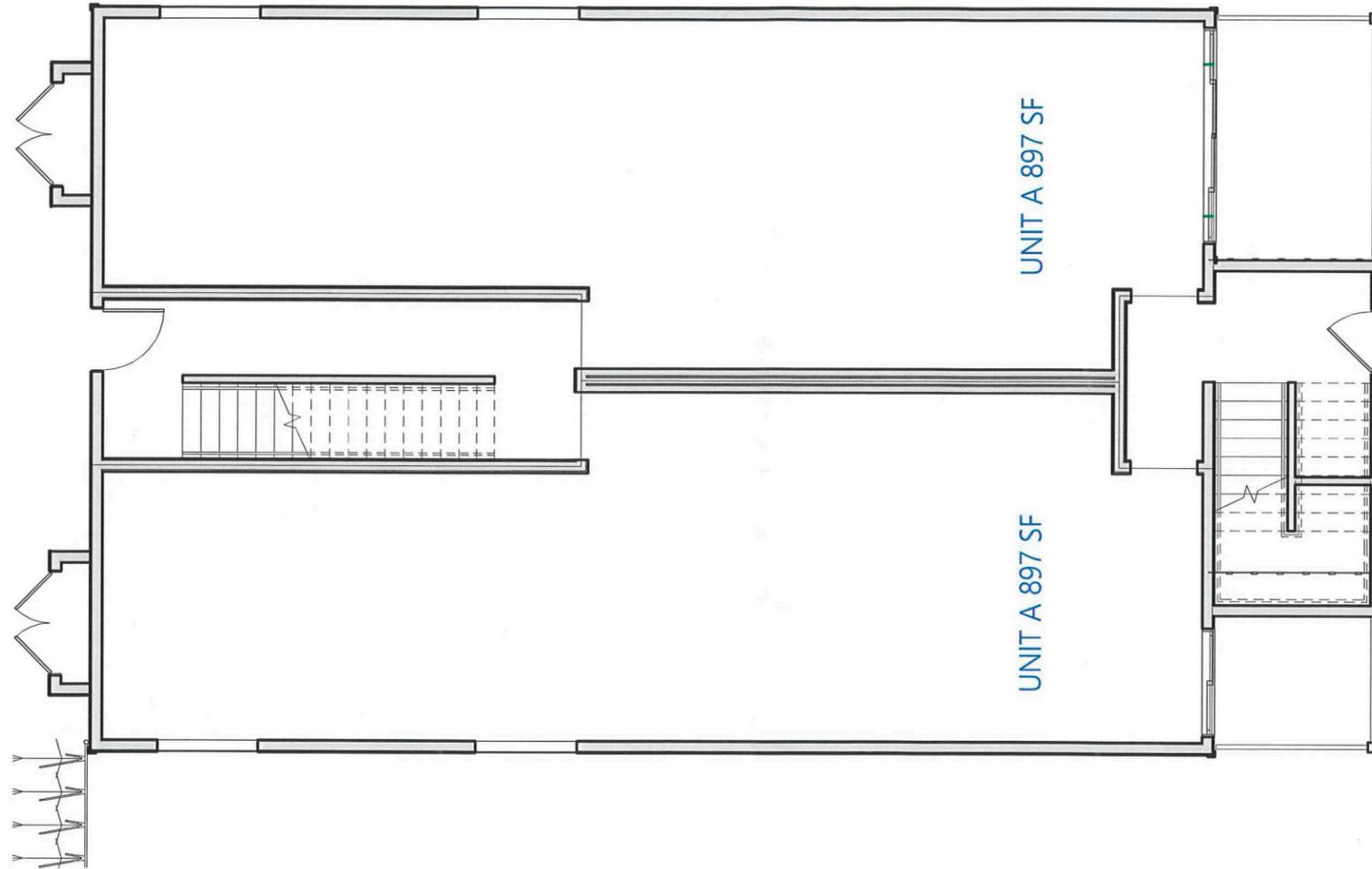
This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

Site Details

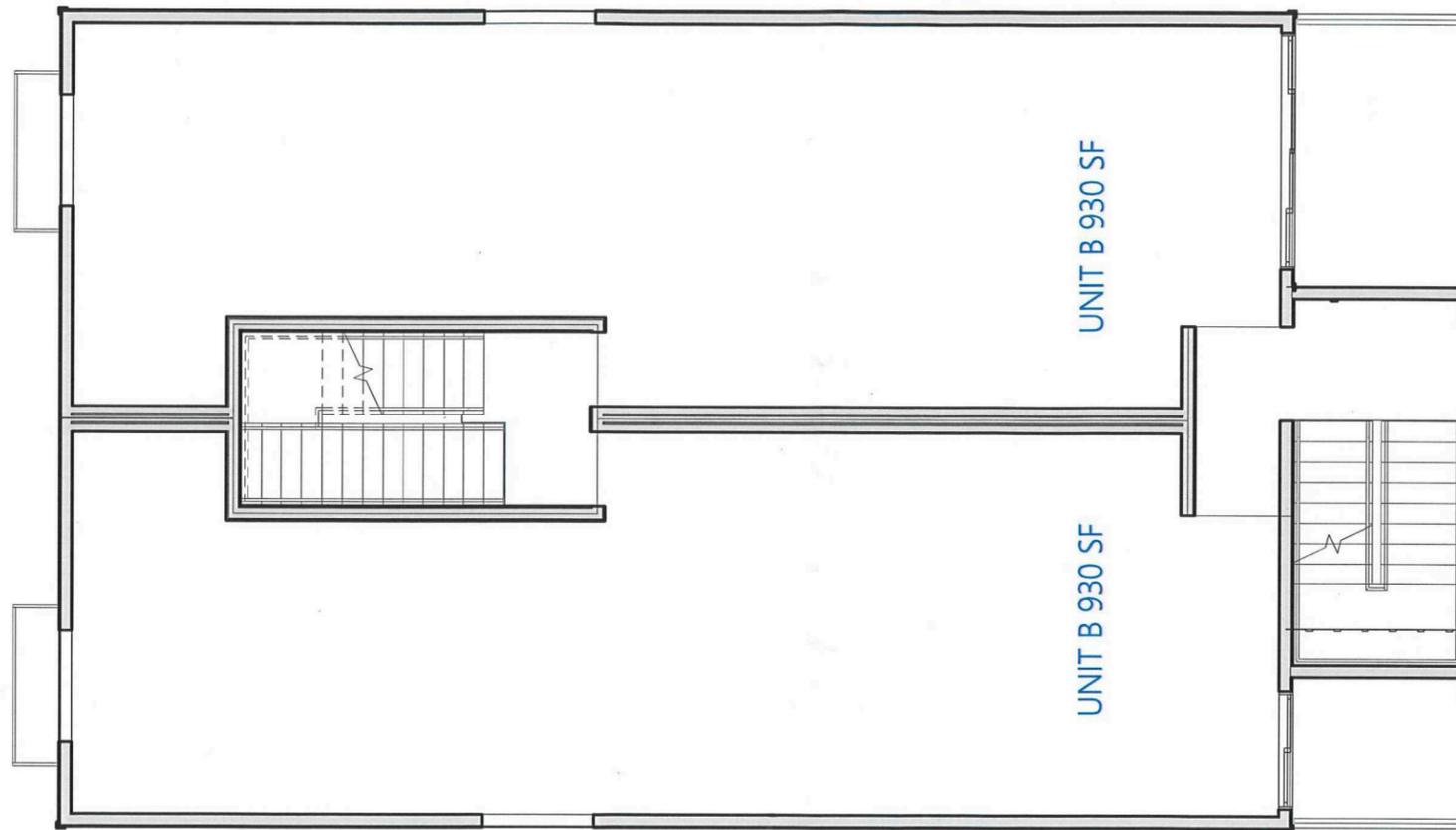
By: KM  
RMF Sixplex  
660 Gertrude  
Winnipeg, MB

02/24/23

P102



**DEVELOPMENT EXAMINATION  
BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH DAV 23-124387/C  
 SHEET # 3 OF 7  
 APPLICANT (SGD.) \_\_\_\_\_  
 DEV. EXAM [Signature]  
 DATE MAR 17 2023

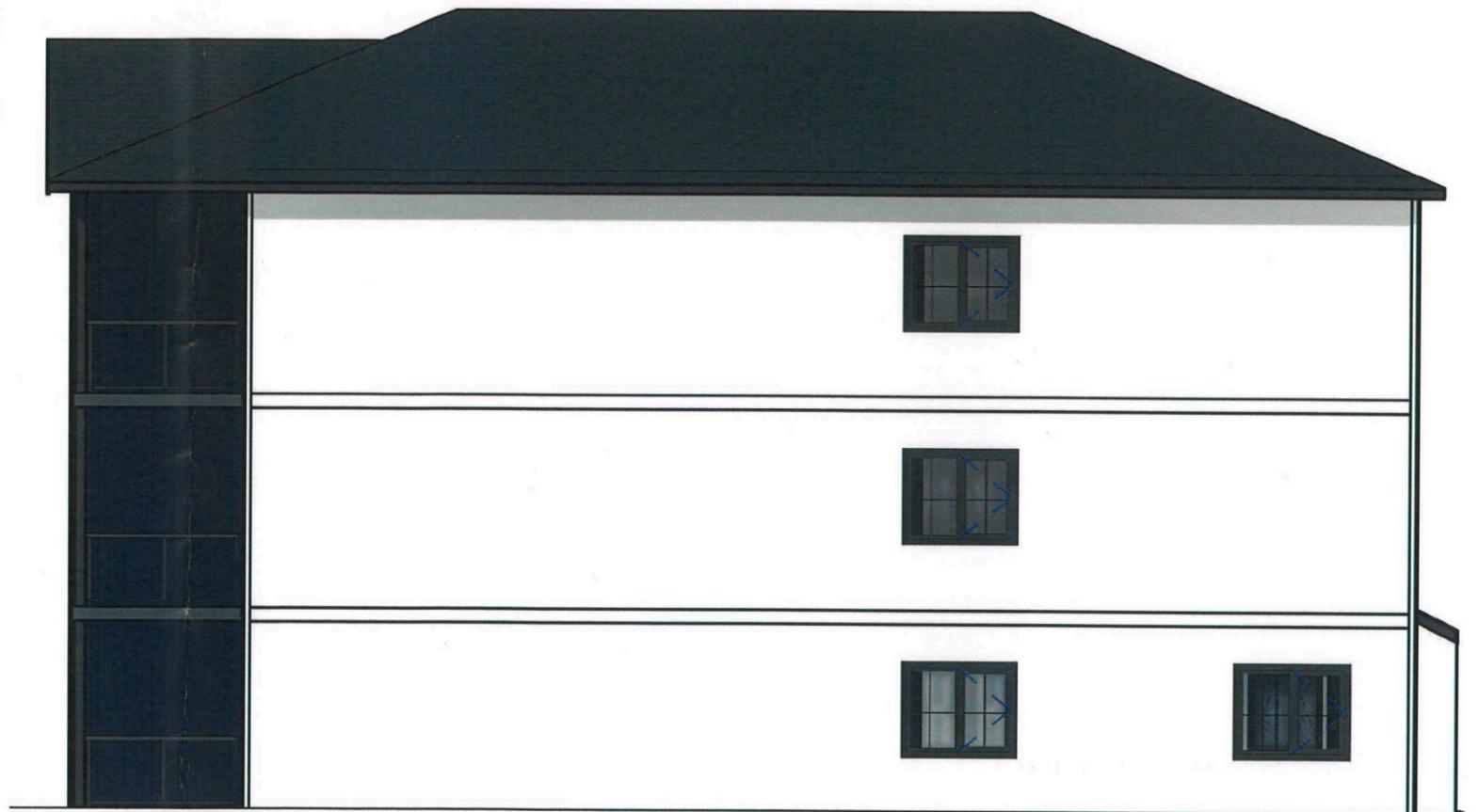


**DEVELOPMENT EXAMINATION  
BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH DAV 23-124387/C  
 SHEET # 4 OF 7  
 APPLICANT (SGD.) \_\_\_\_\_  
 DEV. EXAM. [Signature]  
 DATE MAR 17 2023



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

**FRONT ELEVATION MATERIALS SUMMARY**  
 TOTAL AREA: 1,170 SQ. FT.  
 LAP SIDING: 227 SQ. FT. = 19.4%  
 BOARD AND BATTEN: 489.5 SQ. FT. = 41.6%  
 HARDIE PANEL: 26.5 SQ. FT. = 2%  
 FENESTRATION:  
 (3)36x84 + (3)128x84 + (3)64x84  
 = (3)21 + (3)82 + (3)42  
 =435 SQ. FT. = 37%



2 EAST 1/8" = 1'-0"

**DEVELOPMENT EXAMINATION BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH DAV 23-124387/c  
 SHEET # 5 OF 7  
 APPLICANT (SGD.) \_\_\_\_\_  
 DEV. EXAM. [Signature]  
 DATE MAR 17 2023



This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

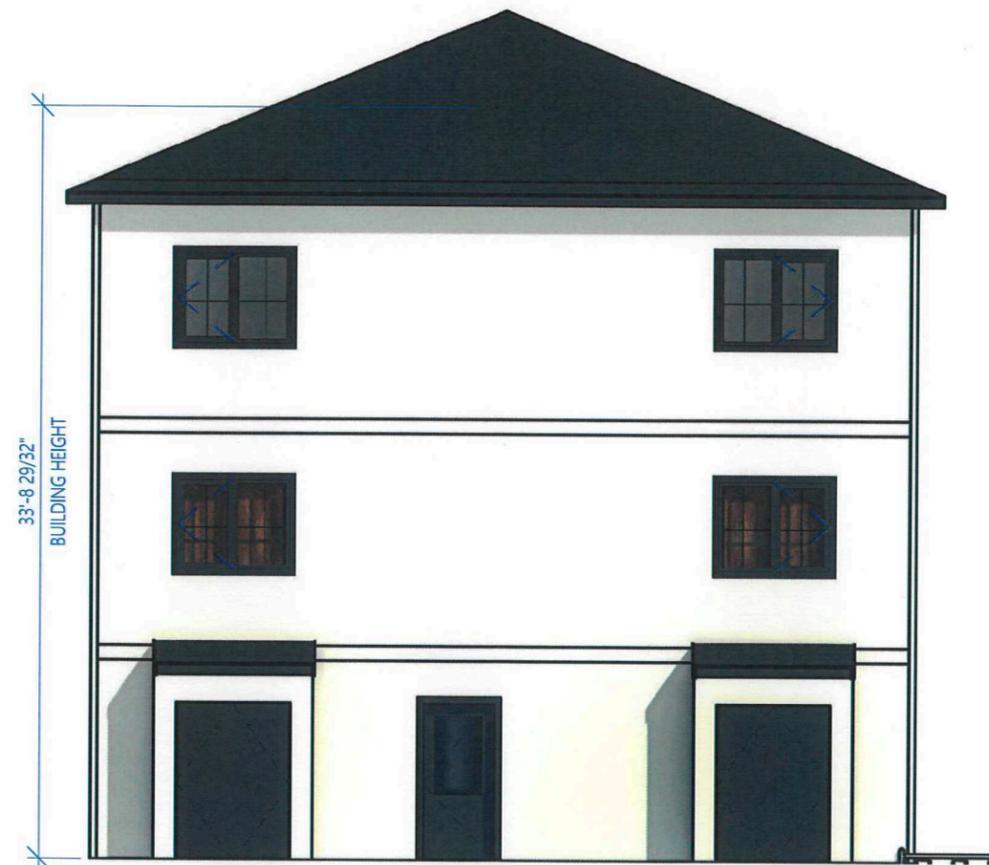
Elevations

By: KM

RMF Sixplex  
 660 Gertrude  
 Winnipeg, MB

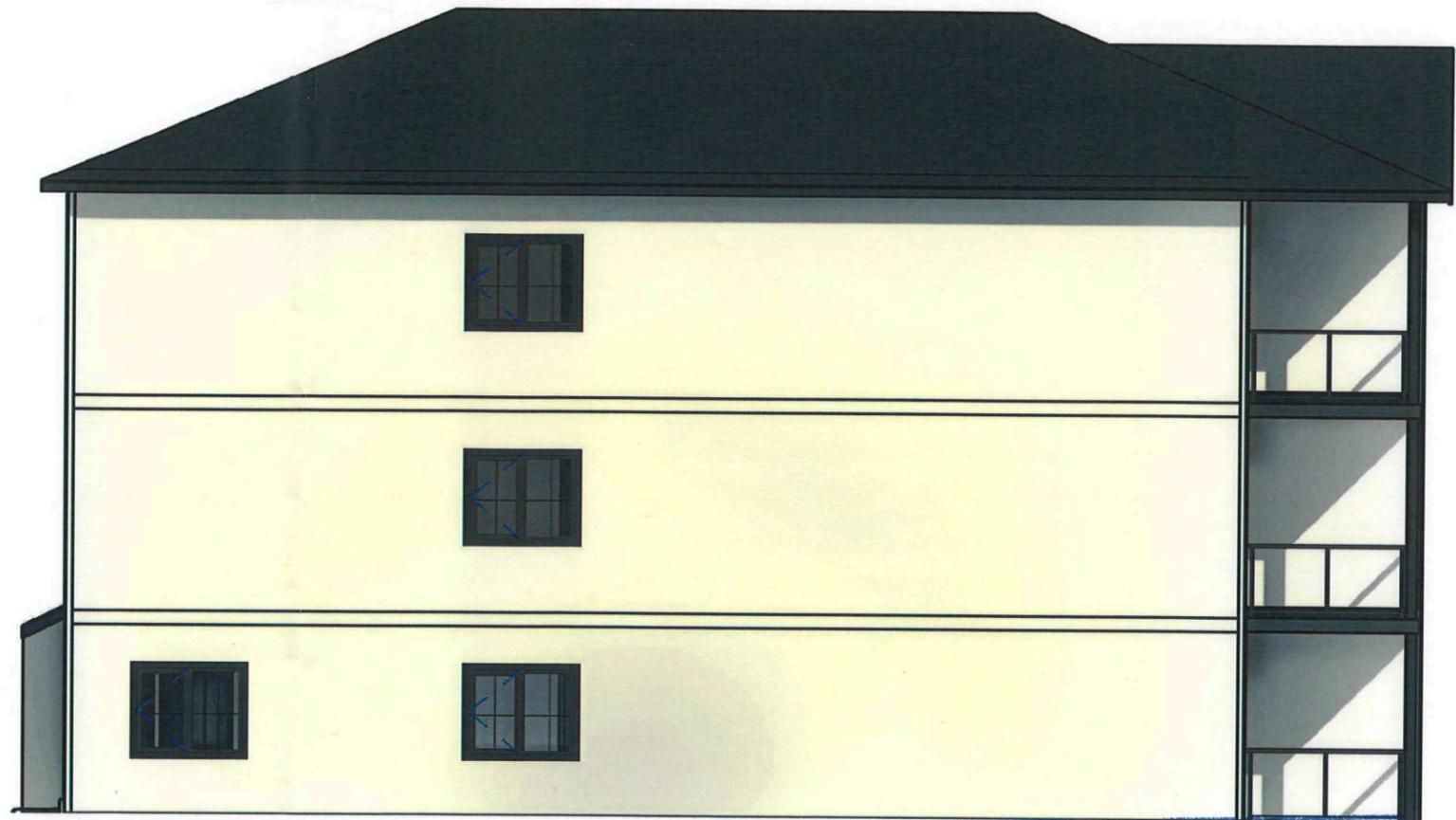
02/06/23

P401



1 NORTH

1/8" = 1'-0"



2 WEST

1/8" = 1'-0"

**DEVELOPMENT EXAMINATION  
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL  
IN CONNECTION WITH DAV 23-124387/C

SHEET # 6 OF 7

APPLICANT (SGD.) \_\_\_\_\_

DEV. EXAM. [Signature]

DATE MAR 17 2023

INFILL SIXPLEX  
 660 GERTRUDE AVENUE  
 WINNIPEG, MB



**DEVELOPMENT EXAMINATION  
 BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH DAU 23-124387/c  
 SHEET # 7 OF 7  
 APPLICANT (SGD.) \_\_\_\_\_  
 DEV. EXAM. [Signature]  
 DATE MAR 17 2023

March 15th 2023

To Whom it may concern,

I have visited the property at 660 Gertrude Avenue at the request of the owner to provide my advice on the condition and conservation of the trees on the site. I have included a copy of the proposed structure with the tree locations marked. The lot has Manitoba Maple, Elm and Ash trees present, all of which are common in the City. The location of the trees can be found by referring to the diagram. Condition ratings are per City of Winnipeg Planning, Property and Development guidelines

1. Manitoba Maple, multistem 27/19/19cm DBHs, Good condition
2. Green Ash, 21/11/14cm DBHs, Average condition, will be killed by Emerald Ash Borer. Remove
3. Green Ash, 15cm DBHs, Good Condition, will be killed by Emerald Ash borer. Remove
4. Manitoba Maple, 22cm DBH, Good condition
5. Manitoba Maple, multistem 17/19/19/23cm DBHs, Fair condition. Included bark present
6. Manitoba Maple, multistem 14/12/17cm DBHs, Fair condition. Included bark present.
7. Manitoba Maple, multistem 23/22cm DBHs, Fair condition. Included bark present.
8. Manitoba Maple, multistem 22/21cm DBHs, Fair condition. Included bark present.
9. Manitoba Maple, 17cm DBH, Fair condition
10. Manitoba Maple, multistem 17/17cm DBHs, Fair condition. Included bark present.
11. Manitoba Maple, multistem 21/16/20cm DBHs, Poor condition. Included bark present.
12. American Elm, 13cm DBH, Poor condition, storm damage
13. Green Ash 16cm DBH, Good condition, will be killed by Emerald Ash Borer. Remove

The trees growing along the East property line (trees 5-13) are volunteer trees growing into/through an old fence. They all have defects low in the trunks from their interaction with the wire of the fence. These defects could pose a hazard in the future. They may need to be removed to construct the proposed fence on the property line. I have recommended removal of the Ash trees due to the threat from the Ash Borer and the fact that it will be easier to remove them now rather than once the new structure is completed. I do not feel that the construction of the new building requires the removal of the other trees except to prevent future issues and /or for the installation of the fence.

If there are trees to be preserved, my recommendations for minimizing the impact from the development are as follows:

Construction access to the site should be from the back of the property.

Create a Tree Protection Zone (TPZ) around each tree to be retained using the chart below to establish minimum size. Dig as far as practical from the tree trunks to preserve as much of the root system as possible

Trunk Diameter (DBH)	Minimum Tree Protection Zone
<10cm	1.2 m
11-29cm	1.8 m
30-40cm	2.4 m
41-50cm	3.0 m
51-60cm	3.6 m
61-70cm	4.2 m
71-80cm	4.8 m
81-90cm	5.4 m
91-100cm	6 m

Physical barriers should be erected to exclude all materials and equipment from the critical root zone (TPZ) and all efforts should be made to avoid compaction and root disturbance outside this zone in order give the tree the best chance for a positive outcome. Trees to be retained should have boards attached to the trunks to avoid accidental damage to the trunks.

We would be happy to quote you on construction of the Tree protection zones and monitoring of the site during construction if required.

Please do not hesitate to contact me if you have any further questions or concerns.

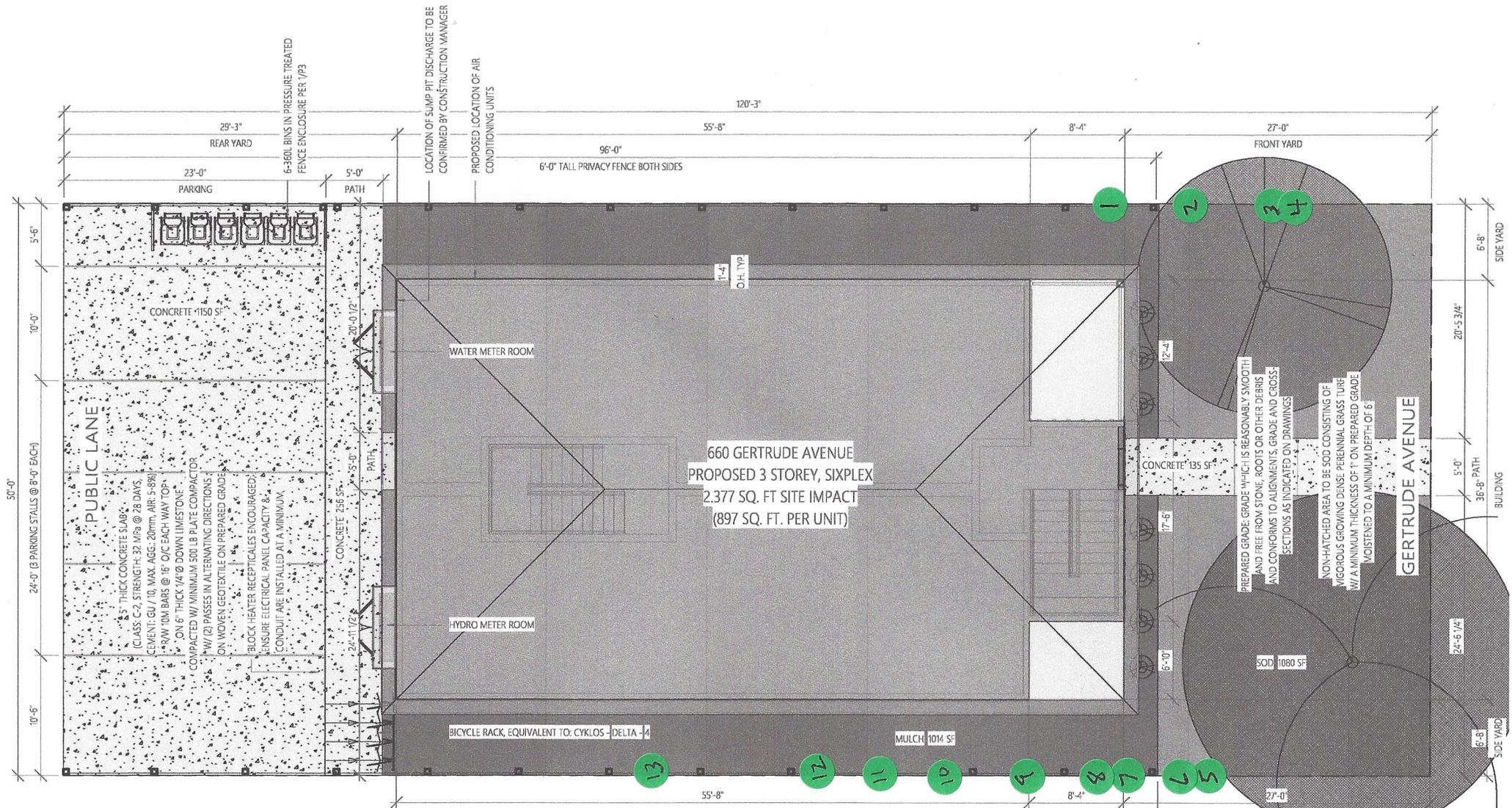
Sincerely,

Chris Olson B.Sc.

ISA Certified Arborist #PR-5107A

MB Arborist Lic #20171879

chris@tnttree.ca



1 SITE PLAN

1/8" = 1'-0"



This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

Site Plan

RM  
 06/24/23

RMF Sixplex  
 660 Gertrude  
 Winnipeg, MB

06/24/23

P101