

ADMINISTRATIVE REPORT

Title: DCU 23-183776\C – 821-827 Grosvenor Avenue

Issue: For consideration of a Conditional Use to establish a 15 unit multi-family residential use.

Critical Path: Director of Planning, Property and Development Department

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

DECISION

The Urban Planning Division **approves** the application for a Conditional Use under Zoning By-Law No. 200/2006 to permit the establishment of a multi family dwelling use (15 units).

Subject to the following condition(s):

1. That, prior to the issuance of building permits, the applicant shall, at no expense to the City:
 - a. make application to the Public Works Department to remove the existing private approach and add the new private approach as per the Private Access By-law No. 49/200.
 - b. remove the existing private approach from Grosvenor Avenue on Lot 20, and restore the curb, boulevard, and sidewalk all as determined by and to the satisfaction of the Director of Public Works.
 - c. remove the City-owned tree on Lot 24, using a certified arborist from the Urban Forestry Division's pre-approved list, and pay to the City an appraised replacement value of \$1030.00.
2. That prior to the issuance of building permits, the applicant shall provide written confirmation to the Director of Planning, Property and Development that a certified arborist is retained to oversee, through construction, the protection of private Trees 2, 17, 35 and 36 in accordance with the arborist report submitted and hereto attached as Appendix "C".
3. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

REASON FOR THE REPORT

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

FILE/APPLICANT DETAILS

FILE: DCU 23-183776\C
RELATED FILES: DASSF 501/2022, DAV 23-179912\C
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.601 - Crescentwood

SUBJECT: For a Conditional Use under Zoning By-Law No. 200/2006 to permit the establishment of a multi family dwelling use (15 units).

LOCATION: 821 Grosvenor AVE
LEGAL DESCRIPTION: LOT 23/24 PLAN 26579 35:43 ST B
LOT 20/21 PLAN 26579 35:43 ST B TOG WITH ROW FOR ALL PURPOSES AS APPURT TO BOTH SAID LOTS OVER & UPON LOTS 18 & 23 SUBJ TO ROW FOR ALL PURPOSES AS APPURT TO LOTS 18/19 & 23/24 OVER & UPON SAID LOT 21 LOT 7 PLAN 57440 43

APPLICANT: Braydin Huynen (Dwell Design Homes)
671 Pembina Hwy
Winnipeg, MB R3M 2L6

OWNER: 10119275 MANITOBA LTD.
242 Hargrave St 1700
Winnipeg, MB R3C 0V1

HISTORY

- In 2021, the applicant submitted a pre-application for a proposed 15 unit multi-family residential development and received feedback from the Urban Planning Division.
- The application subsequently conducted public consultation and submitted a formal application which was approved by the Director of Planning, Property and Development on July 11, 2022 but rejected on appeal on September 13, 2022.
- The applicant subsequently engaged further discussion with neighbours and made adjustments to their plans, including:
 - Adding a front vehicular entry approach from Grosvenor Ave. running under the building to the rear parking area.
 - Increasing the rear yard setback to the building from ~30 ft. to ~36.5 ft.
 - Adding a north rear yard parking buffer of 10'-0" with 6 evergreen trees for privacy screening.

- Adding a west side yard parking buffer of 7'-0".
- Adding 2 trees in the east side yard beside the building.
- Reducing the front yard setback to the building to 15 ft from 20 ft.

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 site consists of three 3 properties located on the north side of Grosvenor Ave. in the Crescentwood Neighbourhood of the River Heights – Fort Garry Ward.
- The properties are zoned “R2 PDO-1 Corydon Osborne” Residential Two Family, and have the following dimensions:
 - 827 Grosvenor Ave: 50 x 120 feet = 6001 sq. ft.
 - 821 Grosvenor Ave: 30 x 120 feet = 3600 sq. ft.
 - Unaddressed irregular shaped lot: 2605 sq. ft.
- Once consolidated, the subject site will be 80 feet wide by 120 feet deep with an area of 12,206 sq. ft.
- The site is currently vacant.



Figure 1: Site survey of subject and surrounding lots (captured 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

- North:** Single family residential uses and multi-family residential uses zoned “R2” Residential Two-Family district and a rear lane.
- South:** Grosvenor Ave. then a single family residential use and a 4-unit residential use zoned “R2 PDO-1” Residential Two Family Corydon Osborne district.
- East:** A 31-unit multi-family residential use zoned “R2 PDO-1” Residential Two Family Corydon Osborne district.
- West:** A 4-unit multi-family residential use zoned “R2 PDO-1” Residential Two Family Corydon Osborne district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to develop a 4-storey, 15-unit multi-family residential building on site.
- The proposed development will include 15 motor vehicle parking spaces at the rear of the building with access from the front street and the public lane. Parking is located at the rear of the site.
- A secure indoor bicycle parking room is located in the proposed building and outdoor visitor bicycle parking is also provided.
- The design breaks up building into 2 distinct sections to help replicate the rhythm of original lot lines and increase visual interest.
- Building articulation is achieved through the use of varied roof lines, architectural details, balcony placement and cladding material.
- The building contains a main entrance facing the street, amenity space, residential units and balconies.
- The building contains elevator access which improves accessibility.
- The building utilizes a range of higher quality cladding materials including brick veneer, storefront window glazing, smooth panel siding, lap siding and EIFS stucco.
- A landscaping plan has been submitted which illustrates:
 - Protection and preservation of four (4) trees on site per arborist recommendations.

- Planting of 11 new trees on site.
- Planting of 21 shrubs on site.
- A corresponding variance application (DAV 23-179912\C) is required to enable the proposed development. Please refer to the variance report for additional information.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a collaborative planning process leading up to completion of the 2022 and present applications. The following adjustments were made:

- The applicant slightly reduced the building height to comply with the zoning maximum of 45 feet.
- The applicant agreed to provide an arborist report.
- The applicant agreed to undertake community consultation prior to submission of the application.
- The present plans initially showed 2 parking stalls visible from the street. To meet the Corydon-Osborne Area Plan, the applicant agreed to move these toward the rear of the site and install trees in their place
- The submitted proposal includes an arborist report and incorporates requested design revisions.

REASON FOR APPLICATION

The Winnipeg Zoning By-law enables the establishment of multi-family residential uses to a maximum residential density of one (1) unit per 800 sq. ft. of site area in the “R2” district through Conditional Use approval. The applicant is proposing to construct a 15 unit multi-family dwelling with a density of 813 sq. ft. per dwelling unit. For this reason, Conditional Use approval is required.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The subject properties fall within the Mature Communities Policy Area under *the Complete Communities Direction Strategy 2.0*. With regard to this proposal, the key policies guiding the development include:

- Low-rise residential uses will generally be encouraged on arterial roads and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities. Low-rise residential is defined as:
 - A mix of low density housing forms and types from 3-4 storeys in height.
 - Includes, but is not limited to low-rise apartment buildings and stacked townhouses.
 - Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.
- Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

- Encourage new development that incorporates housing types that enable “aging in place” in Established Neighbourhoods.

The proposed development is located on a collector street and will result in a new multi-family residential development on this vacant lot fronting Grosvenor Ave, increasing residential housing choice in the area. The proposed development is consistent with new and existing development on the Grosvenor Ave. corridor. Design interventions have been employed to reduce impact and improve the proposal’s fit within the existing context.

CORYDON OSBORNE AREA PLAN

- The subject properties fall within the Higher Density Residential area of the *Corydon Osborne Area Plan (COAP)*.
- When properties located in this policy area front onto Grosvenor Ave., policy 3.5.20 applies. This policy states:
 - *“Grosvenor Avenue, the south side of Wellington Crescent, Stafford Street north of Corydon Avenue and Lilac Street North of Corydon Residential Avenue shall follow the design guidelines / controls for Corydon North Residential and the density policy for Higher Density Residential Areas, but to a height limit of 4 storeys. Other design considerations include:*
 - *Parking in rear yard / behind the building*
 - *Articulated entrances to all streets*
 - *Variation across the width of the façade to reflect the rhythm of adjacent lots*
 - *Increased lot coverage and building height toward the corner “*
- The proposal is consistent with the maximum 4-storey height. Parking and vehicular access is located at the rear of the building. Articulated entrances to the building lobby and ground level units are provided. The front façade has been designed in two distinct sections to replicate the rhythm of adjacent / underlying lots.
- Policy 3.5.19 also applies. It states:
 - *“Medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process”*
- The proposed 15 unit development results in a lot area per dwelling unit of 813 sq. ft. This proposed density is consistent with “RMF-M” Residential Multi-Family Medium district density as outlined in the Winnipeg Zoning By-law and as enabled through Conditional Use approval in the “R2” Residential Two-Family district.
- The *Corydon Osborne Area Plan* also contains a number of General Built Form and Development Policies that apply to the proposed development:
 - *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 Architecture 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 the 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 the neighbouring buildings.*
- 3.5.51. Elevated views: *Residential buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational / outdoor space*
- 3.5.53. 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 development is consistent with the above physical character policies in that:

- The main entrance is oriented to Grosvenor Ave.
- A ground level unit with outdoor patio space and above grade balconies are also oriented to Grosvenor Ave. thereby improving pedestrian orientation.
- The proposed development provides a ~36.5 foot rear yard which increases separation from rear facing balconies and adjacent residential uses.
- The rear building elevation utilizes a step back at the fourth floor to further separate rear balconies from adjacent uses.
- An arborist report has been submitted which has resulted in a commitment to preserve and protect 4 trees on site.

CORYDON OSBORNE PLANNED DEVELOPMENT OVERLAY

A number of development and design regulations apply to properties in the Higher Density area of the PDO that front onto Grosvenor Ave. including:

- A maximum building height of 45 feet.
- For multi-family dwellings, the required interior side yard is a minimum of 4 feet and increases 2 feet per storey above the second storey.
- All building facades must provide a main entrance facing a street.
- Any accessory parking must be located either below grade, behind the building, or within the building such that parking is separated from public rights-of-way (other than public lanes) by residential uses. Loading and service areas must be located behind a building.

The proposed development is consistent with PDO regulations for the Higher Density Residential Area in that:

- A maximum height of 45 feet is provided.
- 8-foot side yards are provided.
- Main entrances are located on the Grosvenor Ave. frontage.
- Motor vehicle parking is located behind the building.

DESIGN GUIDELINES

- The subject properties are subject to the North of Corydon Residential design guidelines outlined in the *Corydon Osborne Area Plan*.
- For an analysis of how the proposed development meets the design guidelines please see Appendix A of the associated conditional use report (DCU 23-183776\C).

CONDITIONAL USE

- The *Corydon Osborne Area Plan* contains strong policy support for the establishment of medium density residential development on Grosvenor Ave. Given the established “R2” Residential Two-Family zoning, the subject property can accommodate multi-family residential development to a medium density of one (1) unit per 800 sq. ft. of site area through the Conditional Use process.
- The applicant has presented a proposed 15 unit development, resulting in a compliant medium density of 813 sq. ft. per dwelling unit.
- The submitted concept is consistent with the policies, PDO regulations and design guidelines outlined in the *Corydon Osborne Area Plan*, which enables four (4) storey, medium density residential uses on Grosvenor Ave.
- For these reasons, the Urban Planning Division supports this Conditional Use application.

OTHER CONSIDERATIONS

Public engagement

2021-22 application

- The applicant submitted a public engagement summary as part of their formal application (Appendix D).
- The public engagement summary states the applicant distributed a mailer with to neighbouring residents with the following information:
 - Rendering of the building viewed from Grosvenor Ave.
 - A site plan illustrating the proposed development
 - A project description and the necessary planning approvals.
 - An email contact to illicit feedback.
- The mailer was distributed to homes in the following area:
 - Grosvenor Ave. between Wentworth St. and Wellington Cres.
 - Ruskin Row between Palk Rd. and the end of the subject public lane.
 - Wellington Cres. between Palk Rd. and Grosvenor Ave.
- The applicant indicated they received one (1) email which they provided a response to on October 30, 2021.

- It is the understanding of the Public Service the applicant met with the adjacent neighbour at 2 Ruskin Row in late March 2022.
- As a result of this meeting, the applicant modified the rear parking area to enable improved access to the south east corner of the neighbouring property at 2 Ruskin Row.

2023 current application

- The applicant has submitted a public engagement summary as part of their formal application (Appendix E). The applicant states the following:

“A community consultation took place on May 4th at the Unitarian Church, located at 633 Wellington Cres. The session had a turnout of 12 attendees who gathered to review the changes made to the development based on feedback received during the previous appeal hearing. A comprehensive copy of the presentation was provided to all participants for reference.”

Arborist report

- At the request of the Urban Planning Division, the applicant has submitted an arborist report as part of their formal application.
- The site contains a total of 35 trees of varying sizes and condition.
- Based on the arborist report, 31 trees must be removed to accommodate the proposed development.
- The arborist recommends trees 2, 17, 35 and 36 be preserved as part of redevelopment.
- The applicant has illustrated the above trees as being preserved on submitted site plans.
- As stated below, a condition of approval requires the applicant to provide proof of arborist supervision of construction in accordance with recommendations in the arborist report (Appendix C).
- Adjacent public boulevard trees will need to be maintained in accordance with City of Winnipeg Forestry requirements.

Front approach

The existing front approach at the west side of the property will be removed and the boulevard restored at the owner’s expense. A new approach will be installed close to the east side. The Public Works Department deems the new front approach to be ‘conforming’ with their standards. The Urban Forestry Division will require a City tree in that location to be replaced at the owner’s expense.

REASONS FOR RECOMMENDATIONS

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

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

In that, the proposed variances enable the establishment of a new multi-family residential development consistent with policies in 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 proposed development’s yard setbacks, variable building height, quality landscaping and building design reduce potential impacts on adjacent uses.

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

In that, the proposed building has been designed to fit within existing area context and is consistent in scale and density with existing residential uses on this section of Grosvenor Ave.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: Facilitate Compact, Complete Development and Increase Density
4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.
4.2 Ensure New Areas of Growth are designed According to the Principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, 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: Andrew Ross, RPP, MCIP
Date: November 29, 2023
File No. DAV 23-179912\C

Appendix A: Design Review 821-827 Grosvenor Ave

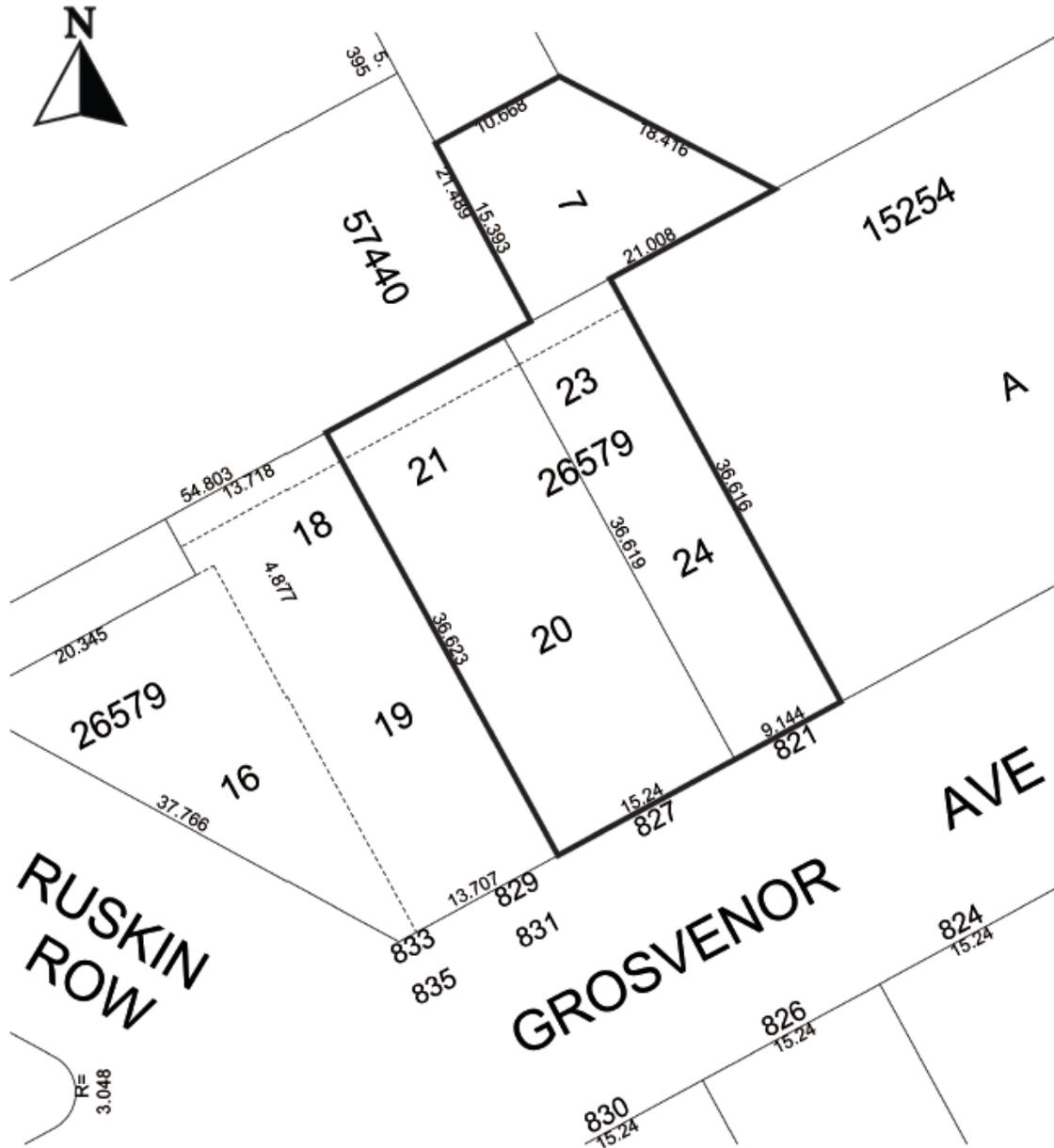
North of Corydon Residential Design Guidelines:	Comply (Yes or No)	Comments
i) Buildings should be parallel to the street frontage property line	Yes	
ii) Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks	No	Front yard of 15 feet is within 10 feet of the calculated alignment (25 feet). However the Urban Planning Division is supportive due to the mixed context on the blockface.
iii) Roofs should be pitched unless adjacent buildings are flat roofed	Yes	Building uses pitched roof.
iv) Buildings should have their main entrance facing the street	Yes	
v) Windows and entrances should be articulated	Yes	
vi) Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded	n/a	
vii) Front yard fences should be less than 1.2 metres(4 feet) and mostly transparent	n/a	
viii) Multi-family buildings should reflect the surrounding residential building character	Yes	<p>Pitched roof employed. Two building sections break up mass.</p> <p>Balconies articulate front facade. Prominent front entrances provided.</p> <p>Ground floor masonry finish consistent with area context. Smooth panel system, EIFS and lap siding used to provide architectural interest in a manner consistent with area context.</p> <p>The site is well landscaped.</p>
ix) Multi-family buildings should have a variable setback across the facade	yes	Two sections created through façade articulation. Balcony placement creates variable setback.

x) Corner lots may have greater lot coverage	n/a	
xi) Multiple lot development may be contiguous but should articulate the appearance of the original lot line	Yes	Building has been designed to replicate original lot line rhythm with two distinct building sections.
xii) Signs should be flush with the building	n/a	
xiii) Residential development should maintain the existing pattern of detached garages rather than attached garages	n/a	
xiv) All parking lots should provide appropriate screening to preserve the residential character of the area	Yes	Parking is located at the rear of the building. Privacy fencing is provided to screen the parking areas.
xv) Residential developments should provide pedestrian access at street level and locate parking, loading, and service entrances at the rear of buildings.	Yes	Direct pedestrian access from the public sidewalk to main building entrances provided. Quality pathways from parking area to front entrances.
xvi) Residential development should have consideration for light, view, and privacy of adjacent buildings and area	Yes	The proposed development is consistent with allowable building height. A larger rear yard of 30 feet is provided to separate the rear of the building (and rear facing balconies) from adjacent uses. The fourth (4 th) floor is stepped back at the rear of the building, reducing height impact and increasing separation space of rear balconies from adjacent uses.
xvii) Residential development should ensure pedestrian access is a predominant feature in the site design	Yes	Quality pedestrian connection illustrated. The building design is highly active through main entrance location, ground level suite patios, above grade balconies and substantial window cover.
xviii) Residential development should ensure the use of building design elements that are consistent	Yes	The Submitted design employs a variable pitched roof, two building sections, street facing doors,

<p>with surrounding properties, including materials, finishing, signage, placement of windows, and doors and height and massing of buildings</p>		<p>substantial window cover, balcony area and quality landscaping. Building massing is consistent with adjacent multi-family residential context.</p> <p>Proposed design uses brick veneer at grade on front and side facades. Storefront glazing is also used on the building front at grade to create an active front façade.</p> <p>Upper levels of the building front use a mix of smooth panel siding, EIFS stucco, balconies and windows to provide contrast amongst materials.</p> <p>Horizontal lap siding is used on the east and north elevations to add texture and is consistent with lap siding used in the area.</p> <p>The architect has provided detailed explanation for their design approach and material choice.</p>
<p>xix) Residential development should ensure sensitive design that clearly defines public, semi-private, and private space</p>	<p>Yes</p>	<p>Semi private walkway space is clearly delineated with visible and active private space (balconies etc.) provided.</p>
<p>xx) Residential development should encourage preservation of mature canopy shade trees and natural areas through good design</p>	<p>Yes</p>	<p>Arborist report provided. Four (4) mature trees being preserved.</p> <p>New trees and shrubs planted in accordance with Zoning By-law requirement.</p>
<p>xxi) 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</p>	<p>Yes</p>	<p>Strong street orientation provided (balconies, front doors, lots of windows) consistent with CPTED principals.</p> <p>At grade entrance leading to elevator improves building accessibility.</p>

Appendix B: DASSF 501/22 at 821-827 Grosvenor Ave

C.T. NO.: 2978754/1, 2978948/1, & 2774214/1



DASSF 501/2022 MAP 1

 SUBJECT PROPERTY

Appendix C: Arborist Report



Adobe Acrobat
Document

Appendix D: 2021-22 Public Engagement



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Document

Appendix E: 2023 Public Engagement

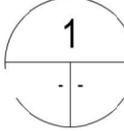
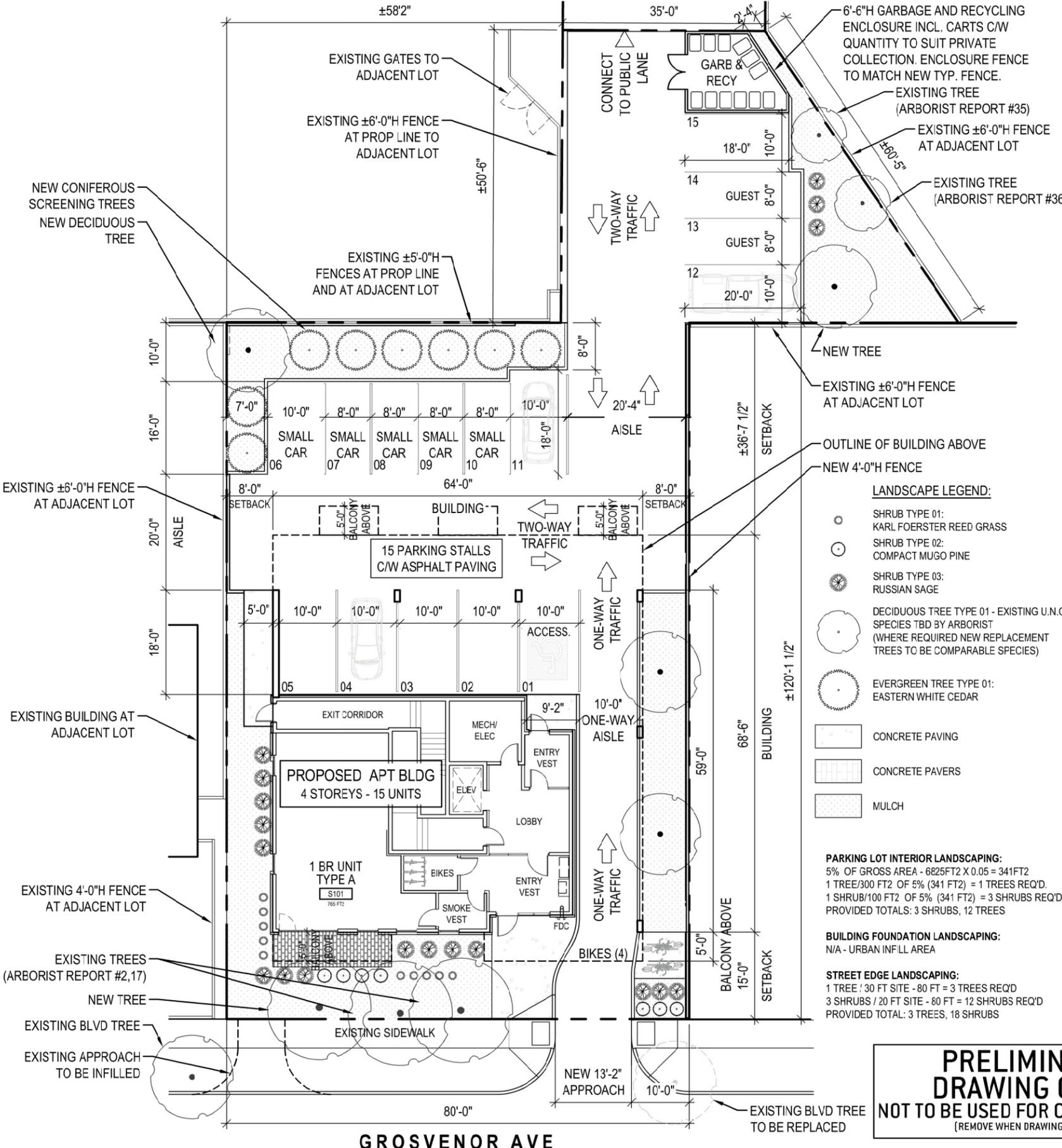


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821 GROSVENOR AVENUE

821 GROSVENOR AVENUE, WINNIPEG, MB MULTI-FAMILY APARTMENTS - 15 UNITS

LEGAL DESCRIPTION: LOT 7 SS PLAN 57440 WLTD IN RL 43 PARISH OF ST BONIFACE; SP LOTS 20 AND 21 PLAN 26579 WLTD IN RL 35 AND 43 PARISH OF ST BONIFACE.				
MULTI-FAMILY BUILDING INFORMATION: 821 GROSVENOR AVENUE				
4 STOREYS RESIDENTIAL				
CURRENT ZONING DISTRICT	R2			
PROPOSED ZONING	R2 - CONDITIONAL USE			
BUILDING DIMENSIONS	64'-0" FT x 68'-6" FT			
BUILDING HEIGHT	TOP OF 4TH FLOOR = 31'-6" FT			
	MIDPOINT OF ROOF SLOPE = 45'-0" FT			
SITE AREA	12 225 ft ² / 0.28 ACRES			
BUILDING AREA	4 384 ft ² / 407.4 m ²			
BUILDING GROSS FLOOR AREA	14 402 ft ² / 1338.5 m ²			
SUITE TYPES	1 BEDROOM	2 BEDROOM	TOTAL:	
SUITE COUNT	7	8	15	
ZONING SETBACKS	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REC'D:	MIN. REVERSE CORNER SIDE YARDS REQ'D.
	PER C OF W ALIGNMENT	25'-0"	8'-0"	N/A
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:	CORNER SIDE YARD PROV.:
	15'-0"	36'-7 1/2"	8'-0" (WEST) 8'-0" (EAST)	N/A
PARKING INFORMATION				
PARKING CATEGORY (TABLE 5-9)	3 (1.5 X NO. OF DWELLING UNITS @ 80% PER URBAN INFILL = 1.2 X NO. OF UNITS)			
REQ'D BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES - 2 REQ'D / 3 PROVIDED INTERIOR			
REQ'D GUEST PARKING	10% OF REQUIRED PARKING SPACES - 2 REQ'D / 2 PROVIDED			
SURFACING	ASPHALT			
PARKING SPACE DIMENSIONS	INDOOR TYPICAL = N/A			
	OUTDOOR TYPICAL = 10'-0" X 18'-0" / 10'-0" X 20' / 8'-0" X 20'-0"			
	SMALL CAR = 10'-0" X 16'-0" / 8'-0" X 16'-0"			
	ACCESSIBLE = 10'-0" X 18'-0"			
TOTAL PARKING SPACES	REQUIRED	PROVIDED		
	18 @ 1.2 X 15 UNITS	15		
OUTDOOR PARKING SPACES	18	15		
ACCESSIBLE SPACES	1	1		
VAN ACCESSIBLE SPACES	0	0		
PARKING AISLE WIDTH	20'-0" TWO-WAY, 12'-0" ONE-WAY	20'-0" TWO-WAY		



821 GROSVENOR AVE - SITE PLAN

1" = 20'-0"

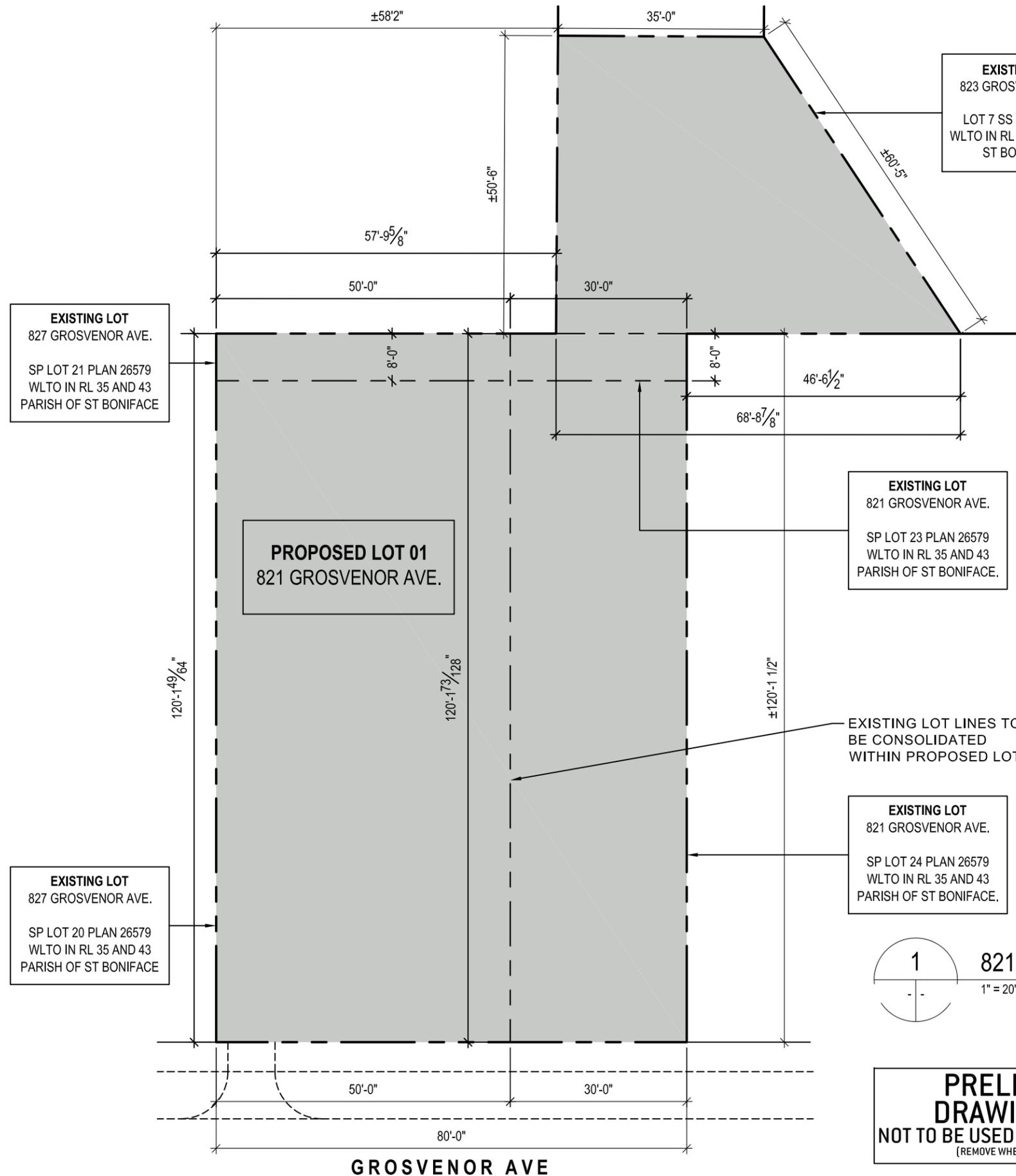
PRELIMINARY DRAWING ONLY
 NOT TO BE USED FOR CONSTRUCTION
 (REMOVE WHEN DRAWING IS FINAL)



3-692 Osborne Street
 Winnipeg, Manitoba
 Canada, R3L 2B9
 T: 1 204 417 6884
 E: info@bldgoffice.com

PROJECT
821 GROSVENOR APARTMENTS
 821 GROSVENOR AVENUE, WINNIPEG MB
 DRAWN MB REVD KS PROJECT NO. 2018_30
 DATE 18 MAY 2023 DRAWING NO.
 SCALE AS NOTED

A01



EXISTING LOT
823 GROSVENOR AVE.
LOT 7 SS PLAN 57440
WLTO IN RL 43 PARISH OF
ST BONIFACE.

EXISTING LOT
827 GROSVENOR AVE.
SP LOT 21 PLAN 26579
WLTO IN RL 35 AND 43
PARISH OF ST BONIFACE

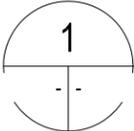
PROPOSED LOT 01
821 GROSVENOR AVE.

EXISTING LOT
821 GROSVENOR AVE.
SP LOT 23 PLAN 26579
WLTO IN RL 35 AND 43
PARISH OF ST BONIFACE.

EXISTING LOT
821 GROSVENOR AVE.
SP LOT 24 PLAN 26579
WLTO IN RL 35 AND 43
PARISH OF ST BONIFACE.

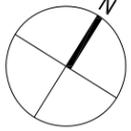
EXISTING LOT
827 GROSVENOR AVE.
SP LOT 20 PLAN 26579
WLTO IN RL 35 AND 43
PARISH OF ST BONIFACE

EXISTING LOT LINES TO
BE CONSOLIDATED
WITHIN PROPOSED LOT 01



821 GROSVENOR AVE - PROPOSED LOT LINES

1" = 20'-0"



**PRELIMINARY
DRAWING ONLY**
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

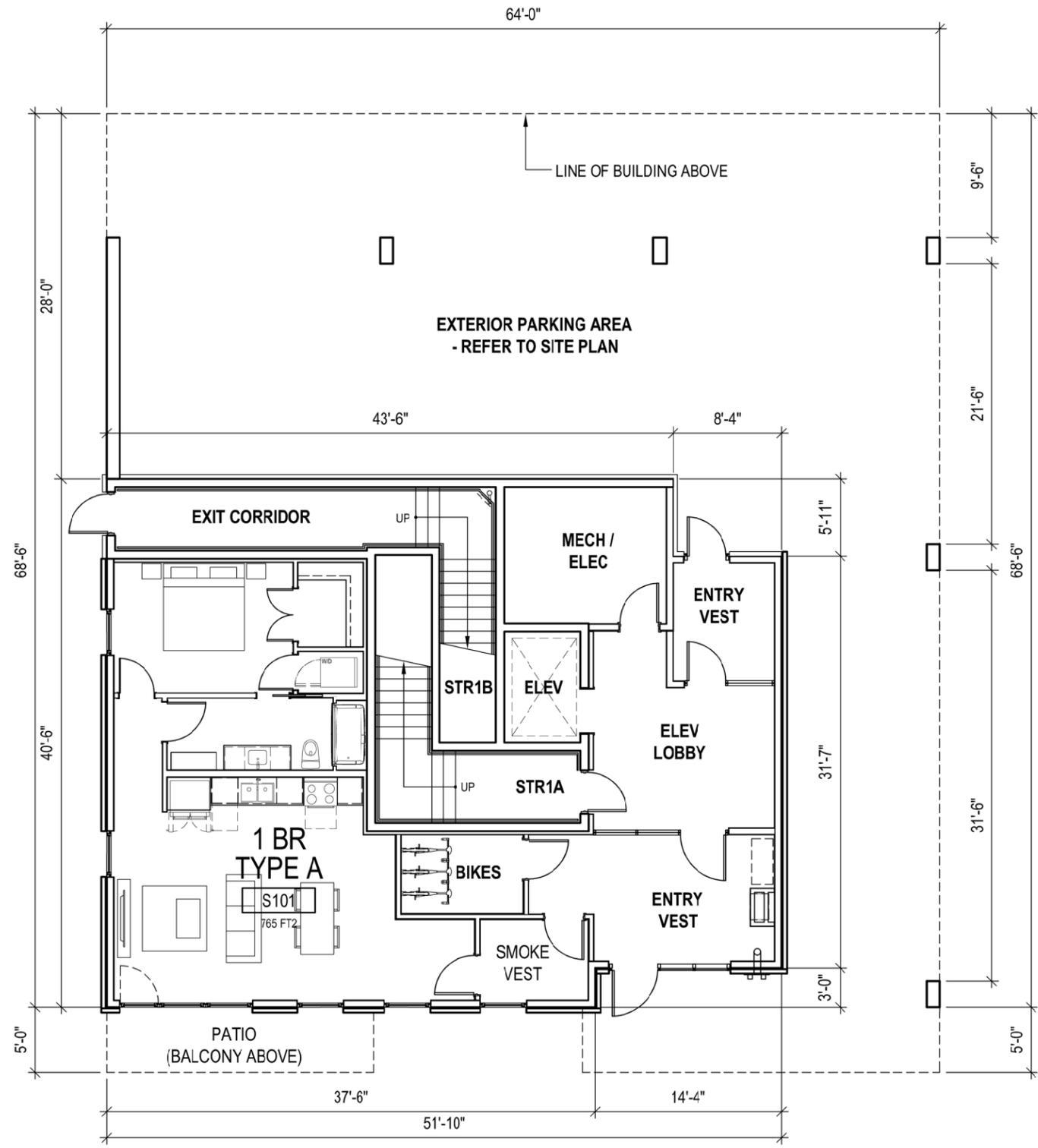


3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
821 GROSVENOR APARTMENTS

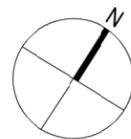
821 GROSVENOR AVENUE, WINNIPEG MB
DRAWN MB REVD KS PROJECT NO. 2018_30
DATE 29 MAR 2023 DRAWING NO.
SCALE AS NOTED

A02



821 GROSVENOR AVE
LEVEL 01 PLAN

3/32" = 1'-0"



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PROJECT
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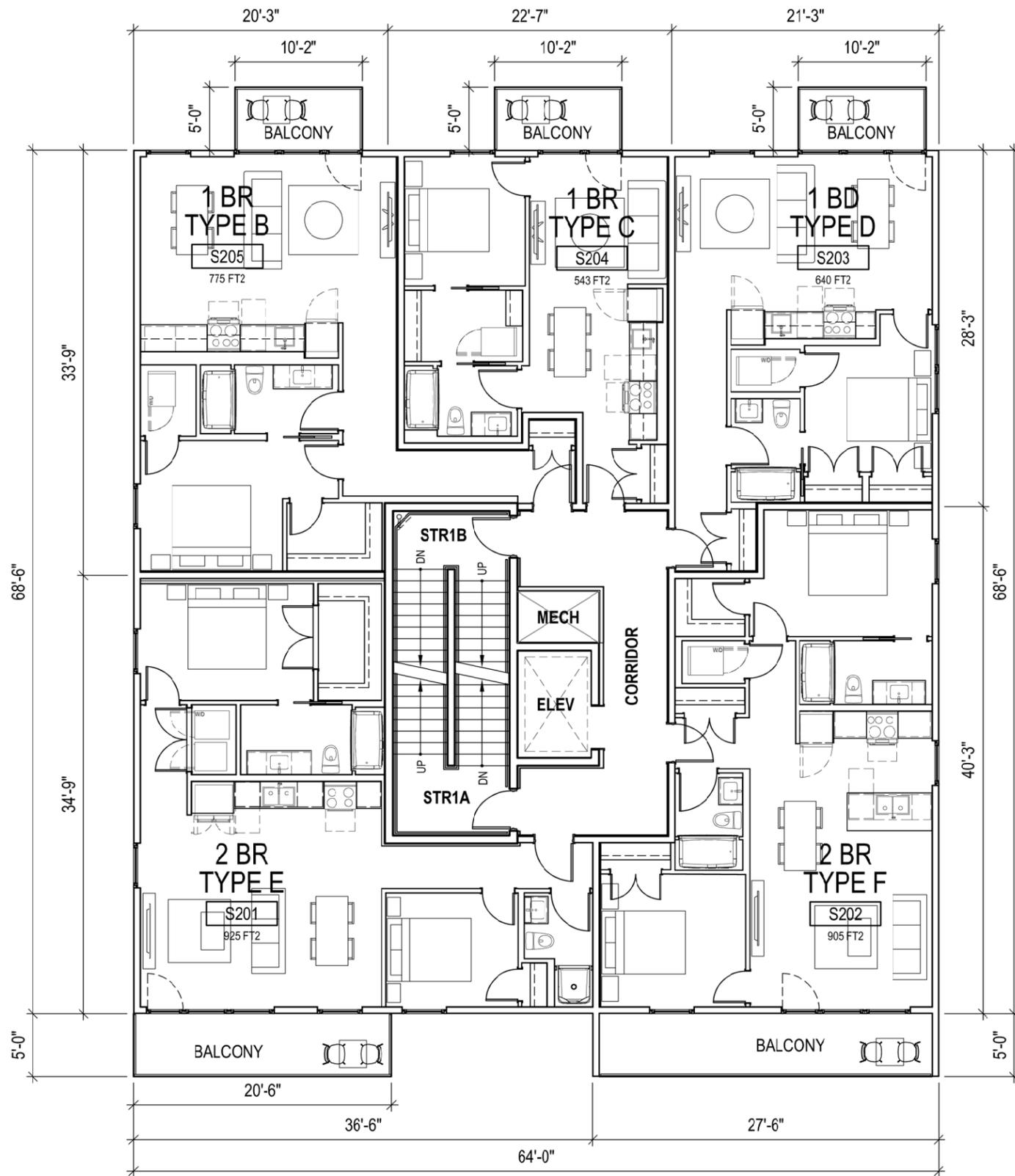
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DRAWN MB REVD KS PROJECT NO. 2018_30

DATE 29 MAR 2023 DRAWING NO.

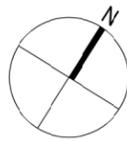
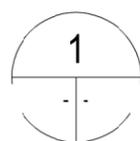
SCALE AS NOTED

A11



821 GROSVENOR AVE
LEVEL 02-03 TYPICAL PLAN

3/32" = 1'-0"



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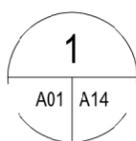
DATE 29 MAR 2023 DRAWING NO.

SCALE AS NOTED

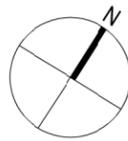
A12



821 GROSVENOR AVE
LEVEL 04 PLAN



3/32" = 1'-0"



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DRAWN MB REVD KS PROJECT NO. 2018_30

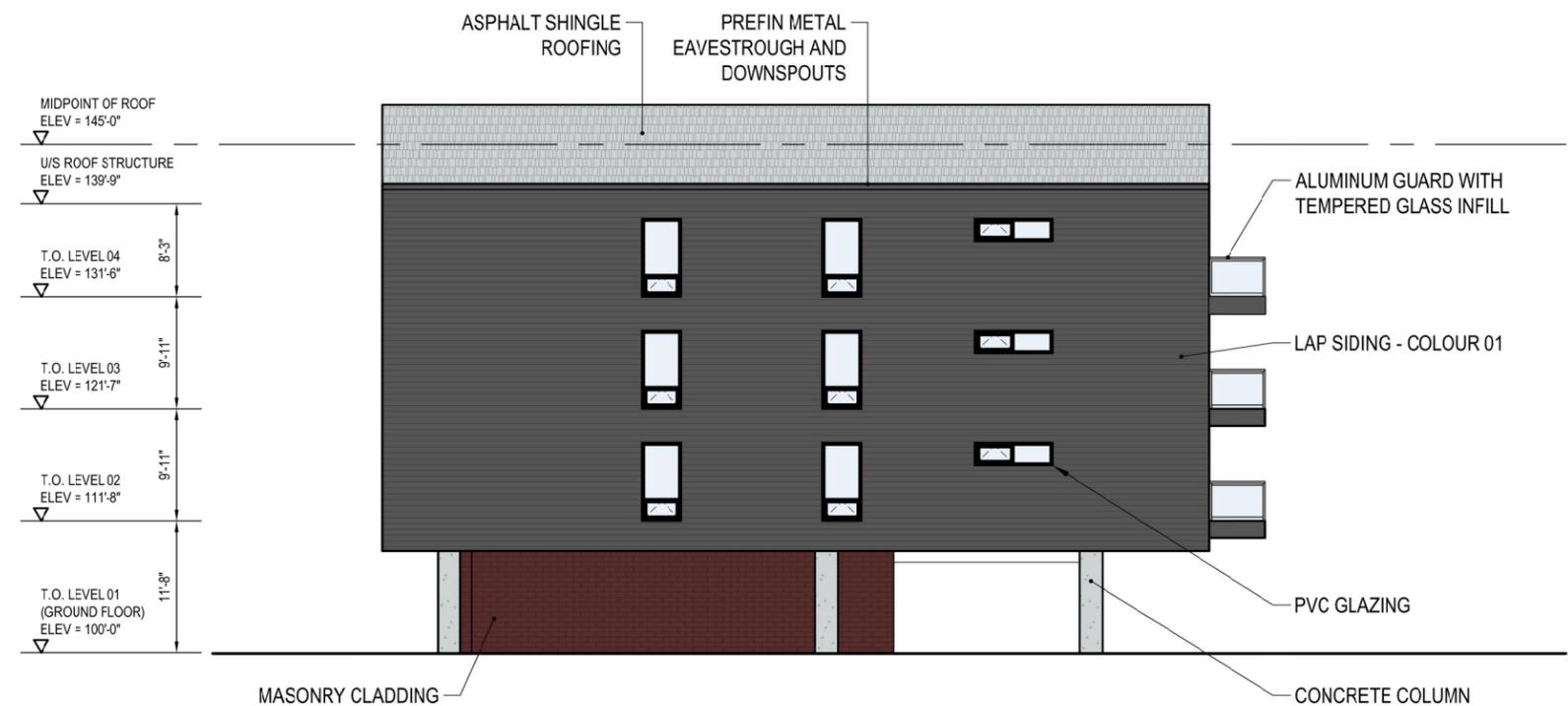
DATE 29 MAR 2023 DRAWING NO.

SCALE AS NOTED

A14



1 SOUTH ELEVATION
A01 | A20
1/16" = 1'-0"



2 EAST ELEVATION
A01 | A20
1/16" = 1'-0"

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PROJECT
821 GROSVENOR APARTMENTS

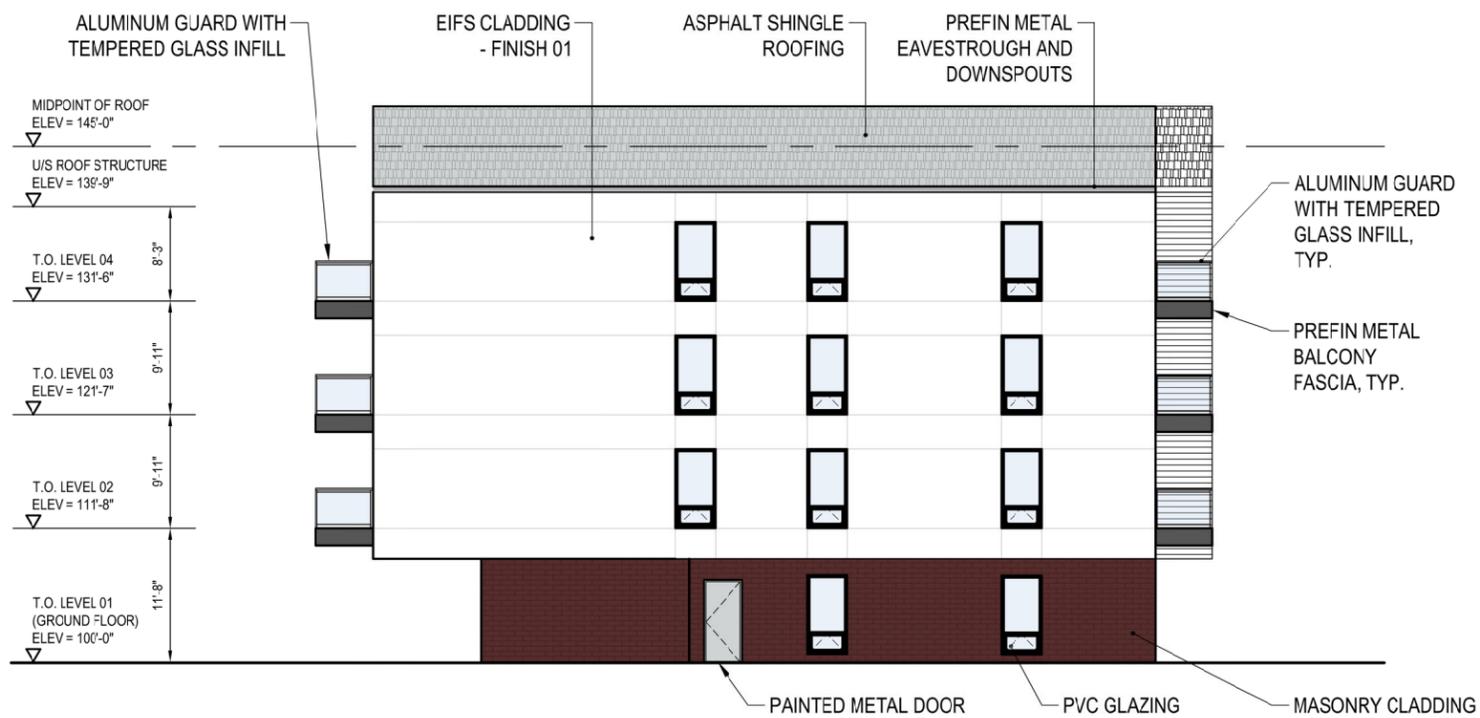
821 GROSVENOR AVENUE, WINNIPEG MB

DRAWN MB REVD KS PROJECT NO. 2018_30

DATE 29 MAR 2023 DRAWING NO.

SCALE AS NOTED

A20



1 WEST ELEVATION
A01 | A20
1/16" = 1'-0"



2 NORTH ELEVATION
A01 | A20
1/16" = 1'-0"

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PROJECT
821 GROSVENOR APARTMENTS

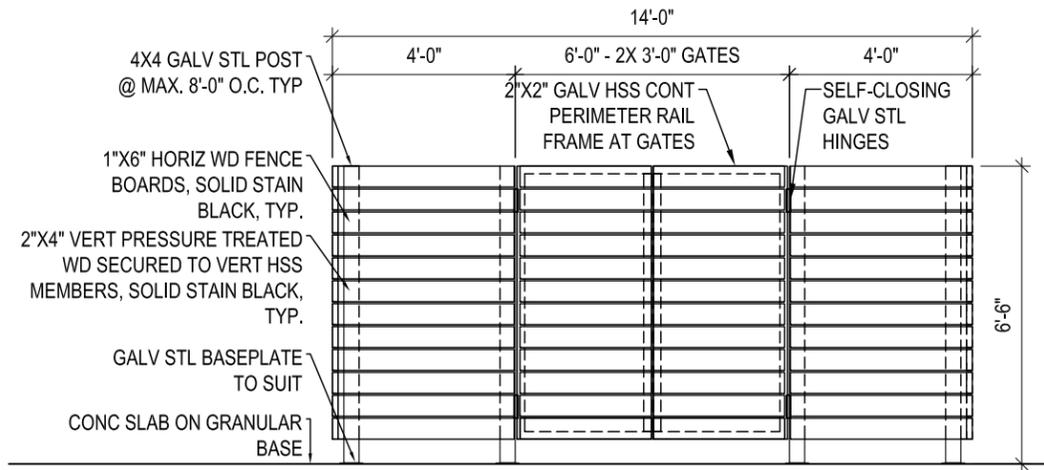
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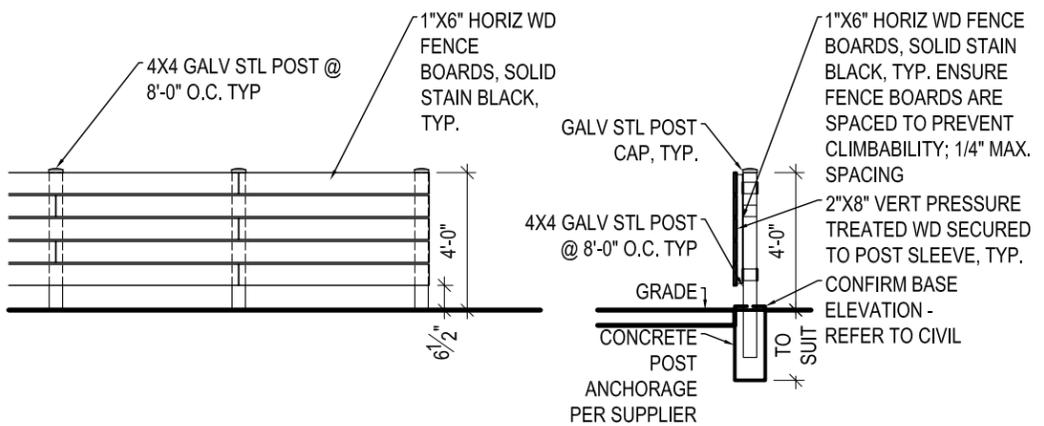
DATE 29 MAR 2023 DRAWING NO.

SCALE AS NOTED

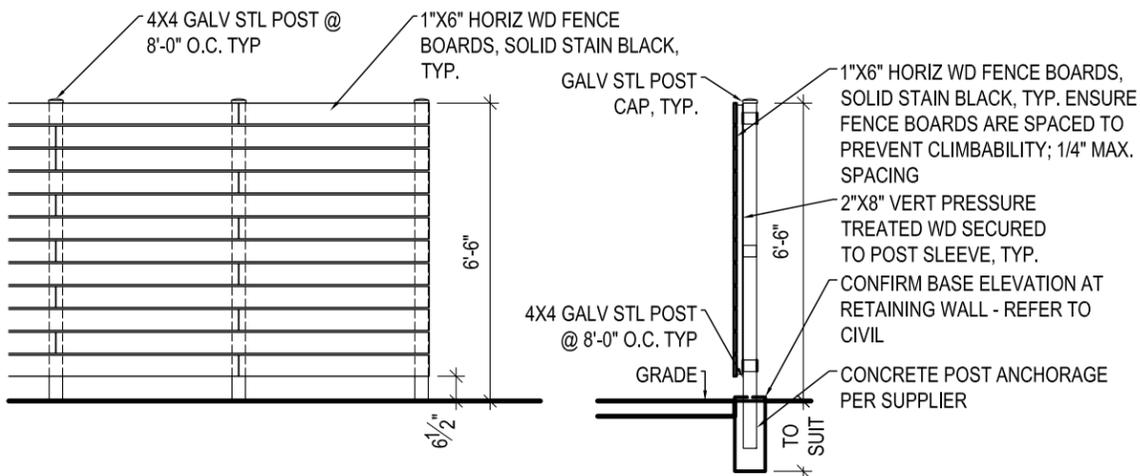
A21



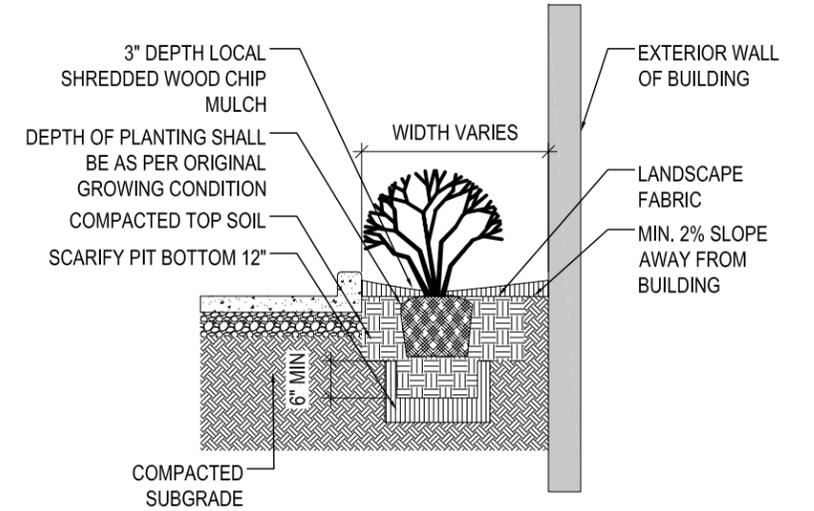
6 GARBAGE ENCLOSURE - WEST ELEVATION
 1/4" = 1'-0"



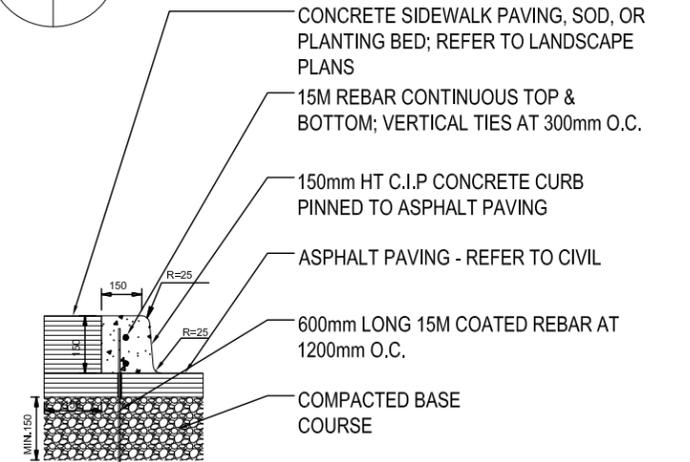
2 4'-0" WOOD FENCE
 1/4" = 1'-0"



1 6'-6" WOOD FENCE (SIM. @ GARBAGE ENCLOSURE)
 1/4" = 1'-0"

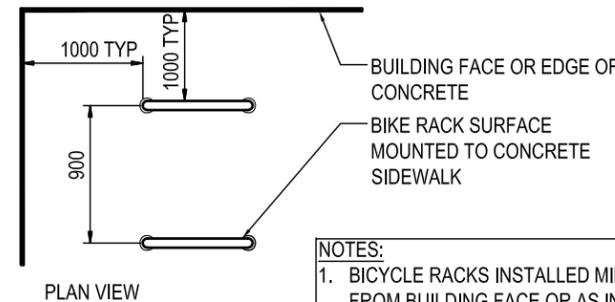


5 TYP. SHRUB
 1/4" = 1'-0"

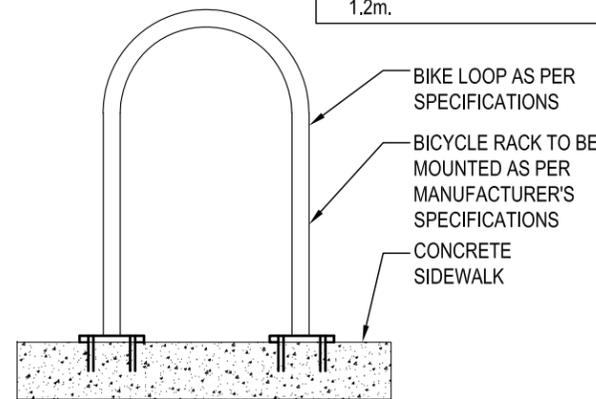


- NOTES:**
1. PROVIDE EXPANSION JOINTS @ 25' O.C. MAX AND AT CURVES, TANGENTS AND CORNERS.
 2. BASE OF CURB TO REST ON ASPHALT PAVING.
 3. SACK FINISH EXPOSED SURFACES.
 4. RUN BARS CONTINUOUS THROUGH EXPANSION JOINTS
 5. ALL REINFORCING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

4 TYP. CURB
 1/4" = 1'-0"



- NOTES:**
1. BICYCLE RACKS INSTALLED MIN. 1.0m FROM BUILDING FACE OR AS INDICATED ON LAYOUT DRAWINGS.
 2. AISLE WIDTH BETWEEN ROWS TO BE MIN. 1.2m.



3 TYP. BIKE RACK
 1/4" = 1'-0"

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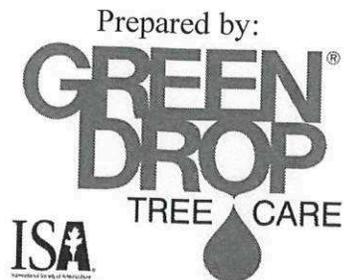
PROJECT
821 GROSVENOR APARTMENTS
 LANDSCAPE DETAILS
 821 GROSVENOR AVENUE, WINNIPEG MB
 DRAWN MB REVD KS PROJECT NO. 2018_30
 DATE 29 MAR 2023 DRAWING NO.
 SCALE AS NOTED

L01

**ARBORIST REPORT
AND
TREE PROTECTION PLAN**

Pertaining to:
821 Grosvenor Ave R3M 0M3
Winnipeg, Manitoba

Prepared for:
Dwell Design Homes
1 – 671 Pembina Hwy R3M 2L6
Winnipeg, Manitoba



4 – 20 Second Street R2P 1L4
West Saint Paul, Manitoba
Jon Makar
Certified ISA Arborist
Urban Forestry Consultant
P. 204-790-5234
C. 431-334-7490
jmakar@greendrop.com

Report created: April 13, 2021

Introduction

Green Drop Tree Care was hired by Braydin Huynen, of Dwell Design Homes to complete an Arborist report for the site at 821 Grosvenor Ave.

A Tree Inventory Report was completed to inform the client of the existing species, size and condition of the trees on the site. These are located on a site map. The report also provides preliminary tree preservation recommendations.

I have attached a list of services that Green Drop Tree Care can provide as per the recommendations in this report.

Methods

1. Green Drop Tree Care conducted a site inspection and tree assessment on April 13, 2021.
2. Trunk diameter was measured using a calibrated diameter tape. The measurement was taken at 1.4 meters above ground level, generally referred to as the diameter at breast height (DBH).
3. Trees were assessed by visual inspection from the ground. Trees were evaluated in consideration of overall health and structural integrity and assigned a condition rating ranging from good to fair to poor. Trees that are to be removed on public property were not assigned a condition.

Tree-by-Tree Inventory

See Appendix I, attached.

Tree Protection and Removal Plan

The construction related activities may affect the following trees:

Construction-related tree removals

Ownership/Location	Tree #	Action/Notes
Client-owned trees (Private)	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34	Removal is the only option for these trees. As they fall within the building footprint or are in a condition not worth preserving.

According to the diagram provided, the following trees could be preserved, dependent on specific construction plans.

Ownership/Location	Tree #	Action/Notes
Private	2, 17, 35, 36	The root zone of these trees will be heavily impacted by excavation and compaction. See recommendations below.
City-owned trees	1	The root zone of this tree may be heavily impacted by excavation and compaction. See recommendations below.

The client must submit permit applications for the pruning or removal of any trees protected by the City Street Tree Bylaw and receive approval from the Supervisor of Forestry and DED operations prior to any work on site.

Tree Protection – General

1. Protective barriers should be installed around all trees to be retained prior to any construction commencing on site as shown on the Tree Protection Plan. Refer to Appendix II.
 2. Tree protection barriers are to be located at the outer limit of the minimum Tree Protection Zone (TPZ) and is correlated to trunk diameter (see table).
-

Trunk Diameter (DBH)	Minimum Protection Distances Required for Private or City Street Trees
< 10 cm	1.2 m
11 – 29 cm	1.8 m
30 – 41 cm	2.4 m
41 – 50 cm	3.0 m
51 – 60 cm	3.6 m
61 – 70 cm	4.2 m
71 – 80 cm	4.8 m
81 – 90 cm	5.4 m
91 – 100 cm	6 m

3. The barriers enclose the tree protection zone (TPZ), within which no construction-related activity is permitted without the permission from City of Winnipeg Urban Forestry Branch or onsite Supervisor regarding private trees. Within the TPZ there is to be:
 - No construction.
 - No altering of grade due to cut and fill, surface scraping, excavating, or soil disturbance.
 - No storage of construction materials, soil, waste, or debris.
 - No disposal of any solid or liquid.
 - No parking, operation, or passage of vehicles or equipment.
 - No personal access.

4. Unless otherwise stipulated on the Tree Protection Plan, the barriers are to be 4 feet high, and constructed of high orange plastic web snow fencing on a wood frame or as directed by the City of Winnipeg Urban Forestry Branch in accordance with City of Winnipeg Protection of Existing Tree Specifications. Supports and braces for the barriers must be installed outside the TPZ. The barrier locations can be adjusted to align with curbs and edges at clear path of travel zones.

5. Tree strapping material will be installed on individual trees where work will be completed within the TPZ.

Tree Protection – Specific Tree Protection Recommendations

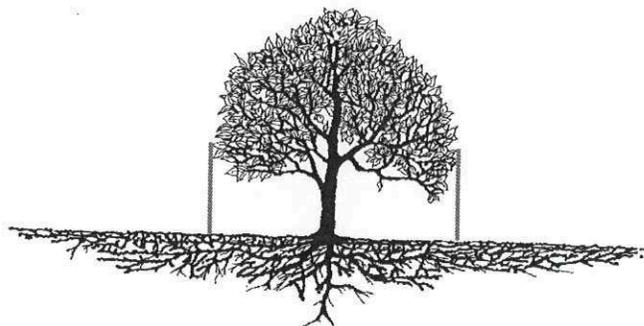
1. **Tree #1, #2, #16, and #17** These trees are city owned boulevard trees or private trees and all are in good or fair condition and should be protected. The root system for these trees will be heavily impacted with the excavation on site. Proper excavation tactics and procedures should be followed to minimize root damage.

Further consultation with an Arborist is recommended on this matter. Our findings will be forwarded onto the City Forestry branch.

See Appendix II, attached.

Watering of Trees

- It is extremely important to regularly monitor the soil moisture levels within the root zones of the trees during the months from April to November, and to ensure adequate supplemental watering is done promptly as necessary. The objective of the watering is to provide the trees with deep, thorough watering when rainfall is insufficient to keep the soil moist 2” below the surface. This can be done by applying approximately 1-3 inches of water, or 20 – 60 L of water per square metre, throughout the feeder root zone, at least to the drip line (see below).



- It is strongly recommended that an individual who will be on-site for the duration of the project be assigned this responsibility and be given clear instruction on how to check moisture levels, how and where to apply the water and how much.

Mulching

- For well-drained sites, apply a 2- to 4-inch (5- to 10-cm) layer of bark or wood chip mulch. Coarse mulches can be applied slightly deeper without harm. Place mulch out to
-

the edge of a tree's crown or beyond. If placed around a smaller tree, take into account the mature size of the tree and expand out mulch accordingly.

Fertilization

- Fertilization can be completed to encourage growth and increase vigor. Fertilizers should be applied in early spring just before growth occurs.

Site Supervision by the Arborist

- It is strongly recommended that the client retain a construction-phase project arborist to make routine site inspections to monitor tree protection and tree considerations and provide follow-up summary reports and/or recommendations for tree care or protection related work.
-

Concluding Remarks

The tree preservation prescriptions recommended in this report for those trees to be protected on the site have been prepared following the City of Winnipeg's minimum Tree Protection Zone guidelines. It is anticipated that, if the minimum tree protection zones are fully heeded, the indicated trees will not be markedly affected by the proposed development. If you would like to proceed with protection of any of the trees noted an additional consultation is required. A quotation can be provided by an ISA Certified Arborist, from a properly insured tree care company, for any of the services listed, including removal of construction-affected trees.

If there are any questions regarding this report, please contact:

Green Drop Tree Care
4 – 20 Second Street R2P 1L4
West Saint Paul, Manitoba
Jon Makar
Certified ISA Arborist
Urban Forestry Consultant
P. 204-790-5234
C. 431-334-7490
jmakar@greendrop.com

For more information on tree care please visit:
www.treesaregood.org



Appendix I

Tree-by-Tree Inventory

There are 36 trees on this site, 34 private and 2 public. The public trees are City of Winnipeg boulevard trees, and the private trees appear to have been planted as landscape features, or in some cases, toward the back, grew via suckering.

Tree ID #	Species	DBH (Diameter at Breast Height; centimetres)	Height (feet)	Condition Good Fair Poor Dead	Comments
1	American Elm	57	50	F	Public boulevard tree
2	American Elm	57	50	G	
3	American Elm	80	50	G	
4	American Elm	65	40	G	
5	American Elm	46	35	F	
6	Siberian Elm	57	35	F	
7	Siberian Elm	32	25	D	
8	Siberian Elm	10	15	P	
9	Siberian Elm	9	15	P	
10	Siberian Elm	9	15	D	
11	Siberian Elm	10	10	P	
12	Siberian Elm	10	10	D	
13	Siberian Elm	14	15	P	
14	Siberian Elm	17	20	P	
15	Green Ash	24	25	G	Public boulevard tree
16	Green Ash	54	45	P	
17	Green Ash	58	45	F	
18	Green Ash	41	45	P	
19	Green Ash	20	25	P	
20	Green Ash	10	20	F	
21	Green Ash	6	15	P	
22	Green Ash	25	25	P	
23	Green Ash	24	25	P	
24	Manitoba Maple	12	20	P	
25	Manitoba Maple	38	35	F	
26	Manitoba Maple	25	30	P	
27	Manitoba Maple	18	25	P	
28	Manitoba Maple	30	35	P	

29	MB Maple Cluster	15, 15, 20, 10, 10, 15	~ 10 - 15	P	Cluster of 4 trees; some multi-stem.
30	Bur Oak	32	45	F	
31	Bur Oak	31	45	F	
32	White Spruce	21	45	F	
33	White Spruce	28	50	F	
34	White Spruce	9	15	D	
35	Hybrid White Poplar	49	60	F	
36	Hybrid White Poplar	48, 50	60	F	Double Stem

Appendix II

Site map





Service Location:
821 Grosvenor Ave R3M 0M3
Winnipeg, Manitoba

Prepared for:
Dwell Design Homes LTD.
1 – 671 Pembina Hwy R3M 2L6
Winnipeg, Manitoba

I have provided specifications for a variety of options depending on how you wish to proceed. Please let me know how I can be of further assistance. Pricing quotation can be provided upon request.

Tree Pruning:

Pruning is the most common tree maintenance procedure. Regular pruning of dead and broken branches throughout the life of a tree reduces the amount of work necessary and stress on the tree.

Tree Protection Zone:

Installation and supply of barriers for TPZ. The barriers are to be 4 feet high and constructed of high orange plastic web snow fencing on a wood frame, or as directed by the City of Winnipeg Urban Forestry Branch in accordance with City of Winnipeg Protection of Existing Tree Specifications.

Watering:

Provide regular watering throughout the season; monitor the soil moisture levels within the root zones of trees during the months from April to November.

We will provide a water supply and water the trees 10 times over the season when required.

RootBoost Tree Fertilization:

This “deep root”, ground injected, ionized liquid fertilization is a controlled tree fertilization process, applied throughout each tree’s root zone, that ensures the best uptake

of macro- and micro-nutrients, and has the added benefit of aerating the soil for increased root oxygen levels. It will assist in improving the condition and vitality to the trees and may reduce stress caused by construction activities.

- All tree care operations performed by licensed and insured ISA Certified Arborists (**As required by law in Manitoba**)
- Trees are pruned in accordance with ANSI A-300 Pruning standards
- All pruning includes cleanup and removal of all debris
- Elms cannot be pruned - April 1 to July 31 Provincial Law
- All treatment carried out by licensed and insured Manitoba applicator.
- Copies of Insurance, Licenses, MSDS or references available upon request

Please feel free to call me if you have any questions!

Thank you,

Jon Makar
ISA Certified Arborist
Urban Forestry Consultant



Green Drop Tree Care
4 – 20 Second Street R2P 1L4
West Saint Paul, Manitoba

P. 204-790-5234

C. 431-334-7490

jmakar@greendrop.com

For more information on tree care please visit:

www.treesaregood.org

Acceptance of proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. Green drop Tree Care is authorized to do the work as specified. Trees indicated are assumed to be on customer's property, and customer assumes all responsibility as such. Payment upon completion, unless otherwise stated.

Signature: _____

Date: _____

City of Winnipeg Urban Forestry – Tree Removal Guidelines



PUBLIC WORKS DEPARTMENT • SERVICE DES TRAVAUX PUBLICS

Urban Forestry Branch • Direction de la foresterie urbaine

TREE REMOVAL GUIDELINES

These guidelines are applicable to situations where trees in fair to good condition are proposed to be removed or have been removed and include, but are not limited to, the following situations:

- X Movie sets
- X Private and commercial approaches
- X Planned construction, street work, and water and waste projects.

(0 – 10cm) Trees can be replaced at approximately the same size. Customer pays removal cost if the Urban Forestry Branch is requested to remove trees and replacement costs (currently \$600 / tree).

(10 – 30cm) Trees are not easily replaced and are valued according to Council of Tree and Landscape Appraisal Formula.

(30cm +) The Urban Forestry Branch's position is to deny removal.

Funding received by The Urban Forestry Branch will be invested back in the form of tree planting within the ward to maintain the canopy of the urban forest.

Additional Guidelines:

- 1) There shall be no charge for removal / replacement for trees that are dead or are in decline.
- 2) Trees that are part of emergency water and waste projects shall be priced for removal and replacement cost.
- 3) For new easements Manitoba Hydro shall consult with the City of Winnipeg Urban Forestry Branch prior to any proposed tree removal. During the consultation, all attempts shall be made to minimize tree removal. Trees that are removed shall be compensated at a value of 1 new tree per 10 cm of dbh (ie. 40 cm dbh tree = 4 replacement trees @ \$600 / tree = \$2400). If Manitoba Hydro fails to consult with the Urban Forestry Branch in these matters, then the Council of Tree & Landscape Appraisers, **Guide for Plant Appraisal (current edition)**, shall be used to determine the value of trees.

Embrace the Spirit • Vivez l'esprit



- 4) Natural stand trees growing in an "A" and "B" quality habitat are valued 1:1 ratio for those greater than 5cm dbh. Trees greater than 10cm dbh are valued at one replacement tree for every additional 7.5 cm of dbh (ie. 17.5cm dbh = 2 replacement trees @ \$600 / tree = \$1200). Natural stand trees growing in a "C" and "D" quality habitat shall be priced for removal.

When habitat is assessed it is assigned a grade from A-D. "A" is a very good grade while "D" is not good. The definitions for these grades follow.

"A" Quality Habitat (Maximum sensitivity to disturbance): Virtually undisturbed by man or recovered to an extent where community structure and composition is intact and reflects historical natural vegetation and wildlife habitat. Other factors include soil disturbance, a high degree of native vegetation present and conversely, a lack of weedy or non-native plant species.

"B" Quality Habitat (High sensitivity to disturbance): Light to moderate disturbance, for example, encroachment of non-native species, may have a minimal amount of weeds but maintains a more natural condition where native species are still the major vegetation community.

"C" Quality Habitat (Low sensitivity to disturbance): Moderate disturbance, a significant number of weed species that have replaced native species, few native species present. For example, an old agricultural clearing that has not been used in recent times and native plant species are slowly returning, or an area that is occasionally mowed.

"D" Quality Habitat (Minimum sensitivity to disturbance): Heavily disturbed site, the vegetation is dominated by weed species or absent all together. No or very few native species present.

Embrace the Spirit • Vivez l'esprit

Public Consultation Summary

A copy of the mailer has been included below. This mailer was distributed to homes along Grosvenor Ave. between Wentworth St. and Wellington Cres., homes along Ruskin Row between Palk Rd. and the end of the public lane, and homes along Wellington Cres. between Palk Rd. and Grosvenor Avenue.

We received one email via the public consultation on Oct. 27th from Lloyd Graham at 412 Wellington Cres. A response was provided on Oct. 30th, in which Andrew Ross was copied in. Aside from this no other messages were received.



821-827 Grosvenor Ave. For your information and support.

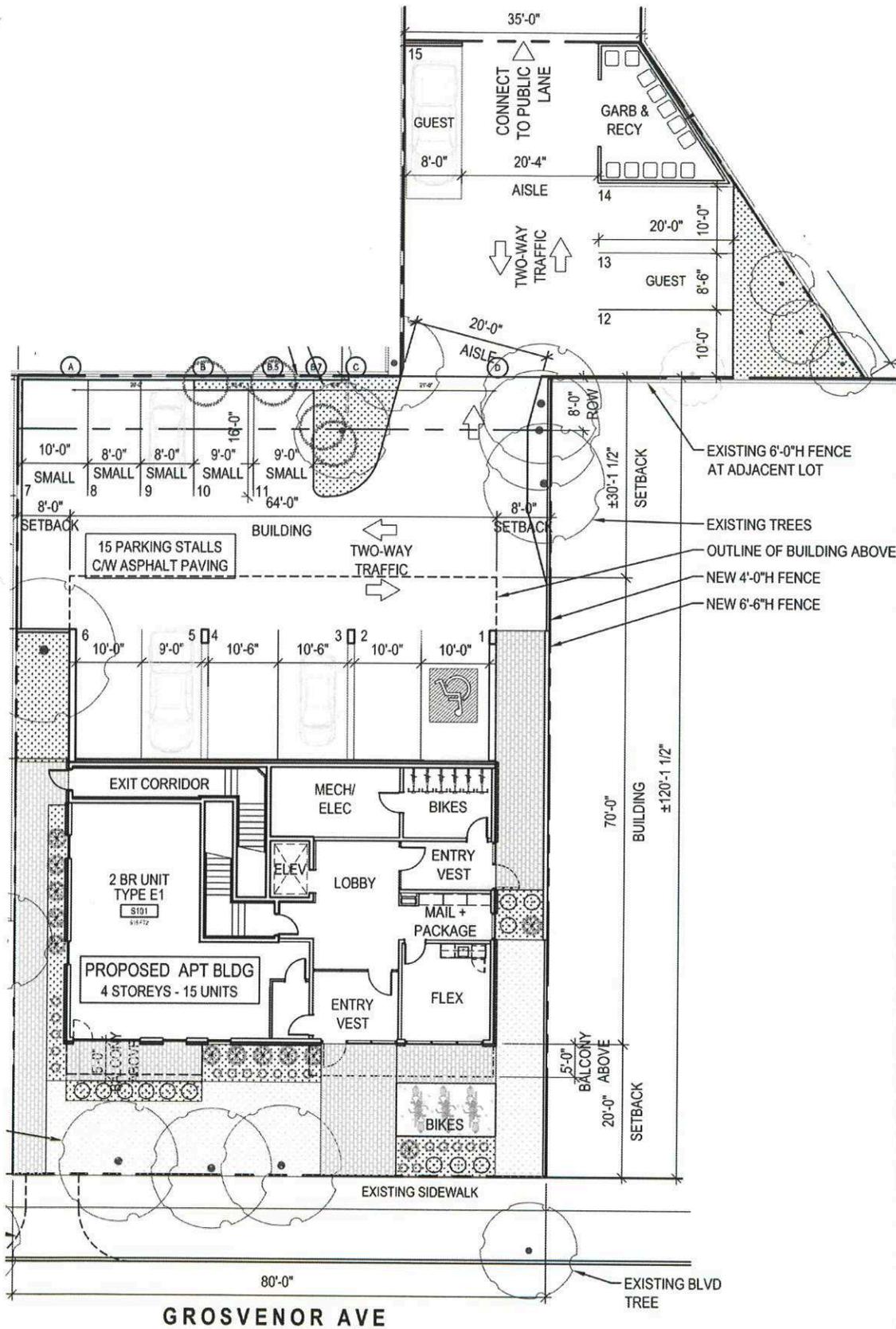
Our intent is to develop a four (4) storey multi-family residential building containing 15 dwelling units and 15 parking stalls. The proposal is to apply for conditional use and variance in the "R2 PDO-Corydon-Osborne" Residential Two-Family District to enable the proposed development. The property is located in the Higher Density Residential Area of the Corydon Osborne Area Plan and is regulated by the Higher Density Area PDO regulations.



For details and more
information please
contact us at:

821grosvenor@gmail.com

S I T E P L A N



For details and more information please contact us at:
821grosvenor@gmail.com

821-827
GROSVENOR

WHAT WE HEARD

We have heard your comments expressed during the city hearing and have diligently worked with the relevant city departments to address your concerns. Despite the potential conflict with the Corydon Osborne Secondary Plan, we were successful in accommodating your requests through collaborative efforts with the city departments.

WHAT WE CHANGED

- Added front one-way entry approach from Grosvenor Ave. running under the building to the rear parking area.
- Reduced the front yard setback to the building to 15'-0" from 20'-0".
- Increased the rear yard setback to the building from 30'-11/2" to 36'-7 1/2".
- Added a North rear yard parking buffer of 10'-0" with 6 evergreen trees for privacy screening.
- Added a West side yard parking buffer of 7'-0".
- Added 2 trees in the east side yard beside the building.



821-827 Grosvenor Ave.

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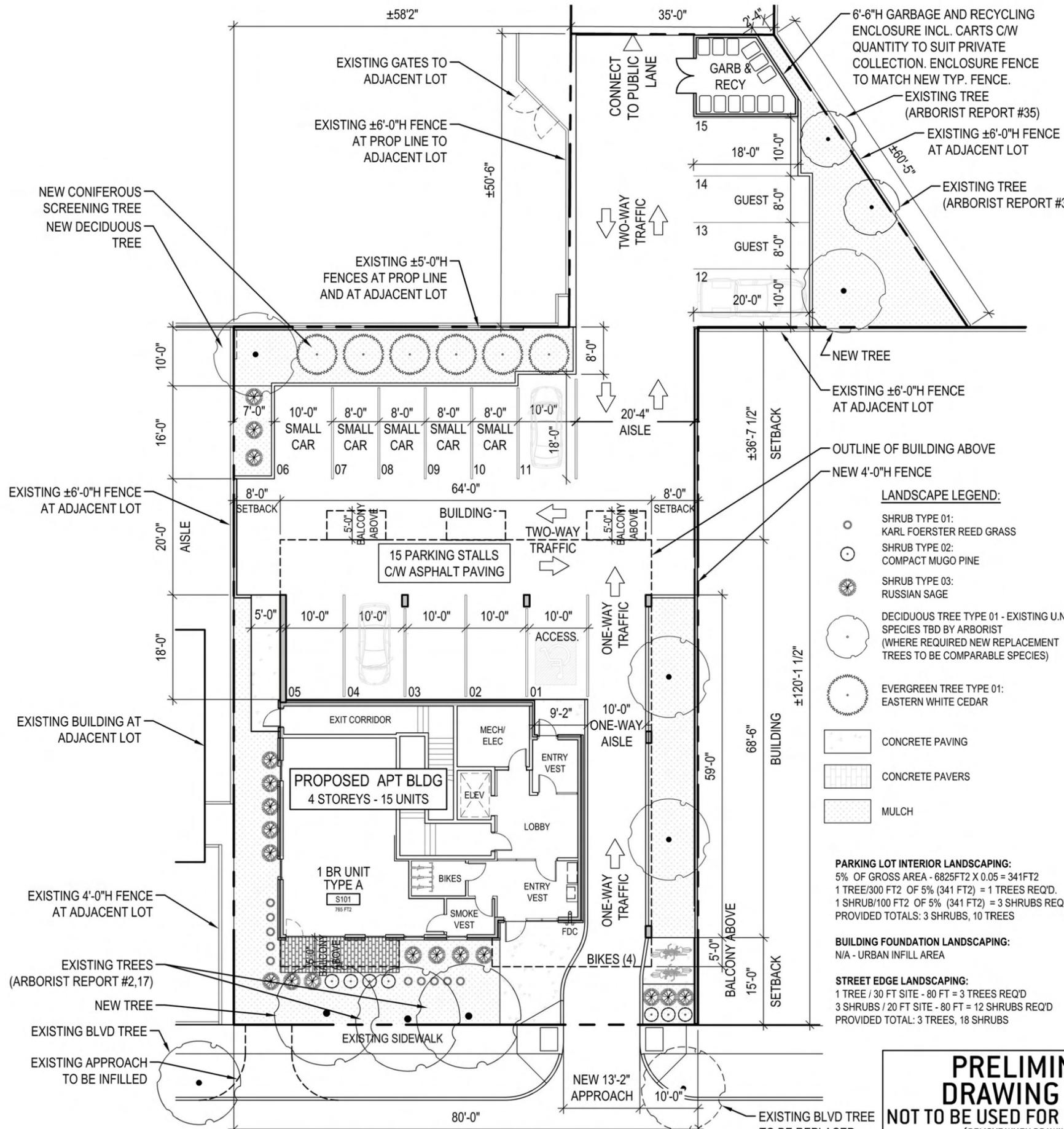


821-827 Grosvenor Ave.

821 GROSVENOR AVENUE

821 GROSVENOR AVENUE, WINNIPEG, MB
MULTI-FAMILY APARTMENTS - 15 UNITS

LEGAL DESCRIPTION: LOT 7 SS PLAN 57440 WLTO IN RL 43 PARISH OF ST BONIFACE; SP LOTS 20 AND 21 PLAN 26579 WLTO IN RL 35 AND 43 PARISH OF ST BONIFACE.				
MULTI-FAMILY BUILDING INFORMATION: 821 GROSVENOR AVENUE				
4 STOREYS RESIDENTIAL				
CURRENT ZONING DISTRICT	R2			
PROPOSED ZONING	R2 - CONDITIONAL USE			
BUILDING DIMENSIONS	64'-0" FT x 68'-6" FT			
BUILDING HEIGHT	TOP OF 4TH FLOOR = 31'-6" FT			
	MIDPOINT OF ROOF SLOPE = 45'-0" FT			
SITE AREA	12 225 ft ² / 0.28 ACRES			
BUILDING AREA	4 384 ft ² / 407.4 m ²			
BUILDING GROSS FLOOR AREA	14 402 ft ² / 1338.5 m ²			
SUITE TYPES	1 BEDROOM	2 BEDROOM	TOTAL:	
SUITE COUNT	7	8	15	
ZONING SETBACKS	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REQ'D:	MIN. REVERSE CORNER SIDE YARDS REQ'D:
	PER C OF W ALIGNMENT	25'-0"	8'-0"	N/A
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:	CORNER SIDE YARD PROV.:
	15'-0"	36'-7 1/2"	8'-0" (WEST) 8'-0" (EAST)	N/A
MAX. BUILDING HEIGHT	45'-0"			
	BUILDING HEIGHT:			
PARKING INFORMATION				
PARKING CATEGORY (TABLE 5-9)	3 (1.5 X NO. OF DWELLING UNITS @ 80% PER URBAN INFILL = 1.2 X NO. OF UNITS)			
REQ'D BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES - 2 REQ'D / 3 PROVIDED INTERIOR			
REQ'D GUEST PARKING	10% OF REQUIRED PARKING SPACES - 2 REQ'D / 2 PROVIDED			
SURFACING	ASPHALT			
PARKING SPACE DIMENSIONS	INDOOR TYPICAL = N/A			
	OUTDOOR TYPICAL = 10'-0" X 18'-0" / 10'-0" X 20' / 8'-0" X 20'-0"			
	SMALL CAR = 10'-0" X 16'-0" / 8'-0" X 16'-0"			
	ACCESSIBLE = 10'-0" X 18'-0"			
OUTDOOR VAN ACCESSIBLE = N/A				
TOTAL PARKING SPACES	REQUIRED	PROVIDED		
	18 @ 1.2 X 15 UNITS	15		
OUTDOOR PARKING SPACES	18	15		
ACCESSIBLE SPACES	1	1		
VAN ACCESSIBLE SPACES	0	0		
PARKING AISLE WIDTH	20'-0" TWO-WAY, 12'-0" ONE-WAY	20'-0" TWO-WAY		

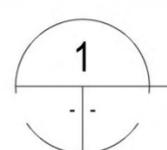


- LANDSCAPE LEGEND:**
- SHRUB TYPE 01: KARL FOERSTER REED GRASS
 - SHRUB TYPE 02: COMPACT MUGO PINE
 - SHRUB TYPE 03: RUSSIAN SAGE
 - DECIDUOUS TREE TYPE 01 - EXISTING U.N.O: SPECIES TBD BY ARBORIST (WHERE REQUIRED NEW REPLACEMENT TREES TO BE COMPARABLE SPECIES)
 - EVERGREEN TREE TYPE 01: EASTERN WHITE CEDAR
 - CONCRETE PAVING
 - CONCRETE PAVERS
 - MULCH

PARKING LOT INTERIOR LANDSCAPING:
5% OF GROSS AREA - 6825FT² X 0.05 = 341FT²
1 TREE/300 FT² OF 5% (341 FT²) = 1 TREES REQ'D.
1 SHRUB/100 FT² OF 5% (341 FT²) = 3 SHRUBS REQ'D.
PROVIDED TOTALS: 3 SHRUBS, 10 TREES

BUILDING FOUNDATION LANDSCAPING:
N/A - URBAN INFILL AREA

STREET EDGE LANDSCAPING:
1 TREE / 30 FT SITE - 80 FT = 3 TREES REQ'D
3 SHRUBS / 20 FT SITE - 80 FT = 12 SHRUBS REQ'D
PROVIDED TOTAL: 3 TREES, 18 SHRUBS



821 GROSVENOR AVE - SITE PLAN

1" = 20'-0"

PRELIMINARY DRAWING ONLY
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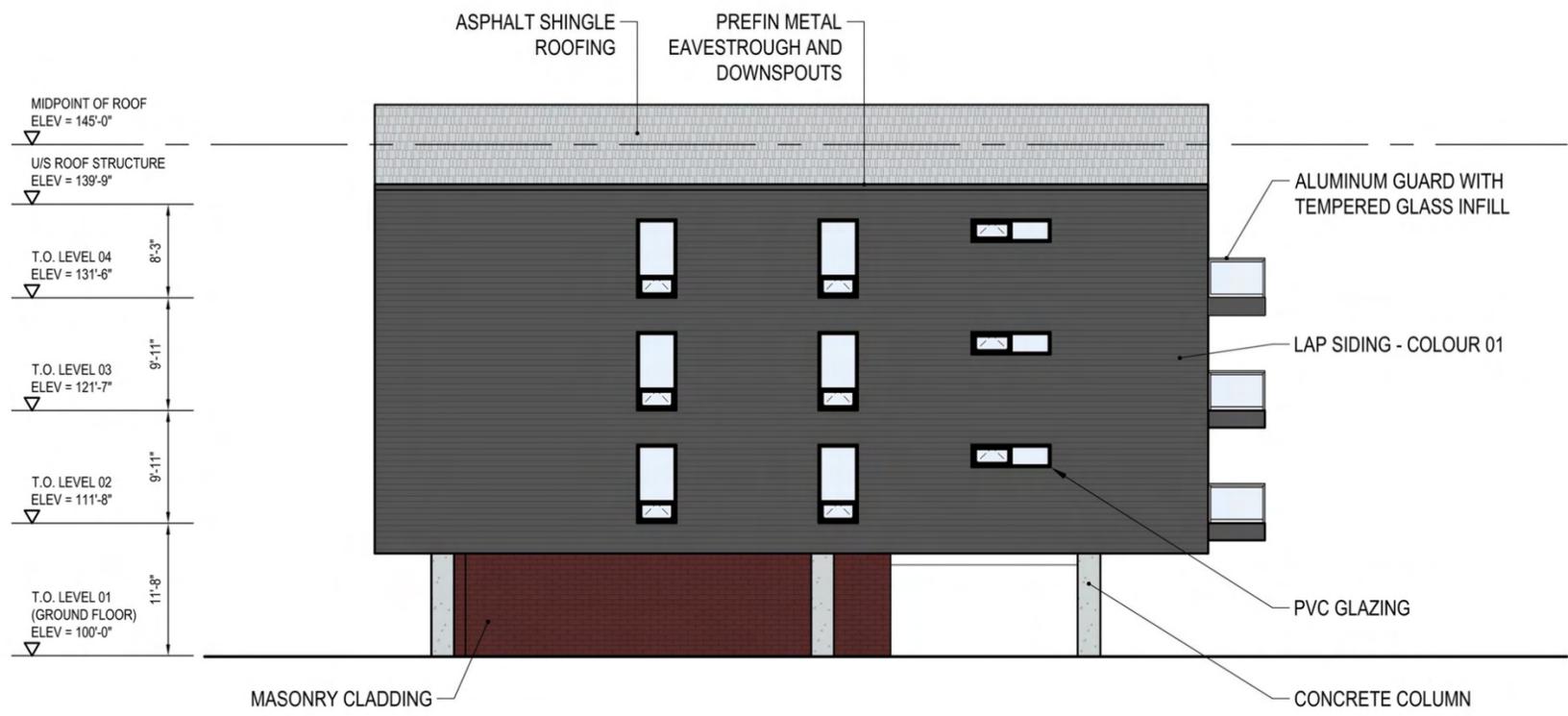


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PROJECT
821 GROSVENOR APARTMENTS
821 GROSVENOR AVENUE, WINNIPEG MB
DRAWN MB REV'D KS PROJECT NO. 2018_30
DATE 29 MAR 2023 DRAWING NO. A01
AS NOTED



1 SOUTH ELEVATION
1/16" = 1'-0"

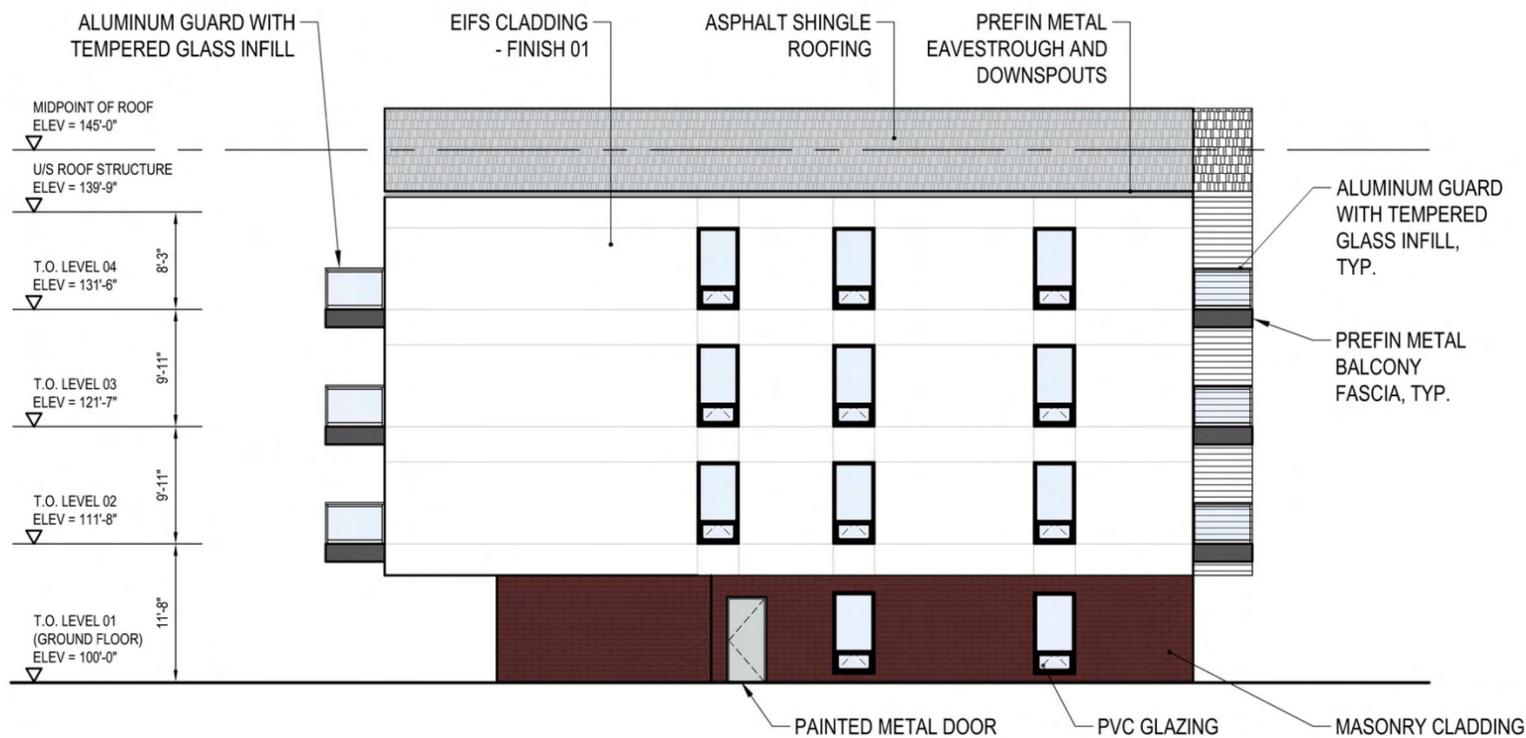


2 EAST ELEVATION
1/16" = 1'-0"

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1 WEST ELEVATION
 A01 A20 1/16" = 1'-0"



2 NORTH ELEVATION
 A01 A20 1/16" = 1'-0"

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 821 GROSVENOR AVENUE, WINNIPEG MB
 DRAWN MB REV'D KS PROJECT NO. 2018_30
 DATE 29 MAR 2023 DRAWING NO.
 SCALE AS NOTED **A21**

Thank You

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