

ADMINISTRATIVE REPORT

Title: DCU 24-165494\C – 589 Stradbrook AVE

Issue: For consideration of a Conditional Use for an eight-unit multiple-family development

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Mike Lennon, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application for a conditional use under Winnipeg Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.

Subject to the following condition(s):

1. That the development shall be constructed in substantial conformance with the plans submitted under File No. DCU 24-165494\C, dated July 31, 2024 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

That as per the requirement for Design Review in the Osborne Village area, the Owner must submit plans showing the location and design of any and all proposed:

- i. principal building;
- ii. parking;
- iii. garbage enclosures;
- iv. fencing; and
- v. landscaping

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

2. That prior to the issuance of building permits, the applicant provide the City with written confirmation of a certified arborist hired to provide tree protection guidance through demolition and construction, in alignment with the submitted arborist report.
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 24-165494\IC
RELATED FILES: DAV 165521/2024 C, 24-165501 ZR
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.110 - (McMILLAN)

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

LOCATION: 589 Stradbrook AVE
LEGAL DESCRIPTION: LOT 89 PLAN 52 36 ST B

APPLICANT: Kate Moir (M Richard & Associates Ltd)
55 Donald St Unit 200
Winnipeg, MD R3C 1L8

OWNER: 589 STRADBROOK STREET LTD.
21 Roslyn Rd 1209
Winnipeg, MB R3L 2S8

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

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

SITE DESCRIPTION

- The subject property is located on the north side of Stradbroom Avenue, four properties east of Wellington Crescent, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 7,375 square feet (685 square metres) in area. The site is currently occupied by a single family detached building built in 1905.
- The subject site is accessed by a concrete back lane.
- The site falls within the Medium Density Residential Area of the *Osborne Village Neighbourhood Plan*.
- The site is within the Mature Communities policy area under the *Complete Communities Direction Strategy 2.0*. The property is zoned "R2" Residential Two-Family District.



Figure 1: Aerial photo of subject site and surrounding area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then Wilmot Place with Multiple-Family building zoned "R2" Residential Two-Family District east of the road.

South: Stradbroom Ave., then Multiple-Family bldgs. zoned "R2" Residential Two-Family District

East: Single-family residence zoned "R2" Residential Two-Family District

West: Single-family residence zoned "R2" Residential Two-Family District



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to demolish the existing structure and to construct an 8-unit, three-storey multi-family building. Parking will be accommodated at the rear of the property, with 6 stalls perpendicular to the back lane. The proposal also includes secure parking for ten (10) bicycles.
- The applicant has submitted the entire drawing package required by the Winnipeg Zoning By-law, including site plans and building elevations. The site plan shows that the proposed building will be 36 feet wide and 70 feet deep. The applicant has also provided an arborist report at the City's request, and indicated the intent to maintain large trees on site.
- The proposed development requires three Variances, and a Conditional Use in order to allow for the multi-family use (see associated planner's report for DAV 24-165521C).

COLLABORATIVE PLANNING

The applicant contacted the Planning, Property and Development Department to discuss the proposed Variances. The Department indicated support for the proposed Variances, including a parking stall width reduction from 10' to 8', with a 'small car only' sign. The applicant also agreed to set the building back 40 ft. in order to align as closely as possible with neighbouring dwellings and preserve the 'large front yard' context along this stretch of Stradbroke Avenue.

PUBLIC CONSULTATION

- The applicant indicates that they mailed 2,076 homes in the area with surveys, and posted a 4' x 4' billboard with a QR code on the property for two weeks.
- The applicant indicates that 15 surveys were returned, with two thirds of respondents having no concerns with parking, and 80% having no concerns with the landscaping or design.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the City of Winnipeg.

- In *CCDS 2.0*, the subject site meets the City's aim for a minimum of 50% of all new dwelling units to be accommodated in the residential intensification target area outlined in Section B1. General Growth Goal 2: 2.0 Encourage strategic intensification.
- 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:

Established Neighbourhoods

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.*
- 1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- 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.*
- 2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
- 2.16 For properties with public lane access, vehicular access should be taken from the public lane*
- 2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*

The subject property complies with the applicable policies in *CCDS 2.0* as it represents compatible development with the surrounding area, supports transit and active transportation, increases the use of the property in an efficient manner, and improves upon/revitalizes an existing multi-family development.

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

- The *Osborne Village Neighbourhood Plan* (OVNP) is a secondary plan that guides redevelopment in a manner that reinforces and strengthens the unique character of Osborne Village.
- The *OVNP* designates three residential categories to provide for a mixture of residential development forms and opportunities, and ensure compatibility with the character and scale of surrounding properties.
- The subject property falls within the “Village Medium Density Residential” (V-MDR) area of the *OVNP*.
- The proposal aligns with the following goals and policies of the V-MDR area as follows:
 - *“4.1.3.A. Encourage a mixture of single-family homes, duplexes, townhouses, and multiple-family buildings.”*
 - *“4.1.3.B. New development will have a minimum of two storeys and a maximum of four storeys in height in order to preserve the scale and pedestrian oriented character of this area.”*
- The *OVNP* also provides the following character policies which fit with the proposed development:
 - *“3.1.1.A Intensification and infill projects will be consistent in design with the street pattern and architectural character of existing areas. Existing patterns of streets, lanes, blocks, and private or public open spaces will be respected.”*
 - *“3.1.2.B Development with a residential component should include a variety of housing options aimed at different lifestyle, age groups, and income levels.”*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- In the *Winnipeg Zoning By-law*, multi-family uses within the “R2” – Residential Two Family District are a Conditional Use.
 - The applicant is proposing to construct an eight (8) unit multi-family dwelling. For this reason, a Conditional Use is required.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

The block of Stradbrook Avenue surrounding the proposed development contains primarily multi-family buildings with front-yard landscaping and vehicle access from the rear lane. The subject property has been set back to be in line with neighbouring properties.

Given there are numerous multi-family buildings on the block, the proposed development is compatible with the surrounding context.

ANALYSIS OF CONDITIONAL USE

The Urban Planning and Design Division **supports** the proposed Conditional Use for the following reasons:

- The existing multi-family use demonstrates it is compatible with the amenities, use, safety and convenience of the adjoining property and adjacent area.

- The application provides increased density on the site which helps the City meet its residential intensification target.
- The proposed eight-unit dwelling is consistent with the built form and density on the block and in the surrounding area.
- The proposal complies with the *Osborne Village Neighbourhood Plan* and is consistent with *Complete Communities Direction Strategy 2.0*.

CONDITIONS OF APPROVAL

A set of standard conditions are included on this Conditional Use approval (conditions 1-3). This includes a condition of approval requiring substantial conformance with the submitted plans, to ensure future development will be consistent with the Osborne Village Neighbourhood Plan. Should development change, then a Plan Approval application (with approval via the Director of Planning, Property and Development) will be required and those plans would also be reviewed against the Osborne Village Neighbourhood Plan.

REASONS FOR DECISION

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 proposal meets the policies of the Osborne Village Neighbourhood Plan, OurWinnipeg, and the Complete Communities Direction Strategy.
- (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 proposal will not cause adverse impacts on adjoining properties. It meets local area plan policies that ensure contextually appropriate development.
- (d) is compatible with the area in which the property to be affected is situated.
In that the scale of the subject proposal is compatible with the existing built form and character.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective #1: Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals.

- *“Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan’s goals.”*

City Building Objective #3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- *“New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.”*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

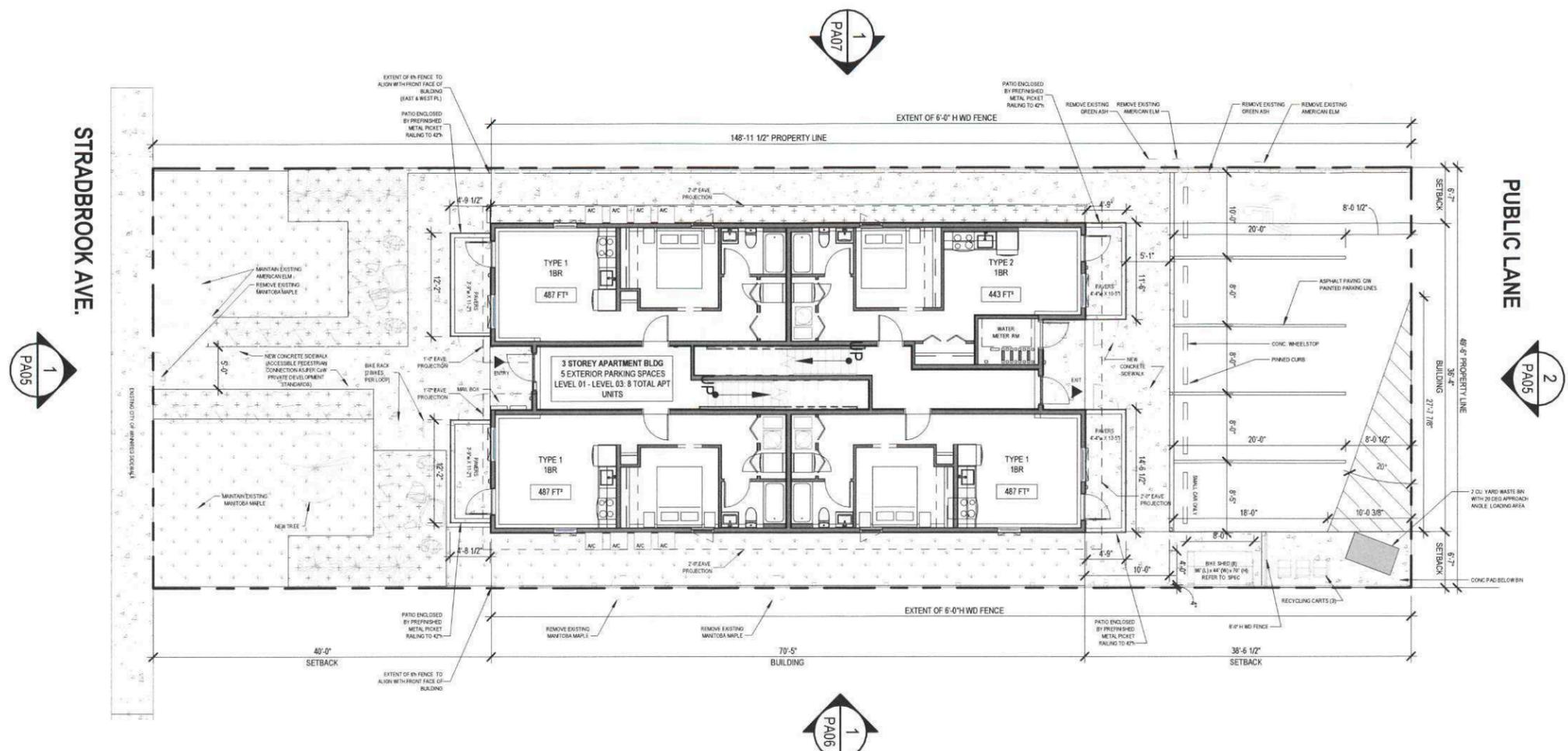
- *“4.1 Increase Strategic Infill Development that provides access to and capitalizes on existing and planned corridors with frequent transit service.”*

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 and Design
Prepared by: Mike Lennon, MCP
Date: July 31, 2024
File No. DCU 24-165494\C



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

LANDSCAPE LEGEND

-  SHRUB TYPE 01 - LITTLE LADY LILAC
-  SHRUB TYPE 02 - DWARF CRANBERRY
-  SHRUB TYPE 03 - HOT ROD SWITCH GRASS
-  STONES
-  DECIDUOUS TREE TYPE 01 - JAPANESE TREE LILAC
-  DECIDUOUS TREE TYPE 02 - MANITOBA MAPLE
-  DECIDUOUS TREE TYPE 03 - AMERICAN ELM
-  TREE TO BE REMOVED
-  SOD
-  BARK MULCH PLANTING BED
-  CONCRETE PAVING
-  CONCRETE PAVERS; BARKMAN "BOARDWALK", 80mm THICKNESS, VARIED SIZES, COLOUR TO BE 50% NATURAL, 50% CHARCOAL. PATTERN TBD.

A003.X - LANDSCAPE PLANTING SCHEDULE

QTY	COMMON NAME	SIZES & REMARKS
16	LITTLE LADY LILAC	#3 CONTAINER
6	DWARF CRANBERRY	#3 CONTAINER
4	HOT ROD SWITCH GRASS	#2 CONTAINER
1	JAPANESE TREE LILAC	65 mm cal.

NOTE:
REFER TO ARBORIST REPORT FOR MAINTAINING & REMOVAL OF EXISTING TREES, INCLUDING ALL PRUNING & CROWNING RECOMMENDATIONS.

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PROJECT
589 STRADBROOK AVE.
SITE & LANDSCAPE PLAN
DWG BY SC REV'D BY KS PROJECT NO. 2024_01
DATE 03/22/2024 DRAWING NO.
SCALE 1/16" = 1'-0" **PA01.1**











589 STRADBROOK AVENUE
MULTI-FAMILY APARTMENTS
8 UNITS
ISSUED: 01 MAY 2024

BUILDING DATA

LEGAL DESCRIPTION: TBD			
MULTI-FAMILY BUILDING INFORMATION:			
3 STOREYS			
ZONING	R2		
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT 35'-0" : 35'-0" PROPOSED		
BUILDING DIMENSIONS	11.1m x 21.5m [36'-3 3/4" FT x 70'-5" FT]		
SITE AREA	0.17 ACRES [7,359 SF]		
BUILDING AREA	237.6 m ² [2,557 SF]		
TOTAL DWELLING UNITS	8 UNITS		
SUITE TYPES	TYPE 1 - 1 BEDROOM / 1 BATHROOM	TYPE 2 - 1 BEDROOM / 1 BATHROOM	TYPE 3 - 2 BEDROOM / 2 BATHROOM
SUITE COUNT	3	1	4

ZONING BY-LAW: R2	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT SIDE YARDS REQ'D:
	20'-0"	25'-0"	4'-0"
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:
	40'-0"	38'-6 3/8"	6'-7"

PARKING INFORMATION

REQ'D SPACES PER DWELLING	OSBORNE VILLAGE PARKING RATIO REDUCTIONS 0.8 STALLS / UNIT @ 6 UNITS = 4.8 AFFORDABLE HOUSING (MLI SELECT) = 0.15 / UNIT @ 2 UNITS = 0.3 TOTAL REQUIRED = 5.1 (5 STALLS)	
	REQUIRED	PROVIDED
BICYCLE PARKING	PARKING RATIO REDUCTION: SECURED BIKE PARKING REQ'D (1/UNIT)	4 EXTERIOR (RACK) & 8 BIKES SECURED IN BIKE SHED = 12 BIKES TOTAL
SURFACING	CONCRETE / ASPHALT	
TOTAL PARKING SPACES	REQUIRED	PROVIDED
	5	5
TYPICAL		4
ACCESSIBLE SPACES	1	1
VAN ACCESSIBLE SPACES	0	0

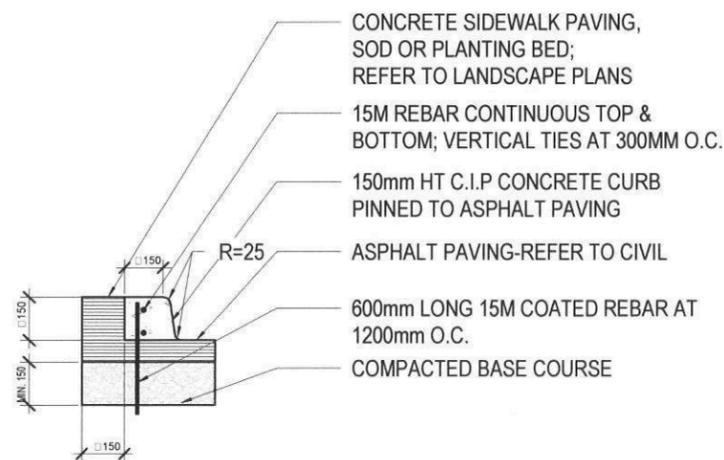
LANDSCAPE INFORMATION

STREET EDGE TREES:	REQUIRED: 1	PROVIDED: 1
STREET EDGE SHRUB:	REQUIRED: 7	PROVIDED: 16

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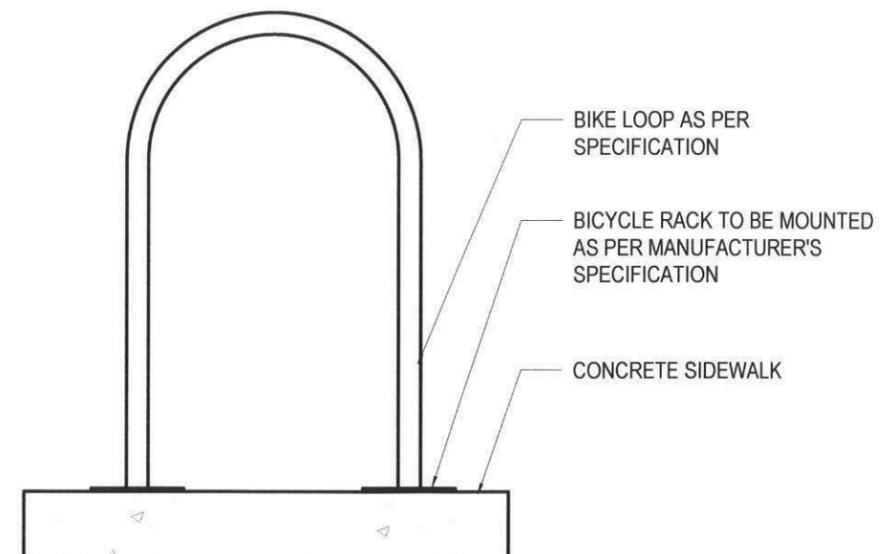
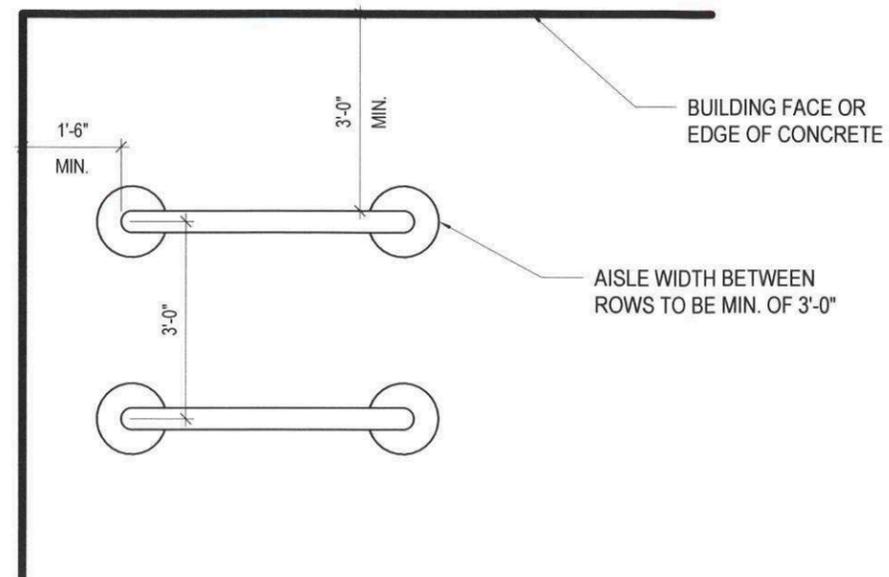
PROJECT
 589 STRADBROOK AVE.
 PROJECT INFORMATION
 DWG BY SC REV'D BY KS PROJECT NO. 2024_01
 DATE 03/22/2024 DRAWING NO.
 SCALE **PA00**



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.

1 TYPICAL PINNED CURB DETAIL
1/2" = 1'-0"



2 TYPICAL BIKE RACK
3/8" = 1'-0"

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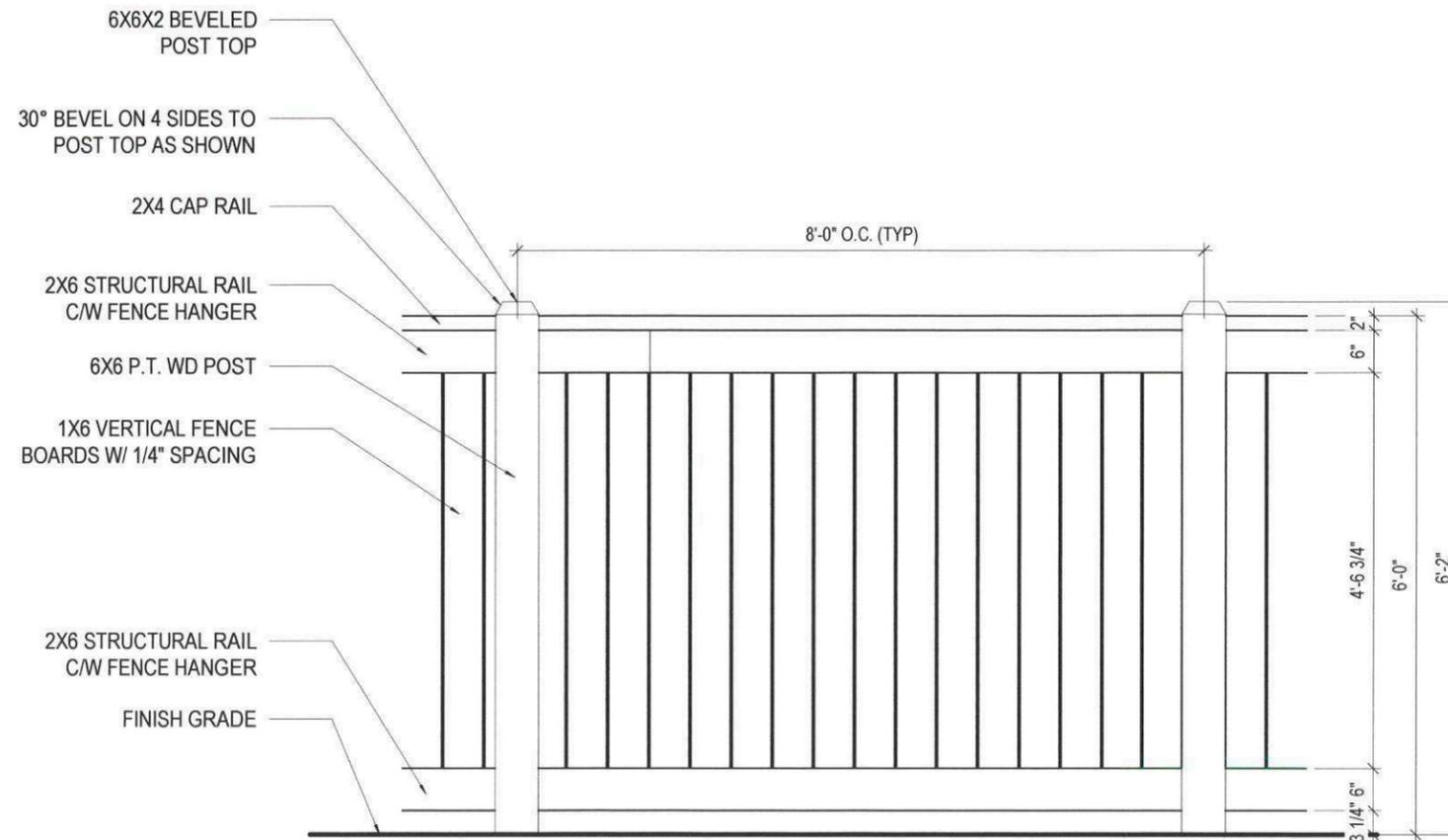
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PROJECT
589 STRADBROOK AVE.
LANDSCAPE DETAILS

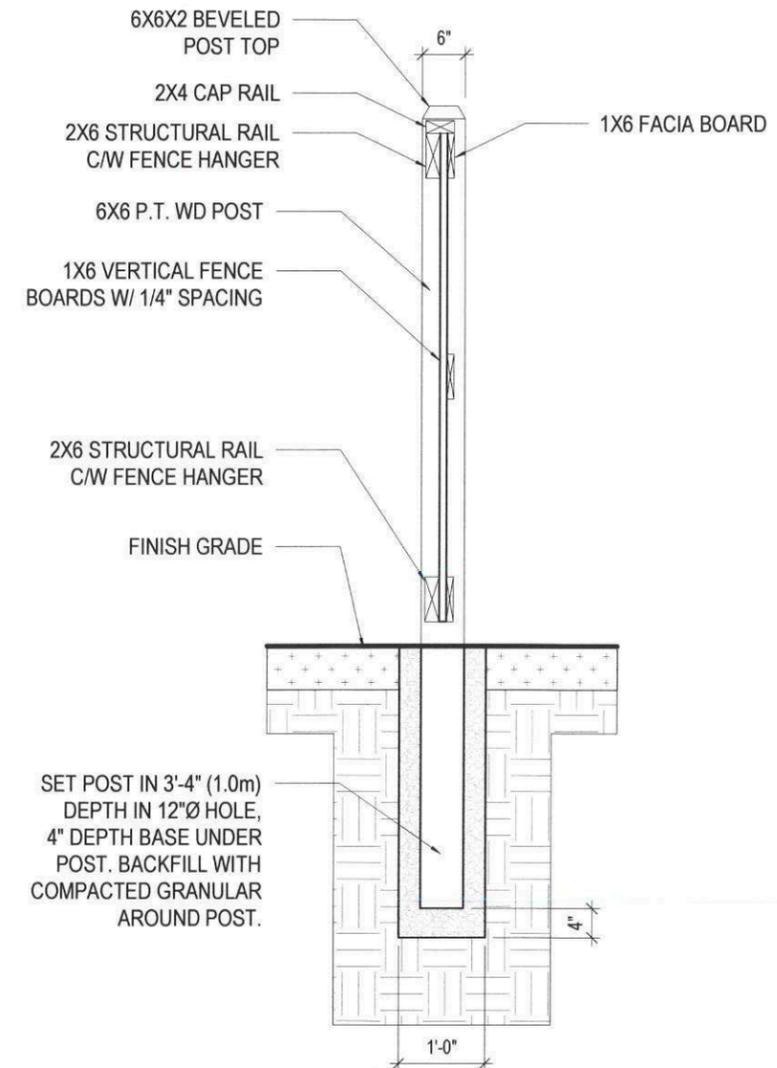
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DATE 03/22/2024
SCALE As indicated

PROJECT NO. 2024_01
DRAWING NO.

PA01.2



- NOTES:**
1. ALL FASTENINGS AND HARDWARE TO BE GALVANIZED OR ZINC PLATED AND ARE INCIDENTAL TO THE CONSTRUCTION OF THE FENCE.
 2. ALL WOOD TO BE NO.1 GRADE PRESSURE TREATED.
 3. ALL LUMBER SIZES SHOWN ARE NOMINAL.

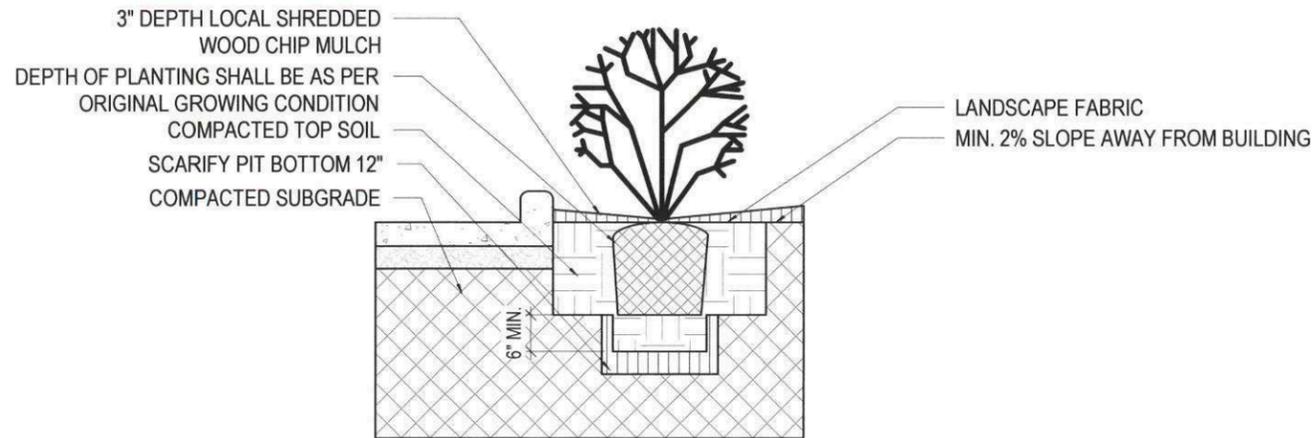


1 6' HT WOOD SCREEN FENCE DETAILS
1/2" = 1'-0"

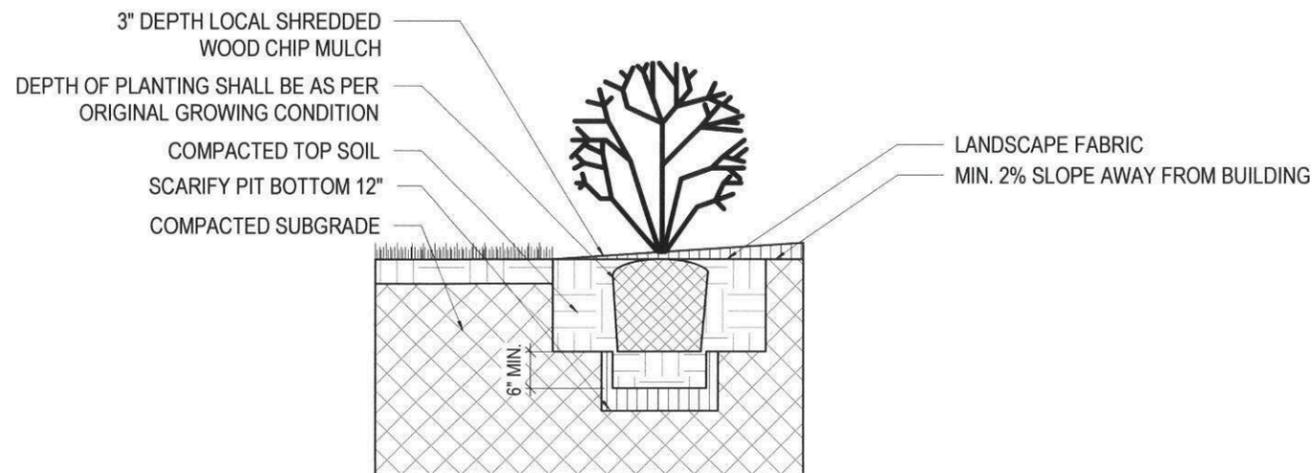
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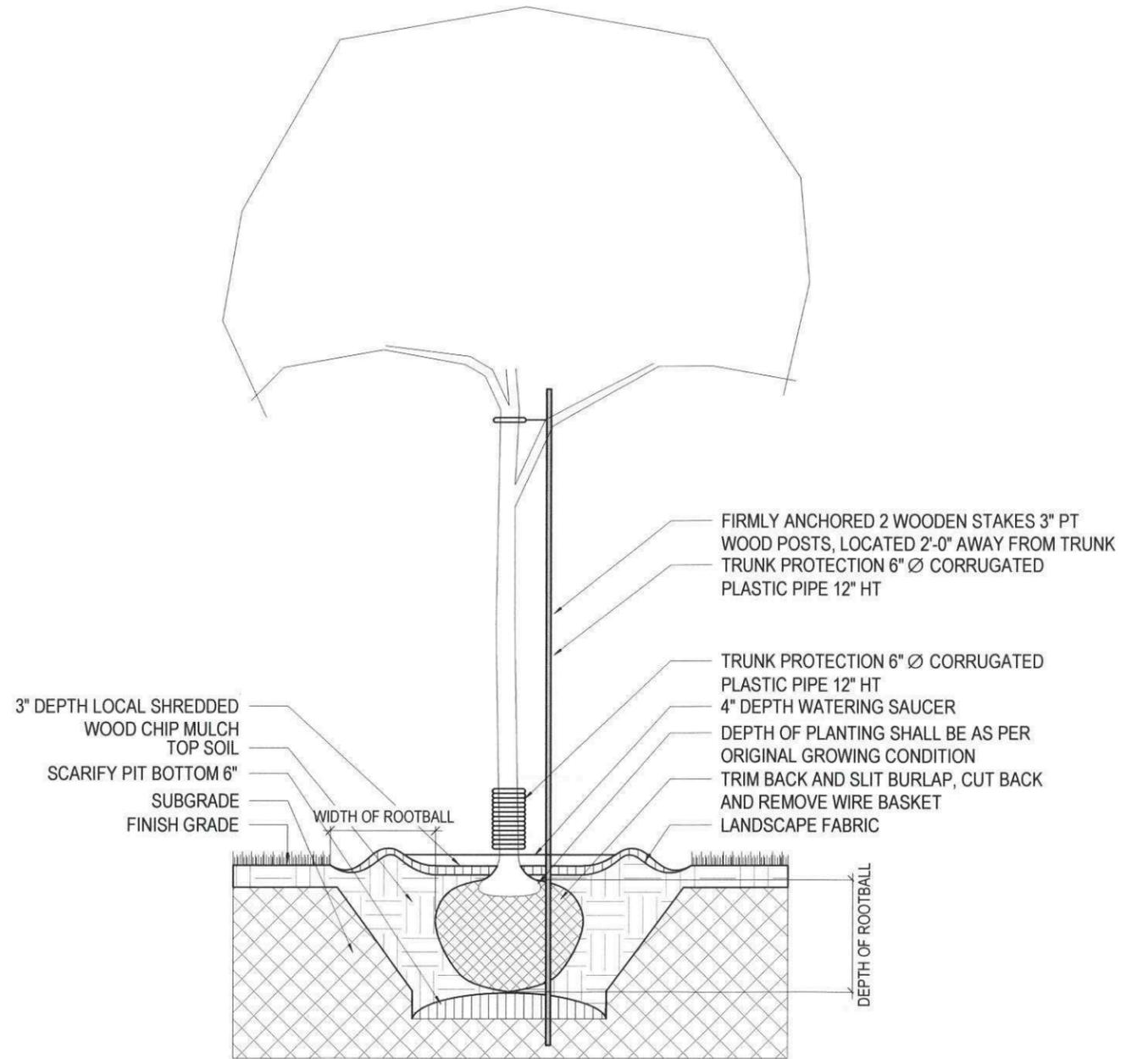
PROJECT
589 STRADBROOK AVE.
LANDSCAPE DETAILS
DWG BY SC REV'D BY KS PROJECT NO. 2024_01
DATE 03/22/2024 DRAWING NO.
SCALE 1/2" = 1'-0" **PA01.3**



1 SHRUB BED IN CONC SIDEWALK
 3/8" = 1'-0"



2 SHRUB BED IN SOFT LANDSCAPE
 3/8" = 1'-0"



3 TYPICAL TREE PLANTING DETAIL
 3/8" = 1'-0"

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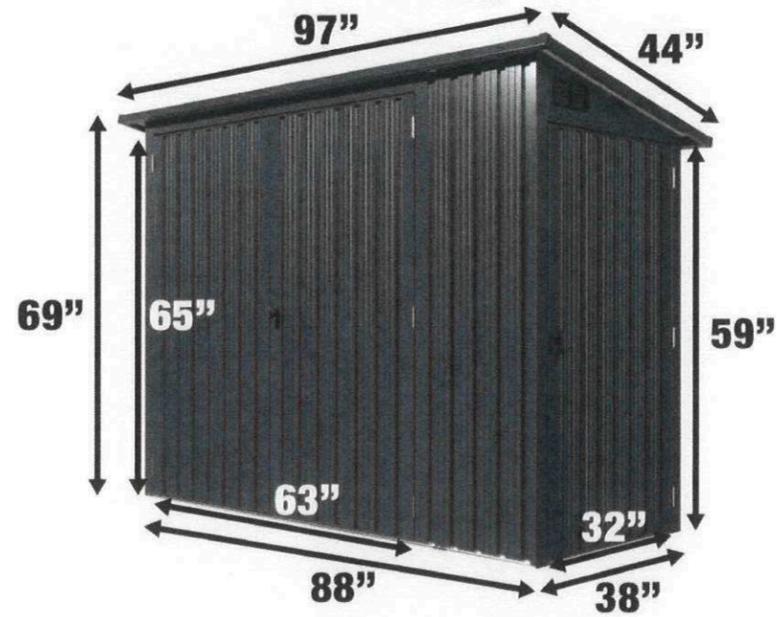
PROJECT
 589 STRADBROOK AVE.
 LANDSCAPE DETAILS

DWG BY SC REV'D BY KS
 DATE 03/22/2024

SCALE 3/8" = 1'-0"

PROJECT NO. 2024_01
 DRAWING NO.

PA01.5



TMG INDUSTRIAL 4' X 8' BICYCLE METAL PENT SHED, 29 GAUGE CORRUGATED METAL, 70" UPPER EDGE, TMG-MS0408

SPECIFICATION:

ASSEMBLED SIZE: 96" (L) X 44" (W) X 70" (H)
 EXACT FLOOR FOOTPRINT: 88" (L) X 38" (W)
 FLOOR SPACE: 23 SQ-FT (APPROX.)
 LOWER EDGE HEIGHT: 60"
 UPPER EDGE HEIGHT: 70"
 FRONT DOOR OPENING: 60" (W) X 30" (D)
 SIDE CABIN SPACE: 30" (W) X 24" (D)
 METAL SHEETS: 29 GA
 SUPPORT FRAME: 22 GA
 COLOUR: CHARCOAL GREY

PADLOCK (LOCKS BY OWNER). UNIT TO BE BOLTED DOWN FROM INTERIOR.



WALL MOUNT BIKE RACKING (QTY - 8)

SPECIFICATION:

PROVIDE VERTICAL WALL MOUNT BIKE RACKING TO SUIT 8 BIKES:
 BASIS OF DESIGN - STEADYRACK BIKE RACKS - EBIKE RACK - WALL MOUNTED BIKE RACK. ALL BLOCKING AND MOUNTING TO BE PROVIDING TO SUIT STAGGERED SPACING.



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PROJECT
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 LANDSCAPE DETAILS

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SCALE

PROJECT NO. 2024_01
 DRAWING NO.

PA01.6



1 LEVEL 01 FLOOR PLAN
1/8" = 1'-0"



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PROJECT
589 STRADBROOK AVE.
LEVEL 01 FLOOR PLAN
DWG BY SC REV'D BY KS
DATE 03/22/2024
SCALE 1/8" = 1'-0"

PROJECT NO. 2024_01
DRAWING NO.
PA02



1 LEVEL 02 FLOOR PLAN
1/8" = 1'-0"



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LEVEL 02 FLOOR PLAN
DWG BY SC REV'D BY KS
DATE 03/22/2024
SCALE 1/8" = 1'-0"

PROJECT NO. 2024_01
DRAWING NO.
PA03



1 LEVEL 03 FLOOR PLAN
 1/8" = 1'-0"



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 LEVEL 03 FLOOR PLAN
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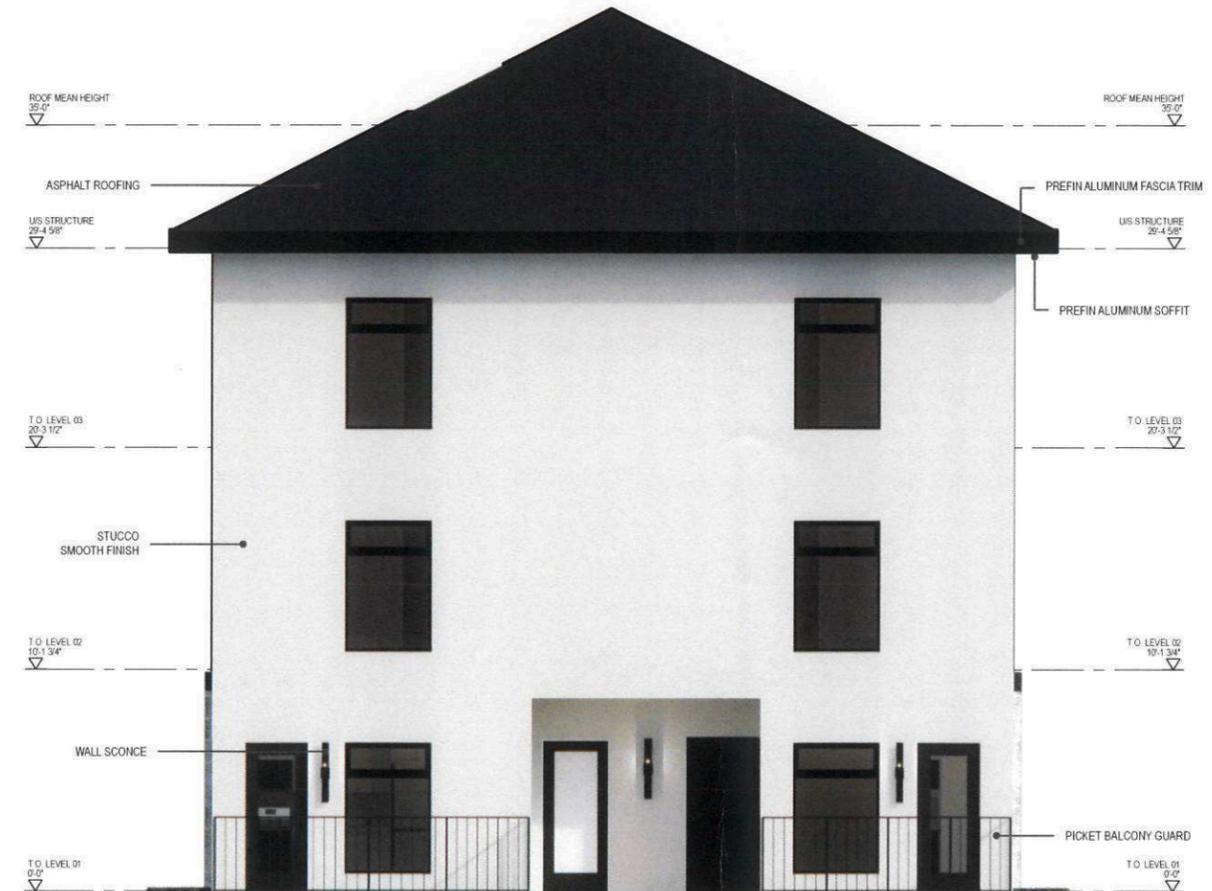
PA04

EXTERIOR MATERIAL LEGEND:

  	<p>CLADDING 01: STUCCO SMOOTH FINISH - CREAM WHITE</p> <p>CLADDING 02: FIBER CEMENT BOARD HARDIE PLANK LAP SIDING - GRAY SLATE</p> <p>CLADDING 03: TYNDALL STONE SAWN FACE</p>	 	<p>CLADDING 04: METAL CLADDING FLAT METAL TRIM - BLACK</p> <p>ROOF: ASPHALT SHINGLES</p>
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1 SOUTH ELEVATION
1/8" = 1'-0"



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

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PROJECT
589 STRADBROOK AVE.
EXTERIOR ELEVATIONS

DWG BY SC REV'D BY KS PROJECT NO. 2024_01
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SCALE As indicated **PA05**



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

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T: 204.417.6884
E: info@bldgoffice.com

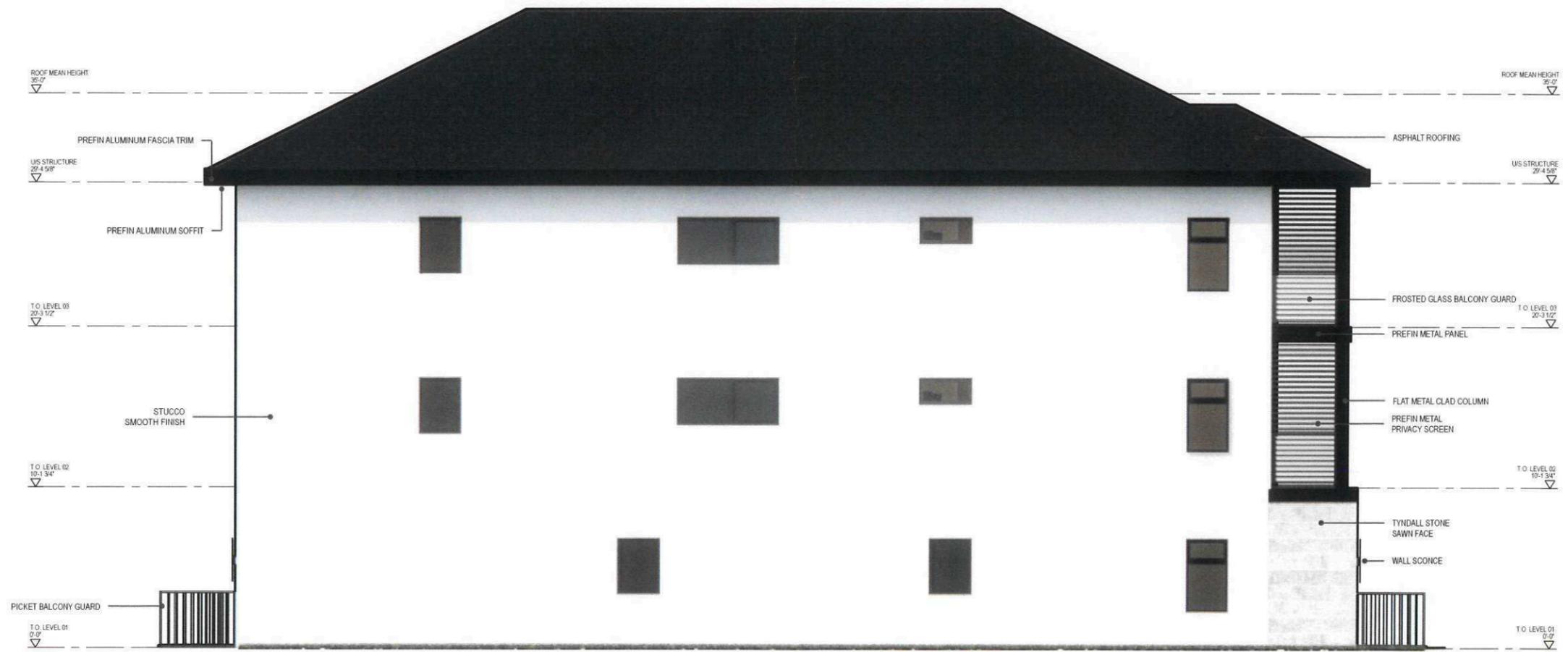
PROJECT
589 STRADBROOK AVE.
EXTERIOR ELEVATIONS

DWG BY SC REVD BY KS
DATE 03/22/2024

SCALE 1/8" = 1'-0"

PROJECT NO. 2024_01
DRAWING NO.

PA06



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

**PRELIMINARY
DRAWING ONLY**
NOT TO BE USED FOR
CONSTRUCTION

BLDG
architecture office inc.
3-692 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 204.417.6884
E: info@bldgoffice.com

PROJECT
589 STRADBROOK AVE.
EXTERIOR ELEVATIONS
DWG BY SC REVD BY KS
DATE 03/22/2024
SCALE 1/8" = 1'-0"

PROJECT NO. 2024_01
DRAWING NO. **PA07**

NOTES:

1. General Notes

All distances are in metres and may be converted to feet by multiplying by 3.28084.

All plans referred to are of record in the Winnipeg Land Titles Office.

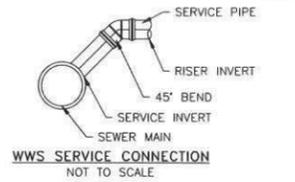
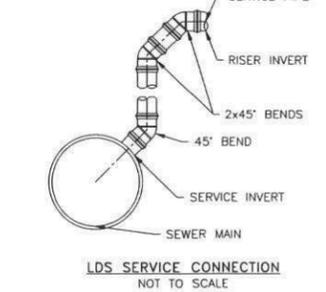
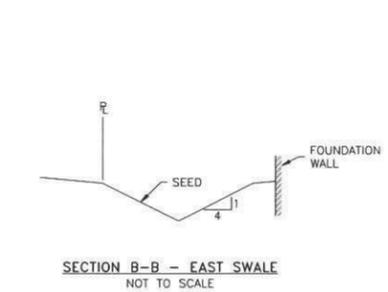
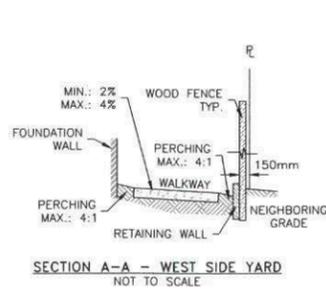
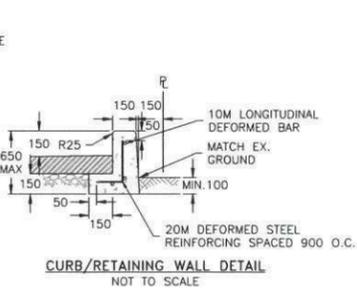
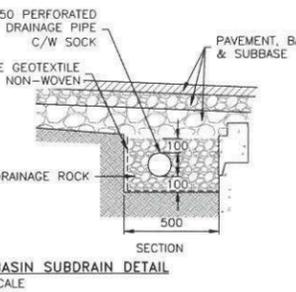
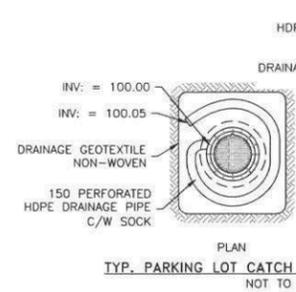
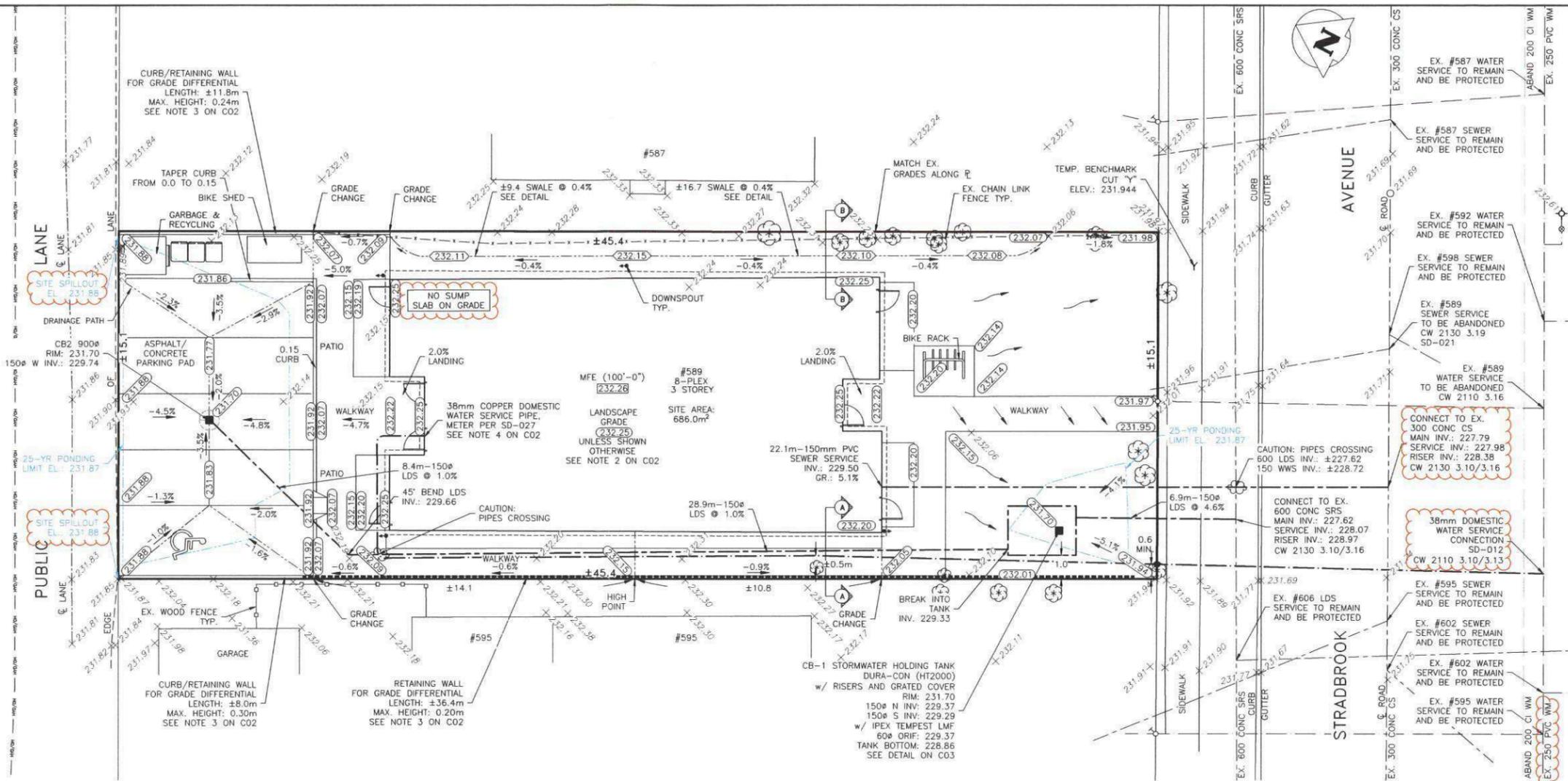
All construction and testing shall be done in accordance with City of Winnipeg By-Laws and Construction Standards.

Contractor shall verify and be responsible for all dimensions and grades, any errors and/or omissions must be reported to an Engineer at Barnes & Duncan. Any claims resulting from the Contractor's failure to do so shall be at the Contractor's expense.

Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.

Location of underground structures as shown are based on the best information available but no guarantee is given that all existing utilities are shown or that the given locations are exact. Confirmation of existence and exact location of all services must be obtained from the individual utilities before proceeding with construction.

See C02 for storm water management calculations, lot grade design and servicing notes and C03 for tank details.



WARNING
IF POWER EQUIPMENT OR EXPLOSIVES ARE TO BE USED FOR EXCAVATION ON THIS PROJECT THE CONTRACTOR MUST:
1) NOTIFY THE GAS COMPANY OF THE PROPOSED LOCATION OF EXCAVATION.
2) TAKE PRECAUTION TO AVOID DAMAGE TO GAS COMPANY INSTALLATIONS. SEE PROVINCIAL REGULATION 140/92 FOR DETAILS.

PROPERTY BOUNDARY	150 WM	WATERMAIN	150 WM
SUPPORTING BOUNDARIES	150 WM	HYDRANT	150 WM
CENTERLINE ROAD	150 WM	VALVE	150 WM
DRAINAGE/DITCH	600 LDS	LAND DRAINAGE SEWER	600 LDS
GAS	300 WWS	WASTEWATER SEWER	300 WWS
HYDRO	150 WM	MANHOLE	150 WM
MIS	150 WM	CATCH BASIN	150 WM
CULVERT	150 WM	CURB INLET	150 WM
ELEVATION	232.20	CURB STOP	150 WM
DITCH/SWALE ELEVATION	232.20	PLUG	150 WM
PROPOSED GRADING SLOPE	-0.5%	HYDRO POLE AND ANCHOR	150 WM
EXISTING	LEGEND-PLAN	PROPOSED	LEGEND-PLAN

METRIC
WHOLE NUMBERS INDICATE MILLIMETERS
DECIMALIZED NUMBERS INDICATE METERS

B.M. 52-037	ELEV. 232.099	F.B. 1481-159																								
<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>D/M/Y</th> <th>BY</th> <th>1st</th> <th>2nd</th> </tr> <tr> <td>2</td> <td>ISSUED FOR DEVELOPMENT PERMIT - REVISED PER WWD COMMENTS</td> <td>17/06/24</td> <td>TGC</td> <td>CRT</td> <td>CBS</td> </tr> <tr> <td>1</td> <td>ISSUED FOR DEVELOPMENT PERMIT - REVISED ACCESSIBLE STALL</td> <td>17/05/24</td> <td>TGC</td> <td>CRT</td> <td>CBS</td> </tr> <tr> <td>0</td> <td>ISSUED FOR DEVELOPMENT PERMIT</td> <td>13/05/24</td> <td>TGC</td> <td>CRT</td> <td>CBS</td> </tr> </table>			NO.	REVISIONS	D/M/Y	BY	1st	2nd	2	ISSUED FOR DEVELOPMENT PERMIT - REVISED PER WWD COMMENTS	17/06/24	TGC	CRT	CBS	1	ISSUED FOR DEVELOPMENT PERMIT - REVISED ACCESSIBLE STALL	17/05/24	TGC	CRT	CBS	0	ISSUED FOR DEVELOPMENT PERMIT	13/05/24	TGC	CRT	CBS
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BARNES & DUNCAN
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, Manitoba
R3L 0K6

DESIGNED: TGC
DRAWN: TGC

FIRST REVIEW: CRT
SECOND REVIEW: CBS

PROJECT NUMBER: 23-0554
DATE OF SURVEY: MAY 25, 2023

DATE DRAWN: MAY 17, 2024

ENGINEER'S SEAL
C.R. TERPSTRA
Member 43753
PROFESSIONAL ENGINEER

CITY OF WINNIPEG

DESCRIPTION OF PROPERTY LIMITS AS SHOWN ON THIS DRAWING DO NOT REPRESENT A LEGAL SURVEY

LOT GRADE DESIGN AND SERVICE PLAN

THE SUNREX GROUP OF COMPANIES
LOT 89 PLAN 52
589 STRADBROOK AVENUE
WINNIPEG, MB

C01

SHEET 1 OF 3

CITY DRAWING NUMBER

Jun 17, 2024 - 1:29pm
C:\WORK\PROJECTS\BMD_2023\0500 - 099\33-0554\2-1-CD LSP (CAD)\33-0554_589 Stradbroom Av. Civil (Rev2).dwg

STORMWATER RUNOFF CALCULATIONS

The analysis of runoff flows were calculated using the rational method in accordance with the Maclaren Manual (1974).

Rainfall intensities were calculated based on a 10 minute tc according to the values in the table below.

Return Period (Years)	A	B	C	Peak intensities were based on a time of concentration, tc of 10 minutes $i=A/(t+B)^C$ (mm/hr)
5	1198.9	8	0.828	109.5
25	1841.5	9	0.842	154.3

The area of the lot is 686.0m² (0.170 ac).

PRE-DEVELOPMENT RUNOFF CALCULATION:

Allowable runoff coefficient, C is 0.35. The pre development runoff was calculated based on a 5 year storm event with an intensity, i = 109.5 mm/hr. (tc = 10 min)

$Q_{pre} = C \cdot A \cdot i = 7.3 \text{ L/s}$

POST-DEVELOPMENT RUNOFF CALCULATIONS

AREAS AND RUNOFF COEFFICIENTS (REFER TO SKETCH ON C02):

Surface Types	Runoff Coefficient	Area (m ²)		Total
		SC-01 Direct Runoff	SC-02 Controlled	
Asphalt/Concrete	0.90	10.9	245.3	256.2
Building Roof	0.90	0	243.7	243.7
Grass	0.15	92.2	93.9	186.1
Total		103.1	582.9	686.0
	Weighted C	0.23	0.78	0.70

The weighted runoff coefficient for the developed site is 0.70. The post development runoff was calculated based on a 25 year storm event with an intensity, i = 154.3 mm/hr. (tc = 10 min)

$Q_{post} = C \cdot A \cdot i = 20.5 \text{ L/s}$

RUNOFF CALCULATIONS:

Runoff Area (A)	Runoff Coefficient (C)	Rainfall Intensity (i, mm/hr)	Area (A, m ²)	Runoff Flow $Q=C \cdot A \cdot i$ (L/s)
SC-01 Direct Runoff	0.23	154.3	103.1	1.0
SC-02 Controlled	0.78	154.3	582.9	19.5

The outflow going through CB1 (SC-02) is restricted with an IPEX Tempest Inlet Control Device (ICD). The expected flow is 5.9 L/s based on the pre-set flow rate for the 65# model at 2.5m of head. (See note 4)

$Q_{post} = Q_{grass} + Q_{sc-01} + Q_{sc-02} = 0.3 + 1.0 + 5.9 = 7.2 \text{ L/s}$

Allowable Runoff (5yr): 7.3 L/s
Post Development Combined Flow (25yr): 7.2 L/s

The 25yr post development combined flow is less than the allowable flow, satisfying Clause 8 requirements.

STORAGE CALCULATIONS

Storm water storage requirements for the proposed development were calculated using the Isochrone Method

Controlled Impervious Area: 489.0 sq.m (0.121 ac)
Controlled Pervious Area: 93.9 sq.m (0.023 ac)
Total Area: 582.9 sq.m (0.144 ac)

Controlled Outflow: 5.9 L/s (0.208 cts)
Required Storage: 13.8 cu.m (486 cu.ft)

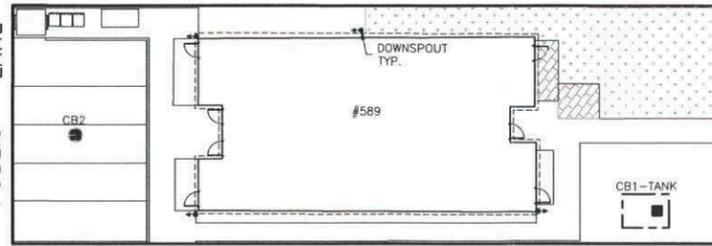
Pipes Storage: 0.7 cu.m (150#)
CB Storage: 1.7 cu.m (900#)
Tank Storage: 6.9 cu.m
Surface: 5.6 cu.m (based on 0.17m ponding @ CB2)

25yr Site Storage: 14.9 cu.m

SURFACE STORAGE SUMMARY:

Ponding Location	Ponding Area (m ²)	Ponding Depth (m)	Available Storage Volume (m ³)
CB1	14.5	0.17	0.8
CB2	83.6	0.17	4.8

PUBLIC LANE



STRADBROOK AVENUE



RUNOFF AREA SKETCH
1:200

WATER DEMAND ESTIMATION:

Water demand calculated using the fixture count method:

Fixture Count For Water Sizing For Domestic Use		
Item	Fixture Type	No. Fixtures
1	Water closet - flush tank	12
2	Lavatory Sink	12
3	Bath Tub	12
4	Kitchen Sink	8
5	Dish Washer (Domestic)	8
6	Clothes Washer	8
City Recommended Water Meter Size: 25mm (1IN)*		
City Recommended Water Connection Size: 38mm (1.5IN)		

*If units are metered individually, a permit for multiple metering is required. Plumbing layout to be provided by others. For information on water meter(s) see note 4.

WASTEWATER FLOW ESTIMATION (POST):

Average Dry Weather Flow
ADWF = Daily average wastewater flows
ADWF = 8 units * 2.3 people * 270 L/person
ADWF = 4,968.0 L/day (0.058 L/s)

Peak Dry Weather Flow
PDWF = ADWF * peaking factor

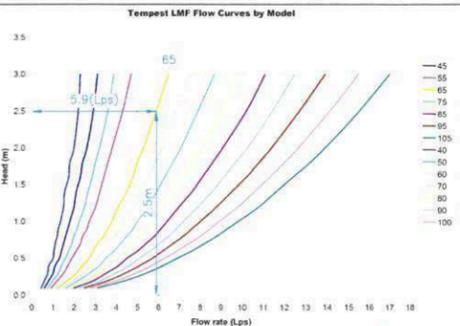
Peaking factor (Residential) = $1 + \frac{14}{(4 + \frac{Population^{0.85}}{1000})} = 4.4$
PDWF = 0.255 L/s

Peak Wet Weather Flow
PWFF = PDWF + extraneous factors

Extraneous Factors:
Groundwater infiltration = 2,200 L/Ha/day = 0.002 L/s

PWFF = 0.257 L/s

A 150mm PVC pipe at a minimum 1.0% grade has sufficient capacity for this flow.



NOTES:

- General Notes
 - All distances are in metres and may be converted to feet by multiplying by 3.28084.
 - All plans referred to are of record in the Winnipeg Land Titles Office.
 - All construction and testing shall be done in accordance with City of Winnipeg By-Laws and Construction Standards.
 - Contractor shall verify and be responsible for all dimensions and grades, any errors and/or omissions must be reported to an Engineer at Barnes & Duncan. Any claims resulting from the Contractor's failure to do so shall be at the Contractor's expense.
 - Contractor shall obtain all permits to carry out the work and shall strictly adhere to the conditions of each permit.
 - Location of underground structures as shown are based on the best information available but no guarantee is given that all existing utilities are shown or that the given locations are exact. Confirmation of existence and exact location of all services must be obtained from the individual utilities before proceeding with construction.
- Lot Grade Plan
 - Building landscape grade(s) and all related lot grade elevations are to be set by a qualified and experienced surveyor, in accordance with the City of Winnipeg Lot Grading By-Law No. 7294/98 6(2).
 - Sump discharge pipes are to be directed to controlled areas and located such that positive drainage away from the building is achieved and shall not be directed to drain onto adjacent property or directly onto the streets.
 - Downspouts/Scuppers shall discharge onto splash pads and directed to controlled areas. Downspouts/Scuppers shall NOT be located nor directed so as to cause storm water to drain onto adjacent property or directly onto the streets.
 - Landscape grade to match house plans and show additional parging at the southwest corner. Coordinate number of steps in the field to accommodate aforementioned grading requirements and avoid steep walkways.
- Retaining Walls
 - Contact the Barnes & Duncan engineering department 204-284-5999 if there are any questions related to retaining walls on our grading plan(s).
 - To contain runoff and for grade differentials, retaining walls are required which must be embedded into the ground and exposed above the finished grade of the higher of the two lots, see detail.
 - Retaining walls are to be constructed at a minimum of 150mm within property.
 - Special consideration should be given to all retaining walls exceeding 300mm in height. The design of retaining walls where the elevation difference exceeds 300mm in height are to be reviewed and approved by a qualified professional.
- Site Service Plan
 - All water service pipe and sewer service pipe connections on this drawing shall be completed in accordance with the City of Winnipeg Standard Construction Specifications Underground Works.
 - Class 2 or 3 backfill is required where excavation is within 1.0m of existing or proposed sidewalk and/or pavement.
 - 38mm water service pipe shall be in accordance with AWWA C800 and ASTM B88M, Type K, seamless copper water tubing. Maintain 3.0m of cover on water services installed along foundations.
 - Install water service pipe and provide for water meter installation as per SD-027 of the City of Winnipeg Standard Construction Specifications. Applicant/Owner to confirm water meter location with watermeter@winnipeg.ca prior to install of water service pipe.
 - 150mm sewer service pipe shall be in accordance with CAN/CSA B182.2 and ASTM D 3034, SDR 35. Install sewer service pipe at a longitudinal slope not less than 1%.
 - 150mm land drainage pipe shall be in accordance with CAN/CSA B182.2 and ASTM D3034, F679, SDR 35. Alternative PVC Profile Pipe CSA B182.4, HDPE CSA B182.8 or PP CSA B182.13 pipe to be considered for on-site LDS works. 150mm LDS pipe connecting to city main shall be in accordance with CAN/CSA B182.2 and ASTM D3034, F679, SDR 35. Pipe shall be installed at the grades shown on the drawing with Class B bedding and Class 2 backfill. Use Class 4 below landscape areas.
 - (CB-1) Stormwater tank to be 2,053 imperial gallon (9.3m³) pre-cast concrete holding tank, with 250mm LDS outlet with 230mm sump. Install tank per manufacturer standards and guidelines. Provide grated cover. Dura-Con industries LTD. HT2000 or similar.
 - (CB2) Catch Basin in parking lot, to be precast concrete 900# manhole as per a modified SD-025 with grated cover and 600mm sump pit and perforated drain pipe.
 - 150mm HDPE perforated drain pipe shall be in accordance with CW 3120-R4.
 - IPEX Tempest Inlet Control Device (ICD) to be Low, Medium Flow (LMF) model capable of flow restriction to 5.9 L/s under 2.5m head (65#). LMF device to be installed with round catch basin adaptor.
 - Size, location and configuration of drainage safety features must be constructed in accordance with the City of Winnipeg Culvert, and Drainage Inlet/Outlet Safety Guidelines.
 - If re-using existing sewer service pipe (see Sewer By-law 106/2018):
 - Applicant must arrange for a sewer video inspection and submit to the Water and Waste Department for review.
 - The designated officer must be satisfied that the private sewer pipe is in good working order.
 - Confirm pile locations prior to service pipe installations. Provide proper clearance from the service pipes to the piles for sufficient access and maintenance. Underground service contractor to provide minimum clearance of 500mm from the service pipes to the outside diameter of the piles.
- Restoration
 - All street cuts and restoration shall be made in accordance with streets By-Law No. 1481/77, the City of Winnipeg Street Cuts Manual, and the City of Winnipeg Standard Construction Specifications. Per CW 2110 3.27 and CW 2130 3.26, reconstruct boulevard area, including boulevard, curb, sidewalk and shoulder, in its original condition to match adjoining boulevard area.
 - For information related to residential approaches contact the City of Winnipeg private approach technician 204-986-4113. (commercial approach technician 204-986-5239).

Jun 17, 2024 - 1:23pm C:\WORK\PROJECTS\BMD 2023\0500 - 0899\23-0554\2-L00 LSP\CAD\23-0554_589 Stradbroke Av. Civil (Rev2).dwg

PROPERTY BOUNDARY	150 MM	WATERMAIN	150 MM
SUPPORTING BOUNDARIES	---+---	HYDRANT	---+---
CENTERLINE ROAD	---+---	VALVE	---+---
DRAINAGE/DITCH	---+---	600 LDS LAND DRAINAGE SEWER	---+---
GAS	---+---	300 WWS WASTEWATER SEWER	---+---
HYDRO	---+---	MANHOLE	---+---
MTS	---+---	CATCH BASIN	---+---
CULVERT	---+---	CURB INLET	---+---
ELEVATION	---+---	CURB STOP	---+---
DITCH/SWALE ELEVATION	---+---	PLUG	---+---
PROPOSED GRADING SLOPE	---+---	HYDRO POLE AND ANCHOR	---+---
EXISTING	---	LEGEND-PLAN	---
PROPOSED	---	LEGEND-PLAN	---

METRIC
WHOLE NUMBERS INDICATE MILLIMETERS
DECIMALIZED NUMBERS INDICATE METERS

B.M. ELEV. 232.099	F.B. 1481-159
DESIGNED TGC	FIRST REVIEW CRT
DRAWN TGC	SECOND REVIEW CBS
ISSUED FOR DEVELOPMENT PERMIT - REVISED PER WWD COMMENTS	17/06/24 TGC CRT CBS
ISSUED FOR DEVELOPMENT PERMIT - REVISED ACCESSIBLE STALL	17/05/24 TGC CRT CBS
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NO. REVISIONS	D/M/Y BY 1st 2nd

BARNES & DUNCAN
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
Winnipeg, Manitoba
R3L 0K6

DESIGNED TGC
DRAWN TGC

HOR. SCALE (24x36")
AS SHOWN

DATE DRAWN MAY 17, 2024

ENGINEER'S SEAL
PROVINCE OF MANITOBA
C.R. TERPSVIRA
Member
43753
2024-05-16

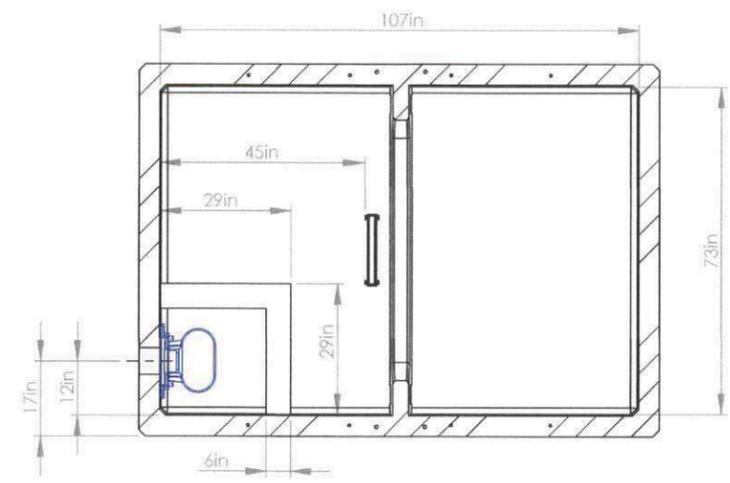
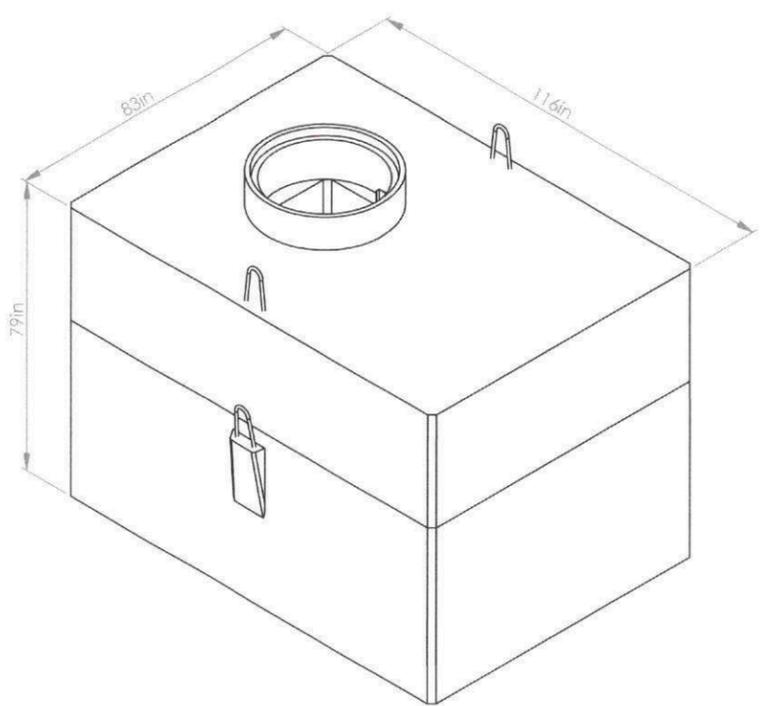
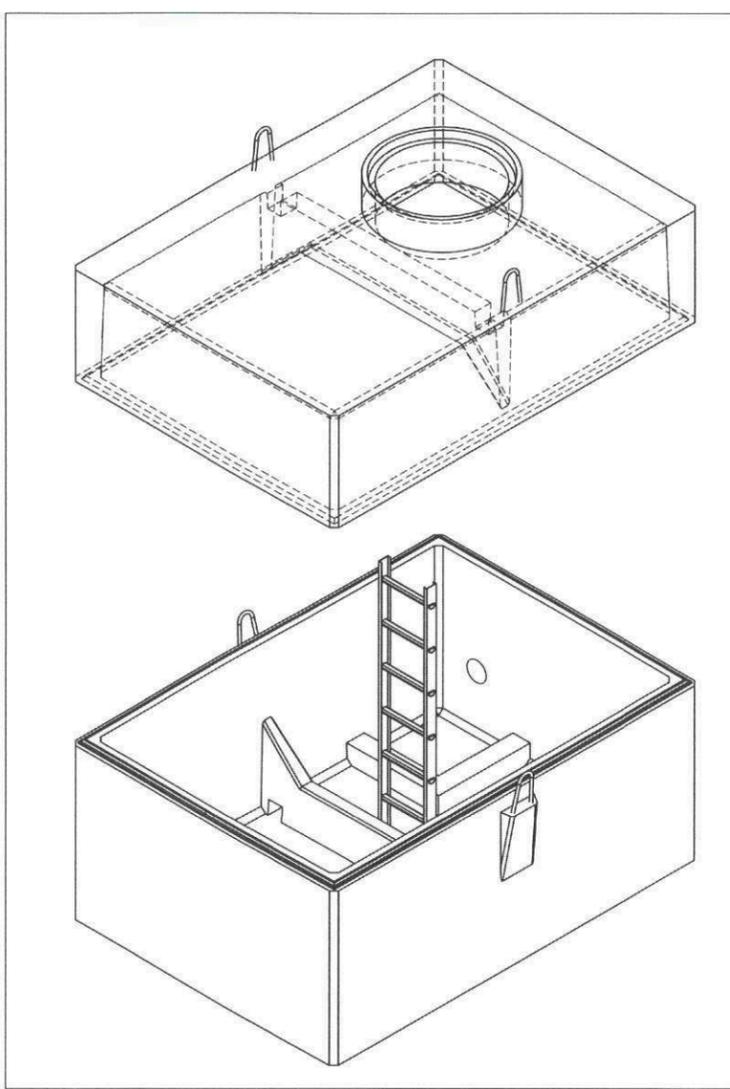
CITY OF WINNIPEG

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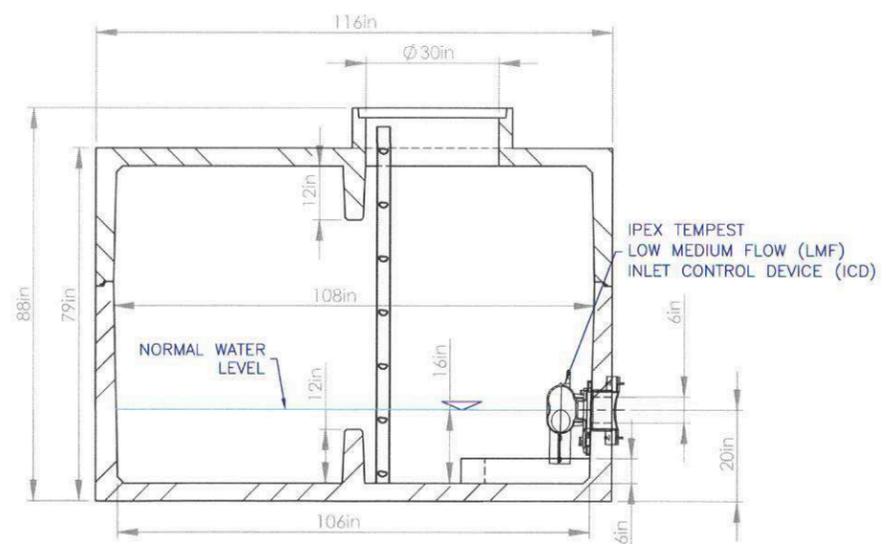
CALCULATIONS AND NOTES
THE SUNREX GROUP OF COMPANIES
LOT 89 PLAN 52
589 STRADBROOK AVENUE
WINNIPEG, MB

C02

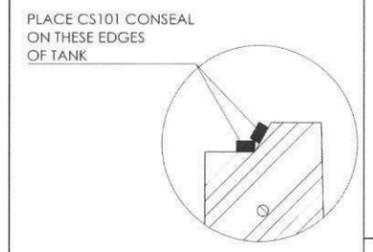
SHEET 2 OF 3
CITY DRAWING NUMBER



SECTION J-J



SECTION A-A



DETAIL H
SCALE 1 : 3

-ALL CONCRETE IS SULPHATE
RESISTANT 40 MPA FIBRE REINFORCED
-DIMENSIONS ARE IN INCHES
-TANK WEIGHT: 16676.33 LBS
-MAXIMUM BURIAL DEPTH: 3.05M (10')

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF
DURACON INDUSTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE
WRITTEN PERMISSION OF DURACON INDUSTRIES IS PROHIBITED.



Box 127
Rosenort, MB
R0G 1W0
PH: 204-746-8822
www.duracon.ca

TITLE:
SW2000
TOTAL 2053 IMPERIAL GALLON (9.3m³)
7.0m³ WORKING VOLUME
18/04/24 DRAWN BY: TH SHEET 1 OF 3

Jun 17, 2024 1:23pm G:\WORK PROJECTS\BMD 2023\0500 - 0599\23-0554\2-LCD LSP\CAD\23-0554_589 Stradbroom Av. Civil (Rev2).dwg

---	PROPERTY BOUNDARY	---	150 WM	---	WATERMAIN	---	150 WM
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---	HYDRO	---	○	---	MANHOLE	---	●
---	MTS	---	□	---	CATCH BASIN	---	■
---	CULVERT	---	▽	---	CURB INLET	---	▼
×	ELEVATION	---	232.20	---	CURB STOP	---	▼
×	DITCH/SWALE ELEVATION	---	232.20	---	PLUG	---	⊠
---	PROPOSED GRADING SLOPE	---	-0.5%	---	HYDRO POLE AND ANCHOR	---	⊠
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BARNES & DUNCAN 1906
SURVEYING, ENGINEERING & PLANNING

6 Donald Street
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DESIGNED TGC
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PROVINCE OF MANITOBA
C.R. TERPSVRA
Member 43753
REGISTERED PROFESSIONAL ENGINEER

CITY OF WINNIPEG

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CALCULATIONS AND NOTES
THE SUNREX GROUP OF COMPANIES
LOT 89 PLAN 52
589 STRADBROOK AVENUE
WINNIPEG, MB

C03
SHEET 3 OF 3
CITY DRAWING NUMBER