

ADMINISTRATIVE REPORT

Title: DAV 25-141301\C – Ravenhurst St
Issue: For Variances to enable a multi-family development.
Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application to vary the "C2" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1) for the construction of multi-family dwellings to permit:

a) a front yard to dwellings of 15 feet (4.57 metres) instead of 25 feet (7.62 metres);

b) 41 parking spaces instead of 42 spaces;

2) for the establishment of an accessory parking area to permit no south side yard setback to a drive aisle leading to the adjacent property instead of 8 feet (2.44 metres);

Subject to the following condition(s):

1) That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

2) That the development shall be constructed in substantial conformance with the plans submitted under File No. DAV 25-141301/C, dated May 6, 2025 and thereafter maintained to the satisfaction of the Director of Planning, Property and Development;

OR

That the Owner must submit plans showing the location and design of any and all proposed:

- i. buildings;
- ii. accessory parking areas;
- iii. driveways;
- iv. garbage enclosures;
- v. fencing;
- vi. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

REASON FOR THE REPORT

- The applicant is proposing three multi-family buildings on the site. They require variances for:
 - Reducing the front and side yards.
 - Reducing the number of parking spaces.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DAV 25-141301\C
RELATED FILES: DCU 25-141279/C
COMMUNITY: East Kildonan - Transcona Committee
NEIGHBOURHOOD #: 4.414 - (CANTERBURY PARK)

SUBJECT: To vary the "C2" development and design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:
 1) for the construction of multi-family dwellings to permit:
 a) a front yard to dwellings of 15 feet (4.57 metres) instead of 25 feet (7.62 metres);
 b) 41 parking spaces instead of 42 spaces;
 2) for the establishment of an accessory parking area to permit no south side yard setback to a drive aisle leading to the adjacent property instead of 8 feet (2.44 metres);

LOCATION: Ravenhurst St
LEGAL DESCRIPTION: BLOCK 3 PLAN 50809 N 1/2 3-11-4 EPM

APPLICANT: John Wintrup (John Scott Wintrup Planning & Development)

139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER:

NOVAMET DEVELOPMENT CORPORATION
1 Dr. David Friesen Dr
Winnipeg, MB R3X 0G8

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

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

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

SITE DESCRIPTION

- The property is located at the northeast corner of Pandora Avenue E and Ravenhurst Street, in the Canterbury Park neighbourhood of the Transcona Ward.
- The property is designated an Established Neighbourhood – Recent Community” policy area of *Complete Communities Direction Strategy 2.0*.
- The property is zoned “C2” Commercial – Community District.
- The property is 41,907 square feet in area.
- The property is currently vacant.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: Laneway, then single-family detached dwellings zoned “R1-S” Residential Single-Family Small District.

South: Vacant land zoned “RMF-M” Residential Multi-Family (Medium) District.

East: Single-family detached dwellings zoned “R1-M” Residential Single-Family Medium District.

West: Ravenhurst Street, then townhouses zoned “C2” Commercial – Community District.

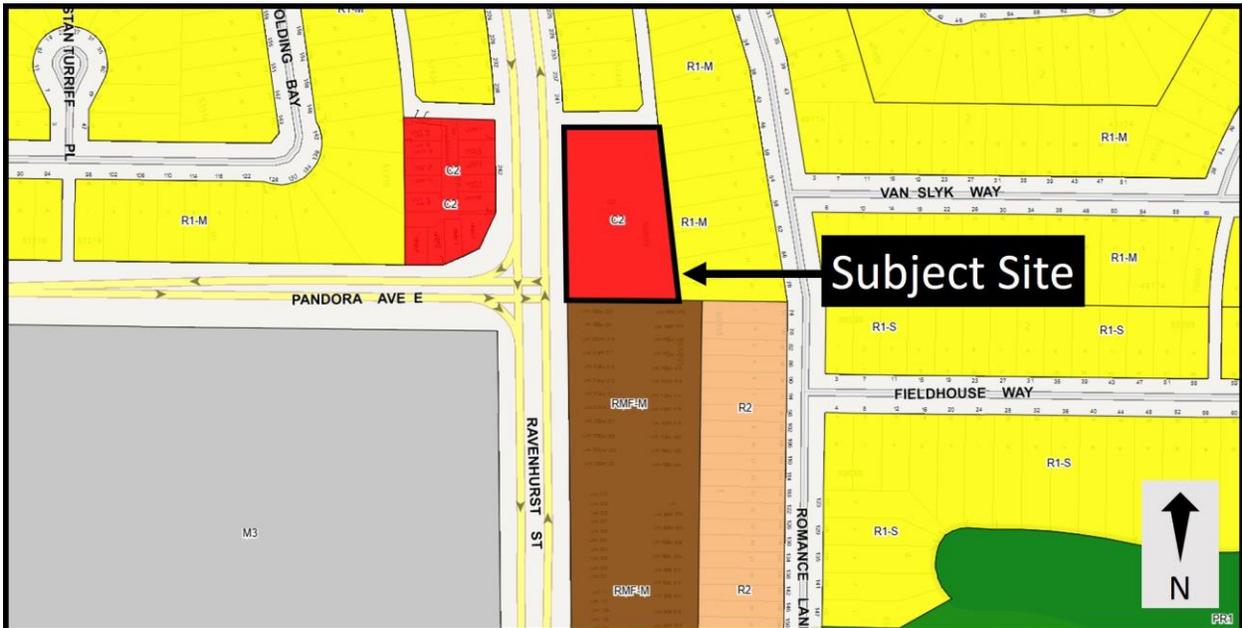


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a total of three, three-storey buildings on the site.
- Buildings 1A and 1B would be stacked townhouses located at the west of the site fronting Ravenhurst Street, while building 2 would be a townhouse located at the southeast corner of the site.
- Buildings 1A and 1B are proposed to:
 - Be three stories in height.
 - Have a front yard setback of 15' to Ravenhurst Street.
 - Have a north side yard of 20' and a south side yard of 12'
 - Include entrances and balconies facing Ravenhurst Street, with attached garages and access to the interior parking area on the east facade.
- Building 2 is proposed to:
 - Be three stories in height.
 - Have a 25' rear yard setback to the east property line.
 - Have a south side yard of 12'.
 - Include entrances and balconies on the east façade facing the existing single-family dwellings, with attached garages and access to the interior parking area on the west façade.
- Parking is provided in driveways, attached garages, and a designated parking area.
- The proposal meets the landscaping requirements of the Winnipeg Zoning By-Law, and includes trees and shrubs in the interior of the site, as well as along the east, west, and south property lines.
- Earth bins are proposed at the northeast corner of the site for garbage collection.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0 (CCDS 2.0)* is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The property is located in an "Established Neighbourhood – Recent Communities" policy area of *CCDS 2.0*. Certain goals and policies of *CCDS 2.0* apply to the proposal.
- *Goal 1 - Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
 - *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.*
- *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
 - a. Applicable City-endorsed policies or guidelines;*
 - b. Existing zoning of the property and adjacent properties;*
 - c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
 - d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
 - e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
 - f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
 - g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*

The proposed development includes true townhouses and stacked townhouses that are ground-oriented in nature. These will increase the housing options in this neighbourhood and the proposed housing typology is compatible with the surrounding neighbourhood, which includes existing single-family dwellings, two-family dwellings, townhouses, and approved stacked townhouses.

The site is located at the northeast intersection of a collector street and an arterial road. It is zoned "C2" Commercial – Community District, with a property zoned "RMF-M" Residential Multi-Family (Medium) District abutting to the south, and a property adjacent to the west that is zoned "C2" Commercial – Community District. Given the location next to major roads, the surrounding zoning that enables medium density residential development, and the 25' rear yard setback to the existing single-family dwellings, the proposal is compatible with the surrounding areas while mitigating the impact of larger buildings on smaller-scale single-family dwellings.

- *Goal 2 - Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
 - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
 - *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 site design is complimentary to the existing built form. No variances to the yards abutting the existing single-family residential development to the east have been requested. The front yard variance enables the buildings to be brought closer to the street edge and ensures a substantial separation distance with the existing single-family buildings abutting the site to the east.

- *Goal 3 - Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
 - *3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

The mixture of townhouses with front yards and stacked townhouses with balconies provide a diversity of ground-oriented housing options for multiple housing needs.

WINNIPEG ZONING BY-LAW 200/06

Reasons for the Variances

Reduced front yard setback

- The minimum front yard in the “RMF-M” Residential Multi-Family (Medium) District is 25’, and the applicant has proposed a front yard of 15’.

Reduced side yard setback to a drive aisle

- Drive aisles are distinct from driveways, in that drive aisles provide internal navigability for a parking area, while driveways provide access to a public right of way. For this reason, drive aisles are expected to maintain setbacks to property lines to ensure buffer space between a parking area and the abutting property. In this instance, the required setback is 8’, while the applicant has proposed a setback of 0’ because they are proposing a connection between the drive aisle on this property and the drive aisle on the property abutting to the south.

Insufficient parking spaces

- Multi-family developments in Recent Communities require 1.5 parking spaces per dwelling unit. The applicant has proposed a total of 28 dwelling units, which requires 42 parking stalls. However, the applicant is instead proposing 41 parking stalls.

Analysis of Variances

Reduced front yard setback

- The reduced front yard enables the buildings to be located 15’ from the front property line rather than 25’. Given that the front yard abuts Ravenhurst Street, which is part of a right-of-way that is approximately 105 feet in width, there is adequate buffering between the property to the west to mitigate any substantial adverse effect.
- For these reasons, the variance is supportable.

Reduced side yard setback to a drive aisle

- The proposed drive aisle will connect the subject property with a property abutting to the south, providing access to both sites. In order to provide this connection for vehicles, a 0' setback is necessary to allow the continuity of the drive aisle. The drive aisle is located near the centre of the site, so it will not impact the properties abutting to the east.
- For these reasons, the variance is supportable.

Insufficient parking spaces

- A deficiency of one parking space resulting in a total of 41 parking spaces instead of 42 parking spaces is a minor deviation from the required parking in a development of this scale.
- For these reasons, the Urban Planning and Design Division supports this variance.

REASONS FOR RECOMMENDATIONS

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
In that, the proposal would accommodate a development that introduces density to the site in a manner that is consistent with *Complete Communities Direction Strategy 2.0* policy.
- (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, none of the requested variances will create an adverse effect on adjoining properties, and the design features of the project mitigate any impacts on adjoining properties
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
In that, the proposed variances enable the establishment of a contextually-sensitive development of similar scale to surrounding development.
- (d) is compatible with the area in which the property to be affected is situated.
In that, the site is located at the corner of a collector and an arterial road, is buffered from single-family residential uses by a rear yard setback of 25', and is similar in scale to the surrounding area that includes single-family dwellings, two-family dwellings, and approved stacked townhouses up to three stories in height.

CONSULTATION

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

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg Goal: 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.

Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

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 health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Established Neighbourhoods – Recent Communities

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan’s goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities*.

6.44 Compatible Growth

- Plan for and protect green and built infrastructure and resources from incompatible development that would compromise achievement of this Plan’s goals.

The proposed development aligns with *OurWinnipeg* in general because it would facilitate the development of a multi-family building in an area characterized by a mixture of single-family, two-family, and multi-family buildings.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

The proposed development aligns with the *Winnipeg Climate Action Plan* in that it provides infill development in a mature neighbourhood and increases the number of homes available in the Canterbury Park neighbourhood.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Dylan Chyz-Lund, MCP
Date: June 2, 2025
File No. DAV 25-141301\C

Legal Descriptions and Title Plot



 Subject lands

ZONING AND PERMITS BRANCH

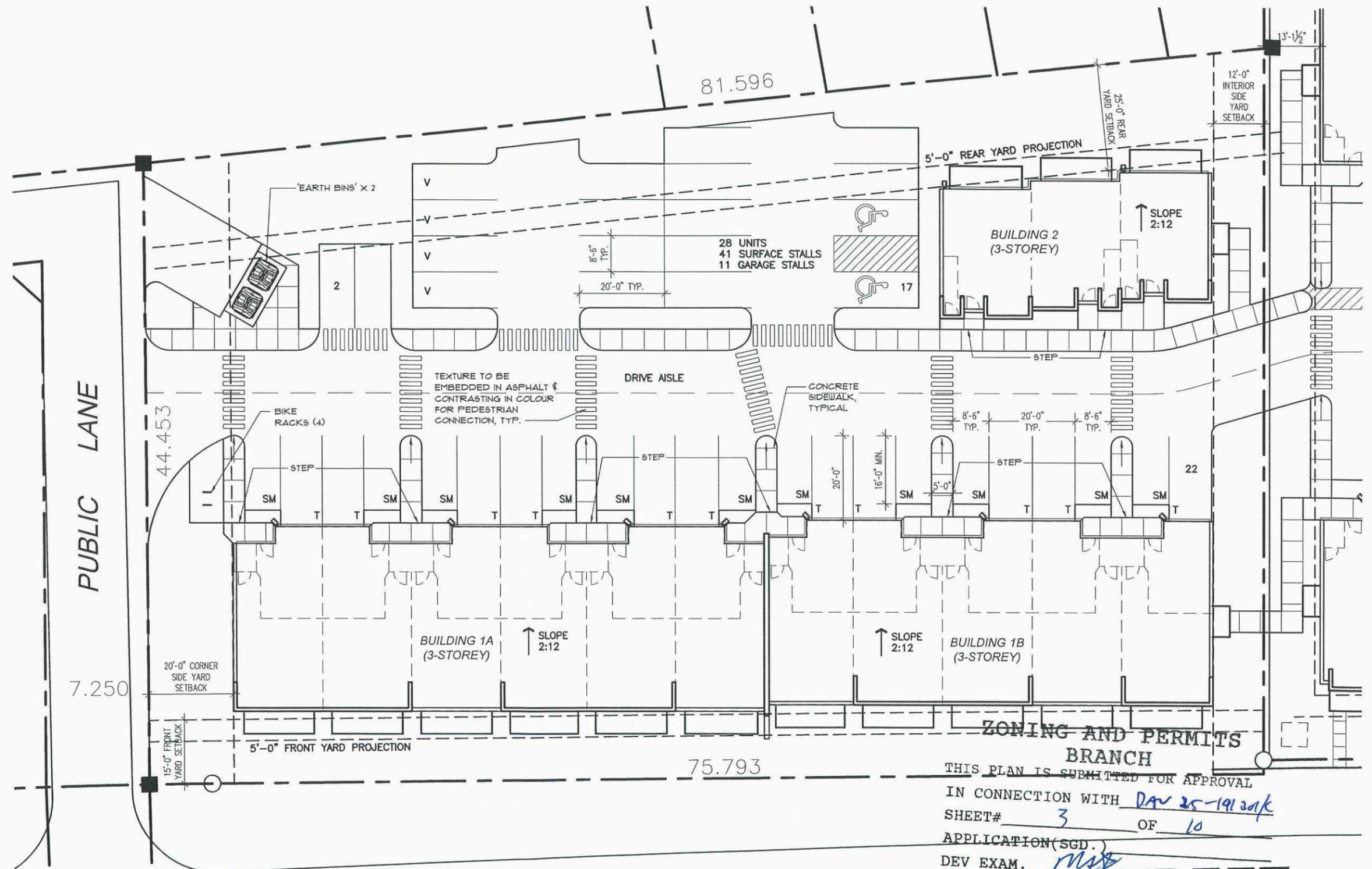
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DIV 25-191216
SHEET# 1 OF 10
APPLICATION(SGD.) _____
DEV EXAM. [Signature]
DATE May 6/15

<p>PROJECT DATA:</p> <p><u>LOT AREA:</u> ±0.96 ACRES, ±41,816.5 SQ. FT.</p> <p><u>CURRENT ZONING:</u> C2</p> <p><u>MAX. ALLOWABLE BUILDING HEIGHT:</u> 10 FT.</p> <p><u>SETBACKS:</u> MIN FRONT YARD: 25 FT REQUIRED 15 FT PROVIDED MIN INTERIOR SIDE YARD: 8 FT (+ 2 FT/EA STOREY ABOVE GROUND FLOOR) = 12FT (REQUIRED & PROVIDED) MIN CORNER SIDE YARD: 20 FT (REQUIRED & PROVIDED) MIN REAR YARD: 25 FT (REQUIRED & PROVIDED)</p> <p><u>BUILDING 1: 22 UNITS</u> UNIT A1 TOTAL: 11 UNITS UNIT A2 TOTAL: 11 UNIT</p> <p><u>BUILDING 2: 6 UNITS</u> UNIT D1 TOTAL: 3 UNITS UNIT D2 TOTAL: 3 UNITS</p> <p><u>GRAND TOTAL UNITS: 28 UNITS</u></p>	<p><u>REQUIRED PARKING:</u> 28 UNITS X 1.5 STALLS = 42 STALLS REQUIRED</p> <p><u>PROVIDED PARKING:</u> 11 GARAGE STALLS + 41 SURFACE STALLS (INCLUDING 11 TANDEM STALLS) <i>Not considered</i> = 52 STALLS PROVIDED</p> <p><u>ACCESSIBLE PARKING:</u> 2 ACCESSIBLE STALLS (INCLUDING 1 VAN STALL) REQUIRED & PROVIDED</p> <p><u>BICYCLE PARKING:</u> 4 LOCKABLE BIKE SPACES REQUIRED & PROVIDED</p> <p><u>VISITOR PARKING:</u> 4 VISITOR PARKING STALLS REQUIRED & PROVIDED</p>	<p><u>UNIT 'A' DATA:</u> 3 STOREY TOWN HOUSE WITH GARAGE</p> <p>'A1' (2ND & 3RD FLOOR & GARAGE): 3 BEDROOM, 2.5 BATHROOM ± 1,803 SQ.FT. (W/O GARAGE) SINGLE CAR GARAGE</p> <p>'A2' (MAIN FLOOR): 1 BEDROOM, 1 BATHROOM ± 520 SQ.FT. SINGLE CAR DRIVEWAY</p> <p><u>UNIT 'B' DATA:</u> 3 STOREY TOWN HOUSE</p> <p>'B1' (2ND & 3RD FLOOR): 3 BEDROOM, 1.5 BATHROOM ± 1,332 SQ.FT. SURFACE PARKING</p> <p>'B2' (MAIN FLOOR): 1 BEDROOM, 1 BATHROOM ± 571 SQ.FT. SURFACE PARKING</p>
---	---	---

**ZONING AND PERMITS
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-1412/K
SHEET# 2 OF 14
APPLICATION(SGD.) _____
DEV EXAM. MST
DATE May 6/15

<p>REVISION/ISSUANCE ISSUED FOR CONDITIONAL USE APPLICATION - JANUARY 29/25</p>	<p>COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT.</p> <p>THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.</p>	<p>OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898</p>	<p>PROJECT TITLE CANTERBURY-2 MULTI. HOUSING DEV. RAVENHURST STREET, WINNIPEG, MB</p>	<p>SHEET NO. A-0.0 REFER TO DRAWING A-XX</p>		
		<p>PROJECT NO. 24-014</p>	<p>DATE JAN 29, 2025</p>	<p>SCALE AS NOTED</p>	<p>DRAWN BY PN/SD</p>	<p>DRAWING TITLE PROJECT DATA</p>



**ZONING AND PERMITS
BRANCH**

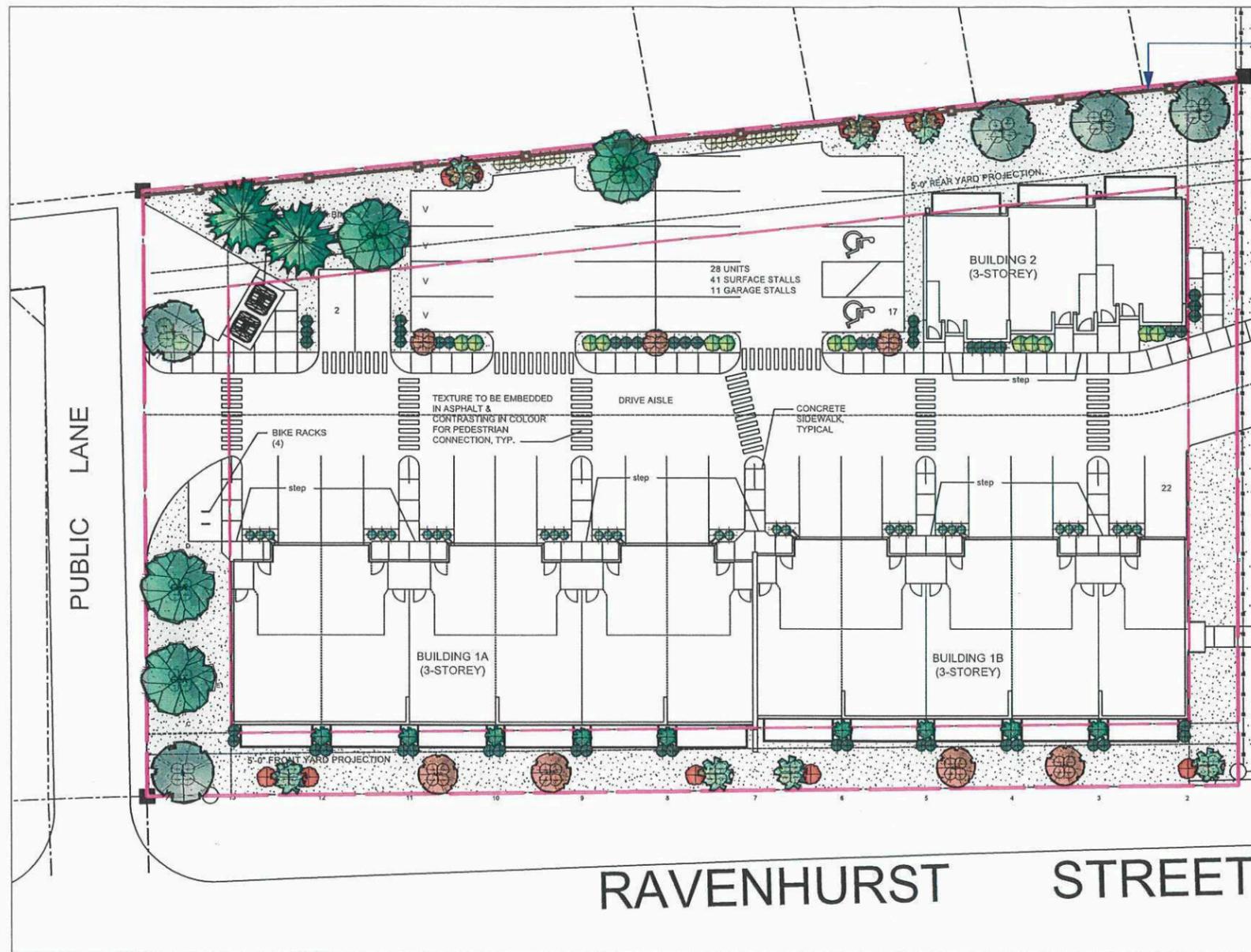
THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH Dav 25-191 2016
 SHEET# 3 OF 10
 APPLICATION(SGD.)
 DEV EXAM. msk
 DATE May 6/15

RAVENHURST STREET

TRUE NORTH
1 SITE PLAN
 A1.0 SCALE: NTS

REVISION/ISSUANCE ISSUED FOR CONSULTANT COORDINATION - JANUARY 22, 2025 ISSUED FOR CONDITIONAL USE APPLICATION - JANUARY 29/25	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898	PROJECT TITLE CANTERBURY-2 MULTI. HOUSING DEV. RAVENHURST STREET, WINNIPEG, MB
		PROJECT NO. 24-014 DATE JAN 29, 2025 SCALE AS NOTED DRAWN BY PN/SD	SHEET NO. A-1.0 REFER TO DRAWING A-XX

Preliminary



6' WOOD PRIVACY FENCE

ZONING AND PERMITS
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH DIV 25-141 3A/C
 SHEET# 4 OF 10
 APPLICATION (SGD.) _____
 DEV EXAM. WRE
 DATE May 6/15

1 Landscape Scope Plan
 L-CU-1 Scale: 1:400



A 04/02/2025 Conditional Use

No.	Date	Issue Notes

Drawing No.

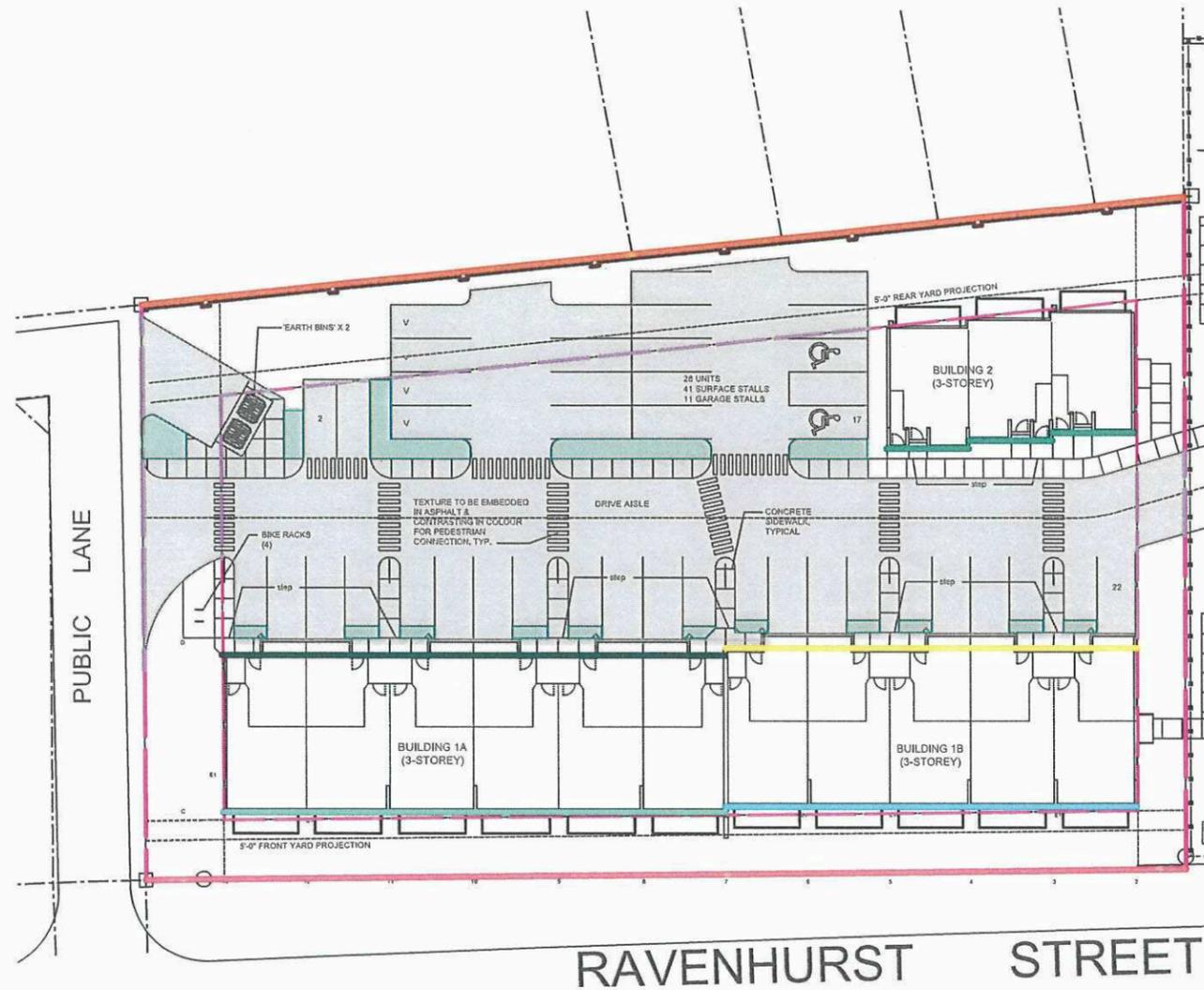
L-CU-1 of 4

CANTERBURY-2 MULTI. HOUSING DEV.
 RAVENHURST STREET, WINNIPEG, MB
 Landscape Plan



LANDFORUM
 LANDSCAPE ARCHITECTS

Preliminary



ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH DAV 25-191201/k
 SHEET# 5 OF 10
 APPLICATION(SGD.) _____
 DEV EXAM. WMS
 DATE May 6/25

1 Zoning Analysis Plan
 L-CU-2 Scale: 1:500



City of Winnipeg Zoning Requirements

190 (2) Street Edge Landscaping

Street Frontage

Ravenhurst St	263 Lin ft.		
	Required	Proposed	
Trees	9	9	
Shrubs	39	41	

190 (5) Building Foundation Landscaping (outside of urban infill)

Principle Facade

Building 1A	126 Lin Ft.		
	Required	Proposed	
Shrubs	13	17	

Building 1B	105 Lin Ft.		
	Required	Proposed	
Shrubs	11	14	

Building 2	63 Lin Ft.		
	Required	Proposed	
Shrubs	6	11	

Facade Facing Street

Building 1A	126 Lin Ft.		
	Required	Proposed	
Shrubs	13	17	

Building 1B	105 Lin Ft.		
	Required	Proposed	
Shrubs	11	14	

190 (6) Parking lot Interior Landscaping

Gross Parking Lot Area	17893 Sq. Ft.		
	Required	Proposed	
Required Landscape Area	894	936	
Trees	3	3	
Shrubs	9	39	

190 (7)a Buffering of Residential Uses from Non-Residential Impacts

Single Family	265 Lin ft.		
RMF	0 Lin ft.		
	Required	Proposed	
Requirement (Option 1)			
Trees	7	13	
Shrubs	39	42	

A 04/02/2025 Conditional Use

No. Date Issue Notes

Drawing No.

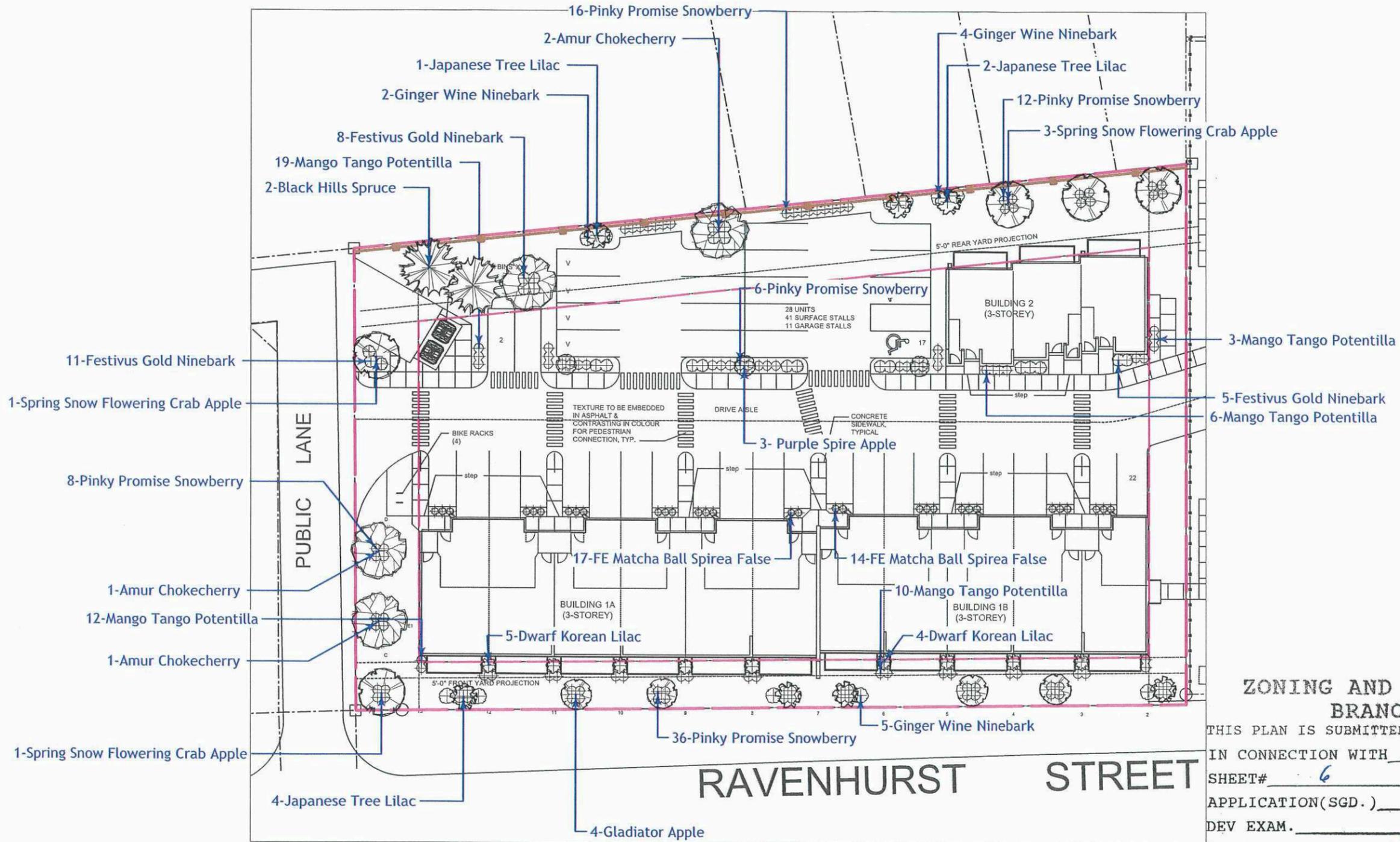
L-CU-2 of 4

CANTERBURY-2 MULTI. HOUSING DEV.
 RAVENHURST STREET, WINNIPEG, MB
 Landscape Zoning Analysis



LANDFORUM
 LANDSCAPE ARCHITECTS

Preliminary



ZONING AND PERMITS
BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DAV 25-19124/C
SHEET# 6 OF 10
APPLICATION(SGD.) _____
DEV EXAM. _____
DATE May 6/25



A 04/02/2025 Conditional Use
No. Date Issue Notes

Drawing No. L-CU-3 of 4

CANTERBURY-2 MULTI. HOUSING DEV.
RAVENHURST STREET, WINNIPEG, MB
Planting Plan



LANDFORUM
LANDSCAPE ARCHITECTS

Preliminary

Plant Schedule

Common Name	Botanical Name	Qty	Scheduled Size (Containerized trees will not be accepted)
Evergreen Trees			
Black Hills Spruce	Picea glauca 'Black Hills'	2	2.4 m ht. 90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire
Trees			
Spring Snow Flowering Crab Apple	Malus baccata 'Spring Snow'	5	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Purple Spire Apple	Malus 'Jefspire'	3	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Gladiator Apple	Malus x adstringens 'Durleo'	4	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Amur Chokecherry	Prunus maackii	4	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Japanese Tree Lilac	Syringa reticulata	7	65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs			
Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's Gold'	24	30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Ginger Wine Ninebark	Physocarpus opulifolius 'SMNPOBLR'	11	45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Mango Tango Potentilla	Potentilla fruticosa 'Mango Tango'	50	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	31	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	78	30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	9	60 cm. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs			
Perennials			
Ornamental Grasses			
Ferns / Mosses			
Vines			
Aquatic Plants			
Total Plants on Schedule		228	
Total Plants in Drawing		228	

ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH DAV 25-14134
 SHEET# 7 OF 10
 APPLICATION(SGD.)
 DEV EXAM. [Signature]
 DATE May 6/15

A 04/02/2025 Conditional Use

No. Date Issue Notes

Drawing No.

L-CU-4 of 4

CANTERBURY-2 MULTI. HOUSING DEV.
 RAVENHURST STREET, WINNIPEG, MB
 Schedule and Images



LANDFORUM
 LANDSCAPE ARCHITECTS

T.O. HIGH PARAPET
 ELEV. ±140'-8 1/2"
 MID PT. SLOPED ROOF
 ELEV. ±135'-10 1/8"
 U.S. ROOF TRUSS
 ELEV. 129'-8 7/8"
 T.O. 3RD FLOOR
 ELEV. 120'-7 3/4"
 T.O. 2ND FLOOR
 ELEV. 110'-3 7/8"
 T.O. 1ST FLOOR
 ELEV. 100'-0"



1
BUILDING 1 - WEST ELEVATION
 A4.0 SCALE: 3/32"=1'-0"

**ZONING AND PERMITS
BRANCH**

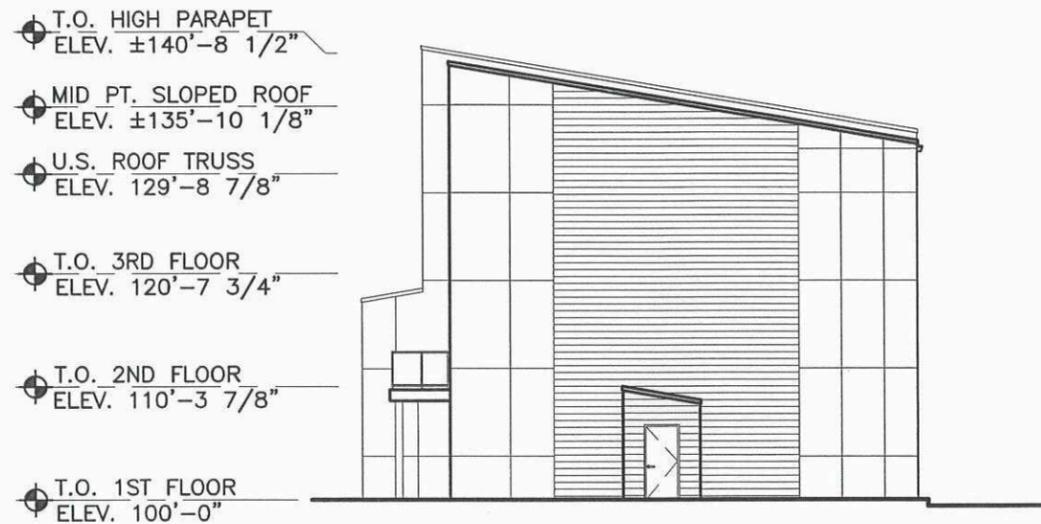
THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH DAN 25-141 301/c
 SHEET# 8 OF 10
 APPLICATION(SGD.) _____
 DEV EXAM. WMS
 DATE May 6/25

T.O. HIGH PARAPET
 ELEV. ±140'-8 1/2"
 MID PT. SLOPED ROOF
 ELEV. ±135'-10 1/8"
 U.S. ROOF TRUSS
 ELEV. 129'-8 7/8"
 T.O. 3RD FLOOR
 ELEV. 120'-7 3/4"
 T.O. 2ND FLOOR
 ELEV. 110'-3 7/8"
 T.O. 1ST FLOOR
 ELEV. 100'-0"

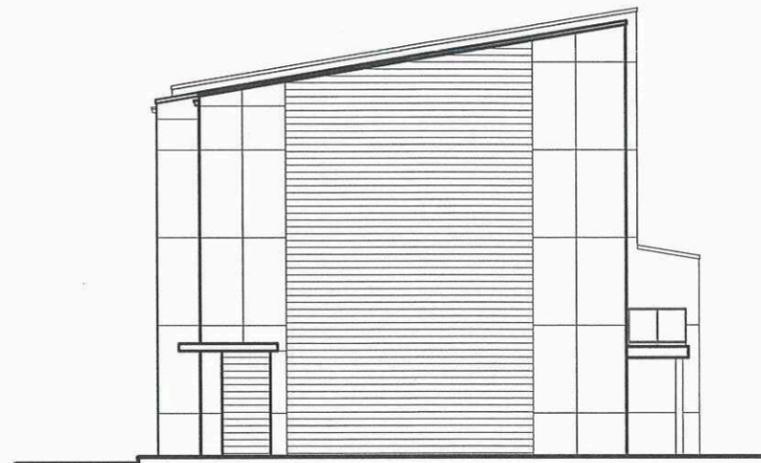


1
BUILDING 1 - EAST ELEVATION
 A4.0 SCALE: 3/32"=1'-0"

REVISION/ISSUANCE ISSUED FOR CONDITIONAL USE APPLICATION - JANUARY 29/25	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898 PROJECT NO. 24-014 DATE JAN 29, 2025 SCALE AS NOTED DRAWN BY PN/SD	PROJECT TITLE CANTERBURY-2 MULTI. HOUSING DEV. RAVENHURST STREET, WINNIPEG, MB DRAWING TITLE BUILDING 1 ELEVATIONS	SHEET NO. A-4.0 REFER TO DRAWING A-XX
---	--	--	--	--



1
A4.1 **BUILDING 1 - SOUTH ELEVATION**
SCALE: 3/32"=1'-0"



1
A4.1 **BUILDING 1 - NORTH ELEVATION**
SCALE: 3/32"=1'-0"

**ZONING AND PERMITS
BRANCH**

THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DN 25-14130/C
SHEET# 9 OF 10
APPLICATION(SGD.) _____
DEV EXAM. MSJ
DATE May 6/15

REVISION/ISSUANCE ISSUED FOR CONDITIONAL USE APPLICATION - JANUARY 29/25	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898		PROJECT TITLE CANTERBURY-2 MULTI. HOUSING DEV. RAVENHURST STREET, WINNIPEG, MB		SHEET NO. A-4.1
		PROJECT NO. 24-014	DATE JAN 29, 2025	SCALE AS NOTED	DRAWN BY PN/SD	DRAWING TITLE BUILDING 1 ELEVATIONS

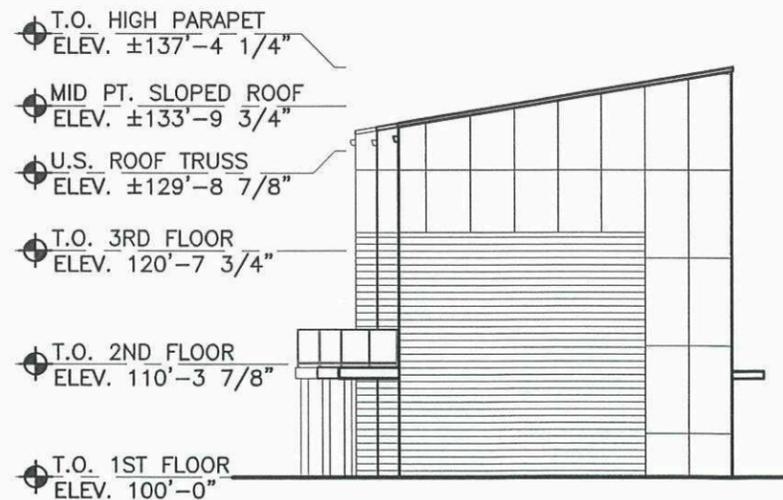


1 BUILDING 2 - WEST ELEVATION
 A4.2 SCALE: 3/32"=1'-0"

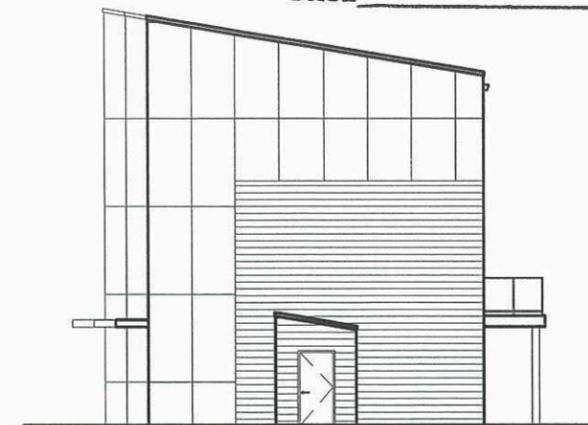


2 BUILDING 2 - EAST ELEVATION
 A4.2 SCALE: 3/32"=1'-0" ZONING AND PERMITS BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL
 IN CONNECTION WITH D.N. 25-19301/C
 SHEET# 10 OF 10
 APPLICATION(SGD.) _____
 DEV EXAM. _____
 DATE May 6/25



3 BUILDING 2 - NORTH ELEVATION
 A4.2 SCALE: 3/32"=1'-0"



4 BUILDING 2 - SOUTH ELEVATION
 A4.2 SCALE: 3/32"=1'-0"

REVISION/ISSUANCE ISSUED FOR CONDITIONAL USE APPLICATION - JANUARY 29/25	COPYRIGHT RESERVED. DRAWINGS, DESIGN, AND SPECIFICATIONS OF THIS PLAN ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF OTTO CHENG ARCHITECT INC. AND CANNOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ARCHITECT FOR ADJUSTMENT.	OTTO CHENG ARCHITECT INC. ARCHITECTURE INTERIORS T. (204) 453-8898		PROJECT TITLE CANTERBURY-2 MULTI. HOUSING DEV. RAVENHURST STREET, WINNIPEG, MB	SHEET NO. A-4.2
		PROJECT NO. 24-014	DATE JAN 29, 2025	SCALE AS NOTED	DRAWN BY PN/SD