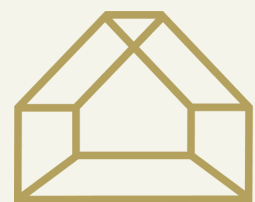


May 30, 2023



DWELL DESIGN
homes
DESIGN | BUILD | LIVE



Crystal Ionics
Development Ltd.



PRESENTATION OVERVIEW

WHO WE ARE

SITE HISTORY

PRE-APPLICATION SUMMARY

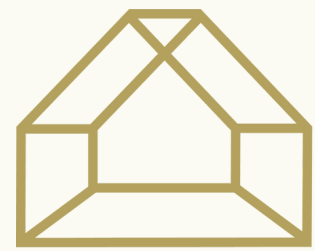
OUR VISION

CITY PLANNING - SITE AND POLICY CONTEXT

PROJECTED TIMELINE

CLOSING

WHO WE ARE



DWELL DESIGN
homes
DESIGN | BUILD | LIVE

The team at Dwell Design Homes is committed to selecting projects that align with our mission to revitalize communities and contribute to the creation of a sustainable and thriving urban environment for future generations. Dwell Design Homes specializes in infill home construction, with principals having career experience in constructing over 500 single-family residences, including multiple properties throughout River Heights.



Crystal Ionics
Development Ltd.

The principal of Crystal Ionics Development Ltd. holds extensive experience in infill development, having successfully delivered over 1000 condominiums, including 139 Tuxedo. With a culture of integrity, professionalism, and a forward-thinking mindset, Crystal Ionics Inc. is dedicated to shaping the future of Winnipeg's real estate landscape, one remarkable project at a time.

SITE HISTORY

August 1947: Construction of the Shriner's Hospital commenced on the site.

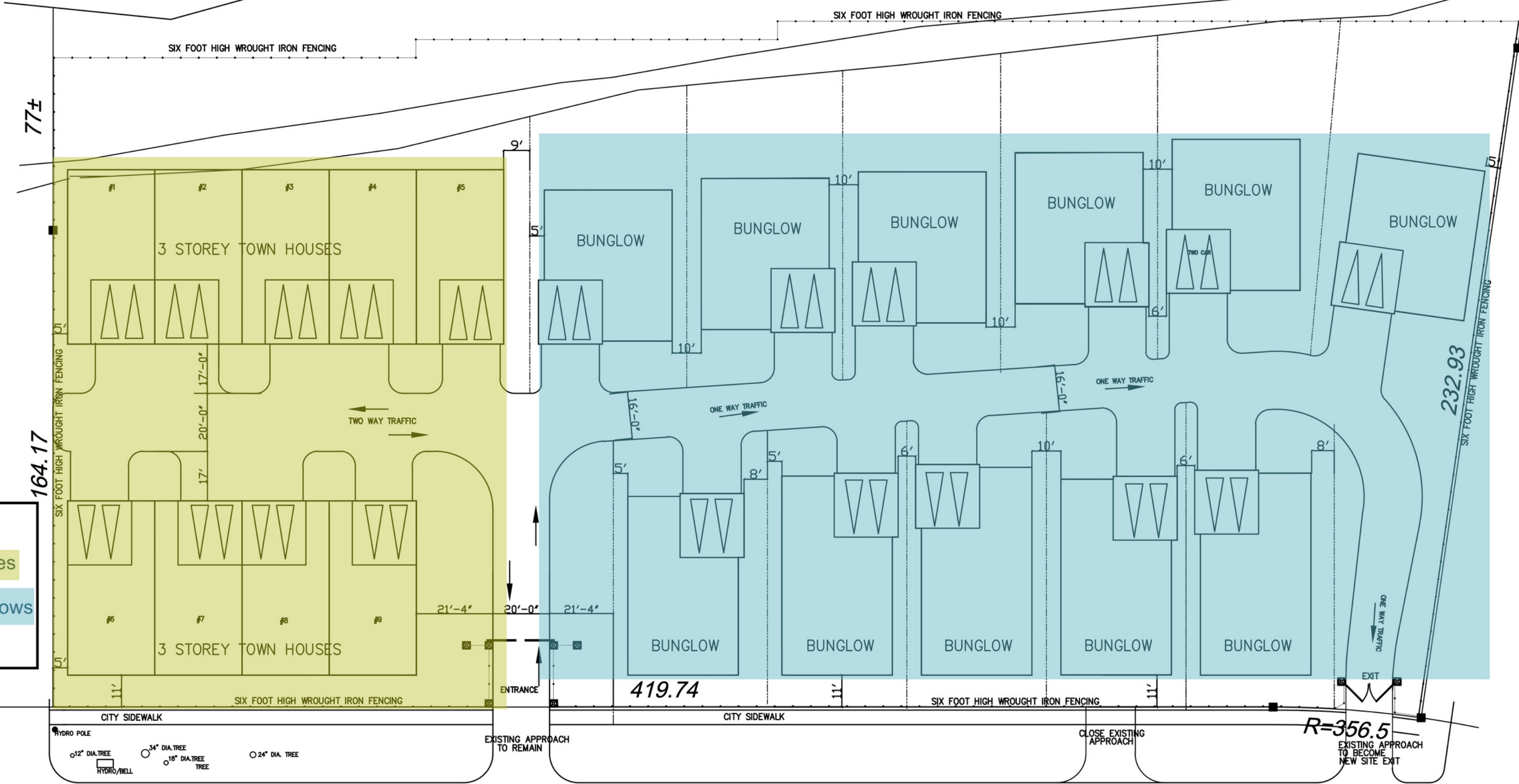
June 1949: The hospital opened for operation .

1977: The Hospital was turned over to the provincial government and renamed the Rehabilitation Centre for Children.

May 2016: The building closed and stood vacant, except for occasional use as movie sets.

2021- 2022: The building was acquired and demolished by Peguis First Nations.

January 2023: We acquired the property from Peguis First Nations.



WELLINGTON CRESCENT

PRE-APPLICATION SITE PLAN

PRE-APPLICATION FEEDBACK

Recommended Development

The Urban Planning Division would be most supportive of on the property would be:

- One or more 2-4 storey multifamily buildings, aligned with and facing the street.
- Townhomes or ‘brownstones’, aligned with and facing the street, would also be supportable.
- Parking located in the rear and/or in rear garages.
- A rezoning of the property to “RMF-S”.
- If 4-storey development becomes envisioned in a later concept we can discuss whether “RMF-M” with a Zoning Agreement is more appropriate.
- Public Works does not support 8 approaches to the Planned Area.
- Subject site is located within the Established Neighbourhoods – Mature Communities Policy Area



SAMPLE OF RMF-M

OUR VISION

- Rezone the subject lands from R1M to RMF- S (Residential Multi-Family District – Small).
- Construction of 18 detached multi-unit residential bungalow condominium units.
- 2 parking spaces per unit, plus visitor parking.
- Property to be surrounded by a 6' tall wrought iron fence
- Street Edge Landscaping: (along Wellington Cres – 470 feet): minimum of 16 trees, 71 shrubs.
- Building Foundation Landscaping to exceed city requirements
- A landscaped buffer is to be installed along side & rear lot lines.
- The development will satisfy the requirements of the City of Winnipeg Charter with respect to the Designated Floodway Area, and the Designated Floodway Fringe Area Regulation 266/91 (DFFAR).
- Completion of an engineered flood-protection design with the development permit submission, including lot-grading and other key elements.

ASSINIBOINE RIVER



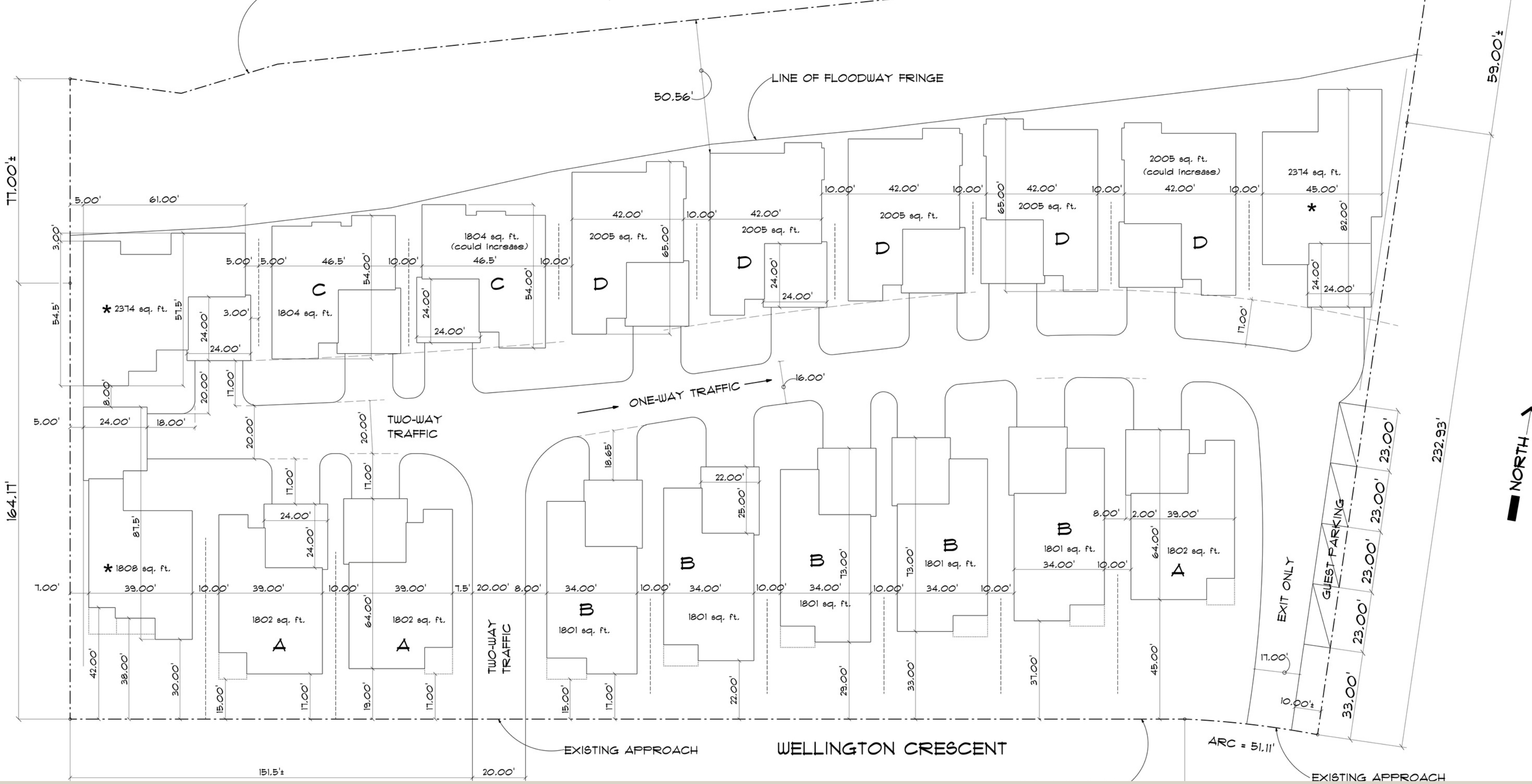
WELLINGTON CRESCENT

PROPOSED SITE PLAN



PROPOSED SITE PLAN (BIRD'S-EYE)

EDGE OF WATER (TAKEN FROM SURVEY DATED JUNE 21, 2022)



PROPOSED SITE PLAN (WITH DIMENSIONS)

ZONING

R1-M Current

- Total area: +/- 2.8 acres [121,968 sq.ft.]
- The current zoning of R1-M would support 8 single family homes with individual approaches
- Single family homes may be up to 35' in height (to mid point of roof)

RMF-S Proposed

- 18 detached bungalow condominium units
- Bungalows to be maximum of 22' in height to mid point of roof
- Zoning would allow for up to 97 units
- Maximum allowable building height: 35' in height (to mid point of roof)

RMF-M

- Zoning to RMF-M (residential multi-family medium) would allow for up to 152 units
- Maximum allowable building height: 60' in height (to mid point of roof)

SAMPLE ELEVATION



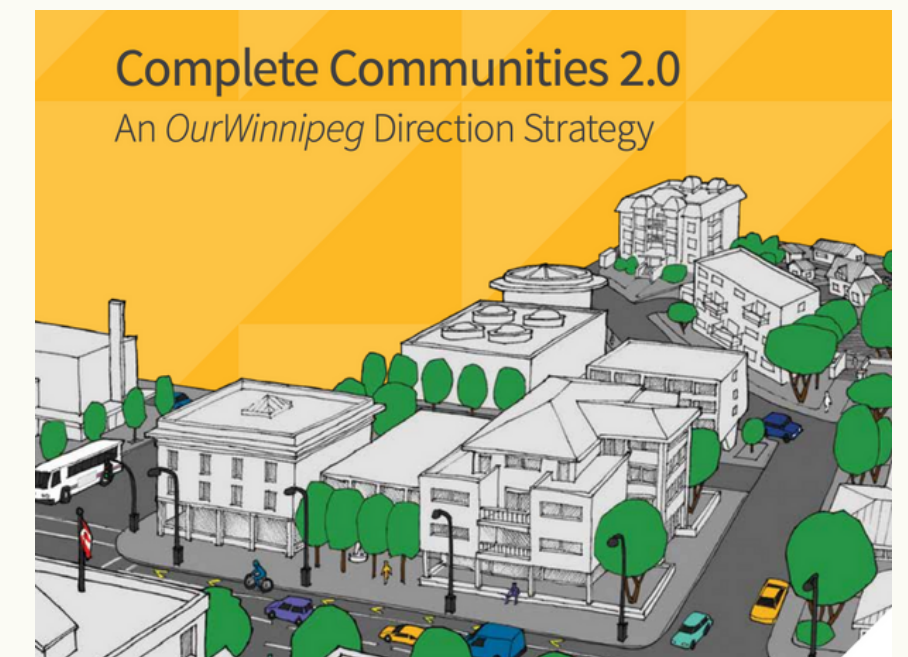
SAMPLE ELEVATION 2



OUR WINNIPEG 2045 & COMPLETE COMMUNITIES 2.0

The property is zoned “R1-M” - Residential Single Family (Medium) and is within the Established Neighbourhoods – Mature Communities Policy Area under OW 2045 and CCDS 2.0. OurWinnipeg 2045 and Complete Communities 2.0 incorporate policies and objectives that directly support this project, including:

- Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City’s residential intensification target.
- Provide diverse housing options to accommodate various household types, abilities, and stages of life.
- Enable the intensification of land-uses through the development application process.
- Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.
- Support the creation of a range of sizes, forms and tenures of housing
- Support contextually-sensitive infill development that recognizes the existing form and the character of its location.
- 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 is encouraged in Mature Communities.



CITY PLANNING - SITE AND POLICY CONTEXT

RMF-S Dimensional Standards		
Standard	Required	Provided
Minimum Lot Area	9,000 square feet	121,968 square feet
Lot Area Per Unit	1 unit per 1,250 sqft of lot area	1 unit per 6,776 sqft of lot area
Minimum Front Yard	20 feet	15 feet
Minimum Rear Yard	25 feet	50.5 feet
Min. Interior Side Yard	4 feet	5 feet
Maximum Building Height	35 feet	22 feet

611 WELLINGTON

PROJECTED TIMELINE



**PRE-APPLICATION
COMPLETE**

- Submitted to the City November 2022
- Feedback received January 2023

**OPEN HOUSE
MAY 2023**

- Collect feedback
- Revise plans accordingly
- Review modifications with all attendees once completed

**REZONING APP.
FALL 2023**

- Work with City departments to finalize plans

**RIVERBANK WORK
WINTER 2023**

- Waterway Permit must be obtained prior to commencing any construction activities on the subject properties.

**CONSTRUCTION
SUMMER/FALL 2024**

- Construction plan and guidelines to be implemented prior to commencement of construction



THANK YOU

WE GREATLY VALUE YOUR FEEDBACK AND
SINCERELY APPRECIATE THE TIME YOU HAVE
TAKEN TO SHARE IT WITH US.

PLEASE LEAVE YOUR FEEDBACK HERE:

www.dwelldesignhomes.com/611feedback

OR

email us at: hello@dwelldesignhomes.com

call us at: 431-777-5776

