Minute No. 494
Report - Standing Policy Committee on Property and Development - July 5, 2005

Item No. 14 Subdivision and Rezoning - 321 and 345 avenue de la Cathedrale File DASZ 6/2005

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 6/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2005 dated June 14, 2005, for registration in the Winnipeg Land Titles Office.

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 6/2005 dated June14, 2005, to an "RM-5" Multiple Family District .

4. That a ten (10%) percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites (if applicable).

5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

7. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

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8. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Report – Standing Policy Committee on Property and Development – July 5, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,

That the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 21, 2005, the Riel Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - 321 and 345 Avenue de l a Cathedrale File DASZ 6/2005 [c/r DAV 121675/2005D, DCU 121670/2005D]**

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Marc A. Pittet, Clerk**
Riel Community Committee

Report date: **June 23, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 21, 2005, the Riel Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 6/2005 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2005 dated June 14, 2005, for registration in the Winnipeg Land Titles Office.

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 6/2005 dated June14, 2005, to an "RM-5" Multiple Family District .

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6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

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9. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

The Riel Community Committee provided the following supporting reason for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the report from the Manager of Planning and Land Use dated June 10, 2005.

PUBLIC HEARING SUMMARY

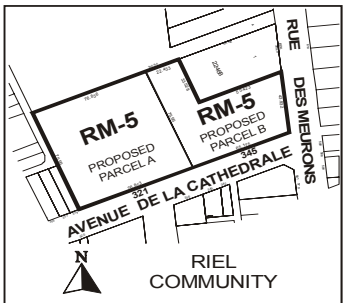
File: DASZ 6/2005 [c/r DAV 121675/2005D, DCU 121670/2005D]

Before: Riel Community Committee
Councillor Steeves, Chairperson
Councillor Magnifico
Councillor Swandel

Public Hearing: June 21, 2005
Community Committee Chamber, 604 St. Mary's Road

Applicant: Sisters of the Holy Names of Jesus and Mary

Subject:



APPLICANT: SISTERS OF THE HOLY NAMES OF JESUS AND MARY
FILE: DASZ 6/05
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning changed to By-law No. 6400/94 by rezoning the land shown outlined above from an "R2-T" TRANSITIONAL DISTRICT and an "RM-4" MULTIPLE-FAMILY DISTRICT to an "RM-5" MULTIPLE-FAMILY DISTRICT. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : SŒURS DES SAINTS-NOMS DE JÉSUS ET DE MARIE
N° DE RÉFÉRENCE : DALZ 6/05
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du *Règlement municipal n° 6400/94* visant à changer le zonage des sols délinéés ci-dessus qui passeraient des catégories R2-T (SECTEUR DE TRANSITION) et RM-4 (SECTEUR D'HABITATIONS MULTIFAMILIALES) à la catégorie RM-5 (SECTEUR D'HABITATIONS MULTIFAMILIALES). **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: 321 and 345 Avenue de la Cathédrale

Exhibits Filed:

1. Application dated April 29, 2005
2. Notification of Public Hearing dated May 3, 2005
3. Manitoba Status of Titles 1296469, 1296472, 2066554, 2066552
4. Surveyor's Building Location Certificate and sketch dated January 27, 2005

5a. Letter of authorization dated January 27, 2005 from The Community of The Sisters of the Holy Names of Jesus and Mary to Caleb Construction Ltd.

5b. Letter of authorization dated March 4, 2005 from Caleb Construction Ltd. to JMK Construction Ltd.

6. Plans (2 pages)
7 Site Plans (10 pages)
8. Report from the Manager of Planning and Land Use dated June 10, 2005
9. Inspection Report

REPRESENTATIONS:

In Support:

Laurianne Belisle
Constance Bradet
Lucille Corbeil
Bob Dick
Y. M. Ducharme
Flora Gareau
Normand Gousseau
Julia Hall
Tim Klassen
George Langelier
Matt G. Mann
Darrell Remai
Hortense Sabourin
Clinton Sahulka
Lorraine St-Hillaire
Odile Zelmer

In Opposition

E. Legacé-Wiens
Robin Wiens

For Information:

Eveline Chales
Lorraine Lariviere

For the City:

Kevin Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

The applicants, Tim Klassen and Matt Mann appeared in support of the application and gave a brief overview of the proposal.

Exhibit "8" referred to in File DASZ 6/2005 [c/r DAV 121675/2005D, DCU 121670/2005D]

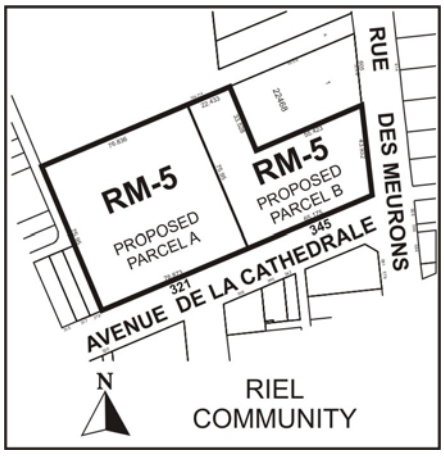
Winnipeg

Planning, Property and Development Department Report

To the Riel Community Committee

Date: June 10/05
File: DASZ 6/05
Related Files: DAVO5 121675D, DCU05 121670
Subject: To rezone Lot 1(parcel A) from an RM-4 to an RM-5 Multiple Family category and Lot 2 (parcel B) from an R2-T Transitional District to an RM-5 Multiple Family category and consolidate both lots in order to construct a new seniors retirement facility on the premises. The original building is to be retained.

Location: 321 & 325 De La Cathedrale
Legal Description: Lots 1& 2, Plan No. 43503, WLTO. in RL 76 Parish St.Boniface



Applicant: Sisters of The Holy Names of Jesus and Mary
Owner: same as above

Recommendation: (Approve with Conditions)

Site Description

The four story Residence Jesus-Marie heritage building is located at 321 Avenue De La Cathedrale on 1.43 acres of land. An adjoining 0.929 acre parcel to the east at Avenue 345 De La Cathedrale is also included in the application and is also currently owned by the Sisters of the Holy Names of Jesus and Mary. To the immediate north are lands owned and operated by the Louis Riel School Division. They are zoned R2-T Residential. Similarly, much of the property on the south side of De La Cathedrale is owned and operated by the Louis Riel School Division. It is also zoned R2-T Residential. Properties to the east along Rue Des Meurons are a mix of residential single family and some commercial (i.e. Caisses Populaire). To the immediate west is an existing and established residential neighbourhood zoned R2-T Residential. Parking for the existing structure is on the north side (rear) of the building. Primary access is via Avenue De La Cathedrale.

Background

The original convent was constructed in 1911 and has served as a home to the Sisters for close to a hundred years. The Sisters are however now in the process of moving to a newly renovated facility on nearby Rue Despins. The intention of the Developer, Caleb, is to retain (but) upgrade the existing structure and add a four story addition on the vacant lands to the east. The overall structure would then be utilized and operated as a seniors bilingual retirement community with a total of 152 independent living units.

Description of the Proposed Development

As outlined in the accompanying application, the developer Caleb, intends to provide (upon completion of the project) approximately 117,332 sq.ft. of total useable living area and common space. Common areas (57,328 sq. ft. of the total) would include a dining room, a family room, a library, games room , fitness room and salon/barber shop. With respect to the suite breakdown, there are 84 studios, 63 one bedrooms, and five two bedrooms currently proposed; they range in size from 257 sq. ft. to 900 sq. ft. in area. The developers make it clear that persons requiring assistance with the basic necessities of life such as hygiene, feeding, grooming, and medication management would be welcome in the proposed community. However they would be responsible to arrange for their own home care. The facility is not designed to provide anything beyond minimal health care. The project will provide 30-35 full time and part time staff. There will be a maximum of eighteen people on a work shift. The site will be fully landscaped and new walking paths and security lighting is to be provided. Thirty six (36) parking stalls are to be provided on the west and north sides of the existing building.

Analysis

The Planning and Land Use Division , in conjunction with other City Departments, has been actively involved with Caleb throughout the initial application process. Caleb, to their credit, has , from the outset, worked cooperatively with the City, the area residents and other interest groups to explain concisely and clearly their vision for the subject property. As a result of their efforts

through and well advertised and well orchestrated open house process, many initial concerns and/or questions regarding the details of the proposed development were more than adequately addressed right at the outset. It is the opinion , of this Division, that the proposed development helps to address a growing need for more senior's housing in the St. Boniface area. Currently the focus of much of the senior's housing construction has been concentrated in South St. Vital. More construction, of this type is needed in north and central St. Boniface to allow aging area residents to remain in their community close to their churches and other cultural facilities.

The building design is clearly innovative and interesting and was well received at the open house. The architects have endeavored to ensure that the new addition compliments and is in character with the existing building which is , of course, a part of the historical landscape in old St. Boniface. A traffic study done by Stantec, clearly indicates that the proposed facility will have minimal or no impact on the surrounding street network. The City concurs with Stantec's assessment that no traffic mitigation measures are warranted for the proposed development.

The Planning and Land Use Division therefore endorses the proposal for redevelopment of the subject parcels at 321 & 345 De La Cathedrale for a fully bilingual independent living facility.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- The proposed use both helps to address a much needed deficiency of Senior's housing in central St. Boniface but it also assures that an aging Heritage building will be upgraded and preserved.
- The nature of the proposed use suggests that there will not be any adverse traffic impacts on neighbouring streets.
- A significant amount of effort has been made to ensure that the design of the building itself remains in character with other buildings of similar age in the neighbourhood.
-

Recommended Conditions of Approval

I. That the plan of subdivision proposed under File No. DASZ 6/05 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 6/05, attached hereto and dated June 14/2005, for registration in the Winnipeg Land Titles Office.

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 6/05, attached hereto and dated June14/2005, to an "RM-5" Multiple Family District .

IV. That a ten (10) percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land and the creation of additional sites, (if applicable).

V. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

VI. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

VIII. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

IX. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

This Report Submitted by: Kevin Lalor
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: (Kevin Lalor)
PPD File # (.502)

By-Law No. _____

File No. **DASZ 6/05**

Atlas Sheet No.

N

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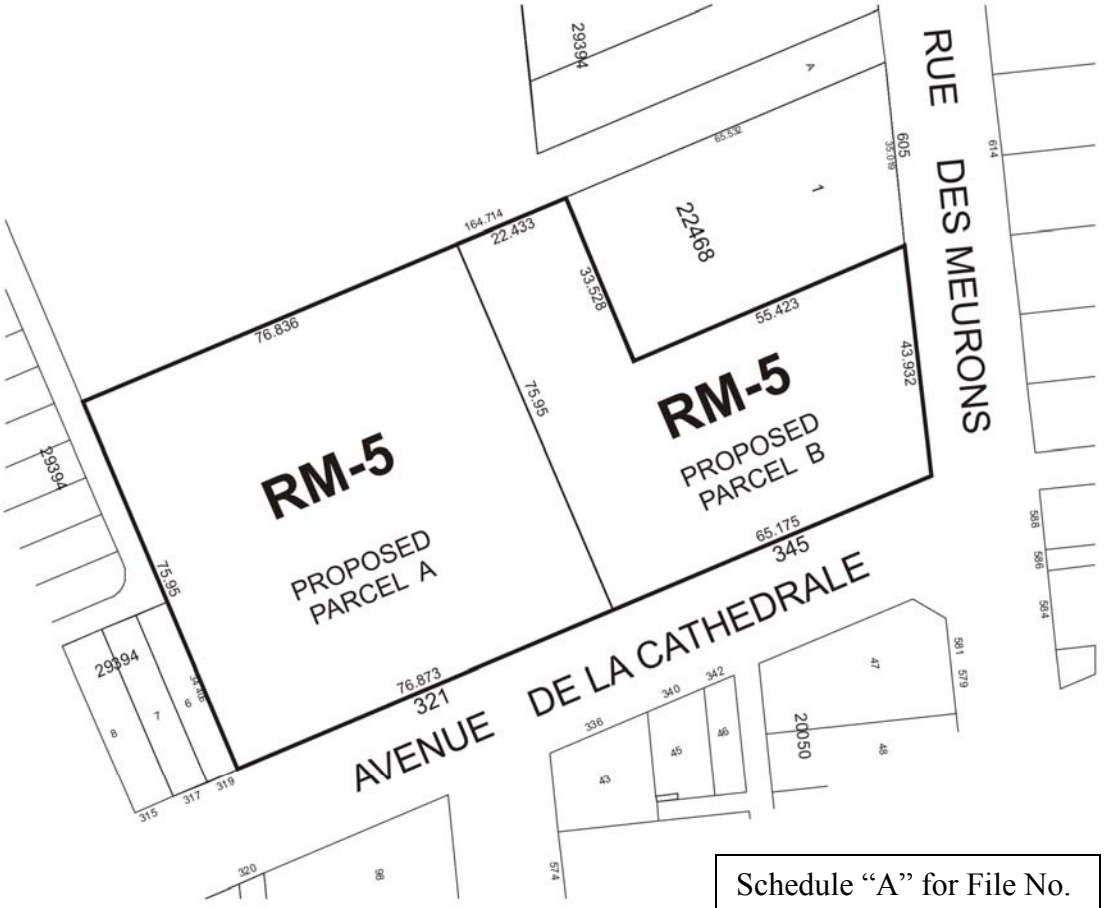
RIEL
COMMUNITY

Explanation

The application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land located at 321 & 345 Avenue De La Cathedrale from an "R2-T" TRANSITIONAL DISTRICT and an "RM-4" MULTIPLE-FAMILY DISTRICT to an "RM-5" MULTIPLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for File No. DASZ6/05, Riel Community Committee, dated June 14/05

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____