Minute No. 690
Report - Standing Policy Committee on Downtown Development - September 29, 2008

Item No. 1 Subdivision and Lane Opening - 650 Main Street
(Point Douglas Ward)
File DAS 28/2008

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Downtown Development and adopted the following:

1. That the plan of subdivision under File DAS 28/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated August 20, 2008, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Servicing / Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group (Schedule "B") dated August 29, 2008.

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

3. That in the event the matter is not proceeded with expeditiously and the by-law is not passed 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.

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

5. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

6. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report - Standing Policy Committee on Downtown Development - September 29, 2008

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

That the recommendation of the Standing Policy Committee on Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 15, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Downtown Development and submitted the matter to Council.

STANDING POLICY COMMITTEE RECOMMENDATION:

On September 29, 2008, the Standing Policy Committee on Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

On September 9, 2008, the Standing Policy Committee on Downtown Development rescheduled the application for subdivision and land opening at 650 Main Street, in order to comply with statutory requirements for public notice.

RE: **Subdivision and Lane Opening - 650 Main Street**
(Point Douglas Ward)
File DAS 28/2008

For submission to: **Executive Policy Committee**

Prepared by: **Carlos Gameiro, Senior Committee Clerk**

Report date: **September 29, 2008**

STANDING POLICY COMMITTEE RECOMMENDATION:

On September 29, 2008, the Standing Policy Committee on Downtown Development concurred in the recommendation of the Winnipeg Public Service and recommends to the Executive Policy Committee

1. That the plan of subdivision under File DAS 28/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated August 20, 2008, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

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5. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

6. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

The Standing Policy Committee on Downtown Development provided the following supporting reasons for its recommendation:

1. The City of Winnipeg is getting this piece of land which is tied to a good development on Main Street.

PUBLIC HEARING SUMMARY

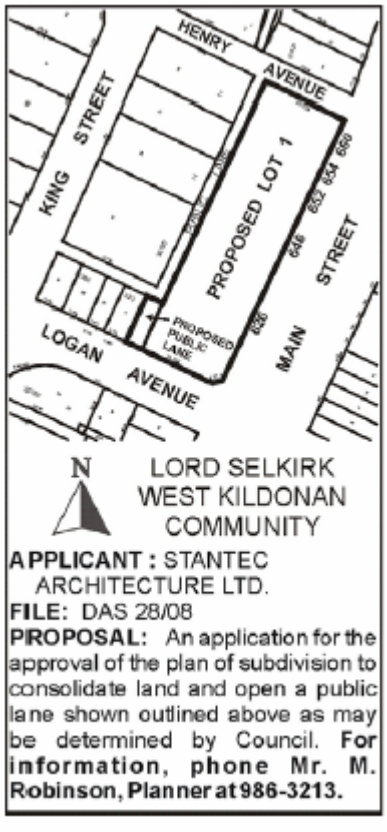
File: DAS 28/2008

Before: Standing Policy Committee on Downtown Development
Councillor Wyatt, Chairperson
Councillor Gerbasi
Councillor Steeves
Councillor Swandel

Public Hearing: September 29, 2008
West Committee Room
Council Building, 510 Main Street

Applicant: Stantec Architecutre Ltd. (Anne Cholais)

Subject:



Premises Affected: 650 Main Street

Exhibits Filed:

1. Application dated July 11, 2008
2. Notification of Public Hearing dated August 21, 2008
3. Manitoba Status of Title 2295796
4. Letter of authorization dated June 2, 2008 from 5492301 Manitoba Ltd. to Stantec Architecture
5. Drawings (2) of the subject property
6. Report from the Planning and Land Use Division dated September 25, 2008
7. Inspection Report
8. Audio Recording of representations of public hearing

REPRESENTATIONS:

In Support:

Verne Reimer, Stantec Architecture Ltd.

In Opposition

Nil

For the City:

Mr. P. Sheegl, Director of Planning, Property and Development
Ms. D. Himbeault, Acting Manager of Planning and Land Use, Planning, Property and Development Department
Mr. K. Kowalke, Planner, Planning and Land Use, Planning, Property and Development Department

Exhibit "6" for File DAS 28/2008

RE: DAS 28/08 650 Main Street

FOR SUBMISSION TO: Standing Policy Committee for Downtown Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: September 25, 2008

RECOMMENDATION:

1. That the plan of subdivision under File DAS 28/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated August 20, 2008 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Servicing / Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group (Schedule "B") dated August 29, 2008.

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

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

5. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

6. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report Summary

Key Issues:

- A subdivision plan to consolidate lots and open a public right-of-way in Downtown Winnipeg requires a public hearing at the Standing Policy Committee on Downtown Development and the approval of City Council.
- The proposed development includes a parkade component that will have some impacts on pedestrian and vehicular traffic circulation.
- The proposed increase in use of the rear lane will require that it be upgraded.
- The proposed extension of the lane will become part of our maintenance inventory.

Implications of the Recommendation(s):

General Implications

( ) None

( ) For the organization overall and/or for other departments

(X) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):
The proposed development, which has been spearheaded by CentreVenture, represents a significant reinvestment in Main Street north of Portage. The Public Service expects that the impacts on nearby municipal infrastructure can be mitigated through enhancements of the rear public lane and sidewalks as outlined in a Servicing / Development Agreement between the Developer and the City of Winnipeg. (See Schedule “B”).

Policy Implications

(X) No

( ) Yes

Comment(s):

Regulatory Implications

(X) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(X) No

( ) Yes

Comment(s):

Human Resources Implications

(X) No

( ) Yes

Comment(s):

Financial Implications

(X) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

The Standing Policy Committee on Downtown Development is the delegated hearing body for an application for the subdivision of land associated with the opening of a public right-of-way in Downtown Winnipeg.

HISTORY:

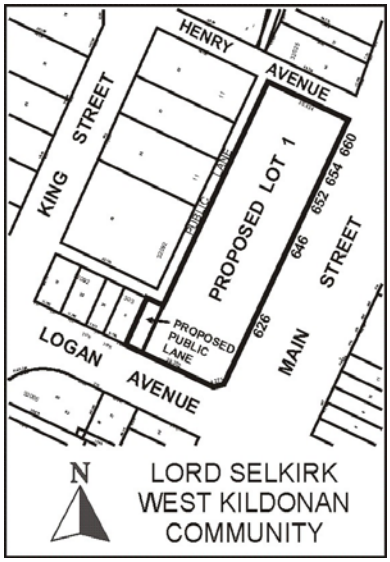
On January 17, 2007, Council endorsed CentreVenture's Heart of Gold Strategic Business Plan that identified the west side of Main Street between Logan Avenue and Higgins Avenue as a targeted area for redevelopment.

On March 25, 2008, Standing Policy Committee on Property and Development recommended that 646 Main Street be de-listed from the Buildings Conservation List.

On May 5, 2008, the applicant, on behalf of the Winnipeg Regional Health Authority, made application to construct a four storey 7,586 square metre office building with a six storey 10,414 square metre parkade, requiring the consolidation of land and lane opening that is the subject of this application.

DISCUSSION:

FILE:	DAS 28/08
LOCATION:	650 Main Street
LEGAL DESCRIPTION:	Lots A-C, Plan 152; SP Lots 24-31, Plan 32092
APPLICANT:	Anne Cholakis, Stantec Architecture Ltd.
OWNER:	Derrick Chartier, 5492301 Manitoba Ltd.



Site Description

The subject site is approximately one acre of land on the west side of Main Street between Logan Avenue and Henry Avenue. It is located in the Logan - CPR Neighbourhood of the Point Douglas Ward in Downtown Winnipeg (per Zoning By-Law 100/2004). The site is zoned "M" Multi-Use Sector and is vacant.

North: former Bell Hotel (vacant), zoned "M"

South: commercial building and non-accessory parking lot, zoned "C" Warehouse Character Sector

East: various commercial properties, zoned "M"

West: multi-storey retail warehouse with accessory parking, zoned "M"

Background

Previous structures on this site have been demolished and foundation work for the new facility is underway.

Downtown Design Review approval is still pending.

Description of the Proposed Development

The subject property is the proposed site of the Winnipeg Regional Health Authority clinic and offices and a parkade. The applicant is consolidating 10 parcels into one and is proposing to extend the rear lane to Logan Avenue to improve access to the parkade.

Analysis

"M" Multi-Use Sector is intended to encourage the range of uses, sites, activities, and buildings typical of a diverse and vibrant central business district. This sector

demonstrates a diversity of uses, including: office, retail, services, restaurants, entertainment opportunities, public institutions, multiple-family residential, and off street parking facilities. There are no requirement for building heights, front / side / rear yards.

The proposal complies with zoning by-law and does not require any variance or conditional use.

While parking access off lanes is generally preferable to having approaches across sidewalks in the downtown, there are some concerns about the ability of the proposed lane to safely handle the volumes of traffic anticipated to be entering and exiting the parkade at peak times. We note that due to deficient sidewalks along Henry Avenue, pedestrians frequently walk down the centre of Henry Avenue to access Main Street. (See Figure 2.) It is expected that the clinic facilities will attract further pedestrian traffic, at the same time adding significant vehicular traffic to Henry Avenue and the lane.

Through a proposed servicing agreement, the developer would be expected to upgrade the condition of the lane and provide a standard sidewalk along Henry Avenue between Main Street and King Street. The specifications of the sidewalk would take into account the City of Winnipeg Accessibility Design Standards, and result in a safe connection between Henry Avenue, the proposed facility and the existing pedestrian corridor across Main Street.

Recommendation

The Planning, Property and Development Department (Planning and Land Use Division) recommend approval of the proposed subdivision for the following reasons:

- The proposed use is consistent with the zoning by-law and other applicable plans and policies.
- A condition is proposed whereby the Developer would be required to enter into a Servicing Agreement with the City of Winnipeg in order to address the concerns noted above regarding the lack of sidewalk facilities and other concerns of the Administrative Coordinating Group.
- The design of the building is already subject to Downtown Design Review.

Financial Impact Statement Date: August 20, 2008

Project Name:

DAS 28/08 650 Main Street

COMMENTS:

The recommendations in this report include, among others, the approval of a plan of subdivision to consolidate lots and open a public right-of-way in Downtown Winnipeg. There are no financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
Public Works Department
Transit Department
Water and Waste Department

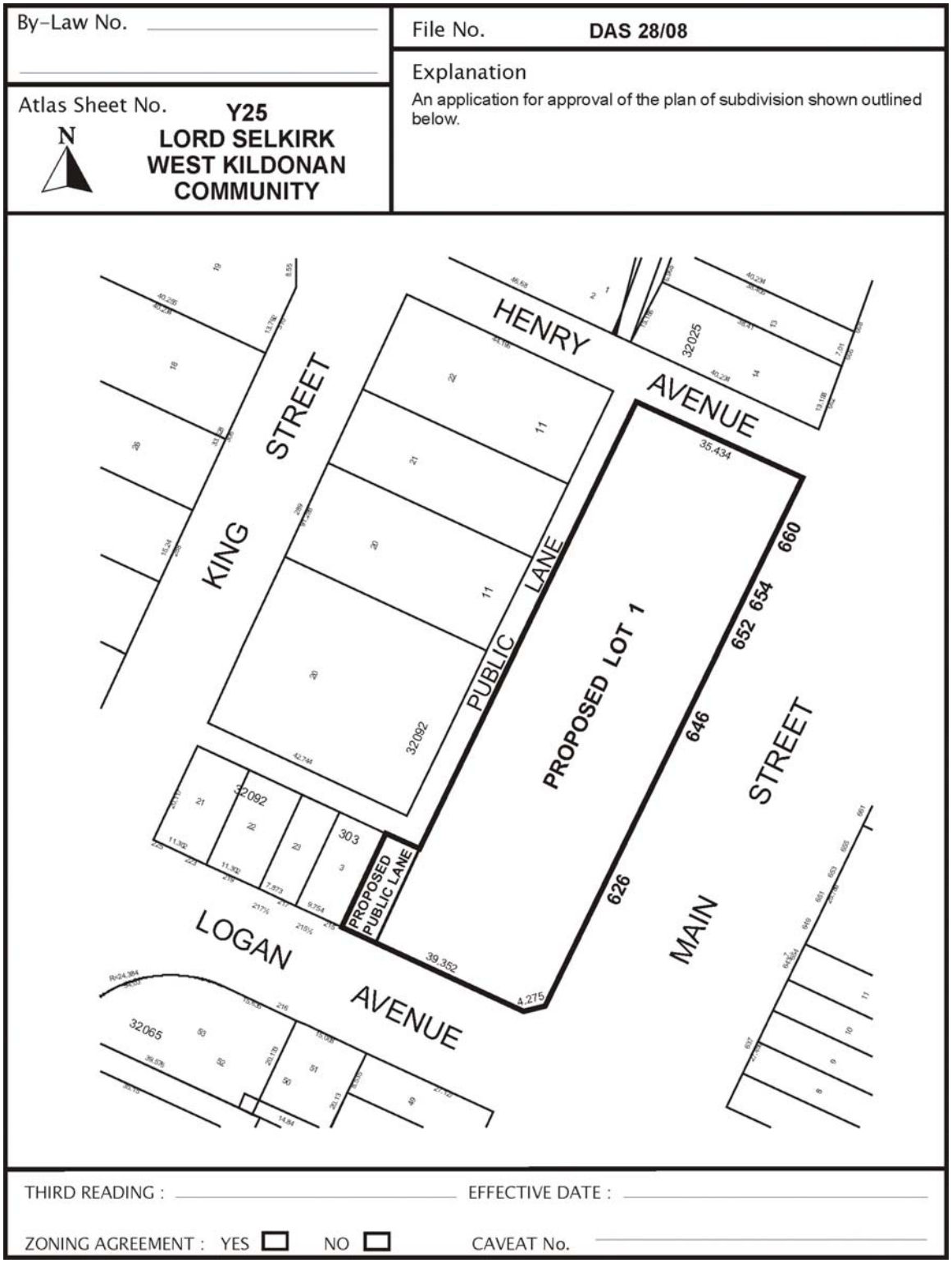
External Consultation With:
N/A

THIS REPORT SUBMITTED BY:
Department: Planning, Property and Development Department
Division: Planning and Land Use Division
Prepared by: Kurtis Kowalke
PPD File No. DAS 28/08

Attachments:
1. Schedule “A” for File No. DAS 28/08, Standing Policy Committee on Downtown Development, dated August 20, 2008
2. Schedule “B” – Administrative Coordinating Group Report File No. AG 28/08, dated August 29, 2008
3. Figure 1 – Aerial Photograph
4. Figure 2 – Photo: Henry Avenue sidewalks (north side)
5. Figure 3 – Photo: Henry Avenue sidewalks (south side)
6. Figure 4 – Proposed Site Plan
7. Figure 5 – Proposed Front Elevation

O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2008 Reports\RIS DAS 28/08 650 Main

Schedule "A" to the report to the Standing Policy Committee on Downtown Development for File DAS 28/2008, dated August 20, 2008



SCHEDULE B - REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED SUBDIVISION AND LANE OPENING AT 650 MAIN STREET– DAS 28/08

An application has been submitted by Anne Cholais, Stantec Architecture Ltd., on behalf of the Winnipeg Regional Health Authority, to consolidate the land at 650 Main Street and extend the north-south public lane located immediately west of the property to Logan Avenue.

It is recommended that the approval of DASZ 27/08 be subject to the following:

A. Plan Amendments

1. That the applicant provide and legally open, at no expense to the City, property for the proposed north-south public lane to a width of 7.25 m.

B. Development Agreement

It is recommended that approval of the Plan of Subdivision be subject to the Developer entering into a Development Agreement with the City, containing the following:

1. The Developer shall, at no expense to the City, construct, to a width of 6.0 metres, a 150-millimetre-thick portland cement concrete pavement, and all related works, including drainage facilities, within the proposed new north-south public lane west of Main Street, as determined by, and to the satisfaction of, the Director of Public Works.

2. The Developer shall, at no expense to the City, construct, to a width of 4.57 metres, a 150-millimetre-thick portland cement concrete pavement, and all related works, including drainage facilities, within the existing north-south public lane west of Main Street, as determined by, and to the satisfaction of, the Director of Public Works.

3. The Developer shall, at no expense to the City, construct, to a width of 2.0 m, a 100-millimetre-thick portland cement concrete sidewalk on the south side of Henry Avenue, from King Street to Main Street, as determined by, and to the satisfaction of, the Director of Public Works.

4. As part of the sidewalk construction, and at the expense of the Developer, Henry Avenue shall be regulated as No Parking Anytime, between the reconstructed public lane and King Street, as determined by, and to the satisfaction of, the Director of Public Works.

5. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of services required to serve the Planned Area.

6. The Developer shall pay $1,650.00 plus GST to defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

7. The Developer shall pay cash in lieu of dedication of land for public open space in accordance with City Policy.

THIS REPORT SUBMITTED BY:
Administrative Co-ordinating Group
File No. DASZ 28/08
August 29, 2008

"original signed by S.M. Matile"
S. M. Matile, P. Eng., Chair
Land Development Branch

"original signed by C. J. Desjardine"
R. J. Hartmann, P. Eng.
Public Works Department, Transportation Division

"original signed by T.S. Josephson"
T. S. Josephson, P. Eng.
Water & Waste Department



Figure 1: Aerial Photo



Figure 2: Henry Avenue sidewalks (north side)



Figure 3: Henry Avenue sidewalks (south side)



Figure 4: Proposed Site Plan



Figure 5: Proposed Front Elevation