Minute No. 485
Report - Executive Policy Committee – July 15, 2011

Item No. 2 **Subdivision and Rezoning – 689 - 691 St. Anne's Road (St. Vital Ward) File DASZ 17/2011 [c/r DAV 128281/2011D]**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the plan of subdivision under File DASZ 17/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 17/2011 dated June 23, 2011 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 24, 2011 which is Schedule "B" of this report.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 17/2011 dated June 23, 2011 to an "RMF-M" Residential Multi-Family Medium District, subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

        i. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

Report - Executive Policy Committee – July 15, 2011

COUNCIL DECISION (continued):

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional parcels be paid to the City for the purchase of land for purposes of the City other than streets.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

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

7. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

8. That the zoning section of the by-law shall come into force and effect when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

Report - Executive Policy Committee – July 15, 2011

COUNCIL DECISION (continued):

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

Report - Executive Policy Committee – July 15, 2011

DECISION MAKING HISTORY:

Moved by His Worship Mayor Katz,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 15, 2011, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 11, 2011, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee:

RE: **Subdivision and Rezoning – 689-691 St. Anne's Road**
File DASZ 17/2011 [c/r DAV 128281/2011D]

For submission to: **Executive Policy Committee**

Prepared by: **Marc Pittet, Senior Committee Clerk**
Riel Community Committee

Report date: **July 12, 2011**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 11, 2011, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 17/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 17/2011 dated June 23, 2011 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 24, 2011 which is Schedule "B" of this report.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 17/2011 dated June 23, 2011 to an "RMF-M" Residential Multi-Family Medium District, subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

        i. That, for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional parcels be paid to the City for the purchase of land for purposes of the City other than streets.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

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

7. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

8. That the zoning section of the by-law shall come into force and effect when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

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 of the Planning and Land Use Division dated June 23, 2011.

PUBLIC HEARING SUMMARY

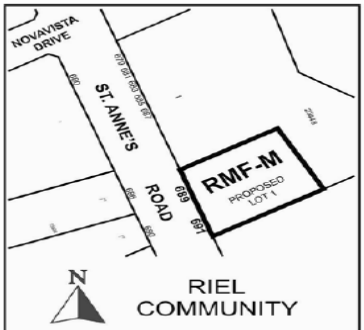
File: DASZ 17/2011 [c/r DAV 128281/2011D]

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

Public Hearing: July 11, 2011
Council Chamber
Council Building, 510 Main Street

Applicant: 6268774 Manitoba Ltd. (Paul Warkentin)

Subject:



APPLICANT : 6268774 MANITOBA LTD.
FILE : DASZ 17/11
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 change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY DISTRICT to allow for the construction of a multiple family dwelling. **For information, phone Mr. R. Kostiuk, Planner at 986-7367.**
DEMANDEUR : 6268774 MANITOBA LTD.
N° DE RÉFÉRENCE : DALZ 17/11
PROJET : Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Règlement municipal no 200/2006 visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie RR5 (SECTEUR RÉSIDENTIEL EN MILIEU RURAL 5) à la catégorie RMF-M (SECTEUR D'HABITATIONS MULTIFAMILIALES) afin de permettre la construction d'une habitation multifamiliale. . **Pour plus de renseignements, veuillez communiquer avec M. R. Kostiuk, urbaniste, au 986-7367.**

Premises Affected: 689-691 St. Anne's Road

Exhibits Filed:

1. Application dated May 12, 2011
2. Notification of Public Hearing dated May 25, 2011
3. Manitoba Status of Titles 1323487 and 2059037
4. Letter of authorization from Paul Warkentin, President, Cobblestone Homes
5. Surveyor's Building Location Certificate and sketch dated April 12, 2011
6. Photographs (6)
7. Plans (5 pages)
8. Report from the Planning and Land Use Division dated June 23, 2011
9. Inspection Report
10. Audio Recording of representations

REPRESENTATIONS:

In Support:

Paul Warkentin
Jeremy Wiebe

In Opposition

Nil

For the City:

Ms. S. Matille, Land Development Engineer, Planning, Property and Development Department
Mr. R. Kostiuk, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 17/2011

ADMINISTRATIVE REPORT

Title: DASZ 17/2011 – 689 & 691 St. Anne's Road Public Hearing

Issue: For consideration at the Public Hearing to subdivide the two (2) lots into one (1) lot and rezone the site from "RR5" Rural Residential 5 to "RMF-M" Residential Multi-Family Medium in order to develop a multi-family building on the site.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 17/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 17/2011 dated June 23, 2011 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated June 24, 2011 which is Schedule "B" of this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 17/2011 dated June 23, 2011 to an "RMF-M" Residential Multi-Family Medium District, subject to the following:

   A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

      i) That, for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping and signage to the Director of Planning,

Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional parcels be paid to the City for the purchase of land for purposes of the City other than streets.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

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

7. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Servicing Agreement.

8. That the zoning section of the by-law shall come into force and effect when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

REASON FOR THE REPORT

- The applicant is proposing to subdivide the two (2) lots into one (1) lot and rezone the site from “RR5” Rural Residential 5 to “RMF-M” Residential Multi-Family Medium in order to develop a three (3) storey tall, twenty-four (24) unit multi-family building on the site.
- The height to the mid-point of the roof will be approximately thirty-eight (38) feet.
- There will be eight (8) units per floor. Each unit will be approximately 1,000 square feet in area.
- Subdivisions and rezonings require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Planning and Land Use Division are concurred in, the subject site will be subdivided into one (1) lot and rezoned from RR5 to RMF-M, allowing the applicant to develop a multi-family building on the site.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by:	Robert Kostiuk
Date:	June 23, 2011
File No.	DASZ 17/11

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Schedule “A” for File No. DASZ 17/11
3. Schedule “B” – Report of the Administrative Coordinating Group
4. Appendix B – Plan Approval Design Guidelines for DASZ 17/11

APPENDIX 'A'

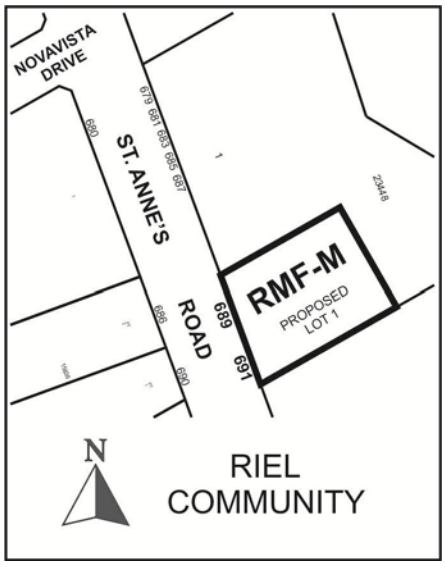
DATE: June 23, 2011

FILE: DASZ 17/11
RELATED FILES: DAV 11-128281/D (c/r)

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.530

SUBJECT: An application to subdivide two (2) lots into one (1) lot and rezone the site from "RR5" Rural Residential 5 to "RMF-M" Residential Multi-Family Medium in order to develop a three (3) storey tall, twenty-four (24) unit multi-family building on the site.

LOCATION: 689 & 691 St Anne's RD
LEGAL DESCRIPTION: LOT 1 PLAN 22554 61 ST V
LOT 2 PLAN 22554 61 ST V
(PROPOSED LOT 1, DASZ 17/11)



APPLICANT: 6268774 Manitoba Ltd. (Paul Warkentin)
BOX 990
NIVERVILLE MB R0A 1E0

OWNERS: TINY WOROSZ
689 ST ANNE'S RD
WINNIPEG MB

HELEN OSADICK
691 ST ANNE'S RD
WINNIPEG MB R2N 3M6

RECOMMENDATION: Approval with Conditions

REPORT SUMMARY

- The applicant is proposing to subdivide the two (2) lots into one (1) lot and rezone the site from "RR5" Rural Residential 5 to "RMF-M" Residential Multi-Family Medium in order to develop a three (3) storey tall, twenty-four (24) unit multi-family building on the site.
- The height to the mid-point of the roof will be approximately thirty-eight (38) feet.
- There will be eight (8) units per floor. Each unit will be approximately 1,000 square feet in area.
- The Planning and Land Use Division recommends supporting this subdivision and rezoning application subject to the conditions in the recommended zoning agreement.

SITE DESCRIPTION

- The subject site is located on the east side of St. Anne's Road in between Novavista Drive and Compark Road in the Dakota Crossing neighbourhood of the St. Vital Ward.
- The site is comprised of two properties: 689 and 691 St. Anne's Road (Lot 1 and 2 of Plan 22554)
- In total, the site is approximately **32,060 square feet (4.32 acres)** in area.
- There are houses located on both 689 and 691 St. Anne's Road. The home located at 689 St. Anne's Road was built in 1957. It is one-storey tall and has a living area of approximately 1,050 square feet. The home located at 691 St. Anne's Road was built in 1963. It is also one-storey tall and has a living area of approximately 1,300 square feet.
- The site is well-vegetated with mature, deciduous and coniferous trees.
- The site is within Plan Winnipeg 2020's Neighbourhood Land Use Policy Area and is located along a Mixed Use Corridor (St. Anne's Road) under the *Draft* Complete Communities Direction Strategy. The site is zoned "RR5" Rural Residential 5.

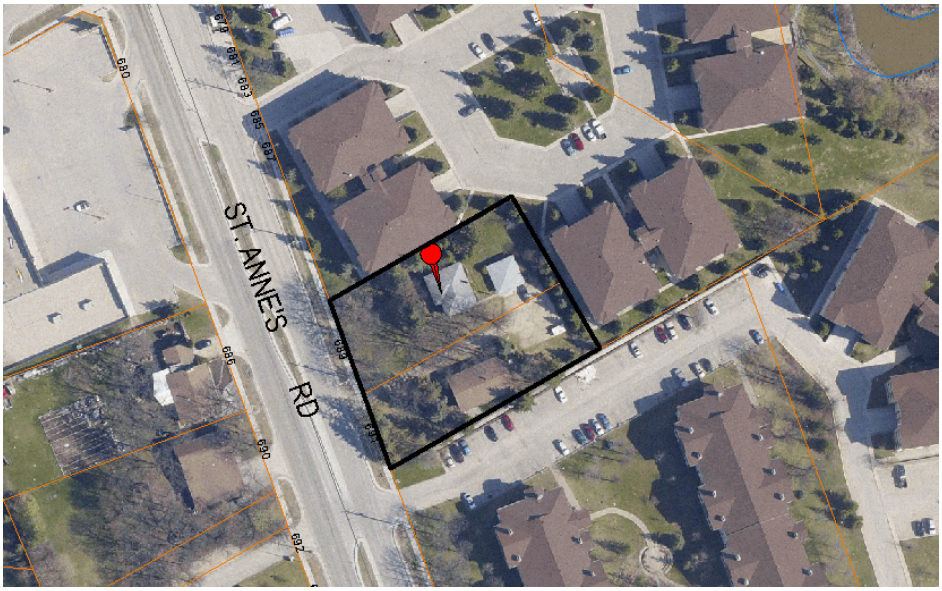


Figure 1: Aerial photograph showing approximate area of subject property (flown 2009)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: A three-and-a-half storey multi-family complex zoned RMF-S.

South: A three storey multi-family complex zoned RMF-S.

East: A three-and-a-half storey multi-family complex zoned RMF-S and the Seine River.

West: St. Anne's Road and detached single-family homes zoned RR5.

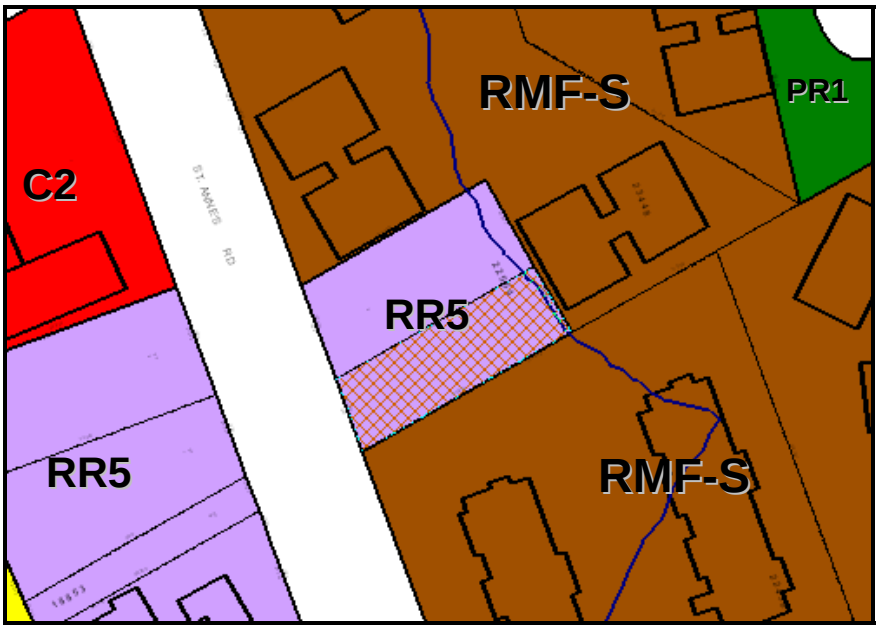


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the two (2) lots into one (1) lot and rezone the site from "RR5" Rural Residential 5 to "RMF-M" Residential Multi-Family Medium in order to develop a three (3) storey tall, twenty-four (24) unit multi-family building on the site.
- The height to the mid-point of the roof will be approximately thirty-eight (38) feet.
- There will be eight (8) units per floor. Each unit will be approximately 1,000 square feet in area.
- There will be underground parking provided with twenty-four (24) parking stalls. There will also be an additional twenty-two (22) surface parking stalls in a parking lot to the north of the building.
- The proposed development requires variances for the front and rear yards.

ANALYSIS AND ISSUES

PLAN WINNIPEG

- The proposed development is within the Neighbourhood Policy Area and complies with *Plan Winnipeg 2020*.

DRAFT COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Draft Complete Communities Direction Strategy* the proposed development is located along a Mixed-Use Corridor (St. Anne's Road). Key relevant policies guiding development along Mixed Use Corridors include:
    - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
    - Support a range of housing opportunities in terms of type, tenure, unit size.
    - Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.
    - Support active uses (such as retail and services) at street level and office and housing on the upper levels of multi-storey developments.
    - Promote high-quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.
    - Support development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies.

- Promote innovative parking strategies and high intensity developments, including locating parking lots to the rear of developments, encouraging the development of underground parking or parking structures and encouraging the preservation and/or planting of trees and other types of vegetation within and around surface parking lots.

ZONING

"RR5" Rural Residential 5 District

- The RR5 district is intended to provide areas for large-lot rural residential development along with limited agricultural uses. The RR5 district requires: a minimum lot width of 25 feet, a minimum lot area of 5 acres, side yards of 25 feet, a front yard of 25 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30%.

"RMF-M" Residential Multi-Family Medium

- The RMF-M zone is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-M zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet) and, a maximum building height of 60 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 800 square feet.

LAND USE BY-LAW

Rezoning

- The RR5 zoning district is intended for rural, single-family residential development with a minimum lot area of five acres. The applicant is proposing to rezone the land from RR5 to RMF-M in order to develop a multi-family building on the site.

Variances

- A front yard building alignment is conducted by the zoning officer for proposed multi-family developments that have front yards that are not consistent with the front yards of the majority of the block. In this case the zoning officer determined that the required front yard alignment is 45 feet. The applicant is proposing a 25 foot front yard.
- The minimum rear yard in the RMF-M zone is twenty-five (25) feet. The applicant is proposing a rear yard of fourteen (14) feet.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- Plan Winnipeg 2020 and the *Draft* Complete Communities Direction Strategy both encourage the intensification of land for multi-family uses along major corridors, such as St. Anne's Road.
- The applicant is proposing to develop a three storey multi-family building on a site that is surrounded by three and three-and-a-half storey multi-family developments that are zoned RMF-S.
- The applicant meets most of the requirements of the RMF-S zoning district, but is requesting to rezone the site to RMF-M instead of RMF-S in order to allow for some flexibility with the height.
- The proposed height of the building is approximately 38 feet as measured from grade to the mid-point of the roof. The maximum permitted height in the RMF-M zone is 60 feet, while the maximum permitted height in the RMF-S zone is 35 feet.
- The proposed front yard variance is required as a result of a front yard alignment calculation of the neighbouring properties. This calculation is heavily influenced by the neighbouring property to the south, which has a front yard setback of approximately 70 feet. The neighbouring building to the north has a front yard setback of about 17 feet from its nearest point to St. Anne's Road. The single-family homes located west of the subject site (across St. Anne's Road) have front yard setbacks of 20-23 feet.
- There is not a generally consistent front yard setback for developments along the east side of St. Anne's Road between Compark Road and Novavista Drive.
- Although the applicant is requesting a rear yard of fourteen (14) feet, it should be noted that the variance applies to a portion of the building that is intended for the stairwell, which makes-up approximately 33% (22 feet) of the total width of the building along the rear yard. The majority of the building will be about 22 feet away from the rear property line.
- The proposed separation distance of the stairwell to the rear property line of 14 feet is about the same distance between the semi-attached multi-family dwellings that are located to the east of the subject site.
- There are large, mature trees within the property and notably along/near the eastern property line. The Planning and Land Use Division will work with the applicant through the recommended plan approval for to help ensure that these trees remain in order to screen the development from the neighbouring property to the east.

RECOMMENDED ZONING AGREEMENT

Plan Approval

- The Division generally supports the plans as shown. The Division would like to see that the existing trees – notably along the perimeter of the site – are retained as much as possible. Ideally, the spruce trees along/near the rear property line would be retained so

that the existing vegetative buffer between the subject site and the existing multi-family dwellings to the east would remain intact.

- The Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Planning and Land Use Division and the Riel Community Committee to review final plans before development takes place on the site for the proposed development and for any future developments on the site.
- General design guidelines for future plan approvals have been included in Appendix B. These design guidelines should be used as an evaluation tool in conjunction with the principles identified in the City of Winnipeg's Checklist for Evaluating TOD.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The City is requesting cash in lieu for this application.

RECOMMENDATION

The Planning and Land Use Division recommends **approval** for the following reason:

- Plan Winnipeg 2020 and the *Draft* Complete Communities Direction Strategy both encourage the intensification of land for multi-family uses along major corridors, such as St. Anne's Road.
- The applicant is proposing to develop a three storey multi-family development on a site that is surrounded by three and three-and-a-half storey multi-family developments that are zoned RMF-S.

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

Report Prepared By: Robert Kostiuk, MCIP
PPD File # DASZ 17/11

Schedule "A" for File No. DASZ 17/2011, Riel Community Committee, dated June 23, 2011

By-Law No. _____

File No. **DASZ 17/11**

Atlas Sheet No.

N

AH29
RIEL
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 689-691 St. Anne's Road from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY DISTRICT to allow for the construction of a multiple family dwelling as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule "B" for File No. DASZ 17/11, Riel Community Committee, dated June 24, 2011

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – JUNE 24, 2011

RE: PROPOSED SUBDIVISION AND REZONING OF LAND AT 689-691 ST. ANNE'S ROAD – DASZ 17/11

It is recommended that the approval of DASZ 17/11 be subject to the applicant entering into a **Servicing Agreement** with the City of Winnipeg, containing the following conditions:

1. The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City the St. Anne's Road/Novavista Drive System Trunk Service Rate (2011 rate = $11,082.00 per acre) for Lot 1 (691 St. Anne's Road).

2. The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City the Seine River Waterway Land Acquisition Charge ($145 per acre) for Lot 1 (691 St. Anne's Road).

3. The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City its share of the cost of the land drainage lateral sewer installed by others in St. Anne's Road, on the basis of Local Improvement rates prevailing at the time payment is received (2011 rate = $40.00 per frontage foot) for Lot 1 (691 St. Anne's Road).

4. Following completion of all construction works, the Developer shall, at its cost, have the locations of the survey monuments within the Planned Area verified and, where the survey monuments have been disturbed, moved, covered, mutilated, or destroyed, have them replaced by a Manitoba Land Surveyor, who shall provide the Director of Planning, Property and Development with a certificate that all survey monuments within the Planned Area have been verified and/or replaced.

5. The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, $1,200.00 plus GST per acre of the Planned Area (minimum $1,650.00), to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:
Administrative Co-ordinating Group
File No. DASZ 17/11
June 24, 2011

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

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

"original signed by F.C. Mazur, P. Eng."
F.C. Mazur, P. Eng.
Water & Waste Department

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APPENDIX 'B' **Design Guidelines**

Plan Approval Design Guidelines for DASZ 17/11 – 689 and 691 St. Anne's Road

1. Site Planning

1.1 The site layout and building orientation should ensure that the buildings relate appropriately to the street (St. Anne's Road) and surrounding developments and create a cohesive visual identity for the neighbourhood.

1.2 Future development should minimize shadow impact and should be reasonably separated from existing development.

1.3 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

1.4 Parking areas should be well-screened with landscaping or an active development along the street-front (ex. commercial space).

1.5 Parking areas should have well-defined routes that lead pedestrians safely from vehicles to the sidewalk and building entrances.

1.6 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

1.7 Universally accessible connections should be linked to the existing sidewalk along St. Anne's Road.

2. Building Orientation and Design

2.1 The main building façade should be oriented to face the public street.

2.2 Main building entries should be clearly identifiable, visible and accessible from the public street, notably St. Anne's Road.

2.3 The overall design should be made up of a distinctive, quality, architectural character and style that avoids monotonous and featureless building massing and design.

2.4 Ensure detailed design supports the identity and quality of the place through good design; quality building materials, sustainable materials; and commitment to long-term maintenance.

2.5 Detailed design should create high quality urban space within the building line and massing that helps create the character of streets.

2.6 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, etc. to break up tracts of continuous blank walls.

3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

3.2 High-quality landscaping is required along the front of the development (i.e. along St. Anne's Road) and along the side and rear yards. It is preferred that existing trees along the front, side and rear yards be preserved as much as possible and that the remaining required plantings of trees be of a similar species.

4. Fencing

4.1 Any proposed fencing should be composed of high quality materials.