**Minute No. 32**
**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017**

**Item No. 1 Subdivision and Rezoning – 221 and 227 Stradbrook Avenue (Fort Rouge - East Fort Garry Ward) File DASZ 14/2017 [c/r DAV 131584/2017D]**

COUNCIL DECISION:

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

1. That the plan of subdivision under File No. DASZ 14/2017 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 14/2017 dated October 10, 2017 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' - the report of the Administrative Coordinating Group dated June 14, 2017.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File No. DASZ 14/2017 dated October 10, 2017 to an "RMU" Residential Mixed Use District, subject to the following condition:

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

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. outdoor spaces;
            e. garbage enclosures;
            f. fencing;
            g. lighting;

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017**

COUNCIL DECISION (continued):

h. landscaping; and
i. free-standing signage

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

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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 registration of the Plan of Subdivision in the Winnipeg Land Titles Office and execution of the City 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 land, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017**

COUNCIL DECISION (continued):

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 this one (1)-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.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017**

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 8, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 10, 2017, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the words "the City Centre Community Committee and" to Recommendation 2.A.i. immediately before "the City's Director of Planning, Property and Development"

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On September 5, 2017, the City Centre Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on October 10, 2017 at 6:00 p.m. in the Council Building at 510 Main Street.

**RE:** **Subdivision and Rezoning – 221 and 227 Stradbrook Avenue**
**File DASZ 14/2017**

**For submission to:** **Standing Policy Committee on Property and Development, Heritage and Downtown Development**

**Prepared by:** **Kate McMillan, Senior Committee Clerk**
**City Centre Community Committee**

**Report date:** **October 11, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 10, 2017, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under File No. DASZ 14/2017 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 14/2017 dated October 10, 2017 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' - the report of the Administrative Coordinating Group dated June 14, 2017.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File No. DASZ 14/2017 dated October 10, 2017 to an "RMU" Residential Mixed Use District, subject to the following condition:

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

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. outdoor spaces;
            e. garbage enclosures;

f. fencing;
g. lighting;
h. landscaping; and
i. free-standing signage

on the Owner's Land ("Works") to ***the City Centre Community Committee and*** the City's Director of Planning, Property and Development ("Director") 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.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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 registration of the Plan of Subdivision in the Winnipeg Land Titles Office and execution of the City 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 land, 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 this one (1)-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.

***Note: The wording in bold and italics denotes amendments made by the Community Committee.***

The City Centre Community Committee provided the following supporting reasons for its recommendation:

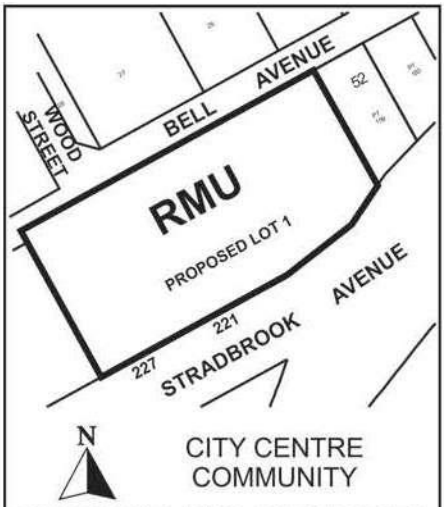
1. This is a site that we've been waiting for a number of years to see a significant infill project happening.

2. It's right beside the transit station.

3. Certainly helpful in the goal of building our city up as opposed to sprawling it out so it's much appreciated that this development is coming forward.

## PUBLIC HEARING SUMMARY

| | |
|---|---|
| File: | DASZ 14/2017 |
| Before: | City Centre Community Committee<br>Councillor Orlikow, Chairperson<br>Councillor Gerbasi<br>Councillor Gilroy |
| Public Hearing: | October 10, 2017<br>September 5, 2017<br>Council Building, 510 Main Street |
| Applicant: | MMP Architects (Christopher Daly) |
| Subject: | |




**APPLICANT :** MMP ARCHITECTS
**FILE :** DASZ 14/17
**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 a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling and parkade. **For information, phone Mr. A. Ross, Planner, at 204-986-5235.**

Premises Affected: 221 and 227 Stradbrook Avenue

Exhibits Filed:

1. Application dated May 19, 2017
2. Notification of Public Hearing dated June 27, 2017
3. Manitoba Status of Titles 2884719/1, 2888943/1, 2888944/1, 2888945/1, 2888946/1, 2888947/1, 2888948/1
4. Letter of authorization dated March 13, 2017 from Kevin Prins, East Village Holdings Inc. to MMP Architects
5. Surveyor's Building Location Certificate and sketch dated December 14, 2016
6. Plans (22 pages)
7. Report from the Urban Planning Division dated August 29, 2017
8. Inspection Report dated September 5, 2017
9. Notice of Adjournment dated September 11, 2017
10. Report from the Urban Planning Division dated October 3, 2017
11. Inspection Report dated October 10, 2017
12. Recording of Representations

REPRESENTATIONS:

In Support:
Chris Daly
Karl Loepp
Dustin Sharrow

In Opposition
Nil

For Information:
Nil

For the City:

M. Robinson, Senior Planner, Planning, Property and Development Department
D. Harris, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit " 10 " referred to in File DASZ 14/2017

# ADMINISTRATIVE REPORT

**Title:** DASZ 14/2017 – 221-227 Stradbrook Ave

**Issue:** For consideration at the public hearing for a subdivision and rezoning for DASZ 14/2017 – 221-227 Stradbrook Ave, for the construction of an 18-storey residential building and 3.5-level parking structure.

**Critical Path:** City Centre Committee as per the Development Procedures By-law and The City of Winnipeg Charter.

## AUTHORIZATION

| Author | Division Head | Department Head | CFO | CAO |
|---|---|---|---|---|
| Andrew Ross, RPP | B. Smith, RPP | n/a | n/a | |

## RECOMMENDATIONS

1. That the plan of subdivision under File No. DASZ 14/2017 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 14/2017 dated October 10, 2017 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, execute and deliver a Servicing Agreement with the City containing all the conditions outlined in Schedule 'B' - the report of the Administrative Coordinating Group dated June 14, 2017.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File No. DASZ 14/2017 dated October 10, 2017 to an "RMU" Residential Mixed Use District, subject to the following condition:

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

        i. The Owner must submit plans showing the location and design of any and all proposed:
        - i) buildings;
        - ii) accessory parking areas;
        - iii) private approaches;
        - iv) outdoor spaces;

- v) garbage enclosures;
- vi) fencing;
- vii) lighting;
- viii) landscaping; and
- ix) free-standing signage
- on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") 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.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

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 registration of the Plan of Subdivision in the Winnipeg Land Titles Office and execution of the City 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 land, 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 this one (1)-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

- Rezoning applications 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 Urban Planning Division are concurred in, the property may be rezoned and subdivided.

## HISTORY

- In 2009, an application was made on property for a sixteen (16) storey mixed-use development.
- On January 27, 2010 Council adopted DASZ 30/2009 for a subdivision and rezoning to an "RMU" Residential Mixed-Use District, however the project never proceeded and the approval lapsed.
- A new application was filed in 2013 for an eighteen (18) storey mixed-use residential, live-work, and commercial development.
- On January 29, 2014, Council adopted DASZ 41/2013 for a subdivision and rezoning to an "RMU" Residential Mixed Use (221 Stradbrook Avenue PDO -2) District. The rezoning by-law No. 128/2014 was passed by Council on December 10, 2014.
- On January 25, 2017, Council approved an extension of time for by-law No. 128/2014 to come into force, with a time limit of December 15, 2017.
- On May 19, 2017, the City received a new DASZ application (DASZ 14/17) for a fifteen (15) storey mixed-use residential and live-work development and to consolidate 221 Stradbrook Ave. with the west abutting property (227 Stradbrook Ave). Because the new application included an additional parcel that was not part of DASZ 41/2013, DASZ 41/2013 was withdrawn and a new application was made.
- DASZ 14/17 was scheduled for a public hearing at City Centre Community Committee on September 5, 2017. The applicant then made adjustments to their plan to add three storeys in height, remove the live/work units, add a half level to the parkade and add a potential commercial space and an amenity space along Stradbrook. These adjustments did not affect the proposed rezoning but changed the variance.

- Because the DASZ and DAV applications are linked, the September 2017 public hearing was adjourned to the October 2017 City Centre Community Committee, to allow for reposting of the new variance. The new variance (Associated File No. DAV 17-131584\D) was reposted as per statutory requirements.

## CONSULTATION

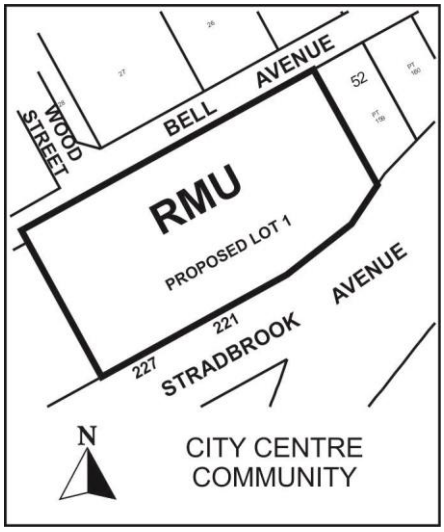
In preparing this Report there was consultation with:
All City departments as part of the City of Winnipeg's Administrative Coordinating Group

## SUBMITTED BY

| | |
|---|---|
| *Department* | *Planning, Property and Development* |
| *Division* | *Urban Planning* |
| *Prepared by* | Andrew Ross, RPP, MCIP |
| *Date:* | October 3, 2017 |
| *File No.* | DASZ 14/2017 |

**APPENDIX 'A'**

| | |
|---|---|
| **DATE:** | October 3, 2017 |
| **FILE:** | **DASZ 14/2017** |
| **RELATED FILES:** | DAV 17-131584\D |
| **COMMUNITY:** | City Centre Community |
| **NEIGHBOURHOOD #:** | 11.111 River-Osborne |
| **SUBJECT:** | To subdivide and rezone 221-227 Stradbrook Ave to enable the construction of an 18-storey residential building and 3-level parking structure. |
| **LOCATION:** | 221-227 Stradbrook Ave |
| **LEGAL DESCRIPTION:** | LOT 153 PLAN 52 36 ST B<br>LOT 154 PL 52 36 ST B PT LOT 156 PL 52 36 ST B EXC STRADBROOK AVE PL 46945 PT LOTS 157/158 PL 52 36 ST B EXC STRADBROOK AVE PLS 30733 & 46945 LOTS 30/31 PL 27846 36/37 ST B |




**APPLICANT:** Chris Daly
214 McDermot AVE Unit 300
Winnipeg , Manitoba R3A 0S3

**OWNER:** 214 MCDERMOT AVE 300
Winnipeg , Manitoba R3B 0S3

**RECOMMENDATION:** Approval with conditions

**SITE DESCRIPTION**

The subject property is located on the north side of Stradbrook Avenue, two properties east of Donald Street and directly across Stradbrook from the Harkness Rapid Transit Station, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward (See Figure 1).

The property is within a Mature Community and falls under the Rapid Transit Corridor policies identified in the *Complete Communities Direction Strategy*.

The property is currently zoned “C2” – Commercial Corridor.

The proposed subdivision would combine six (7) contiguous lots into one (1) lot ~42,981sq. ft. in size.

The site currently contains an abandoned tennis court previously owned by the Winnipeg Winter Club.

**SURROUNDING LAND USE AND ZONING** (See Figures 1, 2)

**North:** Sports/recreation facility uses (Winnipeg Winter Club) – (zoned “C2” – Commercial Community).

**South:** Stradbrook Avenue, then Public Transportation uses (Rapid Transit Corridor), and multi-family dwelling uses (zoned “RMF-L” Residential Multi-family – Large).

**East:** Surface parking uses (zoned “C2” – Commercial Community).

**West:** Office uses (zoned “C2” – Commercial Community).

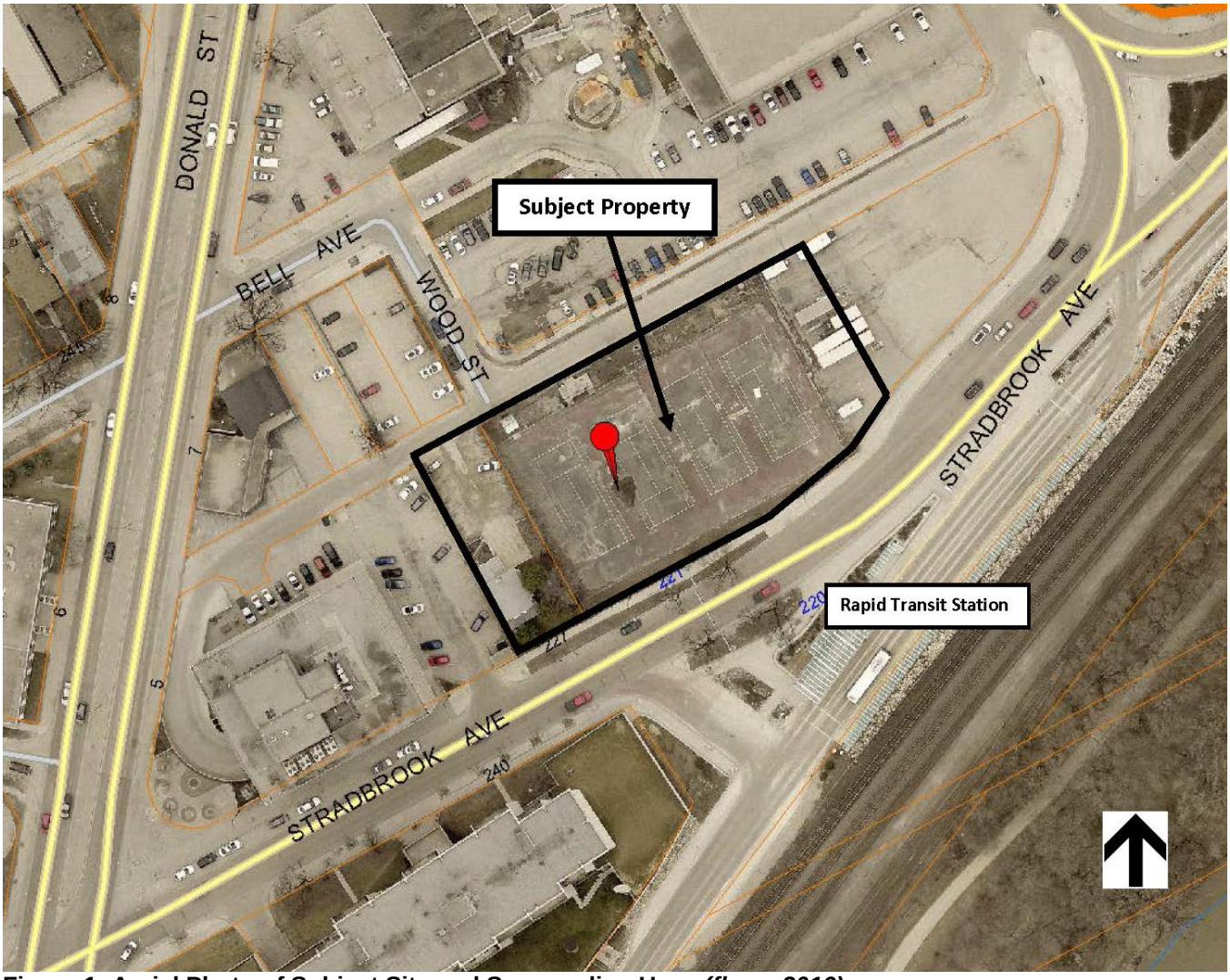



**Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2016)***

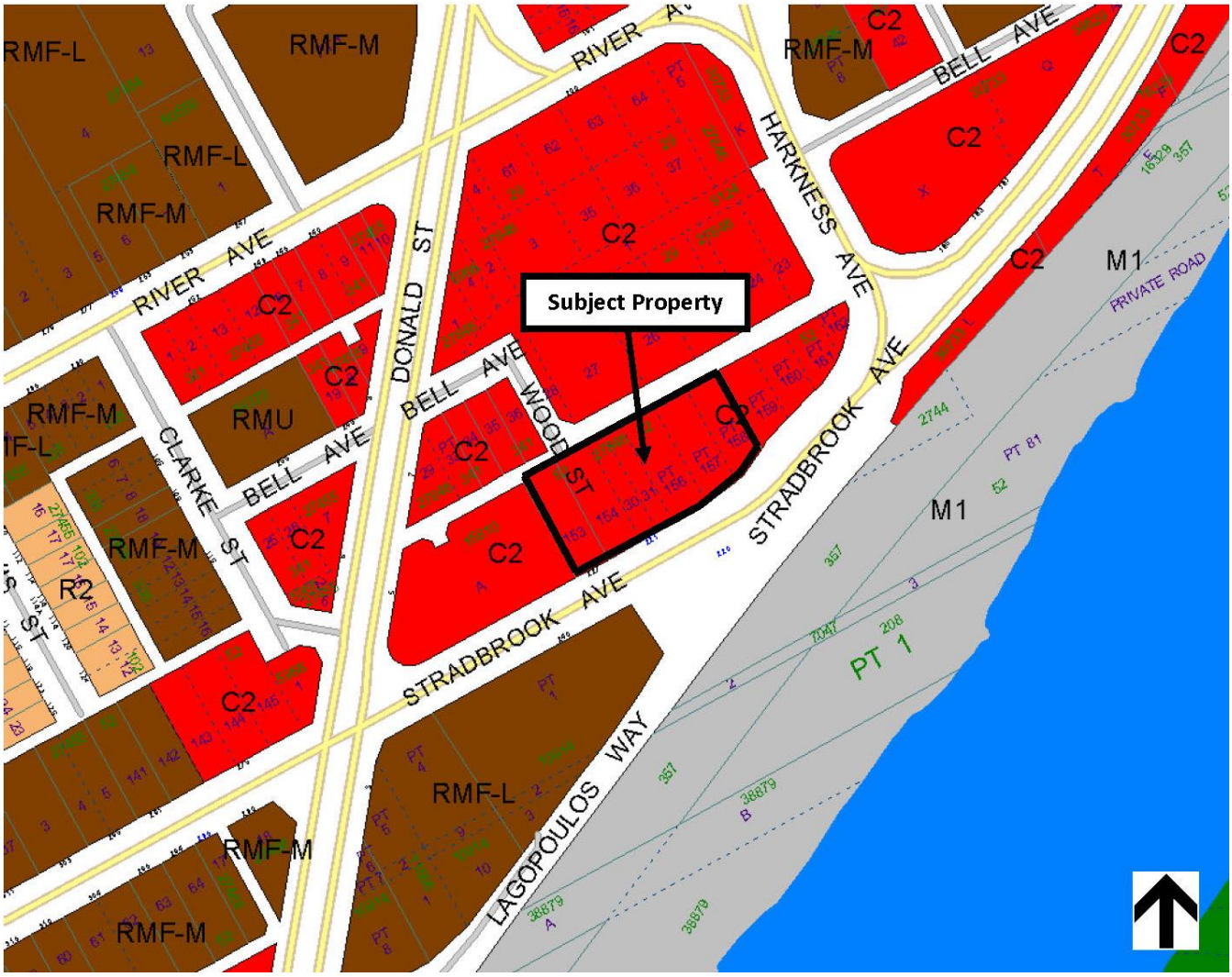



**Figure 2: Current zoning of the site and surrounding area.**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to subdivide and rezone the subject lands from a "C2" – Commercial Community District to an "RMU" Residential Mixed-Use District.

The subdivision and rezoning will enable the development of an eighteen (18) storey, 146-unit residential development with a café/kiosk on the ground floor and possible future commercial space.

The proposal includes a 3.5 level parking structure with 175 stalls located west of the tower.

The proposal includes a landscaped, covered seating area in front of the building along Stradbrook Avenue with a potential dog-run.

**ANALYSIS AND ISSUES**

OURWINNIPEG

*OurWinnipeg* places priority on accessible and age-friendly developments that function for all Winnipeggers as they move through different stages of life and ability. Direction 9 of *OurWinnipeg* states:

- *Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.*

- *With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.*

This development provides access for people of all ages and abilities through the following features:

- Barrier-free floor areas
- Low-clearance door transitions (<13mm)
- Zero-clearance main entry and auto door operators at all building entrances
- Elevators to all floors

COMPLETE COMMUNITIES DIRECTION STRATEGY

As per the *Complete Communities Direction Strategy,* the proposed development falls within the Areas of Stability – Mature Communities policy area. Key policies within Areas of Stability relevant to this development include:

- *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*

  The property is a ~10-minute walk to services and amenities in Osborne Village or downtown. The proposal includes outdoor areas for seating and interaction and a coffee bar/kiosk.

- *Encourage intensification to occur at centres and along corridors.*

  The proposal is located on a rapid transit corridor and an arterial road (Stradbrook Avenue), and is situated directly across the street from the Harkness rapid transit station. These factors make this site ideal for high density intensification.

- *Support Complete Communities by ensuring diverse and high quality housing stock.*

  The proposal provides 146 units of accessible housing to meet the needs of future residents of the neighbourhood.

The site is also identified as a Transformative Area – Rapid Transit Corridor. Key policies guiding development along the Rapid Transit Corridor under the *Complete Communities Directions Strategy* include:

- *Promote high quality pedestrian-oriented environments, particularly in public spaces, such as sidewalks and transit stations.*

  The proposal provides a plaza area on the southeast of the building.

- *Incorporate environmentally friendly, green design and construction principles to help meet the City's sustainability objectives.*

  The proposal incorporates permeable surfacing to allow for natural rainwater drainage.

TOD HANDBOOK

The City of Winnipeg's Council-endorsed TOD (Transit-Oriented Development) Handbook guides the development of properties in close proximity to rapid transit stations and along rapid transit corridors.

The location and setting of 221-227 Stradbrook most closely aligns with the Urban Neighbourhood typology identified in the Handbook. The Urban Neighbourhood typology has the following characteristics:

- *High density: Predominantly residential district with a diversity in housing types. Good access to other regional and sub-regional centres.*

- *A mix of uses: Horizontal and vertical mixed-use helps create an 18 hour activity zone. Retail spaces should articulate corners to help define a comfortable pedestrian zone.*

- *Active defined centre: Public amenities create a dynamic area for a variety of users. Art installations, farmer's market and programmed events activate these spaces all year around.*

- *Innovative parking strategies: On-street parking, minimum surface parking, and some structured parking integrated into development.*

- *Compact, high quality, pedestrian-oriented environment: Pedestrian connections mid-block offer a safer pedestrian/bike circulation and create smaller walkable blocks.*

- *Urban parks and open space: Landscaped areas offer visual relief in higher density neighbourhoods. Public space can be used as green infrastructure solutions.*

The above characteristics are not prescriptive but provide guidance to creating a functional TOD that meets the needs and objectives of residents, the public, transit, and the city as a whole.

The proposal meets the intent of the above characteristics – specifically through its:

- High density
- Inclusion of a café component (mixed use)
- Public art and outdoor amenity space
- Structured parking
- Articulation of facades that help promote a compact feel to the development at grade
- Green infrastructure (permeable ground surfacing)

TRANSPORTATION AND SITE ACCESS

The property is located approximately mid-block between Donald Street and Harkness Street. This portion of Stradbrook Avenue is characterized as a regional arterial street with three lanes of eastbound one way traffic. Heaviest traffic volumes generally occur during morning rush hour. Vehicular access to the site and the parking structure will be from Bell Ave on the north edge of the site.

As noted above, the property is a Transit Oriented Development, situated directly across Stradbrook Avenue from the Harkness Rapid Transit Station. The project is designed to accommodate residents who may be using the Rapid Transit system.

Access for transit users to the site is planned to be via an enhanced connection at the intersection of Stradbrook Avenue and Harkness Avenue. The developer will be undertaking modifications to existing traffic control signals and sidewalks to the satisfaction of the Department of Public Works, to enable safe and effective crossing at this point.

Pedestrian access to the site will be available primarily along the south and east sides of the building. There will also be a pedestrian entrance to the parkade on the northwest corner.

A new sidewalk will be built by the developer along the north edge of the site along Bell Avenue, and the sidewalk will be widened along Stradbrook. These will provide improved pedestrian connections throughout the site and surrounding area.

PARKING

The applicant is exceeding the City requirement for parking stalls for mixed-use development, at ratio of 1.2 stalls per unit or 175 stalls. The development also includes indoor, secure bike parking which helps increase the viability of cycling as a transportation option for residents.

INFRASTRUCTURE

The developer's servicing obligations are outlined in the report of the administrative coordinating group report (attached as Schedule 'B').

Due to combined sewers in the area, the developer will be installing a storm water storage tank onsite at their expense.

The developer will also be sodding and planting trees along Bell Avenue for the length of the development area.

WIND IMPACTS

Due to the scale and height of the project, the Urban Planning Division requested that the applicant provide a wind impact summary prepared by an engineering firm to assess wind impacts on pedestrians. The study determined that given the local wind climate and surroundings in the area, no wind safety concerns are predicted on or around the proposed development.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

The proposed 18-storey residential project fits well within the immediate context, which is characterized by high-density residential and a mix of larger-scale office and fitness / recreational uses.

Notably, 3 Donald Street and 240 Stradbrook, the most proximate residential developments to the subject property, are large apartment towers at 17 storeys and 14 storeys in height respectively.

**OTHER CONSIDERATIONS**

ACTIVE FRONTAGE

At the request of the Urban Planning Division, the applicant made some design adjustments to help conceal the parkade from view along Stradbrook Avenue. These adjustments included:

- The addition of a glazed activity room and a vestibule on the ground floor west of the tower. This will extend the 'active space' visible to the street and help conceal approximately 1/3 of the parkade frontage.

- Active outdoor space in front of the parkade. A dog run area is planned, which will include seating, landscaping and trees. This will help animate/ enliven this space and its presentation to Stradbrook Avenue.

- An art installation on a significant portion of the parkade façade facing Stradbrook.

PLAN APPROVAL

The Urban Planning Division is recommending a condition requiring the applicant to submit final plan approval to City Centre Community Committee and the Director of Planning, Property and Development, to enable collaboration on final site and design details.

**SUMMARY**

The Urban Planning Division supports the subdivision and rezoning for the following reasons. The development:

- Is located on an arterial road and a Rapid Transit Corridor well-suited to high density intensification
- Aligns with the City's goals for Transit Oriented Development (TOD) by providing:
    - High density development directly adjacent to a rapid transit station
    - 10-minute walk to services and amenities in Osborne Village or downtown
    - Structured parking
    - Outdoor areas for social interaction
    - A café component (mixed use)
    - Green infrastructure (permeable ground surfacing)
    - Articulated facades that help promote a compact feel to the development
    - Public art
- Is complementary to the immediate context in terms of scale and massing
- Is universally accessible
- Includes indoor, secure bike parking
- New sidewalks will ensure effective and safe pedestrian connections

**RECOMMENDATIONS**
The Urban Planning Division recommends that the application be approved and that the subject property be subdivided and rezoned to an “RMU” Residential Mixed Use District.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 14/2017 – 221-227 Stradbrook Ave

Schedule “A” for File No. DASZ 14/2017, City Centre Community Committee, October 10, 2017

By-Law No. _____

File No. **DASZ 14/17**

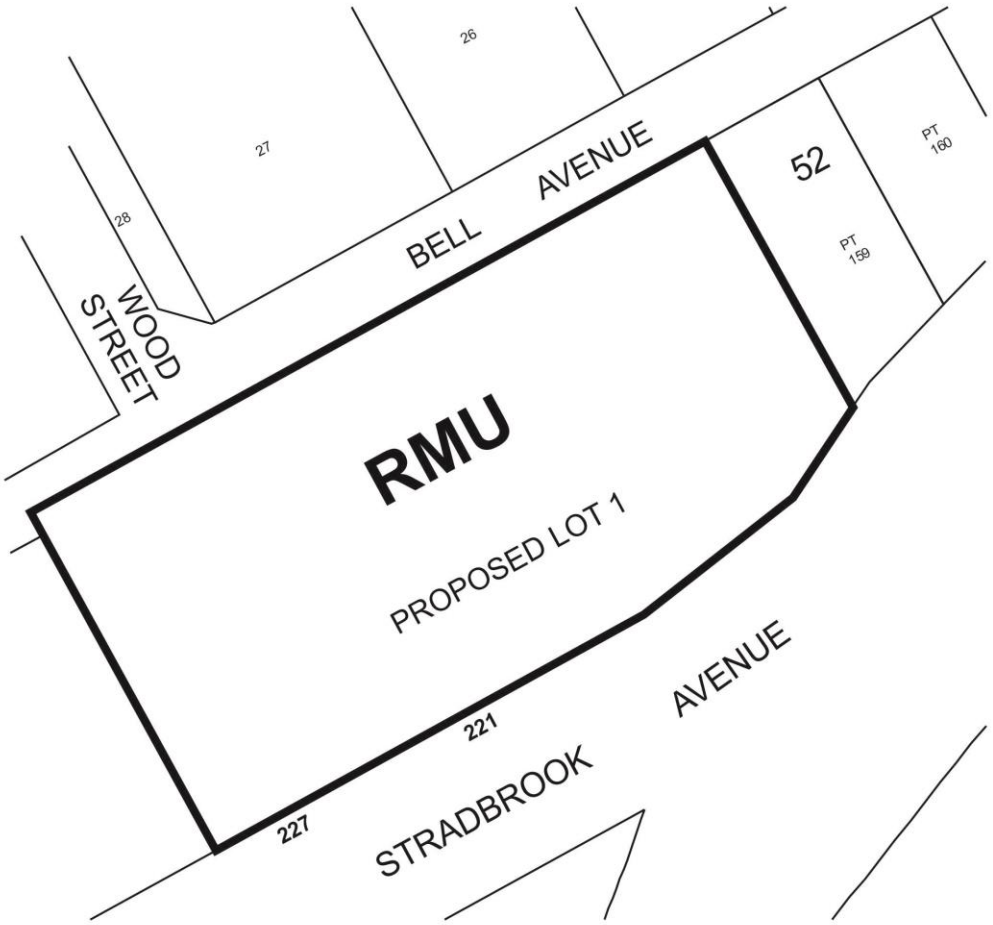
Atlas Sheet No.

N

**AC25**
**CITY CENTRE**
**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 221 and 227 Stradbrook Avenue from a “C2” COMMERCIAL COMMUNITY DISTRICT to a “RMU” RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling and parkade as shown outlined below.




THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule 'B' - Report of the Administrative Coordinating Group, June 14, 2017

## SCHEDULE B

## REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – June 14, 2017

**RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 221 STRADBROOK AVENUE – DASZ 17/2017**

It is recommended that the approval of DASZ 14/2017, if granted, be subject to the applicant entering into a Servicing Agreement addressing the following items:

### A. PLAN CONSIDERATIONS

1. The Developer shall, at no expense to the City, legally open property for a 3.048 metre widening to the Bell Avenue right-of-way and the east-west public lane right-of-way for the full length of the Planned Area as determined by and to the satisfaction of the Director of Public Works.

### B. AGREEMENT CONDITIONS

**SECTION I – SERVICING**

1. Land Drainage

   The Developer shall:

   a) Be advised that the combined domestic wastewater and land drainage runoff peak flows cannot exceed combined domestic wastewater and land drainage run-off peak flows from the existing site; and

   b) at no expense to the City, extend the Storm Relief Sewers, as necessary, to provide land drainage service for the site.

   All as determined by and to the satisfaction of the Director of Water and Waste.

2. Sidewalks

The Developer shall, at no expense to the City, construct a 1.5m in width by 100mm in thickness portland cement concrete sidewalk on the standard alignment, 0.3m off of the property line, on the south side of Bell Avenue and the existing east-west public lane for the full length of the Planned Area as determined by and to the satisfaction of the Director of Public Works.

3. Boulevards

The Developer shall, at no expense to the City;

a) Sod, or provide an alternate treatment, to the boulevard on the south side of Bell Avenue and the east-west public lane for the full length of the Planned Area as determined by and to the satisfaction of the Director of Public Works and;

b) Plant trees on the south side of Bell Avenue and the east-west public lane for the full length of the Planned Area in accordance with City specifications and guidelines and all as determined by and to the satisfaction of the Director of Public Works.

The Developer shall, at no expense to the City, maintain the boulevard sod, if applicable, for a period of one year, and the boulevard trees for a period of two years to the satisfaction of the Director of Public Works.

4. Traffic Control Signals Upgrading

The Developer shall pay, upon demand, all costs related to modifications of the existing traffic control signals, including but not necessarily limited to sidewalk modifications, to accommodate a new pedestrian phase across Stradbrook Avenue at the west crossing of the Stradbrook Avenue and Harkness Avenue intersection, as determined by and to the satisfaction of the Director of Public Works.

5. Utilities

The Developer shall:

a) pay the full cost to convert the existing overhead utility services in Bell Avenue and the existing east-west public lane, to underground;

b) at no expense to the City, cause underground electrical and telephone services to be installed to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground; and

c) pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area.

All to the satisfaction of the Director of Public Works.

6. Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

7. Construction Traffic

The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

8. Survey Monuments

Following completion of all major 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, shall have them replaced by a Manitoba Land Surveyor. The Developer shall ensure that the Manitoba Land Surveyor provides the Director of Planning, Property and Development with a certificate stating that all survey monuments within the Planned Area have been verified and/or replaced, as the case may be.

**SECTION II – COSTS AND FEES**

1. By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of the Agreement and the physical development of the Planned Area.

2. Professional Fees

   a. The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, and associated works required to serve the Planned Area;

   b. The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3. Administration Fees

   The Developer shall, prior to the release of the subdivision mylars for registration in the Land Titles Office, pay to the City, $2138.00 plus applicable GST, to help 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 14/2017
August 18, 2017

(Original Signed By G.V. Jasper P.Eng.)

G.V. Jasper, P. Eng.,
Land Development Branch

(Original Signed By M. Gajda, P.Eng.)

M. Gajda, P. Eng.
Water & Waste Department

(Original Signed By C.J. Desjardine, M.Sc., P.Eng.)

C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

GVJ/gj