Minute No. 491
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

Item No. 2 Subdivision and Rezoning – 173 Notre Dame Street
(St. Boniface Ward)
File DASZ 8/2018 [c/r DAV 117240/2018D]

COUNCIL DECISION:

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

1. That the plan of subdivision under File DASZ 8/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 8/2018 dated May 24th, 2018 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer address the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated April 25, 2018.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 8/2018 dated May 24th, 2018, to a "RMF-L" Residential Multi-Family Large District subject to the following:

    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 conditions:

        i. That, the maximum building height on the subject property be 60 feet.

3. That, caveat 3879492/1 be discharged.

4. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

COUNCIL DECISION (continued):

6. 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.

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

8. 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.

9. 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 year from the date the by-law is passed.

10. 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.

11. 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.

12. 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 – June 25, 2018

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 July 11, 2018, 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 June 25, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 5, 2018, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Subdivision and Rezoning – 173 Notre Dame Street**
File DASZ 8/2018 [c/r DAV 117240/2018D]

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

Prepared by: **Rochelle Viray, Committee Clerk**
Riel Community Committee

Report date: **June 5, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 5, 2018, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision proposed under File DASZ 8/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 8/2018 dated May 24th, 2018 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer address the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated April 25, 2018.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 8/2018 dated May 24th, 2018, to a "RMF-L" Residential Multi-Family Large District subject to the following:

    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 conditions:
        i. That, the maximum building height on the subject property be 60 feet.

3. That, caveat 3879492/1 be discharged.

4. 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.

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

6. 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.

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

8. 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.

9. 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 year from the date the by-law is passed.

10. 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.

11. 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.

12. 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 reasons for its recommendation:

1. The St. Boniface community has had very intense discussions in the last couple of years with respect to the North St. Boniface Secondary Plan – I believe this is in line with that.
2. I'm particularly happy to see that this is slated for rental, because that's something that came up a lot: when we were building multi-family, but multi-family was always condos, and that we wanted a more diverse offering of housing options in the neighbourhood.
3. I'm also really pleased to see representatives from the French new Canadian community about challenges that they had in not having been able to find adequate lodging for some

time, and how challenging it was to move into the neighbourhood, and how a project like this one will help address those situations for many new Canadian families.

4. I'd also like to commend Pascal on his community engagement; clearly he's done his homework, and it's nice to see lots of support for the project.

PUBLIC HEARING SUMMARY

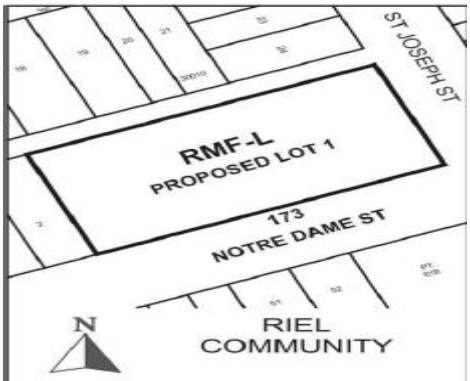
File: DASZ 8/2018

Before: Riel Community Committee
Councillor Lukes, Chairperson
Councillor Allard

Public Hearing: June 5, 2018
Council Building, 510 Main Street

Applicant: Ironclad Development (Gavin Williamson)

Subject:



APPLICANT : Ironclad Developments Inc.
FILE : DASZ 8/2018
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 "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling. **For information, phone Ms. Elise Finnigan, Planner at 204-986-8602.**

APPLICANT : Ironclad Developments Inc.
FILE : DALZ 8/2018
PROPOSAL: Demande d'approbation par le Conseil du plan de lotissement indiqué ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie RMF-M (secteur d'habitations multifamiliales moyennes) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) en vue de faciliter le remembrement des terres et de permettre la construction d'une habitation multifamiliale. **Pour plus de renseignements, veuillez communiquer avec Mme Elise Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 173 Notre Dame Street

Exhibits Filed:

1. Application dated March 29, 2018
2. Notification of Public Hearing dated April 17, 2018
3. Manitoba Status of Titles 2942929/1, 2942931/1,
4. Letter of authorization dated March 21, 2018 from Ryan Van Damme (Ironclad Developments Inc.) to Ironclad Developments Inc.
5. Surveyor's Building Location Certificate and sketch dated August 21, 2001
6. Caveat 3879492
7. Plans (21 pages)
8. Plan of Survey
9. Report from the Urban Planning Division dated May 24, 2018
10. Inspection Report
11. Communication dated June 4, 2018, from Raymond Simard in support of the application
12. Communication dated June 5, 2018 from Ashley Larson and Robert LaFreniere in opposition to the application

REPRESENTATIONS:

In Support:

Ruphine Djuissi
Norm Gousseau
Brenda Hildebrand
Breanne Jack
Réal Rioux
Raymond Simard
Blandine Tona
Pascal Toupin-Selinger

In Opposition:

Mike Cooke
Robert LaFreniere
Ashley Larson

For Information:

Huguette Calvez
Huguette Chartrand
Katharina Kettner

For the City:

R. Mahé, Planner, Planning, Property and Development Department
E. Finnigan, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 8/2018

REVISED ADMINISTRATIVE REPORT

Title: DASZ 8/2018 – 173 Notre Dame ST

Issue: An application for consideration at the Public Hearing to consolidate three lots into one and rezone from RMF-M to RMF-L for the construction of a 5-storey multi-family building.

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
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 8/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 8/2018 dated May 24th, 2018 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer address the conditions outlined in Schedule 'B' the report of the Administrative Coordinating Group dated April 25, 2018.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 8/2018 dated May 24th, 2018, to a "RMF-L" Residential Multi-Family Large District subject to the following:

    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 conditions:

        i. That, the maximum building height on the subject property be 60 feet.

3. That, caveat 3879492/1 be discharged.

4. 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.

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

6. 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.

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

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10. 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.

11. 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.

12. 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 consolidate the lots and rezone from RMF-M to RMF-L to facilitate the construction of a 5 storey multi-family building.
- Subdivisions and re-zonings 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 subject site will be consolidated and rezoned consistent with the map provided in Schedule “A” of this report.

HISTORY

DAZ 226/2008

- On November 19, 2008, the subject property was rezoned from M1 (Manufacturing Light) to RMF-M (Residential Multi-Family Medium) to allow for the conversion of the existing building to a multi-family residential building.

North St. Boniface Secondary Plan Amendment SPA 1/2017

- On June 26, 2015, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Public Service to initiate a review of the North St. Boniface Secondary Plan to:

  A. Update the Plan;

  B. Align the Plan with the *Complete Communities Direction Strategy*;

  C. Ensure the Plan is consistent with and supports any amendments the Urban Planning Division will recommend be made to the Boulevard Provencher Planned Development Overlay 1;

  D. Consider possible amendments to the Lower Density Residential and Higher Density Residential policies contained in the IMPLEMENTATION section of the Plan; and

  E. Consider amending the Plan’s Proposed Land Use Map to depict the Lower Density Residential and Higher Density Residential areas separately, instead of depicting them together as "Residential Policy Area" (which is currently the case).

- Following extensive community consultations a number of changes were made to the Plan to provide better alignment with *Complete Communities* as well as clearer policy direction for the mapped land use designation areas.
- On July 19, 2017, Council approved the amendments to the North St. Boniface Secondary Plan under file SPA 1/2017.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Elise Finnigan, MAP
Date:	May 24, 2018
File No.	DASZ 8/2018

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule A — Recommended File No. DAZ 8/2018 Riel Community Committee, dated May 24th, 2018
3. Schedule B — Report of the Administrative Coordinating Group, dated April 25th, 2018

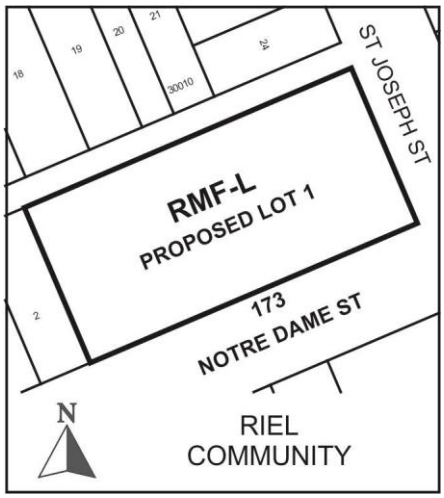
APPENDIX 'A'

DATE: May 24th, 2018

FILE: **DASZ 8/2018**
RELATED FILES: DAV 17-153639/D
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.501 - North St. Boniface

SUBJECT: To rezone to RMF-L to facilitate the construction of a 5-storey multi-family building

LOCATION: 173 Notre Dame ST (see map below)



APPLICANT: Gavin Williamson
57158 Symington 20E RD Unit 101
Springfield , Manitoba R2J 4L6

OWNER: 57158 SYMINGTON RD 20E 101
Springfield , Manitoba R2J 4L6

SITE DESCRIPTION

- The subject property is located on the northwest corner of Rue Notre Dame and Rue St. Joseph in the North St. Boniface neighbourhood of the St Boniface ward.
- The property is approximately 258 feet wide by 122 feet deep (31,587 square feet in lot area) and is zoned Residential Multi-Family Medium (RMF-M). It is occupied by a vacant warehouse building.
- The site is located within the High Density Residential Policy Area under the North St. Boniface Secondary Plan.
- The subject property is within the Areas of Stability – Mature Communities Policy Area under the *Complete Communities Direction Strategy*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane; then a 12 unit multi-family building, single-family homes, and office/warehouse buildings all zoned R2 (Residential Two-Family);

South: Rue Notre Dame; then park space (Parc Orange) zoned R2 (Residential Two-Family) and single-family homes zoned R1-M (Residential Single-Family Medium);

East: Rue St. Joseph; then industrial uses (Parmalat Dairy) zoned M1 (Manufacturing Light);

West: Duplexes and single-family homes zoned R2 (Residential Two-Family).

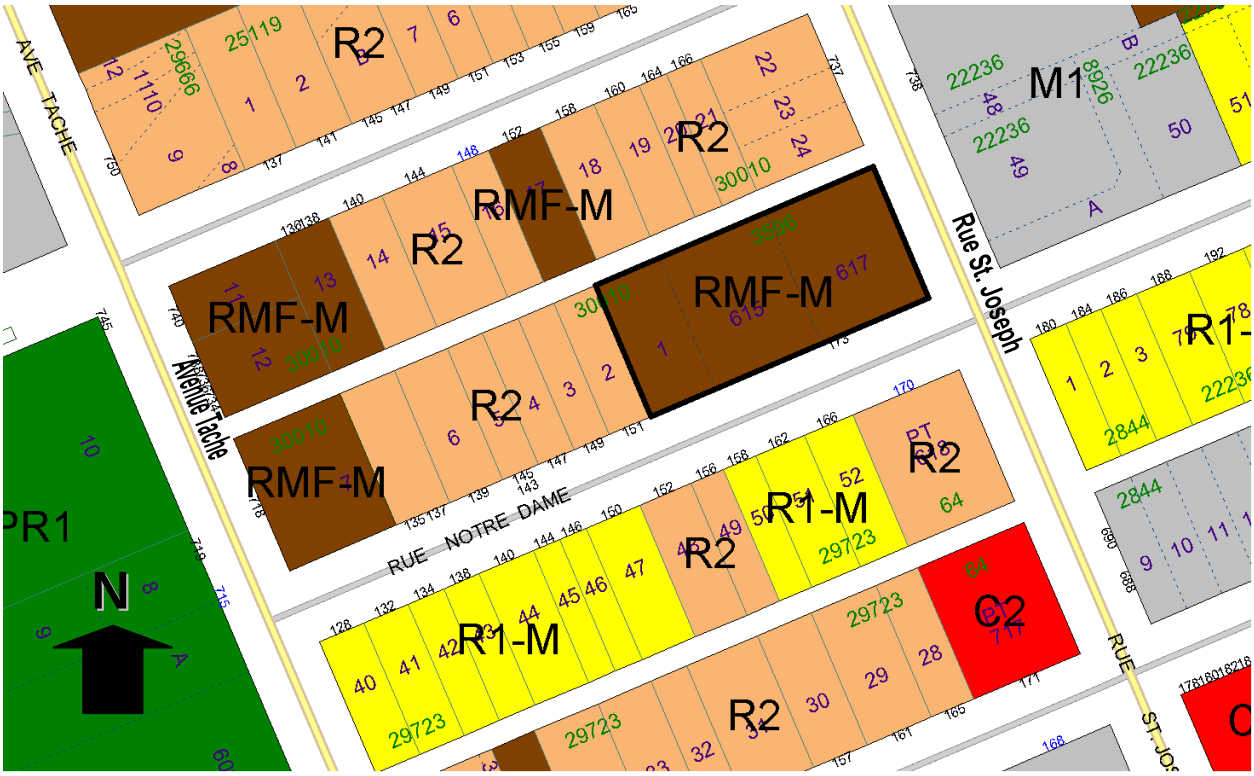


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to demolish the existing building on the land in order to construct a 5-storey multi-family residential building encompassing 78 residential units.
- The building will be approximately 58 feet tall at its tallest point.
- The development will include 6 studio units; 33 one-bedroom units; 33 two bedroom units; and 6 three-bedroom units.
- A total of eighty-three (83) parking stalls will be provided. The majority of the parking (i.e., 62 parking stalls) will be located underground with 21 parking stalls at-grade located directly off the public lane. The ramp to the underground parking will be accessed from the public lane.
- A total of ninety (90) bicycle parking stalls will be provided.
- The proposed development requires variances for yard setbacks, parking as well as insufficient landscaping (see associated variance application DAV 18-117240\D).

ANALYSIS AND ISSUES

NORTH ST. BONIFACE SECONDARY PLAN (By-Law 30/2017)

- The objectives of the North St. Boniface Secondary Plan are:

  1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.

  2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.

  3. To encourage site and building plans that promote good urban design and are pedestrian focused.

  4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.

  5. To develop safe, convenient and functional community wide 'complete street' networks for public transit users, pedestrians and cyclists.

  6. To transition out industrial uses from residential areas.

  7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.

  8. To recognize and celebrate the neighbourhood's cultural assets.

  9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

- Under the North St. Boniface Secondary Plan, the subject property falls within the High Density Residential Policy Area. The objectives of this policy area are:

  1) To continue to provide a range of housing options with a focus on meeting multi-family housing needs;
  2) To ensure the design of all buildings reinforces and contributes to a strong residential streetscape character and pedestrian environment; and
  3) To ensure the design of all buildings reinforces the relationship between the buildings and the street and contributes to the activity and vitality at the ground level facing the street.

- The policies guiding development within the High Density Residential Policy Area include:

  3.3.2.1 Single-family dwellings are permitted.

  3.3.2.2 Two-family and multi-family uses will be encouraged where there is a back lane.

  3.3.2.3 Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses shall only be considered where the property is at least 9,000 square feet in area.

  3.3.2.4 New commercial uses will only be permitted along avenue Taché and rue St. Joseph when part of a residential-commercial mixed use building.

3.3.2.5 New standalone commercial development is not permitted. Applications for rezoning, subdivision, conditional use, variance, consent to registration or filing of a conveyance associated with new standalone commercial development shall be refused as per the City of Winnipeg Charter.

3.3.2.6. Parking areas shall not be established in the front yard of residential multi-family or mixed-use buildings.

3.3.2.7. All development applications for residential multi-family uses that seek to reduce the parking standards shall provide an analysis of how their project will minimize its impact of on-street parking capacity within the immediate area.

3.3.2.8 New industrial uses or the expansion of existing industrial uses shall not be permitted.

3.3.2.9 With the exception of structured parking, new private motor vehicle related uses or the expansion of existing private motor vehicle related uses shall not be permitted.

3.3.2.10 The minimum lot area per dwelling unit for a multi-family residential development within the High Density Residential Policy Area should not be less than 400 square feet.

- This proposal meets all of the objectives and policies guiding development in the High Density Residential Policy Area.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- Currently, the lands are zoned "RMF-M" – Residential Multi-Family Medium. The RMF-M zone is intended to accommodate the development of multi-family dwellings with densities based on a minimum lot area per dwelling unit of 800 square feet.
- The applicant is proposing to rezone the property to "RMF-L" – Residential Multi-Family Large in order to permit a lot area per dwelling unit of 404 square feet which is required for the proposed 5-storey, 78 unit multi-family residential development. The dimensional standards for multi-family structures in the RMF-L zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum interior 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), a minimum corner side yard of 20 feet and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.

COMMUNITY CONSULTATION

- The applicant held a public open house at the St. Boniface Library between 7:00pm and 8:30pm on February 1st, 2018. Approximately 100 invitations were directly mailed-out to households within a three block radius of 173 Notre Dame Street. The open house was attended by approximately 24 people. A full public consultation summary was submitted as part of the application.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The proposed 5-storey, 78 unit multi-family residential development fits well within the immediate context of the surrounding neighbourhood which is characterized by a mix of multi-family, single family, two family, industrial and commercial land uses. The property is a large corner lot with frontage along the Rue St. Joseph collector street and lane access.

CONSISTENCY WITH THE NORTH ST. BONIFACE SECONDARY PLAN

- The proposed development is consistent with the objectives and policies directing development under High Density Residential Policy Area of the *North St. Boniface Secondary Plan*. More specifically:
    - The proposal to construct a multi-family residential building with a lot area per dwelling unit of 404 square feet on a corner lot with lane access and frontage on Rue St. Joseph aligns completely with the objectives of the High Density Policy area as well as the overall vision of the secondary plan. Introducing multi-family housing at this location contributes to the range of housing options available to residents. It also helps to support the vision for a thriving boulevard Provencher introducing more people to patronize local businesses and services along the boulevard. The additional density will also help introduce more people to utilize existing schools, libraries, as well as park space in the neighbourhood.
    - The proposed design is sensitive to the existing context of the area. From the perspective of scale and built form, at its tallest point the building will measure 58 feet, however, the building tiers down to approximately 30 feet on the west side (abutting the existing duplex) and 47 feet on the east side helping to mitigate any potential impact. It is also important to note that on the west side of the site adjacent to the existing duplex, a 25.6 foot setback is proposed to help minimize the visual impact of the building mass. The design of the building with varying articulations, parking underground, a combination of cladding materials and colours, as well as the inclusion of units at-grade helps to break-up the massing of the development and contributes to a more pedestrian-friendly streetscape.
    - The proposal helps the community by transitioning out unsightly industrial/commercial uses.
    - The proposed development also meets the secondary plan objectives of promoting sustainable development which is designed to minimize the spatial use of land.

RECOMMENDED ZONING AGREEMENT

Height

- To limit the potential shadowing of the R2 zoned properties to the west by the proposed development and recognizing the maximum building height permitted in the RMF-L zone is 150 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to 60 feet.

Plan Approval

- Normally the Division would recommend that plan approval be included in the zoning agreement. However, design review is required for all development in the North St. Boniface Secondary Plan area, therefore the Urban Planning Division does not need to include a plan approval with this application.

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.*

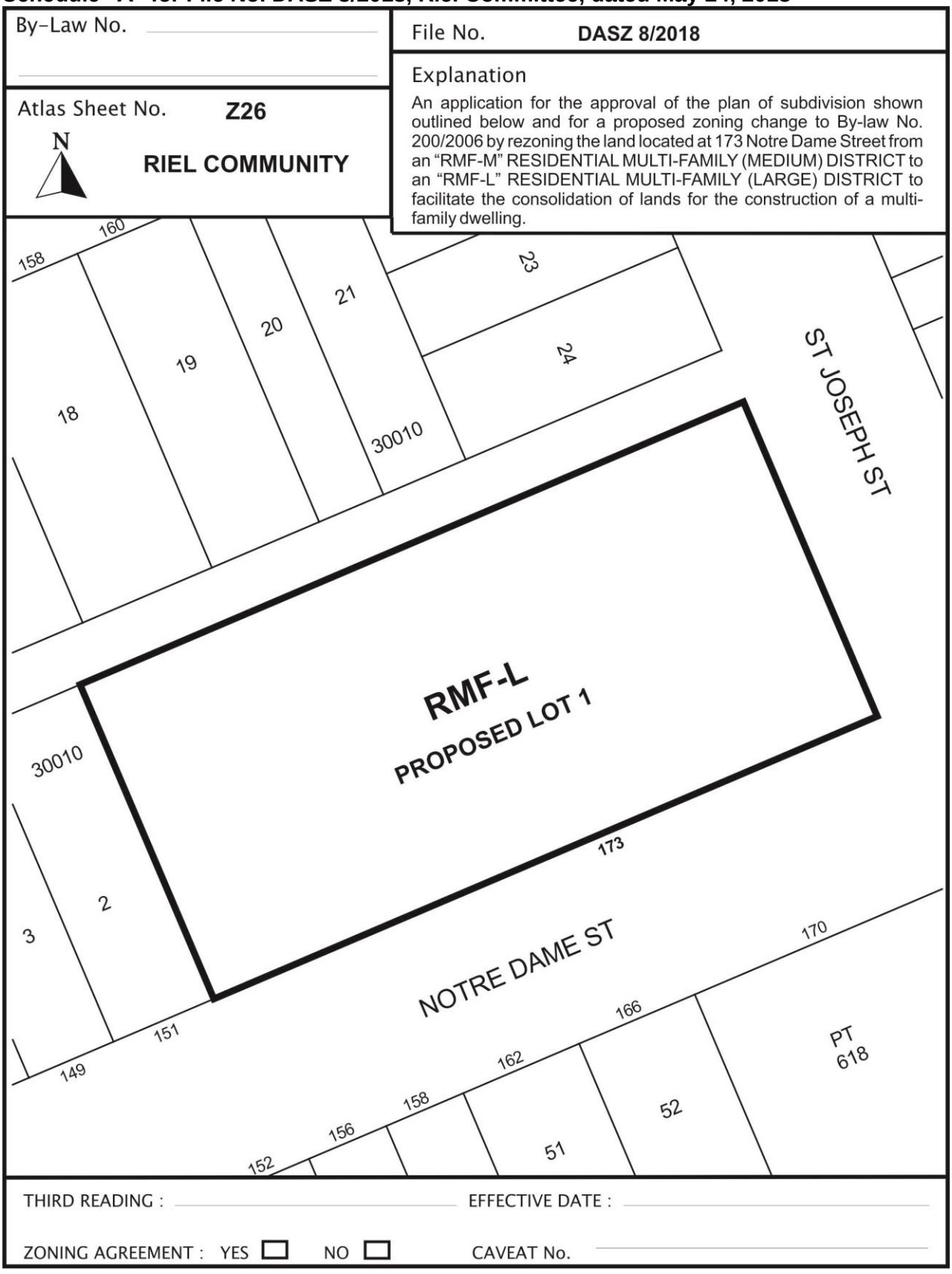
RECOMMENDATION

- The Urban Planning Division recommends approval for the following reasons:
  - The proposed development is consistent with the policies of the North St. Boniface Secondary Plan;
  - The proposed development is located in the High Density Residential Policy Area, where high density residential developments are encouraged; and
  - The proposed project incorporates all of the design elements envisaged for infill development in the High Density Residential Policy Area.

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

Report Prepared By: Elise Finnigan
PPD File # DASZ 8/2018

Schedule "A" for File No. DASZ 8/2018, Riel Committee, dated May 24, 2018



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – April 25, 2018

RE: PROPOSED SUBDIVISION OF LAND LOCATED AT 173 NOTRE DAME STREET – DASZ 8/2018

A meeting of the Administrative Coordinating Group (ACG) was held on April 25, 2018 to review the servicing requirements for DASZ 8/2018.

The following comments were provided by the Water and Waste Department:

Our preliminary assessment indicates that there is not adequate fire flow for wood-framed construction.

1) The Developer shall either:

   a) Propose building construction upgrades to demonstrate compliance with fire flow requirements described at: http://winnipeg.ca/waterandwaste/dept/waterdemand.stm) at the building permit stage. In order to achieve adequate required fire flow, measures such as splitting the building area with a firewall or upgrading to non-combustible construction are needed.

   b) Reduce the proposed density and adjust their proposed site plan to match existing service levels

2) In addition, The City is planning a water main upgrade for North St. Boniface currently scheduled for completion in fall 2018. Since the proposed development will benefit from the planned water main upgrade, the applicant shall:
   pay, on demand by the City, their share of the water main installed by others as determined by the Director of Water and Waste.

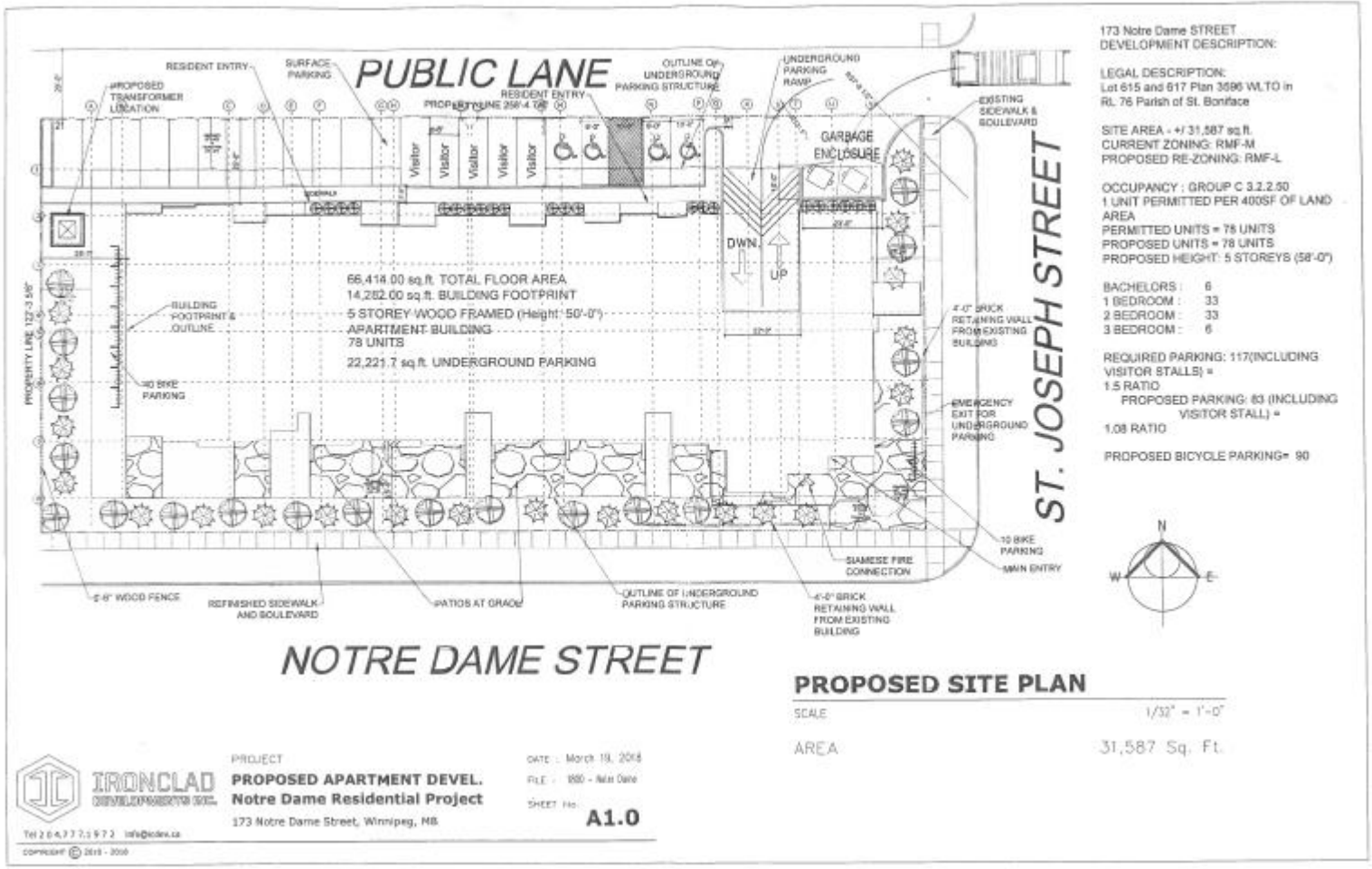
   Completion of the North St. Boniface upgrades will not eliminate the requirement for building upgrades beyond what is required by the Building Code.

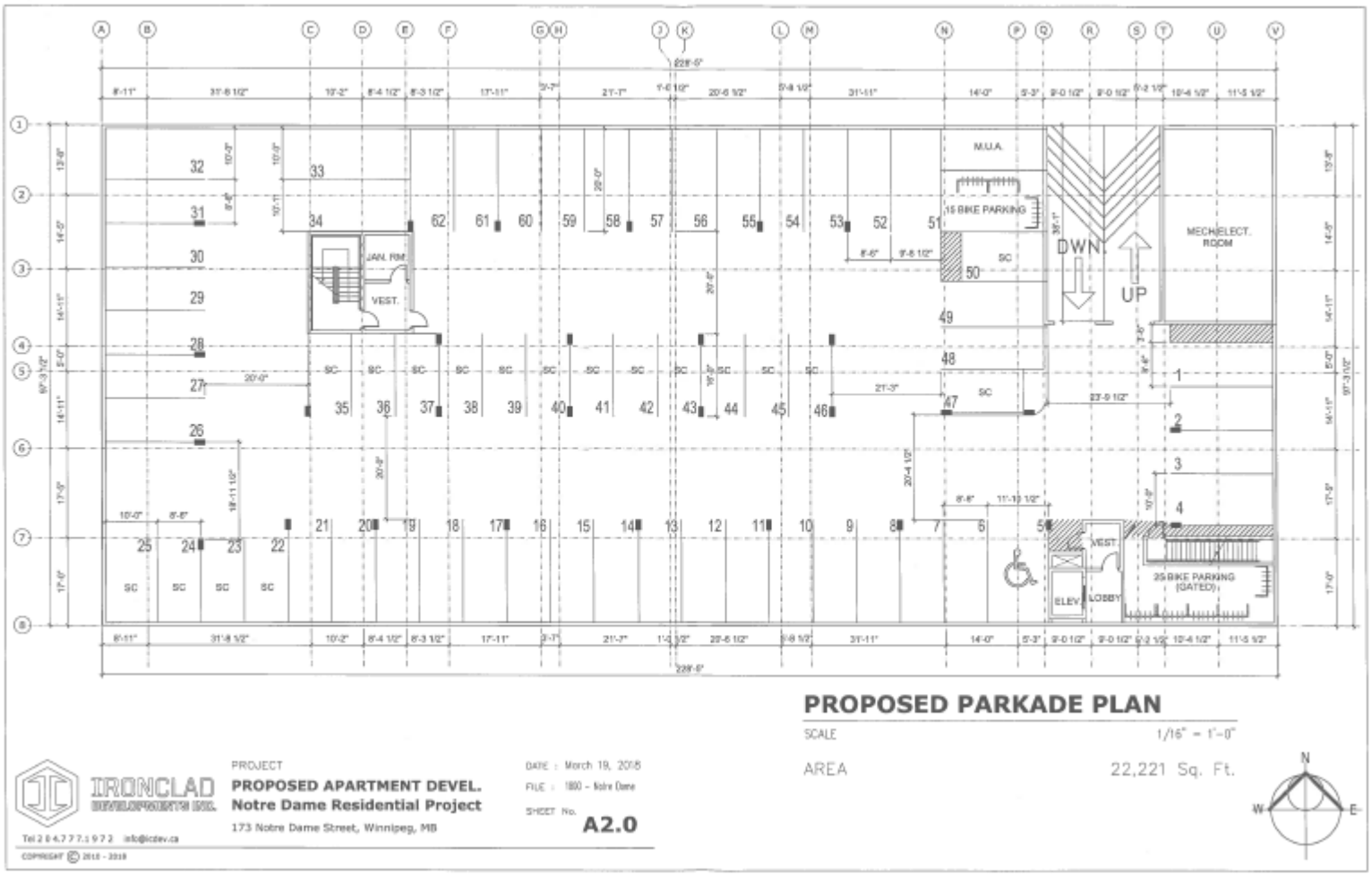
THIS REPORT SUBMITTED BY:

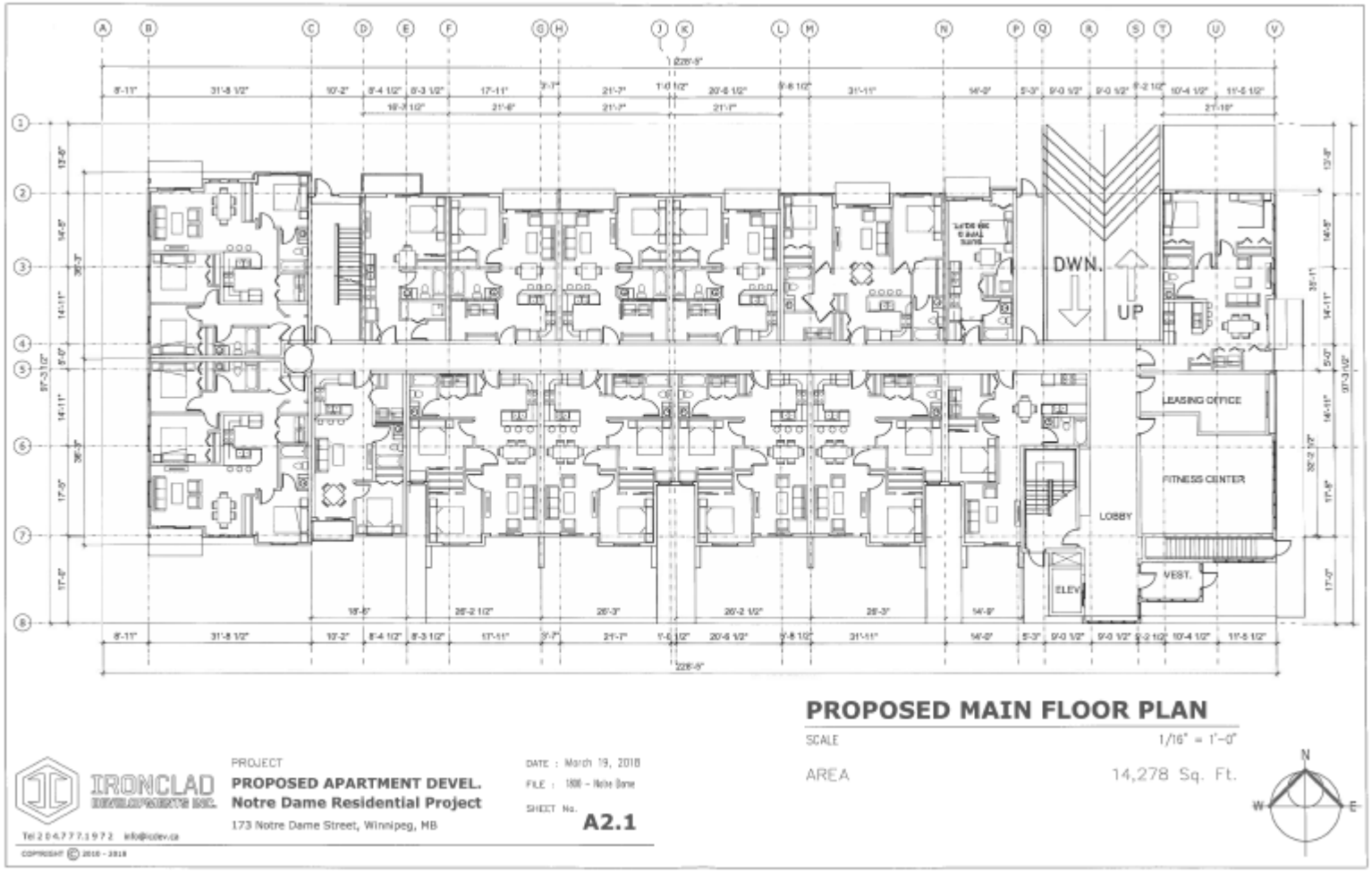
Administrative Co-ordinating Group
File No. DASZ 8/2018
May 25, 2018

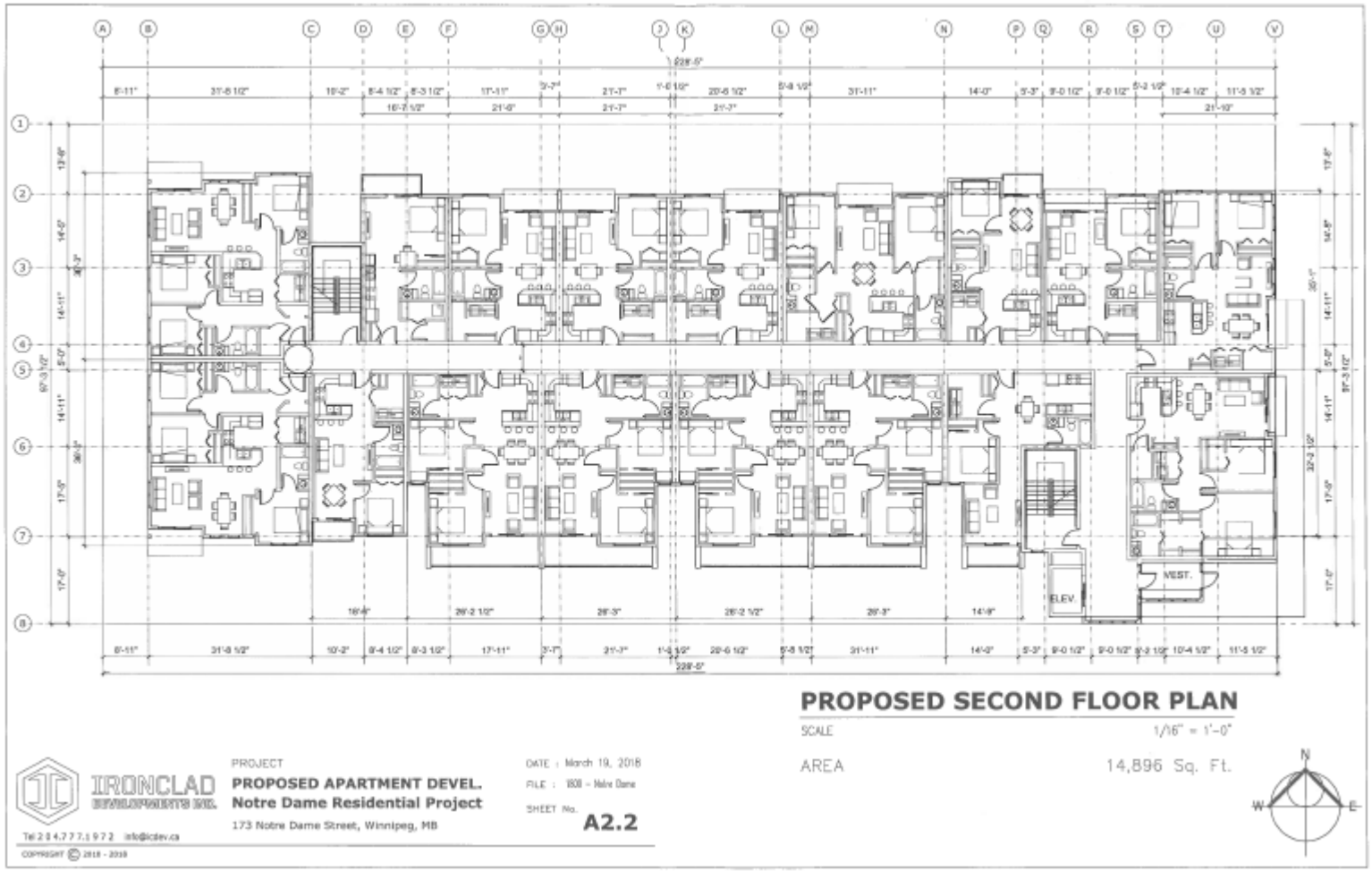
"*Original Signed by G. Jasper"*	"*Original Signed by M. Gadja"*
G.V. Jasper P. Eng.,	M. Gadja, P. Eng.
Land Development Branch	Water & Waste Department

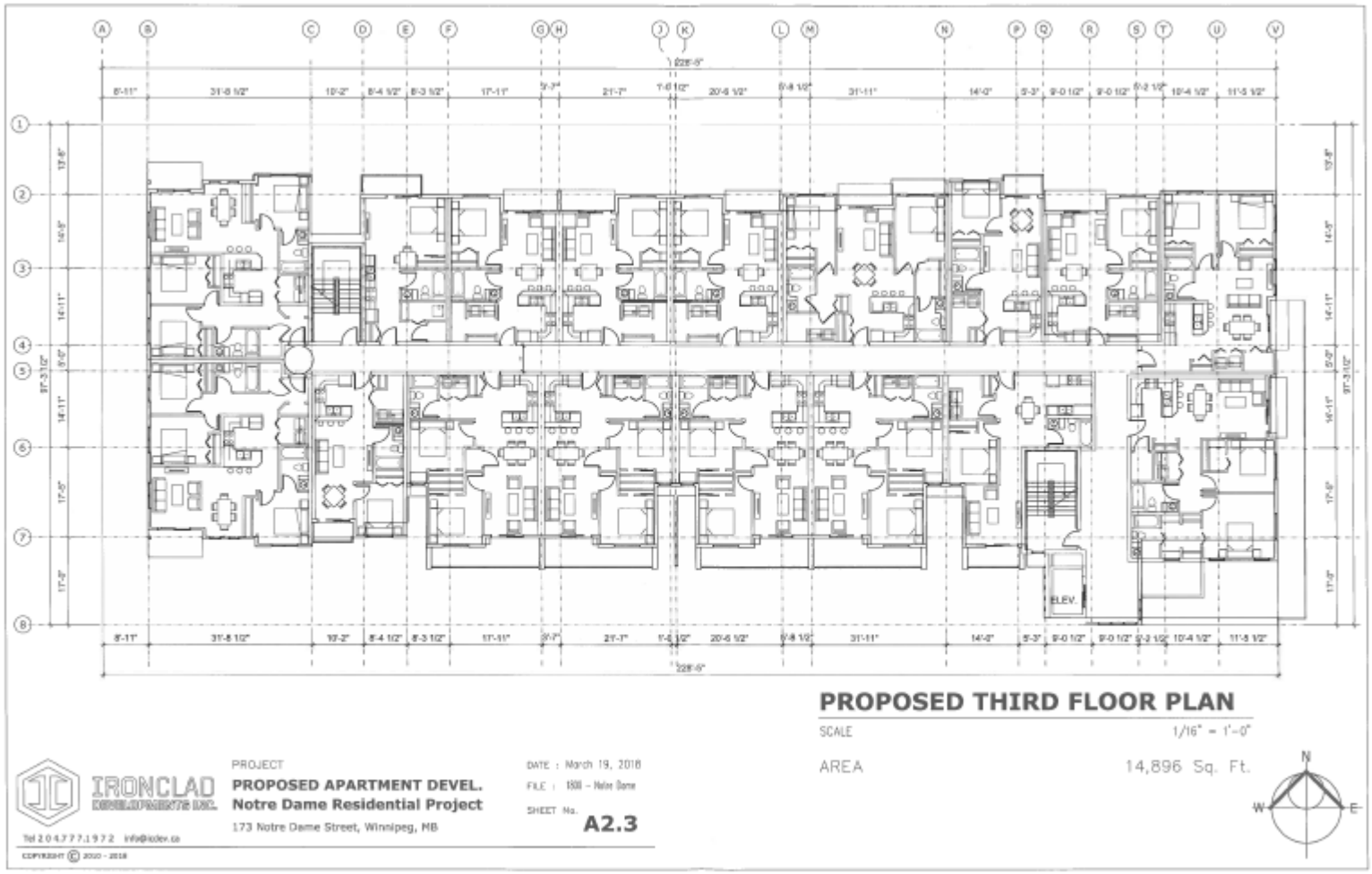
Exhibit "7" referred to in File DASZ 8/2018

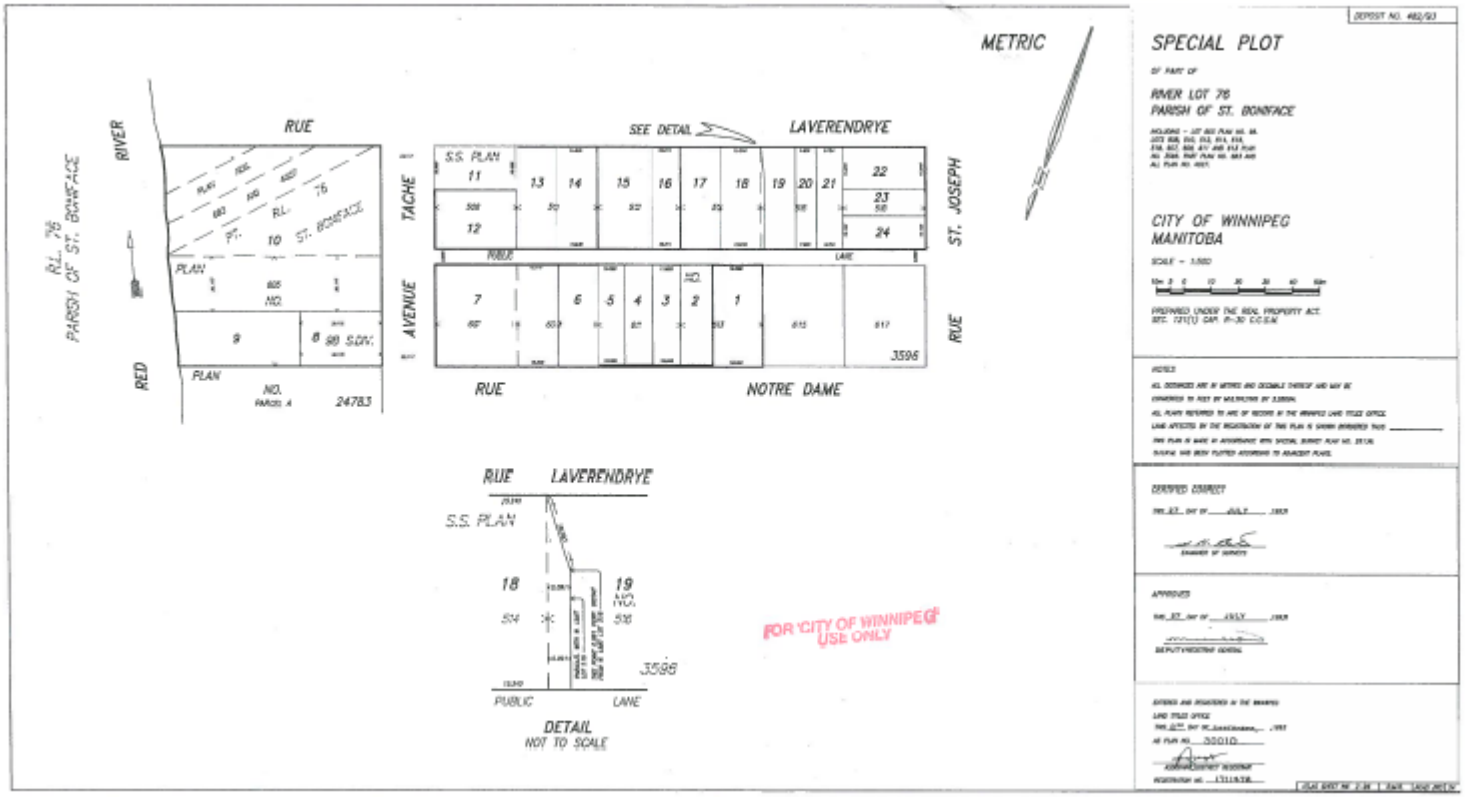


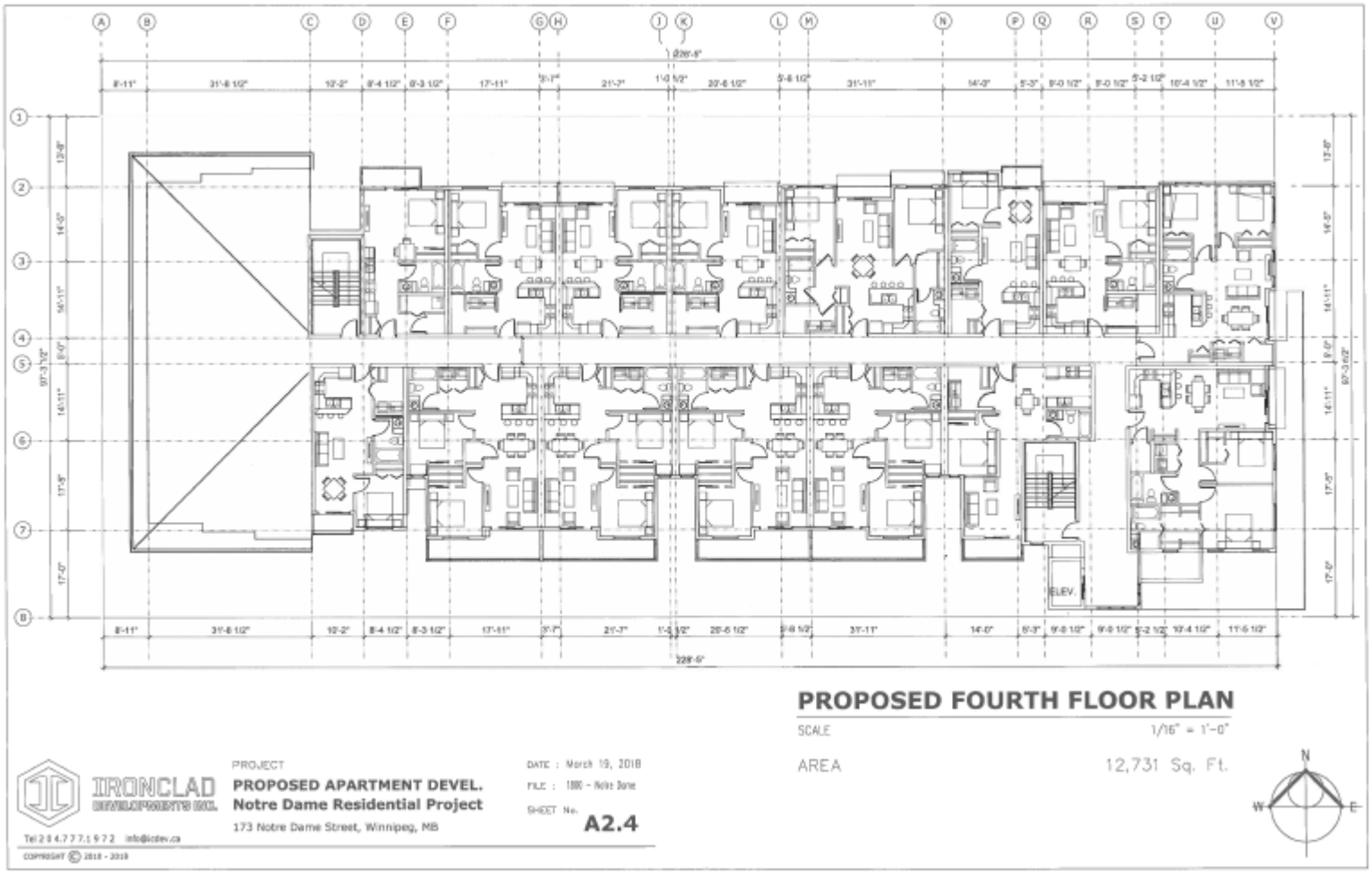

M.U.A.
15 BIKE PARKING
DWN
UP
MECH/ELECT. ROOM
JAN. RM.
VEST.
SC
VEST.
ELEV.
LOBBY
25 BIKE PARKING (GATED)
PROPOSED PARKADE PLAN
SCALE 1/16" = 1'-0"
AREA 22,221 Sq. Ft.
IRONCLAD DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1800 – Notre Dame
SHEET No. A2.0
Tel 204.777.1972 info@icdev.ca
COPYRIGHT © 2015 - 2018

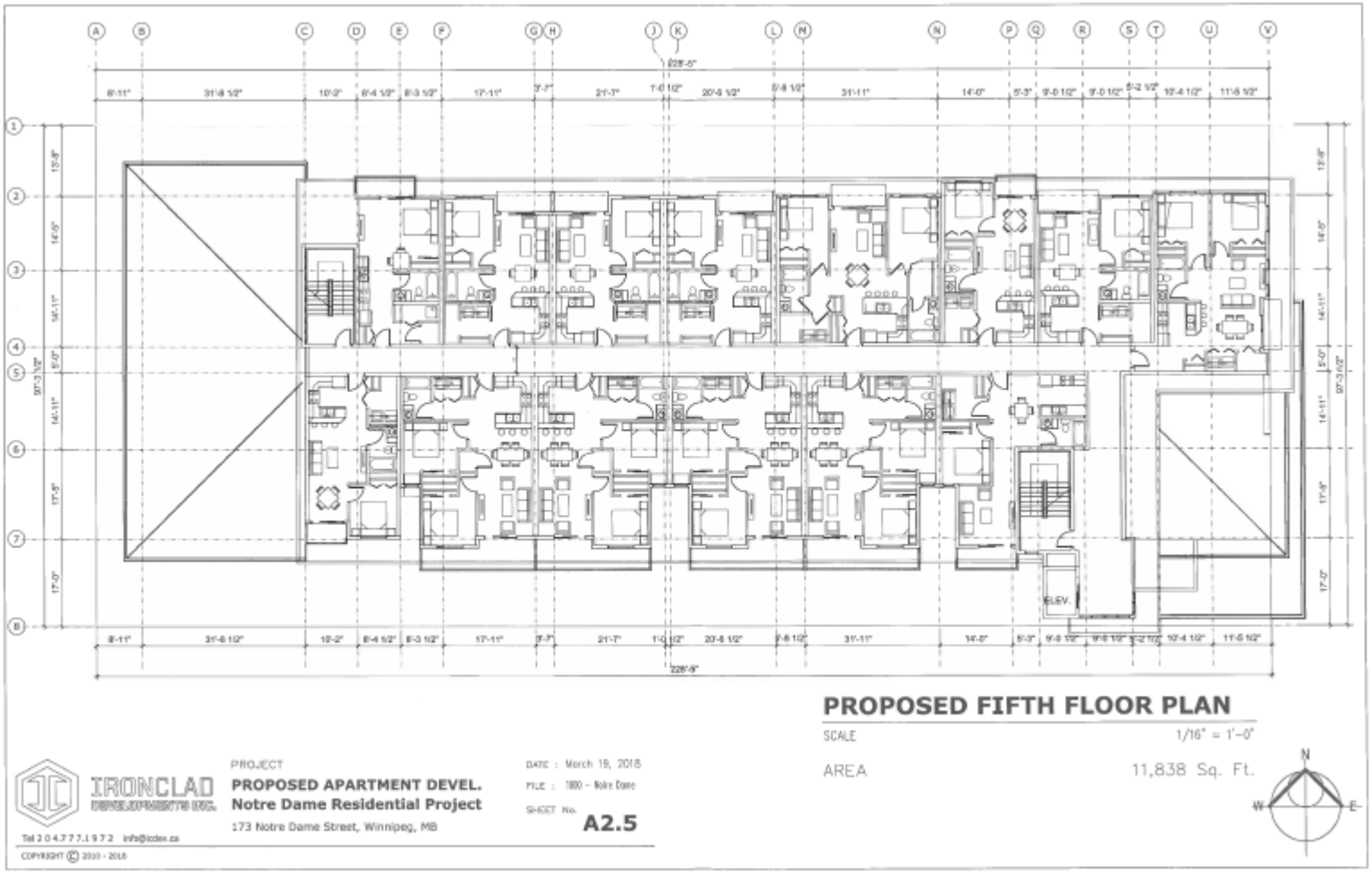

DWN.
UP
LEASING OFFICE
FITNESS CENTER
LOBBY
VEST.
ELEV.
PROPOSED MAIN FLOOR PLAN
SCALE 1/16" = 1'-0"
AREA 14,278 Sq. Ft.
IRONCLAD
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1808 - Notre Dame
SHEET No.
A2.1
N
W
E

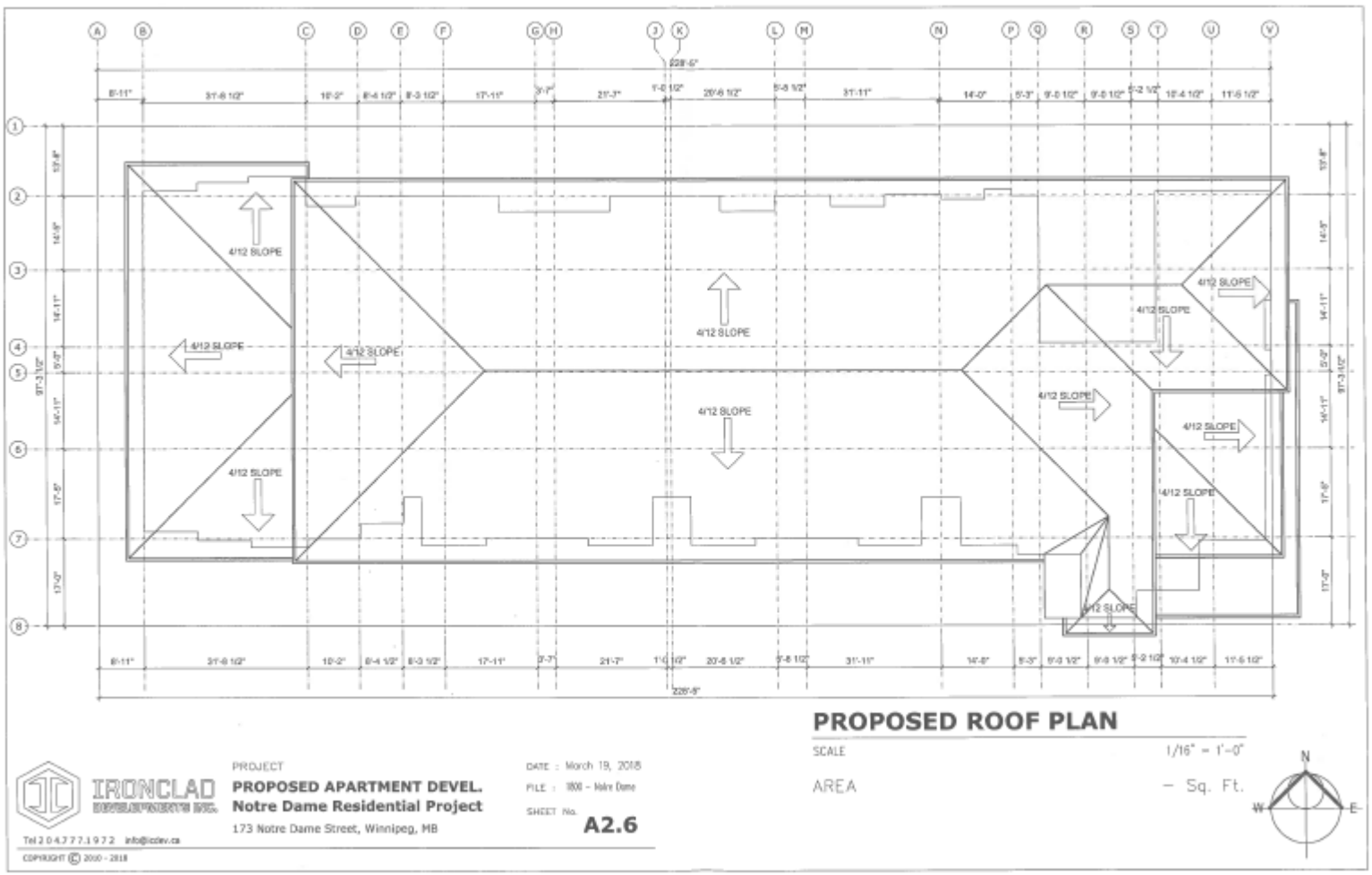

PROPOSED SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"
AREA 14,896 Sq. Ft.
IRONCLAD DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1808 – Notre Dame
SHEET No. A2.2
Tel 204.777.1972 info@icdev.ca
COPYRIGHT © 2018 - 2019
ELEV.
WEST.
N
W
E


PROPOSED THIRD FLOOR PLAN
SCALE 1/16" = 1'-0"
AREA 14,896 Sq. Ft.
IRONCLAD
DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1808 - Notre Dame
SHEET No.
A2.3
Tel 204.777.1972 info@icdev.ca
ELEV.
N
W
E


METRIC
SPECIAL PLOT
RIVER LOT 76
PARISH OF ST. BONIFACE
CITY OF WINNIPEG
MANITOBA
RUE
LAVERENDRYE
SEE DETAIL
S.S. PLAN
TACHE
AVENUE
ST. JOSEPH
RUE
NOTRE DAME
RIVER
RED
R.L. 76
PARISH OF ST. BONIFACE
PLAN
NO.
24783
3596
DETAIL
NOT TO SCALE
PUBLIC
LANE
FOR 'CITY OF WINNIPEG' USE ONLY

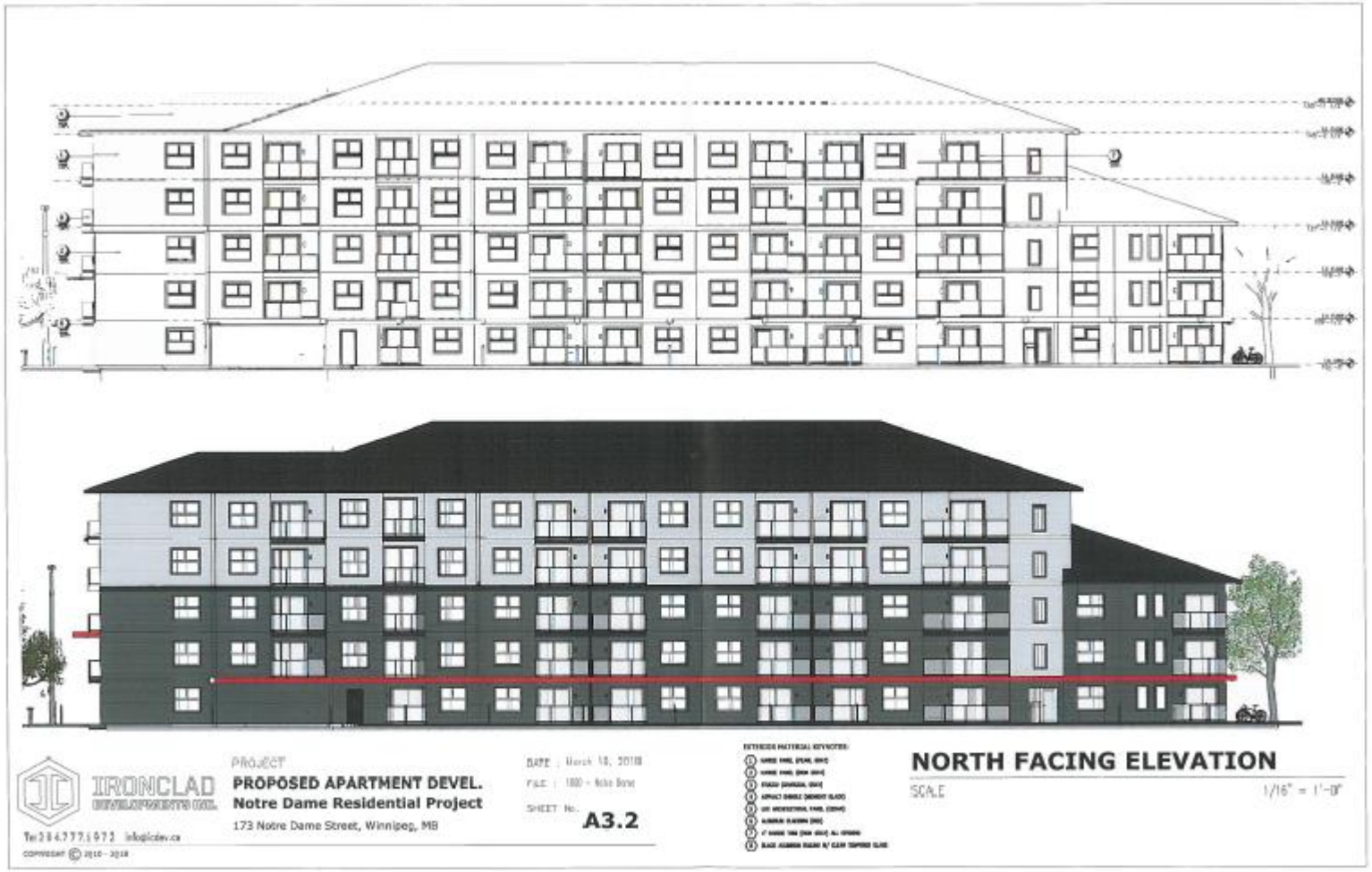

PROPOSED FOURTH FLOOR PLAN
SCALE 1/16" = 1'-0"
AREA 12,731 Sq. Ft.
IRONCLAD DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1880 - Notre Dame
SHEET No. A2.4
ELEV.
N
W
E

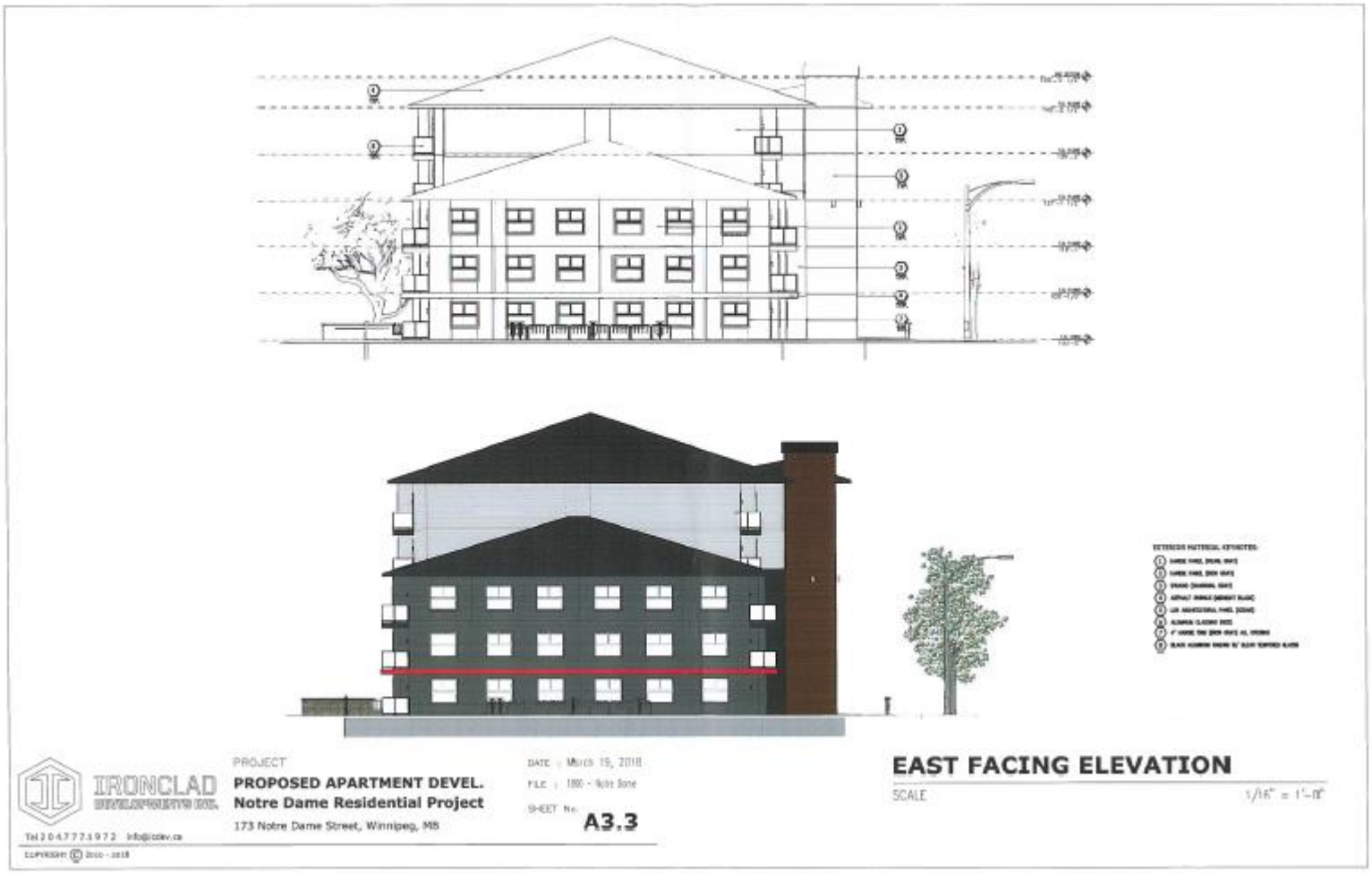

PROPOSED FIFTH FLOOR PLAN
SCALE 1/16" = 1'-0"
AREA 11,838 Sq. Ft.
IRONCLAD
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1800 - Notre Dame
SHEET No. A2.5
Tel 204.777.1972 info@icdev.ca
COPYRIGHT © 2010 - 2018
ELEV.
N
W
E


4/12 SLOPE
PROPOSED ROOF PLAN
SCALE 1/16" = 1'-0"
AREA – Sq. Ft.
IRONCLAD DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1808 – Notre Dame
SHEET No. A2.6
Tel 204.777.1972 info@icdev.ca
COPYRIGHT © 2010 - 2018


IRONCLAD
DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1800 - Notre Dame
SHEET No. A3.0
SOUTH FACING ELEVATION
SCALE 1/16" = 1' 0"

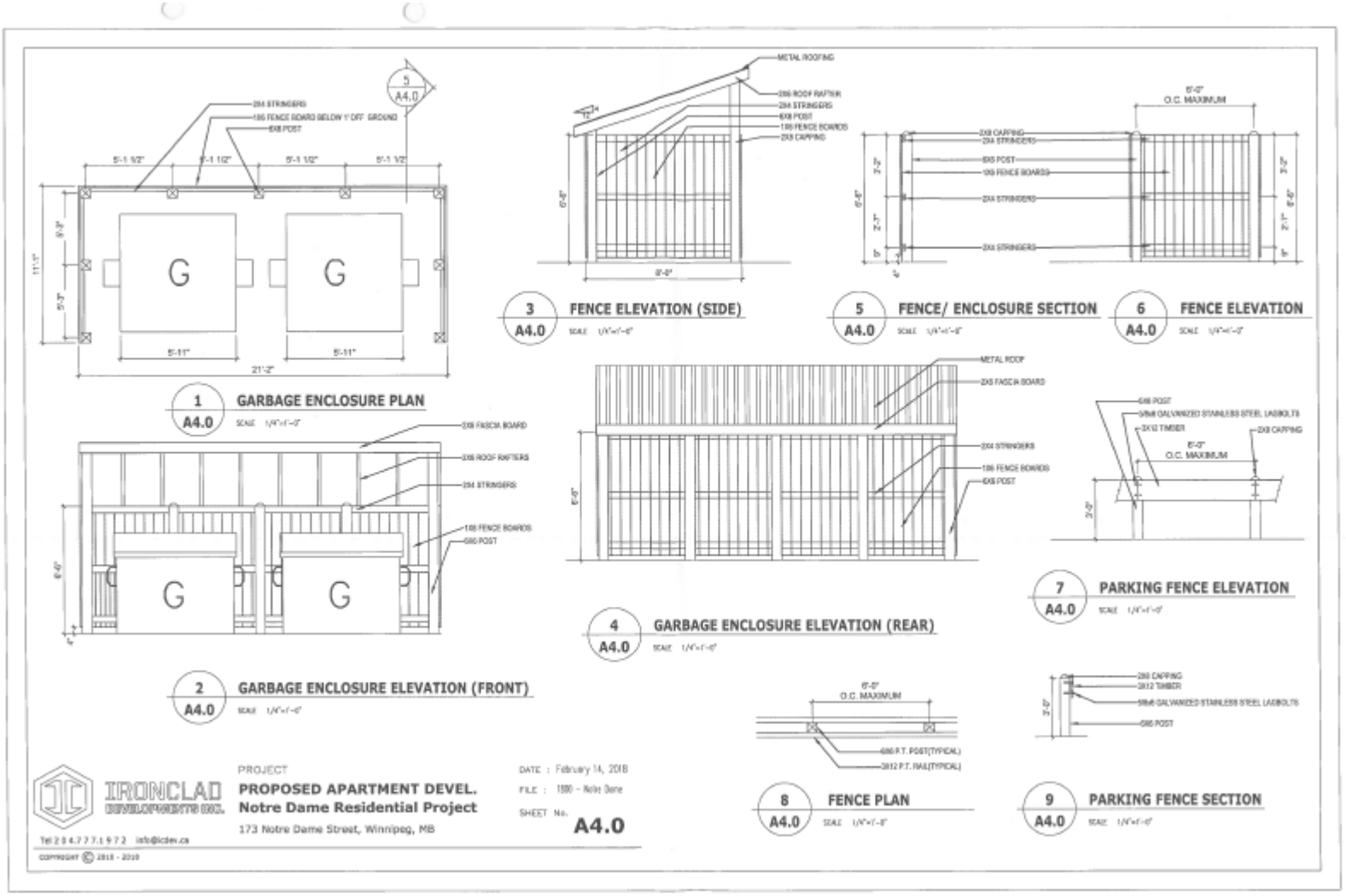

IRONCLAD
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
SHEET No.
A3.1
WEST FACING ELEVATION
SCALE
1/16" = 1'-0"


IRONCLAD
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
A3.2
NORTH FACING ELEVATION
SCALE
1/16" = 1'-0"


IRONCLAD
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : March 19, 2018
FILE : 1800 - Notre Dame
SHEET No. A3.3
EAST FACING ELEVATION
SCALE


IRONCLAD
DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : February 14, 2018
A3.4
AERIAL PERSPECTIVE
SCALE
1/16" = 1'-0"


IRONCLAD
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : February 14, 2018
A3.5
PERSPECTIVE VIEWS
SCALE
1/16" = 1'-0"


1 A4.0 GARBAGE ENCLOSURE PLAN
2 A4.0 GARBAGE ENCLOSURE ELEVATION (FRONT)
3 A4.0 FENCE ELEVATION (SIDE)
4 A4.0 GARBAGE ENCLOSURE ELEVATION (REAR)
5 A4.0 FENCE/ ENCLOSURE SECTION
6 A4.0 FENCE ELEVATION
7 A4.0 PARKING FENCE ELEVATION
8 A4.0 FENCE PLAN
9 A4.0 PARKING FENCE SECTION
G
G
METAL ROOFING
METAL ROOF
O.C. MAXIMUM
IRONCLAD DEVELOPMENTS INC.
PROJECT
PROPOSED APARTMENT DEVEL.
Notre Dame Residential Project
173 Notre Dame Street, Winnipeg, MB
DATE : February 14, 2018
FILE : 1880 – Notre Dame
SHEET No. A4.0
Tel 204.777.1972 info@icdev.ca
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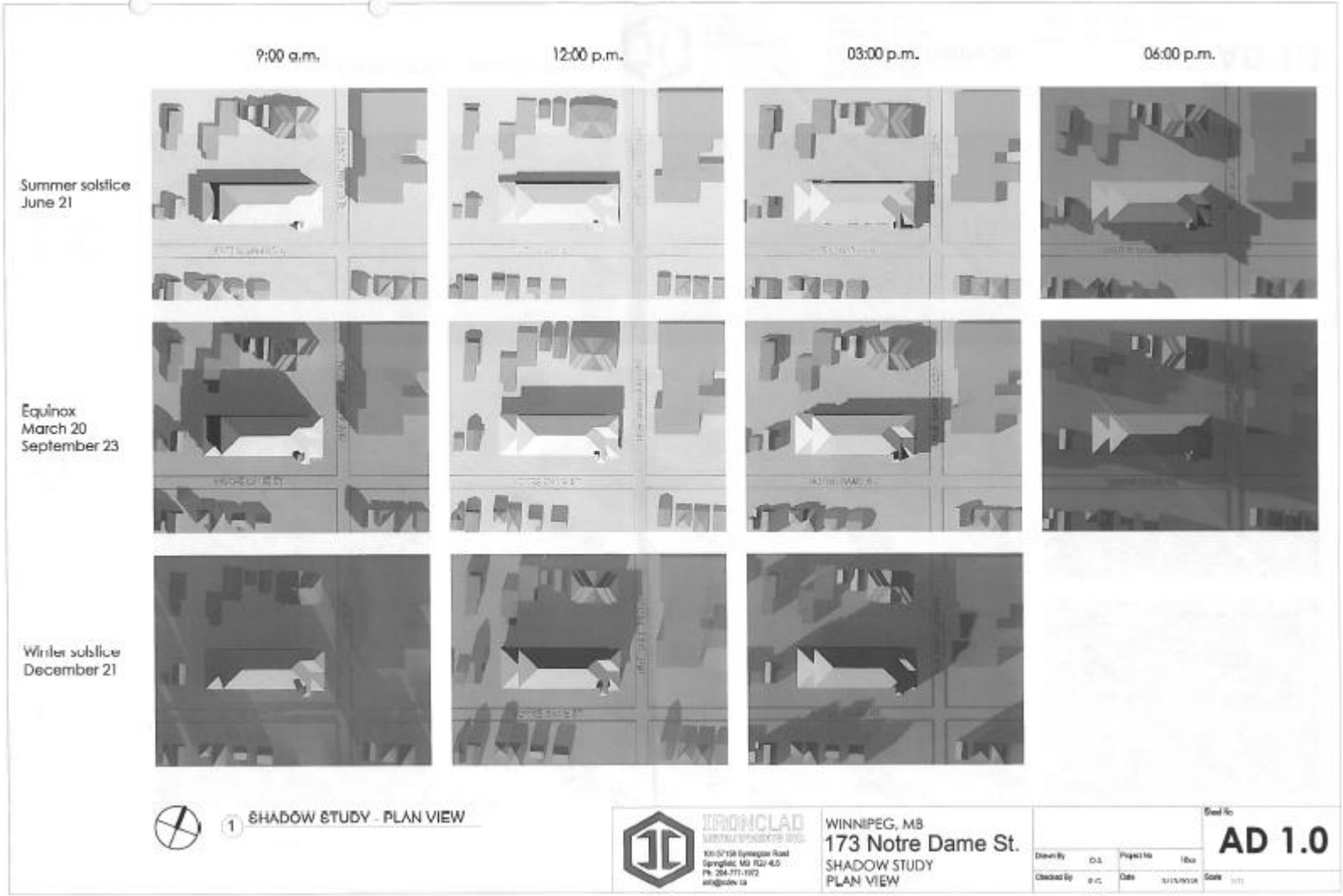
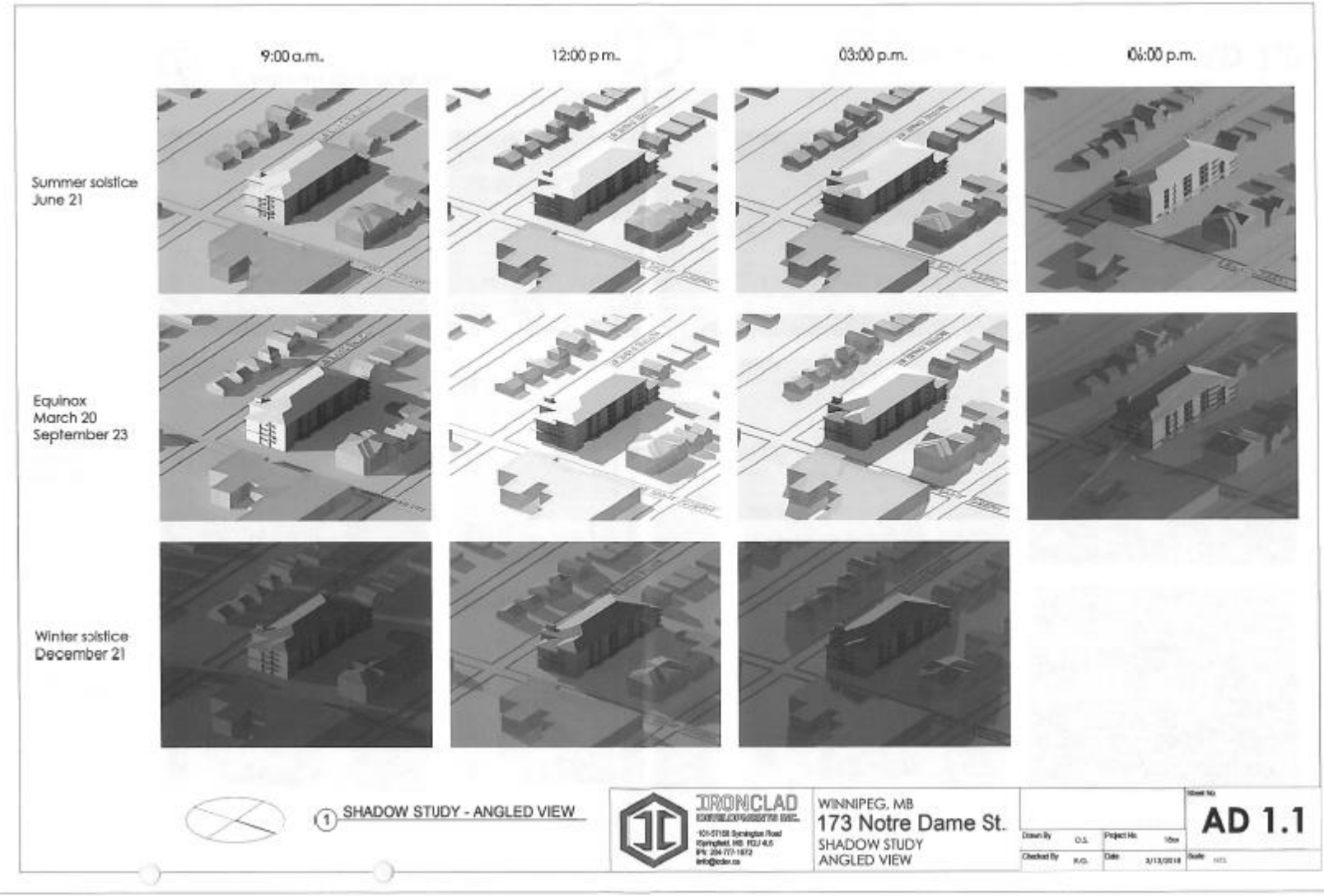
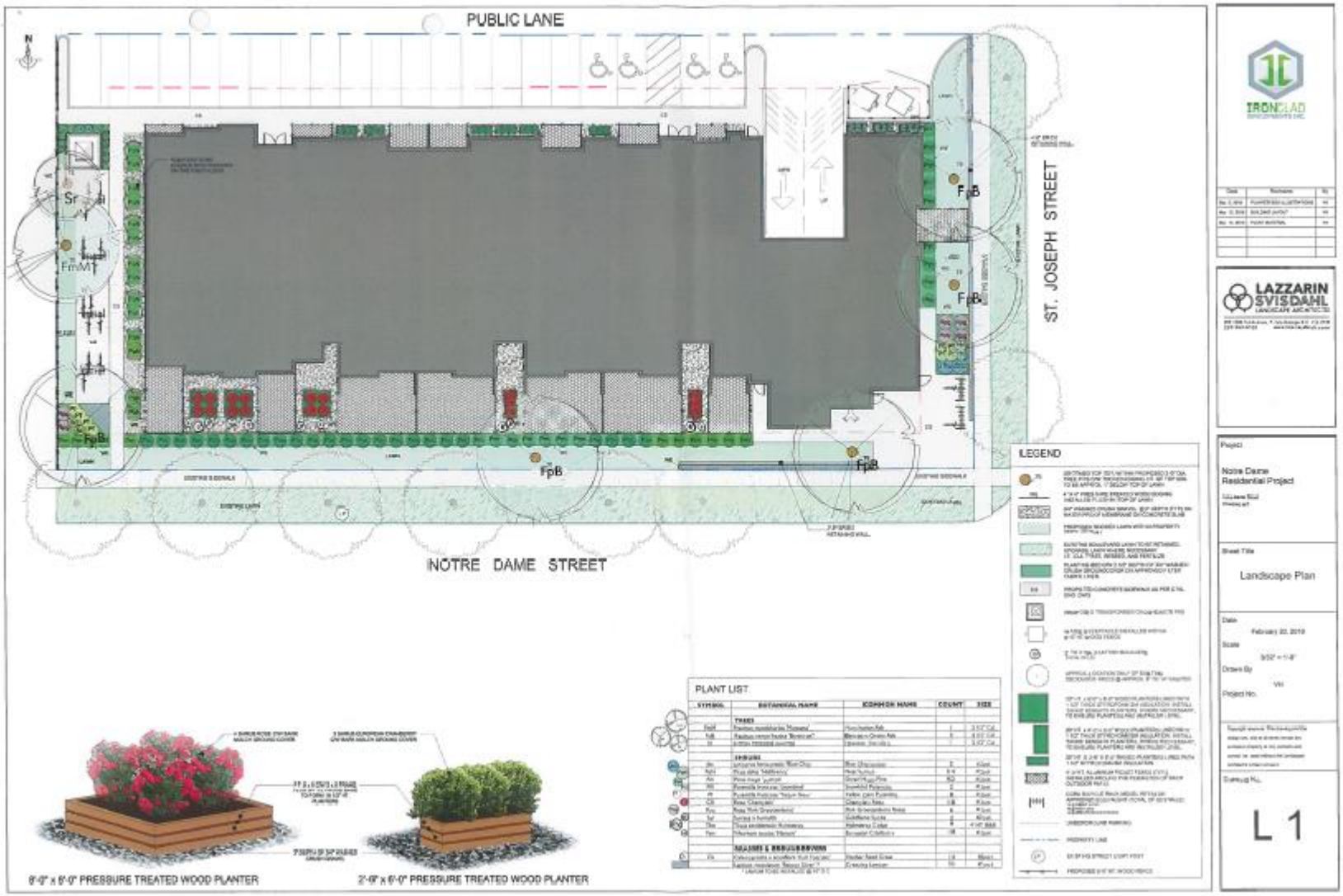
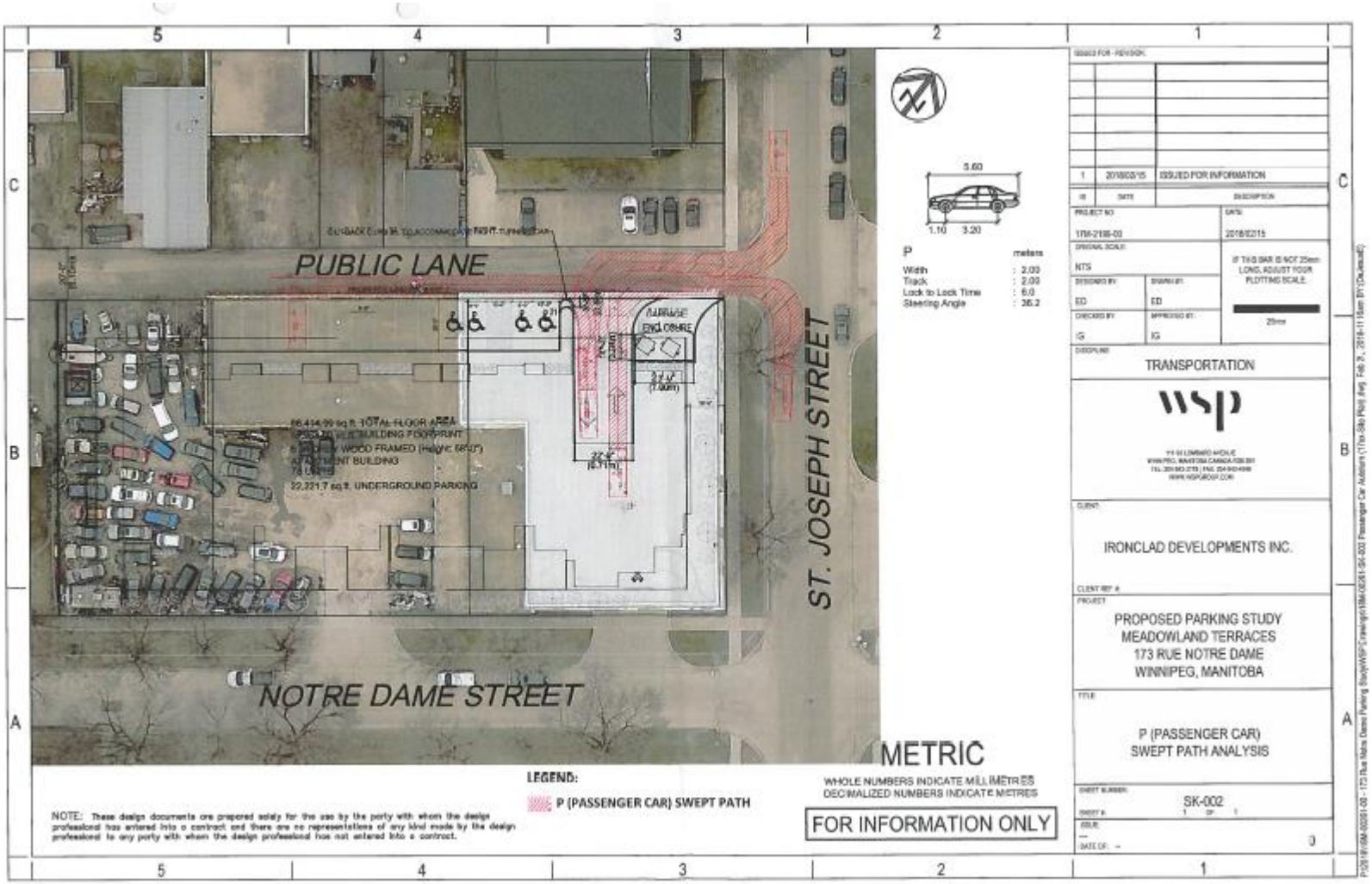
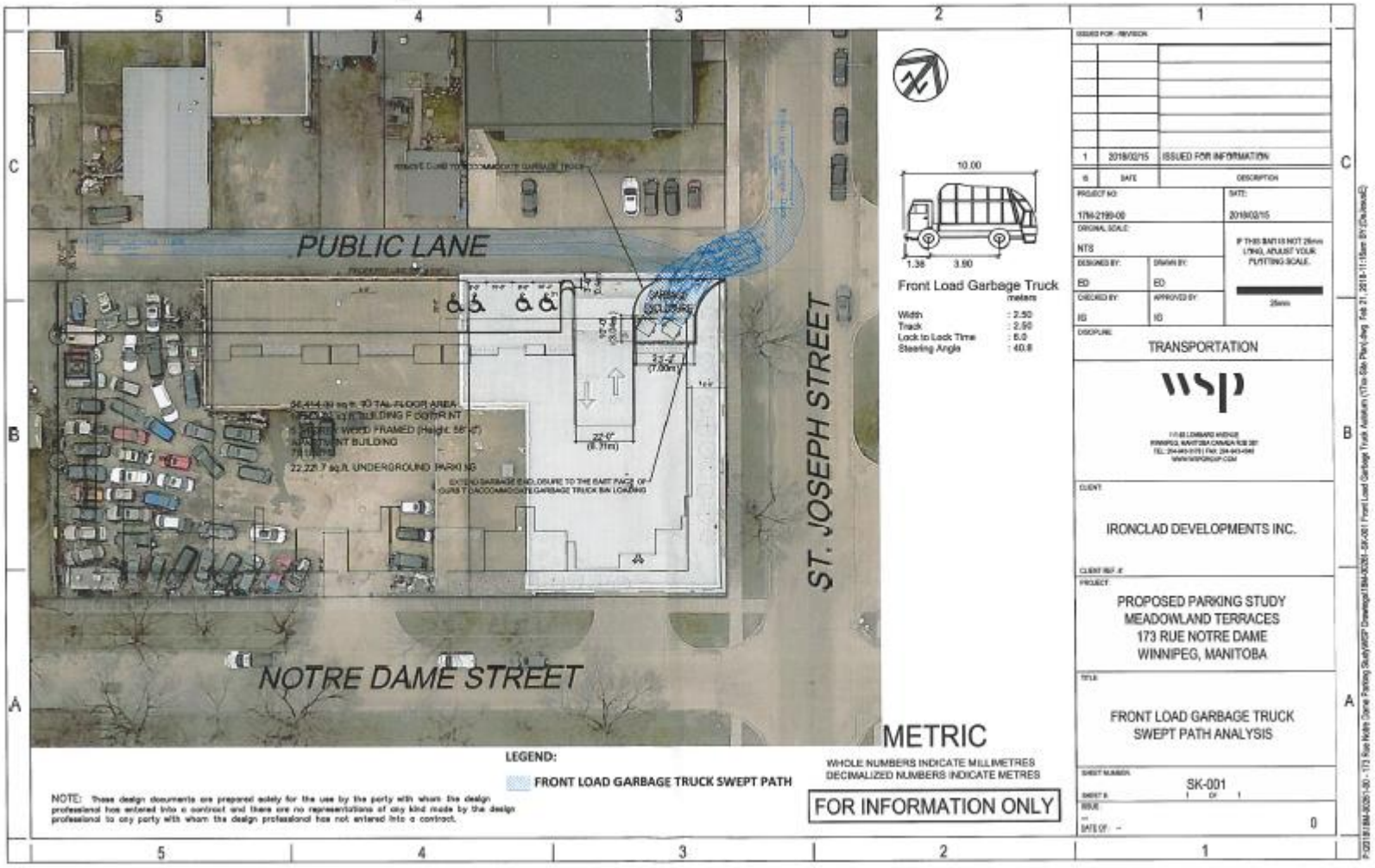

9:00 a.m.
12:00 p.m.
03:00 p.m.
06:00 p.m.
Summer solstice
June 21
Equinox
March 20
September 23
Winter solstice
December 21
1 SHADOW STUDY - PLAN VIEW
IRONCLAD
WINNIPEG, MB
173 Notre Dame St.
SHADOW STUDY
PLAN VIEW
AD 1.0


9:00 a.m.
12:00 p.m.
03:00 p.m.
06:00 p.m.
Summer solstice
June 21
Equinox
March 20
September 23
Winter solstice
December 21
1 SHADOW STUDY - ANGLED VIEW
IRONCLAD
WINNIPEG, MB
173 Notre Dame St.
SHADOW STUDY
ANGLED VIEW
AD 1.1


PUBLIC LANE
ST. JOSEPH STREET
NOTRE DAME STREET
LEGEND
PLANT LIST
8'-0" x 6'-0" PRESSURE TREATED WOOD PLANTER
2'-0" x 6'-0" PRESSURE TREATED WOOD PLANTER
IRONCLAD
LAZZARIN SVISDAHL
Notre Dame Residential Project
Landscape Plan
L 1


PUBLIC LANE
ST. JOSEPH STREET
NOTRE DAME STREET
GARBAGE ENCLOSURE
22,221.7 sq.ft. UNDERGROUND PARKING
5.60
1.10
3.20
P
metres
Width : 2.00
Track : 2.00
Lock to Lock Time : 6.0
Steering Angle : 36.2
TRANSPORTATION
wsp
IRONCLAD DEVELOPMENTS INC.
PROPOSED PARKING STUDY
MEADOWLAND TERRACES
173 RUE NOTRE DAME
WINNIPEG, MANITOBA
P (PASSENGER CAR)
SWEPT PATH ANALYSIS
SK-002
LEGEND:
P (PASSENGER CAR) SWEPT PATH
METRIC
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES
FOR INFORMATION ONLY
NOTE: These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.


PUBLIC LANE
ST. JOSEPH STREET
NOTRE DAME STREET
10.00
1.38
3.80
Front Load Garbage Truck
metars
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.0
Steering Angle : 40.8
LEGEND:
FRONT LOAD GARBAGE TRUCK SWEPT PATH
METRIC
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES
FOR INFORMATION ONLY
NOTE: These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.
1 2019/02/15 ISSUED FOR INFORMATION
NO. DATE DESCRIPTION
PROJECT NO: 1764-2199-00
DATE: 2019/02/15
ORIGINAL SCALE: NTS
DESIGNED BY: ED
DRAWN BY: ED
CHECKED BY: IG
APPROVED BY: IG
DISCIPLINE: TRANSPORTATION
wsp
CLIENT: IRONCLAD DEVELOPMENTS INC.
PROJECT: PROPOSED PARKING STUDY
MEADOWLAND TERRACES
173 RUE NOTRE DAME
WINNIPEG, MANITOBA
TITLE: FRONT LOAD GARBAGE TRUCK
SWEPT PATH ANALYSIS
SHEET NUMBER: SK-001
SHEET 1 OF 1
ISSUE: 0
DATE OF: –