Agenda – Council – January 31, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

Item No. 6 Subdivision and Rezoning – 255 Hamilton Avenue (St. James Ward) File DASZ 20/2018 [c/r DCU 154260/2018D]

STANDING COMMITTEE RECOMMENDATION:

On January 22, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under File DASZ 20/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 20/2018 dated November 5, 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 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 September 19, 2018.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 20/2018 dated November 5, 2018, to an "RMF-S" Residential District and "PR1" Parks and Recreation District, subject to the following conditions:

    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:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

i. For those portions of the Owner's Land zoned "RMF-S" Residential Multi-Family (Small), 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. Fencing
e. Landscaping
f. Free standing signage
g. Exterior lighting

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

ii. That, the use on site shall be limited to a neighbourhood rehabilitation home.

iii. That, the neighbourhood rehabilitation home shall be limited to 50 beds.

iv. That, any new building on site shall not exceed a building footprint of 25,000 square feet (2,322.57 sq. metres).

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

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

4. 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.

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

6. 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.

7. 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.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year of 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.

9. 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.

10. 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 – January 7, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2019, 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 January 7, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the Assiniboia 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 – 255 Hamilton Avenue**
File DASZ 20/2018

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

Prepared by: **L. Cowan, Assistant Committee Clerk**
Assiniboia Community Committee

Report date: **November 13, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the Assiniboia 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 under File DASZ 20/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 20/2018 dated November 5, 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 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 September 19, 2018.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 20/2018 dated November 5, 2018, to an "RMF-S" Residential District and "PR1" Parks and Recreation District, subject to the following conditions:

    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. For those portions of the Owner's Land zoned "RMF-S" Residential Multi-Family (Small), 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. Fencing
e. Landscaping
f. Free standing signage
g. Exterior lighting

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

ii. That, the use on site shall be limited to a neighbourhood rehabilitation home.

iii. That, the neighbourhood rehabilitation home shall be limited to 50 beds.

iv. That, any new building on site shall not exceed a building footprint of 25,000 square feet (2,322.57 sq. metres).

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

4. 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.

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

6. 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.

7. 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.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year of 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.

9. 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.

10. 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 Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. I think that the public service as part of their process has done their due diligence in preparing this report and that the departments that they have circulated this to have brought forward a recommendation to approve the rezoning application.

2. I believe that there has been, the proponent has provided several opportunities for public engagement and as I understand it we've heard tonight in fact have amended their plans to some degree to respond to some of the concerns and some of the needs that have been expressed by members of the public.

3. I believe that the plans as presented so far, and of course the plans have to come, the next step, if this went through, the plans would have to come back for approval, but the draft plans that have, that we've seen tonight, which were presented, in fact provide more green space, provide conditions that would ensure the repair and replacement of any paths and path lighting, they would, the offer is there for access to a public, public access

to the gymnasium that would be up to, if it went through, it would be up to the proponent and the public in due course to work that out but the offer was made tonight.

4. I do note as well that the Council passed in January, the motion that was amended that would see as part of the 2019 budget process, $1.4 million from the Land Operating Reserve to be reinvested in recreational amenities in the community, it's part of this report. Also included would be monies for consultation as to how those monies should be, or how that $1.4 million, if passed, would be invested in the community and also the City of Winnipeg and the Public Service included a revisionary clause in the sale agreement, that's all historical fact that it would come to bear on this as well

PUBLIC HEARING SUMMARY

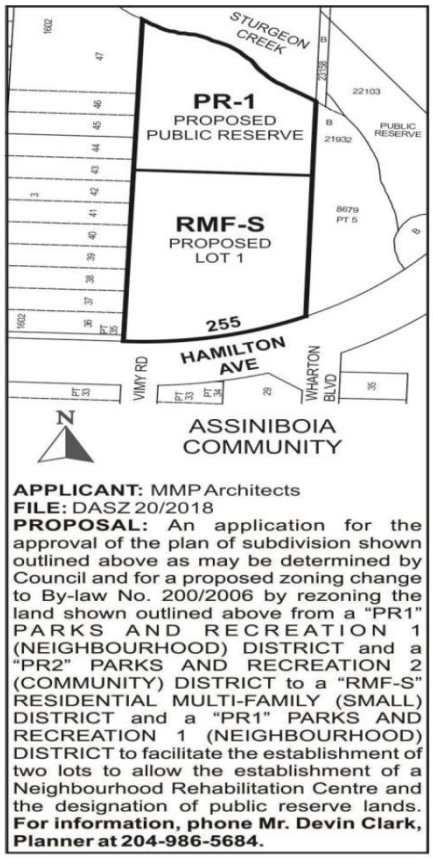
File: DASZ 20/2018

Before: Assiniboia Community Committee
Councillor Lukes, Chairperson
Councillor Gillingham
Councillor Klein

Public Hearing: November 13, 2018
Council Building, 510 Main Street

Applicant: MMP Architects (Russell Krepart)

Subject:



Premises Affected: 255 Hamilton Avenue

Exhibits Filed:
1. Application dated August 13, 2018
2. Notification of Public Hearing dated September 25, 2018
3. Manitoba Status of Titles 2354566/1 and 2940627/1
4. Manitoba Certificate of Titles 501771 and 395538

5. Letter of authorization dated March 7, 2018 from The City of Winnipeg to MMP Architects
6. Surveyor's Building Location Certificate and sketch dated May 24, 2018
7. Drawings of subject property (7 pages)
8. Proposed Plan of Subdivision and Rezoning
9. Title Plot Sketches (2 pages)
10. Conceptual Site Plans(10 pages)
11. Report from the Urban Planning Division dated November 5, 2018
12. Inspection Report
13. Communication dated November 6, 2018, from Terry Dowling in opposition to the application
14. Communication dated November 7, 2018, from Kelly M. Dowling in opposition to the application
15. Communication dated November 7, 2018, from Jae Eadie in support of the application
16. Communication dated November 8, 2018, from Darlene Bromley in support of the application
17. Communication dated November 6, 2018, from Kenda Ibbetson in opposition to the application
18. Communication dated November 6, 2018, from David Kuetke in opposition to the application
19. Communication dated November 6, 2018, from Raylene Shorten in opposition to the application
20. Communication dated November 5, 2018, from Joan Mosher in opposition to the application
21. Communication dated November 5, 2018, from Karen Doyle in opposition to the application
22. Communication dated November 5, 2018, from Beverley Russell in opposition to the application
23. Communication dated November 8, 2018, from Ronald Menzies in opposition to the application
24. Communication dated November 8, 2018, from G.J (Pat) Menzies in opposition to the application
25. Communication dated November 8, 2018, from Jean Leighton in opposition to the application
26. Communication dated November 8, 2018, from Brian Leighton in opposition to the application
27. Communication dated November 8, 2018, from Murray F. Brown in opposition to the application
28. Communication dated November 8, 2018, from Edna M. Brown in opposition to the application
29. Communication dated November 8, 2018, from Edward Yuzak in opposition to the application

30. Communication dated November 5, 2018, from Diana Groves in opposition to the application
31. Communication dated November 8, 2018, from Carmen Smith in opposition to the application
32. Communication dated November 7, 2018, from Anne Shubaly in opposition to the application
33. Communication dated November 7, 2018, from Jack Hillsden in opposition to the application
34. Communication dated November 7, 2018, from Cathy Goriak in opposition to the application
35. Communication dated November 7, 2018, from Ron Goriak in opposition to the application
36. Communication dated November 7, 2018, from Scott Goriak in opposition to the application
37. Communication dated November 7, 2018, from Tracy Sparham in opposition to the application
38. Communication dated November 7, 2018, from Terence McConnell in opposition to the application
39. Communication dated November 7, 2018, from Janet Switzer in opposition to the application
40. Communication dated November 7, 2018, from Terrence Anderson in opposition to the application
41. Communication dated November 7, 2018, from Sandra McCowan in opposition to the application
42. Communication dated November 7, 2018, from Robert Fedoryshyn in opposition to the application
43. Communication from Barry Garrett in opposition to the application, undated
44. Communication from Adeline Garrett in opposition to the application, undated
45. Communication dated November 7, 2018, from Iain Graham in opposition to the application
46. Communication dated November 7, 2018, from Carol Anderson in opposition to the application
47. Communication dated November 7, 2018, from Caitlin Graham in opposition to the application
48. Communication dated November 7, 2018, from Carmen Graham in opposition to the application
49. Communication dated November 7, 2018, from Kathy Beattie in opposition to the application
50. Communication dated November 7, 2018, from David Beattie in opposition to the application
51. Communication dated November 7, 2018, from Marianna Fedoryshyn in opposition to the application
52. Communication dated November 7, 2018, from Michelle Esau in opposition to the application

53. Communication dated November 7, 2018, from Hayden Esau in opposition to the application
54. Communication dated November 7, 2018, from Kimberly Anderson in opposition to the application
55. Communication dated November 4, 2018, from Karen Ardron in opposition to the application
56. Communication dated November 4, 2018, from Lloyd Robert Franklin in opposition to the application
57. Communication dated November 4, 2018, from Beverley Franklin in opposition to the application
58. Communication dated November 3, 2018, from Randy Bannister in opposition to the application
59. Communication dated November 3, 2018, from Walter Yanick in opposition to the application
60. Communication dated November 3, 2018, from Jane Zarnowski in opposition to the application
61. Communication dated November 3, 2018, from (Sharon) Cherie Bunce in opposition to the application
62. Communication dated November 3, 2018, from Gay Couillard in opposition to the application
63. Communication dated November 3, 2018, from Paul Zubec in opposition to the application
64. Communication dated November 3, 2018, from Dixie McDonald in opposition to the application
65. Communication dated November 3, 2018, from Alfred Bunce in opposition to the application
66. Communication dated November 4, 2018, from Keith Marston Haien in opposition to the application
67. Communication dated November 5, 2018, from Suellen Haien in opposition to the application
68. Communication dated November 6, 2018, from Walter Fedak in opposition to the application
69. Communication dated November 5, 2018, from Vicky Fedak in opposition to the application
70. Communication dated November 5, 2018, from Neil Thorndycraft in opposition to the application
71. Communication dated November 5, 2018, from Lou Thorndycraft in opposition to the application
72. Communication dated November 5, 2018, from Lois Mihalicz in opposition to the application
73. Communication dated November 5, 2018, from Raymond Mihalicz in opposition to the application
74. Communication dated November 5, 2018, from Gayle Beaudoin in opposition to the application
75. Communication dated November 5, 2018, from Evelyn D Hartwig in opposition to the application

76. Communication dated November 5, 2018, from Marie Currie in opposition to the application
77. Communication dated November 6, 2018, from David Currie in opposition to the application
78. Communication dated November 5, 2018, from Tyler Herrick in opposition to the application
79. Communication dated November 5, 2018, from Melissa Herrick in opposition to the application
80. Communication dated November 5, 2018, from Sharma Ashok Kumar in opposition to the application
81. Communication dated November 5, 2018, from Kirsti Connors in opposition to the application
82. Communication dated November 5, 2018, from Kimberly Hartwig in opposition to the application
83. Communication dated November 5, 2018, from DeWayne Rector in opposition to the application
84. Communication dated November 5, 2018, from Tammy Hodgins-Rector in opposition to the application
85. Communication dated October 5, 2018, from Bruce Ault in opposition to the application
86. Communication dated November 5, 2018, from Laurie Switzer in opposition to the application
87. Communication dated November 8, 2018, from Chris Hanlan in opposition to the application
88. Communication dated November 8, 2018, from Diana Hanlan in opposition to the application
89. Communication dated November 4, 2018, from Eric Hanlan in opposition to the application
90. Communication dated November 6, 2018, from Blair Switzer in opposition to the application
91. Communication dated November 6, 2018, from Melanie Station in opposition to the application
92. Communication dated November 6, 2018, from Kevin Station in opposition to the application
93. Communication dated November 6, 2018, from Don Carriere in opposition to the application
94. Communication dated November 6, 2018, from Joan Carriere in opposition to the application
95. Communication dated November 6, 2018, from Perry Switzer in opposition to the application
96. Communication dated November 6, 2018, from Margaret Pisker in opposition to the application
97. Communication dated November 6, 2018, from Irene Derksen in opposition to the application
98. Communication dated November 6, 2018, from John Derksen in opposition to the application

99. Communication dated November 6, 2018, from Jared Murphy in opposition to the application
100. Communication dated November 6, 2018, from Elizabeth Stillwell in opposition to the application
101. Communication dated November 6, 2018, from Dave Negrych in opposition to the application
102. Communication dated November 5, 2018, from Peter Voth in opposition to the application
103. Communication dated November 7, 2018, from Raschelle Sabourin in opposition to the application
104. Communication dated November 8, 2018, from Marianne Nuttall in opposition to the application
105. Communication dated November 8, 2018, from Rod Nuttall in opposition to the application
106. Communication dated November 7, 2018, from Barbara M. Lindquist in opposition to the application
107. Communication dated November 7, 2018, from Darlene Dufily in opposition to the application
108. Communication dated November 8, 2018, from Jill Wood in opposition to the application
109. Communication dated November 8, 2018, from Bruce Haines in opposition to the application
110. Communication dated November 7, 2018, from Ardelle Ross in opposition to the application
111. Communication dated November 8, 2018, from Ted Dandewich in opposition to the application
112. Communication dated November 8, 2018, from Stephanie Dandewich in opposition to the application
113. Communication dated November 7, 2018, from Evelyn Harrison in opposition to the application
114. Communication dated November 8, 2018, from Audrey Brechka in opposition to the application
115. Communication dated November 9, 2018, from Bill Brechka in opposition to the application
116. Communication dated November 8, 2018, from Lila Hornby in opposition to the application
117. Communication dated November 3, 2018, from Margaret Benjaminson in opposition to the application
118. Communication dated November 6, 2018, from Barry Stillwell in opposition to the application
119. Communication dated November 11, 2018, from Ellsworth and Gail Hay in opposition to the application
120. Communication dated November 11, 2018, from Joe Lamboo in opposition to the application
121. Communication dated November 12, 2018, from Franck Schlegel in opposition to the application

122. Communication dated November 12, 2018, from Kevin Hrechkosy and Monica Schmidtke in opposition to the application
123. Communication dated November 9, 2018, from Shannon Weiss and Ted Cade in opposition to the application
124. Communication dated November 13, 2018, from Brent and Jodi Adam in opposition to the application
125. Communication dated November 13, 2018, from Janice Madore in support of the application
126. Communication dated November 13, 2018, from Sheila A. Williams in support of the application
127. Communication dated November 9, 2018, from Lise Reaves in support of the application
128. Communication dated November 12, 2018, from Brent Jackson in support of the application
129. Communication dated November 12, 2018, from Jen Hanson Christophersen in support of the application
130. Communication dated November 12, 2018, from Arlene Last-Kolb in support of the application
131. Communication dated November 12, 2018, from Jenna Orbanski in support of the application
132. Communication dated November 12, 2018, from Marie McLaughlin in support of the application
133. Communication dated November 12, 2018, from Barb, Bruce, Rachel and Colin Ashley in support of the application
134. Communication dated November 12, 2018, from Bonnie McKenzie in support of the application
135. Communication dated November 12, 2018, from Audrey Willson in support of the application
136. Communication dated November 12, 2018, from Rev. Carol Janke in support of the application
137. Communication dated November 12, 2018, from Theresa Collins-Nelson and Bill Nelson in support of the application
138. Communication dated November 11, 2018, from Lance and Leanne Reinheimer in support of the application
139. Communication dated November 10, 2018, from Kathy Epps in support of the application
140. Communication dated November 13, 2018, from Lisa Pointon Reico and Sean Reico in support of the application
141. Communication dated November 13, 2018, from Chris Murash in support of the application
142. Communication dated November 13, 2018, from Kathy Calancia in support of the application

143. Communication dated November 13, 2018, from Mandie Timko in support of the application
144. Communication dated November 13, 2018, from Rebecca Rummery in support of the application
145. Communication dated November 13, 2018, from April Klassen in support of the application
146. Communication dated November 13, 2018, from Shelley Ireland in support of the application
147. Communication dated November 13, 2018, from Jeena Chartier in support of the application
148. Communication dated November 13, 2018, from Debra L. Nieuwland in support of the application
149. Communication dated November 9, 2018, from Pat Plett in opposition to the application
150. Communication dated November 9, 2018, from Cynthia Preston in opposition to the application
151. Communication dated November 10, 2018, from Eleanor Alexander in opposition to the application
152. Communication dated November 10, 2018, from Rick Hebert in opposition to the application
153. Communication dated November 10, 2018, from Chris Knodel in opposition to the application
154. Communication dated November 10, 2018, from Lesley Knodel in opposition to the application
155. Communication dated November 10, 2018, from Penny Kartzmark in opposition to the application
156. Communication dated November 11, 2018, from Richard Kartzmark in opposition to the application
157. Communication dated November 10, 2018, from Fred Headon in opposition to the application
158. Communication dated November 8, 2018, from Elgin Thomas Scott in opposition to the application
159. Communication dated November 10, 2018, from Karl Houston in opposition to the application
160. Communication dated November 8, 2018, from Marnie Scott in opposition to the application
161. Communication dated November 8, 2018, from Ray Kroll in opposition to the application
162. Communication dated November 8, 2018, from Marva Kroll in opposition to the application
163. Communication dated November 10, 2018, from Susan Shanks in opposition to the application
164. Communication dated November 9, 2018, from Jean Shanks in opposition to the application

165. Communication dated November 10, 2018, from Lon A. Schilling and Donna Schilling in opposition to the application
166. Communication dated November 10, 2018, from Andrew Wood in opposition to the application
167. Communication dated November 10, 2018, from Judy Loewen in opposition to the application
168. Communication dated November 10, 2018, from Russell Lanoway in opposition to the application
169. Communication dated November 10, 2018, from James Hilsher in opposition to the application
170. Communication dated November 7, 2018, from Donald Ross in opposition to the application
171. Communication dated November 10, 2018, from D.F. Fletcher in opposition to the application
172. Communication dated November 10, 2018, from Karen J. Clarke in opposition to the application
173. Communication dated November 11, 2018, from Lori Pot and Bill Pot in opposition to the application
174. Communication dated November 10, 2018, from Gord Ruffell in opposition to the application
175. Communication dated November 10, 2018, from Kathy Baydock in opposition to the application
176. Communication dated November 10, 2018, from Janice Ruffell in opposition to the application
177. Communication dated November 10, 2018, from Neil Ruffell in opposition to the application
178. Communication dated November 10, 2018, from Terry Baydock in opposition to the application
179. Communication dated November 12, 2018, from Luisa Veronica Davis in opposition to the application
180. Communication dated November 12, 2018, from Garry T. Woods in opposition to the application
181. Communication dated November 11, 2018, from Gayle Fabris in opposition to the application
182. Communication dated November 11, 2018, from Louise. Fabris in opposition to the application
183. Communication dated November 12, 2018, from Richard Grainger in opposition to the application
184. Communication dated November 12, 2018, from Lucie Hewitt in opposition to the application
185. Communication dated November 12, 2018, from Bruce Hewitt in opposition to the application
186. Communication dated November 10, 2018, from Sean Murray in opposition to the application

187. Communication dated November 12, 2018, from Pat Jahns-Kraak in opposition to the application
188. Communication dated November 12, 2018 from Jess Davis in opposition to the application
189. Communication dated November 12, 2018, from Wayne Mather in opposition to the application
190. Communication dated November 10, 2018, from Shaelagh McConnell in opposition to the application
191. Communication dated November 10, 2018, from Tiffany Pickell in opposition to the application
192. Communication dated November 10, 2018, from Evelyn Doyle in opposition to the application
193. Communication dated November 10, 2018, from Mary Forbes in opposition to the application
194. Communication dated November 10, 2018, from Gail Gladu in opposition to the application
195. Communication dated November 10, 2018, from Chantal Roeleveld in opposition to the application
196. Communication dated November 10, 2018, from Jamie Doherty in opposition to the application
197. Communication dated November 10, 2018, from Susan Morgan in opposition to the application
198. Communication dated November 10, 2018, from Barry Yakiwchuk in opposition to the application
199. Communication dated November 10, 2018, from Robyn Mead in opposition to the application
200. Communication dated November 10, 2018, from Mike Kilmury in opposition to the application
201. Communication dated November 10, 2018, from Cory Schoenberger in opposition to the application
202. Communication dated November 10, 2018, from Audrey Hilsher in opposition to the application
203. Communication dated November 10, 2018, from Laura Kupfer in opposition to the application
204. Communication dated November 10, 2018, from Judith Allen in opposition to the application
205. Communication dated November 11, 2018, from Heather Hammond in opposition to the application
206. Communication dated November 10, 2018, from Margaret Sanderson in opposition to the application
207. Communication dated November 10, 2018, from Reginald Sanderson in opposition to the application
208. Communication dated November 10, 2018, from Ken Enns in opposition to the application
209. Communication dated November 10, 2018, from Esther Enns in opposition to the application

210. Communication dated November 10, 2018, from Carol Melnyk in opposition to the application
211. Communication dated November 10, 2018, from Wayne Melnyk in opposition to the application
212. Communication dated November 10, 2018, from M. Joy Beghin in opposition to the application
213. Communication dated November 10, 2018, from Clarence Lockhart in opposition to the application
214. Communication dated November 10, 2018, from Shawn Cross in opposition to the application
215. Communication dated November 10, 2018, from David Horne in opposition to the application
216. Communication dated November 10, 2018, from Angie Yakiwchuk in opposition to the application
217. Communication dated November 10, 2018, from Ryan Macdonald in opposition to the application
218. Communication dated November 10, 2018, from John Clarke in opposition to the application
219. Communication dated November 10, 2018, from Jacqueline Lent in opposition to the application
220. Communication dated November 10, 2018, from Ronald Lent in opposition to the application
221. Communication dated November 10, 2018, from K. G. Bell in opposition to the application
222. Communication dated November 11, 2018, from Hilda Sydor in opposition to the application
223. Communication dated November 11, 2018, from Clark Sydor in opposition to the application
224. Communication dated November 10, 2018, from Gwen Lanoway in opposition to the application
225. Communication dated November 10, 2018, from Ian McHale in opposition to the application
226. Communication dated November 10, 2018, from Valerie McHale in opposition to the application
227. Communication dated November 10, 2018, from Arthur E. Proutt in opposition to the application
228. Communication dated November 10, 2018, from Lynn Proutt in opposition to the application
229. Communication dated November 10, 2018, from Murray Speiss in opposition to the application
230. Communication dated November 10, 2018, from Maria Tagliaferri in opposition to the application
231. Communication dated November 10, 2018, from Glenn Beghin in opposition to the application
232. Communication dated November 10, 2018, from Judy Naaykens in opposition to the application

233. Communication dated November 10, 2018, from Linda Langlois in opposition to the application
234. Communication dated November 10, 2018, from Steve Meyer in opposition to the application
235. Communication dated November 9, 2018, from Guy Langlois in opposition to the application
236. Communication dated November 10, 2018 from Donna Burke in opposition to the application
237. Communication dated November 10, 2018 from Robert Burke in opposition to the application
238. Communication dated November 10, 2018 from Kevin Sommerfield in opposition to the application
239. Communication dated November 10, 2018 from Leslie Sommerfield in opposition to the application
240. Communication dated November 10, 2018 from Aruna Bangura in opposition to the application
241. Communication dated November 9, 2018 from Diana Lynn-Rex in opposition to the application
242. Communication dated November 9, 2018 from Raymond Plett in opposition to the application
243. Communication dated November 13, 2018 from Kirsty Muller in support of the application
244. Communication dated November 13, 2018, from Amy Gosselin in support of the application
245. Communication dated November 13, 2018, from Judie Schnell in support of the application
246. Communication dated November 13, 2018, from Andrea Kluk in support of the application
247. Communication dated November 13, 2018, from Meghan Hatch in support of the application
248. Communication dated November 13, 2018, from Shelley Finnen in support of the application
249. Communication dated November 13, 2018, from Darlene and Raymond Wiebe in support of the application
250. Communication dated November 13, 2018, from Alannah Tomchuk and Marc Bacon in support of the application
251. Communication dated November 13, 2018, from Alanna Vogt in support of the application
252. Communication dated November 13, 2018, from Trudy Tuhkanen in support of the application
253. Communication dated November 13, 2018, from Kathy Evans in support of the application
254. Communication dated November 13, 2018, from Jennifer Martin in support of the application
255. Communication dated November 13, 2018, from Lori King in support of the application

256. Communication dated November 13, 2018, from Darlene King in support of the application
257. Communication dated November 13, 2018, from Ardelle Martin in support of the application
258. Communication dated November 13, 2018, from Nicole Galay in support of the application
259. Communication dated November 13, 2018, from Patrick McInnis in support of the application
260. Communication dated November 13, 2018, from Ron and Susan Krushel in support of the application
261. Communication dated November 13, 2018, from Victoria De Silva in support of the application
262. Communication dated November 13, 2018, from Matthew Muller in support of the application
263. Communication dated November 13, 2018, from Mary Morton in support of the application
264. Communication dated November 13, 2018, from Pam Lucenkiw in opposition of the application
265. Communication dated November 13, 2018, from Frances Taylor in support of the application
266. Communication dated November 13, 2018, from Marnie Gretsinger in support of the application
267. Communication dated November 13, 2018, from Lynn Dusessoy in support of the application
268. Communication dated November 13, 2018, from Deirdre Klippenstine in support of the application
269. Communication dated November 13, 2018, from Mercedes Caron in support of the application
270. Communication dated November 13, 2018, from Rachel Ashley in support of the application
271. Communication dated November 13, 2018, from Darla L. Rettie, on behalf of Friends of Sturgeon Creek Inc., in opposition to the application
272. Communication dated November 13, 2018, from Lorena Davis in opposition to the application
273. Communication dated November 13, 2018, from Doug McKay in opposition to the application
274. Communication dated November 13, 2018, from Laura and Jamie Hilland in support of the application
275. Communication dated November 13, 2018, from Cathy Gilmore in support of the application
276. Communication dated November 13, 2018, from Claire Frobisher in support of the application
277. Communication dated November 13, 2018, from Marnie Fardoe in support of the application

278. Communication dated November 13, 2018, from Erin and Oliver Bereznay in support of the application
279. Communication dated November 13, 2018, from Susan Young in support of the application
280. Communication dated November 13, 2018, from George Young in support of the application
281. Communication dated November 13, 2018, from Mehgan Smith in support of the application
282. Communication dated November 13, 2018, from Jeff Bergen in support of the application
283. Communication dated November 13, 2018, from Kimberley Michelle Stefaniuk in support of the application
284. Communication dated November 13, 2018, from Darraugh and Adrian Sichewski in opposition to the application
285. Communication dated November 13, 2018, from Hon. Steven Fletcher, MLA Assiniboia, in opposition to the application
286. Revised Report from the Urban Planning Division dated November 5, 2018
287. Recording of Representations
288. Presentation in support of the application submitted by the Applicant at the public hearing
289. Communication dated November 13, 2018, from Debbie Mackinnon in support to the application
290. Communication dated November 12, 2018 from Grant Wilkinson in support of the application
291. Communication dated November 10, 2018 from Craig Campbell in opposition to the application
292. Presentation in opposition to the application submitted by Darla L. Rettie, on behalf of Friends of Sturgeon Creek Inc., at the public hearing
293. Presentation from Vicki Fedak in opposition to the application submitted at the public hearing
294. Presentation from Hon. Steven Fletcher, MLA Assiniboia, in opposition to the application submitted at the public hearing
295. Presentation from Penny Kartzmark in opposition to the application submitted at the public hearing
296. Presentation from Richard Kartzmark in opposition to the application submitted at the public hearing
297. Presentation from Cherie Bunce in opposition to the application submitted at the public hearing
298. Presentation from Darlene Dufily in opposition to the application submitted at the public hearing
299. Presentation from Diana Groves in opposition to the application submitted at the public hearing

300. Presentation from Ed Yuzak in opposition to the application submitted at the public hearing
301. Presentation from Marianne Nuttall in opposition to the application submitted at the public hearing
302. Presentation from Diana Hanlan in opposition to the application submitted at the public hearing
303. Presentation from Fred Headon in opposition to the application submitted at the public hearing
304. Presentation from Ginny Cosgrove in opposition to the application submitted at the public hearing

REPRESENTATIONS:

In Support:

Barb Ashley
Bruce Ashley
Colin Ashley
Rachel Ashley
Marc Bacon
Jennifer Bautista
Mileena Bautista
Rodell Bautista
Erin Bereznay
Oilver Bereznay
Jeff Bergen
Darlene Bromley
Kathy Calancia
Mercedes Caron
Jeena Chartier
Jen Hanson Christophersen
Victoria De Silva
Chris Dsouza
Brad Ducak
Lynn Dusessoy
Jae Eadie
Kathy Epps
Kathy Evans
Marnie Fardoe
Shelley Finnen
Claire Frobisher
Nicole Galay
Catherine Gilmore
Amy Gosselin
Marnie Gretsinger
Faye Harden Meech
Tom Hardern
Meghan Hatch, on behalf of Chris Esslinger
Laura Hilland
Jamie Hilland
Bruce Holstead
Shelley Ireland
Brent Jackson
Rev. Carol Janke
Scott Johnson
Darlene King
Lori King
April Klassen
Leslee Klinck
Deirdre Klippenstine
Andrea Kluk
Russell Krepart
Ron Krushel
Susan Krushel
Swani Landry
Arlene Last-Kolb
Debbie Mackinnon
Janice Madore
Ardelle Martin
Jennifer Martin
Patrick McInnis
Bonnie McKenzie
Marie McLaughlin
Susan Millican
Mary Morton
Kirsty Muller
Matthew Muller

In Support (continued):

Chris Murash
Bill Nelson
Tobin Neufeld
Debra Nieuwland
Scott Oake
Jenna Lynn Orbanski
Jonathan Parker
Christie Paul
Gabriel Pereira
Lise Reaves
Lisa Pointon Reico
Sean Reico
Lance Reinheimer
LeanneReinheimer
Rebecca Rummery
Susan Russell
Judie Schnell
Cheryl Smith
Mehgan Smith
Kimberley Michelle Stefaniuk
Tannis Talarico
Frances Taylor
Mandie Timko
Alannah Tomchuk
Norm Troughton
Trudy Tuhkanen
Leanne Veltri
Alanna Vogt
Darlene Wiebe
Raymond Wiebe
Grant Wilkinson
Sheila A. Williams
Audrey Wilson
George Young
Michael Young
Susan Young

In Opposition:

Brent Adam
Jodi Adam
Eleanor Alexander
Judith Allen
Carol Anderson
Kimberly Anderson
Terrance Anderson
Karen Ardron
Bruce Ault
Aruna Bangura
Randy Bannister
Kathy Baydock
Terry Baydock
David Beattie
Kathy Beattie
Gayle Beaudoin
Glenn Beghin
M. Joy Beghin
K. G. Bell
Margaret Benjaminson
Audrey Brechka
Bill Brechka
Edna M. Brown
Murray F. Brown
Alfred Bunce
Cherie Bunce
Donna Burke
Robert Burke
Ted Cade
Craig Campbell
Don Carriere
Joan Carriere
Tracy Caton
John Clarke
Karen Clarke
Kirsti Connors
Ginny Cosgrove
Gayle Couillard
M. Cox
Shawn Cross
David Currie
Marie Currie
Stephanie Dandewich
Ted Dandewich

In Opposition (continued):

Jess Davis
Lorena Davis
Luisa Veronica Davis
Irene Derksen
John Derksen
Doreen Devries
Jamie Doherty
Kelly M. Dowling
Terry Dowling
Evelyn Doyle
Karen Doyle
Darlene Dufily
Esther Enns
Ken Enns
Hayden Esau
Michelle Esau
Gayle Fabris
Louise Fabris
Vicki Fedak
Walter Fedak
Marianna Fedoryshyn
Robert Fedoryshyn
D. F. Fletcher
Hon. Steven Fletcher, MLA Assiniboia
Mary Forbes
Beverley Franklin
Lloyd Robert Franklin
Scott Gariak
Adeline Garrett
Barry Garrett
Gail Gladu
Cathy Goriak
Ron Goriak
Caitlin Graham
Carmen Graham
Iain Graham
Richard Grainger
Diana Groves
Keith Marston Haien
Suellen Haien
Bruce Haines
Heather Hammond
Chris Hanlan
Diana Hanlan
Eric Hanlan
Evelyn Harrison
Evelyn Hartwig
Kimberly Hartwig
Ellsworth Hay
Gail Hay
Fred Headon
Rick Hebert
Melissa Herrick
Tyler Herrick
Bruce Hewitt
Lucie Hewitt
Jack Hillsden
Audrey Hilsher
Jim Hilsher
Tammy Hodgins-Rector
Doug Holmes
Georgia Holmes
Lila Hornby
David Horne
Karl Houston
Kevin Hrechkosy
Kenda Ibbetson
Pat Jahns-Kraak
Penny Kartzmark
Richard Kartzmark
Mike Kilmury
Chris Knodel
Lesley Knodel
Marva Kroll
Ray Kroll
David Kuetke
Laura Kupfer
Joe Lamboo
Guy Langlois
Linda Langlois
Gwen Lanoway
Russell Lanoway
Brian Leighton
Jean Leighton
Jacqueline Lent
Ronald Lent
Barbara M. Lindquist
Clarence Lockhart

In Opposition (continued):

Judy Loewen
Pam Lucenkiw
Diana Lynn-Rex
Ryan MacDonald
Wayne Mather
Shaelagh McConnell
Terence McConnell
Sandra McCowan
Dixie McDonald
Ian McHale
Valerie McHale
Doug McKay
Doug McKay
Robyn Mead
Carol Melnyk
Wayne Melnyk
G. J. (Pat) Menzies
Ronald Menzies
Steve Meyer
Lois Mihalicz
Raymond Mihalicz
Susan Morgan
Joan Mosher
Jared Murphy
Sean Murray
Judy Naaykens
Dave Negrych
Marianne Nuttall
Rod Nuttall
Tiffany Pickell
Margaret Pisker
Pat Plett
Raymond Plett
Lori Pot
Bill Pot
Cynthia Preston
Arthur E. Proutt
Lynn Proutt
DeWayne Rector
Darla L. Rettie, on behalf of Friends of Sturgeon Creek Inc.
Chantal Roeleveld
Ardelle Ross
Donald Ross
Gord Ruffell
Janice Ruffell
Neil Ruffell
Beverley Russell
Raschelle Sabourin
Margaret Sanderson
Reginald Sanderson
Lon Schilling
Donna Schilling
Frank Schlegel
Monica Schmidtke
Cory Schoenberger
Joshua Schweigert
Marnie Scott
Elgin Thomas Scott
Jean Shanks
Susan Shanks
Ashok Kumar Sharma
Raylene Shorten
Anne Shubaly
Darraugh Sichewski
Adrian Sichewski
Carmen Smith
Kevin Sommerfield
Leslie Sommerfield
Tracy Sparham
Murray Speiss
Kevin Station
Melanie Station
Barry Stillwell
Elizabeth Stillwell
Blair Switzer
Janet Switzer
Laurie Switzer
Perry Switzer
Clark Sydor
Hilda Sydor
Maria Tagliaferri
Lou Thorndycraft
Neil Thorndycraft
Peter Voth
Shannon Weiss
Todd Williston
Andrew Wood

In Opposition (continued):

Jill Wood
Garry T. Woods
Angie Yakiwchuk
Barry Yakiwchuk
Walter Yanick
Edward Yuzak
Jane Zarnowski
Paul Zubec

For the City:

D. Clark, Urban Planner, Planning, Property and Development Department

Exhibit “286” referred to in File DASZ 20/2018

ADMINISTRATIVE REPORT

Title: DASZ 20/2018 – 255 Hamilton Avenue (REVISED)

Issue: An application for consideration at the Assiniboia Community Committee public hearing to subdivide an existing 3 acre parcel of land into two lots and rezone Lot 1 to the Residential Multi-Family – Small “RMF-S” zoning district and consolidate Lot 2 with existing park land and rezone to the Parks and Recreation – 1 “PR1” zoning district.

Critical Path: Assiniboia 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
D. Clark	B. Smith RPP	N/A	

RECOMMENDATIONS

1. That the plan of subdivision under File DASZ 20/2018 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule “A” for File DASZ 20/2018 dated November 5, 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 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 September 19, 2018.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement in accordance with recommendation A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 20/2018 dated November 5, 2018, to an “RMF-S” Residential District and “PR1” Parks and Recreation District, subject to the following conditions:

   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. For those portions of the Owner’s Land zoned ”RMF-S” Residential Multi-Family (Small), 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. Fencing
         e. Landscaping
         f. Free standing signage
         g. Exterior lighting

         on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (“Director”) and the Assiniboia Community Committee 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.

      ii. That, the use on site shall be limited to a neighbourhood rehabilitation home.

      iii. That, the neighbourhood rehabilitation home shall be limited to 50 beds.

      iv. That, any new building on site shall not exceed a building footprint of 25,000 square feet (2,322.57 sq. metres).

   B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

   C. That authority be delegated to the City’s Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

4. 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.

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

6. 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.

7. 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.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year of 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.

9. 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.

10. 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 an existing 3 acres parcel of land into two lots. Lot 1 is proposed to be 2.45 acres and rezoned to the “RMF-S” Residential Multi Family – Small zoning district. The remaining 0.55 acres (Lot 2) is proposed to be consolidated with existing parkland and rezoned to the “PR-1” Parks and Recreation – 1 Zoning District.
- 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 Urban Planning Division are concurred in, the application to subdivide and rezone the land will be approved.

HISTORY

February 27, 2013 - Council approved that the Vimy Arena and Old Exhibition Arena be declared surplus properties as part of the development of the new Seven Oaks Arena (operated by Garden City Community Centre), which opened in 2015. This decision was based on the April 28, 2010, Council adopted report on the *City's Role in the Provision of Arenas*. This report elaborated on the 2005 Council adopted *Recreation, Leisure and Libraries Facilities Policy*, and outlined the need to move towards a more financially sustainable model for arena facilities by replacing end of life, single ice sheet facilities with new multi-ice sheet facilities.

- Council adopted Item 9 from the Report of the Executive Policy Committee dated February 22, 2013, namely the Multi-pad Arena Development Proposal – Garden City Community Centre "The Seven Oaks Arena Project". The Vimy Arena was declared surplus, pursuant to the following conditions of approval:

  > "1. That the City of Winnipeg enter into a tripartite funding partnership with the Garden City Community Centre (GCCC) and the Province of Manitoba in support of a multipad (twin) arena development and multi-use facility project, known as the Seven Oaks Arena Project; subject to confirmation satisfactory to the Chief Financial Officer of each partner committing to fund a 1/3 share of the $17 million capital cost."
  >
  > "5. That the Vimy Arena and Old Exhibition Arena be declared surplus properties and that such properties not be marketed or sold until such time as the newly developed Seven Oaks Arena is ready for its intended occupancy, at which time the Planning, Property and Development Department shall develop a property disposition strategy for such sites, and that Recommendation 1 of the report be subject to such approval."
  >
  > "7. That further to the intent of the Recreation Leisure and Libraries Facilities policy, the net proceeds derived from the property sale or disposition of City of Winnipeg recreational facilities, namely the Vimy Arena and Old Exhibition Arena, be reinvested into the development of recreational amenities within the Community Committee area where the property sale occurs."
  >
  > "9. That a public consultation process within each of the Assiniboia Community Committee and the Lord Selkirk-West Kildonan Community Committee areas be implemented in order to seek community input on the future reinvestment of the sale proceeds of the Vimy and Old Exhibition arenas within those geographic areas; and further that $50,000 in incremental operating funding to the Community Services Department for consultant services to facilitate the consultations be referred to the 2014 operating budget process".

September 2015 – The Seven Oaks Arena at Garden City Community Centre officially opened for public use, bringing two new, year round ice pads to the neighbourhood.

March 31, 2017 – PP&D was provided with a copy of a letter from the Province of Manitoba (co-authored by the Minister of Families and Minister of Health, Seniors and Active Living) to the Bruce Oake Foundation outlining the Province's endorsement of the Foundation's advocacy efforts for bringing a long-term treatment facility to the City.

April 24, 2017 - the Chief Administrative Officer wrote a letter to the Deputy Minister of Municipal Relations seeking confirmation that the Province was interested in partnering with the Bruce Oake Foundation to bring a long-term alcohol and drug addiction treatment facility to the City of Winnipeg. The Chief Administrative Officer identified the Vimy Arena site as a potential option for the proposed facility and advised that the City would be willing to enter into further discussions but any final arrangement would be subject to Council approval.

October 27, 2017 - Manitoba Housing and Renewal Corporation declared their interest in acquiring the Vimy Arena through a government-to-government transfer.

In order to comply with the Department's Real Estate Transaction Management Framework, the Vimy Arena would normally be sold on the open market. However, the "Offers to Purchase CityOwned Property" policy allows for direct transfers to the Province at the appraised value. The Vimy Arena was appraised on November 24, 2017 for $1,430,000 by an external accredited appraiser.

A transfer to the Province would need to include a condition of sale outlining that the transaction would not close if the Province (or applicant) was unable to successfully rezone and subdivide the subject lands. This is a standard City provision within all sale agreements that require a rezoning and/or subdivision.

December 21, 2017 - the Province provided the City with an offer to purchase the Vimy Arena for $1. MHRC would acquire the property, conditional upon successful rezoning, subdivision and environmental testing; and require a facility to be constructed within a specified timeframe. MHRC would subsequently enter into a ground lease with the Bruce Oake Recovery Centre for 99 years at an annual rent of $1.00. MHRC has obtained Board of Directors approval for the proposed offer.

According to the Council approved Recreation, Leisure, and Library Facilities (RLALF) Policy, any net proceeds from property sales that may arise as a result of property sale, disposition or facility rationalization will be reinvested into City-run recreation, leisure, and library facilities. The policy indicates that a reserve fund is to be established for such proceeds. Inasmuch as a new reserve fund has not been created, the Land Operating Reserve will be used to secure and hold the net sale proceeds of the Vimy Arena for subsequent use as a funding source for reinvestment. The net proceeds from the disposition of the Vimy Arena will be held until such time as the public consultation process can occur in accordance with the February 27, 2013 Council decision.

January 25, 2018 - Council Decision to sell the Vimy Arena

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

> 1. That the sale of the Vimy Arena, shown as "Subject City Property" on the attached Misc. Plan 14441/2, in favour of Manitoba Housing and Renewal Corporation for the

purchase price of $1.00, be approved, and Condition 2 of the policy titled “Offers to Purchase CityOwned Property” approved by Council on December 6, 2006, be waived in this instance.

2. That a $1.4 million commitment from the Land Operating Reserve, for investment in the development of recreation amenities within the Assiniboia Community Committee area per the intention of Recommendation 7 of Item 9 of the Report of the Executive Policy Committee dated February 22, 2013, adopted by Council on February 27, 2013, be referred to the 2019 Budget review process,

3. That a portion of the $1.4 million be used in consultation with the Public Service to enhance the trails, lighting, security and green space along Sturgeon Creek in the area of 255 Hamilton Avenue;

4. That, per the intention of Recommendation 9 of Item 9. of the Report of the Executive Policy Committee adopted by Council on February 27, 2013, a public consultation process be implemented within the proximity of 255 Hamilton Avenue, subsequent to approval of the $1.4 million in the 2019 Budget, to seek community input on the development of recreation amenities with the remainder of the $1.4 million;

5. That the public consultation be funded from the Commitment Reserve out of $50,000 set aside in the 2014 budget per the intention of Recommendation 9 of Item #9 of the Report of the Executive Policy Committee dated February 22, 2013, adopted by Council on February 27, 2013.

6. That the City of Winnipeg Public Service include a reversionary clause in the land sale agreement with Manitoba Housing and Renewal Corporation (“MHRC”) for 255 Hamilton Avenue (the “Property”) that includes the following elements, and if such elements are not complied with the Property shall revert back to the City:

> A. That MHRC and/or the proponent of the addictions treatment and recovery center (the “Proponent”) submit a complete application to the City of Winnipeg for all necessary planning, subdivision and rezoning approvals required to permit the use of the Property for an addictions treatment and recovery center and that such necessary planning, subdivision and rezoning approvals be obtained from the City of Winnipeg within two years after the sale of the Property from the City to MHRC.
>
> B. That MHRC enter into a Ground Lease Agreement (“Agreement”) with the Proponent within four years after the sale of the Property from the City of Winnipeg to MHRC that requires the exclusive use of the Property as an addictions treatment and recovery center, and such Agreement shall be terminated if Recommendation 6C is not satisfied.
>
> C. That MHRC and/or the proponent be required to build an addictions treatment and recovery center and obtain an unconditional occupancy permit therefor within four years after the sale of the Property from the City of Winnipeg to MHRC;
>
> D. That MHRC and/or the Proponent provide a letter of credit in an amount sufficient to restore the land to its original condition in the event that construction for an addictions treatment and recovery center is initiated but not completed.

7. That the City enter into, execute and deliver an Offer to Purchase and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

8. That the authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the Offer to Purchase and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

It is noted that a sale of the Subject City Property would be subject to:

- a cross access agreement with the adjoining private land;
- a Waterways Permit if the building is expanded
- a possible shared services agreement with the adjoining private lands
- a subdivision application
- a possible rezoning/public hearing depending on the proposed use

The net proceeds from the sale will be reinvested into City-run recreation, leisure, and library facilities in accordance with the Council approved Recreation, Leisure, and Library Facilities (RLALF) Policy.

CONSULTATION

In preparing this report there was consultation with:

- Water & Waste
- Community Services
- PP&D
- Winnipeg Emergency Services
- Public Works
- Transit

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Devin Clark
Date:	November 5, 2018
File No.	DASZ 20/2018

List of Schedules and Attachments

1.	Appendix A	Planning Discussion
2.	Appendix B	Public Consultation by Applicant
3.	Schedule “A”	File No. DASZ 20/2018 Assiniboia Community Committee, dated November 5, 2018
4.	Schedule “B”	Report of the Administrative Coordinating Group, dated September 19, 2018

APPENDIX 'A'

DATE: November 5, 2018

FILE: **DASZ 20/2018**
RELATED FILES: DCU 18-154260D

COMMUNITY: Assiniboia
NEIGHBOURHOOD #: 2.210 (Crestview)

SUBJECT: To subdivide an existing 3 acre parcel of land into two lots and rezone Lot 1 to the Residential Multi-Family – Small "RMF-S" zoning district and consolidate Lot 2 with existing park land and rezone to the Parks and Recreation – 1 "PR1" zoning district.

LOCATION: 255 Hamilton Ave.



APPLICANT: Russel Krepart, MMP Architects
200 – 123 Bannatyne Avenue
Winnipeg MB, R3B 0R3

OWNER(S): City of Winnipeg
510 Main Street,
Winnipeg MB, R3B 1B9

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the north side of Hamilton Avenue within the Crestview Neighbourhood of the St. James ward.
- The former Vimy Arena is situated on the site.
- The subject property is approximately 3 Acres (130,680 square feet) in size and zoned as “PR-2 Parks and Recreation 2 (Community)
- Under the *Complete Communities Direction Strategy*, the subject site is located within the Areas of Stability – Recent Community Policy Area.



Figure 1: Aerial photograph showing approximate area of the Subject Lands (flown 2018)

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: Park land zoned “PR-1” Parks and Recreation then Sturgeon Creek.

South: Hamilton Avenue then Single Family Residential Dwellings zoned “R1-L” Residential Single-Family Large.

East: Park land zoned “PR-1” Parks and Recreation then Sturgeon Creek

West: Assiniboine Memorial Curling Club zoned “PR-2” Parks and Recreation then Single Family Residential Dwellings zoned “R1-L” Residential Single-Family – Large

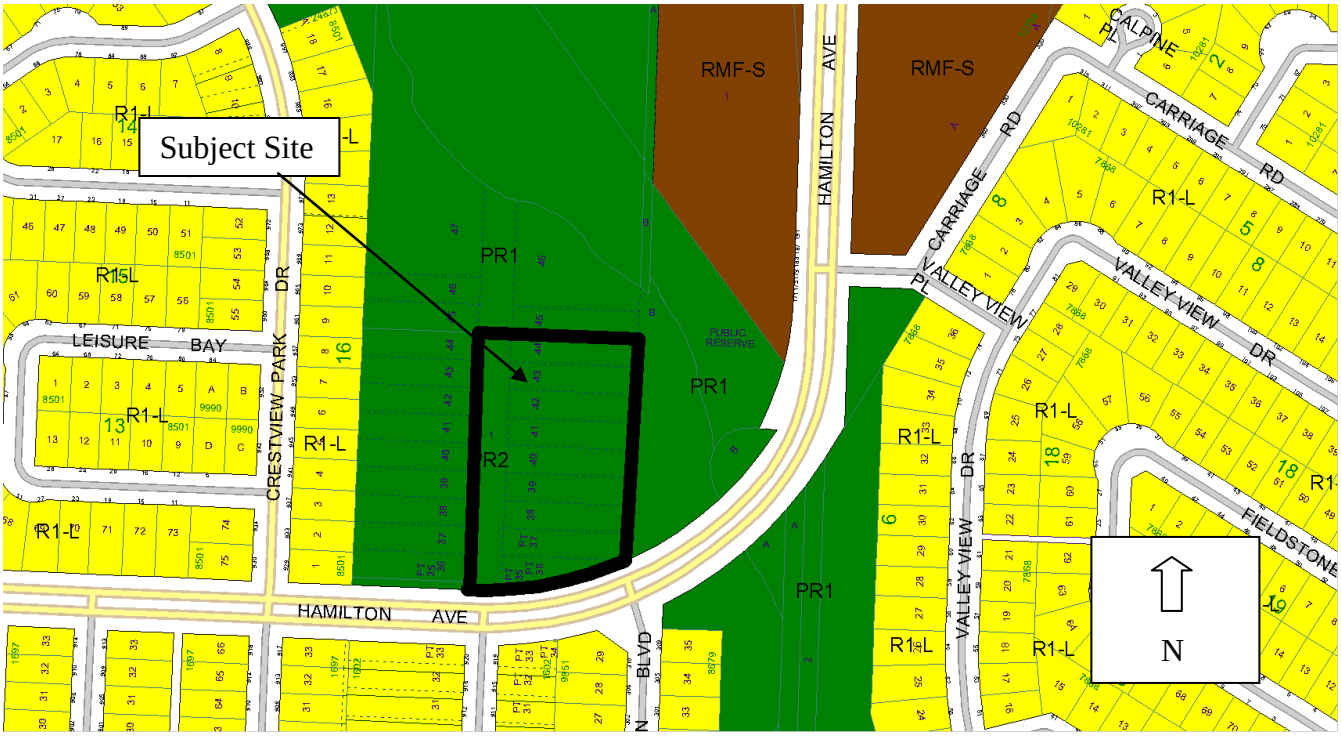


Figure 2: Zoning of the Subject Lands and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide an existing 3 acre parcel of land into two lots. Lot 1 is proposed to be 2.45 acres and rezoned to the “RMF-S” Residential Multi Family – Small zoning district. The remaining 0.55 acres (Lot 2) is proposed to be consolidated with existing parkland and rezoned to the “PR-1” Parks and Recreation – 1 zoning district.
- The subject land is currently owned by the City of Winnipeg. The Province is currently in the process of purchasing proposed Lot 1, which contains the Vimy Arena. The Province must lease Proposed Lot 1 to the project proponent to allow the development of the Bruce Oake Recovery Centre. Proposed Lot 2 will remain under City of Winnipeg ownership zoned as “PR1”.
- The vision of the Bruce Oake Recovery Centre is to have an addiction treatment facility offering inpatient primary and secondary treatment, as well as a post-treatment supportive living program.

- The existing arena is to be demolished, with the exception of the western 1/3 of the rink surface, to facilitate the construction of a fifty (50) bed residential facility.
- The applicant has explained that if it is possible to reuse the remaining rink surface, the facility will place a gymnasium within the rehabilitated structure. If reuse is not an option, a new gymnasium will be built.
- The new building is to be located further south than the existing rink, allowing for a larger expanse of green space between the new building and the existing park located along the Sturgeon Creek Greenbelt.
- The existing arena is approximately 25,000 square feet and approximately 24 feet tall. The proposed footprint of the new building is approximately 21,000 square feet with a height of 24 feet to accommodate a gymnasium.
- Plans indicate that part of the new building will be situated on a portion of the existing parking lot. A total of 73 parking stalls will be provided: 46 parking stalls identified as common parking area, 18 stalls for dedicated parking and 9 small car parking stalls. Outdoor bicycle lock ups will be provided to accommodate 12 bicycles.
- An interior storage space is to be provided to accommodate bicycles for residents living at the facility.
- 0.20 acres of the northeast corner of Lot 1 is planned to be greenspace that will be taken as dedication.
- Access to the subject site will be via Hamilton Avenue.
- An associated Conditional Use application (DCU 18-154260\D) is required for the establishment of a neighbourhood rehabilitation home in the “RMF-S” zoning district and has been applied for in concurrence with the subject subdivision and rezoning application. Please refer to the planning report for further information on this application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY:

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city’s long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- Under the *Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Recent Communities policy area. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.

- Encourage intensification to occur at centres and along corridors.
- Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
- Provide opportunities to increase multi-modal connectivity when redevelopment occurs.
- Where intensification/densification of housing occurs, ensure that the types of open space – passive, active, and plazas – respond to community needs.
- Ensure that existing public open spaces meet the neighbourhood's current and future requirements.

SUBDIVISION

- The subdivision application is required because the applicant intends to subdivide the existing 3 acre parcel of land into two lots. Lot 1 is proposed to be 2.45 acres and rezoned to the "RMF-S" Residential Multi Family – Small zoning district. The remaining 0.55 acres (Lot 2) is proposed to be consolidated with existing parkland and rezoned to the "PR-1" Parks and Recreation – 1 Zoning District.
- The subdivision is consistent with the lands identified in the proposed land sale. Lot 1 is to be sold by the City of Winnipeg to the Province and Lot 2 is to be retained under ownership of the City and function as public park.

REZONING

- The subject land is currently zoned "PR-2" Parks and Recreation 2 (Community)

  The Parks and Recreation 2 (PR2) district is intended for sites that include community recreation facilities and parks that are accessed by a mix of pedestrian and vehicular traffic. These sites may provide active programs and activities, including community centres, hockey pens, arenas, indoor soccer, wading pools, spray parks, skateboard parks and athletic fields. Parking facilities ranging from 10 to 100 stalls may be associated with these uses. These parks and facilities typically occur along collector streets.
- The applicant is proposing to rezone Lot 1 from "PR-2" Parks and Recreation 2 to "RMF-S" Residential Multi-Family – Small.
- "RMF-S" Residential Multi-Family – Small dimensional standards are as follows:
  - a minimum front yard of 20 feet;
  - a minimum rear yard of 25 feet;
  - a minimum side yard of 4 feet and,
  - a maximum building height of 35 feet.

- The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

- Parking Requirements
    - Neighbourhood rehabilitation homes require 1 guest parking space per 10 resident care beds, plus 1 stall for every 3 employees on the maximum shift.
    - With respect to the proposed application, this means that 5 guest parking spaces are required for the proposed 50 resident care beds and 5 parking stalls are required for employees, based on a maximum shift of 14 employees.
    - Neighbourhood rehabilitation homes require 1 bicycle parking stall for every 10 required parking stalls. The proposal requires 10 parking stalls and as such, 1 bicycle stall is required. The applicant has indicated that 12 outdoor bicycle lock ups will be provided at the facility. Further, space for bicycles inside the facility will be provided for residents at the site.
- Part of the existing parking lot is planned to remain. The parking lot will have a total of 73 parking stalls: 46 parking stalls identified as common parking area, 18 stalls for dedicated parking and 9 small car parking stalls.
- Lot 2 is to be rezoned from the PR-2 zoning district to the PR-1 zoning district. This results in a consistent zoning for parkland along Sturgeon Creek.

CONDITIONAL USE

Neighbourhood Rehabilitation Homes are a conditional use within the “RMF-S” zoning district. The Planning report for the conditional use (file DCU 18-154260\D) will be heard concurrently with this application. Information with regard to the conditional use application can be found in the associated planning report.

COMPATIBILITY WITH THE SURROUNDING AREA

The following section reviews the proposal in relation to policies contained within the *Complete Communities Direction Strategy.* These policies discuss compatibility in terms of site location and site design.

<u>Site location</u>

- Policies in *Complete Communities* that address site location include:
    - Encourage intensification to occur at centres and along corridors.
        - The subject site falls within the Crestview neighbourhood and directly boarders the Heritage View and Sturgeon Creek neighbourhoods. From a land use perspective this area is characterized through a mix of single and two family residential dwellings, park land and natural space along Sturgeon Creek and residential multi-family sites.
        - To the west of the subject site is a curling club, to the south is Hamilton Avenue and single family dwellings, and to the north and east park land and Sturgeon Creek.
        - This site is located on Hamilton Avenue, which is a four lane “Collector Street” that has high volume traffic capacity. The Public Works

Department has determined that traffic impacts for the proposed use will be less than the former arena and that the new development does not pose any traffic operating concerns.

- Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.
    - Existing infrastructure, including roads, sewer, water and land drainage pipes, sidewalks, active transportation paths, street lighting, etc. is already in place. No further infrastructure upgrades are required based on the proposed development.
- Provide opportunities to increase multi-modal connectivity when redevelopment occurs.
    - The subject site will fit within existing infrastructure that supports a multi-modal network. An extensive path system runs along Sturgeon Creek and ties in with this site. Existing transit infrastructure is also in place to service the site and surrounding community.
    - Requirements, as outlined in the ACG report, identified as Schedule B in this report, indicate that the proponent will be required to improve the existing pathway network on the public reserve lands. These improvements align with the policy to increase multi-modal connectivity.
    - In addition to the pathway, the applicant has indicated they will provide space for 12 bicycle lock ups to facilitate those who wish to cycle to the site instead of drive or use transit. The 12 lock up spaces will exceed the Zoning By-law requirement for this proposal, which would be one lock up facility.
    - Further, the applicant has indicated that indoor bicycle parking will be available to accommodate residents living at the facility.

- The proposed development is consistent with policies regarding site location.

<u>Site Design</u>

- Policies in *Complete Communities* that address site and building design include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.
        - The applicant is seeking a rezoning to the 'RMF-S' zoning district. The proposed development, while not a multi-family dwelling, will be similar in scale and size with existing multi-family dwellings in the neighbourhood. For example, 175 Hamilton Avenue and 320 Carriage Road are two multi-family residential sites located in close proximity to the subject site (See Figure 3):
            - 175 Hamilton Ave is a 52 unit multi-family dwelling on a lot that is approximately 3.97 acres. Building heights vary, ranging between approximately 25 feet tall to 35 feet tall. A mature landscape buffer is established around the perimeter of the site which helps integrate the buildings into the park setting. Access to the site is taken from Hamilton Avenue.

- 320 Carriage Rd. has 80 units on a property that is approximately 3.26 acres. Access to the site is taken from Carriage Road via Hamilton Avenue. The building heights are approximately 28 feet tall. The multi-family building is situated approximately 35 feet from the property line and an additional 25 feet to the road. This setback, in addition to the street edge and front yard landscaping, helps establish a form that integrates well within the single family context.

- Plans indicate that the new building will have a smaller footprint (approximately 18% less) than the existing arena and building heights similar to the existing arena, which is approximately 24 feet tall. More green space and natural features will be introduced in efforts to integrate the development into the adjacent park land and residential uses. Additional land is also planned to be taken as dedication (approximately 0.20 acres), which will be incorporated into the existing park lands along Sturgeon Creek.

- In terms of scale, the proposed development will be consistent and compatible within the current context of the neighbourhood and will ultimately reflect the established character of existing multi-family residential sites in the neighbourhood.

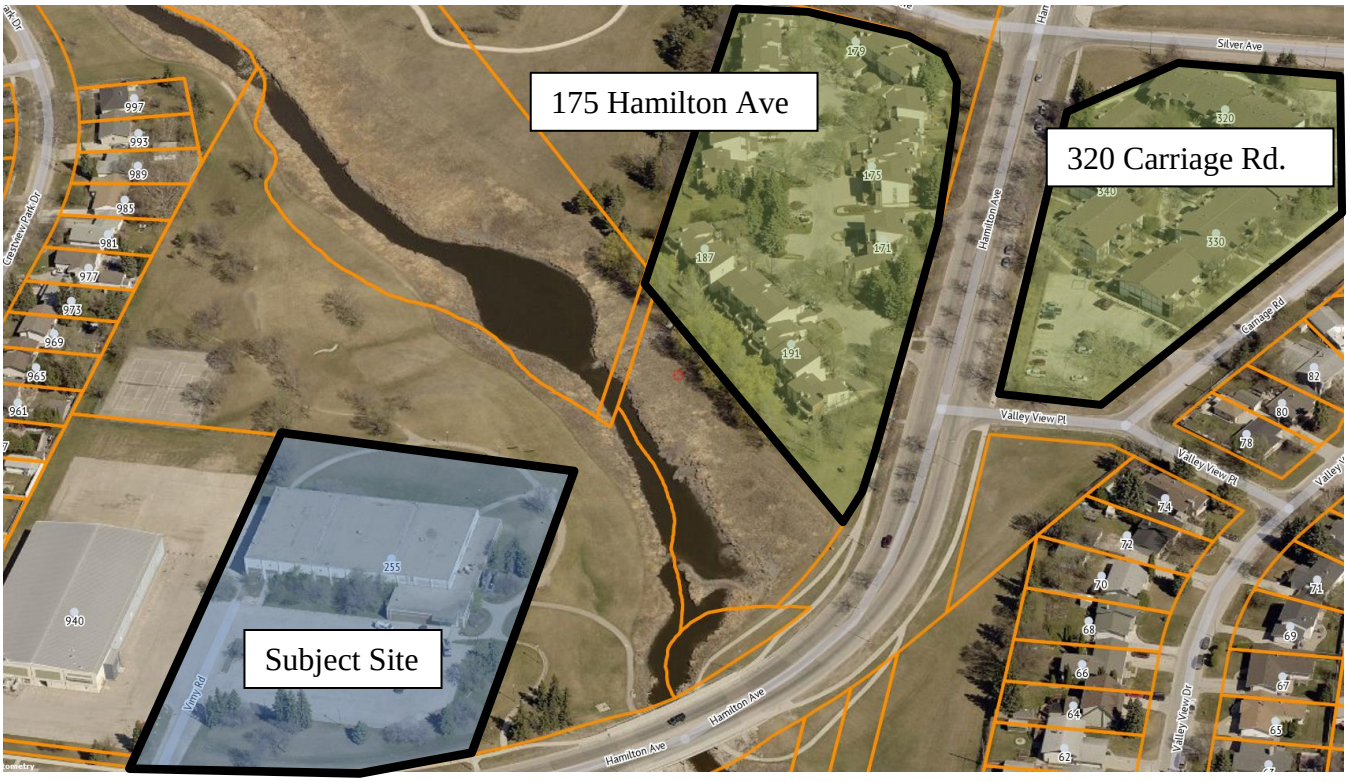


Figure 3 – Subject site and Multi-Family examples in close proximity

- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

- The subject site does not directly abut any residential properties. When measured from the property lines of the subject site, there is a separation distance to the multi-family residences at 175 Hamilton by approximately 250 feet, single family residences to the south by approximately 110 feet, and single family dwellings to the west, by approximately 210 feet. Further, the proposed building is planned to be setback from the south property line by approximately 170 feet, from the west property line by approximately 32 feet, from the north property line by approximately 25 feet and from the east property line by approximately 4 feet.
- This site and the building design are positioned in a manner to ensure appropriate transition between the new facility and existing residential properties.

OPERATIONS OF THE RECOVERY FACILITY

The following information was provided to the City of Winnipeg by the applicant.

- The Bruce Oake Recovery Centre program will be modelled after the Fresh Start Recovery Centre program in Calgary, Alberta. This program is identified as a comprehensive treatment program with a success rate of more than double the industry average (based on a client remaining clean and sober for at least one year after starting treatment).
- This type of facility has been identified as the only long-term treatment facility available in Winnipeg.
- No detox will occur at the facility. All prospective residents must be clean and stabilized when starting their recovery journey at the Bruce Oake Recovery Centre.
- The site will be secure and residents will be required to follow a rigorous daily schedule. Staff will be on site 24 hours a day, 7 days a week, there is an enforced curfew for residents and mandatory drug testing as well as security cameras. The Bruce Oake Centre will only accept residents who choose treatment based on their own decision.
- It is anticipated that at full capacity, there will be approximately twenty-five (25) to thirty (30) staff and professional support members on site throughout the day. Staffing shifts are split up over three shifts in a 24 hour day as follows:
    - The primary operations on site occur between 7:30 AM until 5:30 PM and there will be approximately 14 staff during this period.
    - The second evening shift is approximately 6 staff, inclusive of shift overlays and a debriefing period. there are about two hours of overlay during shift change (before and after) where the staff count is higher
    - The final shift is also approximately 6 staff, reducing to 2 staff overnight as well as being inclusive of shift overlays and debriefing periods.
- The Bruce Oake Recovery Centre will offer a range of complementary services and resources essential for recovery. At the core of the program is the Twelve Step Model with behavioural therapy that recognizes addiction as a chronic disease. The program ideology is based on following key values such as accessibility, flexibility, inclusivity, customization and accountability.

The proposal for a neighbourhood rehabilitation centre, for the purposes of addiction treatment and long term care is comparable to other medical treatment centres located throughout

Winnipeg. Many of these types of facilities are integrated into established neighbourhoods and provide services to those requiring treatment for a broad range of social, mental and physical health needs. The proponents have explained that they will follow a proven model with higher than average success rates and have provided information that addresses operations of the site, security and down to the hour details for daily scheduling that residents must adhere to.

TRANSPORTATION

Vehicle Traffic

- Hamilton Avenue is a residential major collector and contains a four lane divided roadway with sidewalks on both sides and is a Transit route. The primary function of residential collector streets is to collect and distribute traffic between local residential streets and arterial streets. Typical traffic volumes on Residential Major Collector streets are 5,000 to 12,000 vehicles per day. The most recent traffic volume data (2016) shows that Hamilton Avenue near the subject site carries approximately 7,900 vehicles per day. The proposed development is expected to generate less traffic than the previous site (ice rink). The Public Works Department does not expect any traffic operational concerns due to the proposed development.

Transit

- Transit stops are located in close proximity to the subject site as indicated in Figure 4 below, with regular servicing from route 83. This route provides all day service to Unicity Mall, the Grace Hospital and Murray Industrial Park, as well as broadly serving the residential neighbourhoods in the area and connections to Portage Avenue which is a high volume/high frequency corridor. Weekday service at peak times is approximately one bus every half hour.
- Frequent transit service is also provided along Ness Avenue, which is approximately 500 metres from the subject site. Routes 24 and 25 connect Ness Avenue to Downtown, with peak hour service for route 24 being approximately one bus every 12-15 minutes and for route 25 peak evening service of approximately one bus every 10-15 minutes.

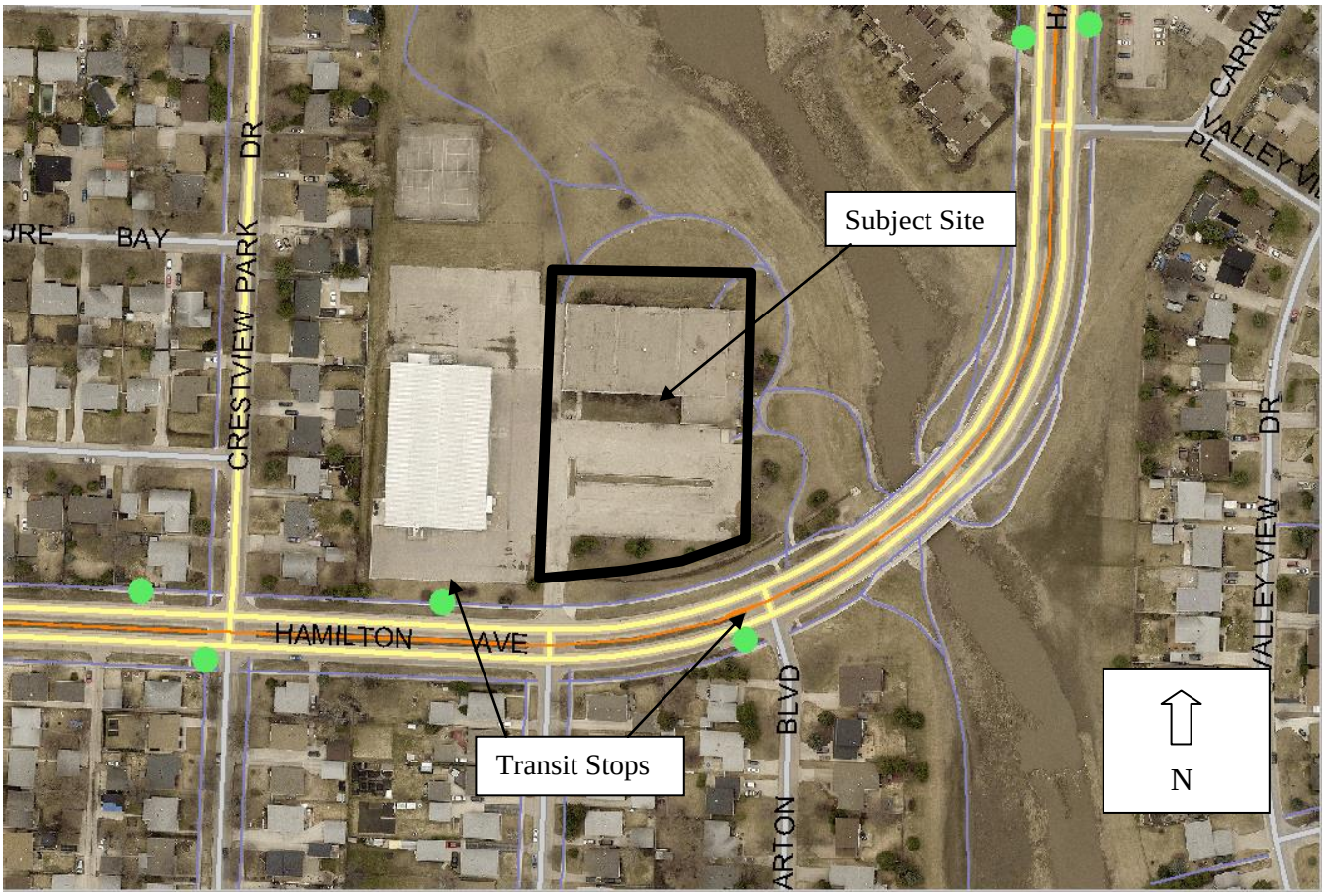


Figure 4 - Transit stops near subject site.

PARKS AND OPEN SPACE

Servicing Agreement

Conditions in the servicing agreement indicate that improvements will be required to the land that is being dedicated to integrate it into the surrounding park space along with property line delineation in the form of fencing or bollards (or combination thereof). Additionally, conditions are set out to effect restoration works required within the public realm (park space) to the north and east of the site, to address impacts to the pathways and lighting, resulting from the development. This restoration work includes: removing of segments of path that currently lead to the subject site but are no longer required or appropriate and restoring the area with turf; connecting segments of path that would be severed by the other removals; restoring segment of path that may become damaged in the process; and abandoning and reconnecting (or relocating if deemed required by the City) the electrical and associated standards, as necessary to maintain park lighting.

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 (not less than 10%) to be developed to the City for parks purposes.
- If the City deems land is not needed, the developer may instead be required to provide 'cash in lieu' of land as determined by the Planning, Property and Development Department.
- The City is requesting land for this application, which, at approximately 0.20 Acres, would comply with the land dedication requirement. This portion of land is identified in the image below (Figure 5)

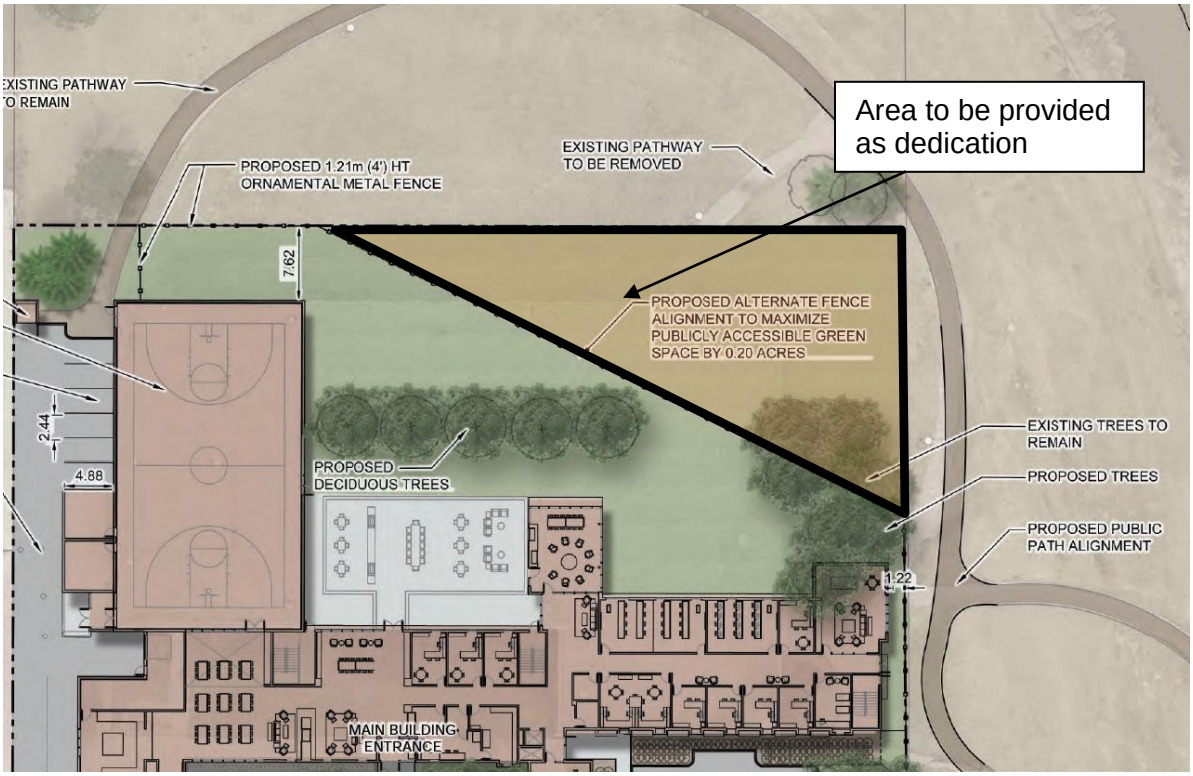


Figure 5 - Dedication

Recreation Amenity

In efforts to address the desire for more recreational amenities in the neighbourhood, the applicant has indicated that they will be providing public access to the gym facility. This arrangement would be established between the Bruce Oake facility and anyone seeking access to gym use. Through the public consultation process the applicants took into consideration feedback about the loss of recreational facilities in the neighbourhood (namely the Vimy Arena) and decided to allow for gym access to the public. Some early design changes include the addition of a separate public door access directly to the gym on the west side of the building, as well as changing room facilities.

PUBLIC CONSULTATION

To date, 3 public consultation events have taken place over the last year:

- December 5, 2017 at Sturgeon Heights Community Centre - approximately 300 people
- August 15, 2018 at Sturgeon Heights Community Centre - approximately 300 people
- September 25, 2018 at Sturgeon Heights Community Centre - approximately 200 people

The applicant has stated that a fourth meeting is planned for November 6th, 2018 at the Sturgeon Heights Community Centre.

- Notices were sent out in the Metro community newspaper to inform the public about community consultation events. These notices went out on:
    - August 1st
    - August 8th
    - September 12th
    - September 19th
    - October 31st

- A separate ad was put in the Metro on October 3rd, 2018, which was meant to address frequently asked questions.

- 5700 Households were notified and invited to the August public meeting in direct vicinity and surrounding areas of the facility. In addition all those who attended meetings and signed up for further information were e-mailed the FAQ sheet and invites to each subsequent meeting totaling 227 individuals.

- The purpose of the community meetings in August, September and early November was to give the public an opportunity to discuss the proposal and provide input on the conceptual design. The applicants have taken this feedback into consideration and have modified the proposed development to address some of the raised concerns.

For more information regarding consultation, see Appendix B of this report.

CONDITIONS

The Urban Planning Division has included conditions in the Zoning Agreement that establishes parameters and requirements for future development on the land.

<u>Plan Approval</u>

This is a standard condition for most rezoning applications. The intent is to allow for a review of final plans with regards to design and operation of the site before building permits can be issued.

Through the plan approval process the Urban Planning Division will be looking for:

- Ample, high quality landscaping in required yards as well as internal to the site. Particular attention will be given to the Hamilton Avenue frontage, parking area and lands adjacent to public reserve.

- Building location and design, including façade treatments, colours, materials and dimensions. Colour elevation should be submitted.

- The location and design of the site's garbage enclosures. The garbage enclosure should match the architectural detailing of the primary building and should be built to a high quality standard.

- The location and design of signage. Any signage on site should be constructed with high quality materials and should have substantial landscaping or other high quality treatments around the base.

- The location and design of any on-site fencing should be provided.

- The location and design of any lighting on site.

Conditions 2 through 4

These conditions ensure that the development will be limited to the use as a neighbourhood rehabilitation home, that the number of beds allowed will be a maximum of 50 and that the building footprint will be limited to 25,000 square feet.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

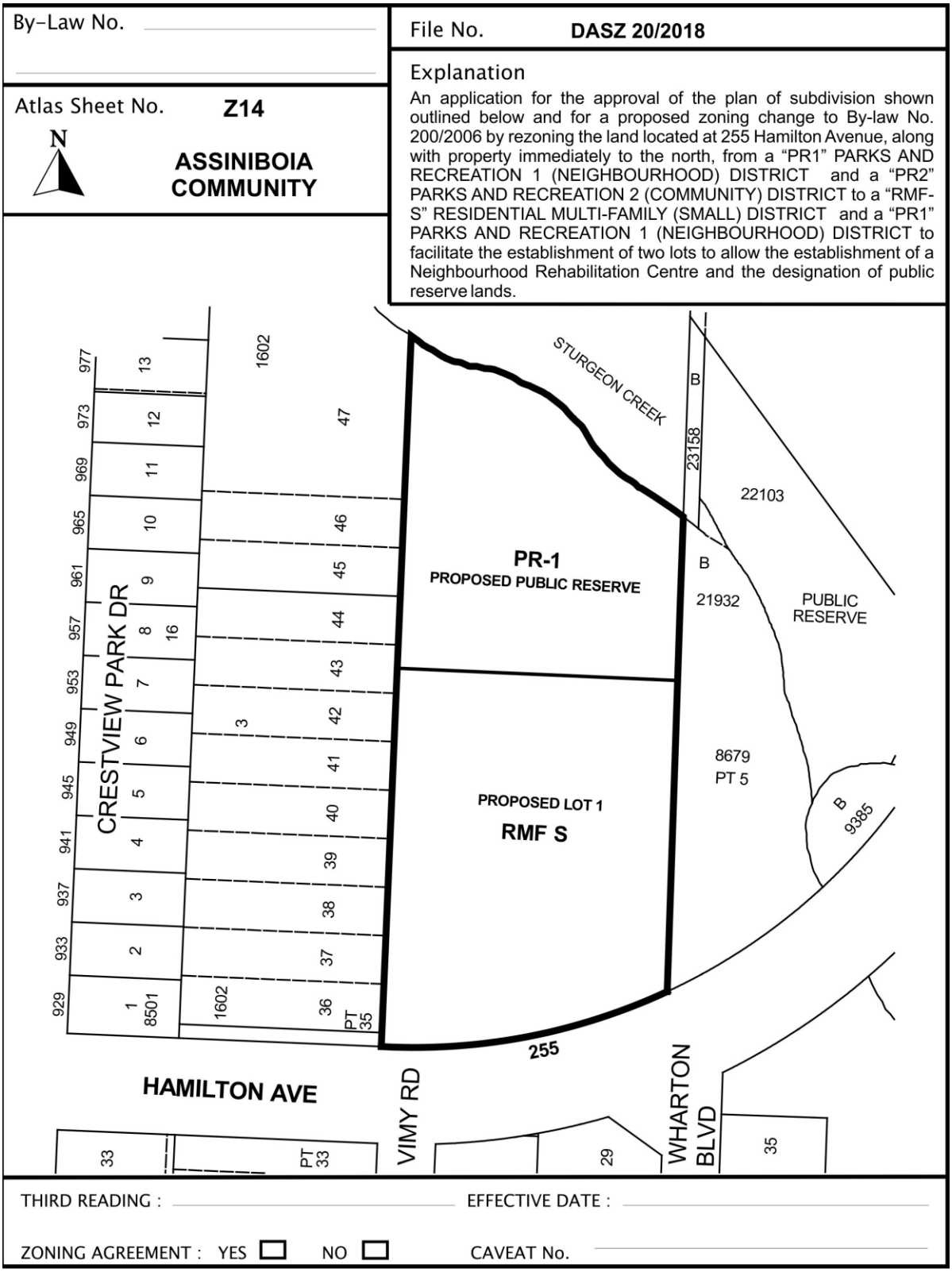
- Rezoning the subject site to the RMF-S zoning district is consistent and compatible with the established neighbourhood and the surrounding area where a mix of single-family, two-family and multi-family housing exists. The subject site is situated in a manner that it will not have a direct impact on the character of the single family dwellings in close proximity. The proposed site and building design also present opportunities to improve site features, such as enhanced green space, reduced parking lot area, better building design.
- The RMF-S zoning district prescribes dimensional standards that would allow development that is consistent with the surrounding neighbourhood.
- The sales agreement includes a revisionary clause that states the MHRC establishes an agreement with the Bruce Oake Foundation requiring the exclusive use of the property as an addictions treatment and recovery centre. The Urban Planning Division has included a condition in the Zoning Agreement that limits the use to a Neighbourhood Rehabilitation Home to a maximum of 50 beds.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared By: Devin Clark
PPD File # DASZ 20/2018

Schedule "A" for File No. DASZ 20/2018, Assiniboia Community Committee, dated November 5, 2018



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – September 19, 2018

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 255 HAMILTON AVENUE – DASZ 20/2018

It is recommended that the approval of DASZ 20/2018, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Comments and Conditions concerning the adjacent Riverbank

- This riverbank along Sturgeon Creek at this location appears to be impacted by active or recently active slope instabilities. To understand and mitigate the risk to the proposed development, the developer should obtain geotechnical advice that considers the stability of the slopes as part of the design process. The developer will be responsible for designing, implementing and maintaining any measures necessary to ensure that the proposed development will not be detrimentally impacted by potential slope instabilities or ongoing erosion, even though under the proposed subdivision they will not own the riverbank lands.
- A Waterways Permit issued pursuant to the City of Winnipeg Waterways By-law 5888/92, shall be obtained prior to commencing construction activities on the subject property as it falls partially within the 250' (76 m) Regulated Area. The Waterways office will require a comprehensive geotechnical investigation and report that addresses riverbank stability in support of a Waterway Permit Application. The report should include a site assessment, analysis of the existing conditions and design recommendations that address any issues related riverbank stability and riverbank erosion that may be relevant to the proposed development, ensuring the long term integrity of the proposed development with adequate protection from natural riverbank processes.
- There are no riverbank stability improvements or erosion protection works in place along the banks of Sturgeon Creek at this location, and the City does not have plans to, and under no circumstances will be compelled or obligated to, construct or fund the design and construction of any such works by the current or future owners, lessees or tenants of the subject properties, regardless of potential or realized riverbank impacts to the subject lands and developments thereon.
- The City intends to grant all reasonable and justified requests for access to, and easements upon, the adjacent riverbank lands (owned by the City) subject to specific the terms and conditions, and other potential agreements to be negotiated at a later date, for the purpose of undertaking riverbank improvement works for the protection of the current or future development at the subject property. These works would be designed, and constructed by the proponent, to the satisfaction of the City of Winnipeg.

Comments and Conditions concerning the adjacent Public Reserve Area and Dedication

Plan considerations:

Allocated the triangular piece of land at the north east corner as Public Reserve

Conditions:

1. Public Reserve

   a) The Developer shall dedicate as Public Reserve at least 8% of the land contained within the overall development area and shall, at no expense to the City, undertake landscape improvements and pay its share of the cost of services in streets abutting the dedicated land all in accordance with plans and specifications approved by the Director of Public Works. If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Property, Planning & Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash, or, by the provision of an equivalent value of additional site amenities in the Public Reserves within the Planned Area, subject to approval by the Directors of Public Works and Planning Property and Development.

   b) Landscape improvements of the Public Reserve lands shall be done in accordance with plans and specifications provided by the Developer and approved, prior to the commencement of construction, by the Director of Public Works. The scope of landscaping shall include grading, sodding, land drainage, and irrigation for the dedicated lands. If the City deems that the provision of irrigation to the public reserve is not required, the Developer shall provide compensation in the form of site amenities of pre-determined equivalent value, at the discretion of the Director of Public Works.

   c) It is acknowledged that the subdivision of land for the new use necessitates reworking of path and lighting for the remaining park space. Thus, in addition to the basic improvements outlined above, the developer shall, at no expense to the City, be required to restore impacted park elements - lighting and pathway access, within the existing adjacent public reserve land, as follows:

      a. removal and disposal of segments of asphalt path, reestablishment of path to provide connections, repair or of any segments of path damaged in the process and restoration of the areas where path is removed (with soil and sod), per attached plan to the satisfaction of the Director of PW;
      b. removal and possible relocation of any park light standard(s) and associated wiring, for any of the park lighting system that now extends into the planned area (cut off from the public reserve). This includes but is not limited to rewiring as necessary to maintain function of the existing lights, supply and install of new foundation (if needed) and reinstallation of light standard (or relinquishing same to Public Service if no longer required on site), all as determined by and to the satisfaction of the Director of Public Works.

c. The Developer shall be responsible to maintain pedestrian connectivity through the Public Reserve lands at all times, in a manner that is approved by the Director of Public Works.

d) The Developer shall ensure all stockpiling of material or staging is maintained within the Planned area, which includes use of the proposed dedicate public reserve land. To ensure no construction activity extends onto the adjacent Park land, developer shall at no expense to the City, install and maintain construction fencing for the duration of building construction.

e) The Developer shall successfully negotiate a perpetual access easement agreement with the City for the N-S drive aisle along the west limit of the property, in order to provide maintenance equipment access to the abutting public reserve area.

f) The developer shall be responsible to obtain all permits and permissions to enable the required restoration work within the adjacent park property.

g) The Developer shall, at no expense to the City, provide continuous property line delineation by way of fencing or bollards, to the satisfaction of the Director of Public Works.for the property lines abutting existing park land. Said fencing shall include a 3.0m (10') wide equipment maintenance gate (farm gate style or approved equivalent as determined by the Director of PW) to coincide with the easement area outlined in Clause e) and a separate pedestrian opening, at the NW corner of the property. All property line fencing shall be located within private property and established by caveat to be the responsibility thereafter of the private property owner. The maintenance access gate shall become the responsivity of the City of Winnipeg Park and Open Space Division to maintain, following acceptance by the City.

h) Dedicated park space improvement shall reach Construction completion within 1 year of issuance of occupancy permit.

i) The Developer shall assume responsibility for the dedicated Public Reserve site until they are developed, and throughout the maintenance period until Final Acceptance Certificate for Parks has been issued by the Director of Public Works.

j) The Developer shall, at no expense to the City, maintain improvements within the dedicated Public Reserve lands, in accordance with specifications approved by the Director of Public Works, for a period of two years following the issuance of a Construction Completion Certificate.

k) The Developer shall at no expense to the City maintain and warranty the site restoration works on the adjacent public reserve lands for a period of 1 year following Construction Completion.

l) Securities for Public Reserve improvements on the dedicated land and for restoration works required on the adjacent lands, shall be retained by the City and may be reduced following the issuance of a Construction Completion Certificate and site inspection and approval by the City, but shall not be released in full until as-built drawings have been received and accepted as complete by the Director of Public Works and the Final Acceptance has been issued.

2) Litter and Refuse Control and Clean-Up

a) 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.

b) 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.

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, the administration fee 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 20/2018
November 5, 2018

"*Original Signed by G. Jasper P.Eng."*

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

"*Original Signed by K. Theissen P.Eng."*

K Thiessen, P. Eng.
Riverbank Management Engineer

"Original signed by D. Beaton M.L.Arch"

D. Beaton M.L.Arch
Parks and Urban Design, Property and Planning

GJ/gj

APPENDIX B – PUBLIC CONSULTATION BY APPLICANT

Bruce Oake Recovery Centre Conceptual Design Plans First Round Community Information Meeting

Questionnaire

PLEASE READ THIS: Your input is important in shaping the Conceptual Design for this site. Please provide us with your comments on what you feel is important for you and the community so that a Conceptual Design that considers community input can be included in the City Rezoning process. Your input on the Conceptual design WILL NOT be taken as support for the Rezoning

1. Where do you live? Please provide your postal code to help facilitate analysis of the data.
Postal Code: _____

In the following items, please circle a number to indicate the extent to which you agree or disagree with each statement.

2. Do you agree with the location of the proposed building south of the existing building, permitting the expansion of publicly accessible greenspace along Sturgeon Creek Park as illustrated on the Conceptual Site Plans?

Strongly Disagree 1 2 3 4 5 Strongly Agree

3. Do you agree with the location of the proposed parking area within the boundaries of the existing parking area as illustrated on the Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

4. Do you agree with the size of the proposed parking area as illustrated on the Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

5. Do you agree with the requirement of a fence to define the limits of the Bruce Oake Recovery Centre Site on the Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

6. Do you agree with the proposed alternate fence alignment to maximize the publicly accessible green space along Sturgeon Creek Park as illustrated on the Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

7. Do you agree with retaining the existing mature trees and landscape area along Hamilton Avenue as illustrated on the Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

8. Do you agree with the new tree planting and landscaping as illustrated on the Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree
9. Do you agree with the Conceptual Building Perspective illustrated on Board 10?

Strongly Disagree 1 2 3 4 5 Strongly Agree

10. Do you agree with the Conceptual Building Perspective illustrated on Board 11?

Strongly Disagree 1 2 3 4 5 Strongly Agree

11. Do you agree with the Conceptual Building Perspective illustrated on Board 12?

Strongly Disagree 1 2 3 4 5 Strongly Agree

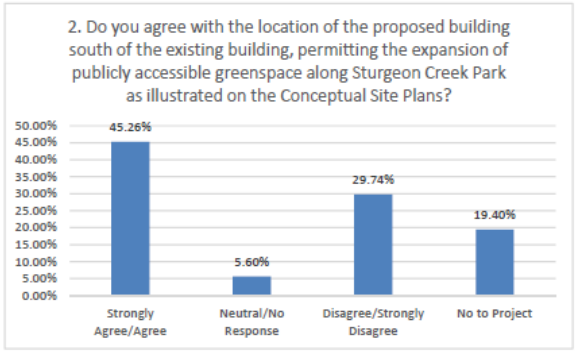
12. If you do not agree with any part of the Concept, please provide reason(s) why.

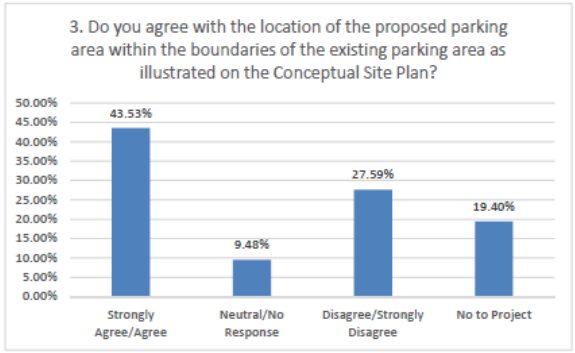
13. Was this meeting helpful?

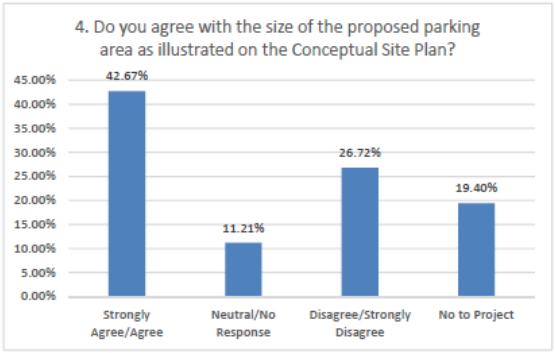
・ Yes ・ No

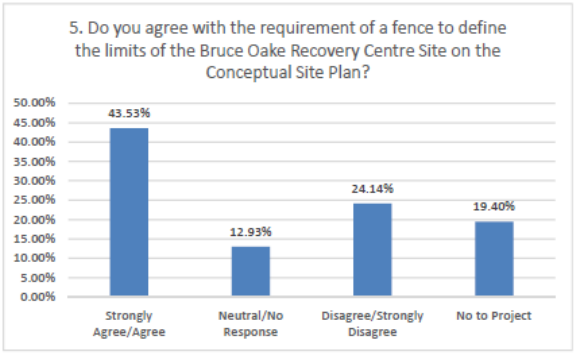
14. Please provide us with any additional comments you may have.
For further information on the Bruce Oake Recovery Centre please visit us at
https://www.bruceoakerecoverycentre.ca/

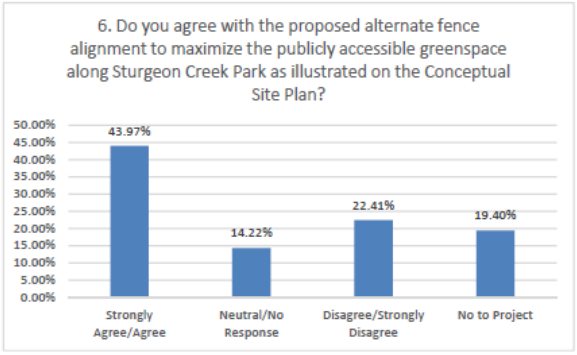
Bruce Oake Recovery Centre - Results from Community Information Meeting #1

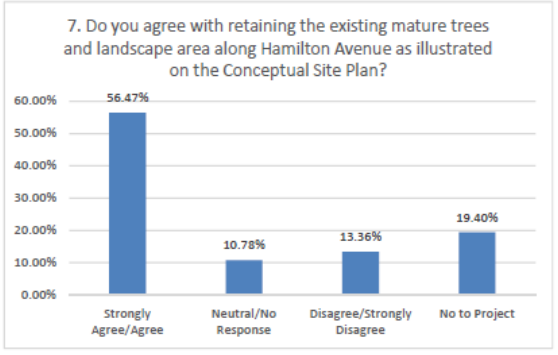


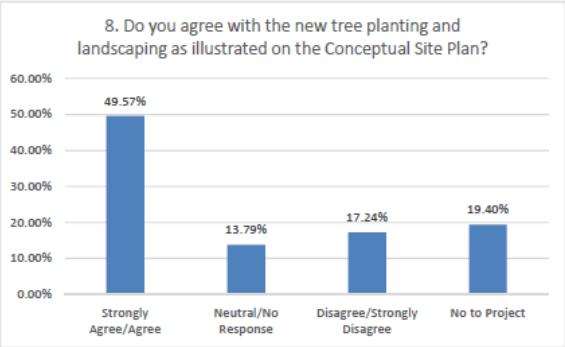


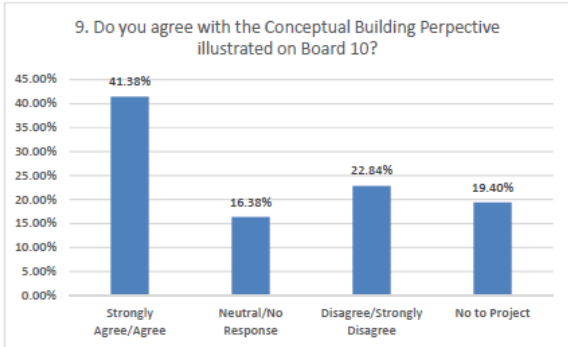









8. Do you agree with the new tree planting and landscaping as illustrated on the Conceptual Site Plan?
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
49.57%
13.79%
17.24%
19.40%
Strongly Agree/Agree
Neutral/No Response
Disagree/Strongly Disagree
No to Project


9. Do you agree with the Conceptual Building Perpective illustrated on Board 10?
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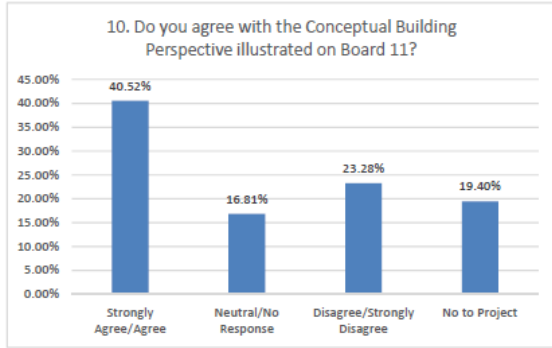
40.00%
35.00%
30.00%
25.00%
20.00%
15.00%
10.00%
5.00%
0.00%
41.38%
16.38%
22.84%
19.40%
Strongly Agree/Agree
Neutral/No Response
Disagree/Strongly Disagree
No to Project


10. Do you agree with the Conceptual Building Perspective illustrated on Board 11?
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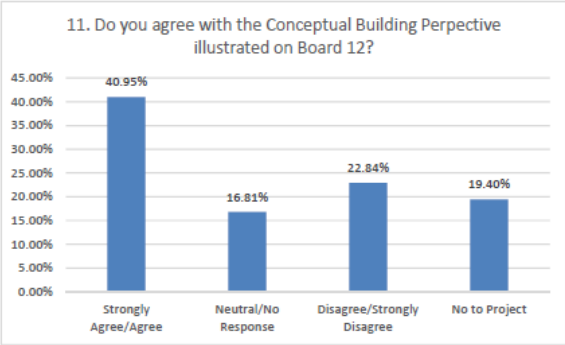
30.00%
25.00%
20.00%
15.00%
10.00%
5.00%
0.00%
40.52%
16.81%
23.28%
19.40%
Strongly Agree/Agree
Neutral/No Response
Disagree/Strongly Disagree
No to Project


11. Do you agree with the Conceptual Building Perpective illustrated on Board 12?
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30.00%
25.00%
20.00%
15.00%
10.00%
5.00%
0.00%
40.95%
16.81%
22.84%
19.40%
Strongly Agree/Agree
Neutral/No Response
Disagree/Strongly Disagree
No to Project

Meeting Notice ad in Metro for all open houses: August 1st August 8th September 12th September 19th
October 31st



October 3rd, 2018 Metro Ad

Bruce Oake

a place for recovery, healing, and a foundation for life

Frequently Asked Questions

Community and Security

What security will the facility have in place?

Staff will be on site 24 hours a day, 7 days a week. There will be curfews, random and mandatory drug testing and security cameras. Clients will adhere to a rigorous daily schedule which is monitored by staff.

Who will be able to access the program?

The Bruce Oake Recovery Centre will be open to adult males suffering from drug and alcohol addiction who meet stringent intake criteria and are fully committed to living a sober life.

Can someone, including high risk offenders, be court ordered to attend this facility?

Although courts can order people to attend a treatment facility, the Bruce Oake Recovery Centre will have the right to refuse anyone. Clients must be at least 18 years of age and clean upon entry. The Bruce Oake Recovery Centre will only accept clients who CHOOSE treatment of their own volition. Anyone seeking admittance from any justice system must provide a detailed criminal record for review and will not be accepted if they are deemed a threat to the safety of the neighbourhood.

Who owns the curling club and are there plans to turn the curling club into a similar Women's only Recovery Centre?

The curling club is owned privately and therefore cannot be deemed surplus by the City of Winnipeg. The Bruce Oake has no interest in the facility for an expansion.

What are the security policies?

Virtually every hour of a client's day will be accounted for at the Bruce Oake Recovery Centre. On average for the first 12 to17 weeks of treatment clients will spend most of their time in the facility with limited provisions to leave. Once they enter the next phase of the program clients will be required to pursue employment while maintaining their sobriety and assigned schedule. Clients will be required to sign in and out to ensure staff can account for all clients.

There will be a fence surrounding the facility to ensure clear and healthy boundaries for community members and clients.

The facility security system which will provide interior and exterior views of the building will be monitored 24 hours a day off site.

All visitors will be required to sign in and out. Visitor lockers will be provided and monitored to ensure the continued protection of clients.

Who will pay for path/park changes required because of this development?

The Bruce Oake Memorial Foundation will be responsible for all costs associated with required changes and additions to any of the green space.

In addition, the men of the Bruce Oake Recovery Centre will maintain the tennis courts, participate in creek clean-ups and clear paths as needed.

Recreation Facilities and Greenspace

What will happen to the current greenspace?

The facility and parking lot will be built on a reduced size footprint of the former Vimy Arena. Therefore, additional greenspace will be added as the current plans call for the facility to use 18% less greenspace than is currently taken up by the Vimy Arena.

Is there a potential of shared use of a gym / recreation space?

Community use of the Bruce Oake Recovery Centre is a priority. There will be a separate entrance to the gymnasium, public change rooms and washrooms along with a curtain wall to protect client's anonymity. The Centre will seek a community use agreement but, it will be built with community access in mind.

How can we be assured that the greenspace will remain, and further construction will not occur?

We are specifically requesting to both the Province of Manitoba and The City of Winnipeg that provisions clearly ensure that The Bruce Oake Recovery Centre never exceed a maximum of 50 beds at this location and never expand past the originally approved footprint. The Bruce Oake Foundation is making this request as it recognizes the value residents place on their greenspace. An earlier version of the business plan referred to expansion but, it will never be at this site.

Were other sites considered in City?

Yes, all the properties on the City of Winnipeg's surplus list were reviewed, but none met the needs of the Bruce Oake Recovery Centre as well as this one. Based on accessibility to public transit, the seclusion of the location to protect client anonymity and the serenity of the property the Bruce Oake Memorial Foundation and team felt this location was very fitting and as such pursued it.

Land Acquisition and Greenspace

What is the process to get the land and building?

The first vote occurred in January of 2018 which was the first step in the process. Now the Bruce Oake Memorial Foundation has commenced the re-zoning process which is a requirement prior to any transfer of the land to the Province of Manitoba. If the re-zoning is not successful, the Province of Manitoba will not take possession of the land and it will remain in City of Winnipeg hands.

How can I find out about the re-zoning process?

For Zoning By-law inquiries please contact the

Zoning and Permits Branch at 204-986-5140

Unit 31 - 30 Fort Street (Fort Garry Place)

Copies of zoning maps can be purchased at The Map Store, Mezzanine Level, 65 Garry Street (Fort Garry Place) phone 311

Will the facility be performing detox?

No detox will occur at the facility all clients must be clean and stabilized when starting their recovery journey at the Bruce Oake Centre.

Centre Operations

Is this a for profit centre?

No. The Bruce Oake Recovery Centre operates as a registered not-for-profit organization with charitable status.

Who is on the Board of Directors? The Board of Directors is comprised of the following individuals.

Scott Oake	Todd Lovallo
Anne Oake	Ross Rutherford
Darcy Oake	Susan Millican
Brett Franklin	Bob Kozminski
Stacey Petersen	Ken Keats

Who will be running the facility?

The Board of Directors will oversee the overall administration of the facility, however the day-to-day operations of the centre will be run by specialized addiction professionals from Fresh Start in Calgary.

What does typical day look like for clients?

The day of each client will be governed by a full schedule as structure and accountability are critical elements of recovery. The purpose of the curfews and drug testing mentioned above is to ensure only clients committed to and actively working on their sobriety remain in the facility.

How many staff will be employed?

The staff ratio will be one per two clients. The Recovery Centre will be staffed 24/7 to closely monitor clients' schedules and activities.

What is the methodology for treatment?

The Bruce Oake Recovery Centre will offer a range of complimentary services and resources essential for recovery. At the core of the program is the Twelve Step Model with behavioural therapy that recognizes addiction as a chronic disease. The program ideology is based on following key values such as accessibility, flexibility, inclusivity, customization and accountability.

Why did you choose to partner with Fresh Start Recovery Centre?

Fresh Start has a well proven track record over its 25 years of existence. It provides a comprehensive long-term treatment program with a success rate of more than double industry averages. It has been recognized as the best Recovery Centre in Canada and has been named Canada's number 1 social service agency.

Site Selection

Will my property value decrease?

Property values decrease for a variety of reasons such as increased mortgage rates, the economy, environment and proximity to schools. There is simply no fact-based evidence that Recovery Centers in Canada negatively affect property values.

Why would you build this facility in a community as opposed to an industrial area?

Clients of treatment facilities are our fathers, our brothers, our sons, our loved ones. They are already living among us. The best treatment for the disease of addiction is connection and connection are best achieved in a residential treatment and recovery centre located in a supportive and inclusive community. People seeking recovery have far less a chance of success if they are isolated in an industrial area.

Will you add a condition to the rezoning that restricts land use to just an addiction treatment and recovery centre with maximum 50 beds?

Yes, the rezoning will restrict land use to a maximum 50-bed transitional housing facility providing longer-term supports for alcohol and drug addiction.

How long have you been working to get a facility going?

The Oake family has been working to bring a long-term treatment facility to Winnipeg since the loss of Bruce in 2011.

Bruce Oake Recovery Centre Conceptual Design Plans
Second Round Community Information Meeting
Questionnaire

PLEASE READ THIS: **Your input is important in shaping the Conceptual Design for this site. Please provide us with your comments on what you feel is important for you and the community so that a Conceptual Design that considers community input can be included in the City Rezoning process. Your input on the Conceptual design WILL NOT be taken as support for the Rezoning**

1. Where do you live? Please provide your postal code to help facilitate analysis of the data.

Postal Code: _____

In the following items, please *circle a number* to indicate the extent to which you agree or disagree with each statement.

2. Do you agree with the Suggested Conditions of Rezoning listed on Board 11?

Strongly Disagree 1 2 3 4 5 Strongly Agree

If not, what would you change/add?

_____

_____

_____

3. Do you agree with the Refined Conceptual Site Plan as illustrated on Board 13?

Strongly Disagree 1 2 3 4 5 Strongly Agree

4. Do you agree with Community shared use of the gymnasium, with separate entrance, public change rooms and washrooms, as illustrated on the Refined Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

5. Do you agree with the addition of public parking stalls on the west side of the proposed gym for those using the Tennis Courts, Greenspace and/or Gym?

Strongly Disagree 1 2 3 4 5 Strongly Agree

6. Do you agree with the alignment of the ornamental fence, to define the limits of the Bruce Oake Recovery Centre grounds, as illustrated on the Refined Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

7. Do you agree with maximizing the publicly accessible greenspace along Sturgeon Creek Park by approximately 0.2 acres as illustrated on the Refined Conceptual Site Plan?

Strongly Disagree 1 2 3 4 5 Strongly Agree

8. Do you agree with the Refined Floor Plans illustrated on Board 14?

Strongly Disagree 1 2 3 4 5 Strongly Agree

9. Do you agree with the Materials Palette illustrated on Board 15?

Strongly Disagree 1 2 3 4 5 Strongly Agree

10. Do you agree with the Refined Conceptual Building Perspectives illustrated on Boards 16 and 17?

Strongly Disagree 1 2 3 4 5 Strongly Agree

11. Do you agree with the Refined Conceptual Building Perspectives illustrated on Board 18?

Strongly Disagree 1 2 3 4 5 Strongly Agree

12. If you do not agree with any part of the Refined Concept, please provide reason(s) why.

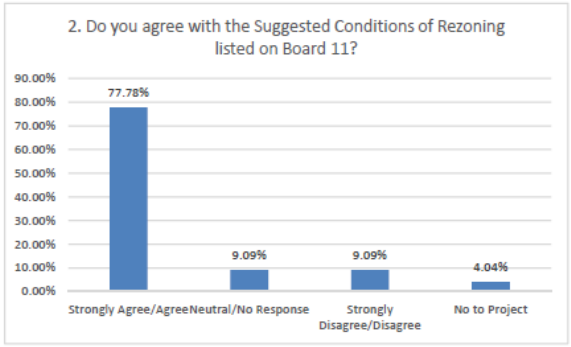
13. Was this meeting helpful?

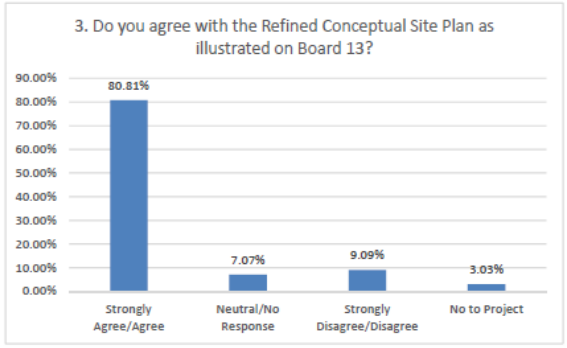
☐ Yes ☐ No

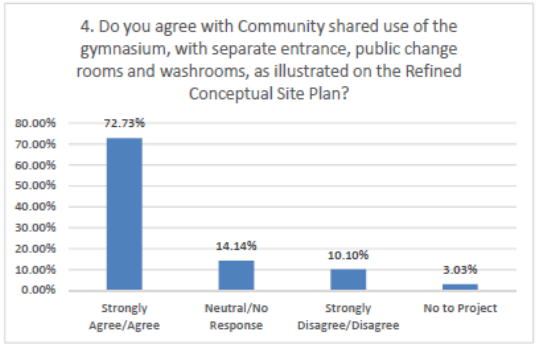
14. Please provide us with any additional comments you may have.

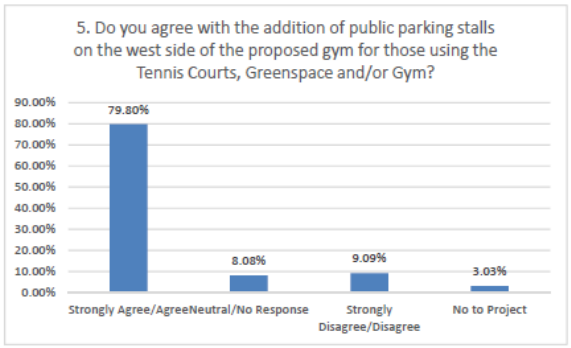
For further information on the Bruce Oake Recovery Centre please visit us at
https://www.bruceoakerecoverycentre.ca/

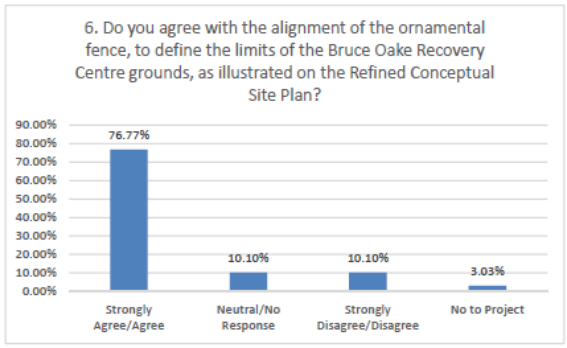
Bruce Oake Recovery Centre - Results from Community Information Meeting #2

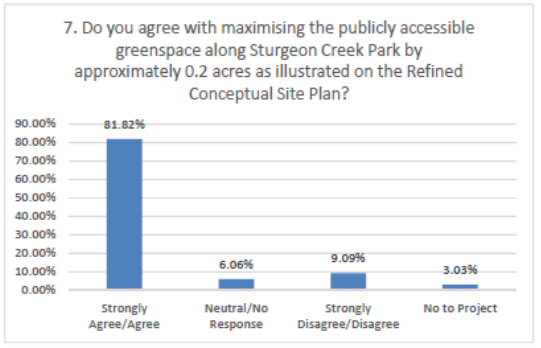


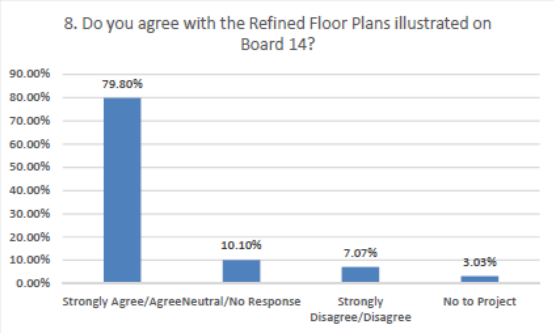


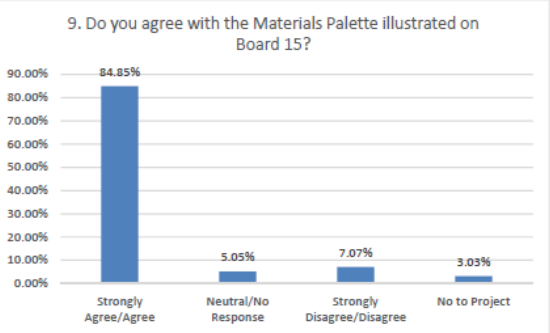









8. Do you agree with the Refined Floor Plans illustrated on Board 14?
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
79.80%
10.10%
7.07%
3.03%
Strongly Agree/Agree
Neutral/No Response
Strongly Disagree/Disagree
No to Project


9. Do you agree with the Materials Palette illustrated on Board 15?
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
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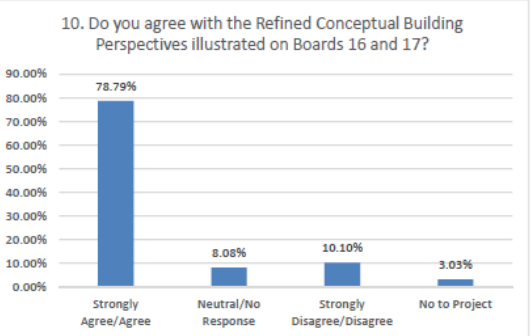
3.03%
Strongly Agree/Agree
Neutral/No Response
Strongly Disagree/Disagree
No to Project


10. Do you agree with the Refined Conceptual Building Perspectives illustrated on Boards 16 and 17?
90.00%
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70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
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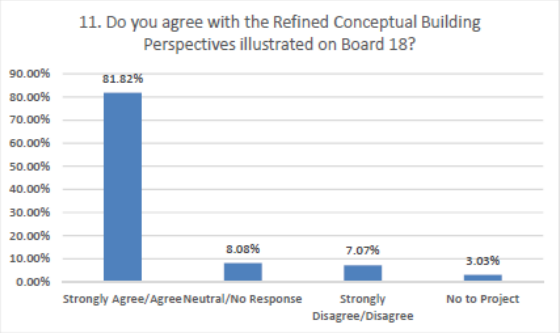
Strongly Disagree/Disagree
No to Project


11. Do you agree with the Refined Conceptual Building Perspectives illustrated on Board 18?
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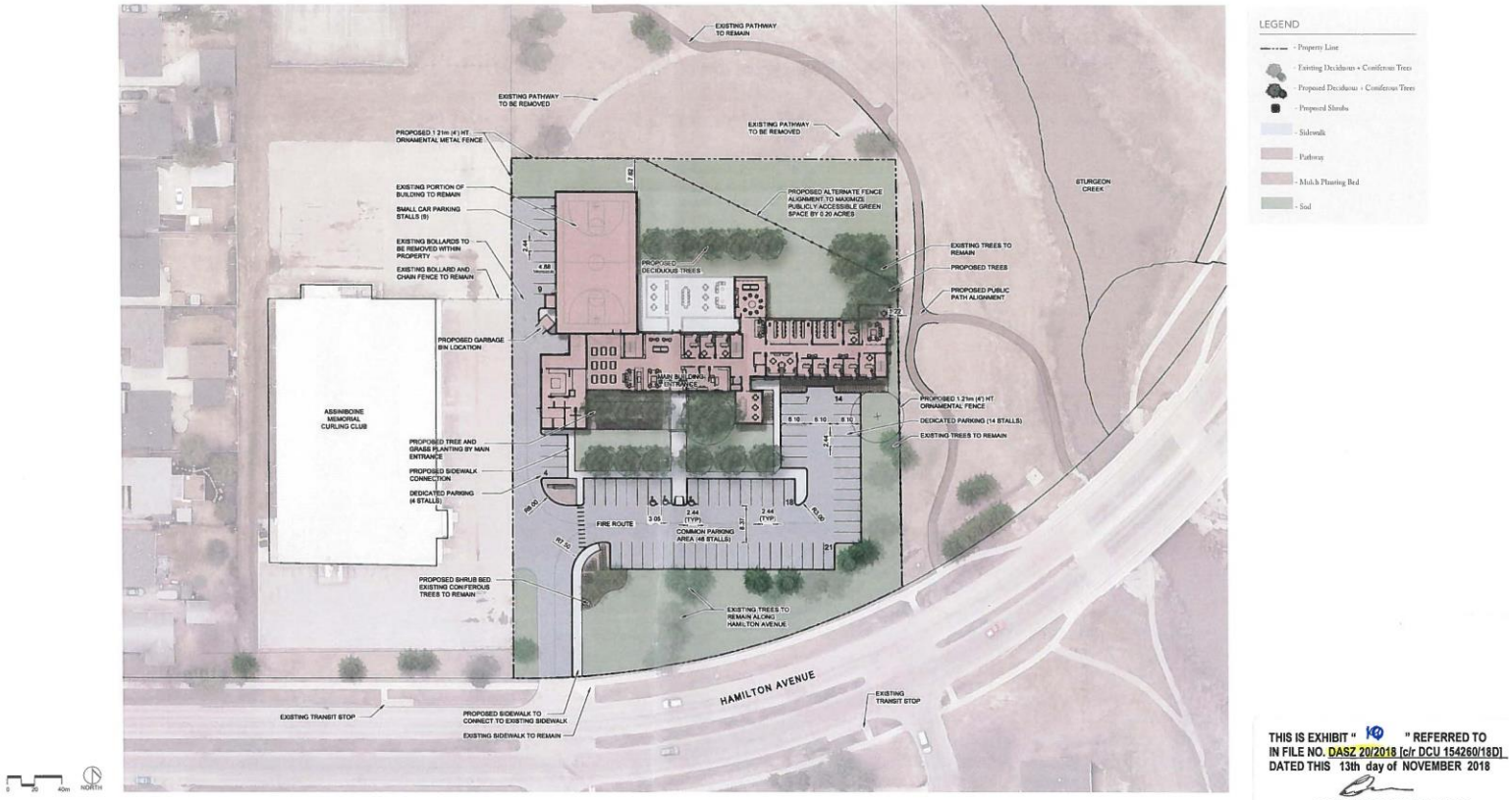
20.00%
10.00%
0.00%
81.82%
8.08%
7.07%
3.03%
Strongly Agree/Agree
Neutral/No Response
Strongly Disagree/Disagree
No to Project

Exhibit “10” referred to in File DASZ 20/2018

MP ARCHITECTS | Bruce Oake



THIS IS EXHIBIT " KO " REFERRED TO
IN FILE NO. DASZ 20/2018 [c/r DCU 154260(18D)]
DATED THIS 13th day of NOVEMBER 2018

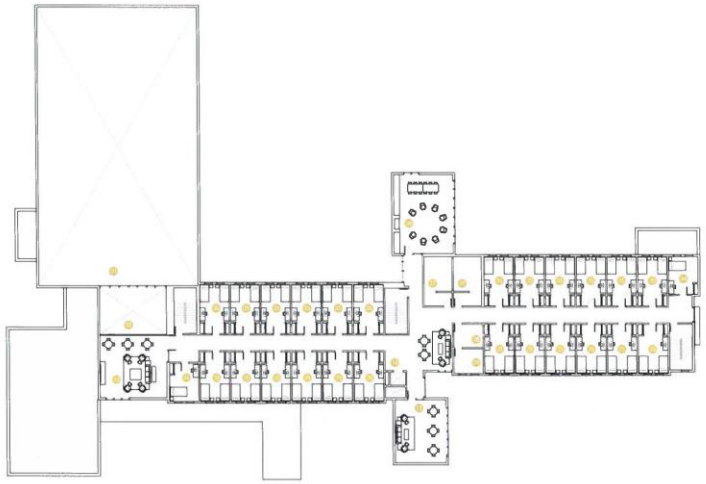
ASSISTANCOMMITTEE CLERK

Bruce Oake Recovery Centre - CONCEPTUAL SITE PLAN

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018

MP ARCHITECTS | Bruce Oake





LEGEND - FLOOR 1

- Gymnasium
- Dining Room
- Kitchen + Shipping/Receiving
- Resident + Guest Lounge
- Entry
- Reception + Resident Intake + Files
- Executive Director Office
- Office
- Elevator Lobby
- Washrooms
- Outdoor Patio
- Seasonal Screen Porch (Meditation + Seminar Room)
- Boardroom
- Divisible Seminar Room
- Counsellor Office
- Computer Lab
- Resident Lounge + Games Room
- Visiting Practitioner Room

LEGEND - FLOOR 2

- Gymnasium (open to below)
- Dining Room (open to below)
- Resident TV + Reading Lounge
- Single Room Typ. (2 total)
- Double Room Typ. (24 total)
- Meditation + Seminar Room
- Washroom + Shower
- Linen
- Custodial
- Elevator Lobby
- Counselling

THIS IS EXHIBIT " fp " REFERRED TO
IN FILE NO. DASZ 20/2018 [c/r DCU 154260/18D]
DATED THIS 13th day of NOVEMBER 2018

ASSISTANCOMMITTEE CLERK

Bruce Oake Recovery Centre - FLOOR PLANS

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018

EXISTING AERIAL



EXISTING PERSPECTIVE FROM BRIDGE



EXISTING APPROACH





PROPOSED AERIAL



PROPOSED PERSPECTIVE FROM BRIDGE



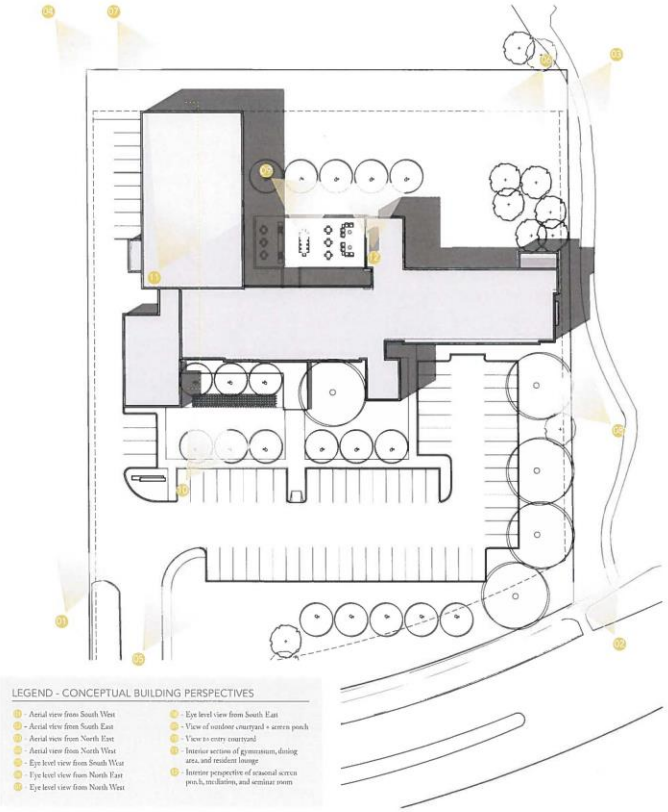
PROPOSED APPROACH

THIS IS EXHIBIT "1C" REFERRED TO
IN FILE NO. DASZ 20/2018 [c/r DCU 154260/18D]
DATED THIS 13th day of NOVEMBER 2018

ASSISTANCOMMITTEE CLERK

Bruce Oake Recovery Centre - SITE COMPARISON

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018



LEGEND - CONCEPTUAL BUILDING PERSPECTIVES

- Aerial view from South West
- Aerial view from South East
- Aerial view from North East
- Aerial view from North West
- Eye level view from South West
- Eye level view from North East
- Eye level view from North West
- Eye level view from South East
- View of outdoor courtyard + screen porch
- View to entry courtyard
- Interior section of gymnasium, dining area, and resident lounge
- Interior perspective of seasonal screen porch, meditation, and seminar room

The Bruce Oake Recovery Centre is dedicated to the memory of Bruce Oake. We are determined to have his life and death return something positive to this world. As such we have set forth on the path of building a long-term treatment facility in Winnipeg, Manitoba.

The Bruce Oake Recovery Centre will be a long-term, residential treatment centre for adult males suffering from drug and alcohol addiction. The Bruce Oake Recovery Centre operates as a registered not-for-profit organization with charitable status.

The Bruce Oake Recovery Centre will provide addiction treatment as well as the resources and skills necessary to successfully re-enter society. There is a significant need for a treatment facility of this nature in Winnipeg and Manitoba. Existing treatment facilities have waiting lists in excess of a month or more. We aim to significantly reduce the wait for treatment to those in need.

The Bruce Oake Recovery Centre will offer a range of complementary services and resources essential for recovery. At the core of the program is the Twelve Step Model which recognizes addiction as a chronic disease. The program ideology is based on the following key values:

- Accessibility
- Flexibility
- Inclusivity
- Customization
- Accountability

The Bruce Oake Recovery Centre program will be modelled after Fresh Start Recovery Centre program, an addiction treatment centre for adult males in Calgary, Alberta. Fresh Start provides comprehensive treatment program with a success rate more than double the industry average (this success rate is based on a client remaining clean and sober for at least one year after starting treatment). The program incorporates the Twelve Step Recovery Program with behavioural therapy, while ensuring clients take personal responsibility for chores as well as securing employment for their future.

Fresh Start residents take on responsibilities over the course of treatment, teaching them many of the life skills that will be required once they reintegrate into the community as contributing members of society. After group completion the Fresh Start Alumni contribute through peer support by working with other men in earlier phases of their treatment process. All of these components combine to create a comprehensive program. Fresh Start operates an efficient cost-controlled business model that allows them to keep their client fees at a manageable rate while fundraising to cover the deficit in their operating costs. The Fresh Start model will serve as the blueprint for the creation of a similar program at the Bruce Oake Recovery Centre in Winnipeg, Manitoba, as the only long-term treatment facility available.

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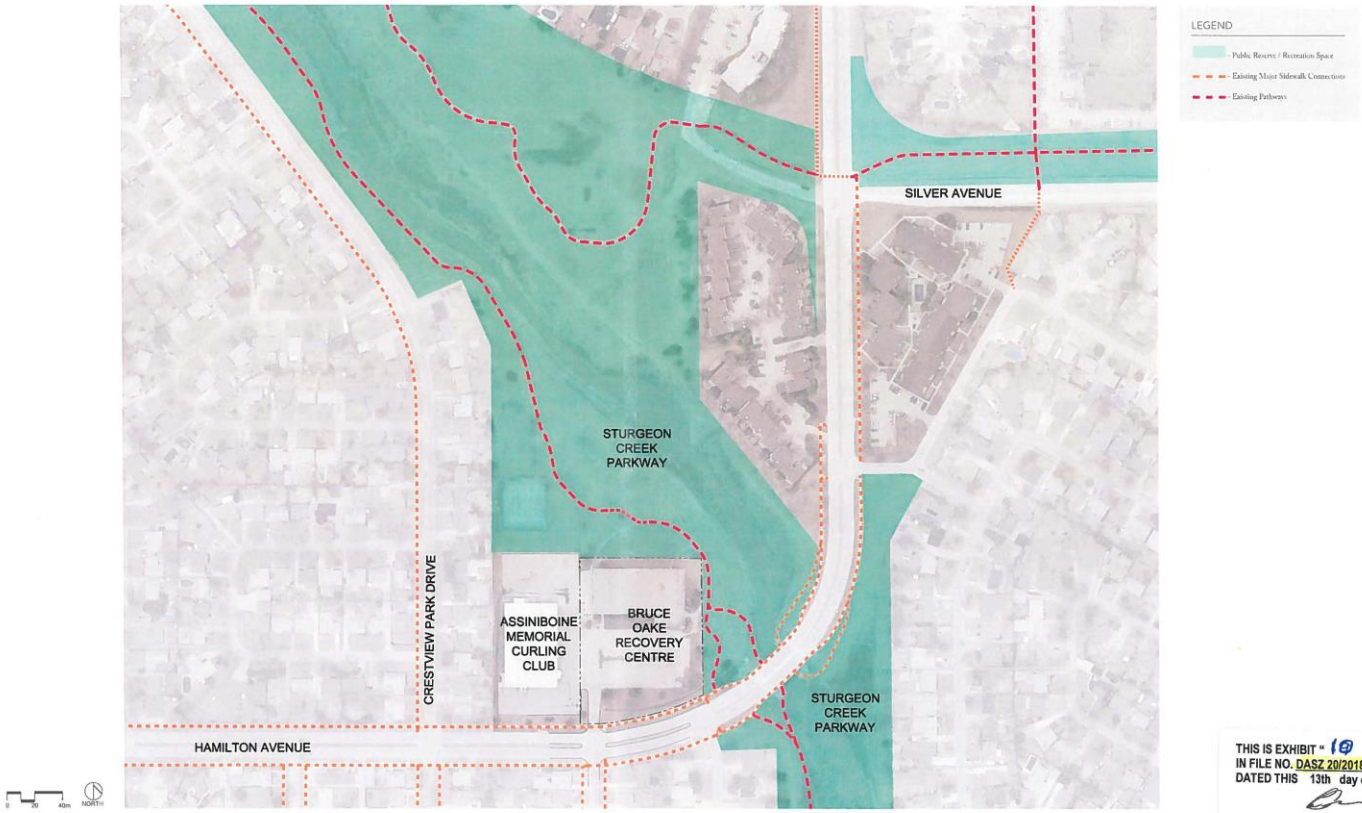
DATED THIS 13th day of NOVEMBER 2018
ASSISTANCOMMITTEE CLERK

Bruce Oake Recovery Centre - ABOUT

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018



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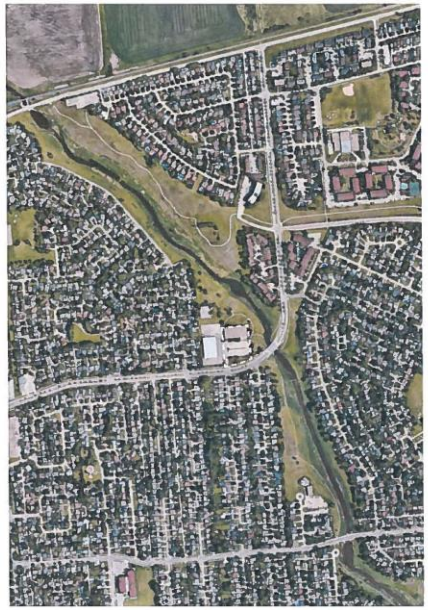
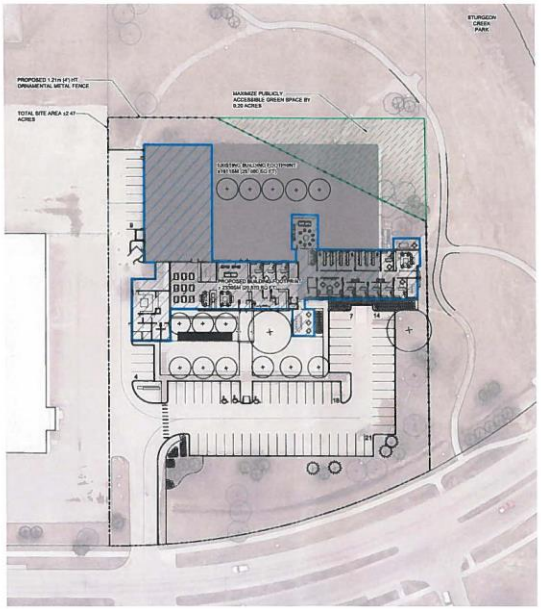
ASSISTANCOMMITTEE CLERK

Bruce Oake Recovery Centre - NEIGHBOURHOOD CONTEXT

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018



NEIGHBOURHOOD CONTEXT PLAN



PROPOSED SUBDIVISION

- Proposed Subdivision of ±2.47 acres recommended in January 25, 2018 Council Decision
- Proposed rezoning to Residential Multifamily small (RMF-S) that has a maximum building height of thirty five (35) feet
- Conditional Use to permit a Neighbourhood Rehabilitation Zone in an RMF-S zone

SUGGESTED CONDITIONS OF REZONING

- Limit use to an addiction treatment and recovery centre
- Limit size of centre to 50 beds
- Limit building footprint area to no more than existing arena building footprint area
- Maximize publically accessible green space area immediately adjacent to Sturgeon Creek Park
- Require ornamental metal fencing to define limits of the Recovery Centre development area

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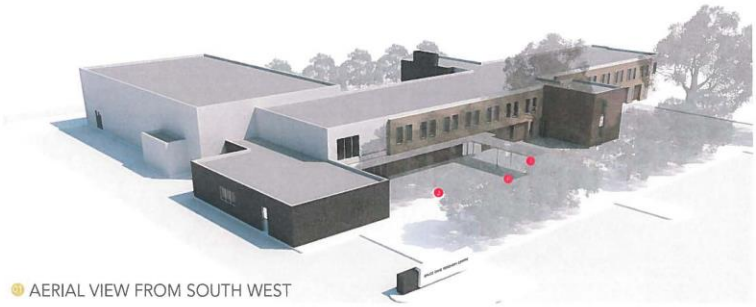
ASSISTANCOMMITTEE CLERK

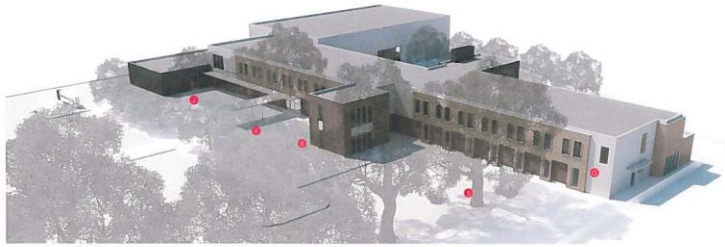
Bruce Oake Recovery Centre - PROPOSED SUBDIVISION + REZONING

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018

MP ARCHITECTS | Bruce Oake



AERIAL VIEW FROM SOUTH WEST



AERIAL VIEW FROM SOUTH EAST



AERIAL VIEW FROM NORTH WEST



AERIAL VIEW FROM NORTH WEST

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ASSISTANCOMMITTEE CLERK



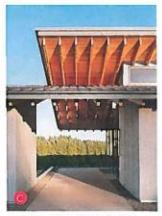
Bruce Oake Recovery Centre - RENDERED PERSPECTIVES

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018

MVP ARCHITECTS | Bruce Oake


A
MATERIAL MIX,
WOOD SHINGLE EXAMPLE


B
MATERIAL MIX,
WOOD SHINGLE EXAMPLE


C
EXAMPLE OF WOOD ENTRY
CANOPY


D
VERTICAL WOOD SIDING


E
MATERIAL MIX,
SCALE OF MATERIAL


F
MATERIAL MIX,
WOOD + LANDSCAPE


G
LANDSCAPE SCREENING


H
EXTERIOR MASSING
+ BUILDING LIGHTING


I
MATERIAL MIX,
ENTRY COURT


J
MATERIAL MIX DARK + BRICK
SPATIAL QUALITY


K
MATERIAL MIX,
OUTDOOR PATIO


L
SPATIAL QUALITY,
SEASONAL SCREENED PORCH


M
SPATIAL QUALITY,
INTERIOR DINING
+ NEUTRAL MATERIAL


N
SPATIAL QUALITY,
+INTERIOR DINING


O
SPATIAL QUALITY,
DINING ROOM
+ DOUBLE VOLUME SPACE


P
SPATIAL QUALITY
+ EXTERIOR SPACE


Q
SPATIAL QUALITY,
EXTERIOR SPACE
+ BUILDING LIGHTING

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ASSISTANCOMMITTEE CLERK

Bruce Oake Recovery Centre - MATERIALS PALETTE

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018

MMP ARCHITECTS | Bruce Oake



VIEW OF OUTDOOR COURTYARD AND SCREEN PORCH



VIEW TO ENTRY COURTYARD



INTERIOR SECTION OF GYMNASIUM, DINING AREA, AND RESIDENT LOUNGE



INDOOR PERSPECTIVE OF SEASONAL SCREEN PORCH, MEDITATION, AND SEMINAR ROOM



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ASSISTANCOMMITTEE CLERK

Bruce Oake Recovery Centre - RENDERED PERSPECTIVES

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018

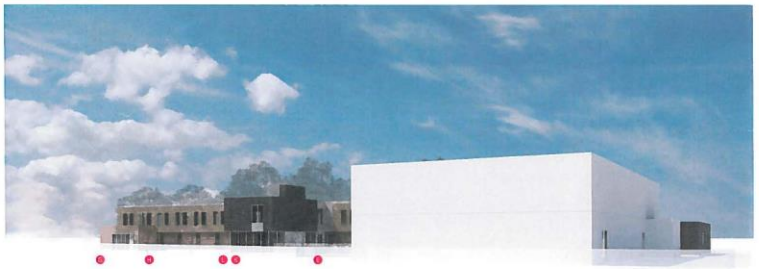
MVP ARCHITECTS | Bruce Oake



EYE LEVEL VIEW FROM SOUTH WEST



EYE LEVEL VIEW FROM NORTH WEST



EYE LEVEL VIEW FROM NORTH WEST



EYE LEVEL VIEW FROM SOUTH EAST



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DATED THIS 13th day of NOVEMBER 2018

ASSISTANT/COMMITTEE CLERK

Bruce Oake Recovery Centre - RENDERED PERSPECTIVES

Location: 255 Hamilton Avenue Winnipeg, MB / Date: August 2018