Minute No. 131
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

Item No. 11 Rezoning – 390, 392, 394 and 396 Academy Road
(River Heights – Fort Garry Ward)
File DAZ 211/2018 [c/r DCU 173266/2018D and DAV 152843/2018D]

COUNCIL DECISION:

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

1. That the Developer meet all the conditions outlined in Schedule 'B', the report of the Administrative Coordinating Group, dated September 19, 2018.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File No. DAZ 211/2018 dated Nov. 13, 2018 to a "RMU" Residential Mixed Use District, subject to the following:

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

      i. That the height of any building shall not exceed 60 feet including all projections.

   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, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2)-year period and Council approves the extension.

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

7. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and 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.

8. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

9. 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:

Moved by Councillor Mayes,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On 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 City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the City Centre 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: **Rezoning – 390, 392, 394 and 396 Academy Road**
File DAZ 211/2018

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

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

Report date: **November 15, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 13, 2018, the City Centre 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 Developer meet all the conditions outlined in Schedule 'B', the report of the Administrative Coordinating Group, dated September 19, 2018.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File No. DAZ 211/2018 dated Nov. 13, 2018 to a "RMU" Residential Mixed Use District, subject to the following:

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

        i. That the height of any building shall not exceed 60 feet including all projections.

    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, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.
5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2)-year period and Council approves the extension.

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

7. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and 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.

8. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

1. The parking, which is the main issue, does not contravene our By-law, except it's across the back lane. The parking plan seems to address this significantly. It'll improve the conflicts that are happening in the neighborhood by having this parking being much more standard, rather than these big upflows on the weekends and also in the evenings. I think it's going to calm down the traffic in that area a bit more. The By-law does state how many parking spots are here and they're doing that plus a bit more, so I do appreciate that.
2. People want to age in place; they do like apartments. I have heard that many times but they just have nowhere to go – they'd prefer to stay on Academy. Pretty well River Heights is exemplified by people who live one block away from where they grew up.
3. It does align with the PDO that was painstakingly done with the neighborhood; being modified a little bit but it generally does comply with the PDO.
4. It does preserve this building. I'm not sure what other purpose of this building that you could do.
5. Losing that bar in there will have a significant positive impact on the neighborhood that caused nothing but problems in the neighborhood for years, including the litter, the crime, and the traffic problems especially late at night. This will all be mitigated by this development so for those reasons I support the application.

PUBLIC HEARING SUMMARY

File: DAZ 211/2018

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

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

Applicant: Landmark Planning and Design Inc. (Jeff Pratte)

Subject:



Premises Affected: 390, 392, 394 and 396 Academy Road

Exhibits Filed:

1. Application dated August 2, 2018
2. Notification of Public Hearing dated October 5, 2018
3. Manitoba Status of Title 1043187/1
4. Letter of authorization dated July 16, 2018 from R. Morantz, Uptown Ventures Ltd. to Landmark Planning and Design
5. Surveyor's Building Location Certificate and sketch dated June 13, 2018
6. Historic Property Notice 4179543/1
7. Drawing of subject property
8. Plans (11 pages)
9. Report from the Urban Planning Division dated November 6, 2018
10. Inspection Report
11. Communication dated November 6, 2018, from Donna Price with respect to the application
12. Communication dated November 9, 2018, from Harvey Oman in support of the application
13. Communication dated November 9, 2018, from Ab Freig in support of the application
14. Communication dated November 12, 2018, from Karen L. Penner in support of the application
15. Communication dated November 12, 2018, from Randy Pennycook in support of the application
16. Communication dated November 9, 2018, from Jim Chess in support of the application
17. Communication dated November 13, 2018, from Antonio Buccini in support of the application
18. Communication dated November 12, 2018, from Josh Marantz in support of the application
19. Communication dated November 12, 2018, from Ryan Corbett in support of the application
20. Communication dated November 12, 2018, from Matthew Lorange in support of the application
21. Communication dated November 12, 2018, from Mindy Moss in support of the application
22. Communication dated November 10, 2018, from Eric Egan in support of the application
23. Communication dated November 9, 2018, from Brenlee Carrington Trepel in support of the application
24. Communication dated November 13, 2018, from Brent Trepel in support of the application
25. Communication dated November 12, 2018, from Josh Weinstein in support of the application
26. Communication dated November 13, 2018, from John Mottola in support of the application

27. Communication dated November 13, 2018, from Sylvia Mottola in support of the application
28. Communication dated November 13, 2018, from Vanessa and Paul Zahodnik in opposition to the application
29. Communication dated November 13, 2018, from Della Zubriski in opposition to the application
30. Communication dated November 13, 2018, from Roddy Briggs in opposition to the application
31. Communication dated November 13, 2018, from Donald J. Mottola in support of the application
32. Communication dated November 13, 2018, from Don and Doreen Phimister in opposition to the application
33. Communication dated November 13, 2018, from James Senyk in opposition to the application
34. Communication dated November 13, 2018, from Josh Schettler in support of the application
35. Recording of Representations

REPRESENTATIONS:

In Support:

Suzy Afifi
Mariana Beltran Quero
Antonio Buccini
Brenlee Carrington Trepel
Tat-Liang Cheam
Jim Chess
Ryan Corbett
Eric Egan
Douglas E. Finkbeiner
Ab Freig
Hartley Kaplan
Michael Kowalson
Matthew Lorange
Josh Marantz
Fernando Maya Menests
Richard Morantz
Mindy Moss
Bobby Mottola
Donald J. Mottola
John Mottola
Sylvia Mottola
Harvey Oman
Karen L. Penner
Michael Penner
Ron Penner
Randy Pennycook
Jeff Pratte
Derek Rolstone
Josh Schettler
Donovan Toews
Brent Trepel
Sheree Walder
Josh Weinstein

In Opposition:

Roderick Briggs
Theresa Hass-Speirs
Don Phimister
Doreen Phimister

Donna Price

James Senyk
Dan Warman

Paul Zahodnik
Vanessa Zahodnik
Della Zubriski

For Information:

Maryn Haswell
Rebecca Paterson

For the City:

G. Jasper, Land Development Administrator, Property and Development Department
D. Harris, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DAZ 211/2018

ADMINISTRATIVE REPORT

Title: DAZ 211/2018 – 390/392/394/396 Academy Road

Issue: For consideration at the public hearing for a rezoning for DAZ 211/2018 390/392/394/396 Academy Road to permit the development of a multifamily dwelling with commercial units within an existing building.

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

AUTHORIZATION

Author	Division Head	CFO	CAO
A. Ross, RPP	B. Smith, RPP	n/a	

RECOMMENDATIONS

1. That the Developer meet all the conditions outlined in Schedule 'B', the report of the Administrative Coordinating Group, dated September 19, 2018.
2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File No. DAZ 211/2018 dated Nov. 13, 2018 to a "RMU" Residential Mixed Use District, subject to the following:
    A. That the applicant enter into, execute and deliver a Zoning Agreement with the City pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions:
        (i) That the height of any building shall not exceed 60 feet including all projections.
    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, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.
4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.
5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the two (2)-year period and Council approves the extension.
6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.
7. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed, failing which the by-law will expire and 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.
8. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.
9. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the property will be rezoned to an "RMU PDO-1 Airport Vicinity Protection Area PDO-1 Academy" - Residential Mixed Use District, to permit the development of a multifamily dwelling with commercial units within an existing building.

HISTORY

N/A

CONSULTATION

In preparing this Report there was consultation with:

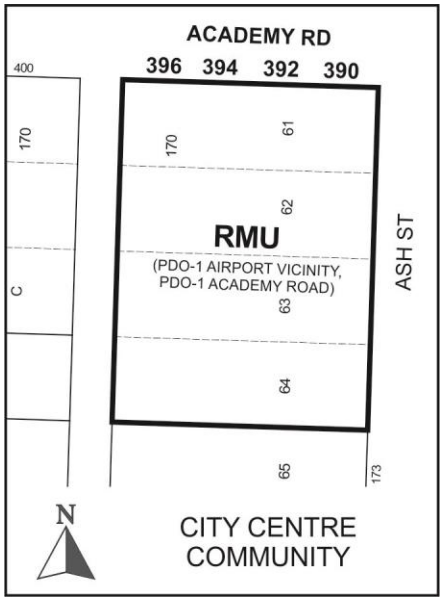
N/A

SUBMITTED BY

Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Andrew Ross, RPP, MCIP
Date:	November 6, 2018
File No.	DAZ 211/2018

APPENDIX 'A'

DATE:	November 6, 2018
FILE:	**DAZ 211/2018**
RELATED FILES:	DCU 18-173266D, DAV 18-152843D
COMMUNITY:	City Centre Community
NEIGHBOURHOOD #:	1.620- North River Heights
SUBJECT:	To rezone the land from a "C1" - Commercial Neighbourhood District to an "RMU" Residential Mixed Use District.
LOCATION:	394 Academy Road
LEGAL DESCRIPTION:	LOT 61/64 BLOCK C PLAN 170 48/50 ST B



APPLICANT: Jeff Pratte
298 Waterfront DR
Winnipeg , Manitoba R3B0G5

OWNER: 500 ST JAMES ST 100
Winnipeg , Manitoba R3G 3J4

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

The subject property is located on the southwest corner of Academy Road and Ash Street, in the North River Heights neighbourhood of the River Heights - Fort Gary ward.

The property is designated as being located within a Mature Community, and on a Neighbourhood Mixed Use Corridor, under the *Complete Communities Direction Strategy.* It is located within the boundaries of the Academy Road Neighbourhood Main Street Planned Development Overlay (PDO-1).

The property is 19,289 sq. ft. in size, is currently zoned “C1” – Commercial Neighbourhood, and currently contains bowling lane, office and personal service uses.

The building is on the City of Winnipeg’s List of Historical Resources.

CONTEXT

Built form

The immediate area is characterized by small scale commercial and mixed use development along Academy Road, and lower density, mostly single family dwellings on adjacent residential streets.

The property is on a segment of Academy Road that serves as a commercial destination for the immediate neighbourhood with its mixture of local restaurants, shops and services.

Transportation

Academy is an arterial road providing traffic access between Kenaston Boulevard (to the west) and the Crescentwood neighbourhood (to the east). Regular daily transit service is provided along the corridor.



Figure 1: Air photo of the location of subject property and surrounding area (2018).

Immediately adjacent land uses include:

North: Academy Road, then single family dwelling uses (zoned "R1-L" Residential Single Family - Large).

South: Single family dwelling uses (zoned "R1-M" Residential Single Family - Medium).

East: Ash Street, then retail uses (zoned "C1" Commercial Neighbourhood).

West: Public lane, then personal service and restaurant uses (zoned "C1" Commercial Neighbourhood).

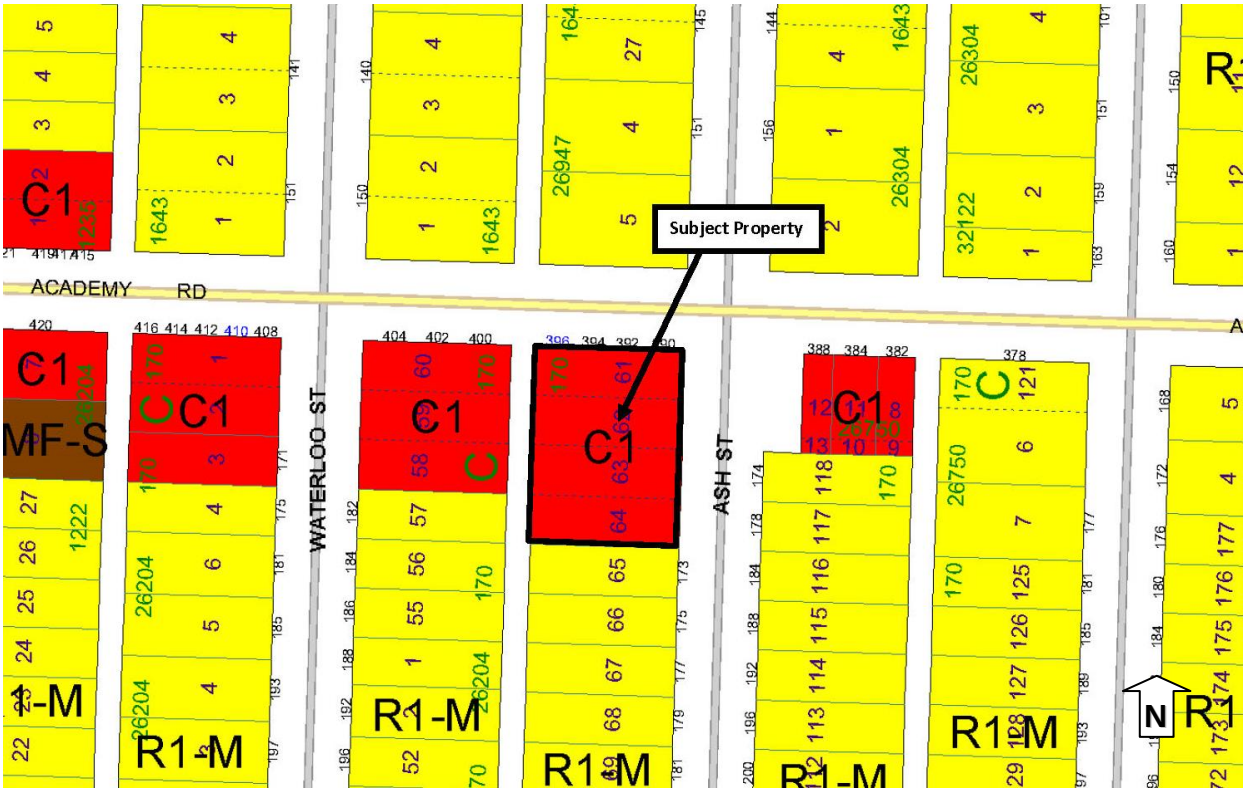


Figure 2: Zoning context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant intends to maintain the existing 3-storey building containing the bowling lane (see Figure 3), and redevelop its interior to accommodate 23 dwelling units, 4 office units on the second floor, and 2 retail units on the ground floor.

The existing annex building, immediately east of the building containing the bowling lane (see Figure 3), will be unaffected and will continue as a mix of office and personal service uses.

Parking will be accommodated on the neighbouring property immediately west at 400-404 Academy Road, through a Parking Management Plan (see Associated File No. DAV 18-52843D for more information).

The proposal also requires a conditional use and variances. Information on these is provided in the Administrative Reports for Associated Files DCU 18-173266D and DAV 18-152843D.

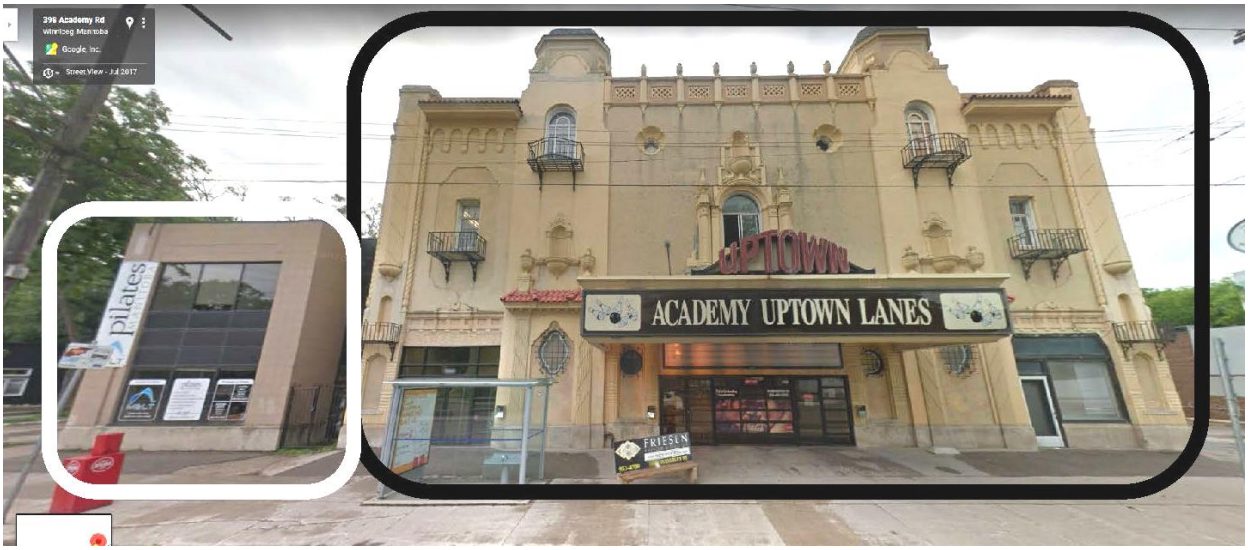


Figure 3: The proposed mixed use development will be built within the building containing the bowling lanes (outlined in black). The attached annex building (outlined in white) will remain as-is. Image: Google.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

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

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*

The proposal adds new residential, office, and retail units to the neighbourhood. By retaining the building and its heritage qualities, the proposal maintains the character of this unique building and its relationship to the street and community.

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

The proposal adds to the mix of housing options in the neighbourhood.

- *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.*

The proposal provides new multifamily dwelling units, and with its elevator access, supports the option of “aging-in-place” within the North River Heights neighbourhood.

Academy Road is also identified as a Neighbourhood Mixed Use Corridor in *Complete Communities*. Key policies of *Complete Communities* that apply to Neighbourhood Mixed Use Corridors include:

- *Promote the location of new development within existing clusters of commercial or multiple family developments.*
- *Support the minor intensification of Neighbourhood Mixed Use Corridors keeping in character with the surrounding neighbourhood.*

The proposal contains retail and office uses, which is appropriate within this existing commercial node on Academy Road. The proposal also provides added density while maintaining the character of the streetscape. The proposal aligns with the policies governing Neighbourhood Mixed Use Corridors.

Winnipeg Zoning By-Law 200/06

Academy Road Neighbourhood Main Street Planned Development Overlay (PDO-1)

The Academy Road Neighbourhood Main Street PDO was developed through a neighbourhood consultation process and adopted by Council in 2012. The PDO provides zoning regulations tailored to the specific context of Academy Road, addressing land use, dimensional standards, development standards and design standards to ensure the unique character of Academy Road is maintained.

The subject property is located within the "Area 1 – Shops and Services Area" of the Academy Road Neighbourhood Main Street (PDO-1). The proposal meets all of the PDO-1 regulations except for the following:

> *Where a multi-family dwelling or commercial development exceeds 25 feet in height, the portion exceeding 25 feet must be set back from the front building façade at a distance equal to or greater than 10 feet.*

The applicant has applied for a variance to this regulation. See the Administrative Report for Associated File. No. DAV 18-152843D for more information.

Heritage

Section 13 of the *Complete Communities Direction Strategy* contains the following Heritage Conservation policies relevant to this development:

- *Identify, designate and protect the city's most significant heritage resources.*
- *Work with senior levels of government, community groups and building owners to conserve significant heritage resources.*

The proposal maintains the use of a building with significant heritage value. Through this redevelopment project, the Urban Planning Division supports the work of the applicant to establish a use for the heritage building that will carry it into the future and help maintain its presence with the community and the city.

The structure is on the City of Winnipeg's List of Historical Resources. The City of Winnipeg Historical Buildings and Resources Committee has reviewed the proposed conceptual design. The applicant received initial feedback and will be required to apply for a Heritage Permit prior

to issuance of building permits. The Heritage Permit process will ensure the redevelopment and renovation work achieves detailing acceptable from a heritage conservation perspective.

Site servicing

The Department of Water & Waste includes some servicing conditions regarding wastewater and land drainage runoff peak discharge. These and other servicing conditions are outlined further in the Report of the Administrative Coordinating Group, attached as Schedule 'B'.

Traffic

At the request of the Urban Planning Division, the applicant provided information on traffic. The previous use of the property (bowling lane) generated peak traffic flows concentrated to certain times of day. The applicant indicates that traffic levels following the proposed redevelopment are anticipated to be more evenly distributed across daytime and evening than they are currently. This is due to the residential and office uses that are proposed, which will generally produce more stable and predictable traffic patterns.

More information from the applicant on traffic/ parking demand can be found in the plan package attached to this report.

The City of Winnipeg Public Works Department did not require a traffic study for this development.

Parking

At the request of the Urban Planning Division, the applicant is providing a Parking Management Plan to address parking given there is no onsite space for parking. Instead of onsite stalls, the applicant is providing their required number of stalls off-site, on the property immediately west of the subject property (400-404 Academy Road). This is the same property that has accommodated parking for the bowling lanes for many years.

At the request of the Urban Planning Division, in addition to the offsite stalls, the applicant is also providing a car share vehicle to provide an alternative transportation option to building residents. This is further detailed in the Administrative Report for Associated File No. DAV 18-152843D.

Design

Exterior design for this development is being addressed in the following ways:

- Proposed building modifications will be subject to detailed design review as part of the City of Winnipeg's Heritage Permit process.
- In terms of site details, plan approval is not being requested in this case due to the fact that the building occupies the site edge-to-edge, leaving no room for site details such as landscaping. Urban Planning Division is requesting outdoor bike parking near the front entry through a condition of approval on the variance (see Associated File. No. DAV 18-152843D).

Public Consultation

The applicant held 3 public meetings, as well as other meetings with stakeholders. The three public meetings were as follows:

- November 2017 – general concepts
- January 2018 – questions, concerns, refinement of concepts
- June 2018 – open house

The applicant tabulated feedback results of consultation sessions and intends to provide an overview at the public hearing.

OTHER CONSIDERATIONS

Height

A height limit of 60 ft. is recommended as part of the Zoning Agreement. 60 ft. provides sufficient allowance for the height of the existing building including its roof projections (tower features, etc.), and ensures that this height will not be exceeded in the future.

SUMMARY

The Urban Planning Division supports the rezoning for the following reasons:

- By retaining this building which has significant heritage value, the proposal provides the opportunity to protect and conserve a major heritage asset and maintain its presence as part of the Academy Road streetscape into the future.
- The proposal adds new residential units to the neighbourhood, and with elevator access it provides an 'aging-in-place' option for residents within the North River Heights neighbourhood.
- The proposal is located in an existing commercial node and provides added density while maintaining the building's character.
- Sufficient parking is being provided on an immediately adjacent site.
- The proposal will undergo detailed design review as part of the Heritage Permit process, ensuring the redevelopment and renovation work achieves detailing acceptable from a heritage conservation perspective.
- The development provides sustainable transportation options including a car share vehicle and secure interior bike parking.
- The proposal aligns with applicable policies of the *Complete Communities Direction Strategy.*
- The proposal generally aligns with the Academy Road Planned Development Overlay.

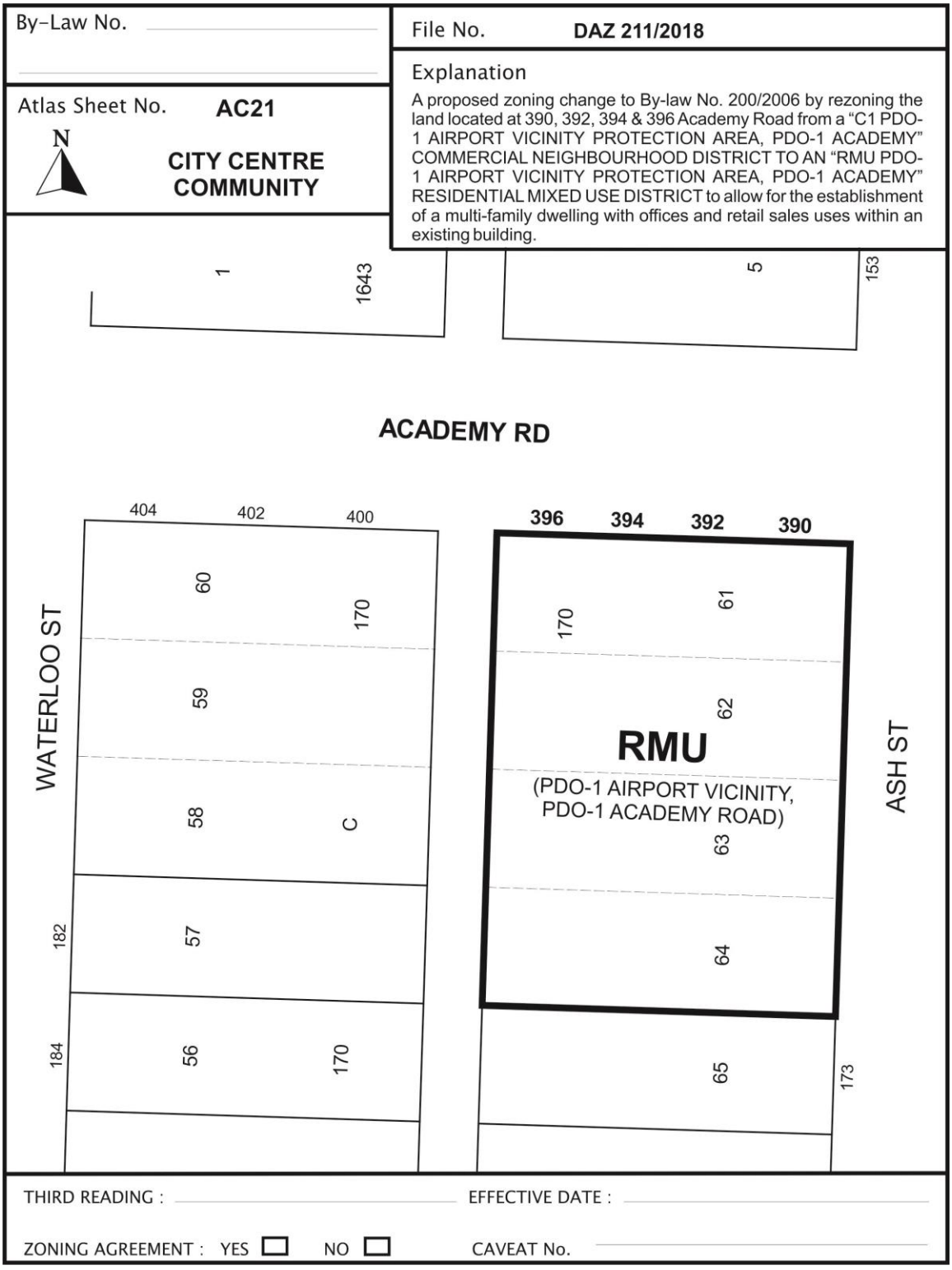
RECOMMENDATIONS

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

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

Report Prepared by: Andrew Ross, RPP, MCIP
DAZ 211/18 390/392/394/396 Academy Road

Schedule “A” for File No. DAZ 211/2018, City Centre Community Committee, Nov. 13, 2018



SCHEDULE B

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

RE: PROPOSED REZONING OF LAND LOCATED AT 390, 392, 394 and 396 ACADEMY ROAD – DAZ 211/2018

A meeting of the Administrative Coordinating Group (ACG) was held on September 19, 2018 to review the servicing requirements for DAZ 211/2018. The applicant should take into consideration the following servicing and design requirements in the redevelopment of the site:

1) Water and Waste Department:

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

a) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
b) The peak land drainage discharged from the site must be based on a c-value of 0.30, with a 5 year rainfall event applied.
c) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

2) Public Works:

There is a Reversionary Agreement along Academy Road allowing for a 7 foot widening along both sides of the existing right-of-way. Therefore no additional buildings, structures or new encroachments should be approved within the 7 foot area.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 211/2018
October 2, 2018

"Original signed by G. Jasper, P.Eng."

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

"Original signed by M. Gajda, P.Eng."

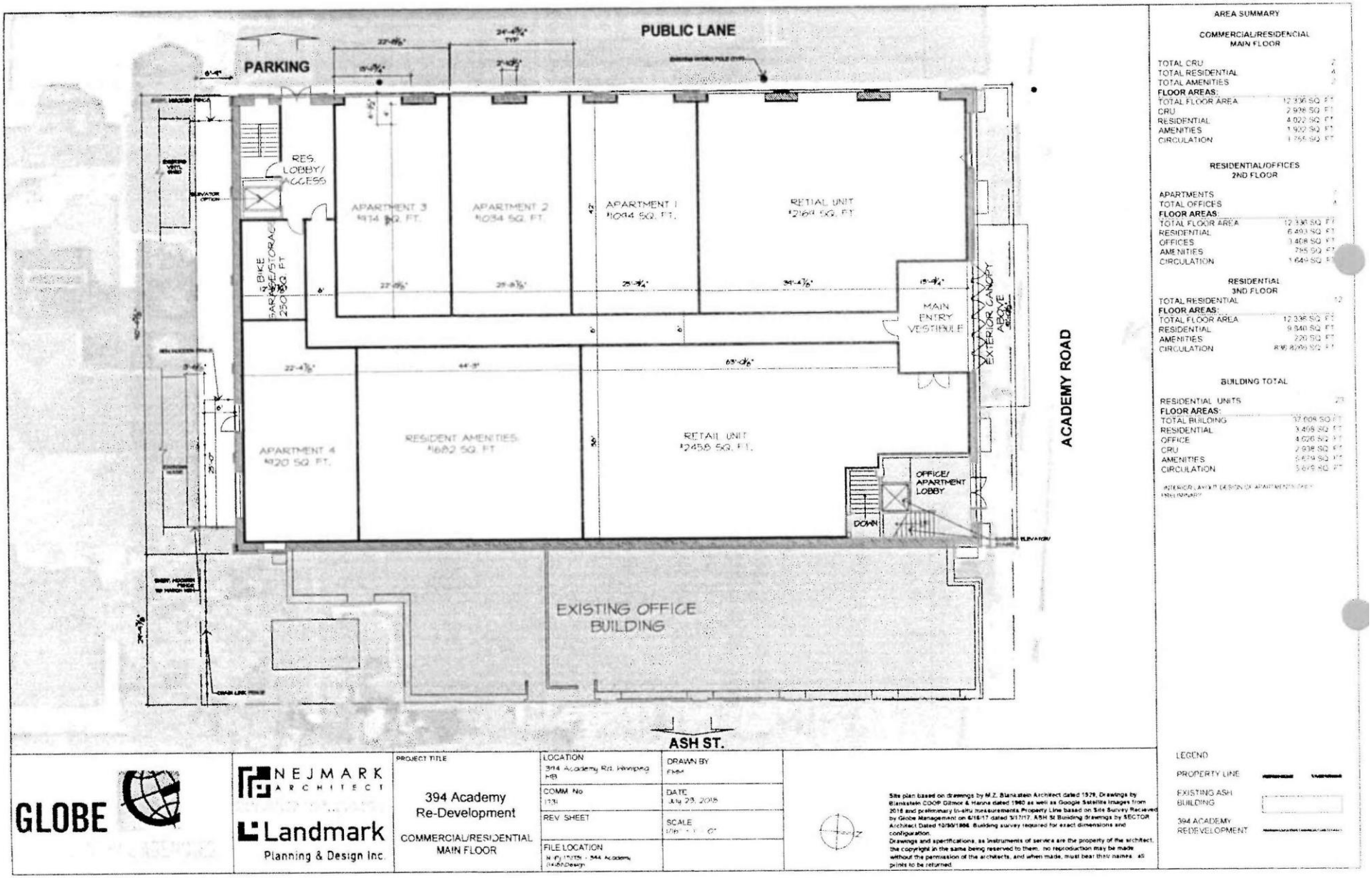
M. Gajda, P. Eng.
Water & Waste Department

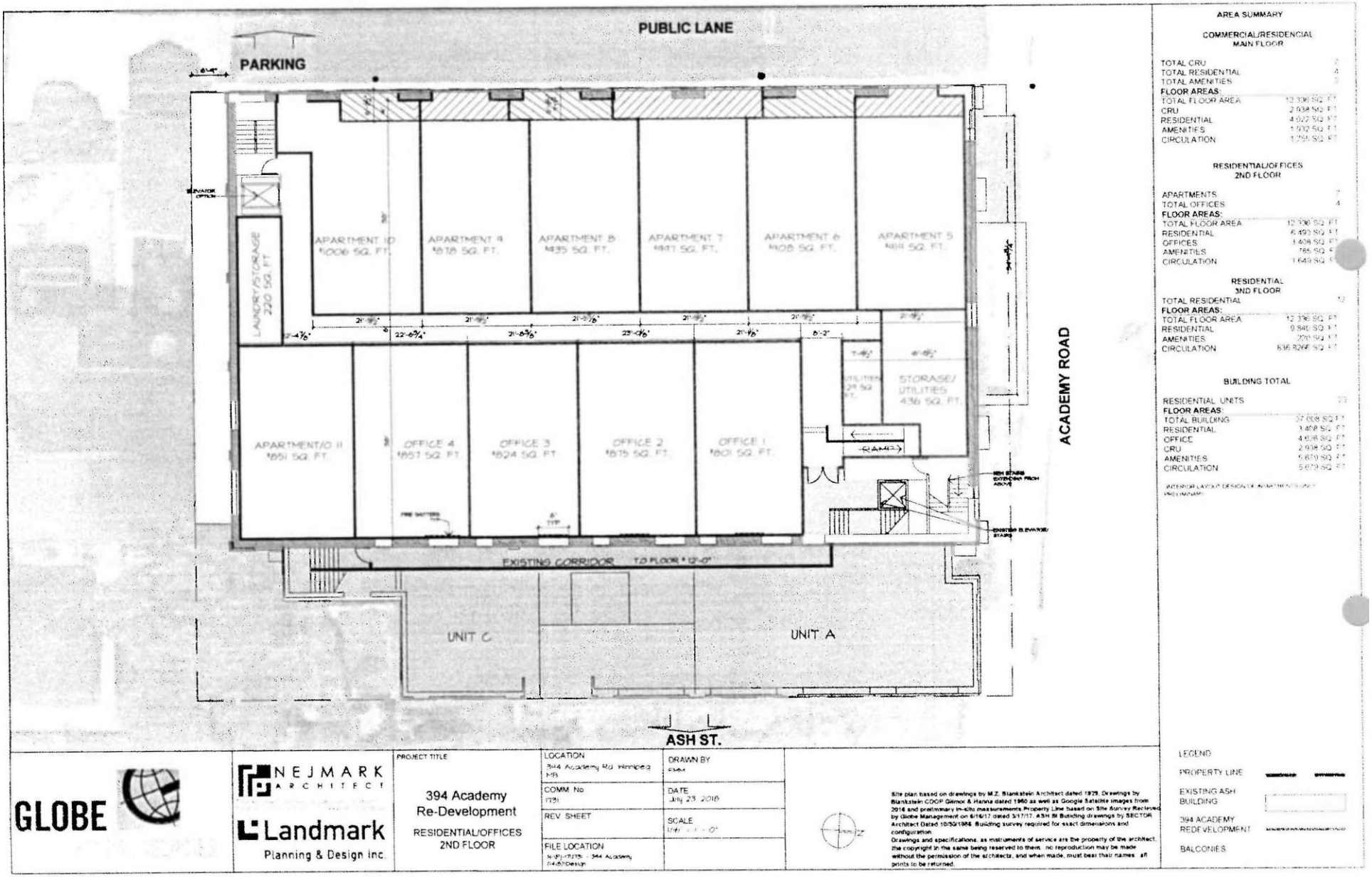
"Original signed by C. Desjardine, P.Eng."

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

GVJ/gj

Exhibit "8" referred to in File DAZ 211/2018




PUBLIC LANE
PARKING
ACADEMY ROAD
ASH ST.
APARTMENT 10
APARTMENT 9
APARTMENT 8
APARTMENT 7
APARTMENT 6
APARTMENT 5
APARTMENT 10 II
OFFICE 4
OFFICE 3
OFFICE 2
OFFICE 1
LAUNDRY/STORAGE
STORAGE/ UTILITIES
EXISTING CORRIDOR
UNIT C
UNIT A
AREA SUMMARY
COMMERCIAL/RESIDENCIAL MAIN FLOOR
TOTAL CRU
TOTAL RESIDENTIAL
TOTAL AMENITIES
FLOOR AREAS:
TOTAL FLOOR AREA 12,336 SQ. FT.
CRU 2,634 SQ. FT.
RESIDENTIAL 4,077 SQ. FT.
AMENITIES 1,972 SQ. FT.
CIRCULATION 1,751 SQ. FT.
RESIDENTIAL/OFFICES 2ND FLOOR
APARTMENTS
TOTAL OFFICES
FLOOR AREAS:
TOTAL FLOOR AREA 12,336 SQ. FT.
RESIDENTIAL 6,493 SQ. FT.
OFFICES 3,408 SQ. FT.
AMENITIES 785 SQ. FT.
CIRCULATION 1,649 SQ. FT.
RESIDENTIAL 3ND FLOOR
TOTAL RESIDENTIAL
FLOOR AREAS:
TOTAL FLOOR AREA 12,336 SQ. FT.
RESIDENTIAL 9,940 SQ. FT.
AMENITIES 226 SQ. FT.
CIRCULATION 836 826 SQ. FT.
BUILDING TOTAL
RESIDENTIAL UNITS
FLOOR AREAS:
TOTAL BUILDING 37,008 SQ. FT.
RESIDENTIAL 3,408 SQ. FT.
OFFICE 4,108 SQ. FT.
CRU 2,938 SQ. FT.
AMENITIES 5,870 SQ. FT.
CIRCULATION 5,679 SQ. FT.
GLOBE
NEJMARK ARCHITECT
Landmark Planning & Design Inc.
PROJECT TITLE
394 Academy Re-Development
RESIDENTIAL/OFFICES 2ND FLOOR
LOCATION
394 Academy Rd, Winnipeg MB
DRAWN BY
COMM. No
DATE
July 23, 2018
REV. SHEET
SCALE
FILE LOCATION
Site plan based on drawings by M.Z. Blankstein Architect dated 1929. Drawings by Blankstein COOP Gilmor & Hanna dated 1960 as well as Google Satellite images from 2014 and preliminary in-situ measurements. Property Line based on Site Survey Received by Globe Management on 6/16/17 dated 5/17/17. ASH St Building drawings by SECTOR Architect Dated 10/30/1968. Building survey required for exact dimensions and configuration.
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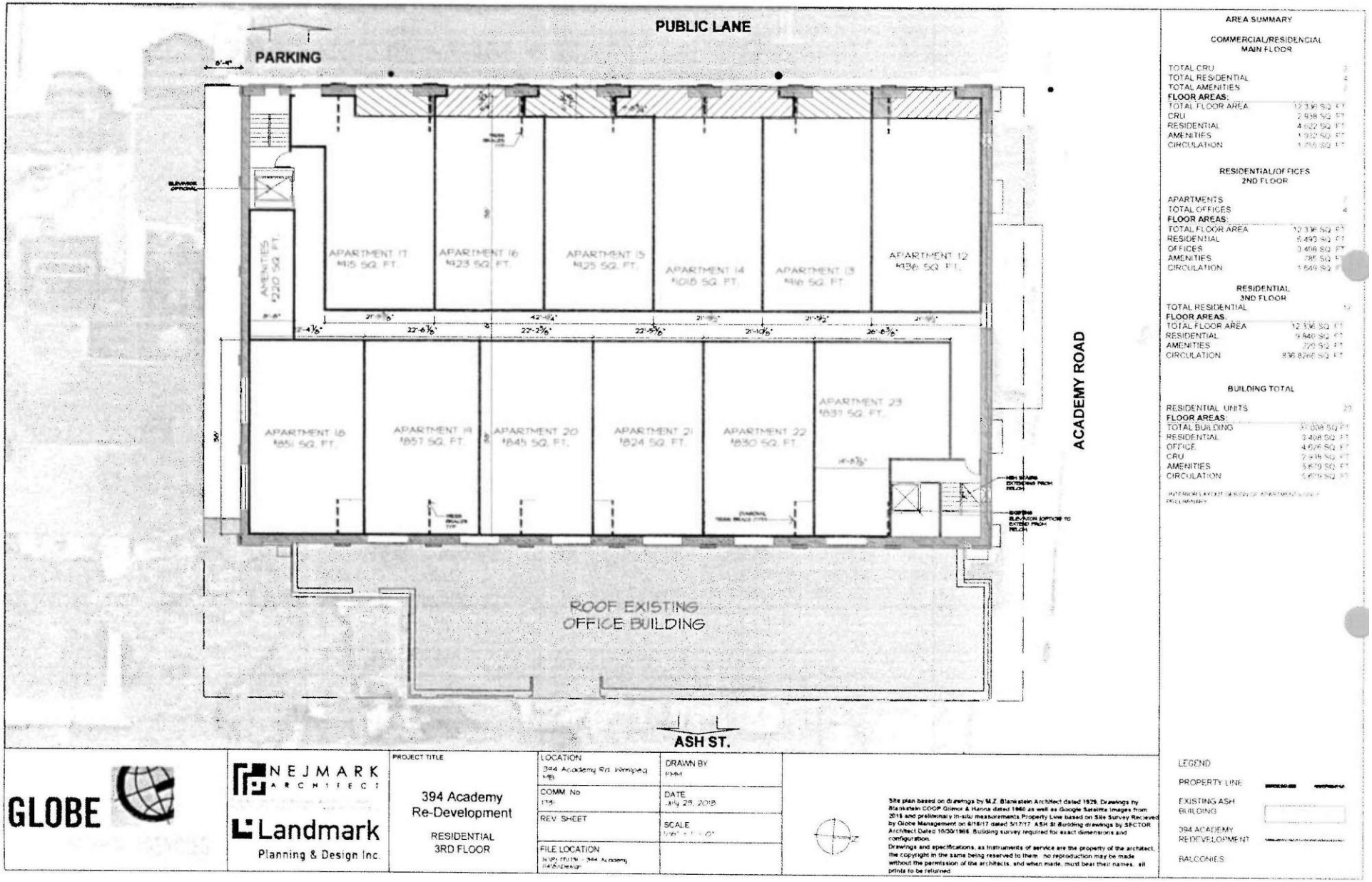
LEGEND
PROPERTY LINE
EXISTING ASH BUILDING
394 ACADEMY REDEVELOPMENT
BALCONIES


PUBLIC LANE
PARKING
ACADEMY ROAD
ASH ST.
AMENITIES 220 SQ. FT.
APARTMENT 17 M15 SQ. FT.
APARTMENT 16 M23 SQ. FT.
APARTMENT 15 M25 SQ. FT.
APARTMENT 14 M018 SQ. FT.
APARTMENT 13 M16 SQ. FT.
APARTMENT 12 M136 SQ. FT.
APARTMENT 18 M851 SQ. FT.
APARTMENT 19 M857 SQ. FT.
APARTMENT 20 M845 SQ. FT.
APARTMENT 21 M824 SQ. FT.
APARTMENT 22 M830 SQ. FT.
APARTMENT 23 M831 SQ. FT.
ROOF EXISTING OFFICE BUILDING
AREA SUMMARY
COMMERCIAL/RESIDENCIAL MAIN FLOOR
TOTAL CRU
TOTAL RESIDENTIAL
TOTAL AMENITIES
FLOOR AREAS:
TOTAL FLOOR AREA
CRU 2,938 SQ. FT.
RESIDENTIAL
AMENITIES
CIRCULATION
RESIDENTIAL/OFFICES 2ND FLOOR
APARTMENTS
TOTAL OFFICES
FLOOR AREAS:
TOTAL FLOOR AREA
RESIDENTIAL
OFFICES
AMENITIES
CIRCULATION
RESIDENTIAL 3ND FLOOR
TOTAL RESIDENTIAL
FLOOR AREAS:
TOTAL FLOOR AREA
RESIDENTIAL
AMENITIES 220 SQ. FT.
CIRCULATION
BUILDING TOTAL
RESIDENTIAL UNITS
FLOOR AREAS:
TOTAL BUILDING
RESIDENTIAL
OFFICE
CRU
AMENITIES
CIRCULATION
GLOBE
NEJMARK ARCHITECT
Landmark Planning & Design Inc.
PROJECT TITLE
394 Academy Re-Development
RESIDENTIAL 3RD FLOOR
LOCATION 394 Academy Rd. Winnipeg MB
DRAWN BY FMM
COMM. No 1734
DATE July 25, 2018
REV. SHEET
SCALE
FILE LOCATION
Site plan based on drawings by M.Z. Blankstein Architect dated 1928. Drawings by Blankstein COOP Gilmor & Hanna dated 1940 as well as Google Satellite Images from 2018 and preliminary in-situ measurements. Property Line based on Site Survey Recieved by Globe Management on 6/16/17 dated 5/17/17. ASH St Building drawings by SFCTOR Architect Dated 10/30/1968. Building survey required for exact dimensions and configuration.
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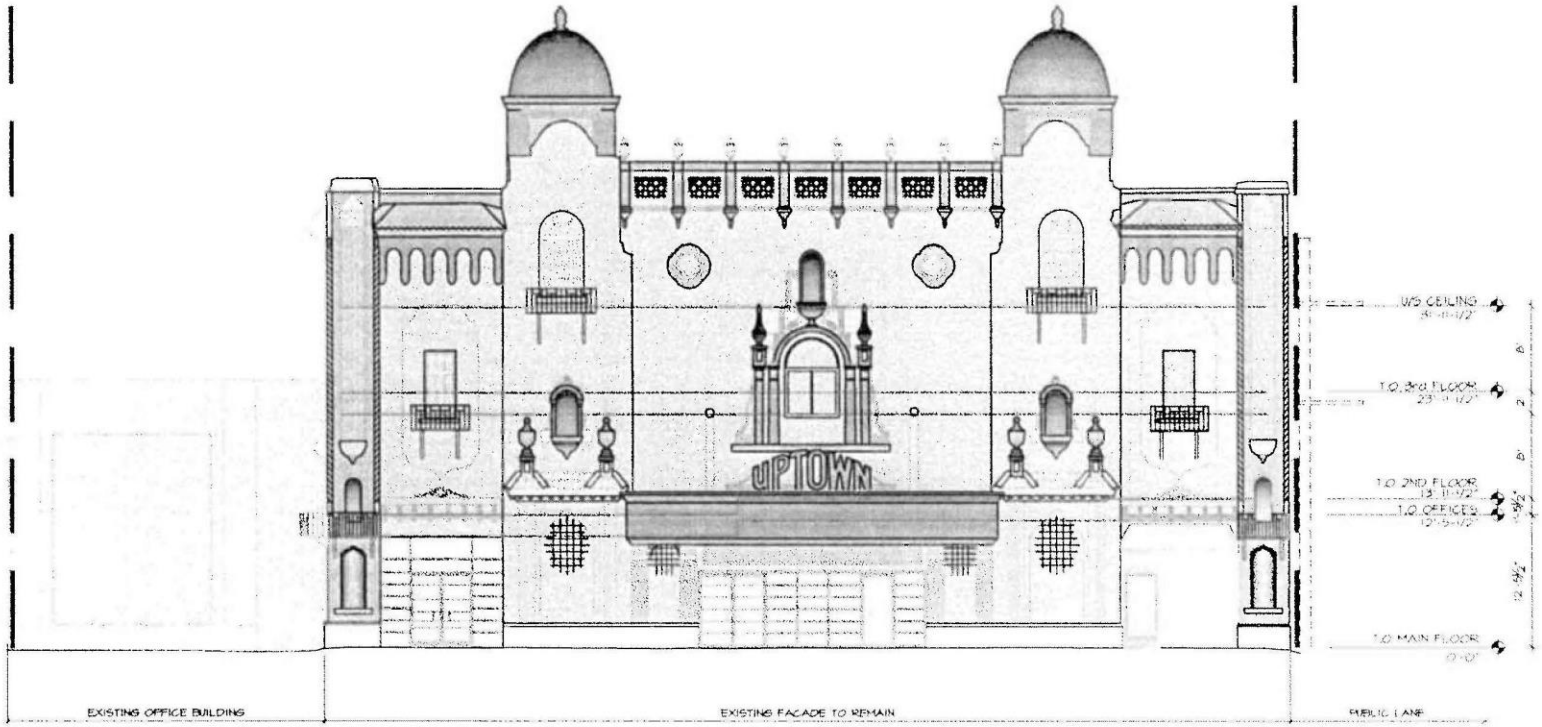
LEGEND
PROPERTY LINE
EXISTING ASH BUILDING
394 ACADEMY REDEVELOPMENT
BALCONIES



GLOBE GENERAL AGENCIES

NEJMARK ARCHITECT

Landmark Planning & Design Inc.

PROJECT TITLE

394 Academy Re-Development

NORTH ELEVATION

LOCATION: 394 Academy Rd, Winnipeg MB	DRAWN BY: EMH
COMM. No: 1751	DATE: June 21, 2018
REV. SHEET	SCALE: 3/32" = 1'-0"
FILE LOCATION: N:\PROJECTS\1751 - 394 Academy\CAD\Design	

LEGEND

PROPOSED INTERIOR FLOORS & PARTITIONS

PROPERTY LINE

Exterior Elevations based on in-situ measurements taken in 2017-2018 as well as East and North Elevation survey received by Barnes and Duncan on July 18, 2017.

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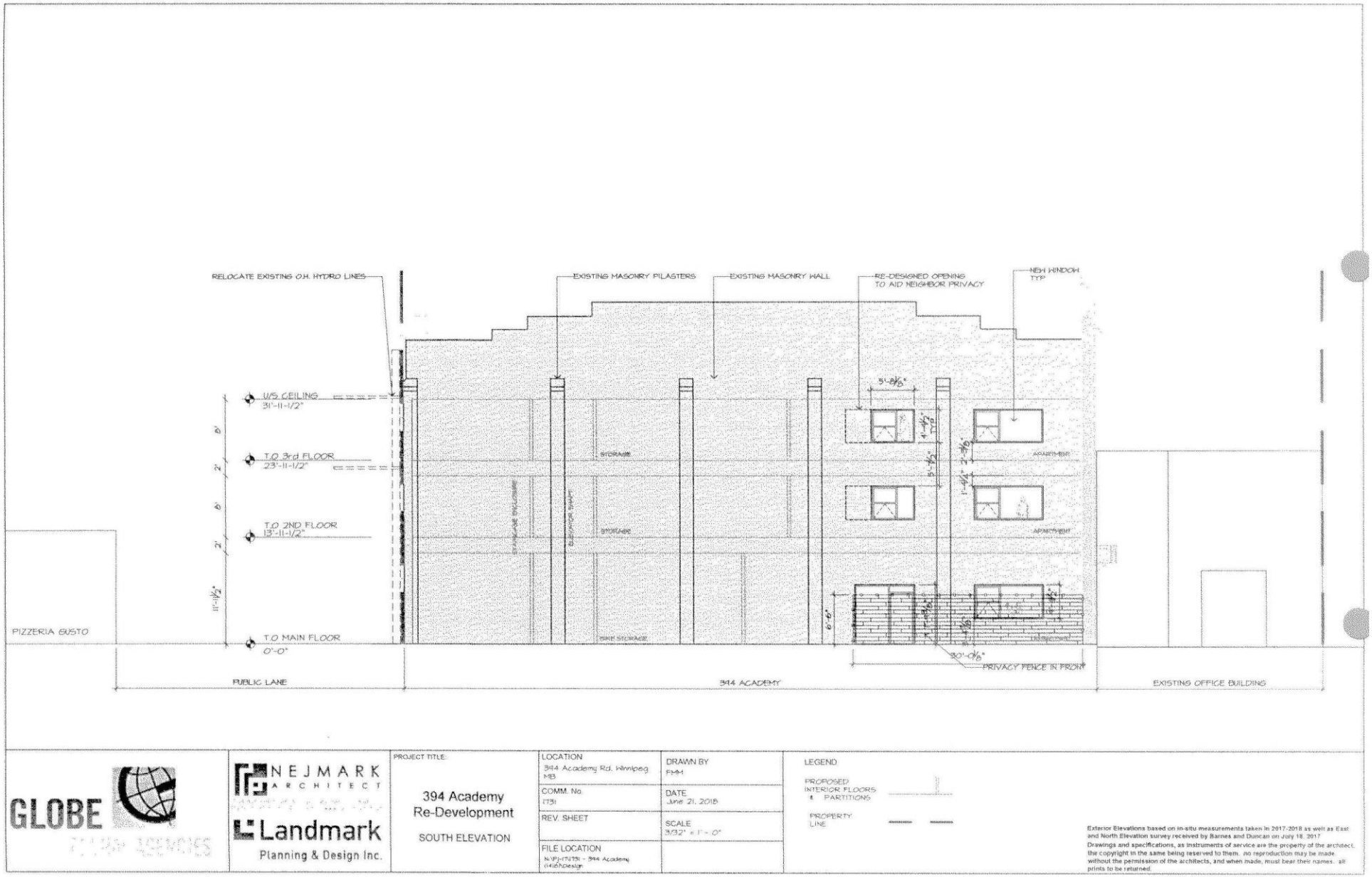

GLOBE

NEJMARK ARCHITECT

Landmark Planning & Design Inc.

PROJECT TITLE:
394 Academy Re-Development
SOUTH ELEVATION

LOCATION: 394 Academy Rd, Winnipeg, MB	DRAWN BY: FM+I
COMM. No.: 1731	DATE: June 21, 2018
REV. SHEET	SCALE: 3/32" = 1'-0"
FILE LOCATION: N:\P\1-1731 - 394 Academy\04 Design	

LEGEND:
PROPOSED INTERIOR FLOORS & PARTITIONS
PROPERTY LINE

Exterior Elevations based on in-situ measurements taken in 2017-2018 as well as East and North Elevation survey received by Barnes and Duncan on July 18, 2017.

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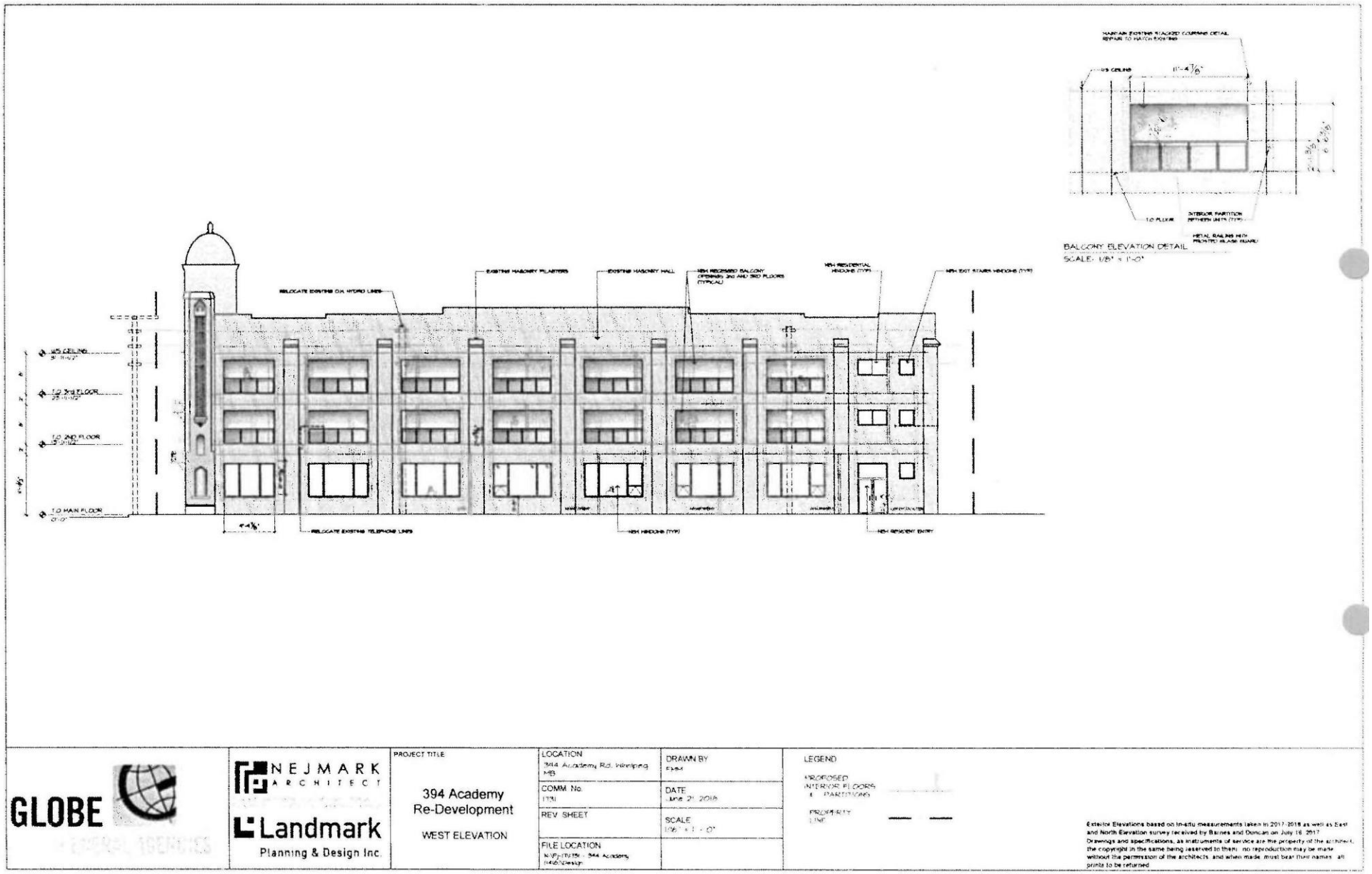
BALCONY ELEVATION DETAIL
SCALE: 1/8" = 1'-0"
T.O. MAIN FLOOR
T.O. 2nd FLOOR
T.O. 3rd FLOOR
U/S CEILING
RELOCATE EXISTING TELEPHONE LINES
NEW WINDOWS (TYP.)
NEW RESIDENT ENTRY
GLOBE
NEJMARK ARCHITECT
Landmark Planning & Design Inc.
PROJECT TITLE
394 Academy Re-Development
WEST ELEVATION
LOCATION
344 Academy Rd, Winnipeg MB
COMM. No.
1731
REV. SHEET
FILE LOCATION
DRAWN BY
DATE
June 2, 2018
SCALE
1/8" = 1' - 0"
LEGEND
PROPOSED INTERIOR FLOORS & PARTITIONS
PROPERTY LINE
Exterior Elevations based on in-situ measurements taken in 2017-2018 as well as East and North Elevation survey received by Baines and Duncan on July 19, 2017.
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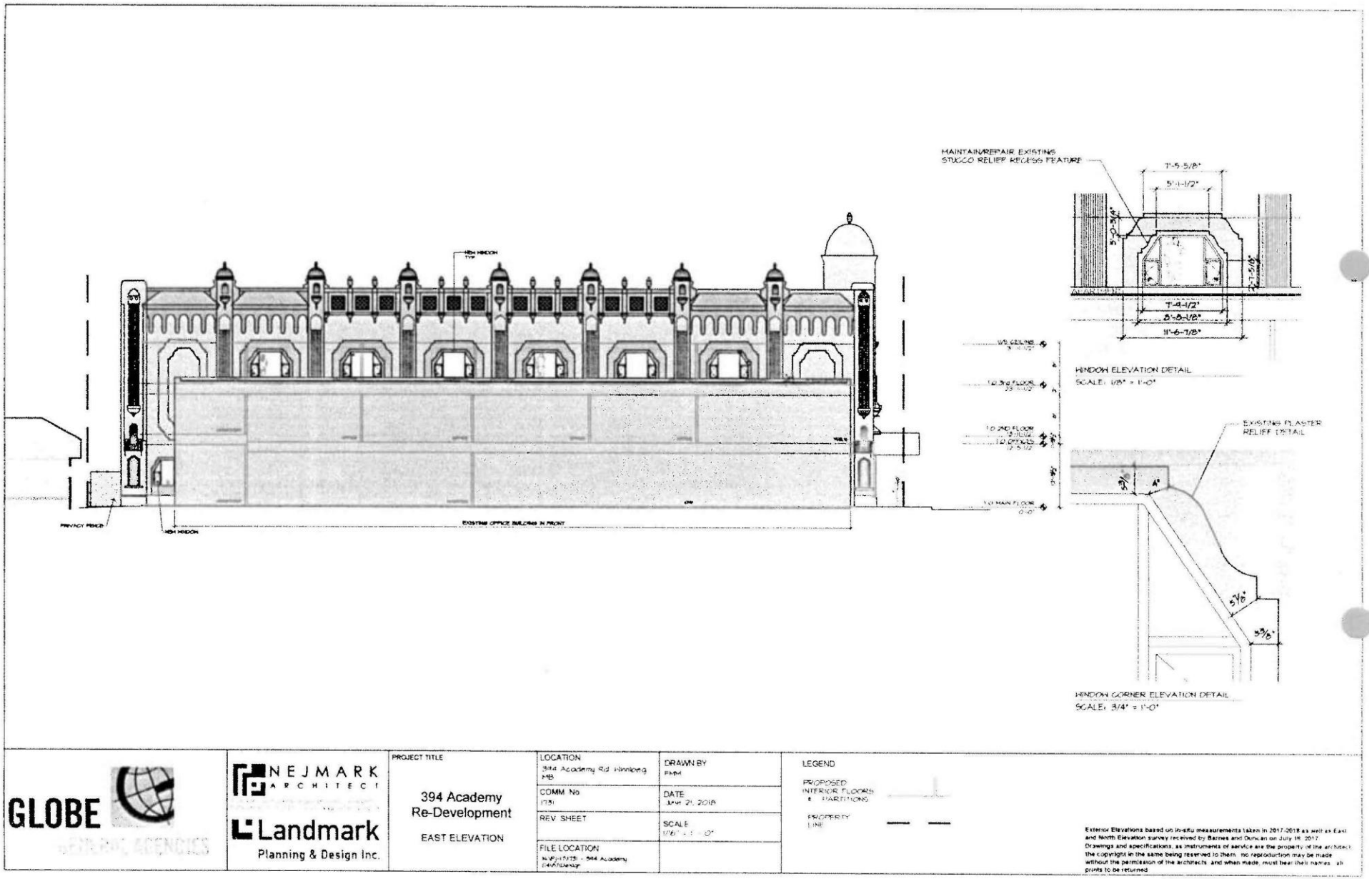
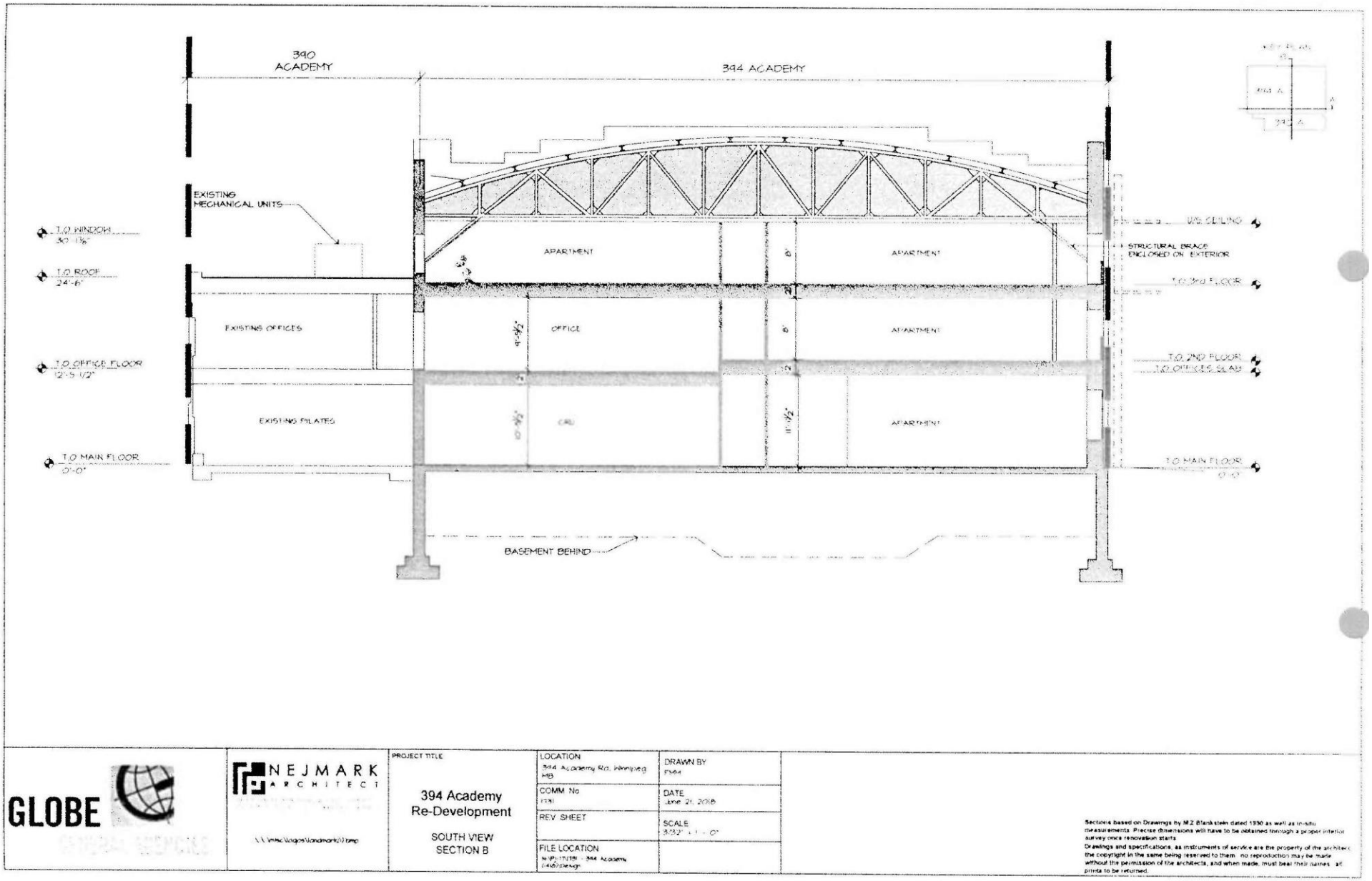

MAINTAIN/REPAIR EXISTING
STUCCO RELIEF RECESS FEATURE
WINDOW ELEVATION DETAIL
SCALE: 1/8" = 1'-0"
EXISTING PLASTER
RELIEF DETAIL
WINDOW CORNER ELEVATION DETAIL
SCALE: 3/4" = 1'-0"
PRIVACY FENCE
EXISTING OFFICE BUILDING IN FRONT
GLOBE
NEJMARK ARCHITECT
Landmark
Planning & Design Inc.
PROJECT TITLE
394 Academy
Re-Development
EAST ELEVATION
LOCATION
394 Academy Rd Winnipeg MB
COMM No
1751
REV SHEET
FILE LOCATION
DRAWN BY
PMM
DATE
June 21, 2018
SCALE
LEGEND
PROPOSED INTERIOR FLOORS & PARTITIONS
PROPERTY LINE
Exterior Elevations based on in-situ measurements taken in 2017-2018 as well as East and North Elevation survey received by Barnes and Duncan on July 19, 2017.
Drawings and specifications, as instruments of service are the property of the architect the copyright in the same being reserved to them. no reproduction may be made without the permission of the architects and when made, must bear their names. all prints to be returned.


390 ACADEMY
394 ACADEMY
EXISTING MECHANICAL UNITS
T.O WINDOW 30'-1⅜"
T.O ROOF 24'-6"
T.O OFFICE FLOOR 12'-5 1/2"
T.O MAIN FLOOR 0'-0"
EXISTING OFFICES
EXISTING PILATES
APARTMENT
OFFICE
CRU
APARTMENT
APARTMENT
APARTMENT
U/S CEILING
STRUCTURAL BRACE ENCLOSED ON EXTERIOR
T.O 3rd FLOOR
T.O 2ND FLOOR
T.O OFFICES SLAB
T.O MAIN FLOOR 0'-0"
BASEMENT BEHIND
GLOBE
NEJMARK ARCHITECT
PROJECT TITLE
394 Academy Re-Development
SOUTH VIEW SECTION B
LOCATION
394 Academy Rd, Winnipeg MB
COMM No
REV SHEET
FILE LOCATION
DRAWN BY
DATE
June 21, 2018
SCALE
Sections based on Drawings by M.Z Blankstein dated 1930 as well as in-situ measurements. Precise dimensions will have to be obtained through a proper interior survey once renovation starts.
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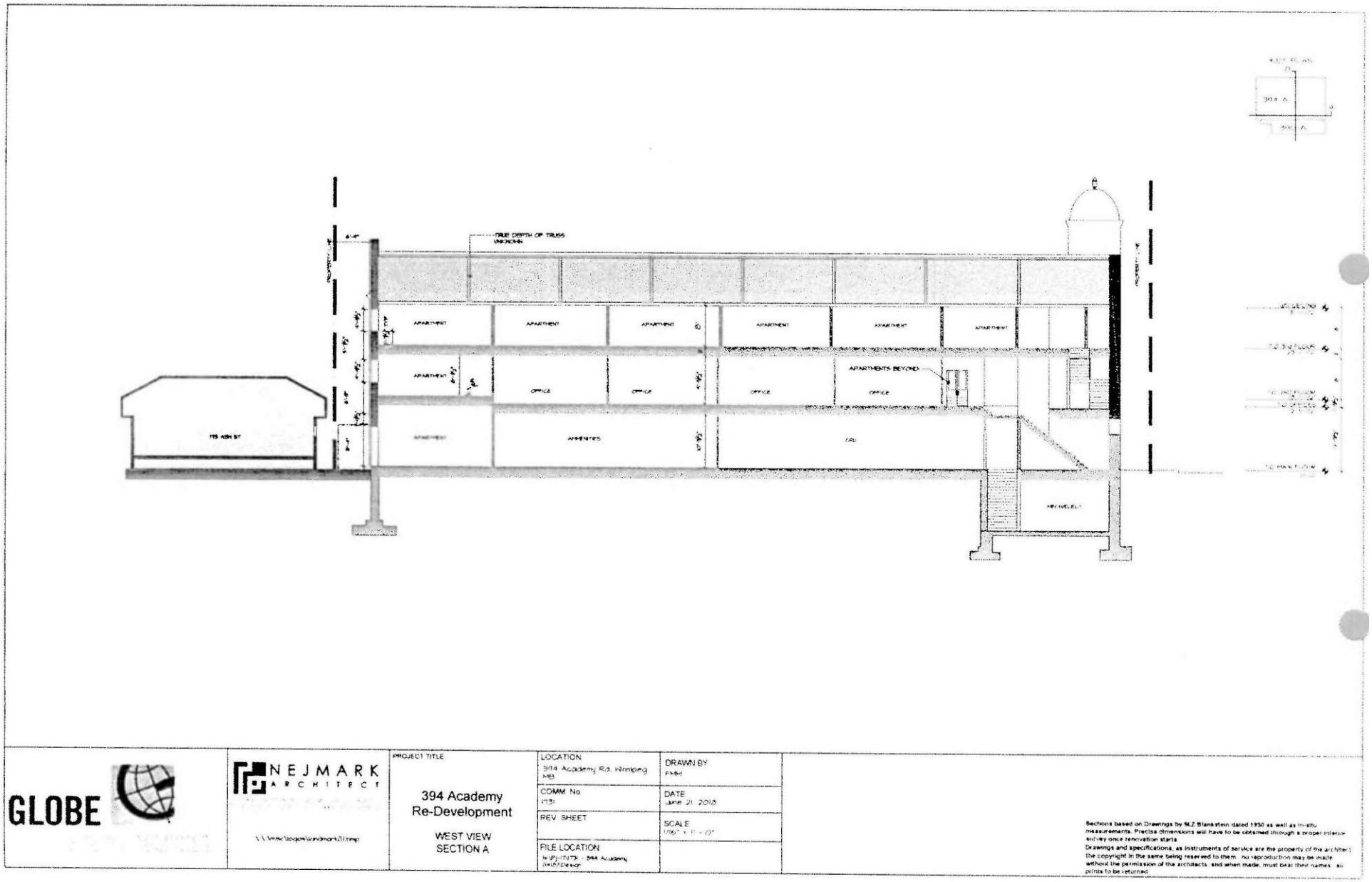

GLOBE

NEJMARK ARCHITECT

PROJECT TITLE

394 Academy
Re-Development

WEST VIEW
SECTION A

LOCATION: 394 Academy Rd, Winnipeg, MB	DRAWN BY:
COMM. No: 1731	DATE: June 21, 2018
REV. SHEET:	SCALE: 1/8" = 1'-0"
FILE LOCATION:	

Sections based on Drawings by M.Z Blankstein dated 1950 as well as in-situ measurements. Precise dimensions will have to be obtained through a proper interior survey once renovation starts

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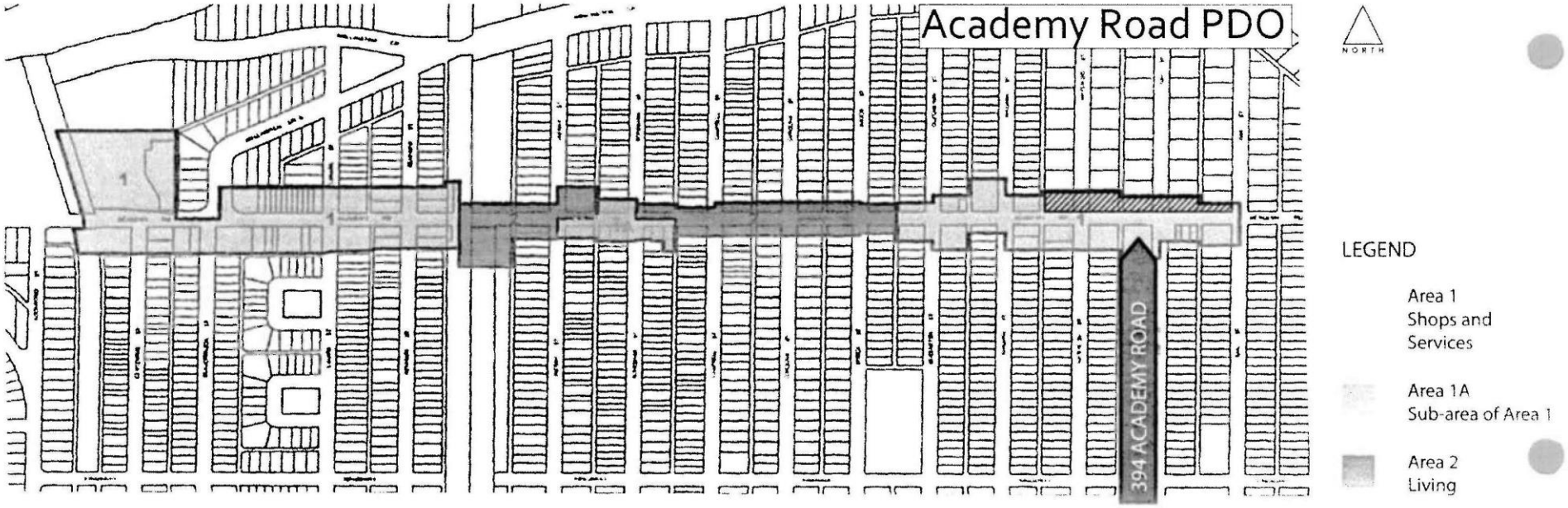
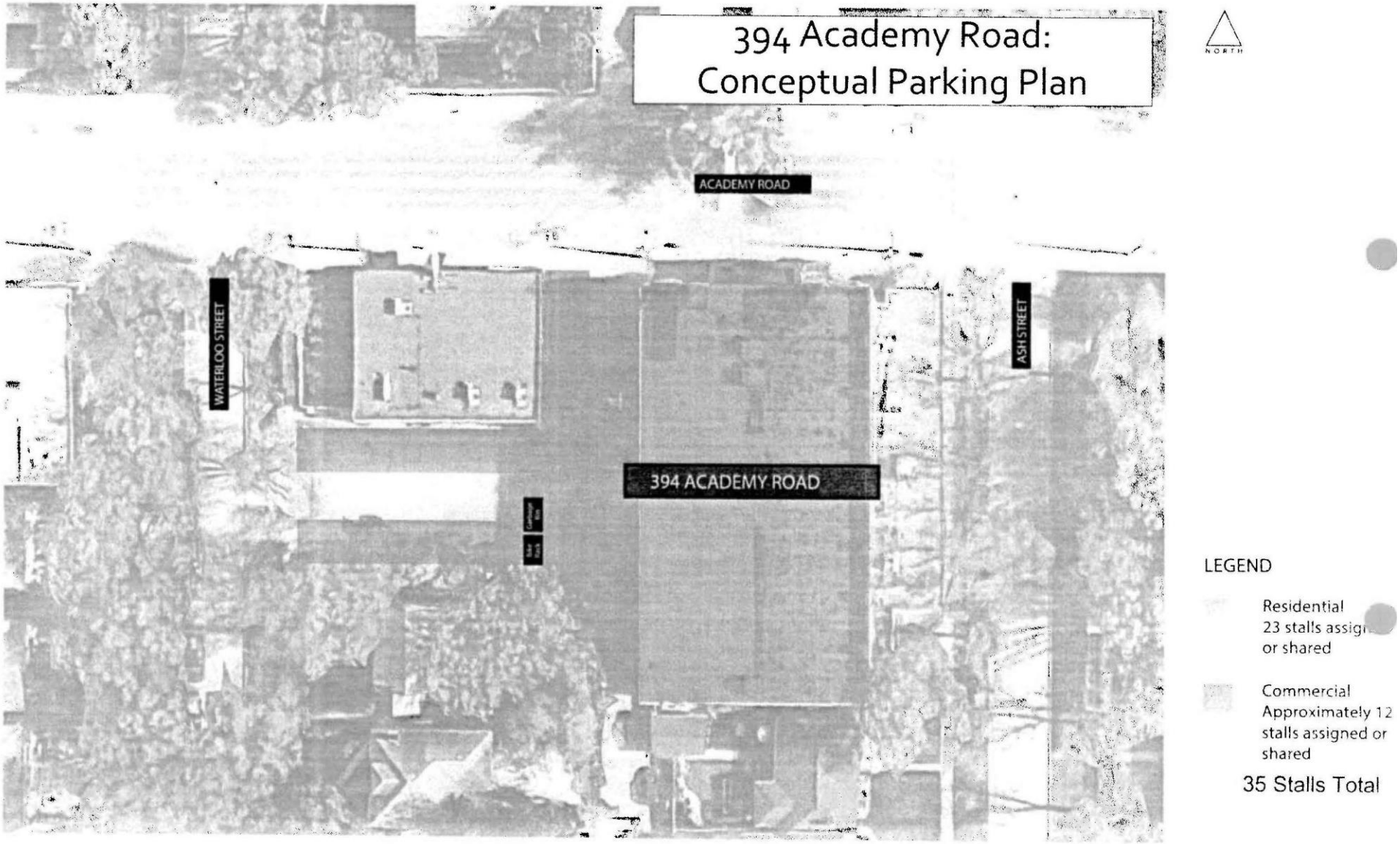

Academy Road PDO
NORTH
LEGEND
Area 1
Shops and
Services
Area 1A
Sub-area of Area 1
Area 2
Living
394 ACADEMY ROAD


394 Academy Road:
Conceptual Parking Plan
NORTH
ACADEMY ROAD
WATERLOO STREET
ASH STREET
394 ACADEMY ROAD
LEGEND
Residential
23 stalls assigned or shared
Commercial
Approximately 12 stalls assigned or shared
35 Stalls Total