Agenda – Council – February 28, 2019

Report – Executive Policy Committee – February 19, 2019

Item No. 2 Rezoning – 204 and 210 Masson Street
(St. Boniface Ward)
File DAZ 215/2018 [c/r DAV 175690/2018D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 19, 2019, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/06 be amended under Development Application No. DAZ 215/2018 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District shown on the map dated December 8th, 2018 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions of the Owner's Land zoned ""RMF-L" Residential Multi-Family (Large), 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. garbage enclosures;
            e. fencing;
            f. landscaping; and
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the Riel 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, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 60 feet or 18.28 metres.

Report – Executive Policy Committee – February 19, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 3, 2019 and attached as Schedule "B" to this report.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

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").

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

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

4. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

5. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

Report – Executive Policy Committee – February 19, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

Report – Executive Policy Committee – February 19, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 19, 2019, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2019, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

On January 14, 2019, the Riel Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on February 4, 2019 at 5:30 p.m. in the Council Building, 510 Main Street.

RE: **Rezoning – 204 and 210 Masson Street**
File DAZ 215/2018

For submission to: **Executive Policy Committee**

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

Report date: **February 6, 2019**

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2019, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That The Winnipeg Zoning By-law No. 200/06 be amended under Development Application No. DAZ 215/2018 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District shown on the map dated December 8th, 2018 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions of the Owner's Land zoned ""RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:
        - buildings;
        - accessory parking areas;
        - private approaches;
        - garbage enclosures;
        - fencing;
        - landscaping; and
        - free-standing signage

        on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the Riel 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, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 60 feet or 18.28 metres.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 3, 2019 and attached as Schedule “B” to this report.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

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").

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

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the “By-law”) is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

4. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

5. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

6. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

1. The St. Boniface community has been waiting for some time for the opportunity to redevelop this site ; this proposal balances the desire and the need to conserve the historical components of the 210 Masson building, while at the same time rejuvenating the site, making it useful today and for future generations.

2. The proponent has demonstrated, by the support today, and seeing no one for information or in opposition, a very robust public engagement strategy; we see an applicant who has done their homework and gotten the approval from the community – they considered reservations, and changed their plans accordingly.

3. Kudos to a job well done so far. This is something the community has been waiting for; components like the Peg city co-op will benefit the surrounding neighbourhood and the increasingly urban environment, and this is a good direction for the neighbourhood.

PUBLIC HEARING SUMMARY

File: DAZ 215/2018

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Chambers
Councillor Allard

Public Hearing: February 4, 2019
January 14, 2019
Council Building, 510 Main Street

Applicant: ft3 Architecture

Subject:



APPLICANT: ft3 Architecture, Landscape, Interior Design
FILE: DAZ 215/2018
PROPOSAL: To rezone the land shown outlined above from a "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the establishment of a multi-family dwelling use. **For information, phone E. Finnigan Planner at 204-986-8602.**
DEMANDEUR: ft3 Architecture, Landscape, Interior Design
N° DE DOSSIER: DAZ 215/2018
PROJET: Modifier le zonage du bien-fonds délinéé ci-dessus afin de le faire passer de la catégorie R1-M (secteur d'habitation unifamiliale moyenne) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) afin de permettre l'aménagement d'une habitation multifamiliale. **Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 204 and 210 Masson Street

Exhibits Filed:

1. Application dated November 8, 2018
2. Notification of Public Hearing dated November 20, 2018
3. Manitoba Status of Title 2901783/1
4. Letter of authorization dated April 25, 2018 from Matthew Narvey, 210 Masson Ltd., to Bruce Pauls, ft3 Architecture
5. Surveyor's Building Location Certificate and sketch dated April 5, 2012
6. Plans (18 pages)
7. Communication dated May 8, 2018, from Lyndsey Marshall, President, Old St. Boniface Residents Association, in support of the application
8. Communication dated June 13, 2018, from Philip Mikulec, Operations Manager, Peg City Car Co-op, in support of the application
9. Parking restrictions and utilization
10. Report from the Urban Planning Division dated December 6, 2018
11. Inspection Report
12. Notice of Adjournment dated January 18, 2019
13. Communication dated May 8, 2018, from Lyndsey Marshall, President, Old St. Boniface Residents Association in support of the application.
14. Communication dated February 4, 2019, from Walter Kleinschmit in support of the application.

REPRESENTATIONS:

In Support:

Norm Gousseau
Claude Grimard
Walter Kleinschmit
Lyndsey Marshall
Matthew Narvey
Bruce Pauls
Jason Van Rooy

In Opposition

Nil

For Information:

Nil

For the City:

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

Exhibit "10" referred to in File DAZ 215/2018

ADMINISTRATIVE REPORT

Title: DAZ 215/18 – 204 & 210 Masson St.

Issue: An application for consideration at the Public Hearing to rezone the subject property from "R1-M" Residential Single-Family Medium to "RMF-L" Residential Multi-Family Large.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith, RPP	n/a	n/a	

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/06 be amended under Development Application No. DAZ 215/2018 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District shown on the map dated December 8th, 2018 and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the owner of the subject land (the "Owner) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. For those portions of the Owner's Land zoned ""RMF-L" Residential Multi-Family (Large), the Owner must submit plans showing the location and design of any and all proposed:

      - buildings;
      - accessory parking areas;
      - private approaches;
      - garbage enclosures;
      - fencing;
      - landscaping; and
      - free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") and the Riel 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, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 60 feet or 18.28 metres.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 3, 2019 and attached as Schedule "B" to this report.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

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").

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5. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

6. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from "R1-M" Residential Single-Family Medium to "RMF-L" Residential Multi-Family Large for the future development of a new 4-storey multi-family residential building containing sixty (60) dwelling units. The 2-storey St. Boniface Normal School building will be preserved.
- 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 subject property will be rezoned from R1-M to RMF-L with a zoning agreement further restricting the property.

HISTORY

DAZ 225/2005

DAZ 225/2005 was an application to rezone the subject property to "RMF-L" for the construction of a 7-storey, 66 unit seniors housing complex. The public hearing was never opened with the item being adjourned several times by the Riel Community Committee. The application was eventually withdrawn at the November 14th, 2006 Riel Community Committee meeting. The Public Service was recommending approval of the proposed rezoning.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan
Date:	December 6th, 2018
File No.	DAZ 215/18

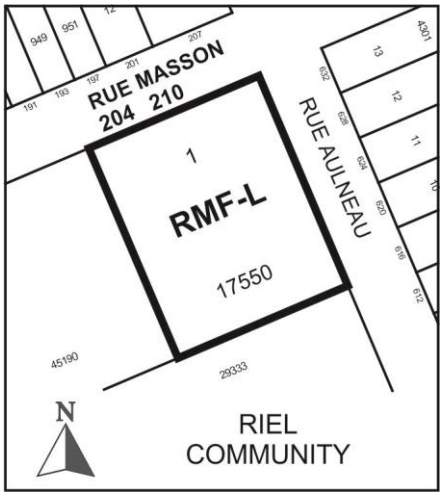
1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DAZ 215/2018 Riel Community Committee, dated December 6th, 2018
3. Schedule "B" — Report of the Administrative Working Group – January 3, 2019
4. Appendix B — Plan Approval Design Guidelines

APPENDIX 'A'

FILE: **DAZ 215/18**
RELATED FILES: DAV 18-175690\D
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.502 – Central St. Boniface

SUBJECT: To rezone the subject property from "R1-M" Residential Single-Family Medium to "RMF-L" Residential Multi-Family Large.

LOCATION: 210 Masson ST



APPLICANT: Bruce Pauls
300 Waterfront DR Unit 200
Winnipeg , Manitoba R3B 0G5

OWNER: Jason Van Rooy
1420 TAYLOR AVE 100
Winnipeg , Manitoba R3N 1Y6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the southwest corner of Masson Street and Aulneau Street in the Central St. Boniface Neighborhood of the St. Boniface ward.
- The subject property is approximately 39,231 square feet in area. It is occupied by the historic St. Boniface Normal School building which was constructed in 1902 as well as the Langevin School (le Jardin de l'Enfrance Langevin) building which was constructed in 1928. Both buildings have heritage status with the City of Winnipeg.
- The property is zoned Residential Single Family Medium "R1-M" and is within the Areas of Stability – Mature Communities Policy Area under *the Complete Communities Direction Strategy*.

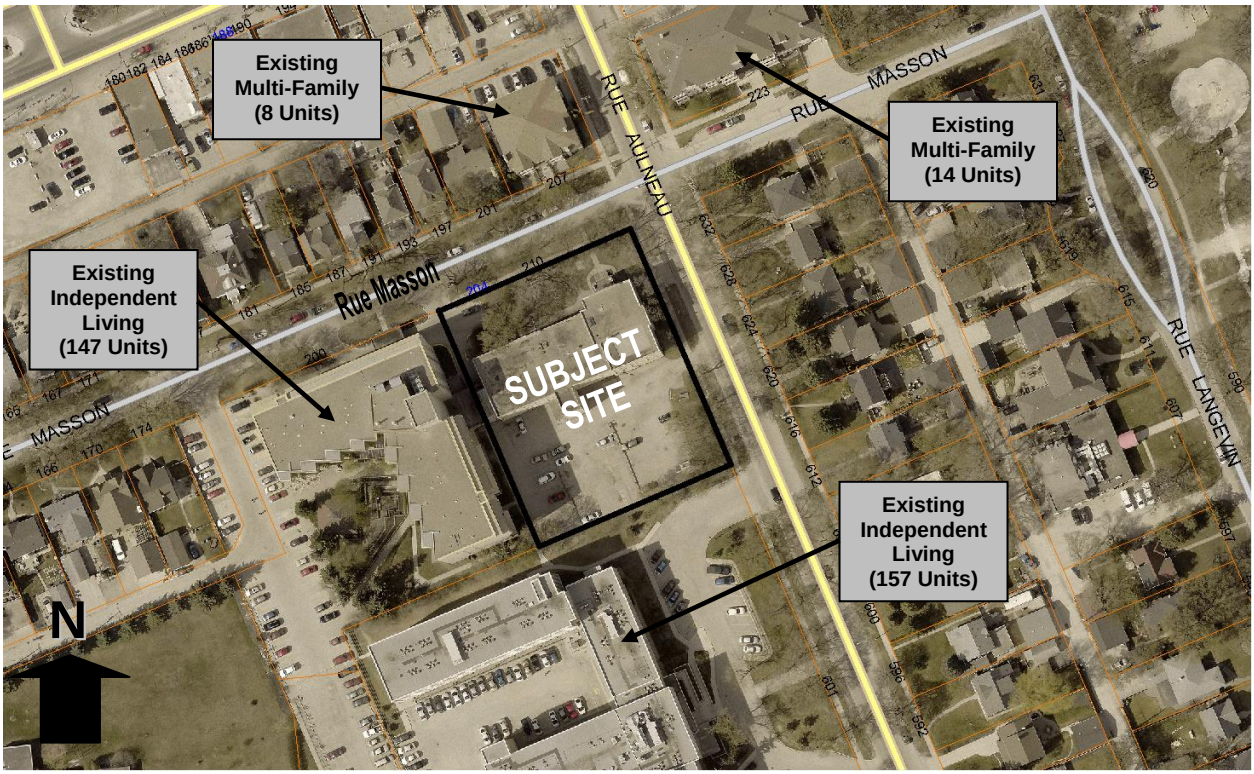


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rue Masson; then an 8 unit multi-family residential building, a duplex, and single-family homes all zoned R2 (Residential Two-Family);

South: 157 unit independent living facility (Villa Aulneau) zoned RMF-L (Residential Multi-Family Large); then Avenue De La Cathedrale;

East: Rue Aulneau; a 14 unit multi-family residential building zoned RMF-M (Residential Multi-Family Medium) and single-family homes zoned R1-M (Residential Single Family Medium);

West: 147 unit independent living facility (L'Accueil Colombien) zoned RMF-L (Residential Multi-Family Large).

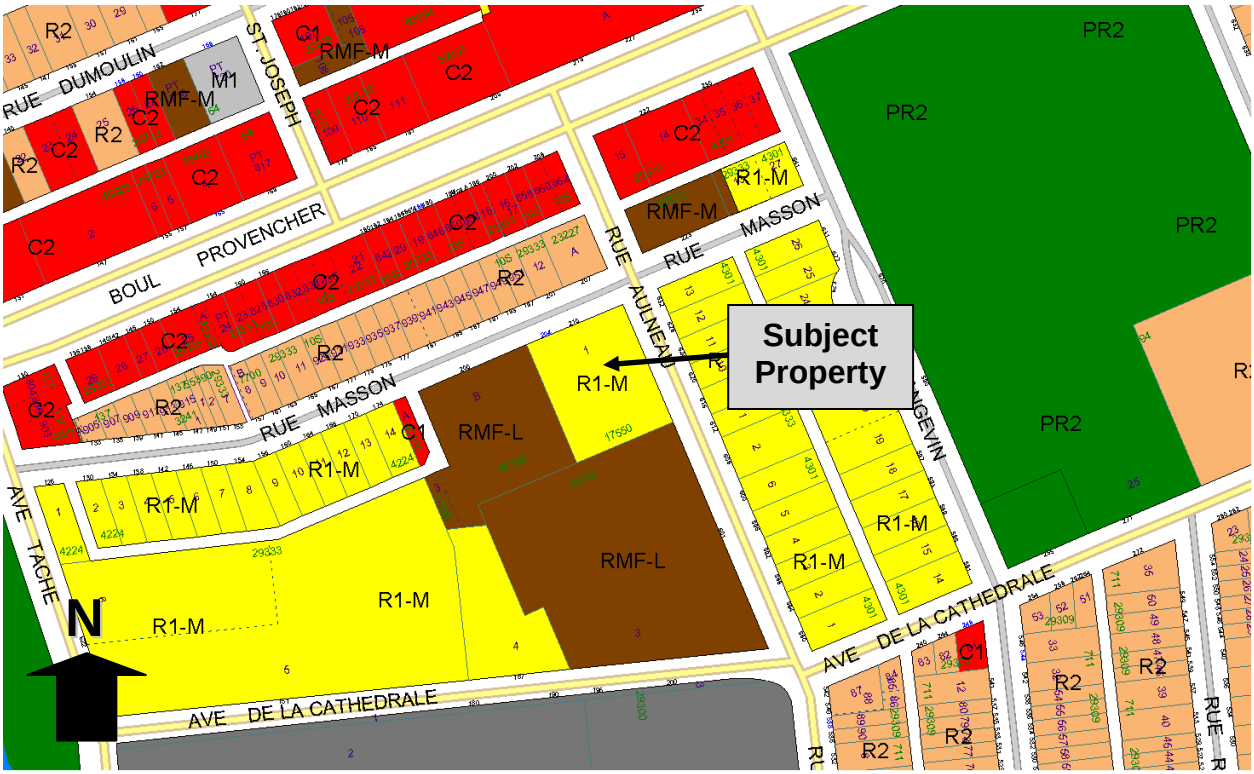


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to demolish the existing Langevin School addition to allow for the construction of a new 4-storey multi-family residential building containing sixty (60) dwelling units. The 2-storey St. Boniface Normal School building will be preserved. The subject proposal requires a rezoning from “R1-M” Residential Single-Family Medium to “RMF-L” Residential Multi-Family Large.
- The new building will be L-shaped and 42 feet tall at its tallest point.
- A total of fifty-eight (58) parking stalls will be provided. The majority of the parking (i.e., 50 parking stalls) will be located at-grade under the building while the remaining eight parking stalls will be located at-grade along the west side of the building.
- Bicycle parking stalls will be provided near the main entrance and an indoor bicycle storage room will be provided on the ground floor near the entrance to the courtyard.
- The proposal has received approval in-principle from the Historical Buildings and Resources Committee (HBRC) subject to further refinements that will be required as part of the Heritage Permit application.
- The proposed development requires variances for yard setbacks as well as insufficient parking (see associated variance application DAV 18-175690\D).

ANALYSIS AND ISSUES

OURWINNIPEG AND 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.
- The subject property is classified as an "Area of Stability – Mature Community" in *Complete Communities'* Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- 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 complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and that address the transition between new and existing development.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.
    - 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.
    - Support a mix of commercial services and employment uses that serve the local community.
- The Mature Communities section of the *Complete Communities Direction Strategy* specifically includes the following policy:
    - Build upon the local heritage of mature neighbourhoods, including the sustainable reuse of existing building stock and other historic elements.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

CURRENT ZONING DISTRICT:

"R1-M" Residential Single-Family Medium

- The R1-M zone is intended to accommodate primarily single-family development in lower-density areas. The dimensional standards in the R1-M zone are: a minimum front yard of 15 feet (except where a new residential structure is constructed on a block where at least 80 percent of the lots are developed then the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block); 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 3,500 square feet.

PROPOSED ZONING DISTRICT:

"RMF-L" Residential Multi-Family Large

- The applicant is proposing to rezone the property to "RMF-L" – Residential Multi-Family Large in order to permit a lot area per dwelling unit of 653 square feet which is required for the proposed 4-storey, 60 unit multi-family residential development. The dimensional standards for multi-family structures in the RMF-L zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet), a minimum corner side yard of 20 feet and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.

Reason for the Rezoning

The applicant is proposing to construct a new 4-storey multi-family residential building containing sixty (60) dwelling units. The subject proposal requires a rezoning from "R1-M" Residential Single-Family Medium to "RMF-L" Residential Multi-Family Large.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- As noted above, the Areas of Stability – Mature Communities policy area under the *Complete Communities Direction Strategy* supports infill development that is context sensitive and complementary to the existing scale, character, and built form of the neighbourhood. As part of analyzing whether a project is "complementary" to existing development, the Urban Planning Division takes into consideration such things as land use, building heights, built-form, density, setbacks, parking, site access, and landscaping/buffering.

Land Use

- From a land use perspective, the subject property is located along a collector street (Rue Aulneau) characterized by a combination of multi-family residential uses, an institutional use (Université de Saint-Boniface), duplexes, and single-family dwellings. The subject property is also abutting two independent living facilities and is one block south of Boulevard Provencher. As such, the proposal to develop a multi-family project on the subject property is consistent with existing development in the area.

Scale and Built Form

- From the perspective of scale and built form, at its tallest point the new building will measure 42 feet which is shorter than the existing neighbouring buildings to the west and southwest and a comparable height to the building immediately to the south (see Figure 3).
- The proposal also includes the preservation of an important heritage building for the Central St. Boniface neighbourhood. The new building has been designed to complement the existing heritage building including considerations in relation to the height and L-shaped siting. The design also includes the use of materials such as Tyndall stone and brick reveal in key locations to tie-in with the heritage building.

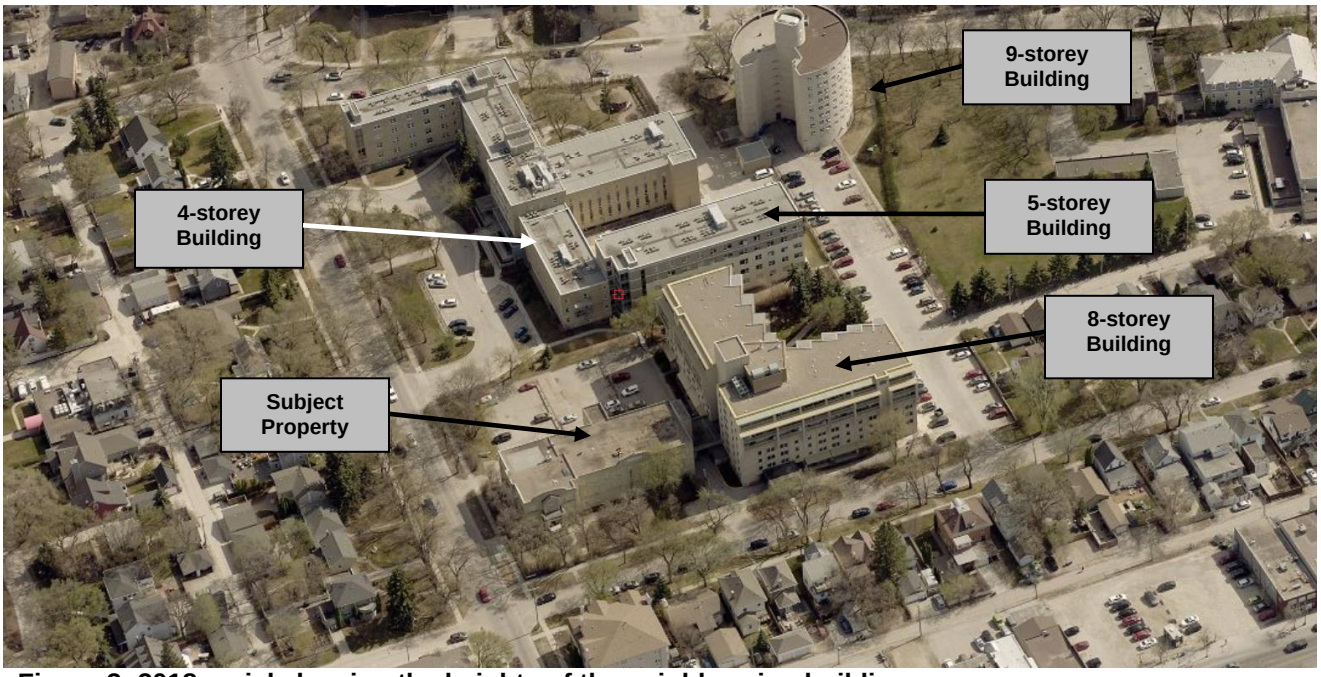


Figure 3: 2018 aerial showing the heights of the neighbouring buildings.

Landscaping

- The development includes an adequate amount of landscaping especially along the perimeter of the site helping to enhance the overall look of the streetedge along Rue Aulneau as well as Rue Masson.

Density

- From a density perspective, the proposed development has a density calculation of 654 square feet of lot area per dwelling unit which is within range of the densities of the neighbouring properties (i.e., 200 Rue Masson has a density of approximately 355 square feet of lot area per dwelling unit whereas 601 Rue Aulneau has a density of approximately 804 square feet of lot area per dwelling unit.)

Transportation and Parking

- From a transportation perspective, the subject property is located along a collector street within close proximity to many public transit routes, including a high frequency route (see Figure 4 for transit map of area) and in walking distance to the downtown.

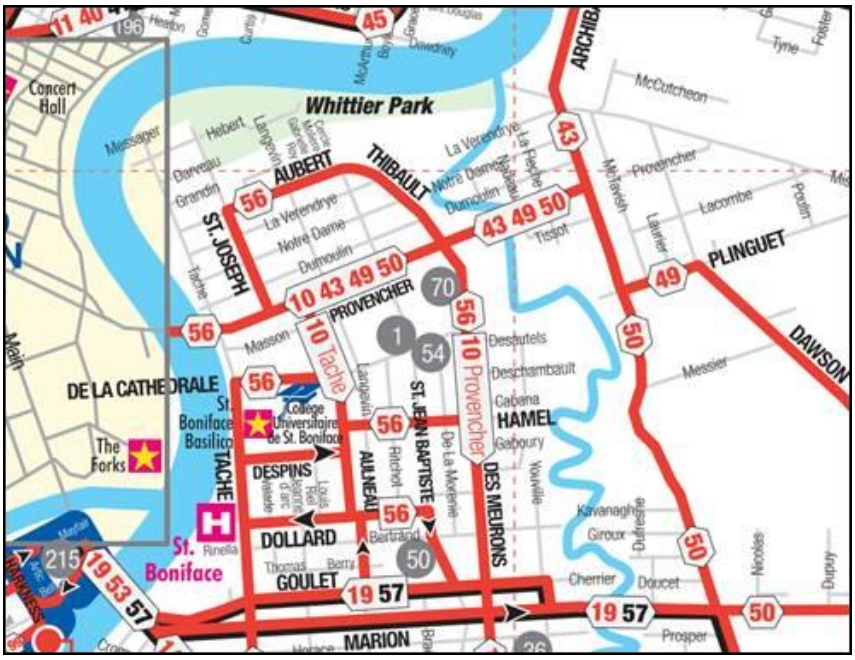


Figure 4: Transit map showing the bus routes servicing the area.

- The subject site is also located along a bicycle route identified in the *Winnipeg Pedestrian and Cycling Strategies*.
- The applicant is proposing to provide 58 parking stalls. One of the stalls is proposed to be reserved as a car share vehicle and an agreement-in-principle with the Peg City Car Co-op has been submitted as part of the application.
- It should also be noted that on-street parking is permitted on Rue Masson as well as Rue Aulneau. The applicant has submitted an in-depth analysis of the on-street parking which is included as Appendix A in the report for DAV 18-175690\D.

COMMUNITY CONSULTATION

- The applicant held a number of meetings with community members and stakeholder groups in November 2016. The applicant also held an open house on March 12th, 2018 at the Centre Culturel Franco-Manitobain. Forty-one (41) people attended.

RECOMMENDED ZONING AGREEMENT

Height

- The maximum building height permitted in the RMF-L zone is 150 feet. The Public Service is recommending that the maximum height of any building on the site be restricted to 60 feet. This is recommended to ensure a level of oversight on a future proposal in case the subject proposal does not proceed.

Plan Approval

- The Public Service is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban

Planning Division and the Riel Community Committee to review final plans and design details before development takes place on the site. Recommended design guidelines for approval are included in Appendix B to assist in the plan package evaluation.

LAND DEDICATION

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

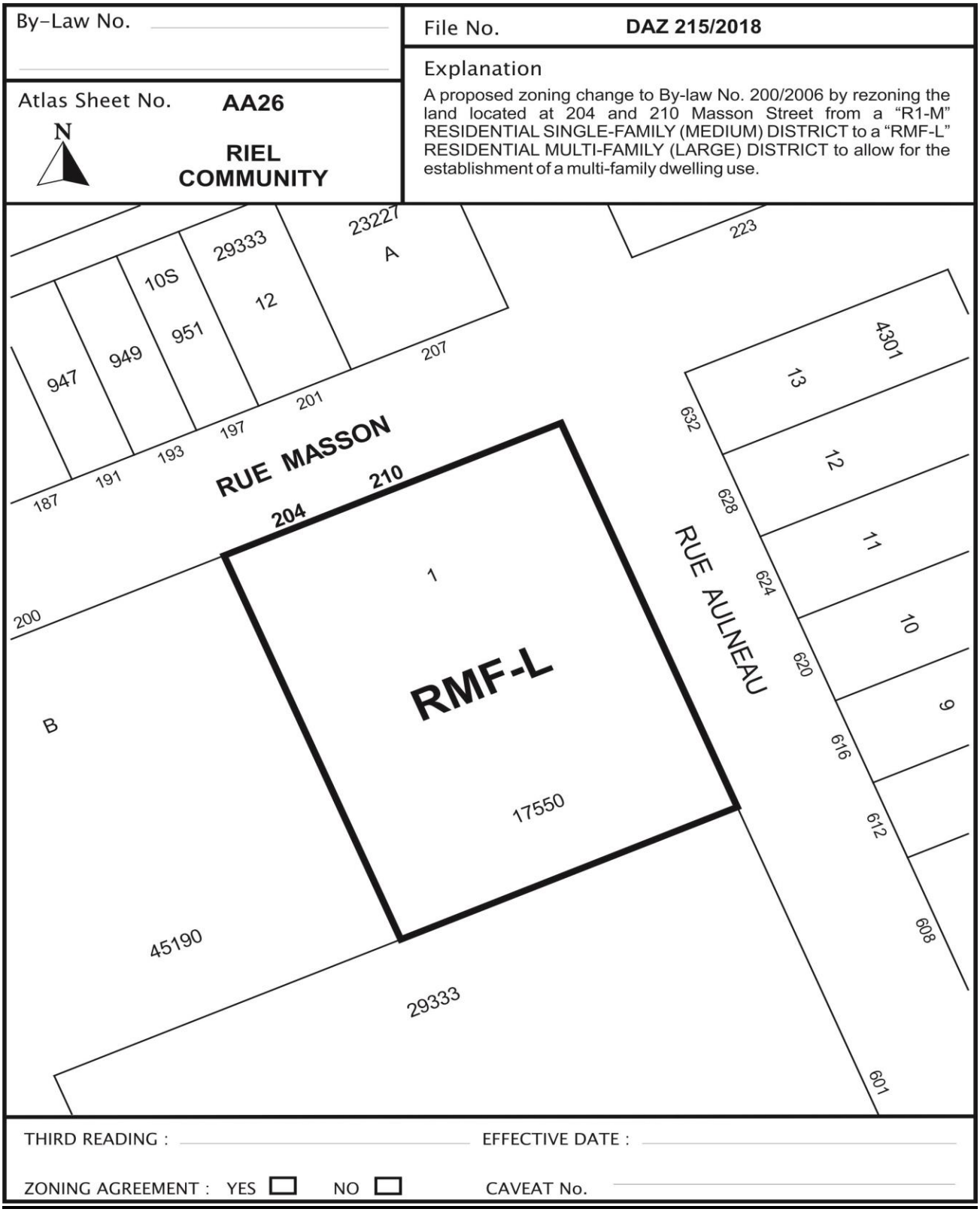
RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** for the following reason:

- The proposal is consistent with the policies guiding development in the *Areas of Stability – Mature Communities policy area* in the *Complete Communities Direction Strategy* which supports context sensitive infill development that addresses the transition between new and existing development.
- The proposal is also consistent with the *Complete Communities Direction Strategy* policy for Mature Communities which encourages building upon the local heritage of mature neighbourhoods, including the sustainable reuse of existing building stock and other historic elements.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 215/18

Schedule “A” for File No. DAZ 215/18, Riel Community Committee, dated December 6th, 2018.



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 204 and 210 MASSON STREET – DAZ 215/2018

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 211/2018. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Water and Waste Department:

There is not adequate fire flow for the proposed development.

1) The applicant shall either:

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

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

   c) Provide a servicing report, prepared by a qualified municipal engineer to the satisfaction of the Director of Water & Waste, outlining the water service upgrades required for the proposed development. The applicant would be required enter into a Servicing Agreement to upgrade, at no expense to the City, all water mains required to service the Planned Area, as indicated by the servicing report prepared by the municipal engineer.

2) 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. The following design criteria shall be used:

   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 0.35, 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.

3) Public Works:

a) The applicant shall note that the existing private approach to Masson Street is considered non-conforming under the Private Access By-Law. The Applicant will need to submit an application to retain the non-conforming private approach. Private approaches require separate application to the Public Works Department, however Public Works does not have authority to approve non-conforming private approaches. Review is required by the Standing Policy Committee on Infrastructure Renewal and Public Works.

b) Public Works would also like to inform the applicant that we are unable to determine if the existing pedestal is within or near the proposed private approach on Aulneau Street. If the pedestal is within or near the proposed approach, the applicant should contact the City's Underground Structures group for details of the pedestal and should then follow up with the owner of the pedestal to further discuss.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 211/2018
January 3, 2019

"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

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DAZ 215/2018 – 204 & 210 Masson Street

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street (Rue Masson and Rue Aulneau) and surrounding developments and creates a cohesive visual identity for the neighbourhood.

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

1.3 Parking areas should be screened with landscaping or active uses.

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

2. Building Orientation and Design

2.1 The building façades should be well-articulated and should avoid featureless building massing.

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

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

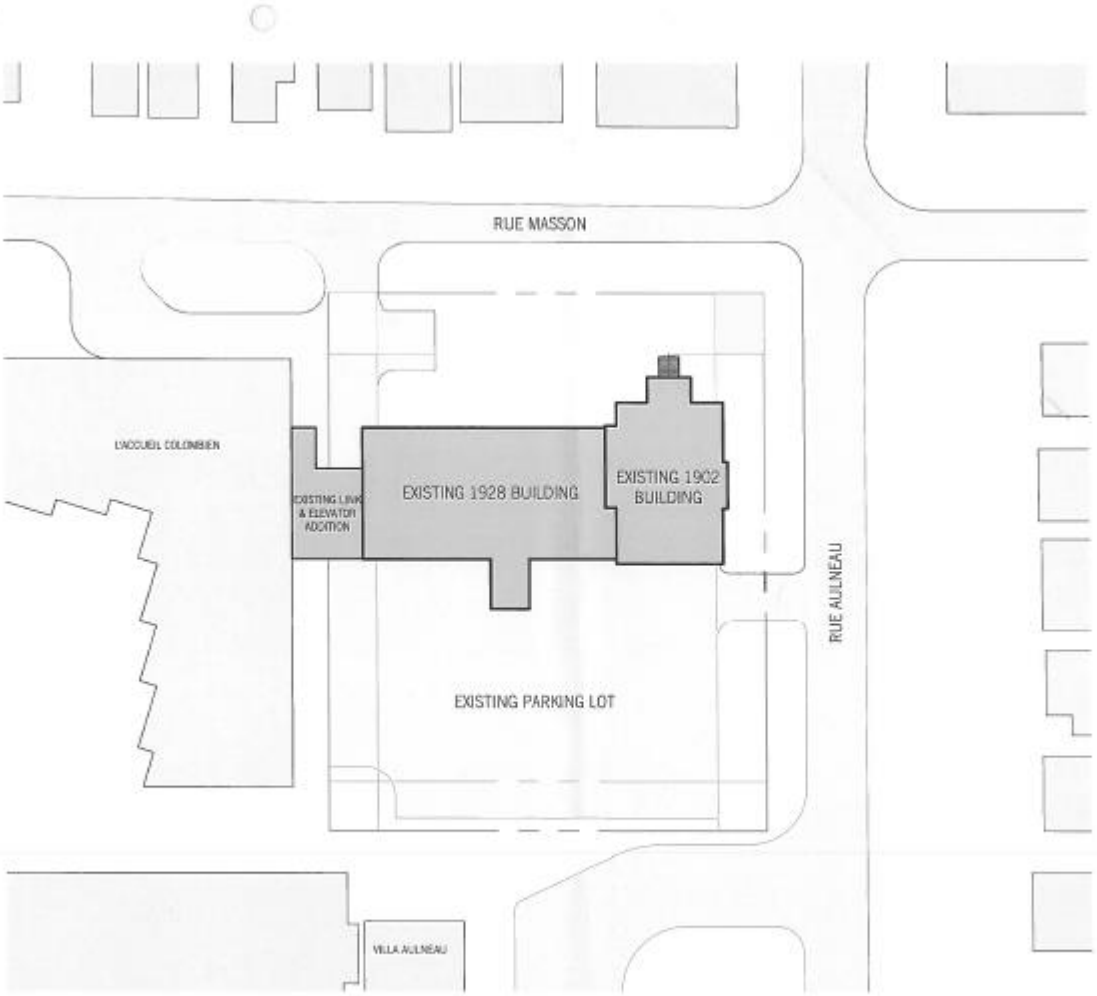
2.4 The overall design should complement the architecture of the existing 1902 heritage building.

3. Landscaping

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

3.2 High-quality landscaping is required along the streetfront of the development (i.e. Rue Masson and Rue Aulneau) as well as along the rear yard.

Exhibit “6” referred to in File DAZ 215/2018



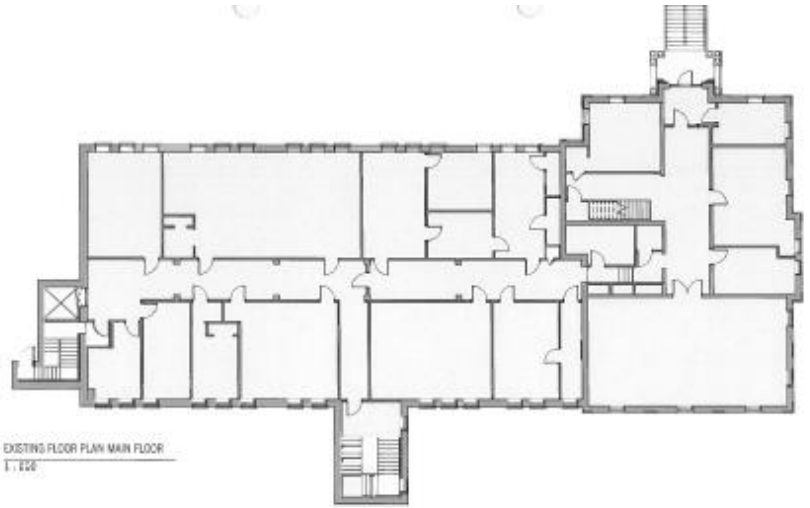
SITE PLAN EXISTING
1 : 500

ft3
Architecture
Landscape
Interior Design

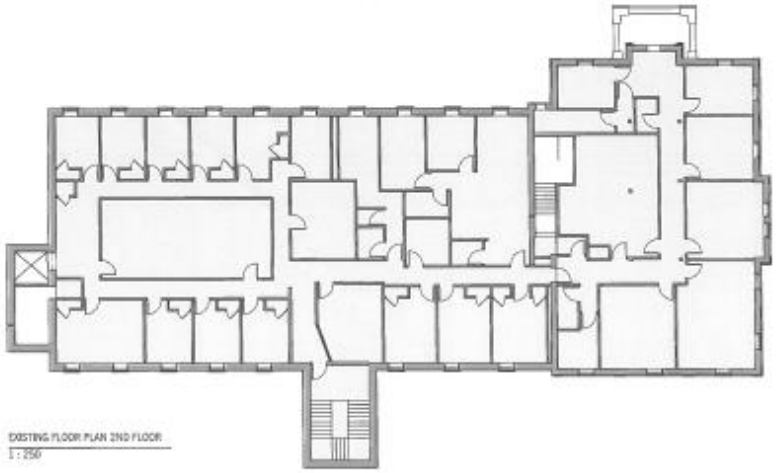
PROJECT TITLE
210 MASSON

EXISTING SITE PLAN

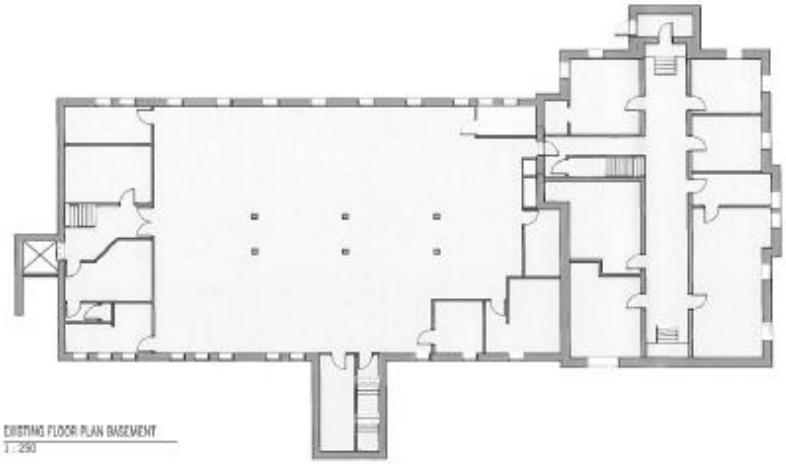
DRAWING
SD1.0



EXISTING FLOOR PLAN MAIN FLOOR
1 : 250



EXISTING FLOOR PLAN 2ND FLOOR
1 : 250



EXISTING FLOOR PLAN BASEMENT
1 : 250

ft3

Architecture
Landscape
Interior Design

Suite 200, 309 Waterfront Drive
Winnipeg MB Canada R3B 0N3
204.885.6323 1.204.837.7206

PROJECT TITLE

210 MASSON

EXISTING FLOOR PLANS

DRAWING

SD2.1



EXISTING CONDITION - NORTH ELEVATION
1 : 150

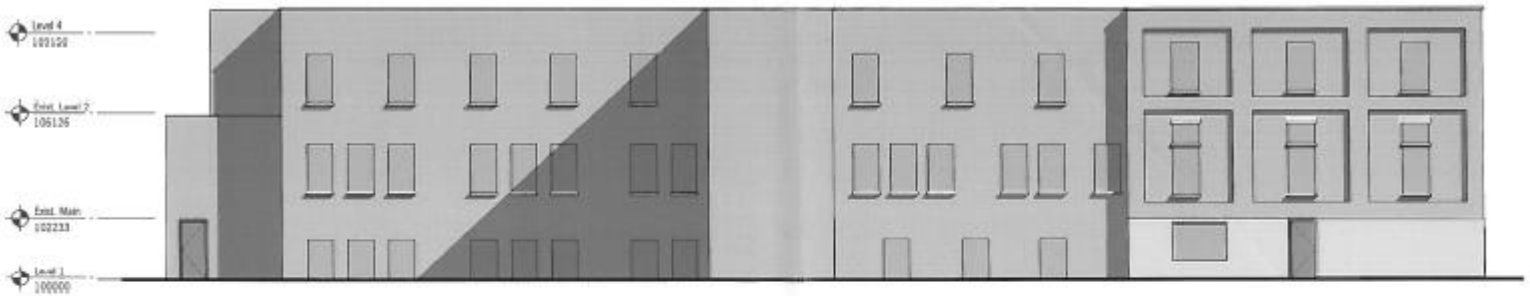


EXISTING CONDITION - EAST ELEVATION
1 : 150

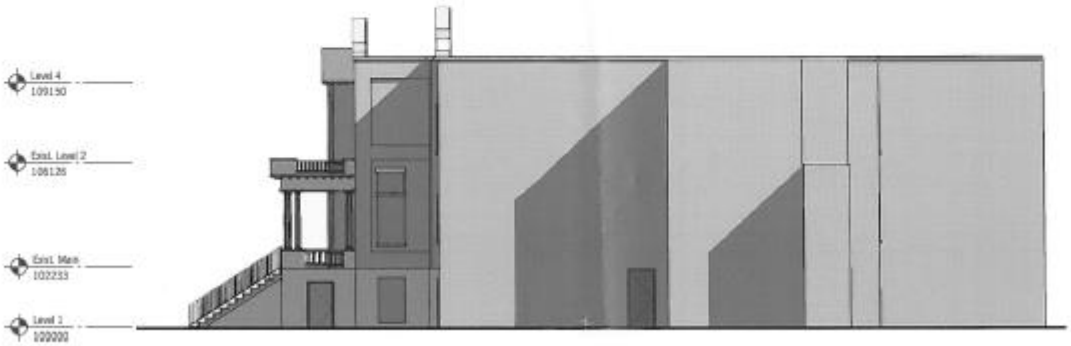
ft3
Architecture
Landscape
Interior Desig

PROJECT TITLE
210 MASSON

EXISTING
ELEVATIONS
DRAWING
SD3.1



EXISTING CONDITION - SOUTH ELEVATION
1 : 150

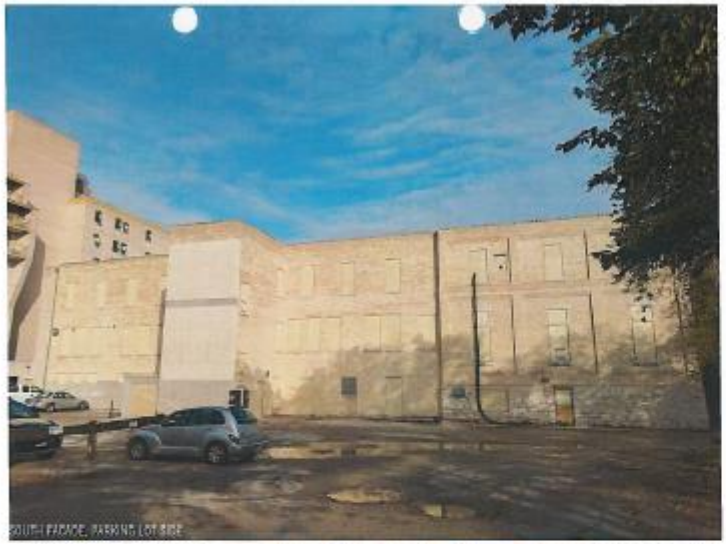


EXISTING CONDITION - WEST ELEVATION
1 : 150

ft3
Architecture
Landscape
Interior Design

PROJECT TITLE
210 MASSON

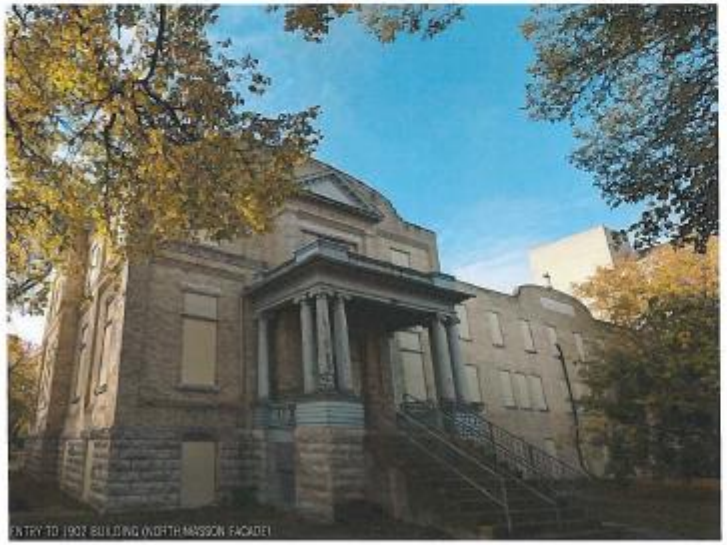
EXISTING
ELEVATIONS
DRAWING
SD3.2



SOUTH FACADE, PARKING LOT SIDE



1928 BUILDING & LINK TO LACQUELL COLOMBIEN



ENTRY TO 1902 BUILDING (NORTH MASSON FACADE)



VIEW FROM CORNER OF MASSON & AULNEAU

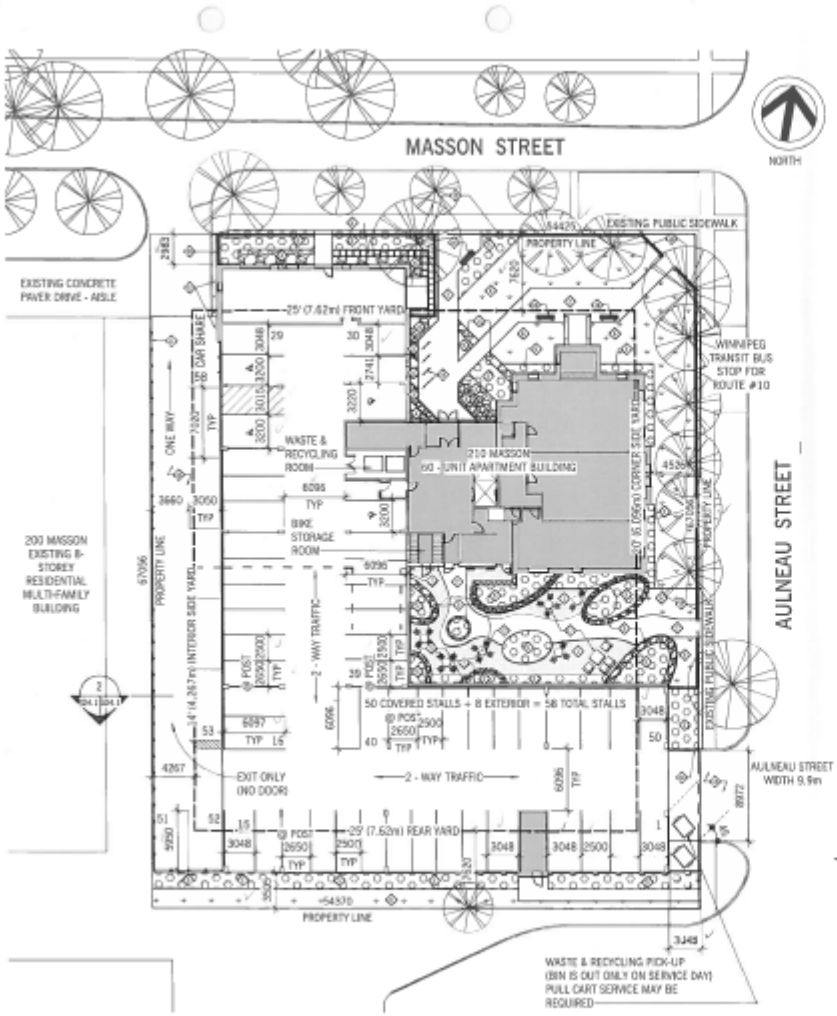
ft3

Architecture
Landscape
Interior Design

210 MASSON

EXISTING
CONDITIONS

SD3.3



1 SD4.1 LANDSCAPE SITE PLAN
1 : 400

CONSTRUCTION KEYNOTES

1. PRECAST CONCRETE UNIT PAVERS
2. CONCRETE SURFACE
3. LIMESTONE FLAGSTONE SURFACING
4. RIP RAP SURFACING
5. SHRUB BED
6. SOD SURFACE
7. CONCRETE RETAINING WALL
8. PRECAST CONCRETE SLAB PATHWAY
9. WALL MOUNTED STEEL TRELLIS FOR CLIMBING VINES
10. 1220mm HIGH ORNAMENTAL STEEL FENCE
11. 1828mm HIGH WOOD FENCE
12. STEEL BOLLARD MOUNTED TO CONCRETE SURFACE
13. CONCRETE APPROACH AS PER CITY OF WINNIPEG STANDARD DETAIL SD-232
14. CONCRETE CURB - 150mm HIGH
15. BICYCLE RACK
16. BENCH, MOUNTED TO CONCRETE
17. SITE FURNISHINGS - TABLE AND SEATING
18. CONCRETE DRIVE AISLE AND PARKING STALLS

CITY OF WINNIPEG ZONING REQUIREMENTS AS PER BY-LAW NO. 200/2006 - PART 5: DEVELOPMENT AND DESIGN STANDARDS

LEGAL DESCRIPTION:
LOT 1 PLAN 17550 WLTO
IN RL 76 PARISH OF ST. BONNIFACE

EXISTING ZONING CATEGORY: R1m PROPOSED ZONING CATEGORY: RMF-L

TOTAL LOT AREA:	3,644.68 sq.m. (39,231 sq.ft.)
TOTAL DWELLING UNITS:	60
STOREYS ABOVE GROUND:	4

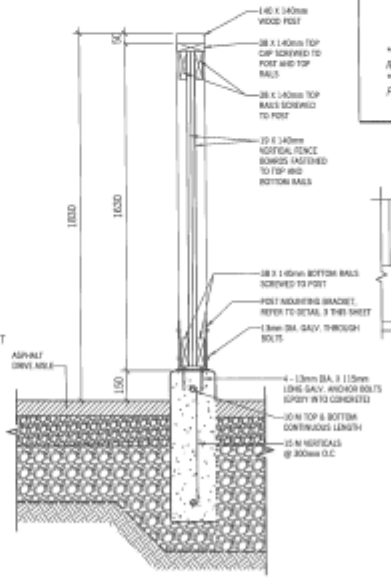
PARKING SPACES REQUIRED FOR RMF-L
1.5 PER DWELLING UNIT (1.5 X 60 = 90)

ADJUSTMENT DOWNWARD BY 20%:	72*
UNASSIGNED GUEST PARKING (90 X .10):	9
ACCESSIBLE SPACES REQUIRED:	4
BICYCLE PARKING (1 PER 10 REQ'D VEHICLE SPACES):	9

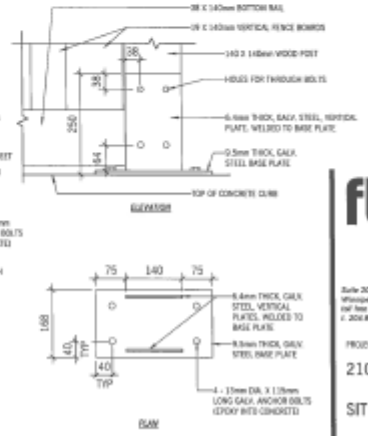
PARKING SPACES PROPOSED

TOTAL PARKING SPACES PROPOSED	58
INCLUDING THE FOLLOWING:	
UNASSIGNED GUEST PARKING	2
ACCESSIBLE PARKING STALLS	4
BICYCLE PARKING	>9
CAR SHARE STALL & VEHICLE	1**

*BUILDING IS LOCATED ON PROPERTY WITH FRONTAGE ON A PUBLIC TRANSIT ROUTE WITH REGULAR DAILY SERVICE.
**WE REQUEST THAT A CREDIT OF STALLS BE CONSIDERED BASED ON THE PROVISION OF A CAR SHARE STALL AND VEHICLE.



2 SD4.1 SD4.1 FENCE & UPSTAND CURB
1 : 20



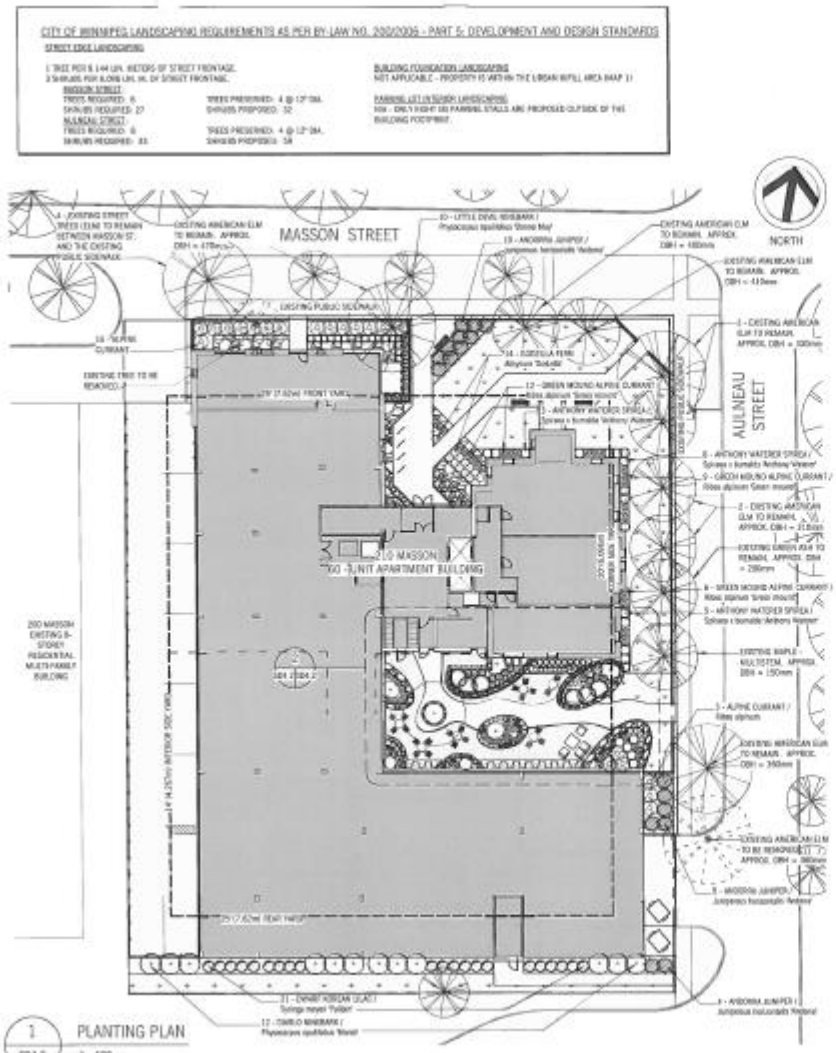
3 SD4.1 FENCE MOUNTING BRACKET DETAIL
1 : 10

ft3
Architecture
Landscape
Interior Design

PROJECT TITLE
210 MASSON

SITE PLAN

DRAWING
SD4.1

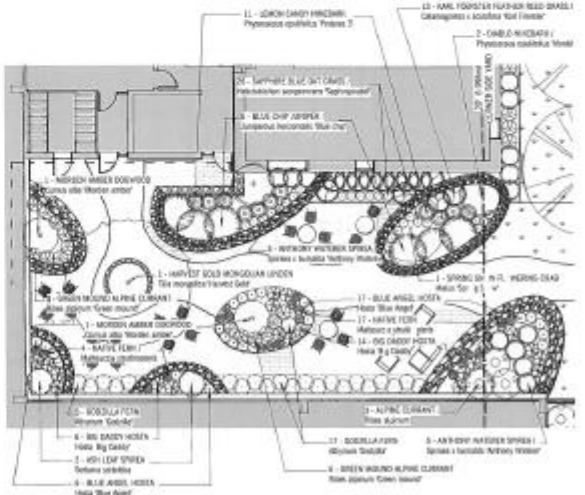


DECIDUOUS TREE SPECIFICATION LIST		
COMMON NAME / BOTANICAL NAME	SIZE & REMARKS	TOTAL
HARVEST GOLD HONEYLOCUST / Tilia mongolica 'Harvest Gold'	80mm CAL/PSR, MIN. 3000mm HT., MIN. 500mm WIDE ROOTBALL, STRAIGHT TRUNK, BALANCED HEAD	1
SPRING SNOW FLOWERING CRAB / Malus 'Spring Snow'	50mm CAL/PSR, MIN. 3000mm HT., MIN. 700mm WIDE ROOTBALL, STRAIGHT TRUNK, BALANCED HEAD	1

DECIDUOUS SHRUB SPECIFICATION LIST		
COMMON NAME / BOTANICAL NAME	SIZE & REMARKS	TOTAL
ALPINE CURRANT / Ribes alpinum	#05 HEIGHT, 7 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	21
ANTHONY WATERER SPIREA / Spiraea x bumalda 'Anthony Waterer'	#05 HEIGHT, 5 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	24
BIG LEAF SPIREA / Sedum sublatus	#05 HEIGHT, 7 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	2
DWARF KOREAN LILAC / Syringa meyeri 'Palibin'	#05 HEIGHT, 7 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	14
GREEN MOUND ALPINE CURRANT / Ribes alpinum 'Green mound'	450 HEIGHT, 5 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	21
LEMON CANDY NINEBARK / Physocarpus opulifolius 'Podaras 3'	450 HEIGHT, 5 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	41
LITTLE DEVIL NINEBARK / Physocarpus opulifolius 'Donna May'	450 HEIGHT, 5 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	11
MISSION AMBER DOGWOOD / Cornus alba 'Sibirica' amber'	600 HEIGHT, 7 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #5	10

CONIFEROUS SHRUB SPECIFICATION LIST		
COMMON NAME / BOTANICAL NAME	SIZE & REMARKS	TOTAL
ANDORRA JUNIPER / Juniperus horizontalis 'Andorra'	#05 SPREAD, 5 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #3	17
BLUE CHIP JUNIPER / Juniperus horizontalis 'Blue chip'	#05 SPREAD, 5 MAJOR BASAL STEMS DENSE BUSHY PLANT, CONTAINER #3	6

PERENNIAL SPECIFICATION LIST		
COMMON NAME / BOTANICAL NAME	SIZE & REMARKS	TOTAL
BIG DADDY HOSTA / Hosta 'Big Daddy'	125CM POT, 1 YEAR, 350M CLUMP FIELD GROWN TRANSPLANT AS PER CANADIAN STANDARDS FOR NURSERY STOCK FOR GROUND COVERS.	30
BLUE ANGEL HOSTA / Hosta 'Blue Angel'	125CM POT, 1 YEAR, 350M CLUMP FIELD GROWN TRANSPLANT AS PER CANADIAN STANDARDS FOR NURSERY STOCK FOR GROUND COVERS.	33
GOLDFELLA FERN / Athyrium 'Godzilla'	125CM POT, 1 YEAR, 350M CLUMP FIELD GROWN TRANSPLANT AS PER CANADIAN STANDARDS FOR NURSERY STOCK FOR GROUND COVERS.	56
KARL FOERSTER FEATHER REED GRASS / Calamagrostis x acutiflora 'Karl Foerster'	HEAVILY FIELD GROWN TRANSPLANT, GROWN 1 FULL SEASON BEFORE HARVESTING # 2 POT. AS PER CANADIAN STANDARDS FOR BAMBOOS, ORNAMENTAL GRASSES AND YUCCA.	13
NATIVE FERN / Matteuccia struthiopteris	125CM POT, 1 YEAR, 350M CLUMP FIELD GROWN TRANSPLANT AS PER CANADIAN STANDARDS FOR NURSERY STOCK FOR GROUND COVERS.	21
SAPPHIRE BLUE SAT GRASS / Helictotrichon sempervirens 'Saphirgruselt'	HEAVILY FIELD GROWN TRANSPLANT GROWN 1 FULL SEASON BEFORE HARVESTING # 2 POT. AS PER CANADIAN STANDARDS FOR BAMBOOS, ORNAMENTAL GRASSES AND YUCCA.	30

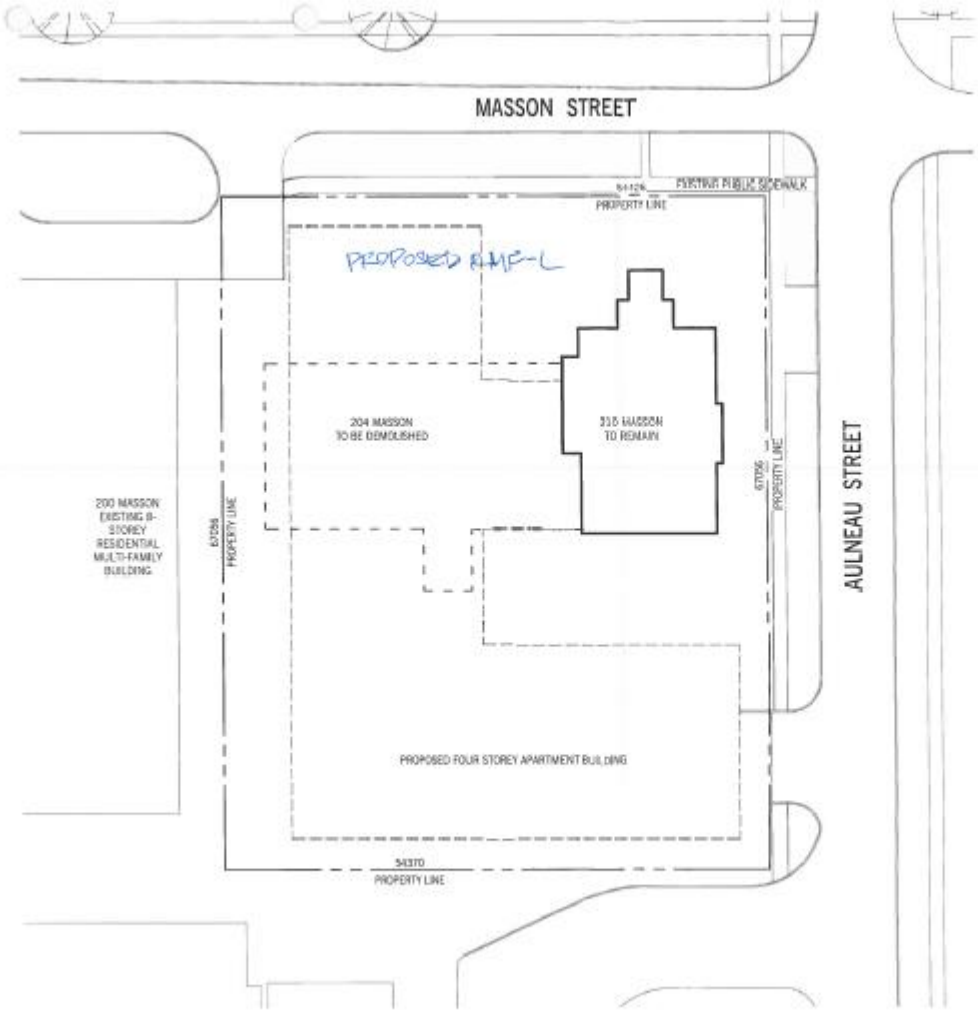


ft3
Architecture
Landscape
Interior Design

PROJECT TITLE
210 MASSON

PLANTING PLAN

DRAWING
SD4.2



1 PLAN OF REZONING
1 : 100

CITY OF WINNIPEG ZONING REQUIREMENTS
AS PER BY-LAW NO. 200/2006 - PART 5:
DEVELOPMENT AND DESIGN STANDARDS

LEGAL DESCRIPTION:
LOT 1 PLAN 17550 WLTO
IN RL 76 PARISH OF ST. BONIFACE

EXISTING ZONING CATEGORY: R1 (M) PROPOSED ZONING CATEGORY: RMF-L
TOTAL LOT AREA: 3,644.08 sq.m. (39,231 sq.ft.)
TOTAL DWELLING UNITS: 60
STOREYS ABOVE GROUND: 4

PARKING SPACES REQUIRED FOR RMF-L
1.5 PER DWELLING UNIT (1.5 X 60 = 90)
ADJUSTMENT DOWNWARD BY 20%: 72*

UNASSIGNED GUEST PARKING (90 X .10): 9
ACCESSIBLE SPACES REQUIRED: 4
BICYCLE PARKING (1 PER 10 REQ'D VEHICLE SPACES): 9

PARKING SPACES PROPOSED
TOTAL PARKING SPACES PROPOSED: 58
INCLUDING THE FOLLOWING:
- UNASSIGNED GUEST PARKING: 2
- ACCESSIBLE PARKING STALLS: 4
- BICYCLE PARKING: >9
- CAR SHARE STALL & VEHICLE: 1**

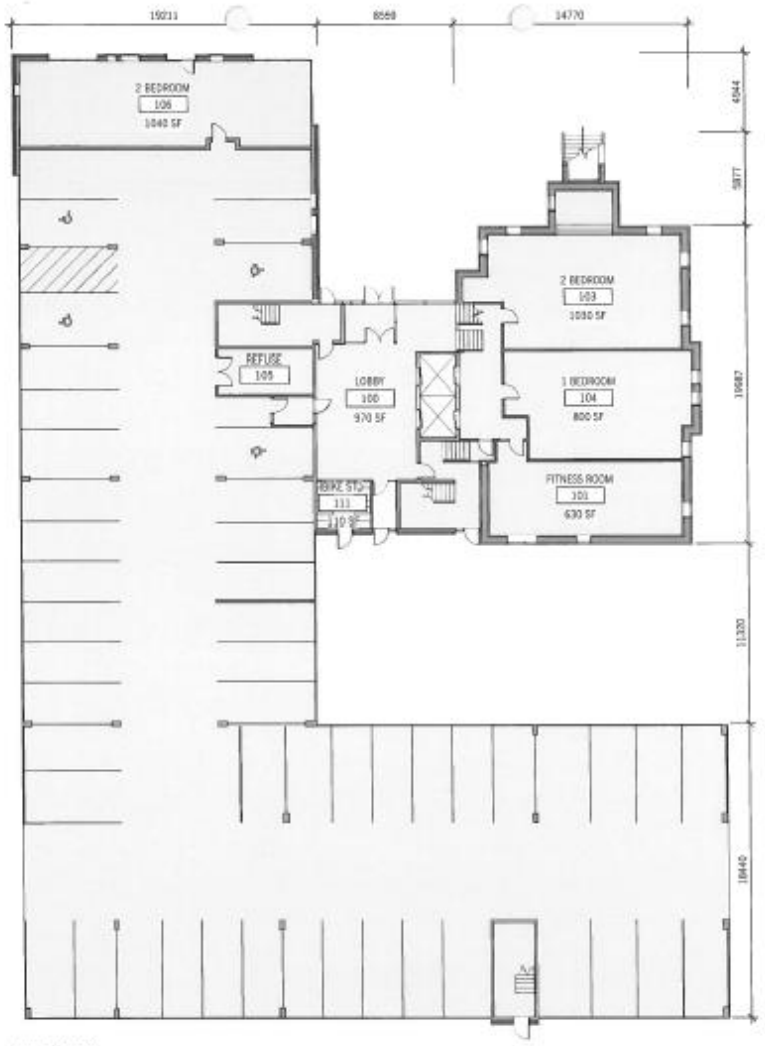
*BUILDING IS LOCATED ON PROPERTY WITH FRONTAGE ON A PUBLIC TRANSIT ROUTE WITH REGULAR DAILY SERVICE.
**WE REQUEST THAT A CREDIT OF STALLS BE CONSIDERED BASED ON THE PROVISION OF A CAR SHARE STALL AND VEHICLE.

ft3
Architecture
Landscape
Interior Design

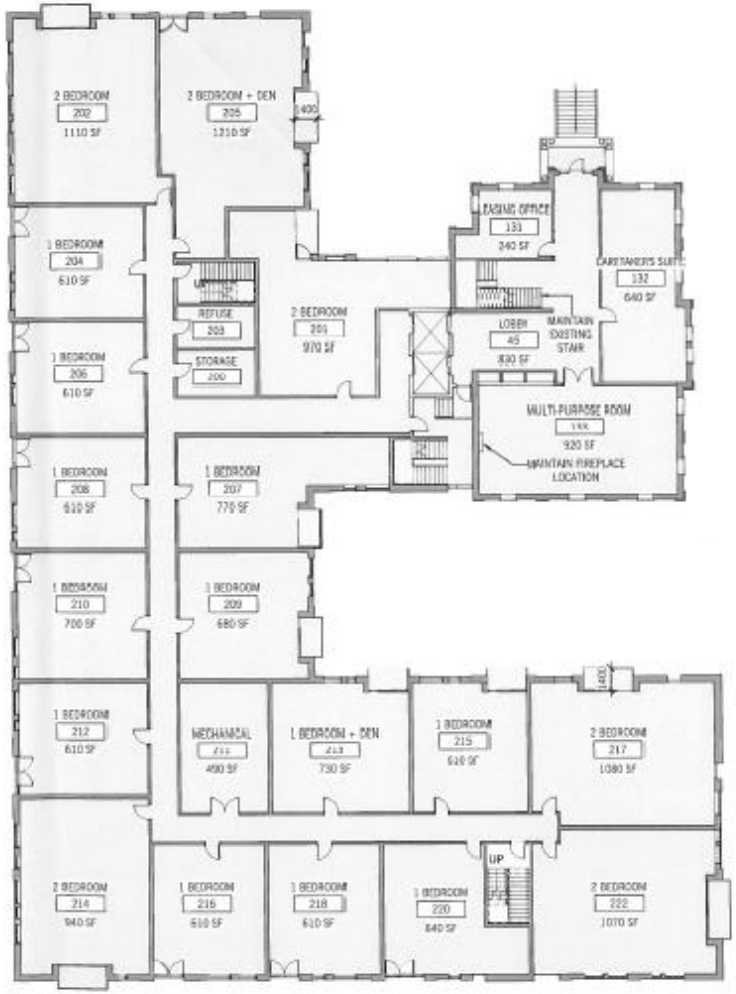
PROJECT TITLE
210 MASSON

PLAN OF
REZONING

DRAWING
SD4.3



MAIN FLOOR PLAN
1 : 200



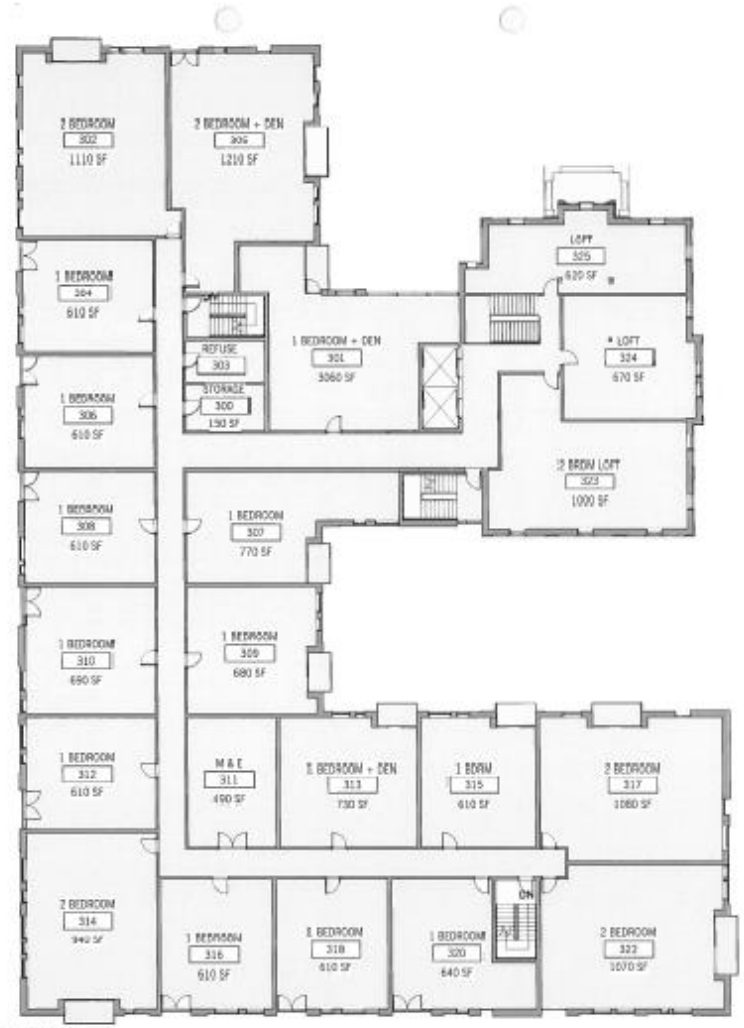
2ND FLOOR PLAN
1 : 200

ft3
Architecture
Landscape
Interior Design

PROJECT TITLE
210 MASSON

FLOOR PLANS

DRAWING
SD5.1





ft3
Architecture
Landscape
Interior Design

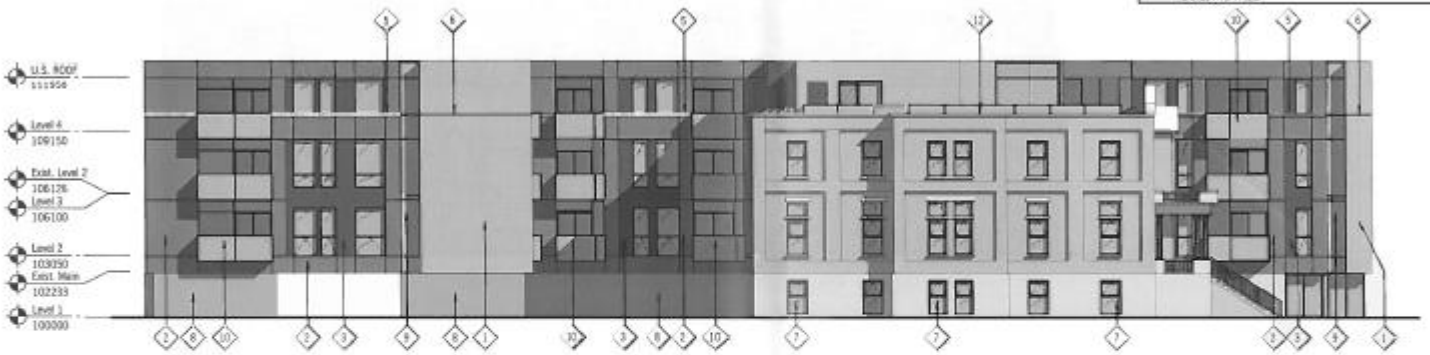
PROJECT TITLE
210 MASSON

FLOOR PLANS

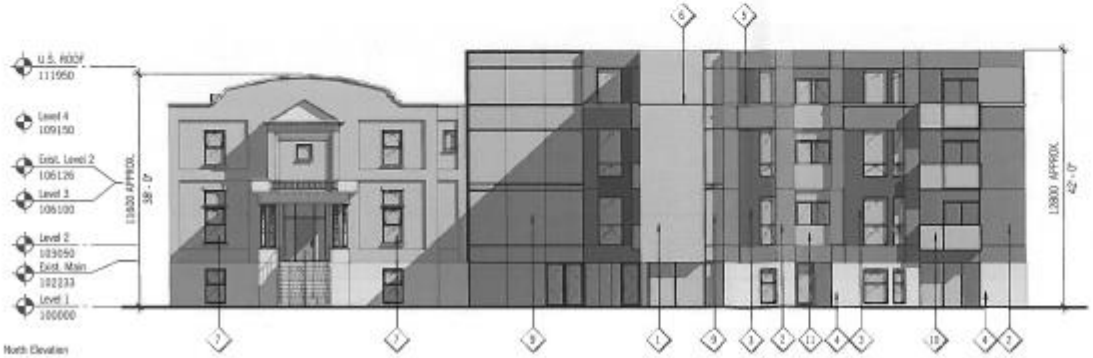
DRAWING
SD5.2

KEYNOTE - ELEVATIONS

1 MASONRY - TO MATCH HISTORIC BUILDING
2 FIBRE-CEMENT PANELS
3 EIFS
4 TYNDALL STONE
5 TYNDALL STONE SILL - TO MATCH HISTORIC BUILDING ELEVATION
6 BRICK REVEAL - TO MATCH HISTORIC BUILDING ELEVATION
7 NEW WINDOWS IN ALL EXISTING OPENINGS IN HISTORIC BUILDING
8 METAL SCREEN
9 CURTAIN WALL GLASS
10 GLASS RAILING - BALCONY
11 GLASS RAILING - JULIET BALCONY
12 GLASS RAILING - ROOFTOP TERRACE - SET BACK FROM HISTORIC BUILDING FACE



EAST ELEVATION
1 : 200



North Elevation
1 : 200

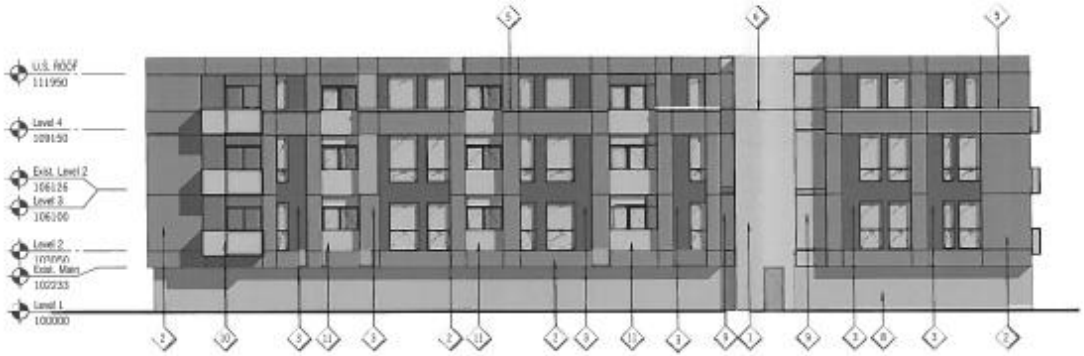
ft3
Architecture
Landscape
Interior Design

PROJECT TITLE
210 MASSON

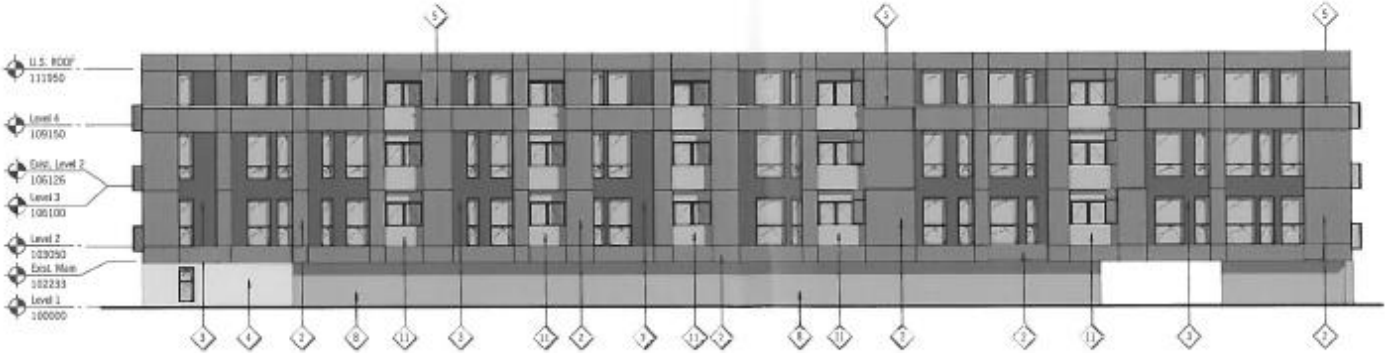
EXTERIOR ELEVATIONS
DRAWING
SD6.1

KEYNOTE - ELEVATIONS

1 MASONRY - TO MATCH HISTORIC BUILDING
2 FIBRE-CEMENT PANELS
3 EIFS
4 TYNDALL STONE
5 TYNDALL STONE SILL - TO MATCH HISTORIC BUILDING ELEVATION
6 BRICK REVEAL - TO MATCH HISTORIC BUILDING ELEVATION
7 NEW WINDOWS IN ALL EXISTING OPENINGS IN HISTORIC BUILDING
8 METAL SCREEN
9 CURTAIN WALL GLASS
10 GLASS RAILING - BALCONY
11 GLASS RAILING - JULIET BALCONY
12 GLASS RAILING - ROOFTOP TERRACE - SET BACK FROM HISTORIC BUILDING FACE



South Elevation
1 : 200



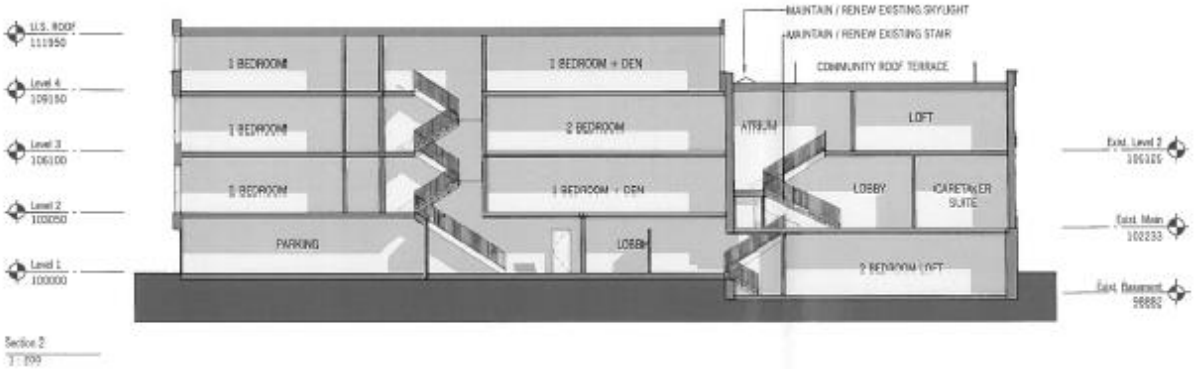
West Elevation
1 : 200

ft3
Architecture
Landscape
Interior Design

PROJECT TITLE
210 MASSON

EXTERIOR ELEVATIONS

DRAWING
SD6.2



Section 2
1 : 200



MPR ROOM INTERIOR ELEVATION
1 : 100



Section 1
1 : 200

ft3
Architecture
Landscape
Interior Design

PROJECT TITLE
210 MASSON

BUILDING SECTIONS

DRAWING
SD7.1



ft3

Architecture
Landscape
Interior Design

210 MASSON

MASSON
PERSPECTIVE

SD8.1



ft3

Architecture
Landscape
Interior Design

210 MASSON

MAIN ENTRY
PERSPECTIVE

SD8.2



ft3

Architecture
Landscape
Interior Design

PROJECT TITLE

210 MASSON

AULNEAU
PERSPECTIVE

DRAWING

SD8.3



ft3

Architecture
Landscape
Interior Design

210 MASSON

COURTYARD
PERSPECTIVE

SD8.4



ft3

Architecture
Landscape
Interior Design

PROJECT TITLE

210 MASSON

COURTYARD
PERSPECTIVE

DRAWING

SD8.5