Agenda – Council – April 25, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 1, 2019

Item No. 8 Subdivision and Rezoning – 700 Elgin Avenue (Point Douglas Ward) File DASZ 23/2018 [c/r SPA 1/2018 and DAV 170509/2018D]

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 23/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 12, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application DASZ 23/2018 by rezoning the subject land to an "EI PDO-1 West Alexander Centennial" Educational and Institutional Zoning District as shown on the map dated March 12, 2019, and attached as Schedule "A" to this report subject to the following conditions:

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

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

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. landscaping; and
            g. free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 1, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan 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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.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 authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/Servicing Agreement, 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.

4. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 23/2018, as determined by the City's Director of Planning, Property and Development.

5. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 1, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

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

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 1, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 16, 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 April 1, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 12, 2019, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: Subdivision and Rezoning – 700 Elgin Avenue
File DASZ 23/2018

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

Prepared by: P. Prinsloo, Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: March 13, 2019

COMMUNITY COMMITTEE RECOMMENDATION:

On March 12, 2019, the Lord Selkirk-West Kildonan 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 subdivision under Development Application No. DASZ 23/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 12, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application DASZ 23/2018 by rezoning the subject land to an "EI PDO-1 West Alexander Centennial" Educational and Institutional Zoning District as shown on the map dated March 12, 2019, and attached as Schedule "A" to this report subject to the following conditions:

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

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

            a. buildings;

            b. accessory parking areas;

            c. private approaches;

            d. 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 ("Director") and the Lord Selkirk - West Kildonan 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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.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 authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/Servicing Agreement, 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.

4. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 23/2018, as determined by the City's Director of Planning, Property and Development.

5. 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.

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

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. I am quite familiar with this property from when I worked with my predecessor Councillor Mike and I know these guys have done an excellent job in working with the community and they've done two community consultations and have heard some great feedback and glad to see that we're revitalizing this area; and it's been really good to see and I am excited to see the Plan Approval come back to this committee so that we can talk more about the landscaping and the lighting and stuff like that.

2. This is a great project and I am supportive of it.

PUBLIC HEARING SUMMARY

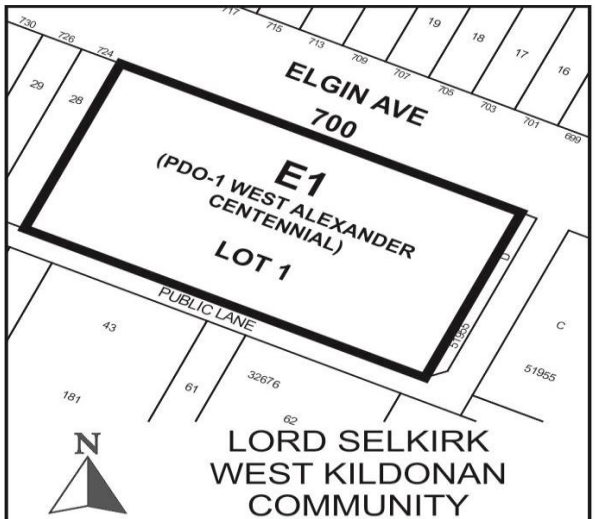
File: DASZ 23/2018

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: March 12, 2019
Council Building, 510 Main Street

Applicant: MMP Architects Inc.

Subject:



APPLICANT: MMP Architects Inc.
FILE: DASZ 23/2018
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R2 PDO-1 WEST ALEXANDER CENTENNIAL" RESIDENTIAL TWO-FAMILY DISTRICT to an "EI PDO-1 WEST ALEXANDER CENTENNIAL" EDUCATIONAL AND INSTITUTIONAL DISTRICT to facilitate the consolidation of lands for the conversion of an existing building into a Medical Clinic use. **For information, phone Mr. R. Hayer Planner at 204-986-7168.**

Premises Affected: 700 Elgin Avenue

Exhibits Filed:

1. Application dated September 11, 2018
2. Notification of Public Hearing dated November 6, 2018
3. Manitoba Status of Titles 2887057/1, 2887058/1, 2887059/1, 2887061/1, 2887062/1, 2887063/1, 2887064/1, 2887066/1, 2887067/1, 2887068/1
4. Letter of authorization dated February 7, 2018 from The Winnipeg Regional Health Authority Capital Planning to Winnipeg Regional Health Authority
5. Letter of authorization dated September 7, 2018 from MMP Architects Inc., on behalf of The Winnipeg Regional Health Authority
6. Surveyor's Building Location Certificate and sketch dated March 9, 2018
7. Caveat 177622
8. Sketch of proposed subdivision dated August 30, 2018
9. Plans (13 pages)
10. Report from the Urban Planning Division dated February 27, 2019
11. Inspection Report
12. Recording of Representations
13. Presentation in support of the application submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Aaron Simoes
Carlos Vieira
Heidi Johnson

In Opposition

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 23/2018

ADMINISTRATIVE REPORT

Title: DASZ 23/2018 – 700 Elgin Avenue

Issue: Proposed Plan of Subdivision and Rezoning that would:

- consolidate ten existing lots into one (1) new lot; and
- rezone lands from "R2 PDO-1 West Alexander Centennial" Residential Two-family to "EI PDO-1 West Alexander Centennial" Educational – Institutional District to convert an existing building into a Medical Clinic as part of the Health Science Centre campus.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 23/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 12, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

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         (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 ("Director") and the Lord Selkirk - West Kildonan 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.

D. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.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").

E. 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.

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11. 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 consolidate ten existing lots into one (1) lot in a new plan of subdivision, and rezone all from “R2” Residential Two-family to “EI” Educational – Institutional District
- The intent is to convert an existing building, former Elementary/Junior High School use (Ellen Douglass School building), into a Medical Clinic as part of the Health Science Centre campus.
- This report provides information, and makes recommendations, regarding the subject application (DASZ 23/2018) in terms of compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy.* This report is available to the public, City Council and committees of Council.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposal can proceed.

CONSULTATION

The City’s Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

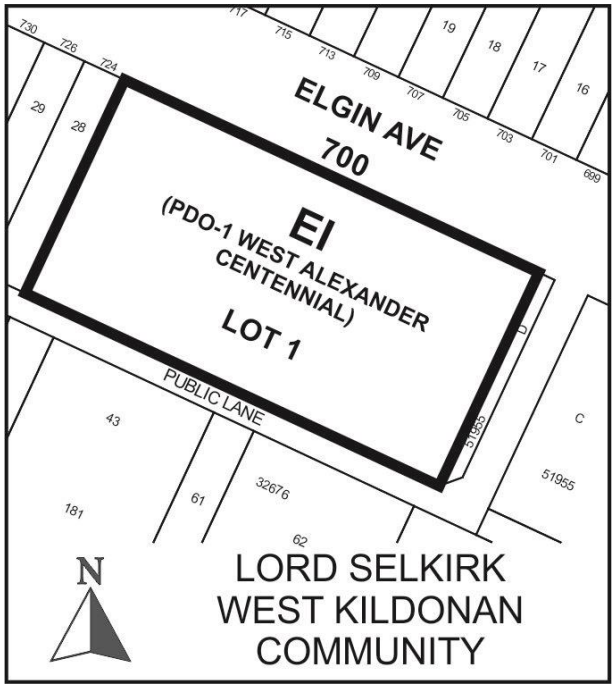
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Rakvinder Hayer, MCP
Date:	February 27, 2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 23/2018,** Lord Selkirk - West Kildonan Community **Committee, dated** March 12, 2019.
- **Schedule "B," Report of the Administrative Co-ordinating group, dated** February 15, 2019**, Re: proposed subdivision and rezoning of land located at 700 Elgin Avenue – File No. DASZ 23/2018.**

Appendix "A," Planning Discussion

DATE:	February 27, 2019
FILE:	**DASZ 23/2018**
RELATED FILE:	DAV 18-170509\D; SPA 1/2018; ZR 18/124548
COMMUNITY:	Lord Selkirk - West Kildonan Community Committee
NEIGHBOURHOOD #:	3.105 (West Alexander)
SUBJECT:	proposed plan of subdivision and proposed rezoning that would: • consolidate ten existing lots into one (1) new lot; and • rezone all from "R2" Residential Two-family to "EI" Educational – Institutional Zoning District.
LOCATION:	700 Elgin Avenue
LEGAL DESCRIPTION:	LOT 18/27 PLAN 32676 8/9 ST J



APPLICANT:	MMP Architects (Aaron Simoes) 300-214 McDermot Ave Winnipeg, MB R3B 0S3
OWNER:	Winnipeg Regional Health Authority 650 Main Street Winnipeg, MB R3B 1E2
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

- The subject site is located on the south side of Elgin Avenue, in the West Alexander neighbourhood and the Point Douglas ward.
- Currently on the site is an existing two-storey structure with a 15,000 sq. ft. building footprint. The subject building was previously used as an Elementary/Junior High School use (Ellen Douglas School).
- The property has a lot area of +/- 33,823 sq. ft. and 256 feet of frontage on Elgin Avenue. There is an existing private approach on Elgin Avenue. A public lane abuts the south and east property limits.
- As noted in Schedule B to this report, the site is in a combined sewer district.
- Under *OurWinnipeg*, the property is designated “Areas of Stability” policy area.
- Under the *West Alexander – Centennial Neighbourhood* secondary plan, the property is designated “Low Density Residential” policy area.
- Under *Zoning By-law 200/2006*, the property is zoned “R2” Residential Two-family district.

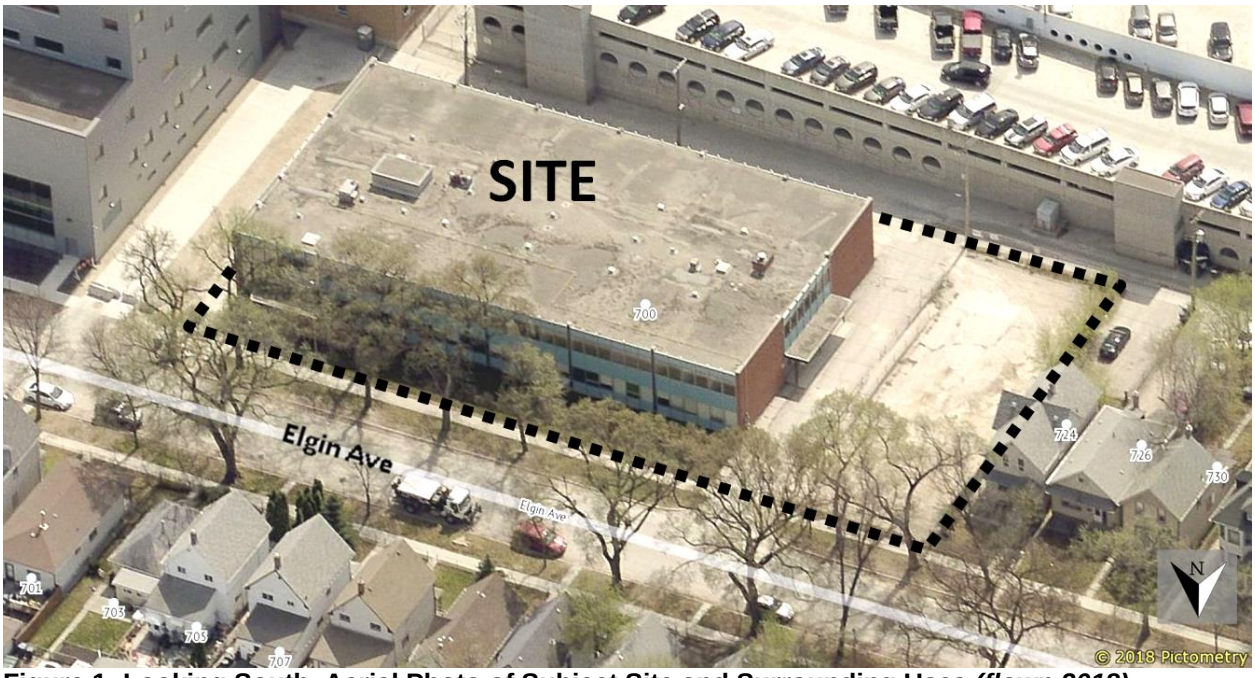


Figure 1: Looking South. Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SITE CONTEX SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Elgin Avenue; then single-family dwellings, zoned “R2” Residential Two-family district.

South: Public Lane; then a structured parking facility, zoned “EI” Educational & Institutional district.

East: Public lane; then a medical building (HSC Women's Hospital), zoned “C2” Commercial Community district.

West: Single-family dwellings zoned “R2” Residential Two-family district.

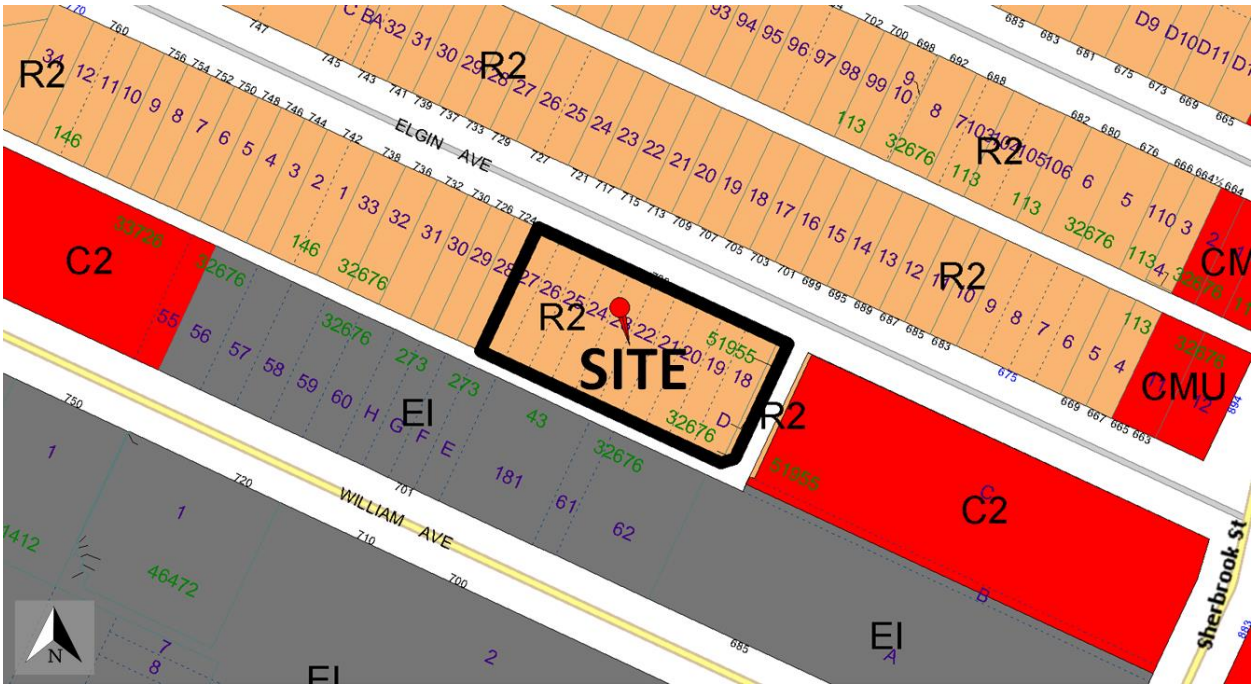


Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The proposed development is a conversion of a former school building to a medical clinic.
- The existing building would be renovated to accommodate the proposed use.
- The total floor area for the medical clinic would 45,000 sq. ft.
- The submitted letter of intent notes that the proposed medical clinic would be for outpatient use with only examinations and minor procedures occurring on the premises.
- An associated variance application has been applied for under file no. DAV 18-170509\D; and a report on the matter has been submitted for the Committee's consideration.

Site Design

- No new buildings are proposed. The existing building would be renovated, including cosmetic improvements to the existing windows, entrances and landscaping.
- The proposed scope of work includes full interior demolition and hazardous material abatement, and replacement and upgrade of the exterior building envelope. The main entrance would face Elgin Avenue. Existing landscaping would be maintained.

Parking and Access

- The existing on-site surface parking area would be re-configured to include eight (8) accessible parking stalls and pedestrian crosswalks. Access would be through the rear lane and from an existing private approach on Elgin Avenue.
- Patient drop-off and loading would be on the east and west sides of the existing building. There would be no new loading areas established on Elgin Avenue and the existing on-street parking would not be affected.

- On-site parking includes 23 stalls. Although the *Zoning By-law* would typically require 130 parking stalls for a use of this size and nature, the applicant has applied for a Parking Management Plan (PMP) to address the shortfall in parking. Under the PMP, the applicant notes that the William Avenue parking structure owned by the Winnipeg Regional Health Authority would provide the majority of the parking for staff and visitors. The new Women's Hospital located directly east of the subject site would provide additional underground parking.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- ***OurWinnipeg* is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.** The subject site is in the "Area of Stability – Mature Communities" policy area of *OurWinnipeg* and *Complete Communities*.
- Key policies guiding development within Areas of Stability include:

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

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN

- **Under the West Alexander – Centennial Neighbourhood secondary plan, the property is currently designated "Low Density Residential" policy area. However, under related file SPA 1/2018, the applicant is proposing to amend the secondary plan designation from "Low Density Residential" policy area to "Institutional" policy area. A report on the Secondary Plan Amendment application has been submitted to the Lord Selkirk West Kildonan Community Committee for consideration.**
- **Following the re-designation of the property under the Secondary Plan from "Low Density Residential" to "Institutional" policy area, and the following key policies would apply:**
  - Existing patterns of streets, lanes, blocks, and private or public open spaces should be respected when possible.
  - Encourage new development to be in a compact urban layout, which means a vertical, instead of a land consumptive, sprawling horizontal building form.
  - Require that building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level.
  - Require that future expansion of the Institutional District occur north of William Avenue, east of Sherbrook Street, and west of Tecumseh.
  - Within the Institutional Zone, buildings may have the following heights:
    - Five storeys in height or 45 feet, whichever is less.
    - The height may be increased proportional to the distance from a residential boundary outside of the Institutional Zone (measure at the property line), at a 1 to 2 ratio.

'EI' Educational & Institutional district: is intended to provide areas for the development of large and significant, multi-building, public, quasi-public, or private facilities of a non-commercial character that may have significant impacts on the surrounding areas. Typical uses may include places of worship, schools, colleges and universities, libraries, cultural facilities, hospitals, and large research facilities as well as supporting residential uses. Attractive, campus-style development is encouraged within this district. In some cases, EI zoning may be appropriate for clustered or core facilities, while supporting facilities on non-contiguous lots remain in other zoning districts. Commercial or non-commercial uses that support the function of the facility or its population would be considered as accessory uses.

Dimensional Standards						
Zoning District	**Minimum/Maximum Front Yard (Ft.)**	**Minimum Rear Yard (Ft.)**	**Minimum Interior Side Yard (Ft.)**	**Minimum Corner Side Yard (Ft.)**	**Maximum Height of Building (Ft.)**	**Maximum Floor Area Ratio**
EI	25/NA	25 (note b)	0 (note b)	25	100	3.0
Note A:	Where a maximum front yard requirement applies, a minimum of 50 percent of the ground floor front façade of the principal structure must meet the maximum front yard requirement; other portions of the front façade may be located further from the street.					
Note B:	Where a side or rear lot line in a commercial or institutional zoning district abuts a side or rear lot line of an R1 or R2 zoning district, a yard of 10 feet must be provided along the side or rear lot line in the commercial or institutional zoning district. The 10 foot side yard must be landscaped pursuant to sections 188 through 193, Landscaping and Buffering, and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind.					

"EI PDO-1 West Alexander Centennial" Educational – Institutional: The general intent of this district is to create a zone which recognizes the importance of the institutions in the neighbourhood by providing parameters for their future growth and development, as well as enabling the establishment of complementary activities within the zone. New developments within the Institutional District are subject to provisions aimed at encouraging compatible expansion and protecting the features of Residential Areas.

Height of Principal Buildings:

The maximum height of a principal building in the "EI PDO-1 West Alexander Centennial" Educational – Institutional district is as follows:

- On all streets within 90 feet of the Institutional Area boundary, five stories in height or 45 feet, whichever is less.
- For the purpose of determining the maximum height of a principal building in the Institutional Area, the distance from an Institutional Area boundary is measured from the nearest property line outside of the Institutional Area
- The maximum building height may be increased 1 foot for every 2 feet from the

Institutional Area boundary, up to a maximum of 200 feet or 20 storeys, whichever is less.

SUBDIVISION AND REZONING ANALYSIS

The proposed subdivision and rezoning is consistent with *OurWinnipeg, Complete Communities,* the *West Alexander & Centennial Neighbourhood Secondary Plan,* and compatible with the surrounding neighbourhood for the following reasons:

- The subject building exists on the property and would be renovated. No new buildings are current being proposed. The overall size and shape of the subject building on the lot would not change under the current proposal. Thus, the proposed development would not be incompatible with the neighborhood.
- The proposed development involves renovations to an existing building, thus the development would not detract or impact the existing character of the street.
- Recommended conditions of approval include a zoning agreement to require Plan Approval through the Lord Selkirk – West Kildonan Community Committee and the Director of Planning, Property and Development to allow the Committee and the Urban Planning Division to review final plans for any redevelopment on the site.
- The site is also in a combined sewer district, thus the applicant is advised to consider requirements under Schedule B.

REASONS FOR THE RECOMMENDATIONS

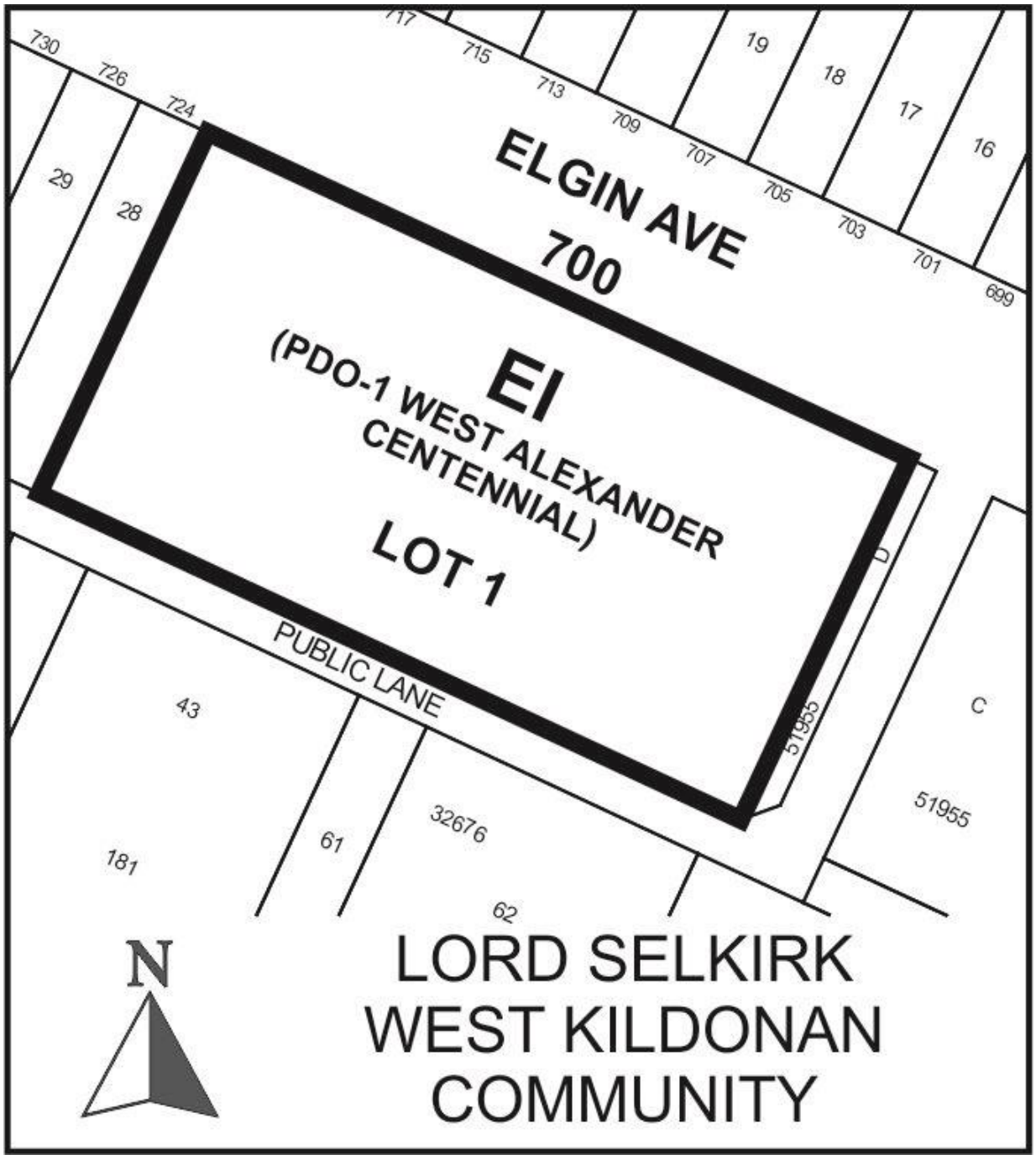
The Urban Planning Division recommends approval because the proposed plan of subdivision and rezoning are consistent with *OurWinnipeg*, *Complete Communities*, the *West Alexander & Centennial Neighbourhood Secondary Plan*, and would be compatible with the surrounding area.

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

Report Prepared by:
Rakvinder Hayer, MCP

PPD File #:
DASZ 23/2018

Schedule "A" of File DASZ 23/2018, Lord Selkirk West Kildonan Community Committee,
March 12, 2019



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 700 ELGIN AVENUE – DASZ 23/2018

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 23/2018. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

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:

1) The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

2) The peak land drainage discharged from the site must be based on a c-value of 0.55, with a 5 year rainfall event applied.

3) 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.

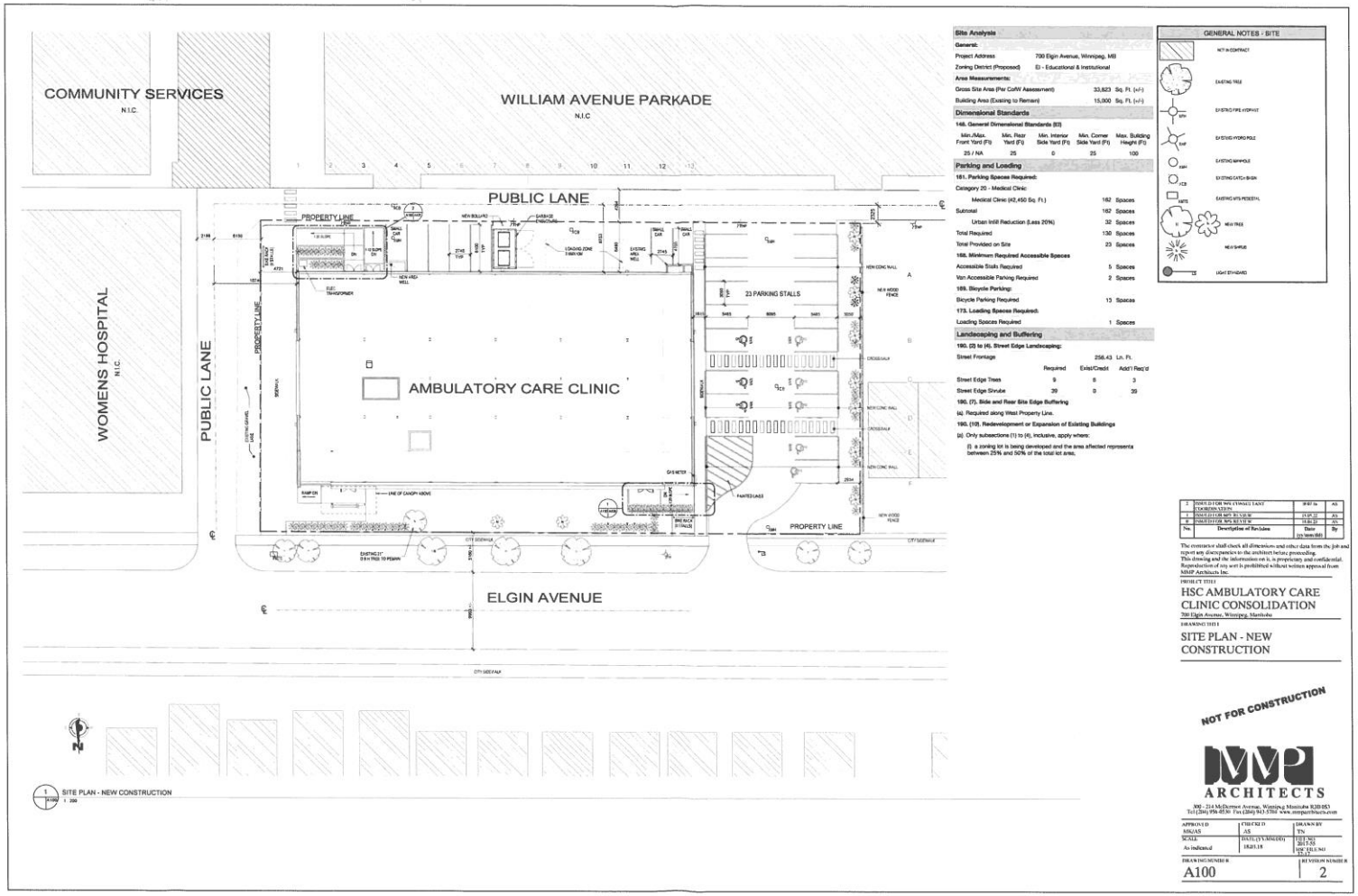
THIS REPORT SUBMITTED BY:

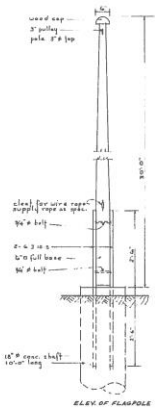
Administrative Co-ordinating Group
File No. DASZ 23/2018
February 15, 2019

"*Original Signed by G. Jasper"*
G.V. Jasper P. Eng.,
Land Development Branch

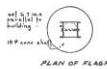
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Water & Waste Department

Exhibit “9” referred to in File DASZ 23/2018

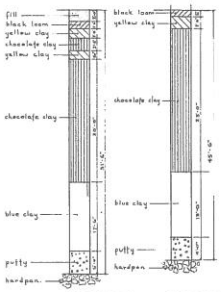




ELEV. OF FLAGPOLE



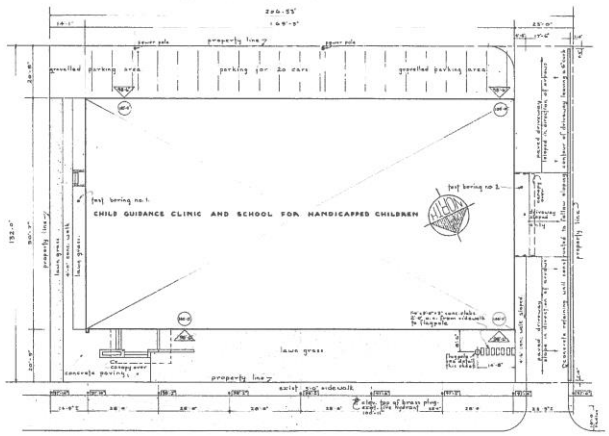
PLAN OF FLAGPOLE



TEST BORING No 1 by smith, Chasson. aug. 6, 1959

TEST BORING No 2.

PUBLIC LANE



SITE PLAN SCALE 1/16"-1'-0"

brass bung on top of fire hydrant to be used as benchmark with elevation of 1991.11'

figures shown in ⬭ are elevations of existing conc. sidewalk

figures shown in △ are elevations of finished grade or paving where shown.

figures shown in ○ are elevations of finished first floor of building.

NOTE General Contractor to erect plywood fence 6'-0" high on the property line completely enclosing the building site.

LIST OF DRAWINGS.

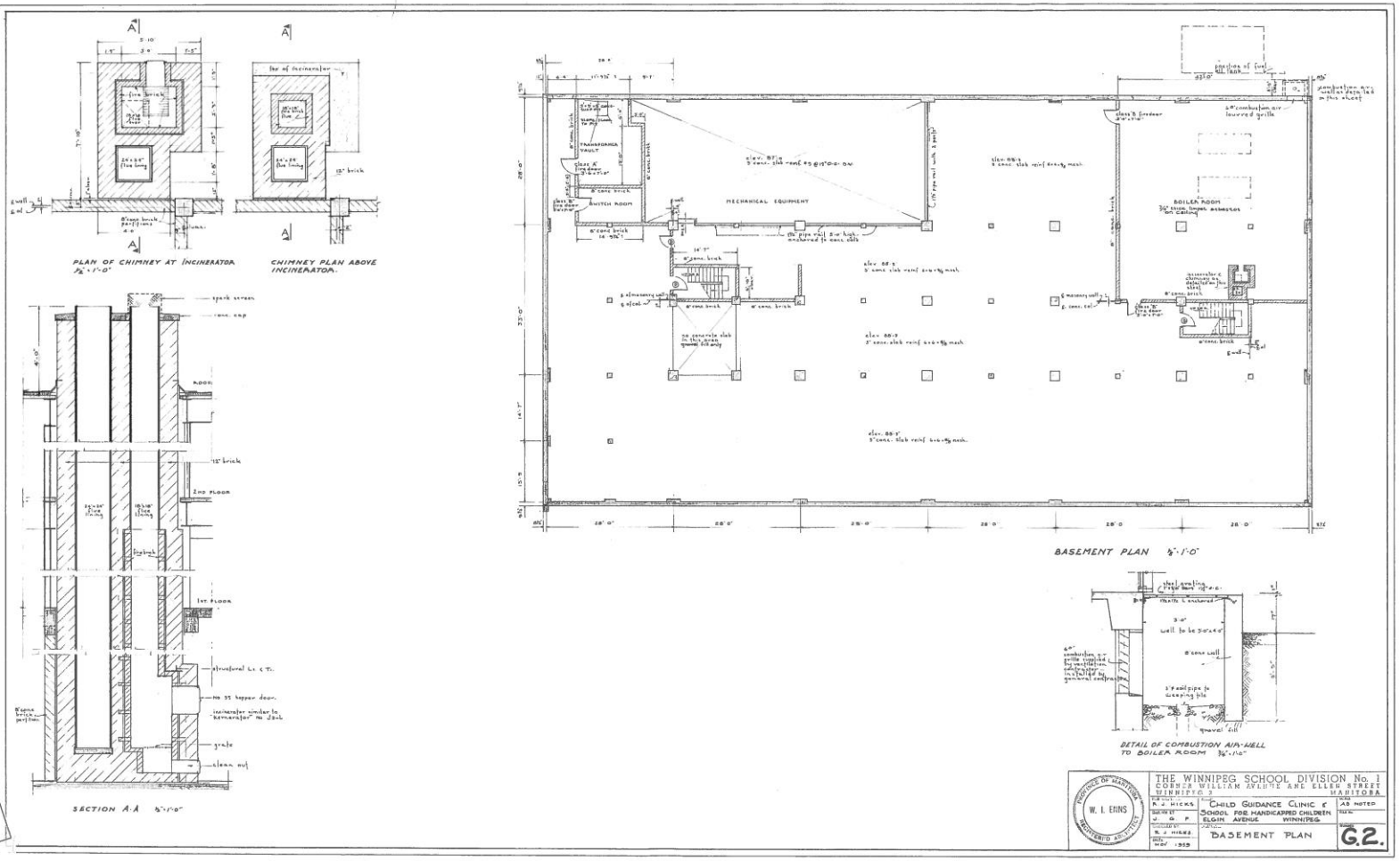
G.1.	SITE PLAN.
G.2.	BASEMENT PLAN
G.3.	FIRST FLOOR PLAN
G.4.	SECOND FLOOR PLAN
G.5.	ELEVATIONS AND SECTIONS.
G.6.	WALL SECTIONS
G.7.	ENTRANCE DETAILS
G.8.	WINDOW & MISCELLANEOUS DETAILS
G.9.	STAIR DETAILS
G.10.	ENLARGED CENTRE CORE AND PARTITION DETAILS
G.11.	CLASSROOM DETAILS
G.12.	FITMENT DETAILS HOME ECONOMICS
G.13.	FITMENT DETAILS EMOTIONALLY DISTURBED CLASSRMS.
G.14.	FITMENT DETAILS PLAYROOMS LIBRARY, ETC.
S.1.	STEEL COLUMN PLAN & BASE PLATE SCHEDULE
S.2.	STEEL FRAMING PLAN
C.1.	FOUNDATION PLAN
C.2.	FIRST FLOOR CONC. FRAMING.
C.3.	BEAM CAISSON PILES & COLUMN SCHEDULE
P.1.	PLUMBING BASEMENT
P.2.	PLUMBING FIRST FLOOR
P.3.	PLUMBING SECOND FLOOR
E.1.	ELECTRICAL BASEMENT
E.2.	ELECTRICAL FIRST FLOOR.
E.3.	ELECTRICAL SECOND FLOOR.
E.4.	VARIOUS SYSTEMS FIRST FLOOR.
E.5.	VARIOUS SYSTEMS SECOND FLOOR.
M.1	MECHANICAL BASEMENT
M.2	MECHANICAL FIRST FLOOR PLAN
M.3	MECHANICAL SECOND FLOOR PLAN
M.4.	MECHANICAL FAN ROOM DETAILS

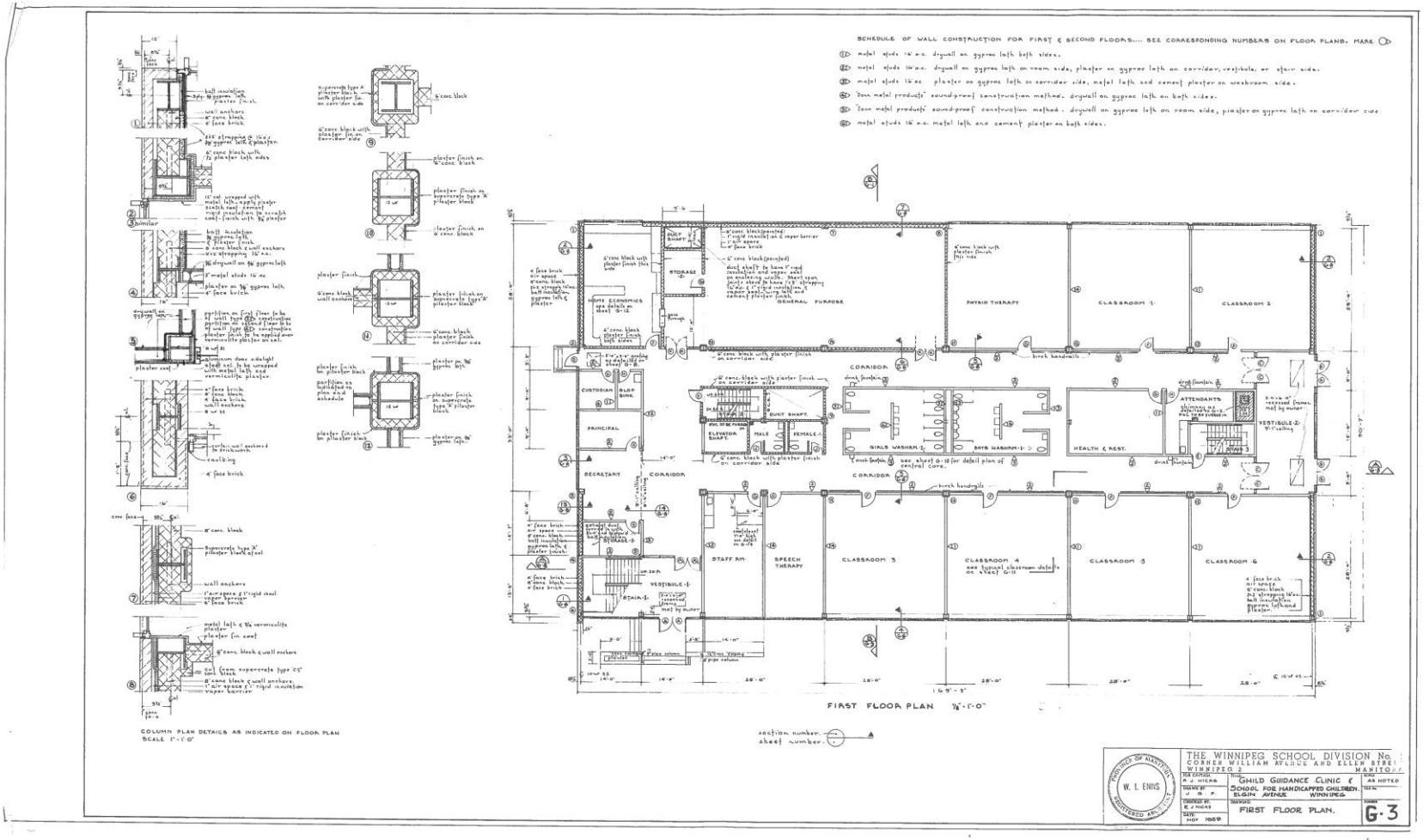
LEGAL DESCRIPTION OF SITE:
Property known as 710, 716, 714, 700, 698, 694, 690, 686 and 682 Elgin avenue being located on west 33' of lot 163, all of lot 164 and east 14.25' of lot 165, all off parish lot 8 west of Johns plan number 45

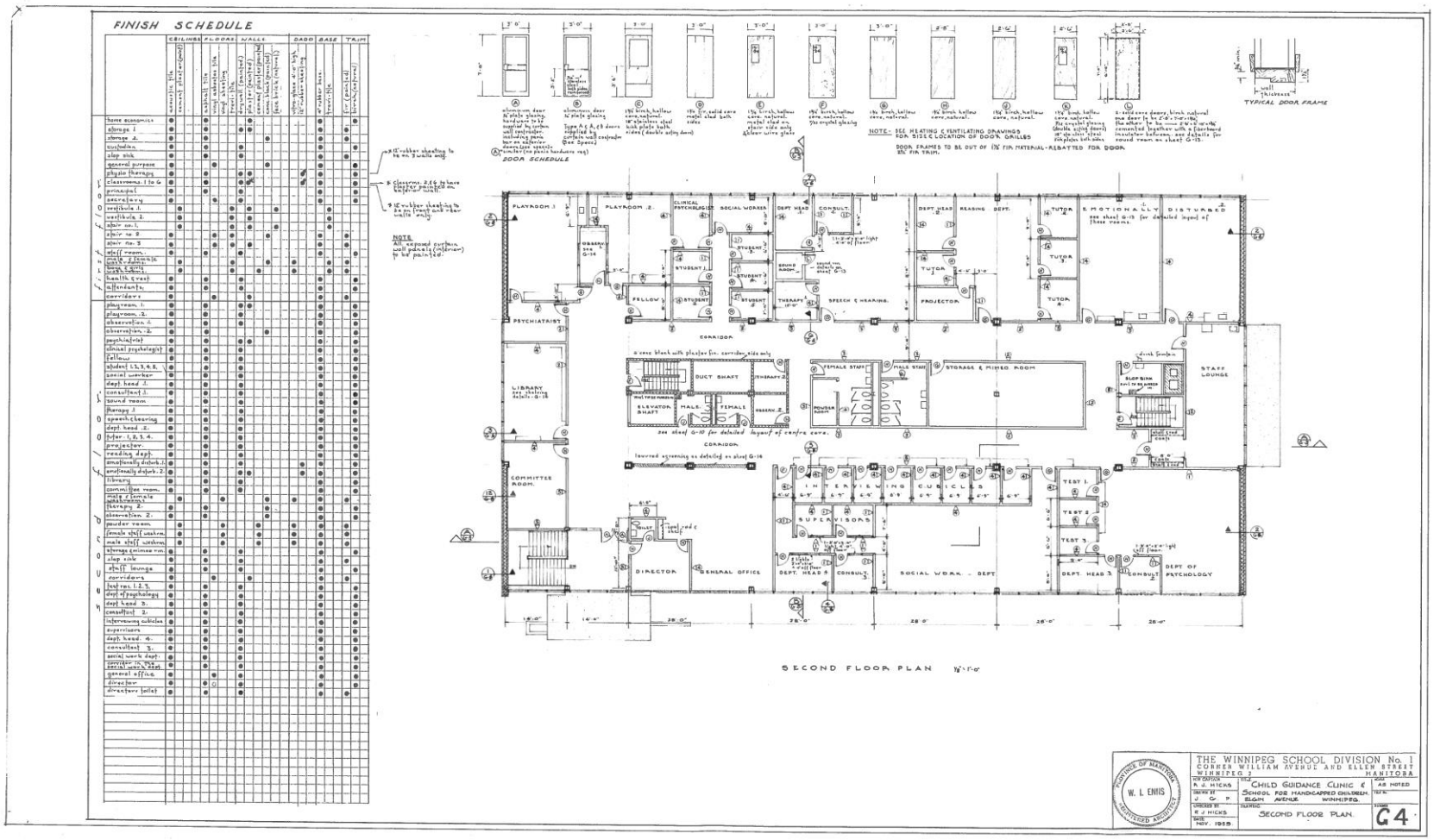
PROVINCE OF MANITOBA W. I. ENNS REGISTERED ARCHITECT

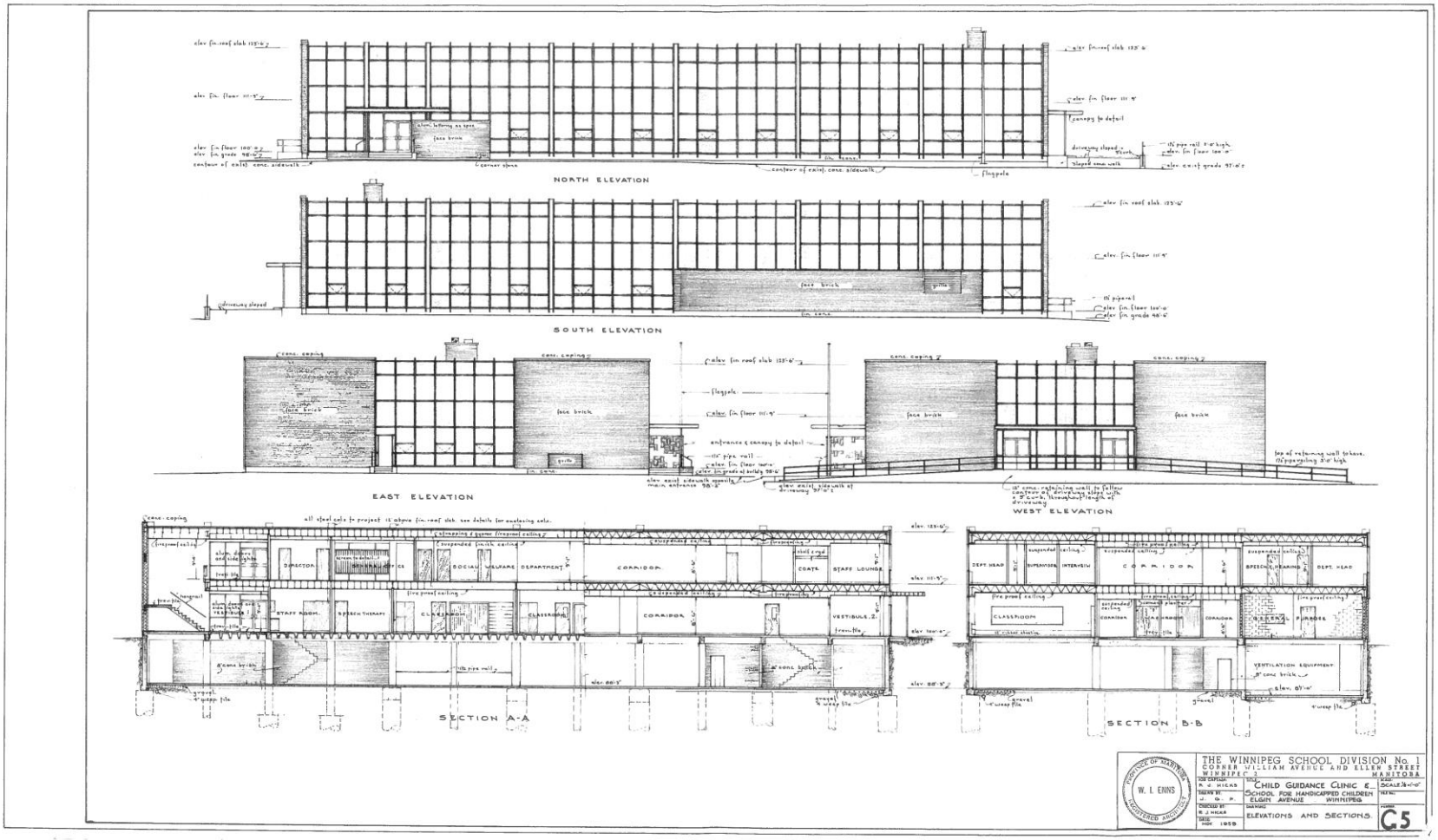
THE WINNIPEG SCHOOL DIVISION No. 1
CORNER WILLIAM AVENUE AND ELLEN STREET
WINNIPEG 3 MANITOBA

DRAWN BY R. J. HICKS	TITLE CHILD GUIDANCE CLINIC & SCHOOL FOR HANDICAPPED CHILDREN ELGIN AVENUE WINNIPEG.	AS NOTED
TRACED BY J. G. P.		ISSUED
CHECKED BY R.J. HICKS	DRAWING SITE PLAN.	NUMBER G 1
DATE NOV 1959.		

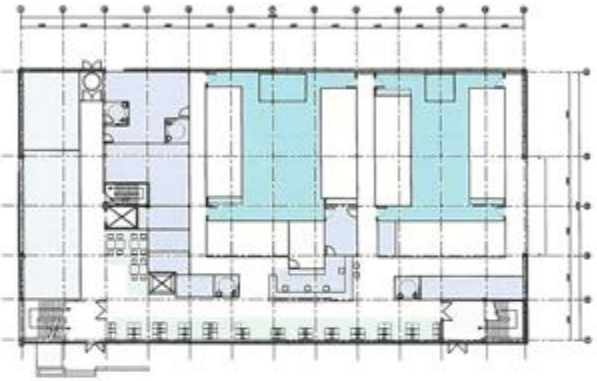

PLAN OF CHIMNEY AT INCINERATOR
CHIMNEY PLAN ABOVE INCINERATOR.
SECTION A-A
BASEMENT PLAN
DETAIL OF COMBUSTION AIR-WELL TO BOILER ROOM
THE WINNIPEG SCHOOL DIVISION No. 1
CORNER WILLIAM AVENUE AND ELLEN STREET
WINNIPEG 2
MANITOBA
CHILD GUIDANCE CLINIC & SCHOOL FOR HANDICAPPED CHILDREN
ELGIN AVENUE WINNIPEG.
BASEMENT PLAN
G.2.
W. I. ERINS


SCHEDULE OF WALL CONSTRUCTION FOR FIRST & SECOND FLOORS.... SEE CORRESPONDING NUMBERS ON FLOOR PLANS. MARK
COLUMN PLAN DETAILS AS INDICATED ON FLOOR PLAN
SCALE 1"=1'-0"
FIRST FLOOR PLAN 1/8"=1'-0"
section number
sheet number
THE WINNIPEG SCHOOL DIVISION No.
CORNER WILLIAM AVENUE AND ELLEN STREET
WINNIPEG 2 MANITOBA
GHILD GUIDANCE CLINIC & SCHOOL FOR HANDICAPPED CHILDREN. ELGIN AVENUE WINNIPEG
FIRST FLOOR PLAN.
G-3
W. L. ENNS
PROVINCE OF MANITOBA
REGISTERED ARCHITECT

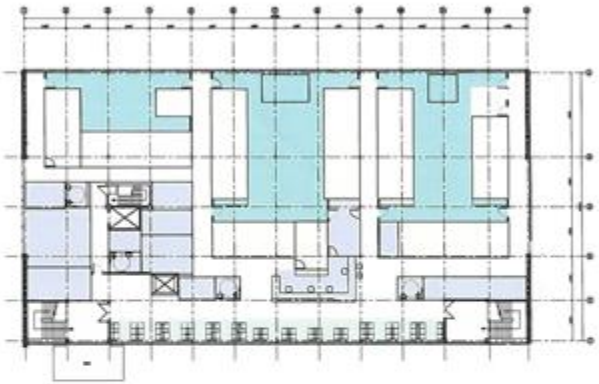

FINISH SCHEDULE
CEILINGS
FLOORS
WALLS
DADO
BASE
TRIM
DOOR SCHEDULE
TYPICAL DOOR FRAME
NOTE - SEE HEATING & VENTILATING DRAWINGS FOR SIZE & LOCATION OF DOOR GRILLES
DOOR FRAMES TO BE OUT OF 1⅞" FIR MATERIAL - REBATTED FOR DOOR
SECOND FLOOR PLAN
THE WINNIPEG SCHOOL DIVISION No. 1
CORNER WILLIAM AVENUE AND ELLEN STREET
WINNIPEG 3 MANITOBA
CHILD GUIDANCE CLINIC & SCHOOL FOR HANDICAPPED CHILDREN
ELGIN AVENUE WINNIPEG
SECOND FLOOR PLAN
NOV. 1959
G4


NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
SECTION A-A
SECTION B-B
THE WINNIPEG SCHOOL DIVISION No. 1
CORNER WILLIAM AVENUE AND ELLEN STREET
WINNIPEG 3
MANITOBA
W. L. ENNS
REGISTERED ARCHITECT
CHILD GUIDANCE CLINIC &
SCHOOL FOR HANDICAPPED CHILDREN
ELGIN AVENUE WINNIPEG
ELEVATIONS AND SECTIONS
C5

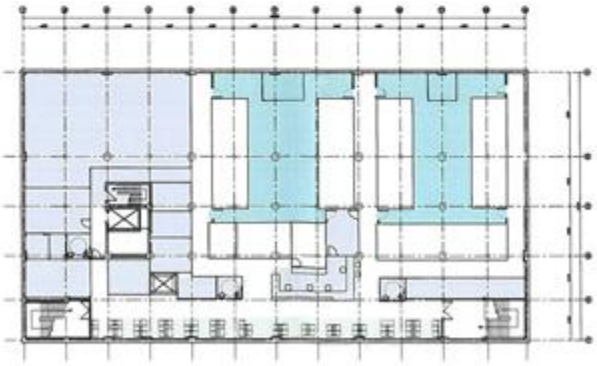
MMP ARCHITECTS INC.
300-214 MCDERMOT AVE WINNIPEG MB R3B 0S3
T 204.956.0530 F 204.943.5704



MAIN FLOOR



SECOND FLOOR



BASEMENT

LEGEND

HSC Outpatient Clinic Conversion - FLOOR PLANS

Location: Winnipeg / Scale: NTS / Date: January 24th, 2018

MMP ARCHITECTS INC.
300-214 MCDERMOT AVE WINNIPEG MB R3B 0S3
T 204.956.0530 F 204.943.5704



HSC Outpatient Clinic Conversion - WEST PERSPECTIVE
Location: Winnipeg / Scale: NTS / Date: January 24th, 2018

MMP ARCHITECTS INC.
300-214 MCDERMOT AVE WINNIPEG MB R3B 0S3
T 204.956.0530 F 204.943.5704



HSC Outpatient Clinic Conversion - EAST PERSPECTIVE
Location: Winnipeg / Scale: NTS / Date: January 24th, 2018

MMP ARCHITECTS INC.
300-214 MCDERMOT AVE WINNIPEG MB R3B 053
T 204.956.0530 F 204.943.5704



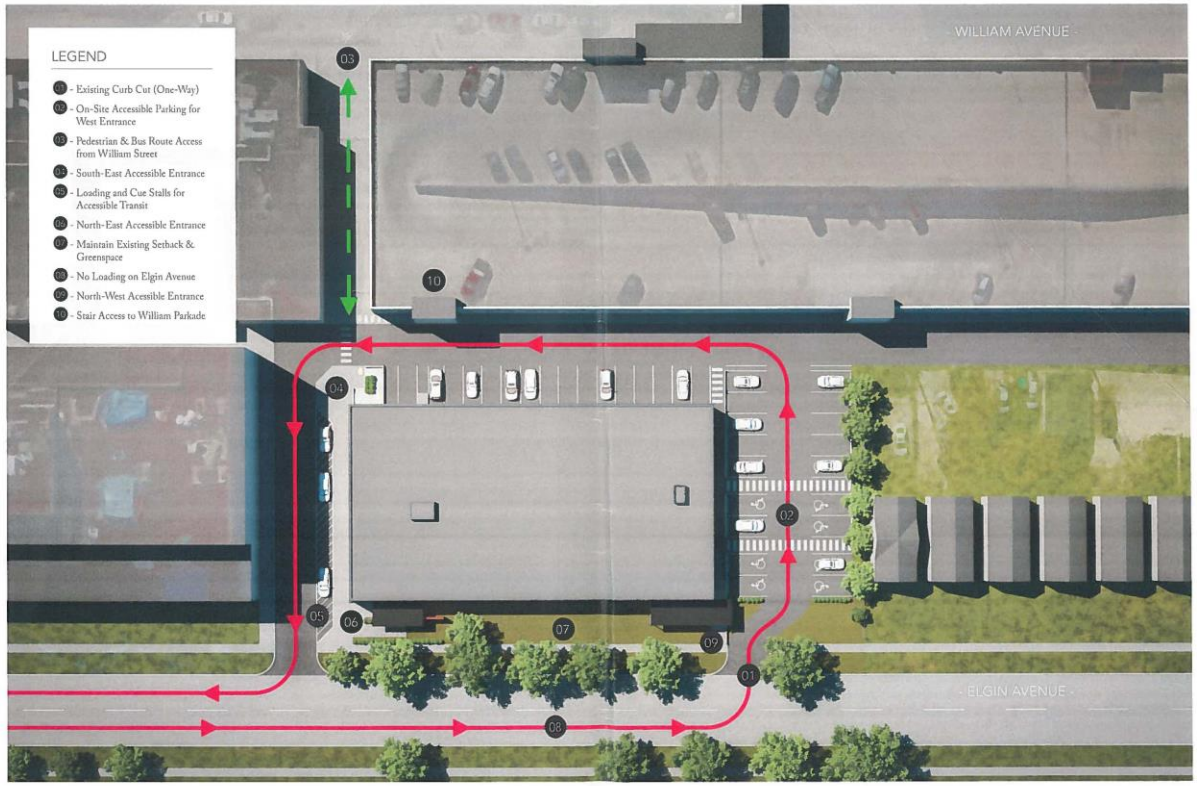
HSC Outpatient Clinic Conversion - BIRD'S EYE
Location: Winnipeg / Scale: NTS / Date: January 24th, 2018

MMP ARCHITECTS INC.
300-214 MCDERMOT AVE WINNIPEG MB R3B 0S3
T 204.956.0530 F 204.943.5704



HSC Outpatient Clinic Conversion - WEST ENTRANCE
Location: Winnipeg / Scale: NTS / Date: January 24th, 2018

MMP ARCHITECTS INC.
300-214 MCDERMOT AVE WINNIPEG MB R3B 0S3
T 204.956.0530 F 204.943.5704



HSC Outpatient Clinic Conversion - SITE PLAN
Location: Winnipeg / Scale: NTS / Date: January 24th, 2018