Agenda – Council – May 16, 2019

Report – Executive Policy Committee – April 30, 2019

Item No. 3 Subdivision and Rezoning – 191 Ellen Street (Point Douglas Ward) File DASZ 8/2019 [c/r DAV 108017/2019D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 30, 2019, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 8/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 16, 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 8/2019 by rezoning the subject land to an "RMF-L PDO-1 West Alexander Centennial" Residential Multi-Family Large District as shown on the map dated April 16, 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. That there shall be no illuminated signs, advertising signs, mobile signs, poster signs or A-frame signs in the planned area, except that a mobile sign shall be permitted in the planned area for a period of no more than thirty (30) days in association with a new occupancy permit.

        ii. That the maximum height of principal buildings shall not exceed 35 feet.

        iii. That the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;

Report – Executive Policy Committee – April 30, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

d. garbage enclosures;
e. bicycle enclosures;
f. fencing;
g. lighting;
h. landscaping; and
i. 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 Director of Legal Services and City Solicitor 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 8/2019, as determined by the City's Director of Planning, Property and Development.

Report – Executive Policy Committee – April 30, 2019

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 and 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 – Executive Policy Committee – April 30, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 30, 2019, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 16, 2019, the Lord Selkirk-West Kildonan 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.

RE: **Subdivision and Rezoning – 191 Ellen Street**
File DASZ 8/2019

For submission to: **Executive Policy Committee**

Prepared by: **Pieter Prinsloo, Committee Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **April 17, 2019**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 16, 2019, the Lord Selkirk-West Kildonan 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 subdivision under Development Application No. DASZ 8/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 16, 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 8/2019 by rezoning the subject land to an "RMF-L PDO-1 West Alexander Centennial" Residential Multi-Family Large District as shown on the map dated April 16, 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. That there shall be no illuminated signs, advertising signs, mobile signs, poster signs or A-frame signs in the planned area, except that a mobile sign shall be permitted in the planned area for a period of no more than thirty (30) days in association with a new occupancy permit.

        ii. That the maximum height of principal buildings shall not exceed 35 feet.

        iii. That 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. bicycle enclosures;

f. fencing;
g. lighting;
h. landscaping; and
i. 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 8/2019, 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.

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.

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

1. As we heard from everybody there are a lot of people that have come out in support and there has been some due diligence by the people to do public consultations which is really good and I appreciate all the work that Susan McGowan and Menno Peters have done to ensure that the public is aware that this project is happening and as well as the Pollard family, I know they know excellent work to support a lot of our vulnerable people at risk and I want to be able to support that.

2. The plans coming forward with the landscaping and being able to work with our area planner Rak has been amazing and I'm glad to see that they have done some upgrade to the landscaping to enable to bring the scale back as well from 4 to 3 so I appreciate the efforts on that and I am really looking forward to seeing this as we can hear one of the members from the community said 22 years; that's a long, long time so glad to see that this area is finally being redeveloped and to be sitting here and being able to seeing that through fruition is good and hopefully we can have some kind of ground-breaking, I'd like to see that happen and celebrate this project for moving forward and will be inviting my community members as well to participate in that.

PUBLIC HEARING SUMMARY

File:	DASZ 8/2019
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Santos, Chairperson Councillor Eadie Councillor Sharma
Public Hearing:	April 16, 2019 Council Building, 510 Main Street
Applicant:	McGowan Russell Group Inc. (Susan Russell)
Subject:	



Premises Affected:	191 Ellen Street

Exhibits Filed:

1. Application dated February 14, 2019
2. Notification of Public Hearing dated March 12, 2019
3. Manitoba Status of Title 2922479/1, 2990872/1, 2990870/1
4. Letter of authorization dated November 14, 2018, from 4600215 Manitoba Ltd. to McGowan Russell Group
5. Letter of authorization dated January 28, 2019, from Home First Winnipeg Inc. to McGowan Russell Group
6. Plans (4 pages)
7. Report from the Urban Planning Division dated April 2, 2019
8. Inspection Report
9. Recording of Representations

REPRESENTATIONS:

In Support:

Susan Russell
Robert Baxter
Robert DeCoste
Alison Dong
Alexis MacLean
Mike Pagtakhan
Menno Peters
Ryan Pollard

In Opposition

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
G. Jasper, Administrator, Land Development, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 8/2019

ADMINISTRATIVE REPORT

Title: DASZ 8/2019 – 191 Ellen Street

Issue: Proposed Plan of Subdivision and Rezoning that would:

- consolidate seven (7) Lots into one (1) Lot; and
- rezone proposed Lot 1 to an "RMF-L" Residential Multi-Family (Large) district.

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, RPP	n/a	n/a	

RECOMMENDATIONS

1. That, the subdivision under Development Application No. DASZ 8/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 16, 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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      2. That the maximum height of principal buildings shall not exceed 35 feet.
      3. That 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) bicycle enclosures;

(f) fencing;

(g) lighting;

(h) landscaping; and

(i) 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.

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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 seven (7) existing Lots into one (1) Lot in a proposed Plan of Subdivision, and Rezone the proposed Lot to an “RMF-L” Residential Multi-Family (Large) District.
- The intent is to construct a not-for-profit residential multi-family dwelling with 47 units.
- This report provides information, and makes recommendations, regarding the subject application (DASZ 8/2019) 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.

SUBMITTED BY

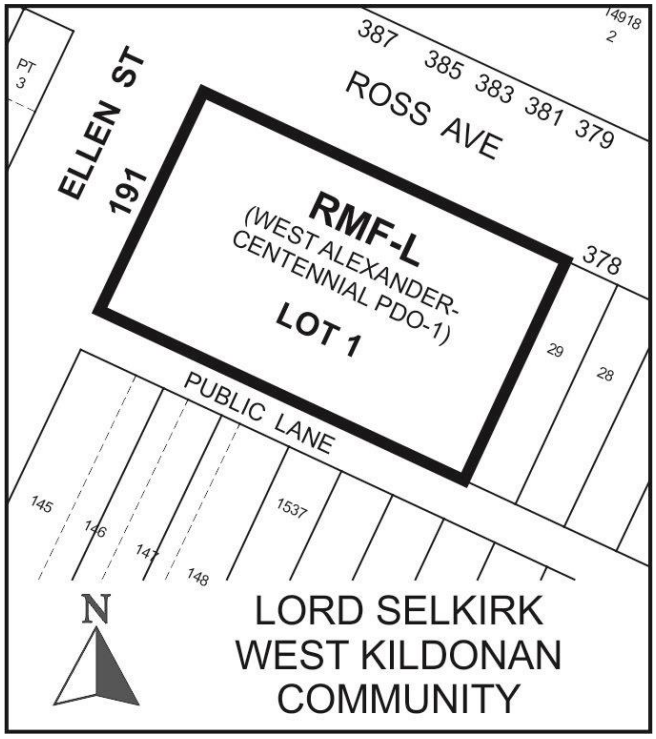
Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Rakvinder Hayer, MCP
Date:	April 2, 2019
File No.	DASZ 8/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File** DASZ 8/2019**,** Lord Selkirk - West Kildonan **Community Committee, dated** April 16, 2019**.**
- **Schedule "B," Report of the Administrative Co-ordinating Group Re: Proposed subdivision and rezoning on land located at 191 Ellen Street – File No. DASZ 8/2019**

Appendix "A," Planning Discussion

DATE:	April 2, 2019
FILE:	**DASZ 8/2019**
RELATED FILE:	DAV 19-108017/D
COMMUNITY:	Lord Selkirk - West Kildonan
NEIGHBOURHOOD #:	3.102 (Centennial)
SUBJECT:	proposed plan of subdivision and proposed rezoning that would: • consolidate seven (7) Lots into one (1) Lot; and • rezone proposed Lot 1 to an "RMF-L" Residential Multi-Family (Large) District.
LOCATION:	191 Ellen Street
LEGAL DESCRIPTION:	LOT 30/36 PLAN 1537 9W ST J



APPLICANT:	Susan Russell, McGowan Russell Group Inc. 825 St. Joseph Street Winnipeg, MB R2H 3A8
OWNER:	Home First Winnipeg Inc. 140 Otter Street Winnipeg, MB R3T 0M8
RECOMMENDATION:	Approval with Conditions

SITE DESCRIPTION

- The subject site is located at the southeast corner of Ross Avenue and Ellen Street, in the Centennial neighbourhood and the Point Douglas ward.
- Currently on the land is a one-storey vacant warehouse building.
- As per *OurWinnipeg*, the property is within the “Areas of Stability” policy area.
- As per the *West Alexander & Centennial Neighbourhood Secondary Plan*, the property is within the “Medium Density Residential” policy area.
- As per *Winnipeg Zoning By-law 200/2006*, the property is zoned “R2” Residential Two-Family district.
- The property has 184 feet of frontage along Ross Avenue and 111 feet of frontage along Ellen Street. The total lot area is 20,495 square feet (0.47 acres).



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

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

North: Ross Avenue; then a row-housing development containing 50 dwelling units zoned “R2” Residential Two-Family District.

South: A public lane; then a mix of multi-family, two-family, and single-family dwellings zoned “R2” Residential Two-Family District.

East: A mix of two-family and single-family dwellings zoned “R2” Residential Two-Family District; then an industrial warehouse use also zoned “R2” Residential Two-Family District; then, further east on the same block is a residential multi-family dwelling containing 94 units and within in the “C” Character Sector of the *Downtown Winnipeg Zoning By-law no. 100/2004*.

West: Ellen Street; then Two-family dwelling zoned “R2” Residential Two-Family District; and a multi-family dwelling containing 116 units zoned “RMF-L” residential Multi-Family (Large) District.



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

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The applicant is proposing to consolidate the land into one (1) Lot in a proposed Plan of Subdivision; and rezone proposed Lot 1 to an “RMF-L” Residential Multi-Family (Large) district.
- The proposed development is a three-storey, non-profit, multi-family residential dwelling with 47 units.
- The City has also received an application for variances under DAV 19-108017/D to accommodate aspects of the development including reduced yard and parking requirements. A report on the matter has been submitted to the Lord Selkirk West Kildonan Community Committee for consideration.
- The subject building would provide housing for the vulnerable population in Winnipeg and is based on a “Housing First” model.

Housing First Model:

- The proposed building is an affordable housing, independent living, apartment style building based on a “Housing First” model.
- The “Housing First” model is a component of the Federal Government Homelessness Partnering Strategy, which is aimed at preventing and reducing homelessness. The model focuses on housing individuals who are homeless, or at risk of becoming homeless, with supports that vary according to individual needs.
- The application process for tenancy in the proposed building would involve the property manager and support team accepting applications or referrals and screening potential

tenants to understand individual needs and identify that the potential tenant would not be a risk to other tenants or the neighbourhood.

Proponent Background:

- The proponent is Home First Winnipeg Inc., which is a Non-Profit Corporation, recently incorporated by the Pollard Family.
- The undertaking of the Company is *"…to relieve poverty by providing residential accommodation below market rate, support, and incidental facilities to individuals or families who are of low income*."
- The Pollard Family has experience providing support to charitable causes in Winnipeg, including Pulford Community Living Services which provides housing and supports to persons living with intellectual and development disabilities. Pulford operates 35 community homes in Winnipeg and the surrounding area, and will provide management and staffing support to the proposed development at 191 Ellen Street.
- Home First Winnipeg has also engaged Menno Peters, former Executive Director at Winnipeg Housing, to assist with the development. Mr. Peters has experience developing affordable housing in Winnipeg, with the most recent being the development of a 92 unit intergenerational project, Sir Paul Martin Estates at 440 Chrislind Street.

Community & Stakeholder Engagement:

- In October, 2018, the applicant engaged the Winnipeg Public Service (WPS) to discuss the project.
- In November, 2018, the applicant submitted a draft application for development to solicit feedback from the Administration and was provided comments and feedback. The applicant modified the project accordingly.
- On January 15th, 2019, the applicant held a neighbourhood information session and submitted a summary of the session which shows a positive and support response from neighbourhood residents.
- The applicant also discussed the project with local community organizations including the Centennial Community Improvement Association, Winnipeg Regional Health Authority, and End Homelessness Winnipeg. Letters of support have been submitted with the subject application.

Site and Building Design:

- Preliminary plans of development have been submitted with the subject application; including building elevations, site plans, and landscape plans.
- The proposed building would be three (3) storeys in height with the main entrance facing Ross Avenue.
- The rear yard would contain seating areas, including community gardens and greenspace for residents.
- A bicycle enclosure with space for 24 bicycles is also proposed. The enclosure would be located behind the building. The letter of intent notes that a bike share program would be available for tenants and provide access to 24 bicycles.

- Parking would be accessed directly from the rear lane. In total, six (6) parking stalls are proposed. A garbage enclosure would be located in the rear yard of the property, facing the rear lane. New landscaping including trees and shrubs is also proposed.

ANALYSIS AND ISSUES

OurWinnipeg and the Complete Communities Direction Strategy:

- The site is in the "Area of Stability – Mature Communities" policy area of *OurWinnipeg* and *Complete Communities*. Key policies include:

  Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.

  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 Neighborhood Secondary Plan:

- The subject property also falls within the "Medium Density Residential" Policy Area of the *West Alexander & Centennial Neighborhood Secondary Plan* (see Figure 3). Key policies include:

  Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple family development;

  In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys and a maximum of three storeys in height.

  A density exceeding one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process… for school sponsored student housing located within 1,000 metres of the Bio-Medical Zone or Red River College; and for non-profit, social housing.

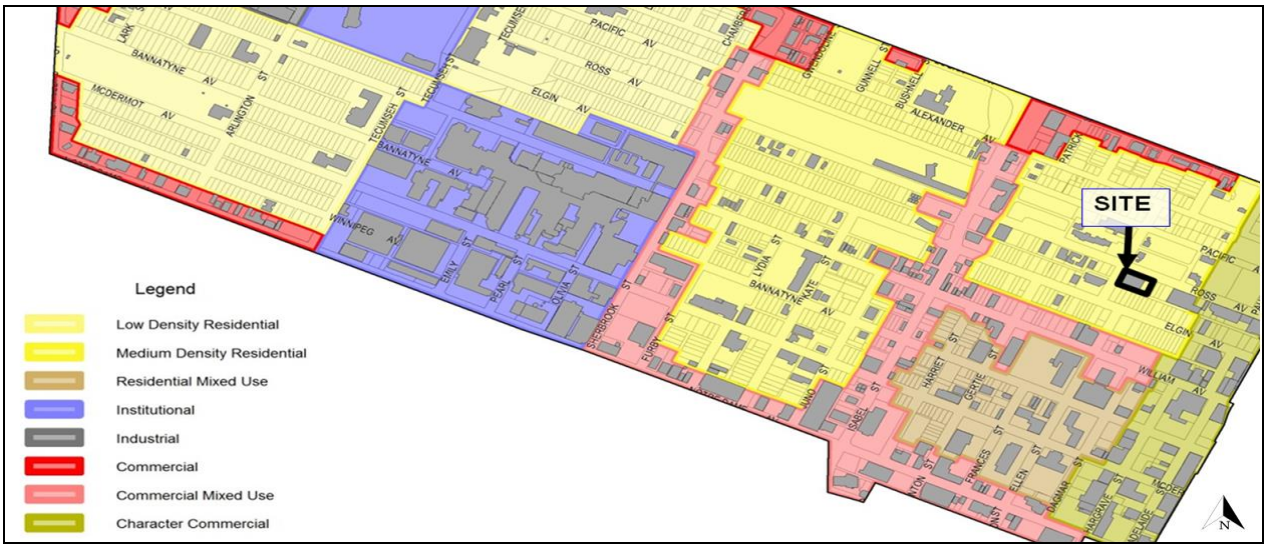


Figure 3: Subject Site located in West Alexander & Centennial Neighbourhood Secondary Plan area.

City of Winnipeg Zoning By-Law 200/2006:

The proposed 'RMF-L' Residential Multi-Family (Large) district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.

Dimensional Standards								
Zoning District	**Minimum Lot Area (sq. ft.)**	**Minimum Lot Area Per Dwelling Unit (sq. ft.)**	**Minimum/ Maximum Front Yard (ft.)**	**Minimum Rear Yard (ft.)**	**Minimum Interior Side Yard (ft.)**	**Minimum/ Maximum Corner Side Yard (ft.)**	**Principal Building Separation (ft.) [note a]**	**Minimum/ Maximum Building Height (ft.)***
RMF-L	**20,000**	**400**	**25 / NA**	**25**	**8 [note b]**	**20 / NA**	**8**	**NA / 150***
Note A:	For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet.							
Note B:	Where a 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.							
*Height of Principal Buildings:	The maximum height of a principal building in the "RMF-L PDO-1 West Alexander Centennial" Residential Multi-Family (Large) district is 35 feet.							

Table 1: Dimensional Standards for the "RMF-L PDO-1 West Alexander Centennial" District.

Proposed Subdivision and Rezoning:

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

- The proposed subdivision and rezoning would expand housing options for the vulnerable population of Winnipeg in an area where residential uses are the predominant land use. Thus, the proposed rezoning is broadly consistent with *OurWinnipeg* and *Complete Communities.*
- Although the proposed rezoning would result in a development density exceeding one dwelling unit per 1,000 square feet of lot area, the rezoning is supportable because the Secondary Plan includes policies for increased density where the development is for non-profit, social housing.
- The Secondary Plan also permits a maximum building height to three-storeys and the *West Alexander Centennial PDO* limits maximum building height to 35 feet.

- The Owner, Housing First Winnipeg Inc., has submitted a Certificate of Incorporation to confirm that the company, incorporated under *The Incorporations Act* on November 23rd, 2018*,* is a non-profit company.

Compatibility with the Surrounding Neighbourhood:

The proposed subdivision and rezoning would be compatible with the area for the following reasons:

- As noted previously, the proposed subdivision and rezoning complies with *OurWinnipeg*, *Complete Communities*, and the *West Alexander & Centennial Neighbourhood Secondary Plan.*
- The subject neighbourhood has a mix of multi-family dwellings with varying densities and building typologies. For example, directly southwest of the subject site is a high-rise residential multi-family dwelling containing 116 units and zoned “RMF-L” residential Multi-Family (Large) district. To the east on the same block is a five storey multi-family dwelling containing 94 units.
- The form and scale of the proposed development would be compatible with the neighbourhood and consistent with the *West Alexander & Centennial Neighbourhood PDO* requirements.
- The applicant has also submitted letters of support from the Centennial Community Improvement Association, Winnipeg Regional Health Authority and End Homelessness Winnipeg.

RECOMMENDED ZONING AGREEMENT

Plan Approval

- The Urban Planning Division recommends that signage be restricted on the property to ensure that the rezoning complies with *OurWinnipeg*, and to enhance the compatibility of the rezoning and any resulting development with the neighbourhood.
- The Division also recommends that final plans be submitted to the Director of Planning, Property and Development and the Lord Selkirk - West Kildonan Community Committee for Plan Approval prior to the issuance of a development permit on the site. The inclusion of this clause will allow the Urban Planning Division and the Lord Selkirk - West Kildonan Community Committee to review final plans before development takes place on the subject site, and for any future development on the proposed Lot.
- Specifically with respect to the proposed development, the Division recommends that final plans incorporate the following:
    - The proposed building should maximize use of windows along both the Ross Avenue and Ellen Street frontages to enhance the sense of security and promote principals of ‘eyes on the street’ safety. To this end, translucent or opaque window coverings or shutters should be avoided on main floor windows and visibility between the interior space and the public sidewalk should be maintained.

- The development should incorporate compatible lighting around the perimeter of the building. Where possible, lighting should be incorporated to enhance the sense of safety.
- More details regarding the bicycle enclosure should be provided. The proposed bicycle enclosure should include a weatherproof roof; should be secure and visible; and the bike-racks should be appropriately spaced.
- The bicycle enclosure should also incorporate principals of good bike parking design. For example, the Association of Pedestrian & Bicycle Professionals (APBP) published a guide on bike parking design that may be useful and can be found at the following link: https://www.apbp.org/page/publications
- The existing private approaches on Ross Avenue should be removed and the curb, sidewalk, and boulevard restored to City Standards.

REASONS FOR THE RECOMMENDATIONS

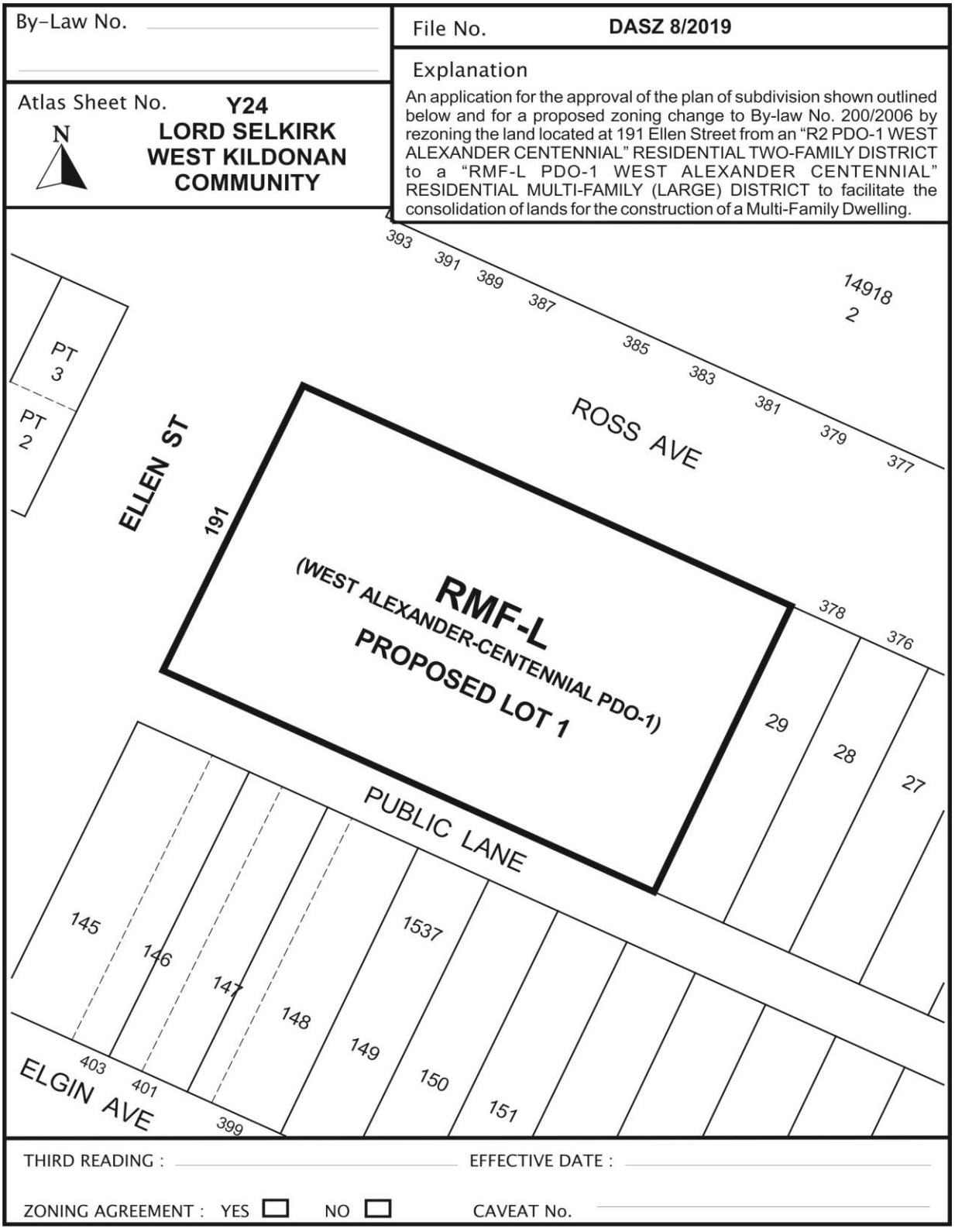
The Urban Planning Division recommends approval because the proposed plan of subdivision and rezoning are consistent with *OurWinnipeg* and *Complete Communities*, and compatible with the surrounding area.

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

Report Prepared by:
Rakvinder Hayer, MCP

PPD File #:
DASZ 8/2019

Schedule "A" of File DASZ 8/2019, Lord Selkirk - West Kildonan Community Committee, April 16, 2019



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

RE: Proposed subdivision and rezoning on land located at 191 Ellen Street Lord Selkirk-West Kildonan Community File No. DASZ 8/2019

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 8/2019. 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 0.40, 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.

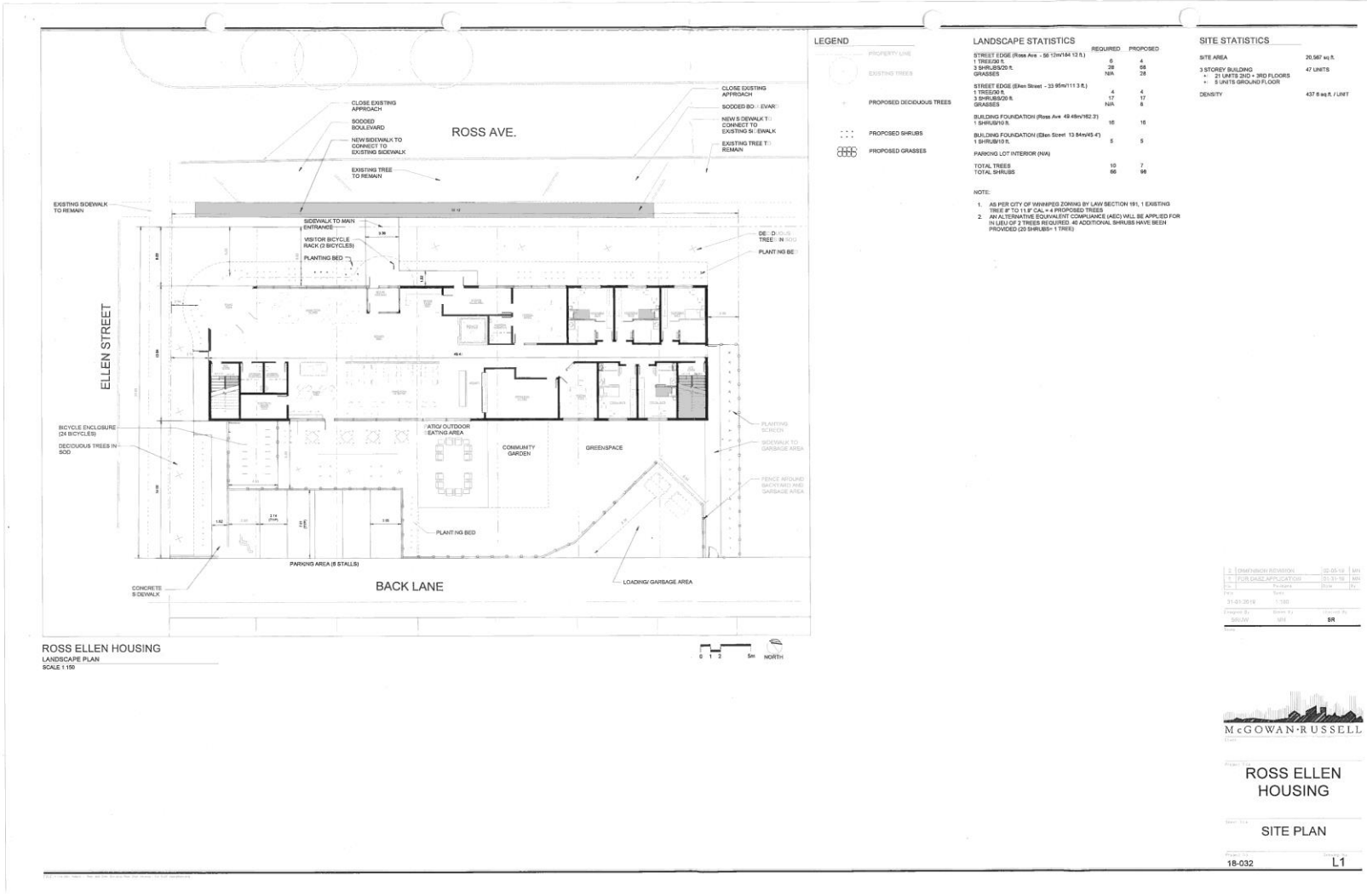
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 8/2019
April 5, 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 “6” referred to in File DASZ 8/2019

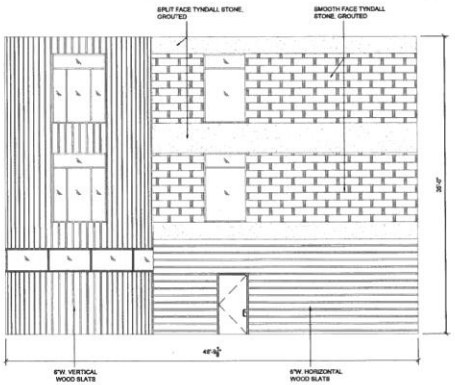




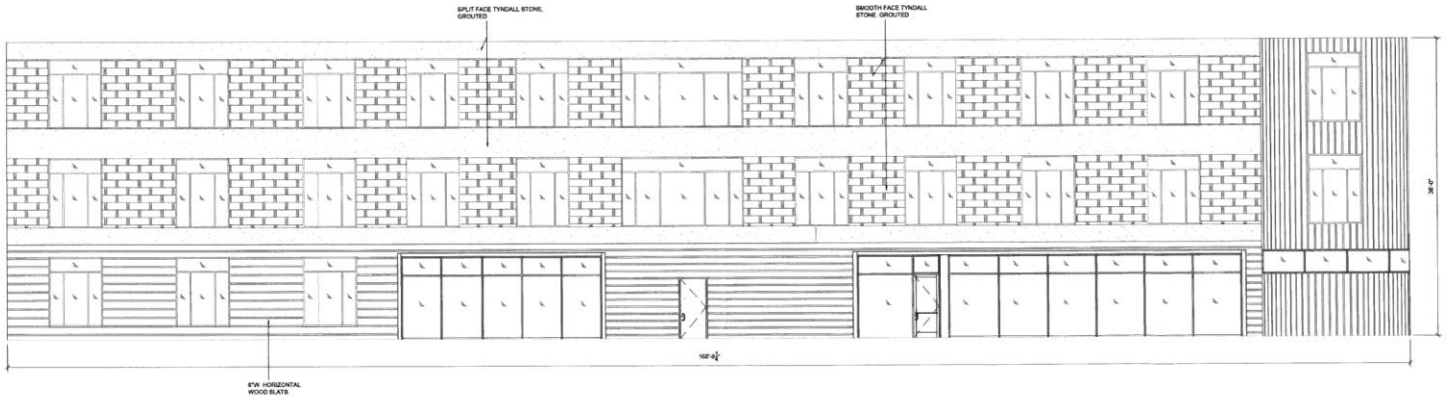
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ROSS ELLEN HOUSING

CONCEPTUAL PERSPECTIVES
JANUARY 2019



EXTERIOR ELEVATION-WEST
SCALE : 3/16" = 1'-0"

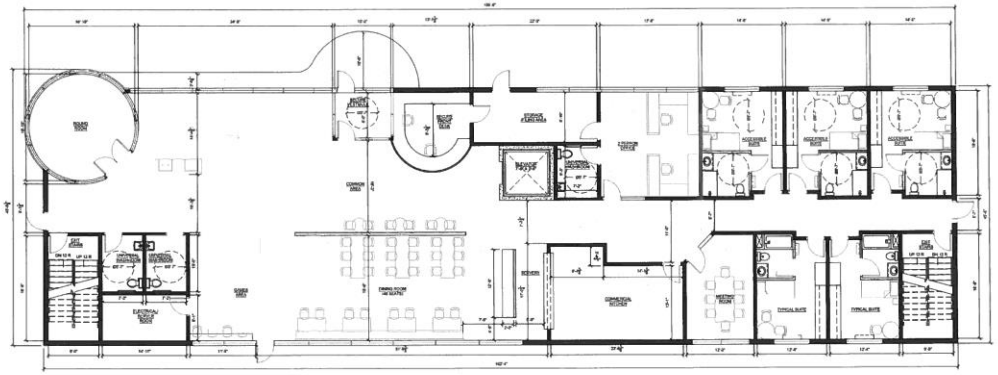


EXTERIOR ELEVATION-NORTH
SCALE : 3/16" = 1'-0"

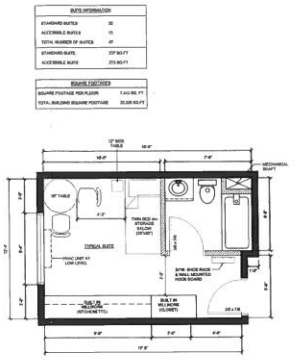
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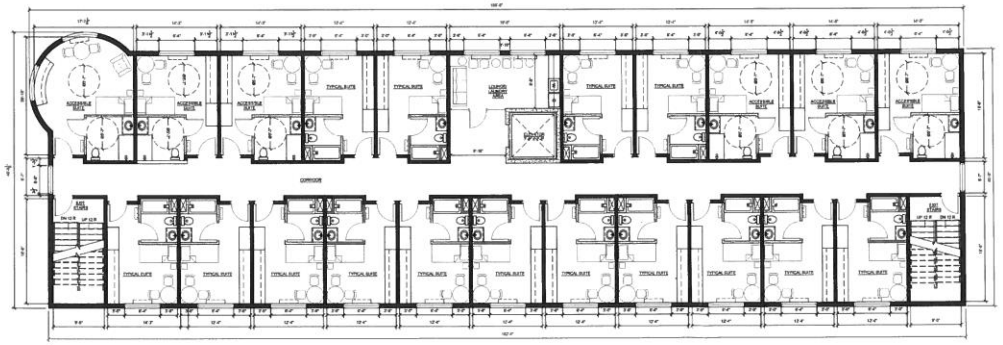
CONCEPTUAL ELEVATIONS
JANUARY 2019



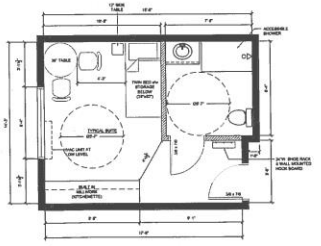
MAIN FLOOR PLAN
SCALE : 1/8" = 1'-0"



STANDARD SUITE
SCALE : 1/4" = 1'-0"



2ND & 3RD FLOOR PLAN
SCALE : 1/8" = 1'-0"



ACCESSIBLE SUITE
SCALE : 1/4" = 1'-0"

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CONCEPTUAL FLOOR PLANS
JANUARY 2019