Agenda – Executive Policy Committee – September 10, 2019

REPORTS

Item No. 1 Subdivision and Rezoning – 622 Taché Avenue (St. Boniface Ward) File DASZ 1/2019 [c/r DAV 116461/2019D]

COMMUNITY COMMITTEE RECOMMENDATION:

On July 8, 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 subdivision under Development Application No. DASZ 1/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 25, 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 by rezoning the subject land to an "EI" Educational and Institutional District as shown on the map dated June 25, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 20, 2019 to the satisfaction of the Director of Planning, Property and Development.

    B. That the developer 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 "EI" Educational and Institutional District and "R1-M" Residential Single-Family (Medium) District, 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

COMMUNITY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("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 a medical/dental/optical/counselling clinics use shall be limited to a maximum of 2,000 square feet of gross floor area.

iii. That new private vehicular approaches shall not be permitted on Taché Avenue and De La Cathedrale Avenue.

iv. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land zoned "EI" shall not exceed forty (40) feet.

v. That, the minimum setback to any building and accessory parking from the south property line on proposed Lot 2 zoned "R1-M" shall not be less than 130 feet.

vi. That, the existing mature trees located within 130 feet of the south property line on proposed Lot 2 zoned "R1-M" shall be maintained in substantial conformance with the Tree Survey submitted and attached hereto and identified as Exhibit 1 for File No. DASZ 1/2019 dated February 21, 2019.

vii. The following uses shall not be permitted on the land zoned "EI":

a. Hotel or motel;
b. Outside display and sales; and
c. Outside storage.

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

COMMUNITY COMMITTEE RECOMMENDATION (continued):

D. 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 Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

4. 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.

5. 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.

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

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

8. 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 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. 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.

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On July 8, 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.

PUBLIC HEARING SUMMARY

File: DASZ 1/2019

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

Public Hearing: July 8, 2019
Council Building, 510 Main Street

Applicant: Boulevard Consultants Inc.

Subject:



APPLICANT: Boulevard Consultants Inc.
FILE: DASZ 1/2019
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 "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "EI" EDUCATIONAL AND INSTITUTIONAL DISTRICT to facilitate the establishment of two (2) lots and to allow the maintenance of existing uses and the establishment of additional commercial uses. **For information, phone E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR: Boulevard Consultants Inc.
N° DE DOSSIER: DALZ 1/2019
PROJET: Demande d'approbation par le Conseil du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie EI (secteur éducationnel et institutionnel) en vue de faciliter l'aménagement de deux lots et de permettre le maintien des utilisations existantes ainsi que l'établissement d'autres commerces. **Pour plus de renseignements, veuillez communiquer avec E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 622 Taché Avenue/151 avenue de la Cathédrale

For submission to: Executive Policy Committee

Prepared by: R. Viray, Committee Clerk
Riel Community Committee

Report date: July 10, 2019

Community Committee Recommendation:

On July 8, 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 subdivision under Development Application No. DASZ 1/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 25, 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. 200/06 be amended by rezoning the subject land to an "EI" Educational and Institutional District as shown on the map dated June 25, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 20, 2019 to the satisfaction of the Director of Planning, Property and Development.

    B. That the developer 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 "EI" Educational and Institutional District and "R1-M" Residential Single-Family (Medium) District, 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 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 a medical/dental/optical/counselling clinics use shall be limited to a maximum of 2,000 square feet of gross floor area.

iii. That new private vehicular approaches shall not be permitted on Taché Avenue and De La Cathedrale Avenue.

iv. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land zoned "EI" shall not exceed forty (40) feet.

v. That, the minimum setback to any building and accessory parking from the south property line on proposed Lot 2 zoned "R1-M" shall not be less than 130 feet.

vi. That, the existing mature trees located within 130 feet of the south property line on proposed Lot 2 zoned "R1-M" shall be maintained in substantial conformance with the Tree Survey submitted and attached hereto and identified as Exhibit 1 for File No. DASZ 1/2019 dated February 21, 2019.

vii. The following uses shall not be permitted on the land zoned "EI":

a. Hotel or motel;
b. Outside display and sales; and
c. Outside storage.

C. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.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 (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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

4. 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.

5. 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.

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

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

8. 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 6 and 7 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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10. 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 proponent’s done their homework; we see by having no other representations tonight that I think the community engagement’s been done.

2. It has the support of the public service; we see that the public service is supporting what the land owners would like to do with their land.

3. There’s no community opposition.

4. We also heard the proponent that’s looking to work with the community in the future on issues, such as safety; appreciate that.

Exhibits Filed:

1. Application dated March 19, 2019
2. Notification of Public Hearing dated May 13, 2019
3. Manitoba Status of Titles 1293157/1, 1293140/1
4. Letter of authorization dated November 26, 2018 from Richard Frechette to Boulevard Consultants Inc. (Raymond Simard)
5. Plans (5 pages)
6. Report from the Urban Planning Division dated June 25, 2019
7. Inspection Report

REPRESENTATIONS:

In Support:

Richard Fréchette
Raymond Simard

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "6" referred to in File DASZ 1/2019

ADMINISTRATIVE REPORT

Title: DASZ 1/19 – 622 Taché Avenue

Issue: An application for consideration at the Public Hearing to subdivide the subject property into two (2) lots and rezone proposed Lot 1 from "R1-M" Residential Single-Family Medium to "EI" Educational and Institutional to allow for the maintenance of existing uses and the establishment of an additional commercial use.

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 subdivision under Development Application No. DASZ 1/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated June 25, 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. 200/06 be amended by rezoning the subject land to an "EI" Educational and Institutional District as shown on the map dated June 25, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 20, 2019 to the satisfaction of the Director of Planning, Property and Development.

   B. That the developer 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 "EI" Educational and Institutional District and "R1-M" Residential Single-Family (Medium)

District, 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 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 a medical/dental/optical/counselling clinics use shall be limited to a maximum of 2,000 square feet of gross floor area.

iii. That new private vehicular approaches shall not be permitted on Taché Avenue and De La Cathedrale Avenue.

iv. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land zoned "EI" shall not exceed forty (40) feet.

v. That, the minimum setback to any building and accessory parking from the south property line on proposed Lot 2 zoned "R1-M" shall not be less than 130 feet.

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a. Hotel or motel;

b. Outside display and sales; and

c. Outside storage.

C. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.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 (the "Director") 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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10. 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 subdivide the subject property into two (2) lots and rezone proposed Lot 1 from “R1-M” Residential Single-Family Medium to “EI” Educational and Institutional to allow for the maintenance of existing uses and the establishment of an additional commercial use.
- 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 EI with a zoning agreement further restricting the property.

HISTORY

N/A

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:	June 25, 2019
File No.	DASZ 1/19

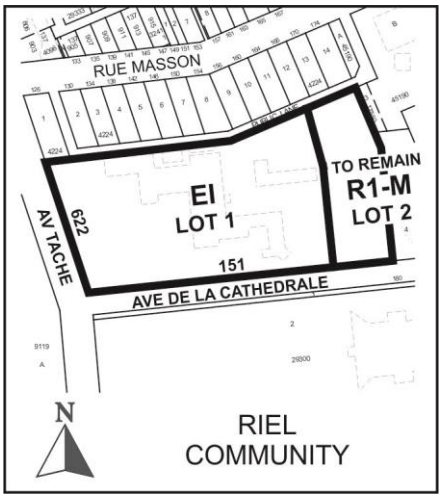
1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DASZ 1/2019 Riel Community Committee, dated June 25th, 2019.
3. Schedule “B” — Report of the Administrative Working Group – June 20, 2019
4. Appendix B — Plan Approval Design Guidelines
5. Appendix C — Exhibit 1 – Tree Survey dated February 21, 2019

APPENDIX 'A'

FILE: **DASZ 1/19**
RELATED FILES: DAV 19-116461\D
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.502 – Central St. Boniface

SUBJECT: To subdivide and rezone the subject property from "R1-M" Residential Single-Family Medium to "EI" Educational and Institutional and to facilitate the creation of two (2) lots.

LOCATION: 622 Taché Avneue



APPLICANT: Raymond Simard
475 Provencher BLVD Unit 304
Winnipeg , Manitoba R2J 4A7

OWNER: 151 DE LA CATHEDRALE AVE
Winnipeg , Manitoba R2H 0H6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the northeast corner of Taché Avenue and De La Cathedrale Avenue in the Central St. Boniface Neighborhood of the St. Boniface ward.
- The subject property is approximately 4 acres in area. It is occupied by the historic Archbishop's Residence building which was constructed in 1846 and has heritage status with the City of Winnipeg. It is also occupied by a seminary and pastoral centre, a convent, a residence for retired priests as well as a number of ancillary buildings/structures.
- 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*.

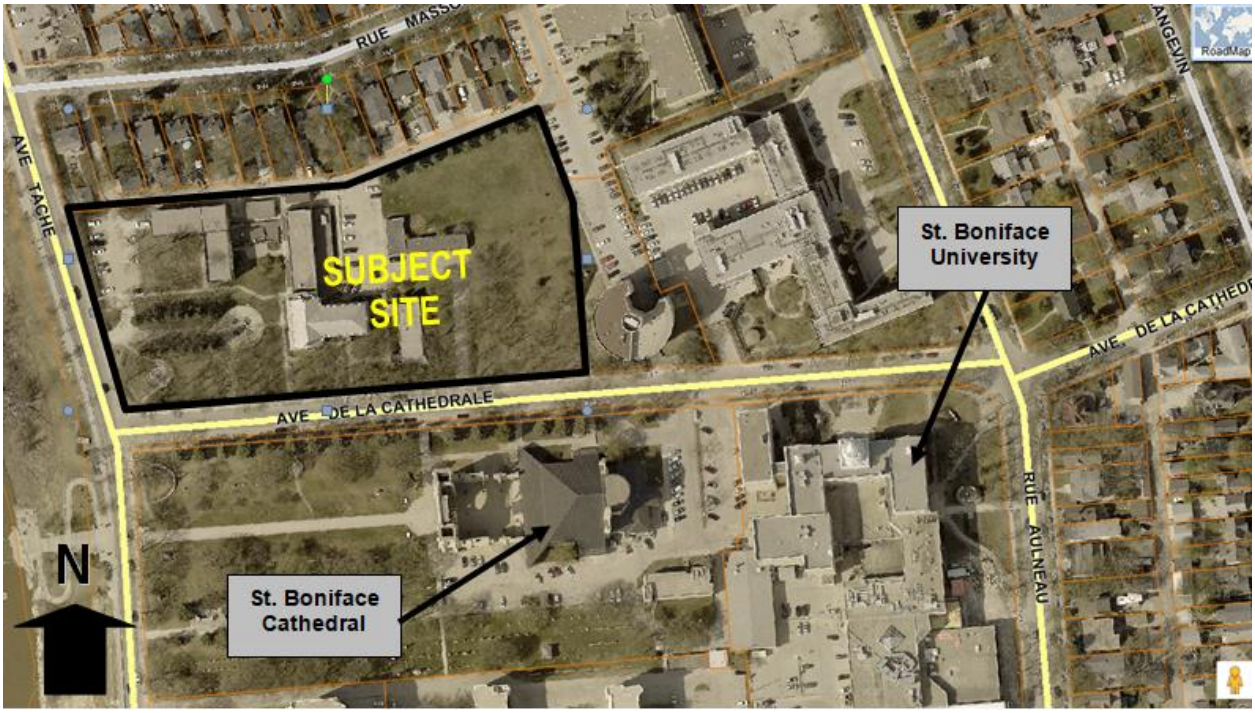


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane; then single-family homes zoned R1-M (Residential Single-Family Medium);

South: Avenue De La Cathedrale; then the St. Boniface Cathedral and St. Boniface Univeristy zoned EI (Educational and Institutional);

East: 157 unit independent living facility (Villa Aulneau) and 101 unit affordable housing facility zoned RMF-L (Residential Multi-Family Large);

West: Avenue Taché; then riverbank parkway zoned PR1 (Parks and Recreation 1 – Neighbourhood).

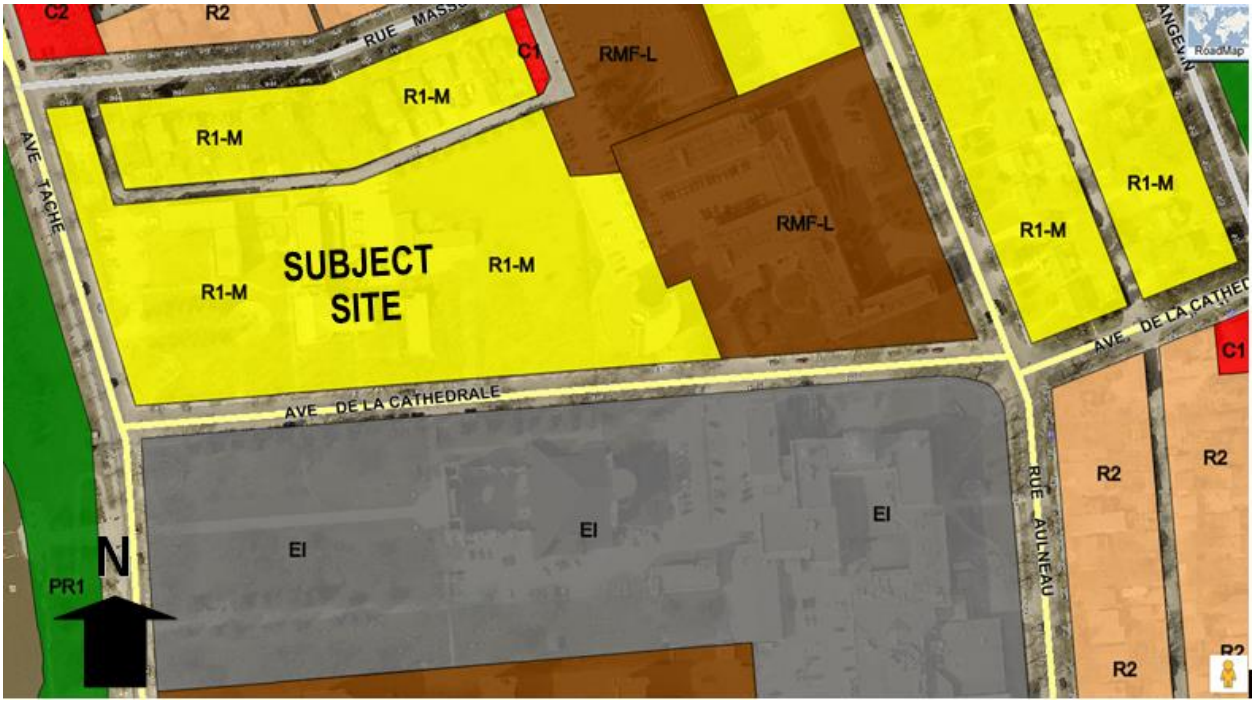


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant states in the letter of intent that the 3-storey L-shaped Pastoral Centre building was recently vacated by the Diocese and is now being occupied by a number of other uses and tenants including a transitional housing facility for refugees on the third floor of the building and, on the second floor, a resource centre for parents with babies and young children as well as office space for the Oblate Fathers. On the main floor of the Pastoral Centre the applicant is proposing to establish a 1,700 square foot psychologist's office that will primarily provide support services to the refugees. The applicant is also exploring the possibility of leasing a portion of the main floor for a day care space. Many of these uses are not permitted under the current "R1-M" district and, as such, a rezoning is required to "EI".
- The subject proposal will require renovations to the interior of the Pastoral Centre. No new construction is proposed at this time.
- The applicant is also proposing to subdivide a vacant 0.92 acre parcel from the east side of the land in anticipation of the future gifting of this lot to the Indigenous community. At present, a use for this new lot has not been confirmed, however, early ideas include the possibility of a healing lodge or an Indigenous Educational Centre.
- An associated variance application is required for the maintenance of the accessory parking area along Taché Avenue (see DAV 19-116461\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. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.
    - 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:

"EI" Educational and Institutional

- The applicant is proposing to rezone Lot 1 (3.37 acres) to "EI" Educational and Institutional in order to allow for the maintenance of existing uses and the establishment of a psychologist's office. The "EI" 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. The dimensional standards for structures in the EI zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; no interior side yard, a minimum corner side yard of 25 feet and, a maximum building height of 100 feet.

Reason for the Rezoning

The applicant is proposing to maintain the existing Social Service Facility uses and Office uses in the Pastoral Centre building as well as establish a new psychologist's office (i.e., a medical/dental/optical/counselling clinics use) on the main floor of the same building. The subject proposal requires a rezoning from "R1-M" Residential Single-Family Medium to "EI" Educational and Institutional.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposal to rezone the subject property to "EI" is consistent with the *Complete Communities Direction Strategy* which supports a high level of accessibility to community services as well as a mix of commercial services and employment uses that serve the local community in *Areas of Stability*.
- The subject property has operated as a multi-building educational/institutional site for a number of years. It also has strong historical ties to the adjacent St. Boniface Cathedral and the Université de Saint-Boniface which are both zoned "EI". In combination, these sites function as a larger educational/institutional campus for the surrounding area. Accordingly, the proposal to rezone the subject property to "EI" is compatible with how the subject property currently functions as well as with the character of the surrounding neighbourhood.

RECOMMENDED ZONING AGREEMENT

Medical/dental/optical/counselling clinics use

To ensure the Medical/dental/optical/counselling clinics use remains subordinate to the educational/institutional focus of the site, the Urban Planning Division is recommending that it be limited in size to a maximum of 2,000 square feet of gross floor area. The proposed size of the psychologist's office is 1,700 square feet.

No new vehicular approaches

The "Areas of Stability - Mature Communities" policy area supports the promotion of a quality public realm with a high level of accessibility to community services and amenities. Private approaches introduce potential points for conflict between vehicles and pedestrians as well as cyclists. To help ensure the safety and comfort of pedestrians and cyclists is maintained and recognizing the subject property has access to a public lane, the Urban Planning Division is recommending that no new private vehicular approaches be permitted on Taché Avenue and De La Cathedrale Avenue.

Height

The maximum building height permitted in the EI zone is 100 feet. The Public Service is recommending that the maximum height of any building on the site be restricted to 40 feet. This is recommended to ensure future development relates appropriately to the historic Archbishop's Residence building which is 3-storeys tall.

Plan Approval

The Urban Planning Division 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 any future development takes place on the site. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review. Of particular importance for any future development proposal will be the maintenance of the existing landscaping in order to ensure the natural park-like character of this important historical area is preserved. A professional arborist report should be submitted as part of a future development proposal.

Setback & Maintenance of Existing Trees

To preserve the established, mature trees that currently exist on proposed Lot 2 along De La Cathedrale Avenue, the Urban Planning Division is recommending a minimum setback from the south property line of 130 feet for any building and accessory parking area and that the existing trees within this setback be maintained in substantial conformance with the tree survey provided and identified as Exhibit 1 included in Appendix C.

Use Restrictions

The Urban Planning Division is recommending restricting the Hotel/Motel use as this is a commercial use more appropriate for a Mixed Use Corridor such as Boulevard Provencher. It is also recommended to restrict accessory uses such as “Outside Storage” and “Outside display and sales” that could have a negative impact on the overall appearance of the site.

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.

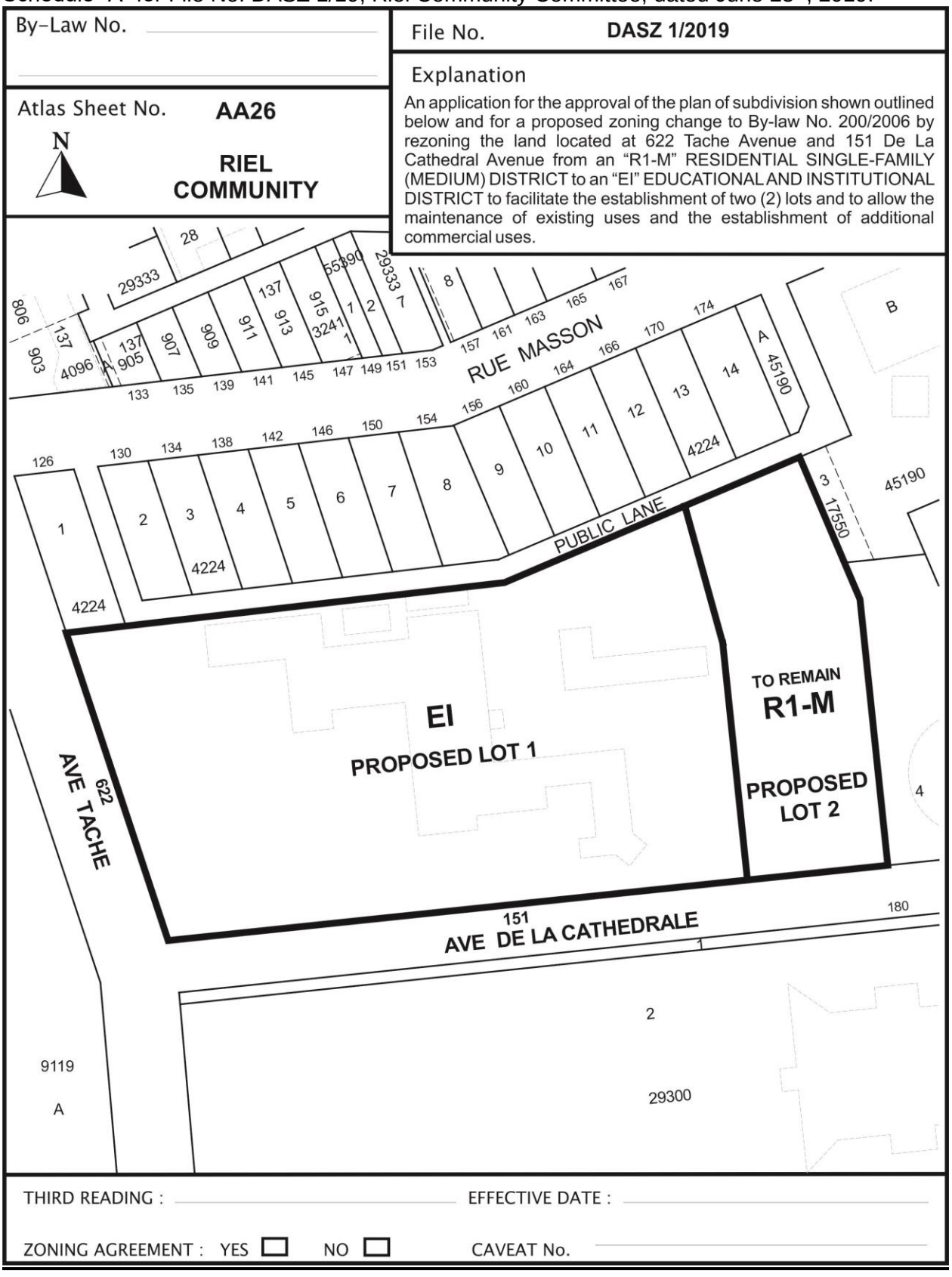
RECOMMENDATION

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 which supports a high level of accessibility to community services as well as a mix of commercial services and employment uses that serve the local community.
- The proposal is also compatible with the character of the adjacent St. Boniface Cathedral and the Université de Saint-Boniface which are both zoned “EI”.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 1/19

Schedule “A” for File No. DASZ 1/19, Riel Community Committee, dated June 25th, 2019.



SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – June 20, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 622 TACHÉ AVENUE – DASZ 1/2019

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 1/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Water and Waste Department:

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future 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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 1/2019
June 20, 2019

"*Original Signed by D. Trenchard"*

D. Trenchard, P. Eng.
Land Development Branch

"*Original Signed by M. Gajda"*

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

APPENDIX 'B' **Design Guidelines**

Plan Approval Design Guidelines for DASZ 1/2019 – 622 Taché Avenue

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street (Taché Avenue and De La Cathedrale Avenue) 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 heritage building.

3. Landscaping

3.1 The existing mature landscaping should be preserved where possible, in order to maintain the natural park-like character of the property. An arborist report should be submitted as part of any future development proposal on proposed Lot 1 and proposed Lot 2.

3.2 High-quality landscaping should be provided along the streetedge of the site (i.e. Taché Avenue and De La Cathedrale Avenue).

APPENDIX 'C' **EXHIBIT 1: TREE SURVEY (February 21, 2019)**

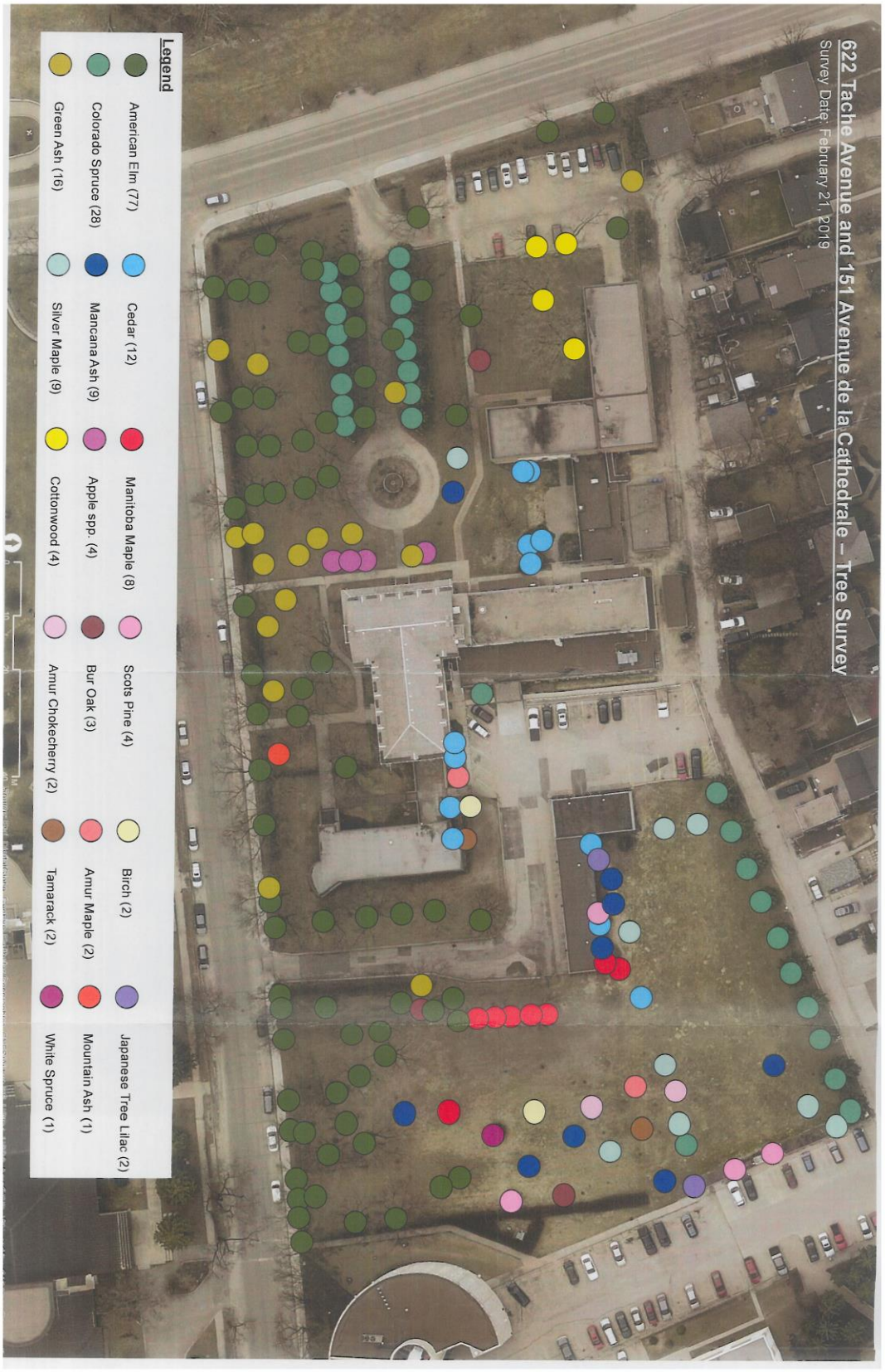
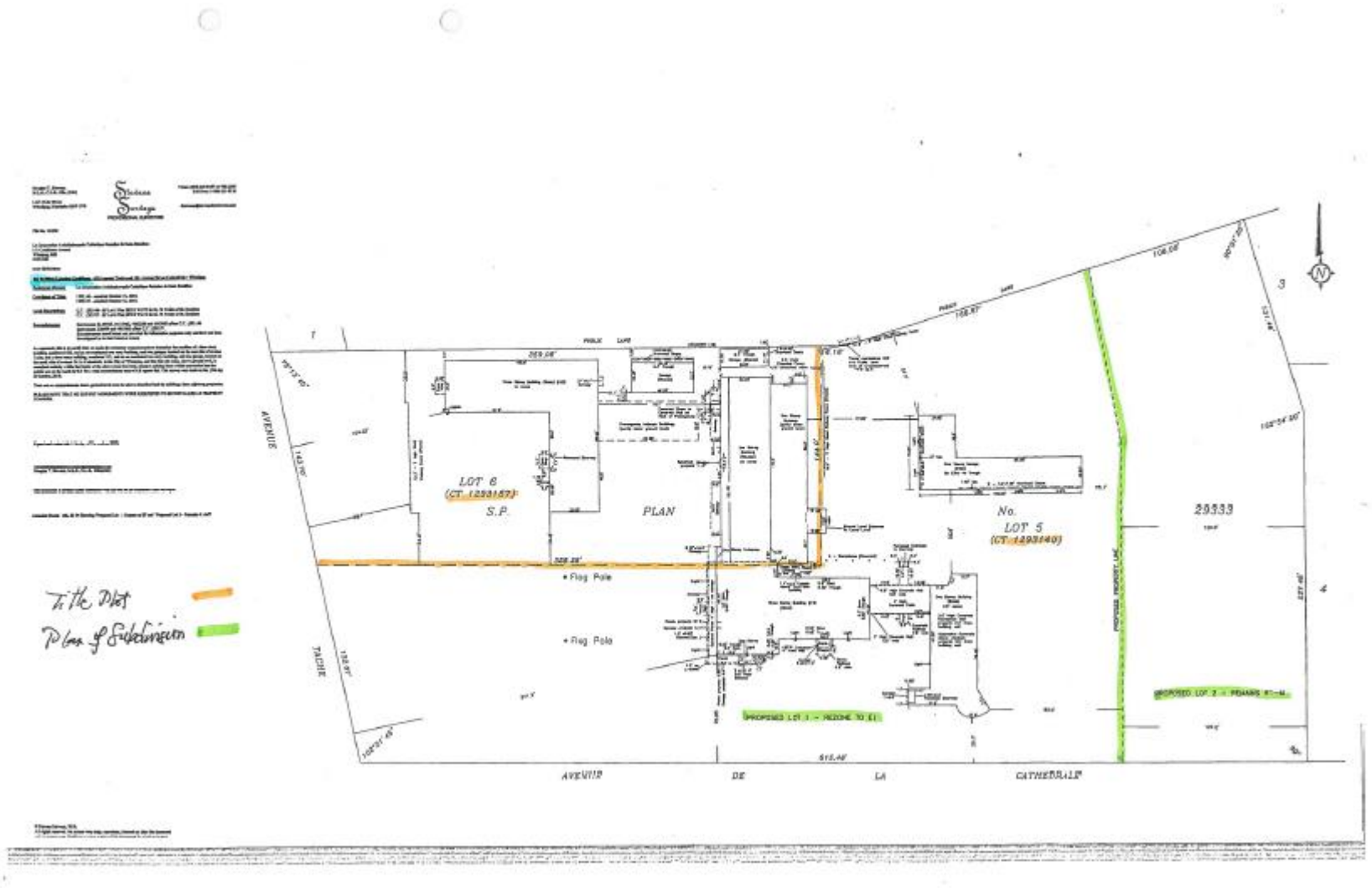
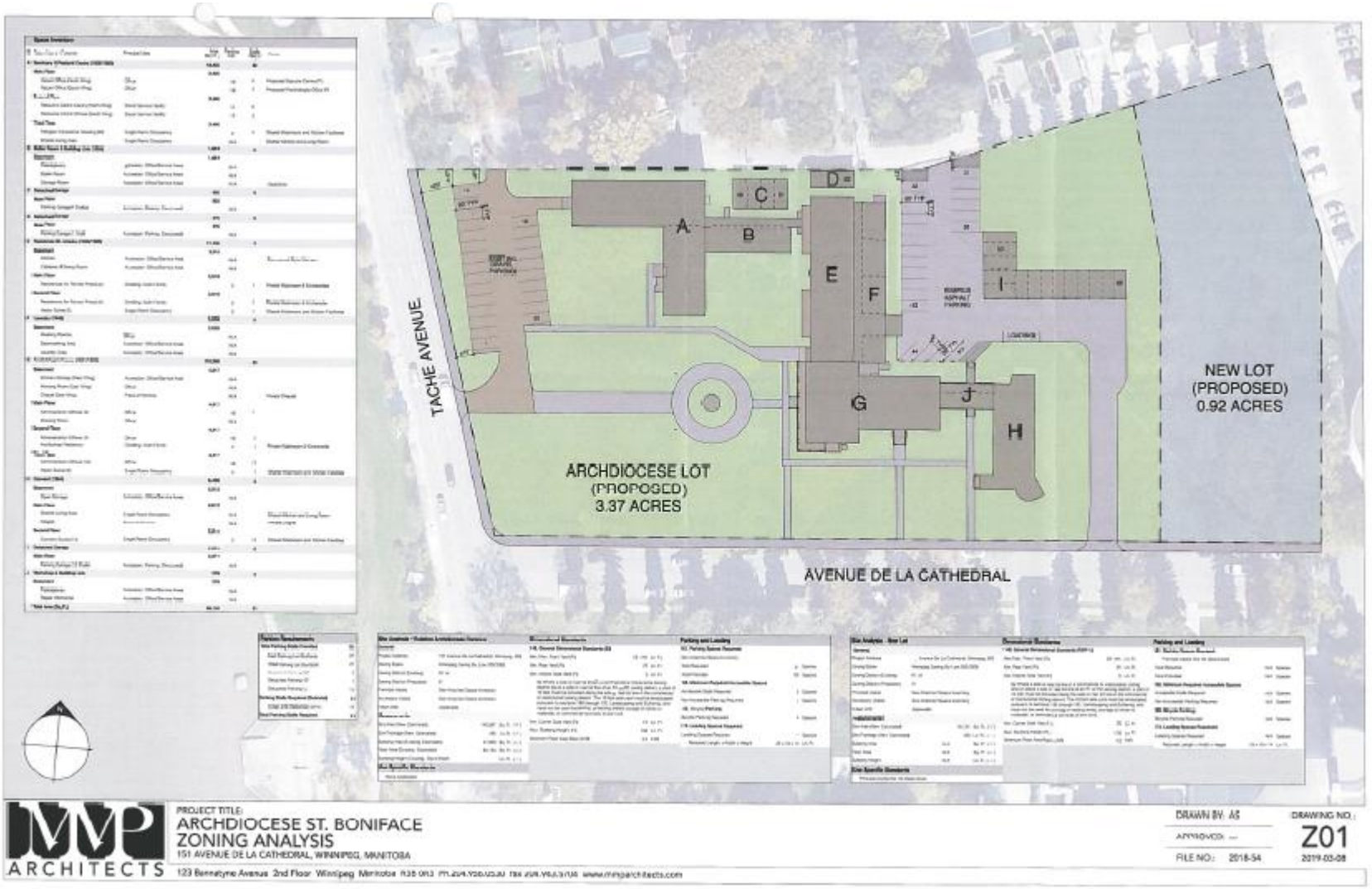


Exhibit “5” referred to in File DASZ 1/2019



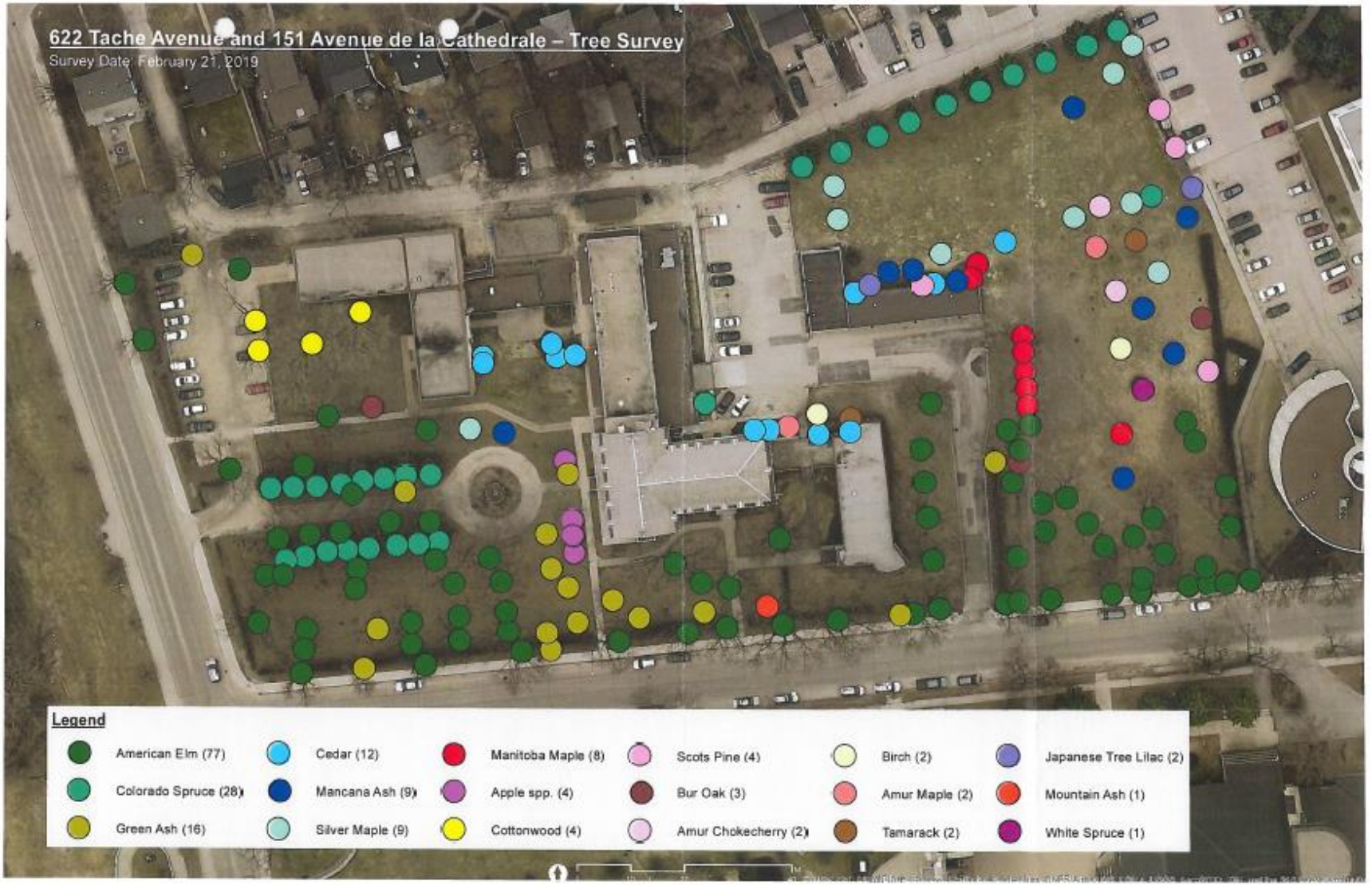

TACHE AVENUE
A
B
C
D
E
F
G
H
I
J
ARCHDIOCESE LOT
(PROPOSED)
3.37 ACRES
NEW LOT
(PROPOSED)
0.92 ACRES
AVENUE DE LA CATHEDRAL
PROJECT TITLE:
ARCHDIOCESE ST. BONIFACE
ZONING ANALYSIS
151 AVENUE DE LA CATHEDRAL, WINNIPEG, MANITOBA
ARCHITECTS
DRAWN BY: AS
APPROVED: —
FILE NO.: 2018-54
DRAWING NO.:
Z01
2019-03-08

ID	Room Name / Function	Planned Use	Area (Sq.Ft.)	Parking Req.	Units Req'd.	Notes
A	Sanctuary & Pastoral Centre (1958/1985)		16,448		20	
	Main Floor		8,448			
	Vacant Office (North Wing)	Office		18	5	Proposed Daycare Centre(P*)
	Vacant Office (South wing)	Office		18	3	Proposed Washrooms/ Office (P)
	Second Floor		8,448			
	Obasuma Gamia Library (North Wing)	Social Services Facility		17	8	
	Rizalvera Centre Offices (South Wing)	Social Service Facility		17	4	
	Third Floor		8,448			
	Refugee Transitional Housing (EO)	Single Room Occupancy		2	4	Shared Washroom and Kichar Facilities
	Shared Living Area	Single Room Occupancy		n/a		Shared Kitchen and Living Room
B	Boiler Room & Building Link (1924)		1,881		0	
	Basement		1,881			
	Photography	Accessory: Office/Service Area		n/a		
	Boiler Room	Accessory: Office/Service Area		n/a		
	Storage Room	Accessory: Office/Service Area		n/a		Vault Door
C	Detached Garage		600		0	
	Main Floor		600			
	Parking Garage # 3(old)	Accessory: Parking, Structured		n/a		
D	Detached Garage		576		0	
	Main Floor		576			
	Parking Garage 2 (Old)	Accessory: Parking, Structured		n/a		
E	Residence Mr. Antonio (1949/1985)		11,745		3	
	Basement		3,915			
	Kitchen	Accessory: Office/Service Area		N/A		Commercial Grade Kitchen
	Cafeteria & Dining Room	Accessory: Office/Service Area		N/A		
	Main Floor		3,915			
	Residences for Retired Priests (P)	Dwelling, Multi-Family		3	1	Private Washroom & Kitchenette
	Second Floor		3,915			
	Residences for Retired Priests (P)	Dwelling, Multi-Family		3	1	Private Washroom & Kitchenette
	Visitor Suites (4)	Single Room Occupancy		1	1	Shared Washroom and Kitchen Facilities
F	Laundry (1940)		3,235		0	
	Basement		3,235			
	Washing Rooms	Office		N/A		
	Dishwashing Area	Accessory: Office/Service Area		N/A		
	Laundry Area	Accessory: Office/Service Area		N/A		
G	Archbishop's House (1941/1985)		16,232		20	
	Basement		4,917			
	Kitchen (Storage (West Wing)	Accessory: Office/Service Area		N/A		
	Meeting Room (East Wing)	Office		N/A		
	Chapel (East Wing)	Place of Worship		n/a		Private Chapel
	Main Floor		4,917			
	Administration Offices (8)	Office		16	7	
	Meeting Room	Office		n/a		
	Second Floor		4,911			
	Administration Offices (8)	Office		16	7	
	Archbishop Residence	Dwelling, Multi-Family		2	1	Private Washroom & Kitchenette
	Third Floor		4,311			
	Administration Offices (12)	Office		12	7	
	Visitor Suites (4)	Single Room Occupancy		2	1	Shared Washroom and Kitchen Facilities
H	Convent (1955)		5,124		6	
	Basement		1,913			
	Open Storage	Accessory: Office/Service Area		n/a		
	Main Floor		1,913			
	Shared Living Area	Single Room Occupancy		N/A		Shared Kitchen and Living Room
	Chapel	Place of Worship		n/a		Private Chapel
	Second Floor		1,913			
	Convent Suites (14)	Single Room Occupancy		2	6	Shared Washroom and Kitchen Facilities
I	Detached Garage		1,871		0	
	Main Floor		1,871			
	Parking Garage # 1 (Old)	Accessory: Parking, Structured		n/a		
J	Workshop & Building Link		576		0	
	Basement		576			
	Photography	Accessory: Office/Service Area		n/a		
	Repair Workshop	Accessory: Office/Service Area		n/a		
	Total Area (Sq.Ft.)		66,154		51	

Parking Requirements	
Total Parking Stalls Provided	68
East Parking Lot (Surface)	23
West Parking Lot (Surface)	22
Detached Parking "C"	4
Detached Parking "D"	1
Detached Parking "J"	1.5
Parking Stalls Required (Residential)	31
Urban infill Reduction (25%)	-10
Total Parking Stalls Required	41

Site Analysis - Existing Archdiocese Campus			
General			
Project Address	151 Avenue De La Cathedral, Winnipeg, MB		
Zoning Bylaw	Winnipeg Zoning By-Law 200/2006		
Zoning District (Existing)	R1-M		
Zoning District (Proposed)	EI		
Principal Use(s)	See Attached Space Inventory		
Accessory Use(s)	See Attached Space Inventory		
Urban Infill	Applicable		
Measurements			
Site Area (New, Estimated)	146,587	Sq. Ft. (+/-)	
Site Frontage (New, Estimated)	466	Ln. Ft. (+/-)	
Building Area (Existing, Estimated)	27,055	Sq. Ft. (+/-)	
Floor Area (Existing, Estimated)	66,164	Sq. Ft. (+/-)	
Building Height (Existing, Top of Roof)		Ln. Ft. (+/-)	
Use Specific Standards			
None Applicable			
Dimensional Standards			
149. General Dimensional Standards (EI)			
Min./Max. Front Yard (Ft)	25 / NA	Ln. Ft.	
Min. Rear Yard (Ft)	25	Ln. Ft.	
Min. Interior Side Yard (Ft)	0	Ln. Ft.	
(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.			
Min. Corner Side Yard (Ft)	25	Ln. Ft.	
Max. Building Height (Ft)	100	Ln. Ft.	
Minimum Floor Area Ratio (FAR)	3.0	FAR	
Parking and Loading			
161. Parking Spaces Required:			
See Attached Space Inventory			
Total Required	41	Spaces	
Total Provided	66	Spaces	
168. Minimum Required Accessible Spaces			
Accessible Stalls Required	2	Spaces	
Van Accessible Parking Required	1	Spaces	
169. Bicycle Parking:			
Bicycle Parking Required	4	Spaces	
173. Loading Spaces Required:			
Loading Spaces Required	1	Spaces	
Required Length x Width x Height	25 x 10 x 14	Ln. Ft.	

Site Analysis - New Lot			
General			
Project Address	___ Avenue De La Cathedral, Winnipeg, MB		
Zoning Bylaw	Winnipeg Zoning By-Law 200/2006		
Zoning District (Existing)	R1-M		
Zoning District (Proposed)	EI		
Principal Use(s)	See Attached Space Inventory		
Accessory Use(s)	See Attached Space Inventory		
Urban Infill	Applicable		
Measurements			
Site Area (New, Estimated)	40,134	Sq. Ft. (+/-)	
Site Frontage (New, Estimated)	120	Ln. Ft. (+/-)	
Building Area	N/A	Sq. Ft. (+/-)	
Floor Area	N/A	Sq. Ft. (+/-)	
Building Height	N/A	Ln. Ft. (+/-)	
Use Specific Standards			
Principal Use(s) Not Yet Determined			
Dimensional Standards			
149. General Dimensional Standards (RMF-L)			
Min./Max. Front Yard (Ft)	25 / NA	Ln. Ft.	
Min. Rear Yard (Ft)	25	Ln. Ft.	
Min. Interior Side Yard (Ft)	0	Ln. Ft.	
(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.			
Min. Corner Side Yard (Ft)	25	Ln. Ft.	
Max. Building Height (Ft)	100	Ln. Ft.	
Minimum Floor Area Ratio (FAR)	3.0	FAR	
Parking and Loading			
161. Parking Spaces Required:			
Principal Use(s) Not Yet Determined			
Total Required	N/A	Spaces	
Total Provided	N/A	Spaces	
168. Minimum Required Accessible Spaces			
Accessible Stalls Required	N/A	Spaces	
Van Accessible Parking Required	N/A	Spaces	
169. Bicycle Parking:			
Bicycle Parking Required	N/A	Spaces	
173. Loading Spaces Required:			
Loading Spaces Required	N/A	Spaces	
Required Length x Width x Height	25 x 10 x 14	Ln. Ft.	


622 Tache Avenue and 151 Avenue de la Cathedrale – Tree Survey
Survey Date: February 21, 2019
Legend
American Elm (77)
Cedar (12)
Manitoba Maple (8)
Scots Pine (4)
Birch (2)
Japanese Tree Lilac (2)
Colorado Spruce (28)
Mancana Ash (9)
Apple spp. (4)
Bur Oak (3)
Amur Maple (2)
Mountain Ash (1)
Green Ash (16)
Silver Maple (9)
Cottonwood (4)
Amur Chokecherry (2)
Tamarack (2)
White Spruce (1)