Agenda – Executive Policy Committee – October 15, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

Item No. 7 Subdivision and Rezoning – 424 Wardlaw Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 19/2019 [c/r DCU 131193/2019D and DAV 131199/2019D]

STANDING COMMITTEE RECOMMENDATION:

On September 30, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 19/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 17, 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, subject to the following conditions:

    A. That the Developer, if required, enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 26, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU - Residential Mixed Use District" as shown on the map dated September 17, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

            a. buildings;
            b. accessory parking areas;
            c. private lanes;
            d. fencing; and
            e. landscaping

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre 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.

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

   A. a Servicing Agreement (if required) in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   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").

4. 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 Servicing Agreement (if required), 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.

5. 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 Development Application No. DASZ 19/19, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

8. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and/or the Plan is registered in the Winnipeg Land Titles Office.

9. 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.

10. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 19/19.

11. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

Agenda – Executive Policy Committee – October 15, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 30, 2019

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 30, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 19/2019

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

Public Hearing: September 17, 2019
Council Building, 510 Main Street

Applicant: Pre-Con Builders Ltd. (Robin Lee)

Subject:



APPLICANT: Pre-Con Builders Ltd.
FILE: DASZ 19/2019
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 "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling building with live-work units. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected: 424 Wardlaw Avenue

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

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

Report date: September 19, 2019

Community Committee Recommendation:

On September 17, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 19/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 17, 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, subject to the following conditions:

    A. That the Developer, if required, enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 26, 2019 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU - Residential Mixed Use District" as shown on the map dated September 17, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

            a. buildings;
            b. accessory parking areas;
            c. private lanes;
            d. fencing; and
            e. landscaping

        on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre 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.

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

   A. a Servicing Agreement (if required) in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   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").

4. 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 Servicing Agreement (if required), 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.

5. 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 Development Application No. DASZ 19/19, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and/or the Plan is registered in the Winnipeg Land Titles Office.

9. 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.

10. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 19/19.

11. 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 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

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

1. It's been a long time coming for this site. It's a campus plan and it's going to come back to this Committee for approval.

2. The Rezoning, as Councillor Orlikow pointed out, is specific for reasons that I think support Osborne Village as a neighborhood to live and work in. It meets the character of Osborne Village.

3. It has hidden parking, it adds to mixed housing and I want to point out how happy I am that it includes accessibility and aging in place including some universally accessible units. The mix of housing is important for Osborne Village, for the Osborne Village of today and for the Osborne Village of the future where we want to grow.

4. I'm happy to see some sensitive and beautiful work in terms of set back and I'm happy to hear about the community consultation at the historic Augustine Church.

5. I'm happy to hear about how much work the Department and those involved have done to protect the neighborhood and to consider design changes to meet the Osborne Village plan and really minimize adverse effects to neighbors, but continue the vibrancy that we know and love about Osborne Village.

Exhibits Filed:

1. Application dated May 7, 2019
2. Notification of Public Hearing dated July 18, 2019
3. Manitoba Status of Titles 2823543/1, 2823546/1 and 2823547/1
4. Letter of authorization dated May 1, 2019 from Ross Ransby, Fusion Capital Corporation, on behalf of 7196386 Manitoba Ltd., 7196394 Manitoba Ltd. and 7196408 Manitoba Ltd. to Pre-Con Builders
5. Plans (17 pages)
6. Report from the Urban Planning Division dated September 10, 2019
7. Inspection Report
8. Communication dated September 16, 2019, from Lukas Neville in support of the application
9. Communication dated September 16, 2019, from Arnold Goetz in opposition to the application
10. Communication dated September 16, 2019, from Michael Thompson in opposition to the application
11. Communication dated September 17, 2019, from Tom Scott in opposition to the application
12. Communication dated September 17, 2019, from Steven Hooper in opposition to the application
13. Recording of Representations

REPRESENTATIONS:

In Support:

Neil Cooper
Basil Lagopoulos
Nicholas Lagopoulos
Robin Lee
Karl Loepp
Lukas Neville
Ross Ransby
Karen Shanski
Ryan Toth
Tom Toni
Barry White
Don White

In Opposition:

Shirley Forsyth
Trevor Gebel
Arnold Goetz
Steven Hooper
Tom Scott
Edwina Shwedyl
Michael Thompson

For Information:

Nil

For the City:

B. Buyachok, Real Property Officer, Planning, Property and Development Department
M. Robinson, Senior Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department

Exhibit " 6 " referred to in File DASZ 19/2019

ADMINISTRATIVE REPORT

Title: DASZ 19/19 – 424 Wardlaw AVE

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the construction of a 4 storey building with 59 dwelling units.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet, Acting	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 19/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated September 17, 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, subject to the following conditions:

   A. That the developer, if required, enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated June 26, 2019 and attached as Schedule "B" to this report.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMU" - Residential Mixed Use District as shown on the map dated September 17, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

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

         (a) buildings;

         (b) accessory parking areas;

         (c) private lanes;

         (d) fencing; and

(e) landscaping

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre 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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   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").

4. 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 Servicing Agreement (if required), 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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6. 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.

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12. 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.

13. 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

- 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 subdivision and rezoning for DASZ 19/19 – 424 Wardlaw Ave. will be approved with conditions.

HISTORY

The applicant filed a pre-application prior to filing this formal application, in order to receive comments from City departments as part of early diligence. Feedback from all relevant City departments was provided to the applicant on January 23, 2019.

CONSULTATION

In preparing this Report there was consultation with:

Relevant City departments as part of the pre-application process.

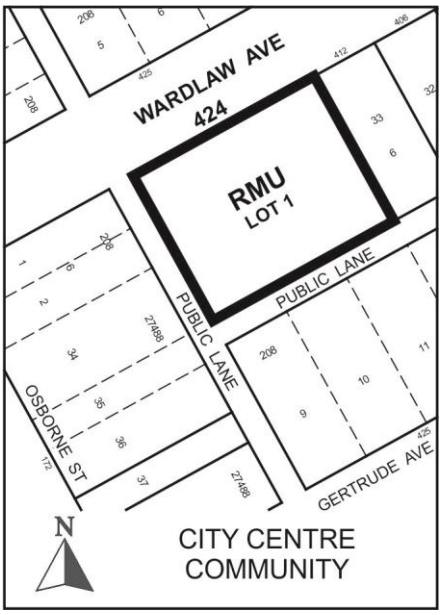
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: September 10, 2019
File No: DASZ 19/19

DATE: September 10, 2019
FILE: **DAZ 19/19**
RELATED FILES: DAV 19-131199\D, DCU 131193/19D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **1.111** - River-Osborne

SUBJECT: for a subdivision and rezoning for DASZ 19/19 – 424 Wardlaw Ave. to permit the construction of a 4 storey building with 59 dwelling units.

LOCATION: 424 Wardlaw AVE
LEGAL DESCRIPTION: LOT 34/36 BLOCK 6 PLAN 208 31/35 ST B



APPLICANT: Robin Lee
405 Fort Whyte WAY Unit 100
Oak Bluff , Manitoba R4G 0B1

OWNER: 7196386 MANITOBA LTD.
23 COLCHESTER BAY
Winnipeg , Manitoba R3P 1W9

SITE DESCRIPTION

The subject development site is located on the south side of Wardlaw Avenue, one property east of Osborne Street, in the River-Osborne neighbourhood of the Fort Rouge - East Fort Garry ward.

Osborne Village is one of the most pedestrian-oriented mixed-use neighbourhoods in the city. It is characterized by residential development in a wide range of densities, high frequency transit service, and a well-defined commercial strip with a diverse array of storefront retail shops, restaurants and services.

The development site is located in a Mature Community as identified in the *Complete Communities Direction Strategy*.

The site is zoned “RMF-M” - Residential Multifamily (Medium), is 17,994 sq. ft. in size, and currently contains a surface parking lot.

In addition to this subdivision and rezoning application, the proposed development requires a variance and a conditional use application. Information on these can be found in the Administrative Reports for files DAV131199/D and DCU 131193D.

This application is part of a larger development that also includes two properties across Wardlaw Avenue from the subject property (see Figure 2). Those properties are dealt with through separate applications (DASZ 20/19, DCU 131273D AND DAV 131281D).



Figure 1: Aerial Photo of Subject Site and Surrounding Uses.

SURROUNDING LAND USE AND ZONING (See Figure 3)

North: Wardlaw Avenue, then vacant beer vendor and surface parking uses (zoned "C2" – Commercial Community and "RMF-M" – Residential Multifamily- Medium)

South: Public lane, then surface parking uses "RMF-M" – Residential Multifamily- Medium)

East: A mix of residential densities (zoned "RMF-M" – Residential Multifamily- Medium)

West: Public lane, then commercial uses (zoned "C2" – Commercial Community)

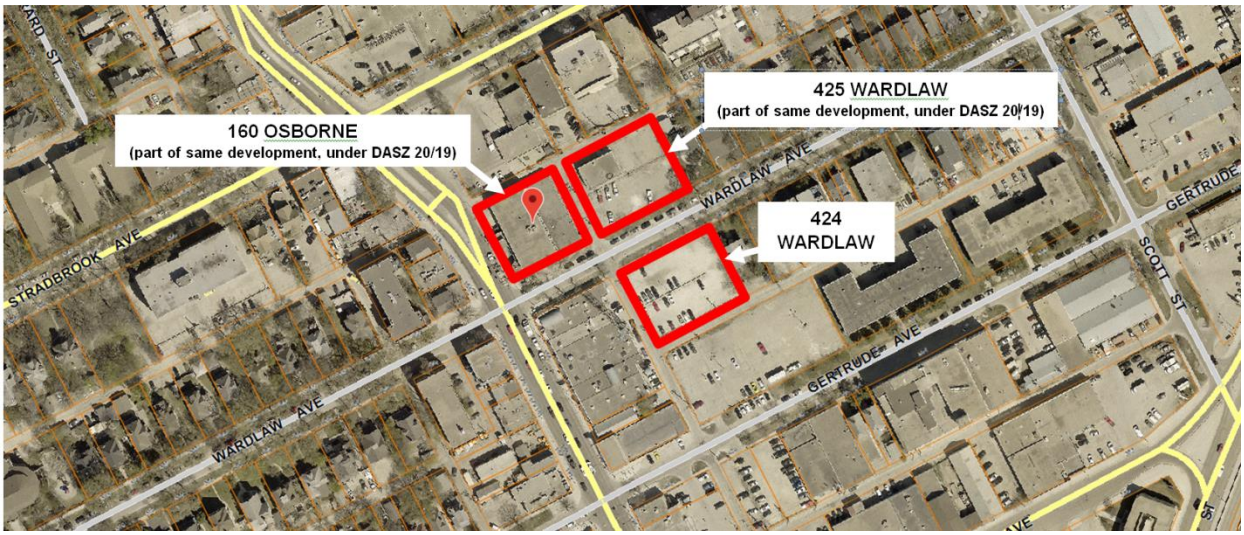


Figure 2: Property detail.



Figure 3: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to subdivide and rezone the subject lands from an "RMF-M" – Residential Multifamily - Medium District to an "RMU - Residential Mixed Use District.

The proposed subdivision consolidates 3 underlying lots into one (1) lot with a size of 17,994 sq. ft. The rezoning will allow for the development of a 4 storey building with 59 dwelling units.

The development requires variances for yards, lot area per dwelling unit, parking, and garbage enclosure. See the Administrative Report for Associated File No. DAV 19-131199/D for more information.

ANALYSIS AND ISSUES

OURWINNIPEG

Direction 9 of *OurWinnipeg* states:

- Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment.

That Direction sets out the following Enabling Strategy:

- With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.

In addition to a number of accessible outdoor and indoor spaces, the applicant is providing an adaptable suite in this development with the following accessibility features:

Adaptable suite design features

- 6' turning space in all rooms
- All doors have 36" openings
- Interior plugs, switches and controls mounted at accessible level
- Kitchen:
    - Workspace includes a pull-out shelf for variable counter height
    - Option for installation of wheel-up sink with removable cabinets below
- Bathrooms:
    - Wheel-in shower
    - Laundry: elevated side-by-side in-suite front load clothes washer and dryer
    - Option for installation of wheel-up sink with removable cabinets below
- Flooring:
    - Plank flooring throughout

Housing with universal accessibility provides options for those living with mobility challenges. It also allows for 'aging-in-place' – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

The Division is very supportive of the inclusion of adaptable suites in this residential development.

COMPLETE COMMUNITIES DIRECTION STRATEGY

424 Wardlaw Avenue falls within the Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

The proposal provides an increase in density while providing a scale, character and built form that is complementary to this part of Osborne Village. The proposal adds to the local mix of housing types in alignment with goals of *Complete Communities.*

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

Under the *Osborne Village Neighbourhood Plan*, 424 Wardlaw Ave. is located in both the *Village Mixed Use Transition* and *Village Medium Density Residential* policy areas.

Key *Village Mixed Use Transition* and *Village Medium Density Residential* policies that pertain to 424 Wardlaw Ave. include:

4.1.3.A. *Encourage a mix of single-family homes, duplexes, townhouses, and multiple family buildings;*

The development adds to the multiple housing options in the neighbourhood.

4.1.3.B *New development will have a minimum of two storeys and a maximum of four storeys in height in order to preserve the scale and pedestrian oriented character of this area;*

The development complies, at 4 storeys.

6.1.1.A *Residential development in Mixed-Use Transition areas will conform to the Village Medium Density Residential (V-MDR) policies;*

Per above, the development complies with the relevant V-MDR policies.

6.1.1.B *Commercial and employment uses in Mixed-Use Transition areas should be compatible in lot size, building scale, and character to the existing context (particularly that of the immediate block);*

The development provides a scale, character and built form that is complementary to this part of Osborne Village.

6.1.1.C *New developments and additions will have a minimum height of two storeys and a maximum height of four storeys;*

The development complies, at 4 storeys.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division over a period of several months to make adjustments to the design of the site and building. Specifically, the following adjustments were made through a collaborative planning process leading up to receipt of the application:

Accessibility

In addition to a number of accessible outdoor and indoor spaces, at the suggestion of the Division, the applicant is providing an accessible/ adaptable suite in this development.

Wardlaw Avenue Street frontage

The Division recommended a large complement of storefront glazing on the ground floor, to achieve a high degree of interplay between the interior and exterior of buildings adjacent to sidewalks. This was provided.

Step-backs and setbacks

- The Division requested that the applicant provide a building 'corner cut' where 424 Wardlaw Ave. approaches the existing residences to the east, in order to improve sight lines and sun penetration for those neighbours. This redesign was made.
- The Division recommended a minimum 8-ft. east side yard setback and ample landscaping be provided in that space to act as a buffer from the residential to the east. This was provided.
- The Division recommended a minimum of 2 ft. setback from all public lanes, to allow sufficient space for snow clearing operations. This was provided.

Bike parking

The Division requested that a significant amount of indoor bike parking in order to offset the requested car parking reduction. 22 indoor bike stalls are being provided.

Parking layout

The Division supported the manner in which car parking is hidden from view of streets and sidewalks by locating it underground and internal to buildings, for consistency with the Osborne Plan.

Façade materials

The Division recommended varied, textured, high quality exterior building façade materials that tie in with traditional level of detail and façade quality in the Village. This was provided.

Consultation

The Division recommended public consultation. The applicant conducted a public open house, described below.

PARKING

Parking at 424 Wardlaw exceeds its zoning requirement by 16 stalls. For more information on parking, see the Administrative Report for File No. DAV 131199/D.

WATER AND WASTE SERVICING

The City of Winnipeg Water and Waste Department has indicated the following to the developer:

1) Water System Assessment

The Water and Waste Department has advised that there is insufficient water servicing for the proposed development at 424 Wardlaw Avenue. To achieve adequate servicing, the Developer shall either:

i. Adjust the site plan or design, or use building construction beyond the Building Code requirements such as non-combustible construction, to ensure the required fire flow for proposed development is equal to or less than the available fire flow; or,

ii. Enter into a Servicing Agreement with the City to construct, at no expense to the City, a water main upgrade from 150mm to 250mm diameter on Wardlaw Avenue from Osborne Street to the east property line of 424 Wardlaw Avenue

all as determined by and to the satisfaction of the Director of Water and Waste.

2) Combined Sewer District

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:

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.45, with a 5 year rainfall event applied.

iii. 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.

PUBLIC WORKS

The City of Winnipeg Department of Public Works has indicated the following to the developer:

- The Developer shall, at no expense to the City, legally open property required for a 3.0m x 3.0m corner cut where the two existing public lanes intersect, to the satisfaction of the Director of Public Works.

PUBLIC CONSULTATION

The applicant held a public open house on January 29, 2019 at Augustine United Church at 444 River Avenue, from 6:3-pm- 8:30pm. Approximately 30 people attended. Feedback was generally positive with the most common comment being that neighbours wished to finally see some development occur on the property that brings life to the corner.

OTHER CONSIDERATIONS

Plan Approval by City Centre Community Committee and the Director of Planning, Property and Development is recommended as part of the Zoning Agreement, in order to allow for review and approval of final site and design details.

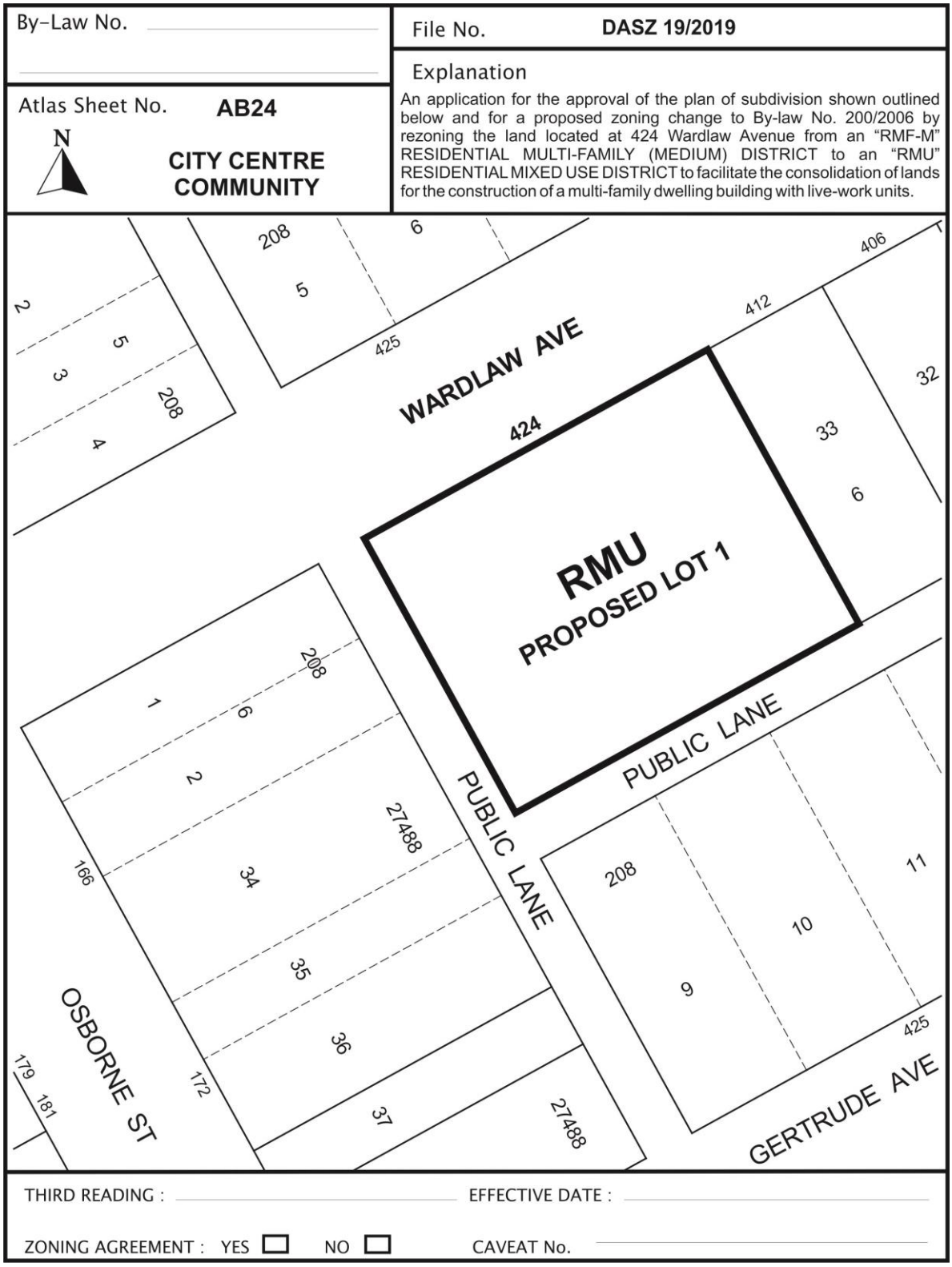
SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because the development:

- Adds density to a Mature Community in a context-sensitive manner in alignment with *Complete Communities.*
- Meets policies of the *Osborne Village Neighbourhood Plan* including its Character Policies.
- Supports accessibility and aging-in-place.
- Adds life to Wardlaw Avenue with live/work units built up to the street and parking hidden from view.
- Adds to the mix of housing types in the neighbourhood.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 19/19 – 424 Wardlaw Ave.

Schedule “A” for File No. DASZ 19/19, City Centre Community Committee, September 17, 2019



SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – June 26, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 424 WARDLAW AVENUE

It is recommended that approval of DASZ 19/2019, if granted, be subject to the applicant addressing the following and entering into a Servicing Agreement, if required:

Plan Considerations

The Developer shall, at no expense to the City, legally open property required for a 3.0m x 3.0m corner cut where the two existing public lanes intersect, to the satisfaction of the Director of Public Works.

Servicing Conditions

3) Water System Assessment

The Water and Waste Department has advised that there is insufficient water servicing for the proposed development at 424 Wardlaw Avenue. To achieve adequate servicing, the Developer shall either:

iii. Adjust the site plan or design, or use building construction beyond the Building Code requirements such as non-combustible construction, to ensure the required fire flow for proposed development is equal to or less than the available fire flow; or,

iv. Enter into a Servicing Agreement with the City to construct, at no expense to the City, a water main upgrade from 150mm to 250mm diameter on Wardlaw Avenue from Osborne Street to the east property line of 424 Wardlaw Avenue

all as determined by and to the satisfaction of the Director of Water and Waste.

4) Combined Sewer District

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:

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

v. The peak land drainage discharged from the site must be based on a c-value of 0.45, with a 5 year rainfall event applied.

vi. 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:

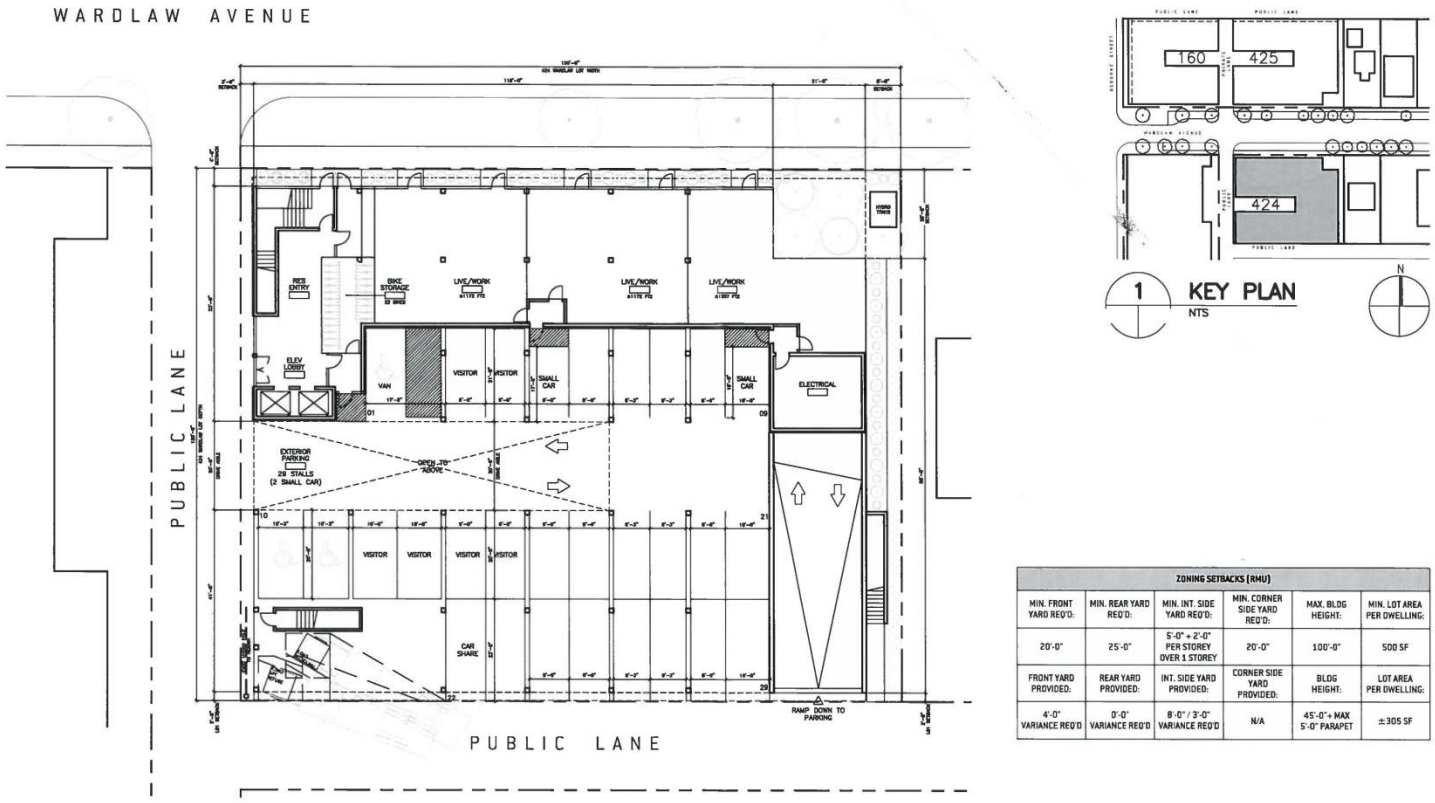
Administrative Co-ordinating Group
File No. DASZ 19/2019
June 26, 2019

"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

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

"Original Signed By C.J. Desjardine"
C.J. Desjardine, M.Sc., P. Eng.
Public Works Department, Transportation Division

Exhibit " 5 " referred to in File DASZ 19/2019



1 G01 | A05 **424 WARDLAW – SITE PLAN & LEVEL 01**
1:250

1 **KEY PLAN**
NTS

ZONING SETBACKS (RMU)					
MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARD REQ'D:	MIN. CORNER SIDE YARD REQ'D:	MAX. BLDG HEIGHT:	MIN. LOT AREA PER DWELLING:
20'-0"	25'-0"	5'-0" + 2'-0" PER STOREY OVER 1 STOREY	20'-0"	100'-0"	500 SF
FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARD PROVIDED:	CORNER SIDE YARD PROVIDED:	BLDG HEIGHT:	LOT AREA PER DWELLING:
4'-0" VARIANCE REQ'D	0'-0" VARIANCE REQ'D	8'-0" / 3'-0" VARIANCE REQ'D	N/A	45'-0" + MAX 5'-0" PARAPET	±305 SF

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PROJECT
OV MIXED-USE REDEVELOPMENT
424 WARDLAW - SITE & LEVEL 01
160 OSBORNE STREET & 424 + 425 WARDLAW AVENUE, WINNIPEG MB

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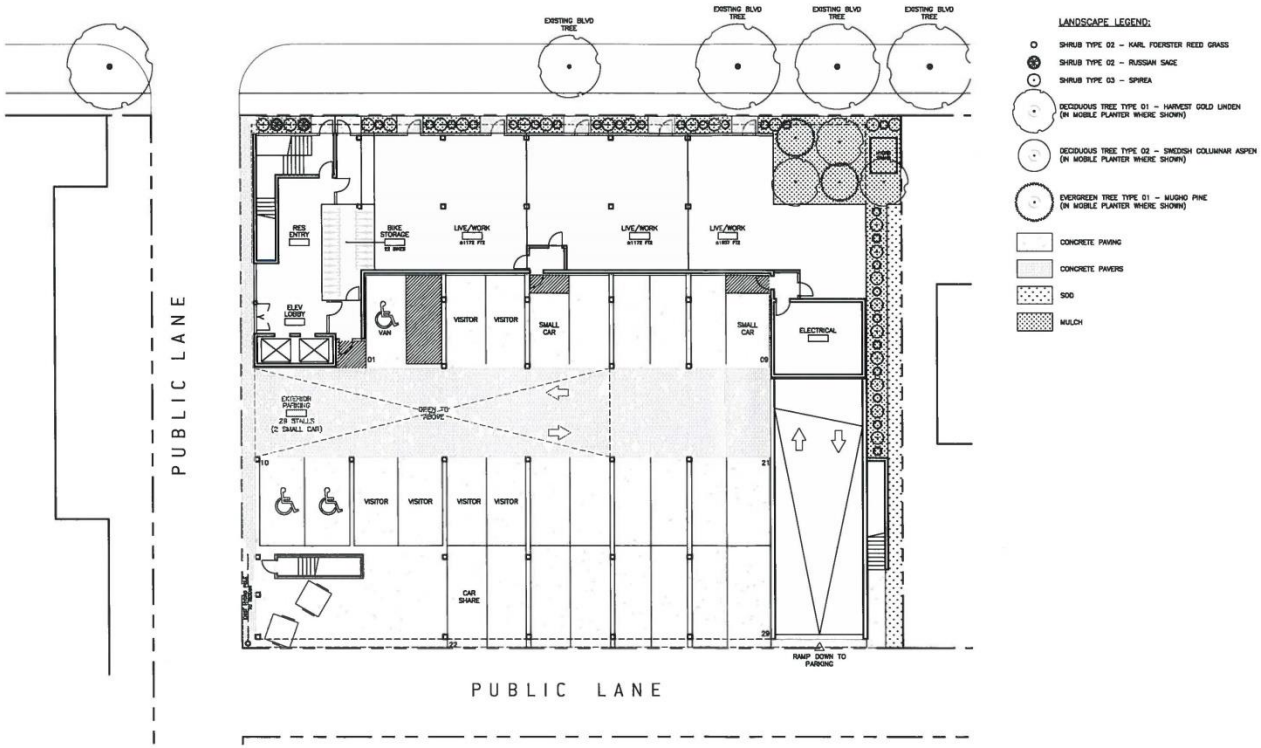
DATE 03 APR 2019 DRAWING NO. A05
SCALE AS NOTED



1 G01 L03 **424 WARDLAW – LANDSCAPE PLAN**

1:250

N

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PROJECT
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424 WARDLAW - SITE & LEVEL 01
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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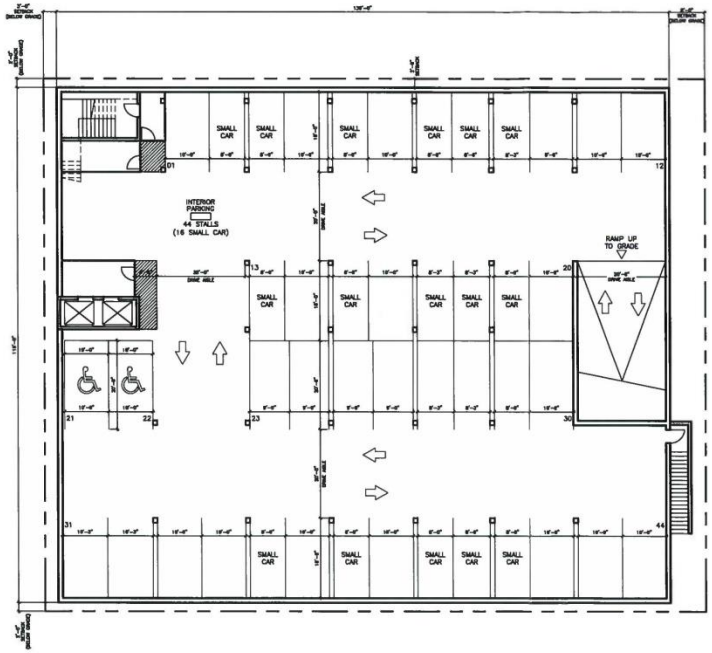

1 / A02 **424 WARDLAW – LEVEL 00**

1:250

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PROJECT
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424 WARDLAW AVE - LEVEL 00
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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DATE 03 APR 2019 DRAWING NO. A02
SCALE AS NOTED



1

424 WARDLAW
NORTH ELEVATION (TO WARDLAW AVENUE)

1:250

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PROJECT
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160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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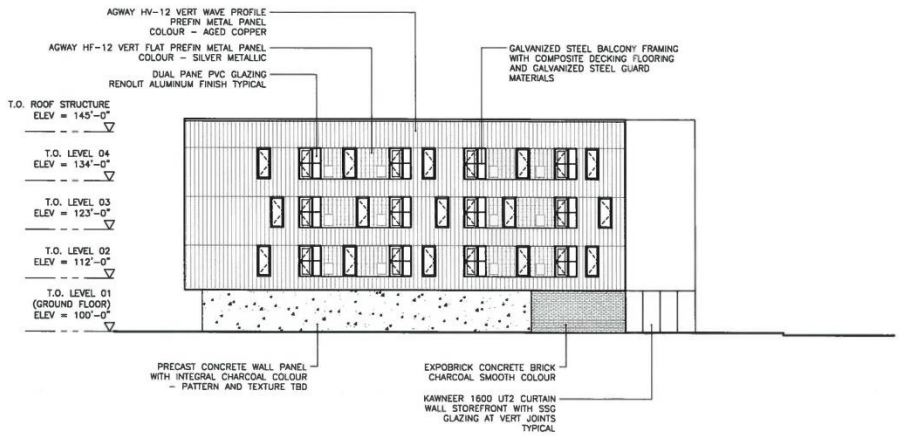
DATE	12 APR 2019		DRAWING NO. A33
SCALE	AS NOTED		



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424 WARDLAW
EAST ELEVATION (TO RESIDENTIAL SIDE YARD)

1:250

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PROJECT
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160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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DATE	12 APR 2019		
SCALE	AS NOTED		

PROJECT NO. 2018_44
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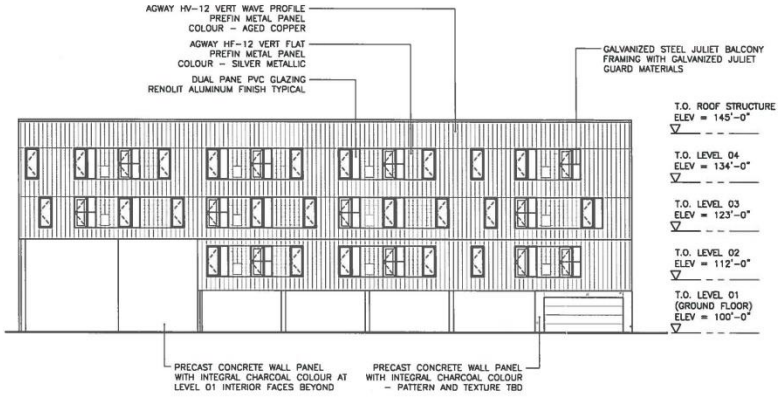

1

424 WARDLAW
SOUTH ELEVATION (TO PUBLIC LANE)

1:250

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PROJECT
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160 OSBORNE STREET & 424 + 425 WARDLAW AVENUE, WINNIPEG MB

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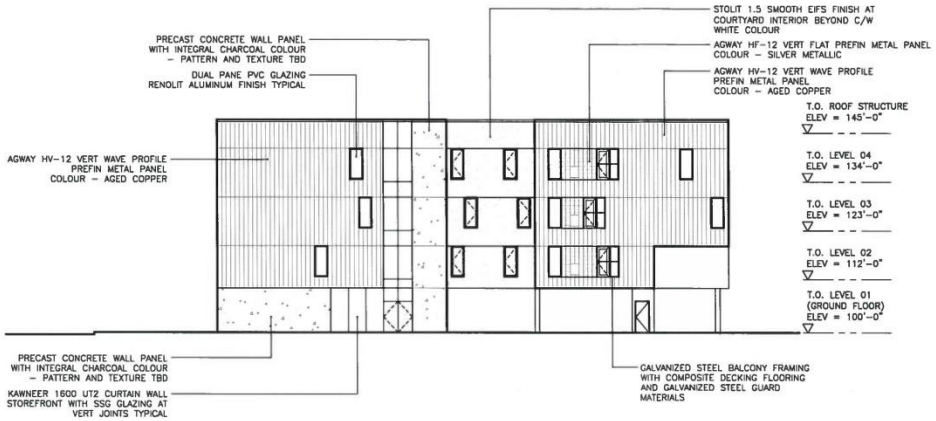
DATE 12 APR 2019 DRAWING NO. A35
SCALE AS NOTED



1

424 WARDLAW
WEST ELEVATION (TO PUBLIC LANE)

1:250

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PROJECT
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160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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DATE 12 APR 2019 DRAWING NO. A36
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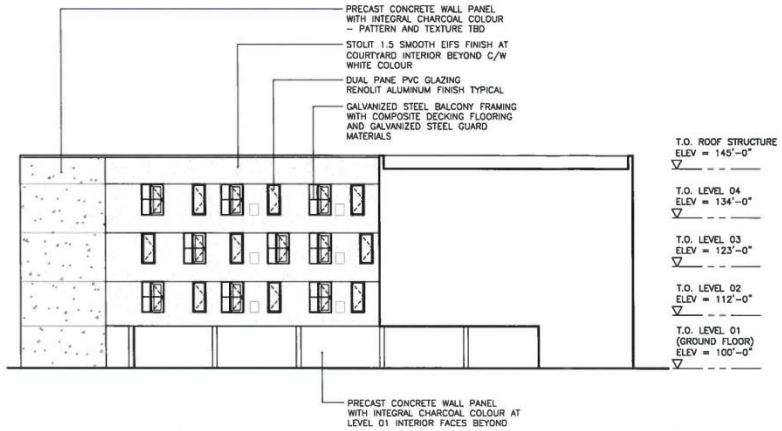

1

424 WARDLAW
SOUTH FACING ELEVATION OF INTERIOR COURT

1:250

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PROJECT
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160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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DATE 12 APR 2019 DRAWING NO. A37
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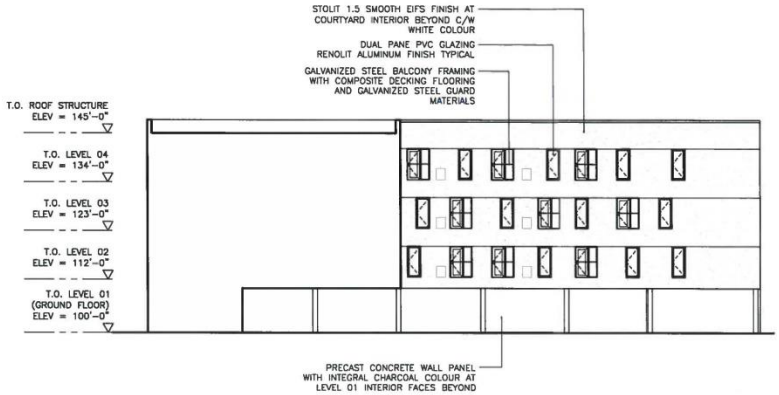

1

424 WARDLAW
NORTH FACING ELEVATION OF INTERIOR COURT

1:250

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PROJECT
OV MIXED-USE REDEVELOPMENT
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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DATE 12 APR 2019 DRAWING NO. A38
SCALE AS NOTED

LEGAL DESCRIPTION: TBD - 160 OSBORNE STREET & 425 WARDLAW AVENUE, 424 WARDLAW AVENUE			
MULTI-FAMILY BUILDING INFORMATION			
4 - 6 STOREY MIXED-USE RESIDENTIAL WITH ENCLOSED UNDERGROUND PARKING			
BUILDING DIMENSIONS	160 OSBORNE STREET = 116'-0" X 123'-0"		
	425 WARDLAW AVENUE = 142'-0" X 116'-0"		
	424 WARDLAW AVENUE = 139'-0" X 116'-0"		
BUILDING HEIGHT (FINAL HEIGHTS TBC BASED ON CONSTRUCTION)	160 OSBORNE STREET	T.O. 6TH FLOOR	59'-0" [18.6m] MAX.
		T.O. ROOF STRUCTURE	70'-0" [21.9m] + MAX. 5'-0" PARAPET
	424 & 425 WARDLAW AVENUE	T.O. 3TH FLOOR	34'-0" [10.4m]
		T.O. ROOF STRUCTURE	45'-0" [13.7m] + MAX. 5'-0" PARAPET
BUILDING AREA	160 OSBORNE STREET	12 818 SF [1191 m2]	
	425 WARDLAW AVENUE	14 503 SF [1348 m2]	
	424 WARDLAW AVENUE	14 178 SF [1318 m2]	
160 OSBORNE STREET UNIT COUNT	89		
425 WARDLAW AVENUE UNIT COUNT	59		
424 WARDLAW AVENUE UNIT COUNT	59		
TOTAL DWELLING UNITS	207		
PARKING INFORMATION			
PARKING CATEGORY [TABLE 5-9]	3 - MULTI-FAMILY / 20 - CRU		
REQUIRED SPACES PER DWELLING UNIT	1.5 X UNITS - 20% URBAN INFILL REDUCTION - 20% MIXED-USE REDUCTION = 0.96 X UNITS		
REQUIRED BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES - PROVIDED		
REQUIRED GUEST PARKING	10% OF REQUIRED PARKING SPACES - PROVIDED		
SURFACING	CONCRETE		
PARKING SPACE DIMENSIONS	INDOOR TYPICAL = 2.51 X 6.10 m [10'-0" X 18'-0"]		
	OUTDOOR TYPICAL = 2.51 X 6.10 m [10'-0" X 18'-0"]		
	SMALL CAR = 2.44 X 4.88 m [MIN. 8'-0" X 16'-0"]		
	ACCESSIBLE = 3.05x6.10 m [MIN. 10'-0" x 18'-0"]		
	VAN ACCESSIBLE= 4.88x6.10 m [16'-0" x 20'-0"]		
TOTAL PARKING SPACES	REQUIRED	PROVIDED	ZONING VARIANCE REQUIRED
	TBD	207	YES [PARKING MANAGEMENT PLAN]
INDOOR PARKING SPACES		137	
OUTDOOR PARKING SPACES		70	INCLUDES 4 CAR SHARE SPACES
ACCESSIBLE SPACES	7	15	
VAN ACCESSIBLE SPACES	2	3	
PARKING AISLE WIDTH	6.10 m [20 FT]	6.10M [20 FT]	

OSBORNE VILLAGE MIXED-USE REDEVELOPMENT

207 RESIDENTIAL UNITS
±5650 SF CRU AT GRADE

SITE INFORMATION			
ZONING DISTRICT:		CURRENT:	PROPOSED:
	160 OSBORNE:	C2	RMU
	425 WARDLAW:	C2	RMU
	424 WARDLAW:	RMF-M	RMU
PROPERTY AREA:		EXISTING:	COMBINED 160 OSBORNE + 425 WARDLAW + PRIVATE LANE
	160 OSBORNE:	1,449.5m² [15, 597 SF] [0.36 ACRES]	3,345.7m² [±36, 000 SF] [0.826 ACRES]
	425 WARDLAW:	1,672.9m² [18, 001 SF] [0.41 ACRES]	
	424 WARDLAW:	1,672.3m² [17, 994 SF] [0.41 ACRES]	NO CHANGE
FRONTAGE:	VARIES - REFER TO SHEET G01		
LOT DEPTH:	VARIES - REFER TO SHEET G01		
SITE COVERAGE:	160 OSBORNE:	160 OSBORNE: 12, 818 SF = 82% SITE COVERAGE	COMBINED 160 OSBORNE + 425 WARDLAW: 27, 321 SF = 76% SITE COVERAGE
	425 WARDLAW:	425 WARDLAW: 14, 503 SF = 81% SITE COVERAGE	
	424 WARDLAW:	424 WARDLAW: 14, 178 SF = 79% SITE COVERAGE	
RMU DENSITY:		PER BYLAW:	PROPOSED:
	160 OSBORNE:	500 SF MIN/15600 SF LOT = 31 UNITS MAX.	89 + 59 UNITS = 148 UNITS /36000 SF LOT = 243 SF/UNIT
	425 WARDLAW:	500 SF MIN/18000 SF LOT = 36 UNITS MAX.	
	424 WARDLAW:	500 SF MIN/17994 SF LOT = 36 UNITS MAX.	59 UNITS/17994 SF LOT = 305 SF/UNIT

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PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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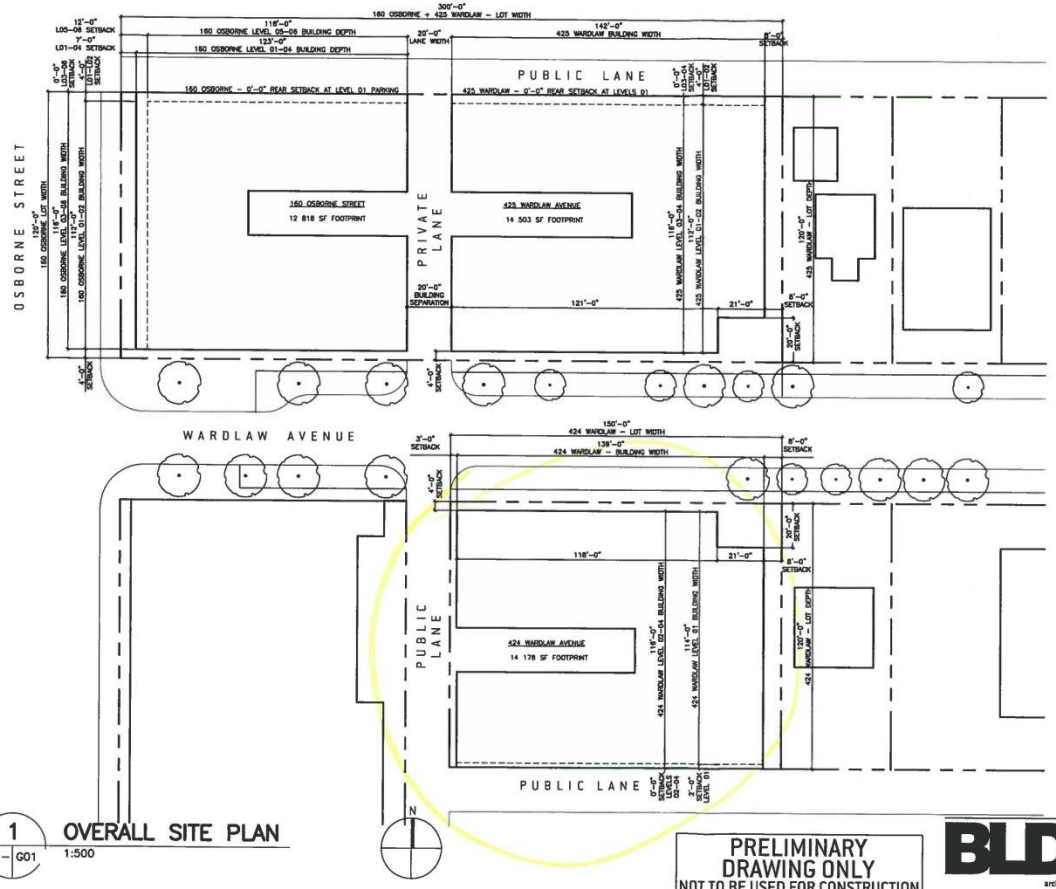
DATE 03 APR 2019 DRAWING NO. G00
SCALE AS NOTED



1 G01 OVERALL SITE PLAN
1:500

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OVERALL SITE PLAN
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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DATE 03 APR 2019 DRAWING NO. G01
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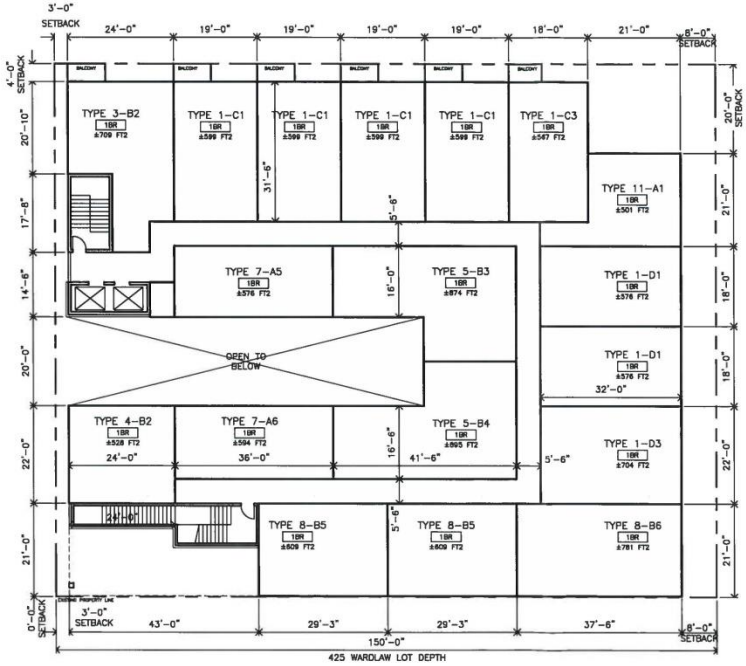

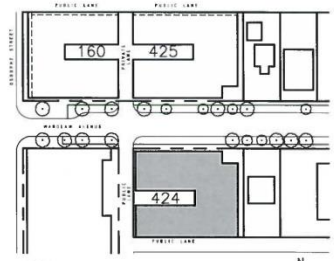

1 KEY PLAN
NTS

1 – A08 424 WARDLAW – LEVEL 02
1:250

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PROJECT
OV MIXED-USE REDEVELOPMENT
424 WARDLAW - LEVEL 02
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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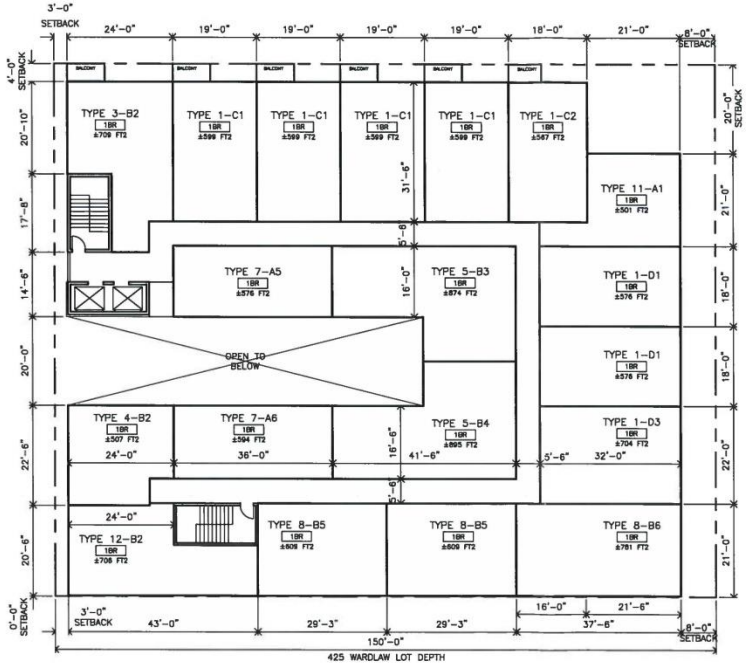

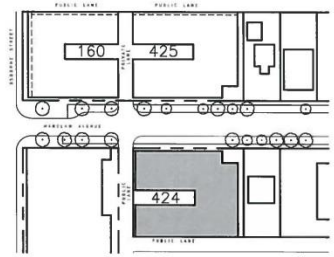

1 / A11 **424 WARDLAW – LEVEL 03 (LEVEL 04 SIM.)**

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PROJECT
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424 WARDLAW - LEVEL 03 / 04
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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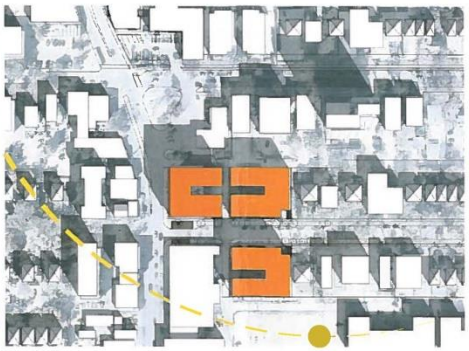







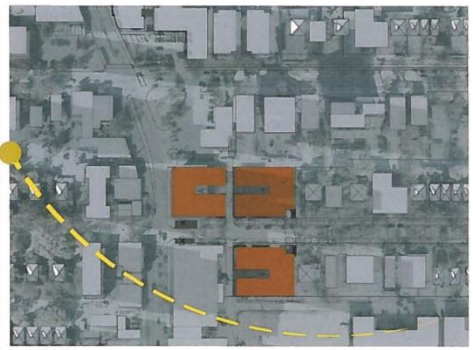

SHADOW STUDY
March 21st

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PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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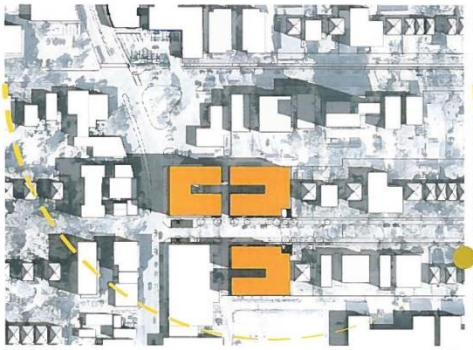









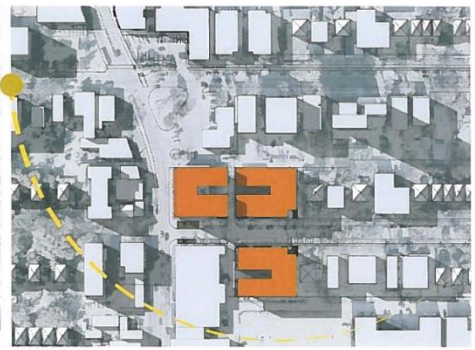

SHADOW STUDY

June 21st

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PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

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DATE 21 MAR 2019 DRAWING NO.
SCALE AS NOTED



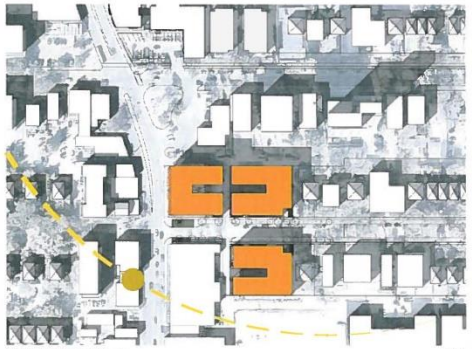
SEPTEMBER 21st
08:00



SEPTEMBER 21st
10:00



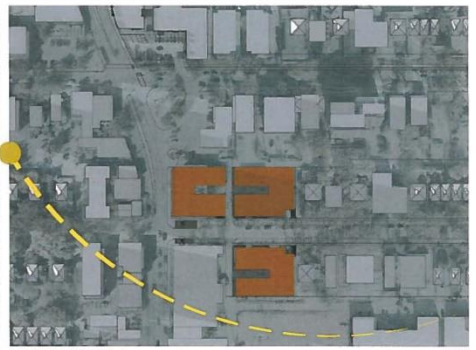
SEPTEMBER 21st
12:00



SEPTEMBER 21st
14:00



SEPTEMBER 21st
16:00



SEPTEMBER 21st
18:00

SHADOW STUDY

September 21st

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PROJECT
OV MIXED-USE REDEVELOPMENT
ZONING & PROJECT INFO
160 OSBORNE STREET & 424 - 425 WARDLAW AVENUE, WINNIPEG MB

DRAWN FG REVD KS PROJECT NO. 2018_44
DATE 21 MAR 2019 DRAWING NO.
SCALE AS NOTED



DECEMBER 21st
09:00



DECEMBER 21st
10:00



DECEMBER 21st
12:00



DECEMBER 21st
14:00



DECEMBER 21st
15:00



DECEMBER 21st
16:00

SHADOW STUDY

December 21st

BLDG
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