Agenda – Council – October 24, 2019

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

Item No. 6 Subdivision and Rezoning – 25 and 31 Riel Avenue and lanes bordering the north and east property lines (St. Vital Ward) File DASZ 17/2019 [c/r DAV 125151/2019D and DAC 4/2019]

STANDING COMMITTEE RECOMMENDATION:

On October 15, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the plan of subdivision under Development Application No. DASZ 17/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 30, 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:

    A. That the Developer be required to 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 26th, 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 August 30, 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. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use 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

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 Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed four storeys and 55 feet.

iii. That a maximum of two (2) private vehicular approaches shall be permitted on the subject property.

iv. That, the minimum setback to any principal building from the north property line shall not be less than 44 feet.

v. That, the minimum lot area per dwelling unit on the subject property must not be less than 740 square feet.

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

A. a Servicing Agreement 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, 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 the Development Application No. DASZ 17/2019, as determined by the City's Director of Planning, Property and Development.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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 of the By-law in accordance with the above.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. 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 lands described therein.

10. 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.

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

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

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 15, 2019, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 30, 2019, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- In Recommendation 1. A. delete the following:

  ", with the following amendment:

  Add the following new condition under Servicing Conditions:

  8. Agreement Conditions

  That the Developer be required to contribute $50,000.00 towards improvements for the gravel back lane between Robertson Crescent and Riverbend Avenue."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 9, 2019, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 1.A, delete the period after "Schedule "B" to this report", and replace with the following:

  ", with the following amendment:

  Add the following new condition under Servicing Conditions:

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

8. Agreement Conditions

That the Developer be required to contribute $50,000.00 towards improvements for the gravel back lane between Robertson Crescent and Riverbend Avenue."

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 17/2019

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

Public Hearing: September 9, 2019
Council Building, 510 Main Street

Applicant: Sean Radford (ATLRG Architecture Inc.)

Subject:



APPLICANT: AtLRG Architecture Inc.
FILE: DASZ 17/2019
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, "C2" COMMERCIAL COMMUNITY DISTRICT and an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the closing of the abutting lanes and the consolidation of lands for the construction of a Multi-Family Dwelling containing commercial tenant spaces. **For information, phone E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR: AtLRG Architecture Inc.
N° DE DOSSIER: DALZ 17/2019
PROJET: Demande d'approbation par le conseil municipal 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 des catégories R1-M (secteur d'habitations unifamiliales moyennes), C2 (secteur commercial) et RMF-S (secteur de petites habitations multifamiliales) à la catégorie RMU (secteur résidentiel polyvalent), en vue de faciliter la fermeture des ruelles adjacentes et le remembrement des terres pour permettre la construction d'une habitation multifamiliale comprenant des locaux commerciaux à louer. **Pour obtenir des renseignements, veuillez appeler E. Finnigan urbaniste, au 204-986-8602.**

Premises Affected:	25, 31 Riel Avenue and lanes bordering the north and east property lines
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	Kate McMillan, Senior Committee Clerk Riel Community Committee
Report date:	September 9, 2019

Community Committee Recommendation:

On September 9, 2019, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under Development Application No. DASZ 17/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 30, 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:

    A. That the Developer be required to 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 26th, 2019 and attached as Schedule "B" to this report***, with the following amendment:***

    Add the following new condition under Servicing Conditions:

    8. Agreement Conditions

    That the Developer be required to contribute $50,000.00 towards improvements for the gravel back lane between Robertson Crescent and Riverbend Avenue.

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 August 30, 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. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use 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, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed four storeys and 55 feet.

iii. That a maximum of two (2) private vehicular approaches shall be permitted on the subject property.

iv. That, the minimum setback to any principal building from the north property line shall not be less than 44 feet.

v. That, the minimum lot area per dwelling unit on the subject property must not be less than 740 square feet.

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

A. a Servicing Agreement 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, 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 the Development Application No. DASZ 17/2019, 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 of the By-law in accordance with the above.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. 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 lands described therein.

10. 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.

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

12. 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. If this was west of Glen Meadow, we wouldn't be here and it would be out of keeping with the neighborhood. It is, however in a block that has other apartment buildings – whether you like them or not, they are there and there's a precedent to that.

2. If you go further north on St. Mary's and go in on St. Michael – first street above Bishop Grandin – you would find a daycare there, you would find an apartment building at Pulberry and St. Michael. If you went further up to Arden and came in off St. Marys you'd find a mix of apartment buildings, some three stories, some closer to ten stories before you move in to the residential that's west of the first cross street, so I think it is in keeping with the neighborhood in that block to have an apartment building. Enormously long discussion about the commercial – if it was to come all the way down to Glen

Meadow that probably wouldn't be correct, but we've limited it so it lines up with the back of the buildings on St. Mary's.

3. These are never easy debates. I appreciate the concerns that were raised. We are trying as a City to densify in a manner that is appropriate for the neighborhood. I can't think of a single application we've had that has had better access to Transit than this spot and that matters.

4. No one has raised it but this spot actually has excellent access to bike routes if you want to go north or if you want to go east and west onto the Greenway. So frankly, this is the kind of thing we are trying to encourage.

5. Is it too tall? In the ideal it would be shorter I suppose, but given the trade-offs here, I think this is still appropriate for the neighborhood.

6. If there's a concern about parking in front of the mailboxes on Robertson, we've installed no parking zones in a number of other places in the ward and that can be dealt with fairly simply. You don't own the parking spot in front of your house is really what we've had to say on many of these over the years. People park on my street who don't live on my street, I park on other streets when I go to other streets and there's a certain amount of you live in a city and people can park where they wish to park. There are a lot of people coming to that neighborhood already to take advantage of the green space that's there for the Community.

7. I can't think of anywhere that speed humps have been put in in the ward in my eight years. There might be one example somewhere. It's certainly something we should consider when Glen Meadow gets surfaced. Riel is a collector – the prospect of putting speed humps there won't get past the Public Works Department. As things go forward with Glen Meadow, that is somewhere where we could consider speed humps. No one talked about the idea of a four way stop so I don't think I will pursue that any further.

8. My predecessor required a $50,000.00 contribution on a development on Creek Bend Road, and that contribution from the developer did not go immediately on the site, it went to deal with a gravel road that was any issue nearby, so I'm going to add an amendment to try to ameliorate the gravel back lane behind Robertson.

Exhibits Filed:

1. Application dated May 22, 2019
2. Notification of Public Hearing dated August 6, 2019
3. Manitoba Status of Titles 2975011/1, 2975009/1
4. Letter of authorization dated October 22, 2018 from Lorin McLachlan Management Ltd. to ATLRG Architecture Inc.
5. Plans (13 pages)
6. Report from the Urban Planning Division dated August 30, 2019
7. Inspection Report
8. Communication dated September 5, 2019 from Cheryl Gilarski in opposition to the application
9. Presentation in support of the application submitted by the Applicant at the public hearing
10. Presentation in opposition to the application submitted by Cheryl Gilarski at the public hearing
11. Recording of Representations

REPRESENTATIONS:

In Support:

Greg Grewal
Steven Hung
Pamela Kravetsky
Sean Radford

In Opposition:

Andrew Cobb
Laura Cobb
Bev Edwards
Don Fischer
Keith Fischer
Cheryl Gilarski
Henri Girouard
Dwaine Mollard
Shirley Mollard
Gail Peters
Jen Rempel

For Information:

Judy Conn
Brian Verhaeghe
Darlene Verhaeghe

For the City:

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

Exhibit "6" referred to in File DASZ 17/2019

ADMINISTRATIVE REPORT

Title: DASZ 17/19 – 25 & 31 Riel Avenue

Issue: An application for consideration at the Public Hearing to consolidate two existing lots as well as an undeveloped public lane and rezone from R1-M (Residential Single-Family Medium), RMF-S (Residential Multi-Family Small), and C2 (Commercial Community) to RMU (Residential Mixed Use) for the purposes of constructing a 4-storey mixed multi-family residential/commercial building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision under Development Application No. DASZ 17/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 30, 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:

   A. That the Developer be required to 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 26th, 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 August 30, 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. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use 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, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed four storeys and 55 feet.

iii. That a maximum of two (2) private vehicular approaches shall be permitted on the subject property.

iv. That, the minimum setback to any principal building from the north property line shall not be less than 44 feet.

v. That, the minimum lot area per dwelling unit on the subject property must not be less than 740 square feet.

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

A. a Servicing Agreement 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, 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 the Development

Application No. DASZ 17/2019, 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 of the By-law in accordance with the above.

8. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

9. 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 lands described therein.

10. 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.

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

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

REASON FOR THE REPORT

- The applicant is proposing to consolidate two existing lots as well as an undeveloped public lane and rezone from R1-M (Residential Single-Family Medium), RMF-S (Residential Multi-Family Small), and C2 (Commercial Community) to RMU (Residential Mixed Use) for the purposes of constructing a 4-storey mixed multi-family residential/commercial building.
- 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 properties will be consolidated and rezoned to RMU 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, MA Planning
Date:	August 30, 2019
File No.	DASZ 17/19

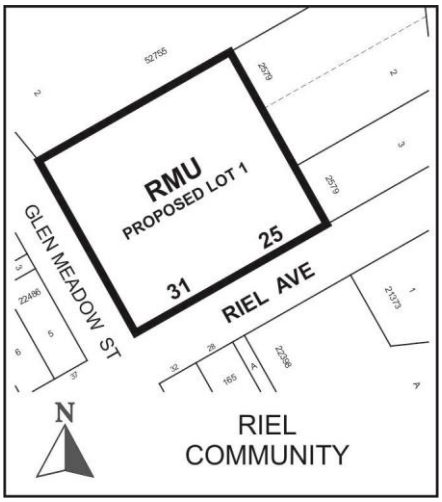
1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DASZ 17/2019 Riel Community Committee, dated August 30th, 2019.
3. Schedule “B” — Report of the Administrative Working Group – June 26th, 2019
4. Appendix B — Plan Approval Design Guidelines

APPENDIX 'A'

FILE: **DASZ 17/19**
RELATED FILES: DAV 19-125151\D, DAC 4/2019
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.519 – Minnetonka Neighbourhood

SUBJECT: To consolidate two existing lots as well as an undeveloped public lane and rezone from R1-M (Residential Single-Family Medium), RMF-S (Residential Multi-Family Small), and C2 (Commercial Community) to RMU (Residential Mixed Use) for the purposes of constructing a 4-storey mixed multi-family residential/commercial building.

LOCATION: 25 & 31 Riel Avenue



APPLICANT: Sean Radford
82 George AVE
Winnipeg , Manitoba

OWNER: 3505 ROBLIN BLVD
Winnipeg , Manitoba R3R 0C6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Riel Avenue between Glen Meadow Street and St. Mary's Road, in the Minnetonka neighbourhood of the St Vital ward.
- The site is comprised of two (2) lots (i.e., 25 and 31 Riel Avenue) as well as an undeveloped public lane.
- The subject site is **approximately 60,767** square feet in area and is currently occupied by a church and a single family dwelling.

- The property is zoned Residential Single Family Medium “R1-M” and is within the Areas of Stability – Recent 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: Multi-family residential buildings zoned RMF-S (Residential Multi-Family Small).

South: Riel Avenue; then commercial uses zoned C3 (Commercial Corridor) and single-family homes zoned R1-M (Residential Single Family Medium).

East: Commercial uses zoned C2 (Commercial Community); then St. Mary’s Road.

West: Glen Meadow Street; then Darwin school and single-family homes all zoned R1-M (Residential Single Family Medium).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- Per DASZ 17/2019, the applicant is proposing to consolidate two existing lots as well as an undeveloped public lane (see associated Lane Closing application DAC 4/2019) and rezone from R1-M (Residential Single-Family Medium), RMF-S (Residential Multi-Family Small), and C2 (Commercial Community) to RMU (Residential Mixed Use) for the purposes of constructing a 4-storey (approximately 52 feet) mixed use building. The building will encompass 82 residential units and four small scale commercial units (approximately 2000 square feet each) on the ground floor.
- A total of ninety-nine (99) parking stalls will be provided. Fifty-one (51) parking stalls will be located at-grade behind the building and forty-eight (48) parking stalls will be located below grade under the building.
- Vehicular access to the property is proposed by way of two approaches. One approach will be located at the southeast corner of the site off Riel Avenue and the second approach will be located at the northwest corner of the site off Glen Meadow Street.
- Four bicycle parking stalls will be provided near the main entrance and an indoor bicycle storage room accommodating approximately 16 bicycle parking stalls will be provided in the underground parking area.
- The proposed development requires variances for front yard setback, insufficient buffering of the parking area, a reduction in the number of parking stalls, as well as a reduction in the width of parking stalls next to a wall (see associated variance application DAV 19-125151\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 – Recent Community" in *Complete Communities'* Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and that address the transition between new and existing development.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.
    - Support Complete Communities by ensuring diverse and high quality housing stock.
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
    - Support a mix of commercial services and employment uses that serve the local community.

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:

"RMU" Residential Mixed-Use District

The RMU zone is intended to facilitate the development of primarily medium to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The dimensional

standards for multi-family structures in the RMU zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum side yard of 5 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet) and, a maximum building height of 100 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 500 square feet.

Reason for the Subdivision and Rezoning

The applicant is proposing to consolidate two existing lots as well as an undeveloped public lane and rezone from R1-M (Residential Single-Family Medium), RMF-S (Residential Multi-Family Small), and C2 (Commercial Community) to RMU (Residential Mixed Use) for the purposes of constructing a 4-storey mixed use building.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The Urban Planning Division is supportive of a mixed-use development on the subject property. The subject site is located along a collector street and in a neighbourhood characterized by a mix of multi-family residential uses, commercial uses, and single-family homes. The subject property is also in close proximity to St. Mary's Road and within walking distance to St. Vital Mall which is identified as a *Regional Mixed-Use Centre* in *Complete Communities*.
- The proposal to develop a mixed-use building on the site is consistent with the policies guiding development in the *Areas of Stability – Recent Communities policy area* in *Complete Communities* which supports context sensitive infill development that addresses the transition between new and existing development.
- It is also noted that the proposal to include small-scale commercial uses in the development will help to create a more complete community in the area by providing neighbourhood-based commercial options for the residents of the area. This is consistent with the *Complete Communities Direction Strategy* which supports a mix of commercial services that serve the local community in *Areas of Stability – Recent Communities.*
- The applicant has worked closely with the Urban Planning Division to develop a proposal that is complementary to the existing scale, character and built form of the area. More specifically, the building and site design encompass the following considerations:
    - the commercial units are contained to the portion of the building that abut the existing commercial building to the east and are situated across the street from the commercial strip mall to the south;
    - the building is sited close to the sidewalk with residential/commercial units at-grade as well as a patio space and an attractive landscaping design which helps to support a more pedestrian-friendly, active street edge;
    - the ground floor units along Glen Meadow Street include individual, private front entries and landscaped yards which is characteristic of the single-family homes along Riel Avenue and helps to encourage interaction with the community;
    - the parking areas are concealed from street view by the building;
    - the applicant is proposing to preserve the existing mature trees along the north and east property lines as well as include a significant setback to the multi-family

residential buildings to the north which helps to minimize any potential visual impact of the building mass on neighbouring properties.

- the building incorporates a high quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the streetedge along Riel Avenue and Glen Meadow Street.

PUBLIC CONSULTATION

- The applicant held an open house at the Greendell Park Community Centre on May 1st, 2019. The applicant indicates that the main feedback received related to concerns about an increase in traffic along Riel Avenue as well as parking. Forty-five (45) people attended.

RECOMMENDED SERVICING AGREEMENT

- Per the report of the Administrative Coordination Group (Schedule "B" of this report), conditions in the servicing agreement include a requirement that the applicant construct an extension of the public sidewalk on the east side of Glen Meadow Street along the full length of the subject property as well as plant trees in the public boulevard.
- The construction of a public sidewalk along the entire length of the subject property will help facilitate a future completed sidewalk connection on the east side of Glen Meadow Street from Riel Avenue to Bailley Avenue.

RECOMMENDED ZONING AGREEMENT

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. Noting the amount of work that has been done on the design of the project in consultation with the Urban Planning Division to-date, the expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DASZ application. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review.

Height

The maximum building height permitted in the RMU zone is 100 feet. To ensure the project is compatible with the surrounding area, the Public Service is recommending that the maximum height of any building on the site be restricted to four-storeys and 55 feet.

Setback

The Public Service is recommending the north rear yard setback be restricted in the Zoning Agreement to a maximum of 44 feet which is consistent with the subject proposal. This setback is recommended to help ensure compatibility between the existing multi-family dwellings to the north and the proposed development with respect to height.

Density

The minimum lot area per dwelling unit in the RMU zone is 500 square feet. To ensure the project is compatible with the surrounding area, the Public Service is recommending that the

minimum lot area per dwelling unit be restricted to 740 square feet which is consistent with the subject proposal.

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.

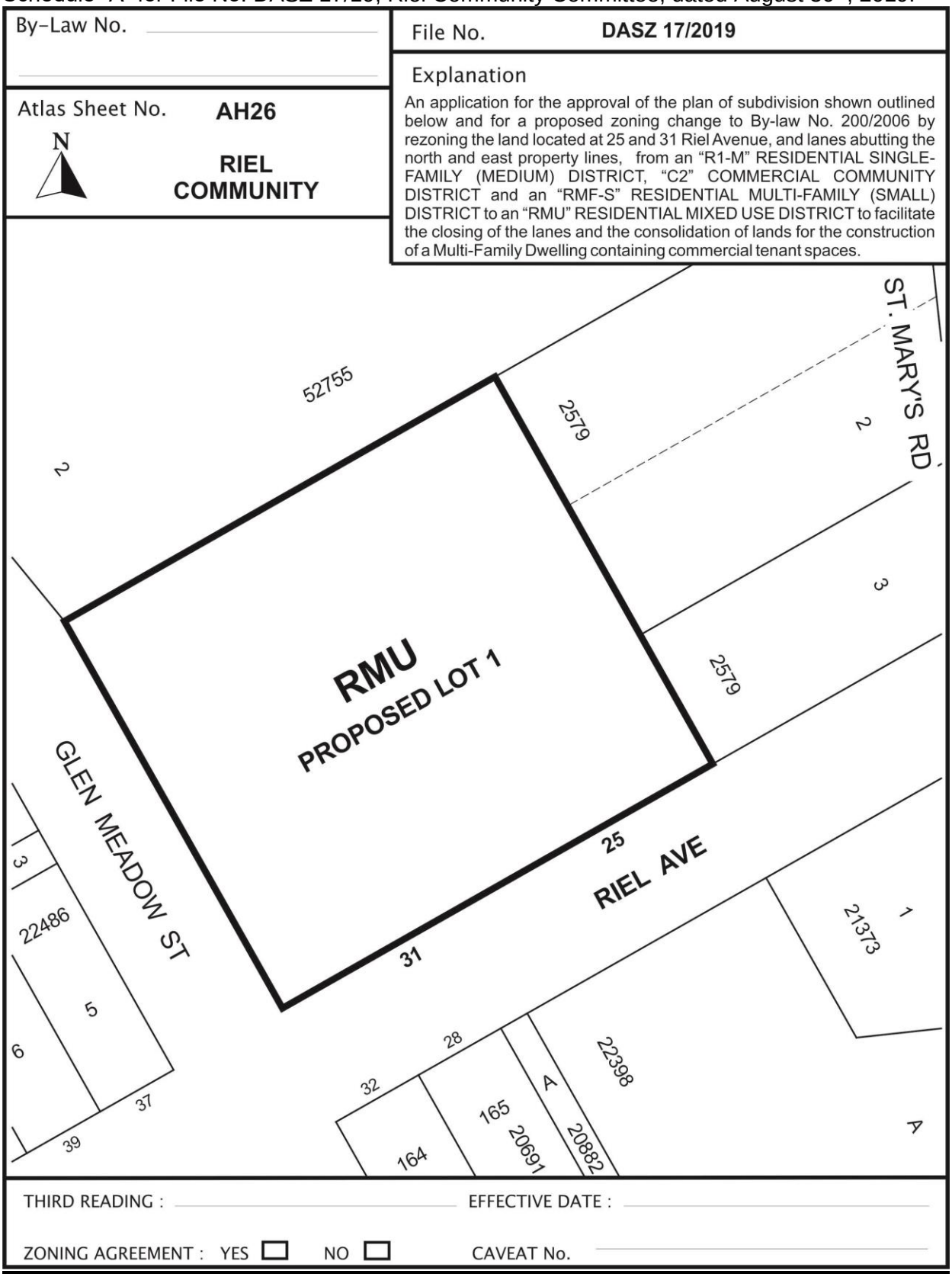
RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Areas of Stability – Recent Communities policy area* in the *Complete Communities Direction Strategy* which supports context sensitive infill development that addresses the transition between new and existing development and supports a mix of commercial services that serve the local community.
- The proposal is consistent and compatible with the established neighbourhood and the surrounding area where there is a mix of uses, including multi-family dwellings, commercial uses, and single-family dwellings.
- The proposal is designed with a high degree of quality and enhances the overall look of the streetedge along Riel Avenue and Glen Meadow Street.
- The development will provide an extension of the sidewalk on the east side of Glen Meadow Street, per the servicing agreement, thereby improving the pedestrian environment in the area.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 17/19

Schedule “A” for File No. DASZ 17/19, Riel Community Committee, dated August 30th, 2019.



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP – June 26, 2019

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 25 AND 31 RIEL AVENUE

It is recommended that the approval of DASZ 17/2019, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Engineering Reports and Servicing Criteria

1) The Developer shall submit a design report, prepared by a qualified municipal engineer, outlining the wastewater system upgrades necessary for adequately servicing the Planned Area and adjacent lands.

Servicing Conditions

1) Wastewater Sewers

The Developer shall, at no expense to the City, construct and install all wastewater sewers required to serve the Planned Area and adjacent lands as indicated by the servicing report, to the satisfaction of the Director of Water and Waste.

2) Sidewalks

The Developer shall, at no expense to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works, on the standard alignment, 0.3m from the property line, on the east side of Glen Meadow Street from Riel Avenue to the north limit of the Planned Area, abutting Glen Meadow Street, as determined by and to the satisfaction of the Director of Public Works.

3) Boulevards

(a) The Developer shall, at no expense to the City, plant trees on all boulevards abutting the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to and approved by the Director of Public Works.

(b) The Developer shall, at no expense to the City, maintain the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

4) Construction Traffic

The Developer shall, at no expense to the City

(a) The Developer shall ensure that construction traffic uses access routes determined by the Director of Public Works;

(b) The Developer shall, at no expense to the City, maintain those access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and shall undertake the regular scraping and sweeping, of streets until building construction, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.

5) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

c) The Developer shall, at no expense to the City, pay the full cost to convert the existing overhead services on the north side of Riel Avenue between St. Mary's Road and Glen Meadow Street, to the satisfaction of the Director of Public Works.

d) The Developer shall, at no expense to the City, pay the full cost to upgrade the street lighting on Riel Avenue between St. Mary's Road and Glen Meadow Street, to the satisfaction of the Director of Public Works.

6) Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse related to construction and development of the Planned Area, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

7) Survey Monuments

(a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and restored as required by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

(b) Where the Director of Planning, Property and Development determines that all the survey monuments within the Planned Area have been found or restored to their original positions, the Director of Planning, Property and Development may waive the requirements for Plan of Survey Perpetuating Certain Monuments under clause (a).

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DASZ 17/2019 – 25 & 31 Riel Avenue

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street (Riel Avenue and Glen Meadow Street) 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 Ground floor residential units facing the street should include individual, private front entries and landscaped yards to help encourage a stronger connection with the street.

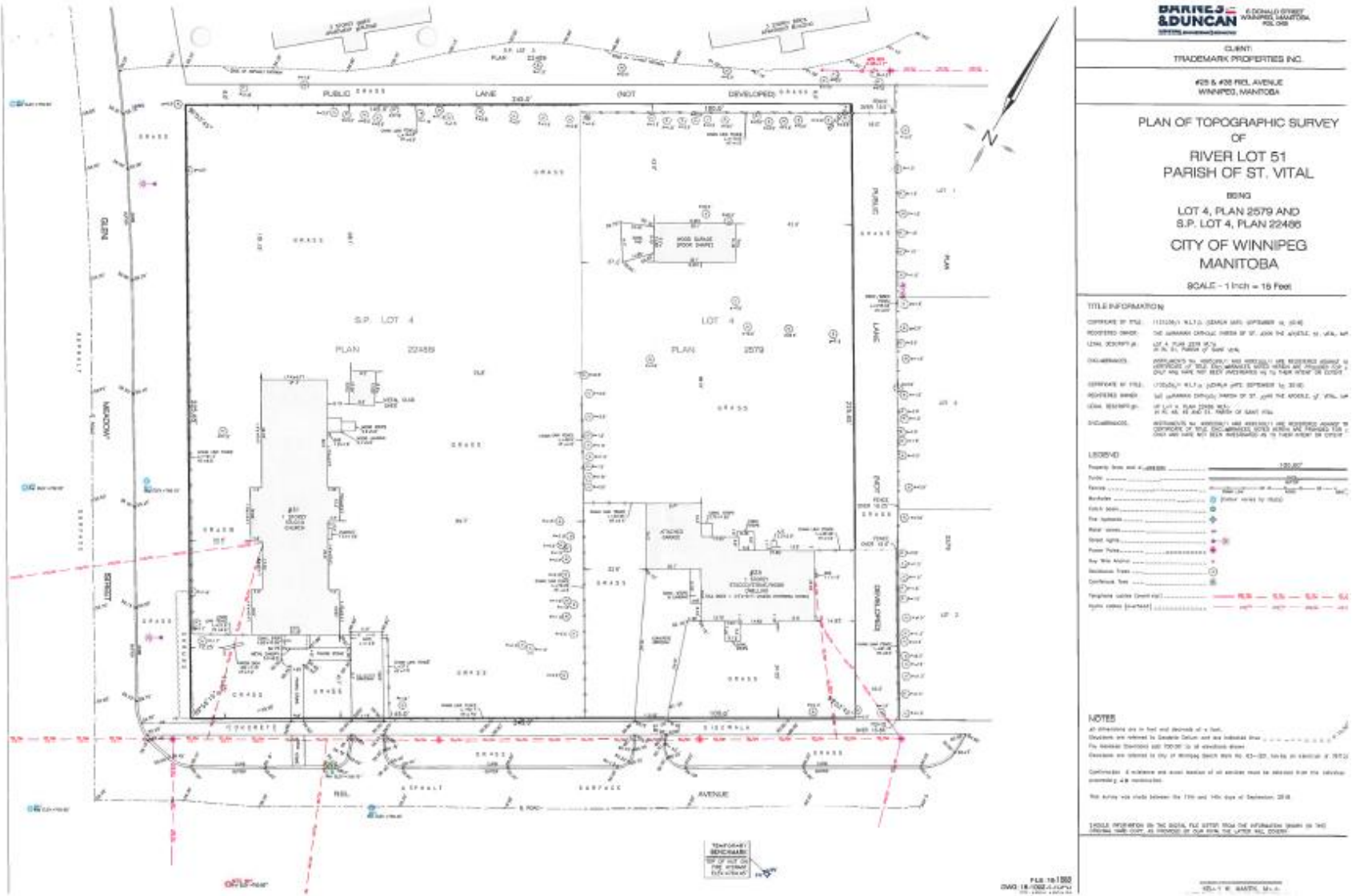
3. Landscaping

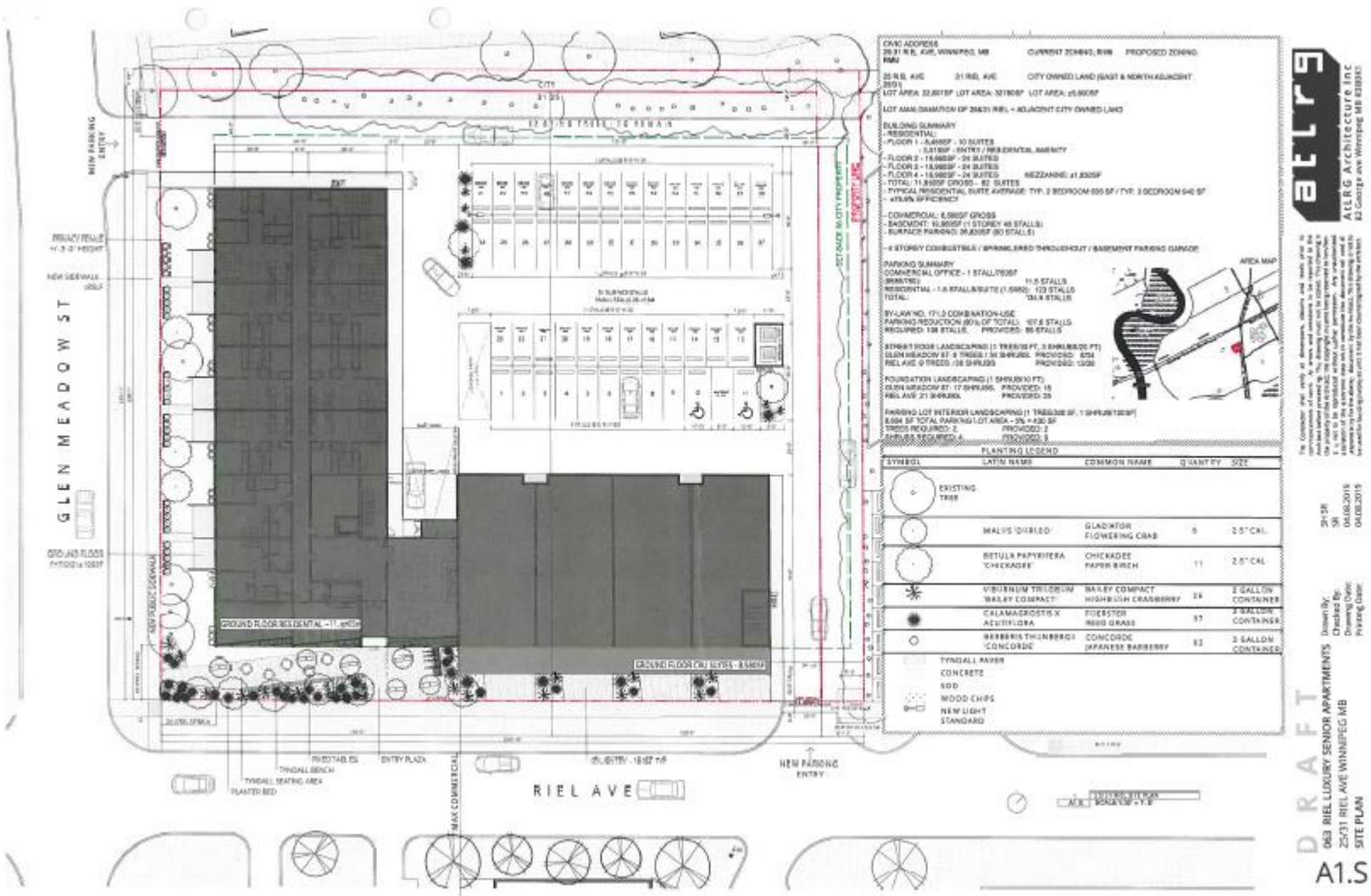
3.1 The existing mature landscaping along the north and east property boundaries should be preserved where possible.

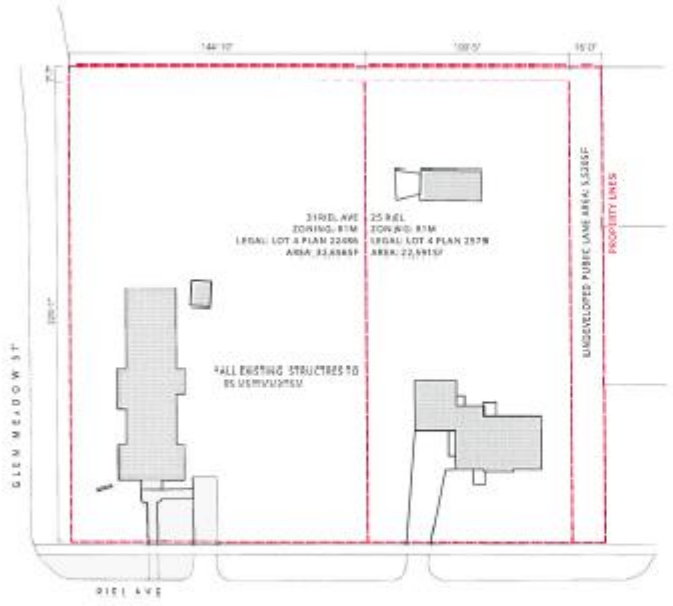
3.2 High-quality landscaping should be provided along the streetedge of the site (i.e. Riel Avenue and Glen Meadow Street).

Exhibit “5” referred to in File DASZ 17/2019

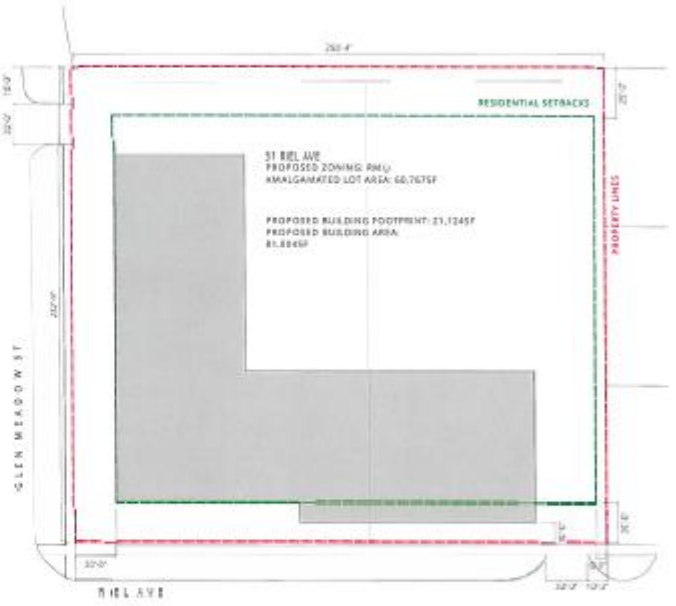



BARNES & DUNCAN
CLIENT:
TRADEMARK PROPERTIES INC.
#25 & #26 RIEL AVENUE
WINNIPEG, MANITOBA
PLAN OF TOPOGRAPHIC SURVEY
OF
RIVER LOT 51
PARISH OF ST. VITAL
BEING
LOT 4, PLAN 2579 AND
S.P. LOT 4, PLAN 22486
CITY OF WINNIPEG
MANITOBA
SCALE - 1 Inch = 16 Feet
TITLE INFORMATION
LEGEND
NOTES
PUBLIC LANE (NOT DEVELOPED)
S.P. LOT 4
PLAN 22486
LOT 4
PLAN 2579
RIEL AVENUE


GLEN MEADOW ST
RIEL AVE
NEW PARKING ENTRY
PLANTING LEGEND
SYMBOL
LATIN NAME
COMMON NAME
QUANTITY
SIZE
EXISTING TREE
MALUS 'DIRLED'
GLADIATOR FLOWERING CRAB
BETULA PAPYRIFERA 'CHICKADEE'
CHICKADEE PAPER BIRCH
VIBURNUM TRILOBUM 'BAILEY COMPACT'
BAILEY COMPACT HIGHBUSH CRANBERRY
CALAMAGROSTIS X ACUTIFLORA
FOERSTER REED GRASS
BERBERIS THUNBERGII 'CONCORDE'
CONCORDE JAPANESE BARBERRY
TYNDALL PAVER
CONCRETE
SOD
WOOD CHIPS
NEW LIGHT STANDARD
AREA MAP
ATLRG Architecture Inc
DRAFT
063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
SITE PLAN
A1.S



EXISTING LOT(S)



PROPOSED SUBDIVISION

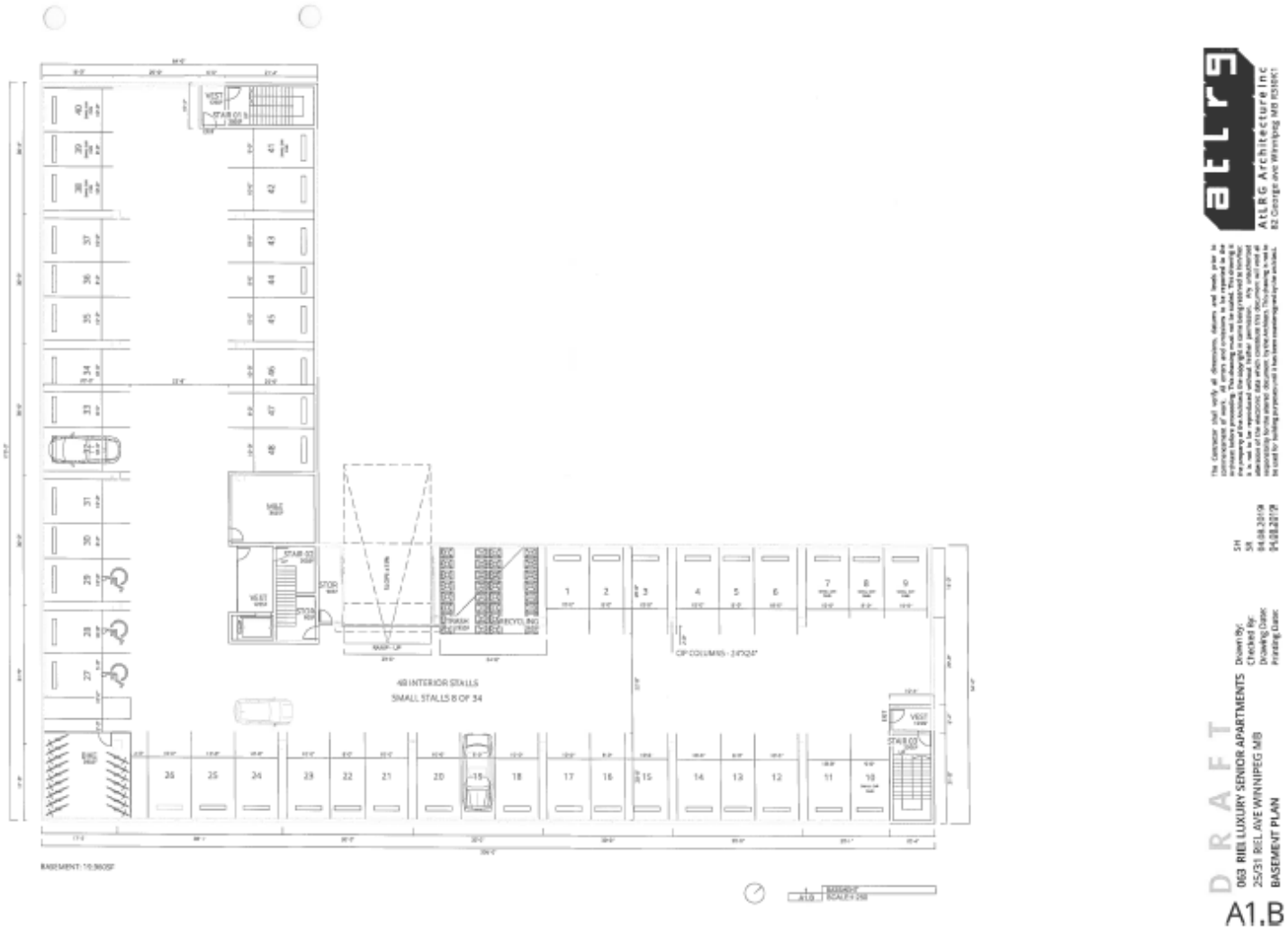
DRAFT

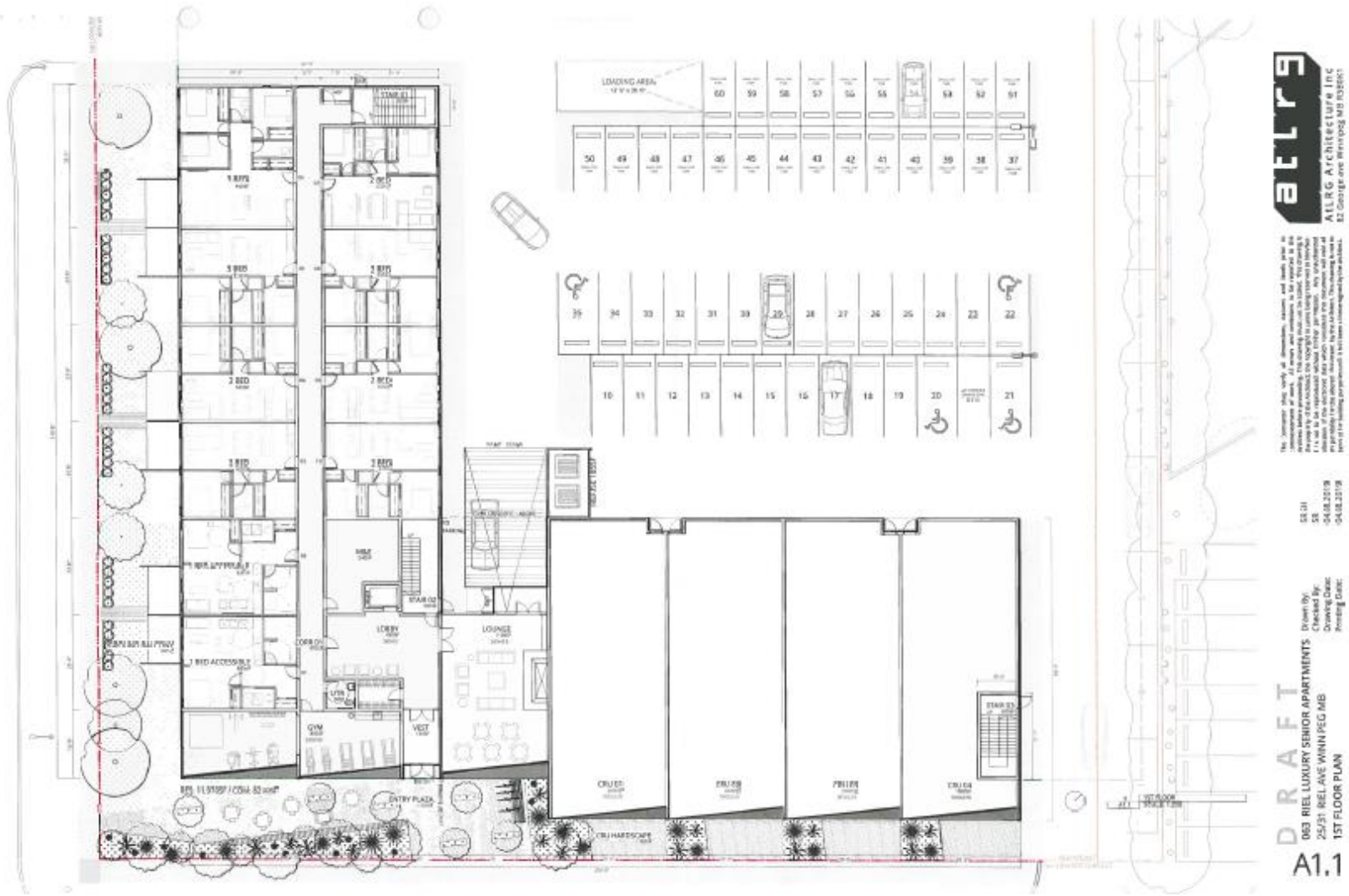
063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
ZONING DIAGRAM

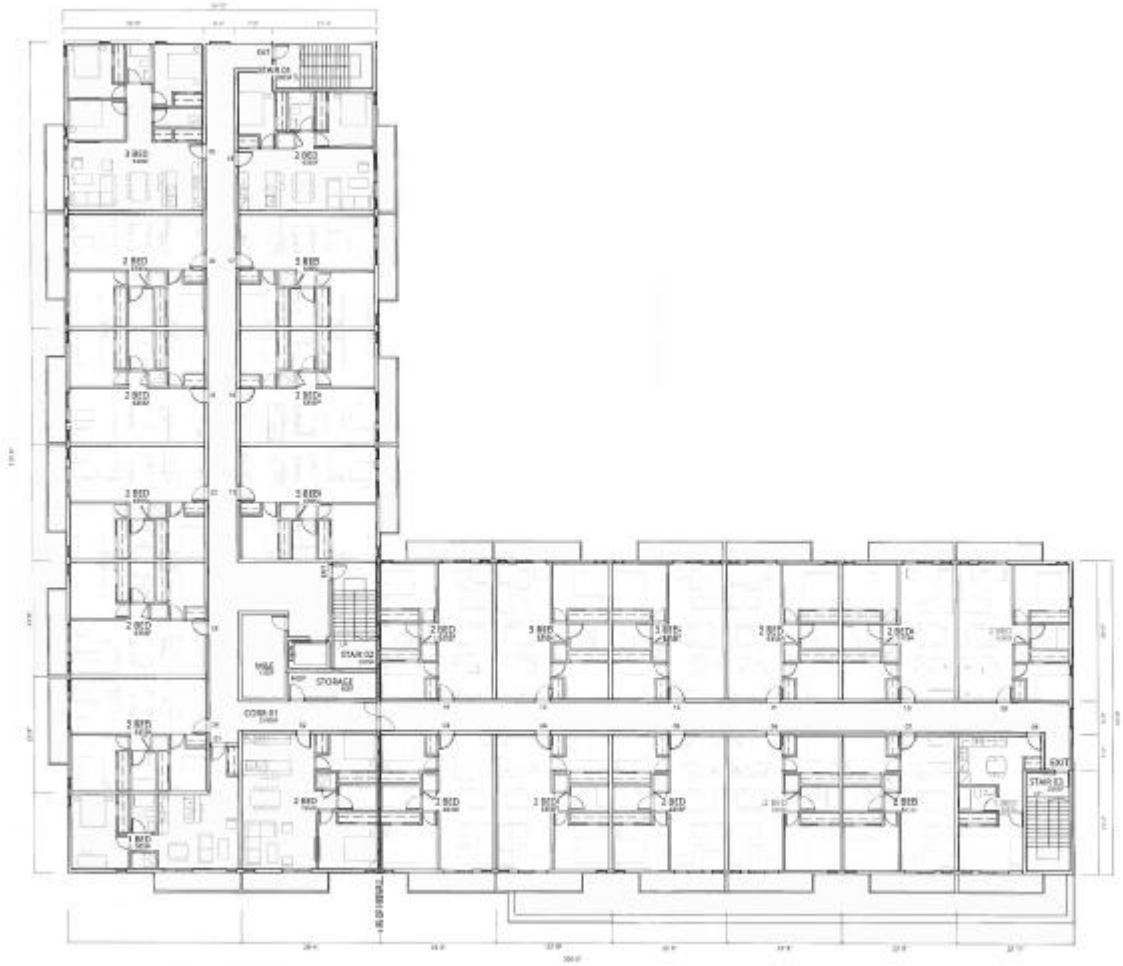
Drawn By: SR
Checked By: SR
Drawing Date: 04.08.2019
Printing Date: 04.08.2019

A1.Z

atlrg
AtLRG Architecture Inc
82 George ave Winnipeg MB R3B0X1


48 INTERIOR STALLS
SMALL STALLS 8 OF 34
CIP COLUMNS - 24"X24"
BASEMENT: 10,960SF
BASEMENT
SCALE: 1:250
DRAFT
063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
BASEMENT PLAN
Drawn By:
Checked By:
Drawing Date:
Printing Date:
SH
SR
04.08.2019
04.08.2019
A1.B
atlrg
AtLRG Architecture Inc
82 George ave Winnipeg MB R3B1K1


LOADING AREA
LOBBY
LOUNGE
GYM
VEST
ENTRY PLAZA
CRU HARDSCAPE
DRAFT
063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINN PEG MB
1ST FLOOR PLAN
A1.1
ATLRG Architecture Inc



atlrg

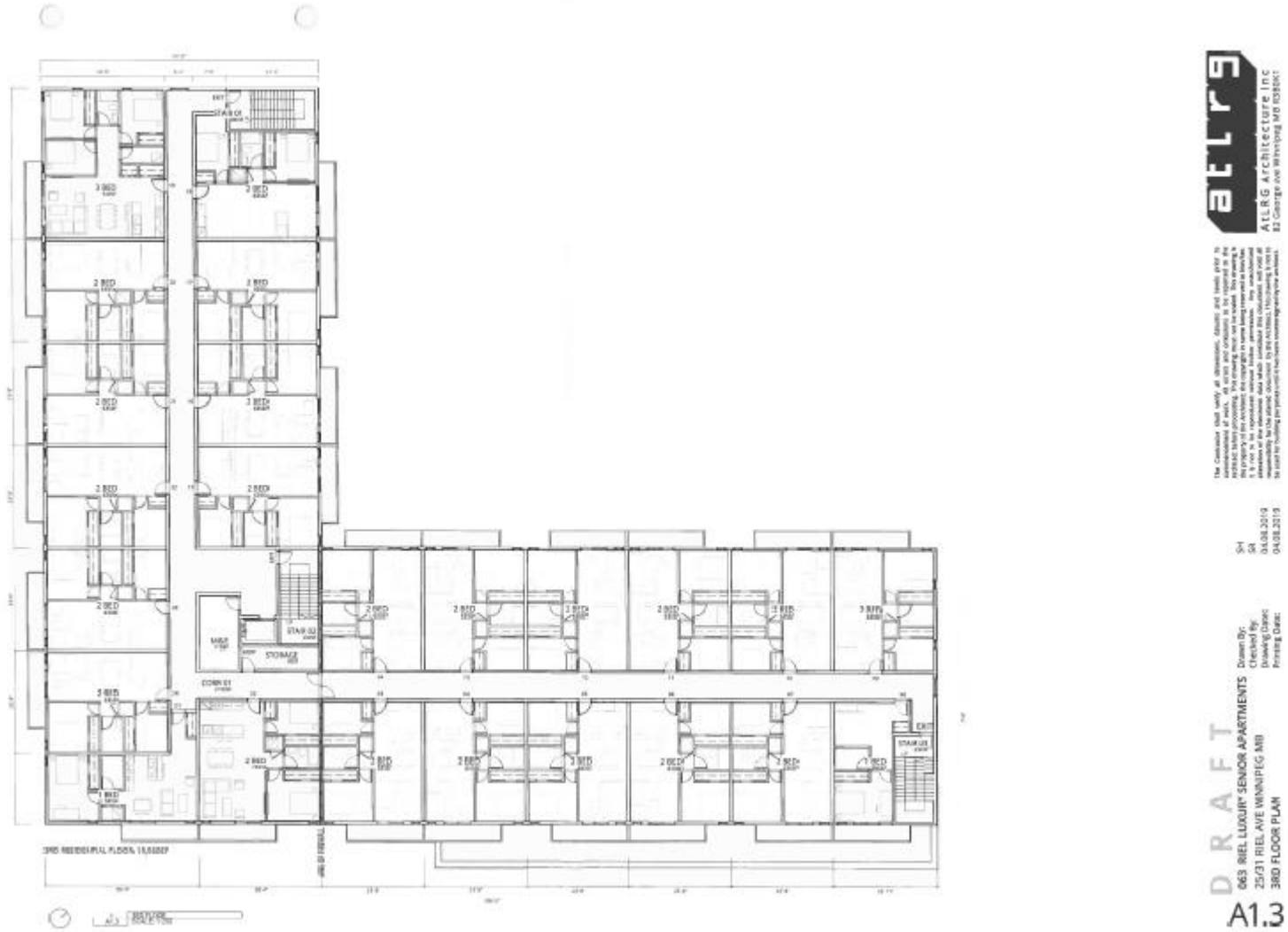
ATLRG Architecture Inc
82 George Ave Winnipeg MB R3B0K1

DRAFT

063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
2ND FLOOR PLAN

Drawn By: SH
Checked By: SR
Drawing Date: 04.06.2019
Printing Date: 04.06.2019

A1.2


DRAFT
063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
3RD FLOOR PLAN
Drawn By:
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Drawing Date:
Printing Date:
SH
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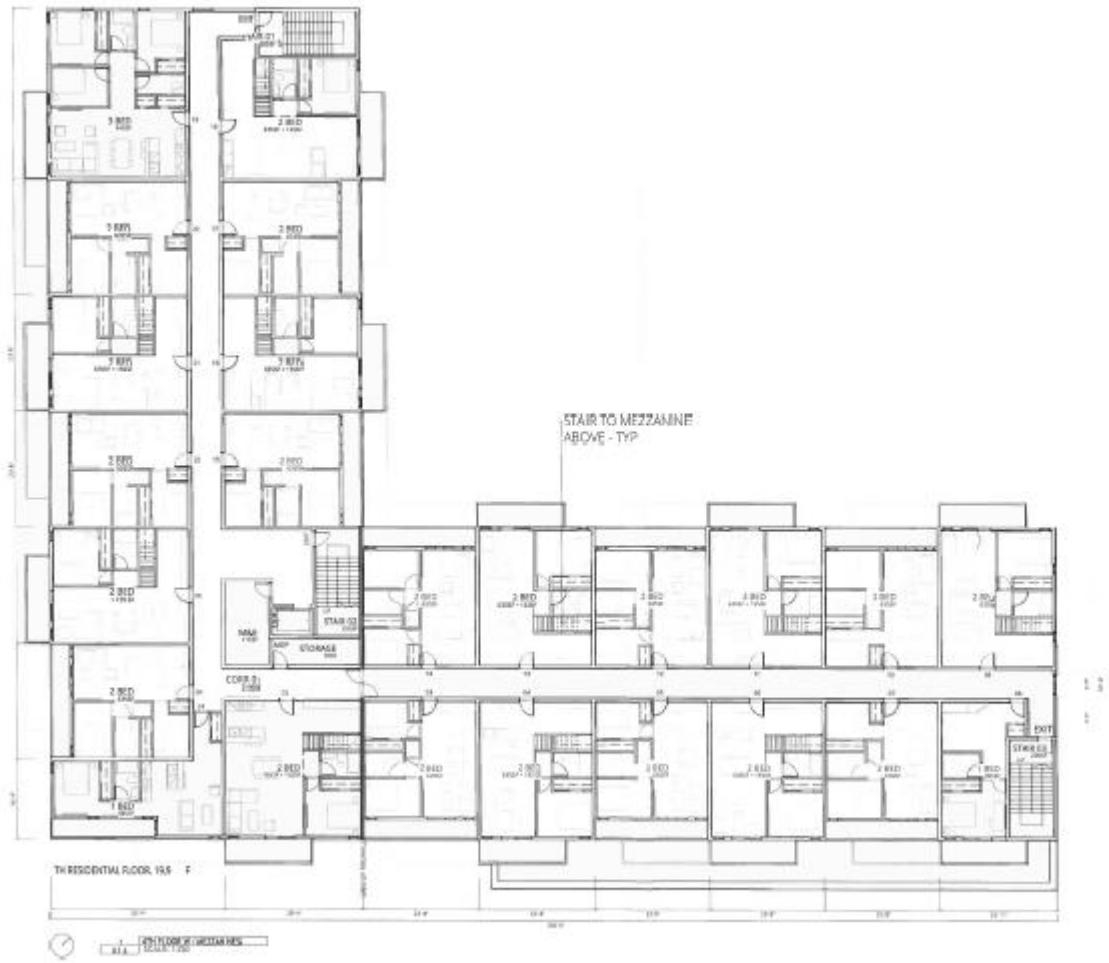
04.08.2019
04.08.2019
A1.3
ATLRG Architecture Inc
82 George Ave Winnipeg MB R3B0K1
STORAGE
STAIR 02
STAIR 01
CORR 01
EXIT



AERG Architecture Inc
82 George ave winnipeg MB R3B0K1

DRAFT

063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
4TH FLOOR PLAN W/ MEZZANINES

Drawn By: SH
Checked By: SH
Drawing Date: 04.08.2019
Printing Date: 04.08.2019

A1.4


GLASS GUARD RAILS - FROSTED
BRICK TYPE 01
EPS
BRICK TYPE 03
RESIDENTIAL
STOREFRONT GLAZING - TYP
SMOOTH TROWELED EPS
GLEN MEADOW ST
BOULEVARD
SIDEYARD
GYM AMENITY
ENTRY
RESIDENTIAL LOUNGE
CRU 01
CRU 02
CRU 03
CRU 04
COMMERCIAL ENTRY
PROPERTY LINE
1 ELEVATION - KIBL
A2.0 SCALE 1:250
GLASS GUARD RAILS - FROSTED
BRICK TYPE 01
EPS
RESIDENTIAL
STOREFRONT GLAZING - TYP
GREEN SPACE
RESIDENTIAL DRIVE ENTRY
RESIDENTIAL SUITES
GYM AMENITY
PLAZA
BOULEVARD
RIEL AVE
2 ELEVATION - GLEN MEADOW
A2.0 SCALE 1:250
DRAFT
063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
ELEVATIONS
Drawn By: SH
Checked By: SB
Drawing Date: 04.08.2019
Printing Date: 04.08.2019
A2.0
ATLRG Architecture Inc



atlas

ATLAS Architecture Inc
62 George Ave Winnipeg MB R3B0R1

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063 RIEL LUXURY SENIOR APARTMENTS
25/31 RIEL AVE WINNIPEG MB
ELEVATIONS

Drawn By: SH
Checked By: SH
Drawing Date: 04.08.2019
Printing Date: 04.08.2019

A2.1


DEVELOP
DESIGN
BUILD
atlrg

