Minute No. 24
Report – Executive Policy Committee – November 5, 2019

Item No. 2 **Subdivision and Rezoning – 691 Wolseley Avenue and 62 Sherbrook Street**
(Fort Rouge-East Fort Garry Ward)
File DASZ 26/2019 [c/r DAV 152828/2019D]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision under Development Application No. DASZ 26/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "EI" – Educational Institutional (PDO-1 Neighbourhood Main Streets) District as shown on the map dated October 7, 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. garbage enclosures
            d. fencing
            e. exterior lighting
            f. landscaping and exterior seating

            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.

Report – Executive Policy Committee – November 5, 2019

COUNCIL DECISION (continued):

ii. That any building on the property shall not exceed 110 feet in height.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with Recommendation 2A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 26/19, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

7. That the zoning section of the By-law 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.

8. 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 26/19.

Report – Executive Policy Committee – November 5, 2019

COUNCIL DECISION (continued):

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

Report – Executive Policy Committee – November 5, 2019

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

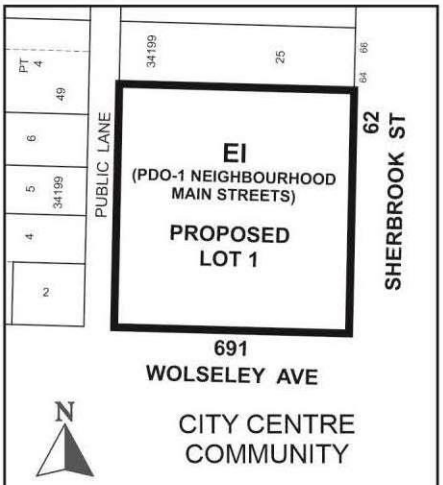
On November 5, 2019, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 7, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File:	DASZ 26/2019
Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gilroy Councillor Rollins
Public Hearing:	October 7, 2019 Council Building, 510 Main Street
Applicant:	Raymond S. C. Wan Architect (Raymond Wan)
Subject:	



APPLICANT: Raymond S.C. Wan Architect

FILE: DASZ 26/2019

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 a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS" COMMERCIAL COMMUNITY DISTRICT to an "EI PDO-1 NEIGHBOURHOOD MAIN STREETS" EDUCATIONAL AND INSTITUTIONAL DISTRICT to facilitate the consolidation of lands for the construction of an assisted living facility. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected: 691 Wolseley Avenue and 62 Sherbrook Street

For submission to: Executive Policy Committee

Prepared by: A. Poitras, Manager of the Decision Making Process
City Centre Community Committee

Report date: October 8, 2019

Community Committee Recommendation:

On October 7, 2019, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 26/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "EI" – Educational Institutional (PDO-1 Neighbourhood Main Streets) District as shown on the map dated October 7, 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. garbage enclosures;
            d. fencing;
            e. exterior lighting; and
            f. landscaping and exterior seating

            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.

ii. That any building on the property shall not exceed 110 feet in height.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with Recommendation 2A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 26/19, as determined by the City's Director of Planning, Property and Development.

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

7. That the zoning section of the By-law 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.

8. 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 26/19.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with

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

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

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. When asked what kind of housing West Broadway needed and wanted, they included the priority of all kinds of rentals, co-operatives but most importantly seniors housing. This is a priority in this neighborhood and this is a dream project in terms of assisted living, in terms of barrier free access, and in terms of the response to what the neighborhood wants and needs.

2. A housing project that looks at the independence and continued living for the neighborhood is also, I want to underscore, is also why I'm really supportive of this project.

3. I want to thank Mr. Wan in terms of the sensitivity to the pedestrian level and the nature of Sherbrook Street, and I think that is very sensitively and respectfully held through this project, including the roof terrace and the urban greenspace that is going to present, but most importantly the response to the housing priority of assisted living barrier free.

Exhibits Filed:

1. Application dated July 22, 2019
2. Notification of Public Hearing dated August 30, 2019
3. Manitoba Status of Titles 1477488/1 and 2950910/1
4. Letter of authorization dated June 5, 2019 from Caroline DeKeyster, Misericordia General Hospital and Misericordia Corporation to Raymond S. C. Wan Architect, WG Kastes Inc. and/or Concord Projects Ltd.
5. Surveyor's Building Location Certificate and sketch dated June 1, 2018
6. Caveat 85-43561
7. Plans (11 pages)
8. Report from the Urban Planning Division dated September 30, 2019
9. Inspection Report
10. Presentation in support of the application submitted by the Applicant at the public hearing
11. Recording of Representations

REPRESENTATIONS:

In Support:
Caroline DeKeyster
Wade Kastes
Ray Wan

In Opposition:
Nil

For Information:
Remedios Delos Santos
Pamela Vocadlo
Paul Vocadlo

For the City:
A. Ross, Planner, Planning, Property and Development Department

Exhibit " 8 " referred to in File DASZ 26/2019

ADMINISTRATIVE REPORT

Title: DASZ 26/19 – 691 Wolseley AVE

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the construction of a 10-storey assisted living facility.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 26/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "EI" – Educational Institutional (PDO-1 Neighbourhood Main Streets) District as shown on the map dated October 7, 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. garbage enclosures;
            d. fencing;

e. exterior lighting; and

f. landscaping and exterior seating

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.

ii. That any building on the property shall not exceed 110 feet in height.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with Recommendation 2A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 26/19, as determined by the City's Director of Planning, Property and Development.

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8. 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 26/19.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 6 and 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

REASON FOR THE REPORT

- 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 26/19 – 691 Wolseley Ave. will be approved with conditions.

HISTORY

N/A

CONSULTATION

N/A

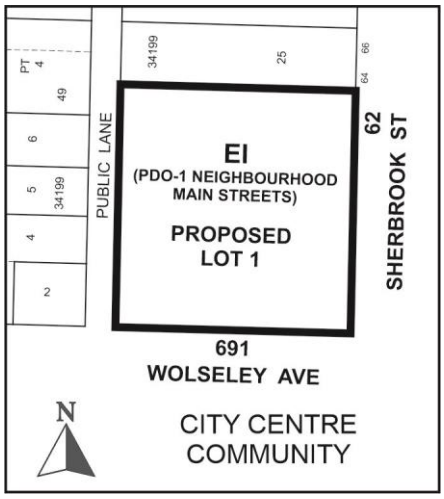
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: September 30, 2019
File No: DASZ 26/19

DATE: September 30, 2019
FILE: **DASZ 26/19**
RELATED FILES: DAV 19-152828D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: **1.103** – West Broadway

SUBJECT: For a subdivision and rezoning for DASZ 26/19 – 691 Wolseley Ave. to permit the construction of a 10 storey Assisted Living Faciity.

LOCATION: 691 Wolseley Ave.
LEGAL DESCRIPTION: LOT 27/28 PLAN 34199 79 ST JA



APPLICANT: Raymond Wan
50 Willow AVE
Winnipeg , Manitoba R3N 0G8

OWNER: MISERICORDIA GENERAL HOSPITAL
99 CORNISH AVE
Winnipeg , Manitoba R3C 1A2

SITE DESCRIPTION

The subject property is located on the northwest corner of Wolseley Avenue and Sherbrook Street, in the West Broadway neighbourhood of the Fort Rouge - East Fort Garry ward

Sherbrook Street has the characteristics of a Community Mixed Use Corridor in the *Complete Communities Direction Strategy*. The property is zoned "EI" – Educational Institutional and "C2" – Commercial Community, is 15,869 sq. ft. in size, and currently contains a 6- storey institutional building.

The majority of the site is part of the Misericordia hospital precinct, as shown on Figure 2.



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

SURROUNDING LAND USE AND ZONING (See Figure 3)

North: Commercial uses (zoned "C2" – Commercial Community)

South: Wolseley Avenue, then hospital uses (zoned "EI" – Educational Institutional)

East: Sherbrook Street, the commercial uses (zoned "C2" – Commercial Community)

West: Public lane, then surface parking uses (zoned "EI" – Educational Institutional); commercial uses (zoned "C2" – Commercial Community); and single and multifamily uses (zoned "RMF-M" – Residential Multifamily – Medium)



Figure 2: Zoning of the site and surrounding area. Misericordia Hospital Precinct includes all properties zoned "EI" (shown in grey).

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to rezone 62 Sherbrook from a "C2" – Commercial Community District to an "EI" – Educational Institutional District and consolidate it with 691 Wolseley (already zoned "EI"); in order to permit the construction of a 10 storey building with 97 assisted living units.

The main floor will contain resident kitchen, dining, multipurpose, and reception areas.

The proposed subdivision consolidates 3 lots into one (1) lot with a size of 15,869 sq. ft.

The development requires variances for yards, floor area ratio, height, and landscaping. See Administrative Report for Associated File No. DAV 19-152828D 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.*

The development is an Assisted Living Facility which provides housing to members of the community with care needs. It contains the following accessibly features:

- The building is fully accessible from sidewalk to building with no ramps or steps.
- All interior doors are of minimum 36” wide, providing barrier free access.
- All floors are accessible by two elevators with larger capacity.
- Detectable tactile warning strips provided at all changes in floor elevation.
- All suites are visitable with 36” door widths for barrier free access including suites, bedrooms and bathrooms.
- All bathrooms contain grab bars.
- Barrier free access to all public amenity spaces including the 2nd floor roof patio.
- Uninterrupted barrier free skywalk access from the facility to the parking facility.

The Urban Planning Division strongly supports assisted living options and accessible housing as a way of meeting the needs of a diverse community, in alignment with policies of *OurWinnipeg.*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Sherbrook Street has the characteristics of a Community Mixed Use Corridor in the *Complete Communities Direction Strategy*.

Key policies guiding development along Community Mixed Use Corridors include:

- *Focus a broad mix of residential, employment and retail development within strategic locations along Corridors.*

- *Corridors will serve as destinations for both local and regional populations. In order to accomplish this, Corridors will have to provide areas for intensification with a variety of uses. This new development should not be evenly distributed along the corridor. Instead,*

development should cluster around defined centres, maximizing multi-modal transportation opportunities.

The proposed development significantly broadens the mix of housing options available in the West Broadway and Wolseley area by introducing Assisted Living.

The proposal aligns with these policies given the property is located on a corner of the Corridor and within a centre of health and social services (Misericordia Health Centre campus).

Residential intensification is supported here given the property is located:

- On a corner of an arterial road (Sherbrook) and a collector street (Wolseley).
- Within a centre of health and social services.
- Directly adjacent to regular and high frequency transit service running both east/west and north/south.
- Directly adjacent to a traffic-protected bike lane along Sherbrook Street.
- With direct linkage to a structured parking garage for the facility which provides parking capacities in excess of the Zoning By-Law requirement. (See Appendix A for more information).

Per above, the proposed development complies with the intent of *Complete Communities.*

WINNIPEG ZONING BY-LAW 200/06

Neighbourhood Main Streets Planned Development Overlay (PDO)-1

The Neighbourhood Main Streets PDO-1 (Schedule G of the Winnipeg Zoning By-Law) imposes limits on the types, and sizes, of particular land uses. The PDO-1 does not impose any limitations on Assisted Living Facilities, and contains no other regulations that apply to the proposed development.

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division 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:

- Drop off location

  Originally, the resident pick-up and drop-off location was proposed for the corner of Wolseley and Sherbrook. This would have led to an automobile dominated corner. Given this is a Neighbourhood Main Street and the Division is attempting to further solidify the pedestrian orientation of streets and buildings in this area, the Division requested that the drop-off be located behind the building off the lane, and that ‘active uses’ of the building present themselves up to the street corner. This design change was made by the applicant.

- Street visualizations

  In order to consider the floor area ratio variance, the applicant agreed to provide the Division with street-level visualizations in order to assess height and massing impacts. These are shown as part of the plans attached to this application.

- Shadow and Wind

  Because the proposal is a 10 storey building in a pedestrian oriented area, the Division requested shadow and wind studies to help assess impacts. The applicant provided these.

  The shadow study found:
  - *The proposed development should allow for approximately 5 consecutive hours of full sunlight on surrounding residential properties during spring, summer, and fall, in alignment with City of Winnipeg Sun Shadow Study guidelines.*

  - *On March 21 and September 21, incremental shadows are expected to be added to the rear yards of the residential housing units to the west and northwest of the proposed development; however the simulations indicate that this area currently does not receive five hours of continuous sunlight under the existing condition.*

  The wind study found:
  - *No wind safety concerns are predicted on or around the proposed development.*

  - *The proposed development includes a number of positive design features such as the podium, tower setbacks on the podium, building setback at the grade, vestibules at the entrances and landscaping elements at the outdoor patio. Wind conditions at grade level including the main entrance and most sidewalks are predicted to be comfortable for the intended use throughout the year.*

- Massing

  The Division initially requested that the tower portion be set on a podium and stepped back from streets, in order to maintain the existing lower-rise ‘street wall’ along Wolseley and Sherbrook. The applicant explored this but indicated that due to site constraints, this approach would create a challenge accommodating a stairway leading to exits at the ground level. As a compromise, the Division and the applicant agreed on other adjustments, which are shown on the plan attached to this application. These adjustments include:

  - Stepping back all storeys above the 1st storey by ~16 ft. from Sherbrook (aside from the east stairwell).
  - Employing glass curtain wall on all sides of the east stairwell. This has the effect of reducing the appearance of building mass against Sherbrook.
  - Stepping back all storeys above the 1st storey by ~9 ft. from Wolseley (for approximately the rear 1/3 of the building).

- Employ glass curtain wall on all sides of the south stairwell. This has the effect of reducing the appearance of building mass against Wolseley.

- Consultation

  At the request of the Urban Planning Division the applicant conducted public consultation. See "Public Consultation", below, for more information.

PARKING

The development includes sufficient parking, without variance. Parking is provided in an indoor parking structure across the street at 25 Sherbrook, and will be connected to 691 Wolseley via a universally accessible skywalk proposed to be built as part of this development.

HEIGHT

100 ft. of building height is permitted within the EI district. The height of the building is proposed at 105 ft. and as such requires a minor variance, which is described in the Administrative Report for Associated File No. DAV 19-152828D.

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 adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

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 0.40, 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.

   Further, the proposed development is required to connect the private land drainage sewer system to the 450mm storm water relief sewer on Sherbrook Street.

PUBLIC CONSULTATION

The applicant held a neighborhood open house on June 12th, 2019. The following is a summary provided by the applicant:

- Location: Misericordia Health Centre
- Time: 6:00pm – 8:00pm
- 107 invitations were mailed to neighborhood businesses, landowners, and residents.
- 5 neighbors attended the Open House, viewed the panels on display, and asked questions.
- 2 comment sheets were submitted from neighbors. Both were positive.

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.

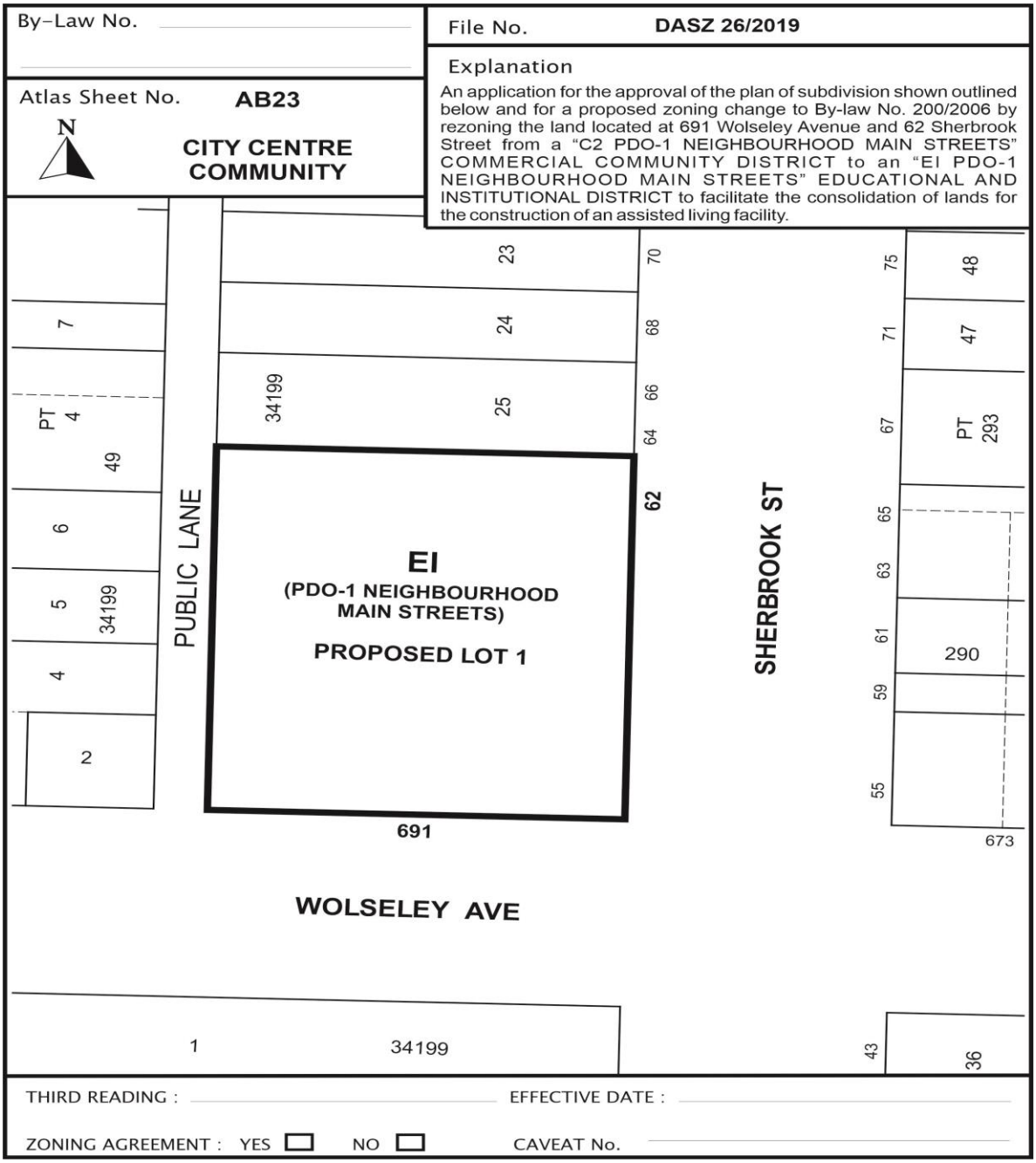
SUMMARY

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

- Provides assisted living options and accessible housing to the West Broadway and Wolseley neighbourhoods, in alignment with policies of *OurWinnipeg*;
- Supports accessibility and aging-in-place.
- Adds residential intensification to a corner of a Community Mixed Use Corridor and aligns with other relevant policies of the *Complete Communities Direction Strategy.*
- Should allow for approximately 5 consecutive hours of full sunlight on surrounding residential properties during spring, summer, and fall, in alignment with City of Winnipeg Sun Shadow Study guidelines.
- Adds life to the corner of Wolseley and Sherbrook with active land uses built up to the street and loading areas hidden from view.
- Includes sufficient parking in an indoor parking structure connected by a universally accessible skywalk.
- 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 26/19 – 691 Wolseley Ave.

Schedule “A” for File No. DASZ 26/19, City Centre Community Committee, October 7, 2019



SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 691 WOLSELEY AVENUE AND 62 SHERBROOK STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 26/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Servicing Conditions

3) Water System Assessment

The Water and Waste Department has advised that there is adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

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 0.40, 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.

Further, the proposed development is required to connect the private land drainage sewer system to the 450mm storm water relief sewer on Sherbrook Street.

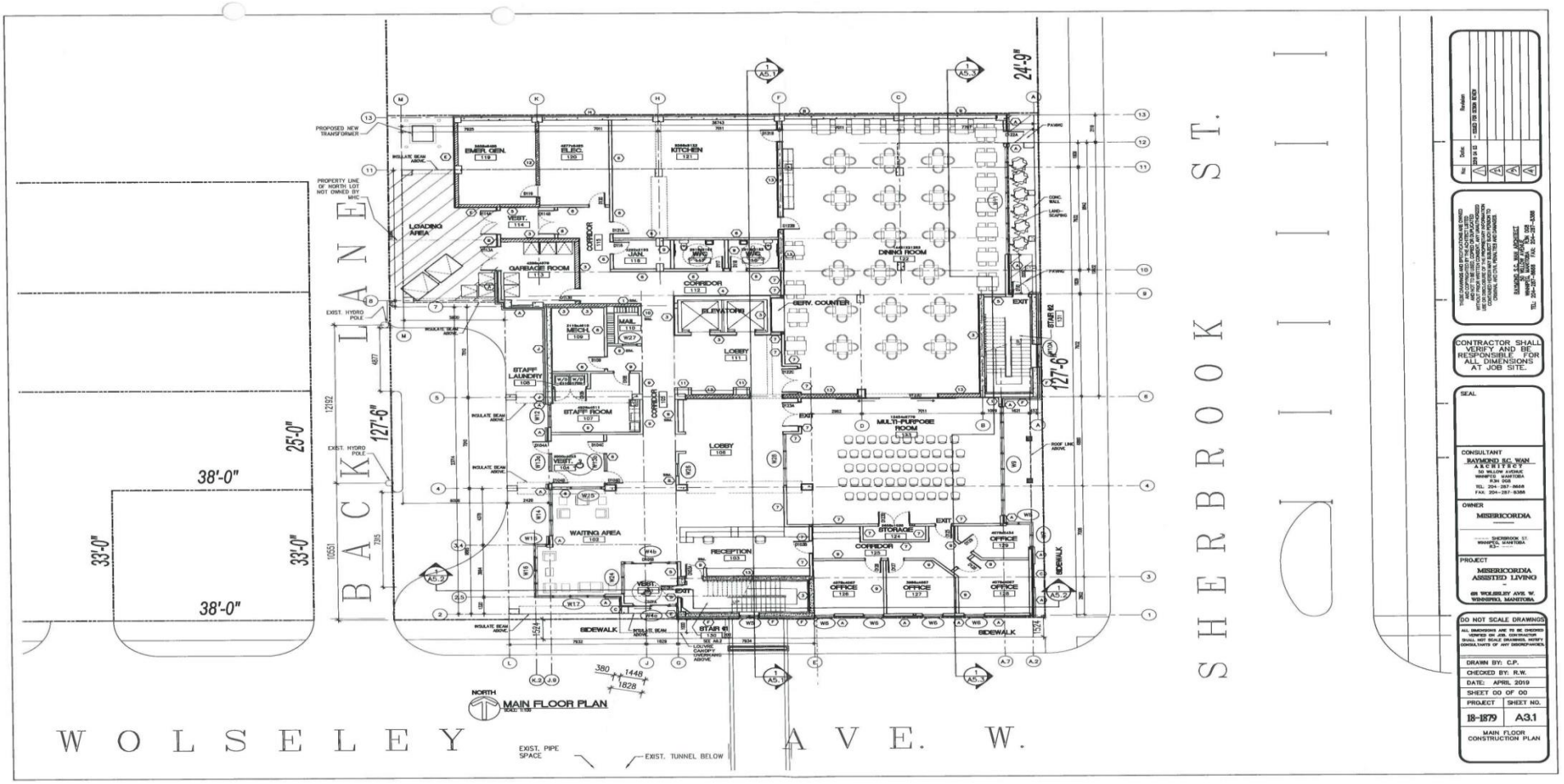
THIS REPORT SUBMITTED BY:

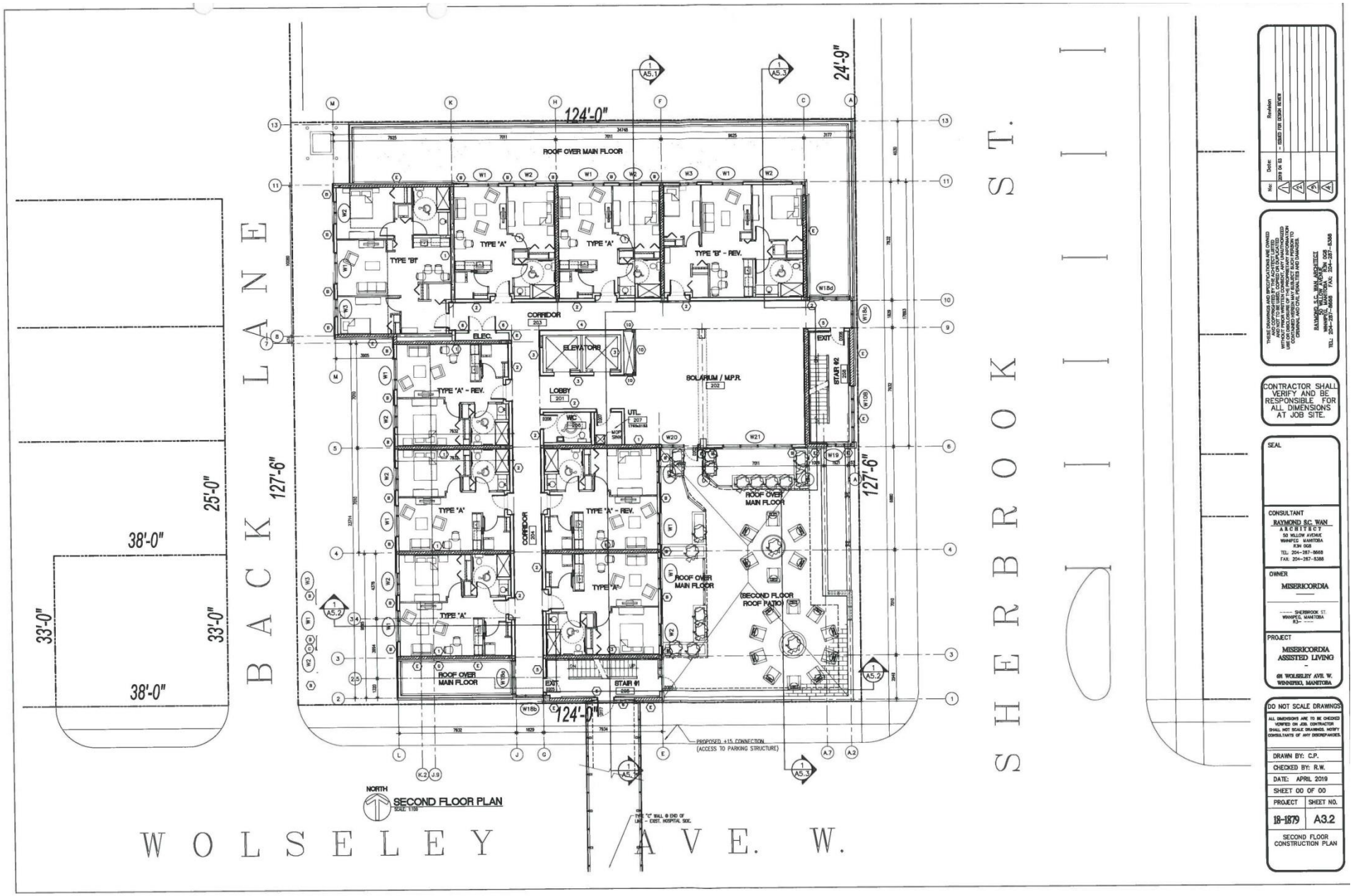
Administrative Co-ordinating Group
File No. DASZ 26/2019, September 18, 2019

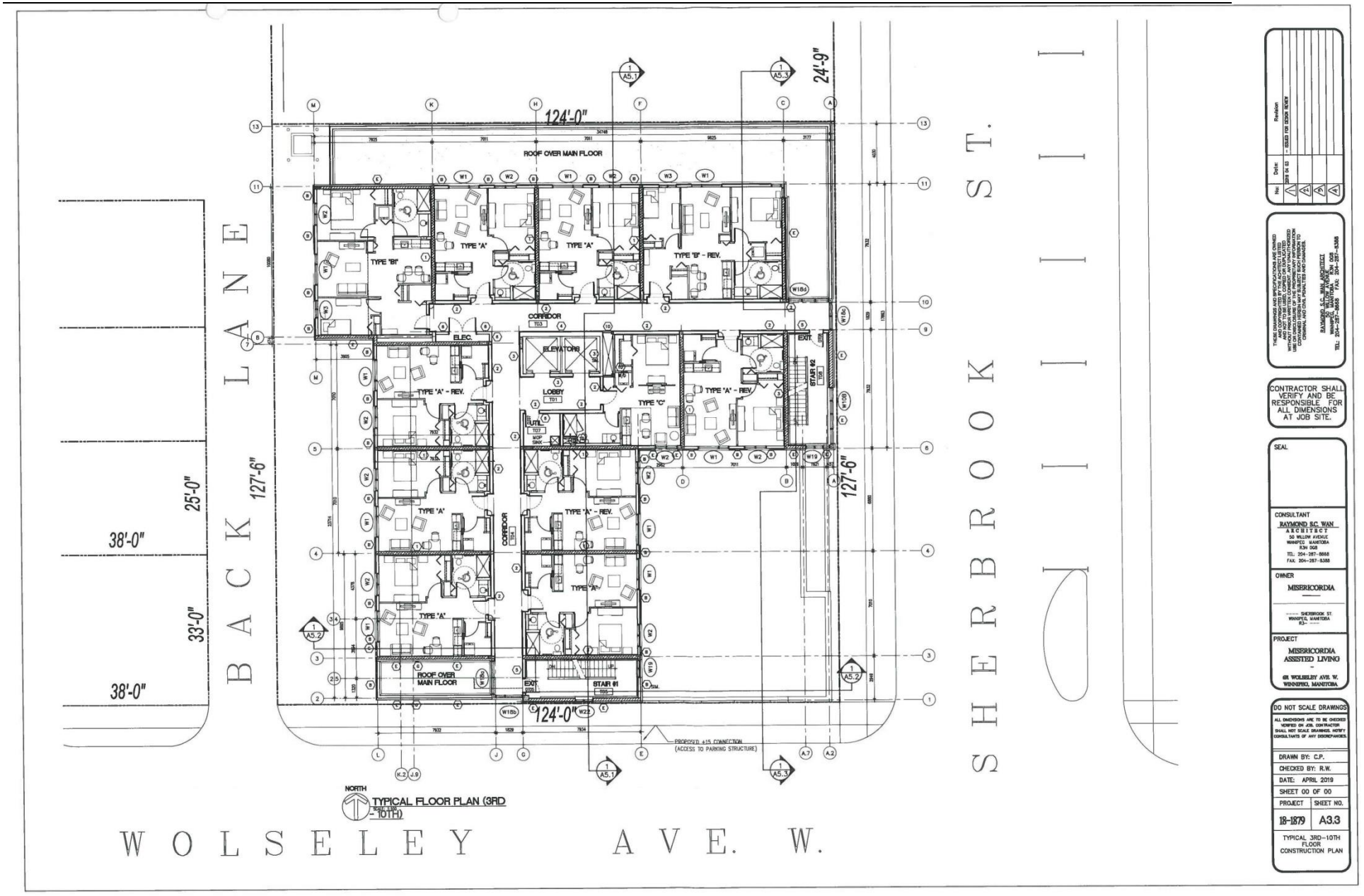
"*Original Signed by D. Trenchard*"
D. Trenchard, P. Eng.,
Land Development Branch

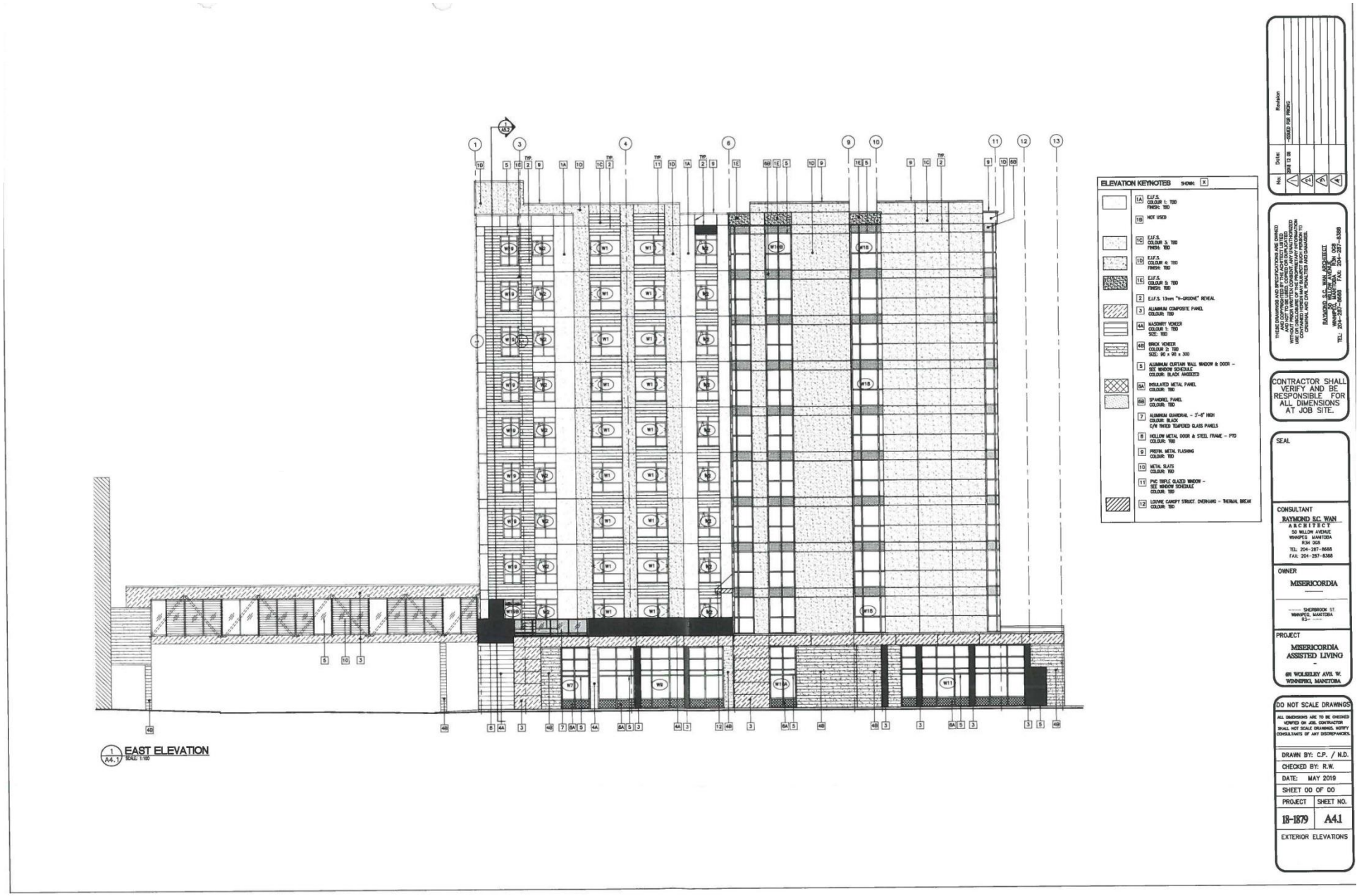
"*Original Signed by M. Gajda*"
M. Gajda, P. Eng.
Water & Waste Department

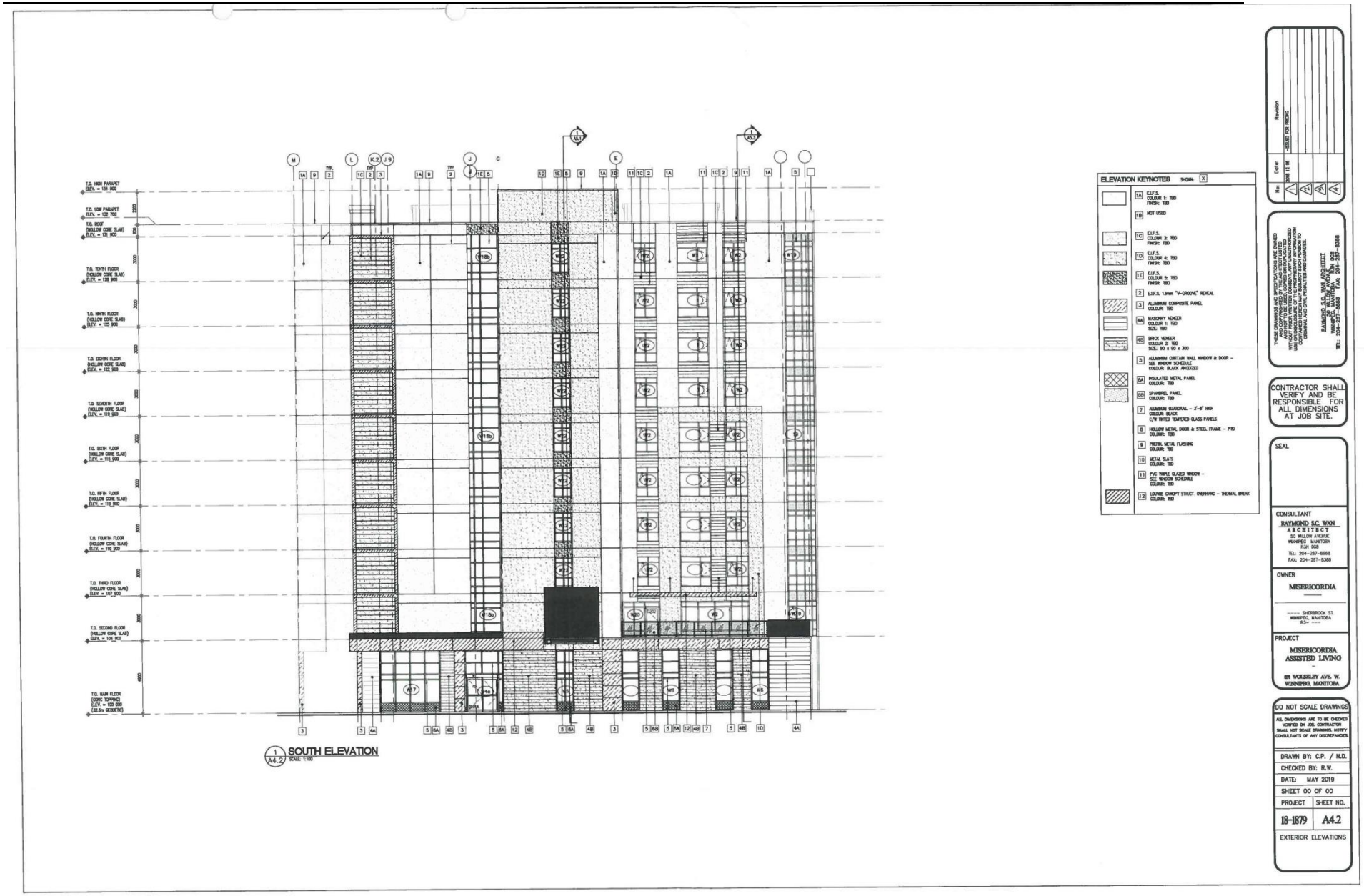
Exhibit " 7 " referred to in File DASZ 26/2019

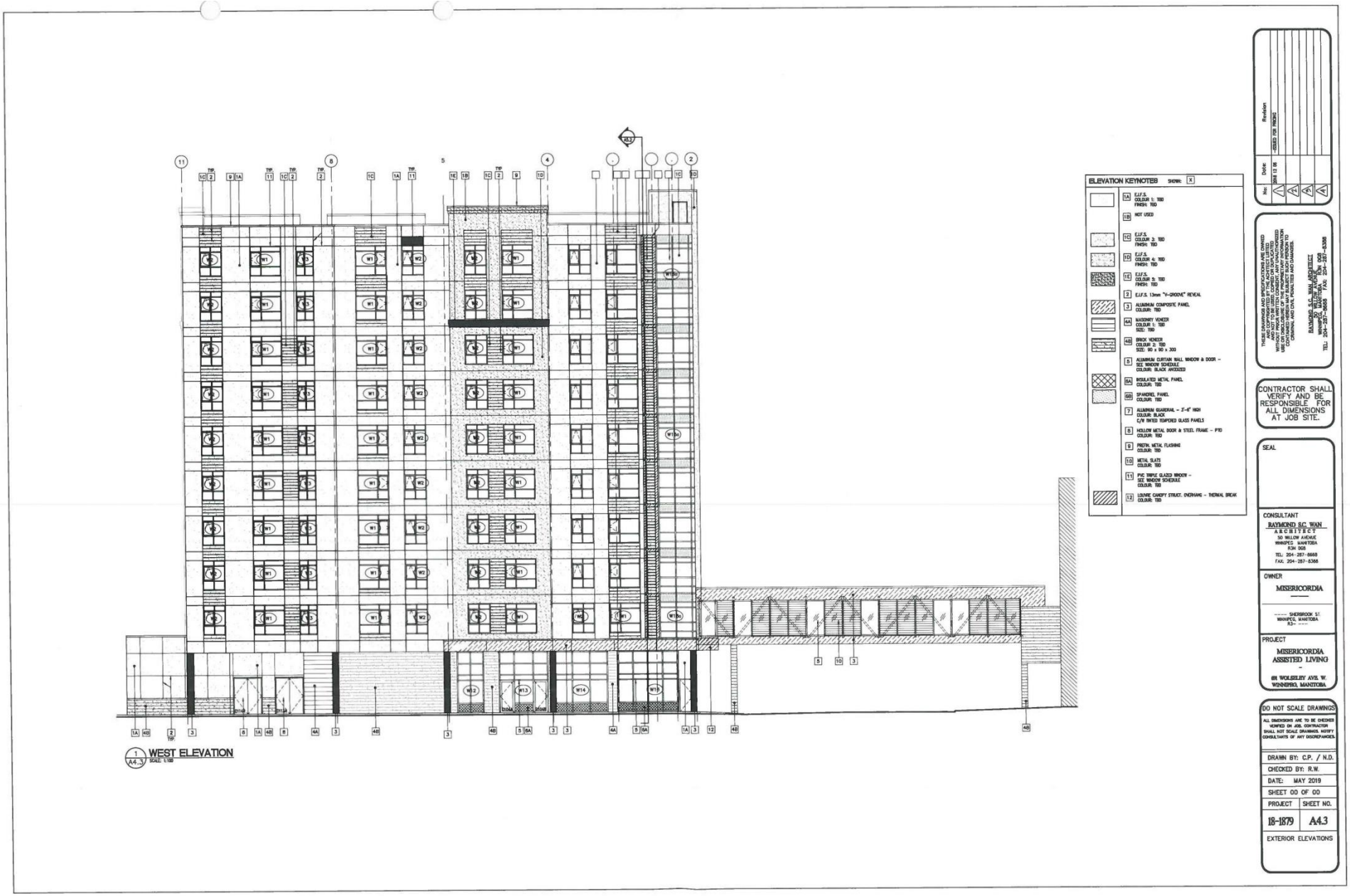


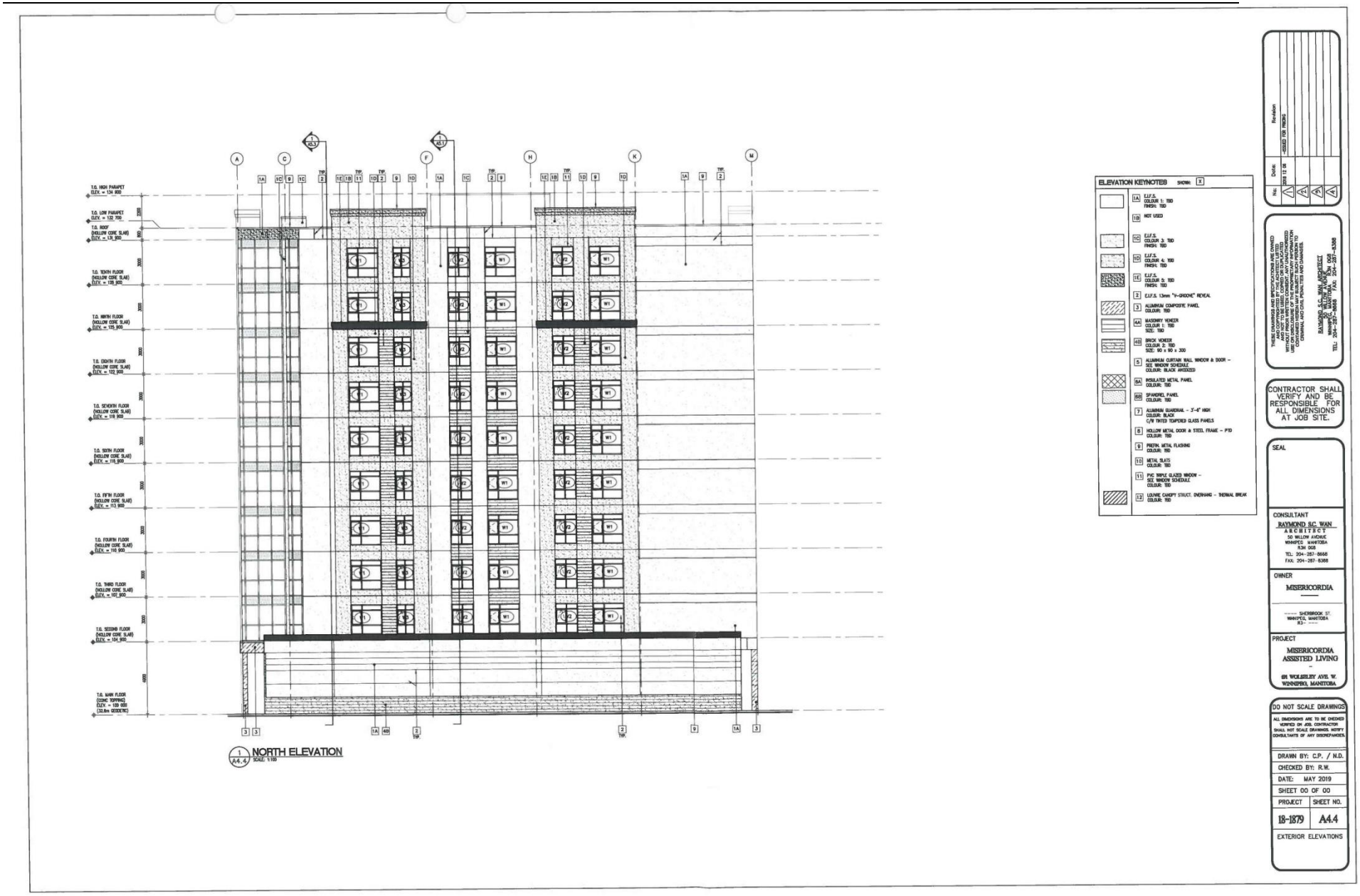

124'-0"
24'-9"
127'-6"
ROOF OVER MAIN FLOOR
TYPE 'B1'
TYPE 'A'
TYPE 'A' - REV.
TYPE 'B' - REV.
CORRIDOR
ELEC.
ELEVATOR
LOBBY
SOLARIUM / M.P.R.
EXIT
STAIR #2
UTIL.
W.C.
ROOF OVER MAIN FLOOR
(SECOND FLOOR ROOF PATIO)
STAIR #1
EXIT
PROPOSED 415 CONNECTION (ACCESS TO PARKING STRUCTURE)
BACK LANE
SHERBROOK ST.
WOLSELEY AVE. W.
38'-0"
25'-0"
33'-0"
NORTH
SECOND FLOOR PLAN
SCALE: 1:100
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.
SEAL
CONSULTANT
RAYMOND S.C. WAN ARCHITECT
50 WILLOW AVENUE
WINNIPEG MANITOBA
R3N 0G8
TEL: 204-287-8668
FAX: 204-287-8388
OWNER
MISERICORDIA
SHERBROOK ST.
WINNIPEG, MANITOBA
PROJECT
MISERICORDIA ASSISTED LIVING
611 WOLSELEY AVE. W.
WINNIPEG, MANITOBA
DO NOT SCALE DRAWINGS
ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANTS OF ANY DISCREPANCIES.
DRAWN BY: C.P.
CHECKED BY: R.W.
DATE: APRIL 2019
SHEET 00 OF 00
PROJECT 18-1879
SHEET NO. A3.2
SECOND FLOOR CONSTRUCTION PLAN


BACK LANE
SHERBROOK ST.
WOLSELEY AVE. W.
124'-0"
24'-9"
127'-6"
25'-0"
38'-0"
33'-0"
38'-0"
ROOF OVER MAIN FLOOR
TYPE 'B1'
TYPE 'A'
TYPE 'A' - REV.
TYPE 'B' - REV.
TYPE 'C'
CORRIDOR
ELEC.
ELEVATORS
LOBBY
STAIR #2
STAIR #1
EXIT
PROPOSED ±15 CONNECTION
(ACCESS TO PARKING STRUCTURE)
NORTH
TYPICAL FLOOR PLAN (3RD -10TH)
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.
SEAL
CONSULTANT
RAYMOND S.C. WAN ARCHITECT
50 WILLOW AVENUE
WINNIPEG MANITOBA
R3N 0G8
TEL. 204-287-8868
FAX. 204-287-8388
OWNER
MISERICORDIA
SHERBROOK ST.
WINNIPEG, MANITOBA
PROJECT
MISERICORDIA ASSISTED LIVING
611 WOLSELEY AVE. W.
WINNIPEG, MANITOBA
DO NOT SCALE DRAWINGS
ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANTS OF ANY DISCREPANCIES.
DRAWN BY: C.P.
CHECKED BY: R.W.
DATE: APRIL 2019
SHEET 00 OF 00
PROJECT 18-1879
SHEET NO. A3.3
TYPICAL 3RD-10TH FLOOR CONSTRUCTION PLAN


EAST ELEVATION
SCALE: 1:100
ELEVATION KEYNOTES
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.
SEAL
CONSULTANT
RAYMOND SC WAN ARCHITECT
50 WILLOW AVENUE WINNIPEG MANITOBA R3N 0G8
TEL: 204-287-8668
FAX: 204-287-8388
OWNER
MISERICORDIA
PROJECT
MISERICORDIA ASSISTED LIVING
691 WOLSELEY AVE. W. WINNIPEG, MANITOBA
DO NOT SCALE DRAWINGS
DRAWN BY: C.P. / N.D.
CHECKED BY: R.W.
DATE: MAY 2019
SHEET 00 OF 00
PROJECT 18-1879
SHEET NO. A4.1
EXTERIOR ELEVATIONS


SOUTH ELEVATION
SCALE: 1:100
ELEVATION KEYNOTES
SHOWN: X
1A E.I.F.S. COLOUR 1: TBD FINISH: TBD
1B NOT USED
1C E.I.F.S. COLOUR 3: TBD FINISH: TBD
1D E.I.F.S. COLOUR 4: TBD FINISH: TBD
1E E.I.F.S. COLOUR 5: TBD FINISH: TBD
2 E.I.F.S. 13mm "V-GROOVE" REVEAL
3 ALUMINUM COMPOSITE PANEL COLOUR: TBD
4A MASONRY VENEER COLOUR 1: TBD SIZE: TBD
4B BRICK VENEER COLOUR 2: TBD SIZE: 90 x 90 x 300
5 ALUMINUM CURTAIN WALL WINDOW & DOOR – SEE WINDOW SCHEDULE COLOUR: BLACK ANODIZED
6A INSULATED METAL PANEL COLOUR: TBD
6B SPANDREL PANEL COLOUR: TBD
7 ALUMINUM GUARDRAIL – 3'-6" HIGH COLOUR: BLACK C/W TINTED TEMPERED GLASS PANELS
8 HOLLOW METAL DOOR & STEEL FRAME – PTD COLOUR: TBD
9 PREFIN. METAL FLASHING COLOUR: TBD
10 METAL SLATS COLOUR: TBD
11 PVC TRIPLE GLAZED WINDOW – SEE WINDOW SCHEDULE COLOUR: TBD
12 LOUVRE CANOPY STRUCT. OVERHANG – THERMAL BREAK COLOUR: TBD
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.
SEAL
CONSULTANT
RAYMOND S.C. WAN ARCHITECT
50 WILLOW AVENUE WINNIPEG MANITOBA R3N 0G8
TEL: 204-287-8688
FAX: 204-287-8388
OWNER
MISERICORDIA
SHERBROOK ST. WINNIPEG, MANITOBA R3
PROJECT
MISERICORDIA ASSISTED LIVING
6N WOLSELEY AVE. W. WINNIPEG, MANITOBA
DO NOT SCALE DRAWINGS
ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANTS OF ANY DISCREPANCIES.
DRAWN BY: C.P. / N.D.
CHECKED BY: R.W.
DATE: MAY 2019
SHEET 00 OF 00
PROJECT 18-1879
SHEET NO. A4.2
EXTERIOR ELEVATIONS


WEST ELEVATION
ELEVATION KEYNOTES
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.
SEAL
CONSULTANT
RAYMOND S.C. WAN
ARCHITECT
OWNER
MISERICORDIA
PROJECT
MISERICORDIA ASSISTED LIVING
DO NOT SCALE DRAWINGS
DRAWN BY: C.P. / N.D.
CHECKED BY: R.W.
DATE: MAY 2019
SHEET 00 OF 00
PROJECT
SHEET NO.
18-1879
A4.3
EXTERIOR ELEVATIONS


NORTH ELEVATION
ELEVATION KEYNOTES
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.
SEAL
CONSULTANT
RAYMOND S.C. WAN
ARCHITECT
OWNER
MISERICORDIA
PROJECT
MISERICORDIA ASSISTED LIVING
DO NOT SCALE DRAWINGS
DRAWN BY: C.P. / N.D.
CHECKED BY: R.W.
DATE: MAY 2019
SHEET 00 OF 00
PROJECT
SHEET NO.
18-1879
A4.4
EXTERIOR ELEVATIONS


RAYMOND S.C. WAN
ARCHITECT
MISERICORDIA ASSISTED LIVING | AERIAL VIEW FROM THE CORNER OF SHERBROOK ST & WOLSELEY AVE.
N.T.S. | APRIL 22, 2019


RAYMOND S.C. WAN
ARCHITECT
MISERICORDIA ASSISTED LIVING | VIEW FROM SHERBROOK STREET
N.T.S. | APRIL 22, 2019


RAYMOND S.C. WAN
ARCHITECT
MISERICORDIA ASSISTED LIVING | VIEW FROM THE CORNER OF SHERBROOK ST & WOLSELEY AVE
N.T.S. | APRIL 22, 2019


RAYMOND S.C. WAN
ARCHITECT
MISERICORDIA ASSISTED LIVING | VIEW FROM WOLSELEY AVENUE
N.T.S. | APRIL 22, 2019