Minute No. 238
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 2, 2020

Item No. 3 **Extension of Time – Proposed Subdivision and Rezoning – 198 Sherbrook Street (Fort Rouge-East Fort Garry Ward) File DASZ 30/2014**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the time limit for enactment of a subdivision and rezoning by-law for DASZ 30/2014 be extended to January 31, 2021.

2. 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 – March 2, 2020

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 10, 2020, 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.

Jennifer Altemeyer submitted a communication in opposition to the matter.

STANDING COMMITTEE RECOMMENDATION:

On March 2, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 4, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

Jennifer Altemeyer submitted a presentation titled “See if you can guess wut’s on for Today?” in opposition to the matter.

ADMINISTRATIVE REPORT

Title: Extension of Time – Proposed Subdivision and Rezoning – 198 Sherbrook Street – File No. DASZ 30/2014

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	N/A

EXECUTIVE SUMMARY

The time limit for enactment of the subdivision and rezoning by-law for DASZ 30/2014 expires on January 31, 2020. The developer has not been able to satisfy all of the conditions prior to expiry and has requested a third extension of time to enact the by-law and complete the necessary registrations at the Winnipeg Land Titles Office.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit for enactment of a subdivision and rezoning by-law for DASZ 30/2014 be extended to January 31, 2021.

2. 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

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Developer will be allowed a time extension to January 31, 2021, to enact the necessary by-law and complete registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 28, 2015, Council adopted Item No. 6 of the report of the Standing Policy Committee on Property and Development dated January 13, 2015 which recommended approval of the subject subdivision and rezoning application to an "RMU" Residential Mixed Use District under the Winnipeg Zoning By-law 200/2006 as shown on Appendix "A" attached. Recommendation 4 contained in the Council Decision stipulates:

> "That in the event the application is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this two (2) year period and Council approves the extension."

On January 25, 2017, Council adopted Item No. 8 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2017 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 30/2014 be extended to January 31, 2018.

On January 25, 2018, Council adopted Item No. 5 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 8, 2018 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 30/2014 be extended to January 31, 2020.

On January 16, 2020, the Developer, Mr. Tom Monteyne of Monteyne Architecture Works Inc., 194 Sherbrook Street, Winnipeg, Manitoba, R3C 2B6 submitted an application for a third Extension of Time and requested that the time limit for enactment of the necessary by-law for DASZ 30/2014 be further extended to January 31, 2021. See Appendix "B" attached.

The Winnipeg Public Service has reviewed this request for an extension of time and is of the opinion that approval of the subject extension of time would be acceptable and circumstances leading to the original approval remain unchanged.

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

The subject application is consistent with goals identified in Our Winnipeg by providing market-integrated affordable housing close to diverse transportation options.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: January 22, 2020
File No: DASZ 30/2014

Attachments:
Appendix “A” – DASZ 30/2014 Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 30/2014 MAP

By-Law No. _____

File No. **DASZ 30/14**

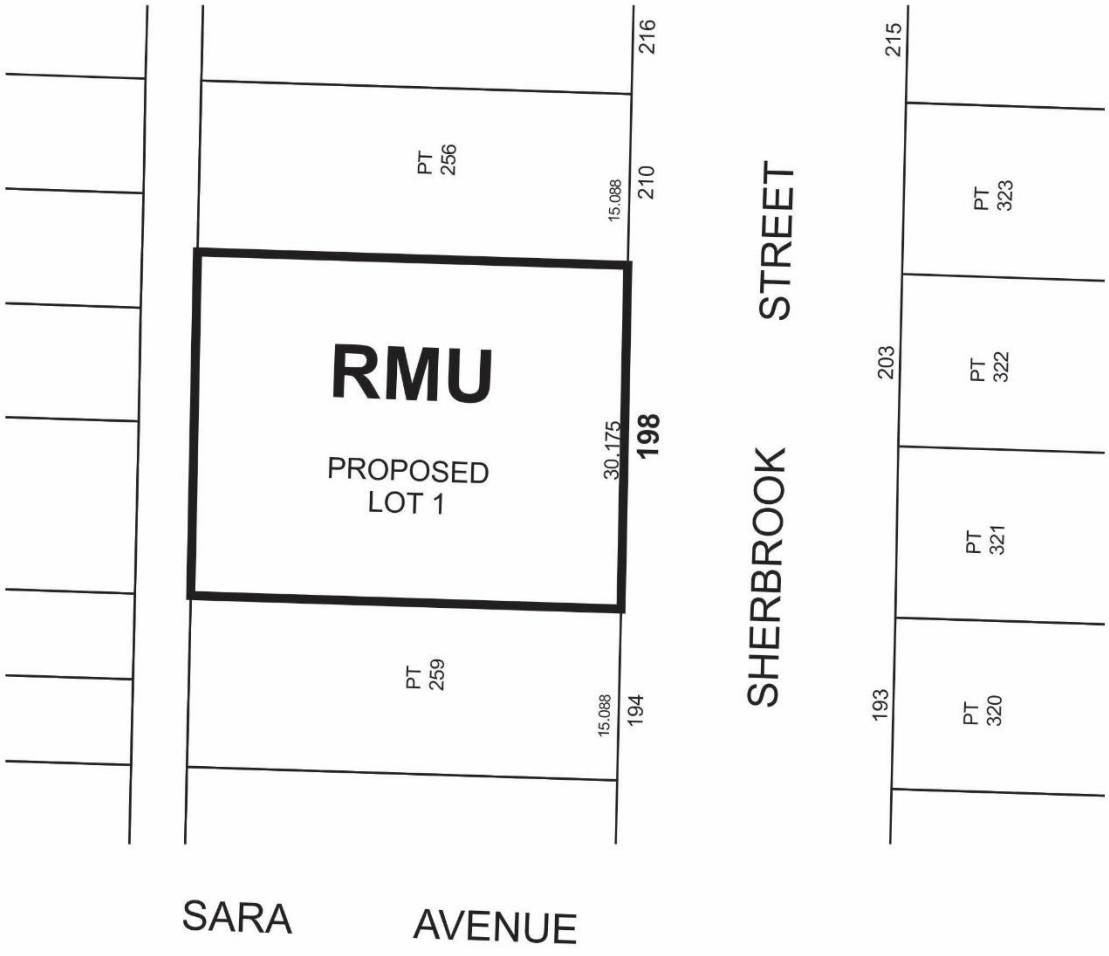
Atlas Sheet No.

N

AA23
CITY CENTRE
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 198 Sherbrook Street from a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS" COMMERCIAL COMMUNITY DISTRICT to an "RMU PDO NEIGHBOURHOOD MAIN STREETS" RESIDENTIAL MIXED USE DISTRICT to allow for the construction of a multi-family dwelling with main floor commercial units as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

MONTEYNE
architecture works
INCORPORATED

194 SHERBROOK STREET · WINNIPEG, MB · R3C 2B6 · 204-947-3155 · WWW.MONT-ARC.COM

Land Development Branch
Planning, Property, and Development
City of Winnipeg
65 Garry Street, Winnipeg, MB R3C 4K4

16 January 2020

RE: DASZ 30/2014 - Extension of Time

To Whom it Concerns:

We are writing you to request an extension of time for DASZ 30/2014, the subdivision and re-zoning application for the property at 198 Sherbrook Street in the City of Winnipeg.

We represent a development group that is in the process of purchasing the land from the current owners. The intentions for the land of the group we represent is described in our "letter of intent", which immediately follows this letter.

A separate development group made the original DASZ application for this property in 2015. For various reasons unknown to us, that original development did not proceed. When we made a pre-application to PP&D for our development, we learned that DASZ 30/2014 had been approved but not completed. PP&D officials informed us that, if the original developers were to agree, our new group could pay the fees and complete the application. We are actively pursuing the completion of the agreement, by commissioning the preparation of the plans of subdivision, and by seeking easements from the utility companies.

We do not believe that these documents listed above that are required to complete the DASZ application will be in place before the time on the existing application runs out.
Consequently, we request an extension on DASZ 30/2014. Thank you for your consideration.

Sincerely,

Tom Monteyne

198 Sherbrook Street Multi-Unit Housing Development Project
Statement of Intent

Project Purpose

The primary goal of the project is to infill an empty property on Sherbrook Street, in order to create a mixed use building that fits in, densifies, and enhances the West Broadway neighbourhood. We propose to construct a 5 storey building with commercial spaces on the main floor, parking at grade, and four floors of residential units above. The form of building tapers back along the east and west sides of the property, which in turn allows for a widening of the sidewalk and the creation of public space along this portion of Sherbrook Street. The 'V' shaped form enhances privacy between residential units and access to sunlight.

Project Size and Configuration

The property is 99' wide along Sherbrook by 124.25' deep for a total area of approximately 12,300 square feet. The main floor commercial space will have a gross area of approximately 3000 sf. Each of the 4 residential floors of the new building will have a gross area of approximately 7034 sf. The overall square footage of the building will be 32,300 sf, and will be comprised of 28 residential apartments on 4 floors, above ground floor commercial 16 surface parking spaces.

Project Site and Zoning

The project is located at 198 Sherbrook Street in the West Broadway neighbourhood of the City of Winnipeg. Currently, the property is vacant and is zoned C2. DASZ 30/2014 has been approved by the city and we intend to complete this process

Proposed Variances

Our development proposal will require, at a minimum, some of the following variances:

- Increased density to 28 residential units: = 1 unit per 440 sf of lot area
- South side yard of 5'
- North side yard of 9'

Impact on the Surrounding Context

The immediate context around our proposed mixed use building is characterized by a diversity of residential and commercial building types. The proposed lot has been vacant for many years, and recent construction in the area has increased density. By designing a building with a lively street edge, we will create useful public space at the ground floor level, and desirable light-filled apartments above.

Building Program

- Ground Floor: Up to 3 separate commercial rental units with direct access off of Sherbrook Street. Main pedestrian entry point for residential units will be directly off of Sherbrook Street on north side of building with elevator to all other floors. There will be 16 surface parking spaces, including 2 accessible spaces.
- Basement: partial basement containing bike-sized storage spaces, and a bike maintenance area.
- Second, third, fourth, and fifth floors: 28 (7 per floor) Residential apartments, with balconies.

Architectural Intentions

- The primary intention is to produce desirable residential and commercial rental units at an attractive price.
- The configuration of the floor plan produces residential units with south facing balconies and also allows the widening of the sidewalk along Sherbrook which in turn, promotes the quality of street life and public space.
    - The exterior cladding and window arrangement will use modern detailing and materials, with the intention of creating a pleasing and serene urban mixed use environment.

Project Schedule

- The intent is to begin construction in the Spring-Summer of 2020, with a projected completion approximately one and a half years after.