**Minute No. 288**
**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020**

**Item No. 7 Rezoning – 662 St. Mary's Road**
**(St. Vital Ward)**
**File DAZ 209/2019 [c/r DAV 122491/2019D]**

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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to a "C1" Commercial Neighbourhood District, as shown on the map dated January 22, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") 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 private vehicular approaches to the subject site shall not be permitted on St. Mary's Road.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020**

COUNCIL DECISION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A, 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 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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 28, 2019 to the satisfaction of the Director of Planning, Property and Development.

3. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter to address the following:

A. The Developer shall, at no expense to the City, construct asphalt related works in the north-south public lane between Rosewarne Avenue and the northwesterly limit of 662 St. Mary's Road (LOT 25 BLOCK 2 PLAN 1349 109 ST B), as determined by and to the satisfaction of the Director of Public Works.

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

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the 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.

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

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020**

COUNCIL DECISION (continued):

7. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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

9. 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 – April 20, 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 April 28, 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.

STANDING COMMITTEE RECOMMENDATION:

On April 20, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 2, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following new Recommendation and renumber the remaining recommendations accordingly:

    "3. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter to address the following:

        A. The Developer shall, at no expense to the City, construct asphalt related works in the north-south public lane between Rosewarne Avenue and the northwesterly limit of 662 St. Mary's Road (LOT 25 BLOCK 2 PLAN 1349 109 ST B), as determined by and to the satisfaction of the Director of Public Works."

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020**

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

On February 3, 2020, the Riel Community Committee adjourned the public hearing to its meeting on March 2, 2020 at 5:30 p.m. in the Council Building at 510 Main Street.

## PUBLIC HEARING SUMMARY

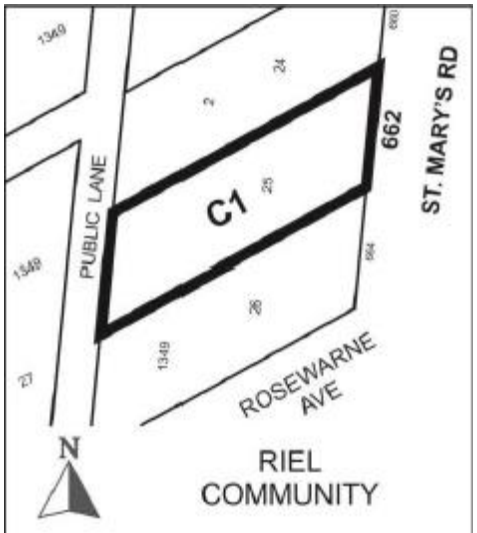
**File:** DAZ 209/2019

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

**Public Hearing:** March 2, 2020
February 3, 2020
Council Building, 510 Main Street

**Applicant:** Cal Zankowski

**Subject:**




**APPLICANT:** Cal Zankowski
**FILE:** DAZ 209/2019
**PROPOSAL:** To rezone the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow for the establishment of a Personal Service use. **For information, phone S. Jerez, Planner at 204-986-7175.**
**DEMANDEUR:** Cal Zankowski
**N° DE DOSSIER:** DAZ 209/2019
**PROJET:** Rezoner le terrain délinéé ci-dessus de sorte qu'il passe de la catégorie R1-M (secteur d'habitations unifamiliales moyennes à la catégorie C1 (secteur commercial) afin de permettre l'établissement d'un service personnel. **Pour en savoir plus, téléphonez à S. Jerez, urbaniste, au 204-986-7175.**

**Premises Affected:** 662 St. Mary's Road

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

**Prepared by:** Rebecca Ford, Committee Clerk
Riel Community Committee

**Report date:** March 2, 2020

**Community Committee Recommendation:**

On March 2, 2020, 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to a "C1" Commercial Neighbourhood District, as shown on the map dated January 22, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") 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 private vehicular approaches to the subject site shall not be permitted on St. Mary's Road.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A, 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 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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 28, 2019 to the satisfaction of the Director of Planning, Property and Development.

***3. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter to address the following:***

***A. The Developer shall, at no expense to the City, construct asphalt related works in the north-south public lane between Rosewarne Avenue and the northwesterly limit of 662 St. Mary's Road (LOT 25 BLOCK 2 PLAN 1349 109 ST B), as determined by and to the satisfaction of the Director of Public Works.***

***~~3~~ 4***. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.

***4 5***. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the 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~~ 6.*** That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

***6 7.*** That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

~~*7*~~ ***8.*** That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

~~*8*~~ ***9.*** 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 Riel Community Committee provided the following supporting reasons for its recommendation:

1. I like that this is a small business owner. He has moved in somewhere where he didn't have the right zoning, so our staff are trying to work to make this comply.

2. The trade-off is that the lane is a source of a huge numbers of complaints. The lane is used a surprising amount because the two streets are one-ways. You can't do a U-turn on Rosewarne or Kingston Row, this is your way of getting around if you're coming along Rosewarne and wanting to get to Kingston Row. I hope this can be worked out over the next couple of years

Exhibits Filed:

1. Application dated April 4, 2019
2. Notification of Public Hearing dated December 18, 2019
3. Manitoba Status of Titles 278829/1, 2788629/1
4. Letter of authorization dated July 7, 2015 from Evelyn Zankowski to Calvin Zankowski
5. Surveyor's Building Location Certificate and sketch dated September 24, 2015
6. Plans (4 pages)
7. Report from the Urban Planning Division dated January 22, 2020
8. Inspection Report
9. Notice of Adjournment dated February 7, 2020

REPRESENTATIONS:

In Support:

Cal Zankowski

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "7" referred to in File DAZ 209/2019

# ADMINISTRATIVE REPORT

**Title:** DAZ 209/2019 – 662 St. Mary's Road

**Issue:** For consideration at the public hearing for rezoning from "R1-M" Residential Single-family Medium to a "C1" Commercial Neighbourhood District for the establishment of a personal service use.

**Critical Path:** Riel Community Committee as per the Development Procedures By-law and
The City of Winnipeg Charter

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| S. Jerez, MCP | n/a | n/a | |

## RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 209/2019 by rezoning the subject land to a "C1" Commercial Neighbourhood District, as shown on the map dated January 22, 2020, and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to Section 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:
      - buildings;
      - accessory parking areas;
      - private approaches;
      - garbage enclosures;
      - fencing;
      - landscaping; and
      - free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development (the "Director") 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 private vehicular approaches to the subject site shall not be permitted on St. Mary's Road.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A, 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 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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 28, 2019 to the satisfaction of the Director of Planning, Property and Development.

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

4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the 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 City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

6. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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

8. 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

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- 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 property may be rezoned, subject to conditions.

## HISTORY

N/A

## CONSULTATION

In preparing this Report there was internal consultation with: N/A

## SUBMITTED BY

| | |
|---|---|
| Department | Planning, Property and Development |
| Division | Urban Planning |
| Prepared by | Simi Jerez |
| Date: | January 22, 2020 |
| File No. | DAZ 209/2019 |

**List of Schedules and Attachments**

1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DAZ 209/2020 Riel Community Committee, dated January 22, 2020
3. Schedule "B" — Report of the Administrative Working Group

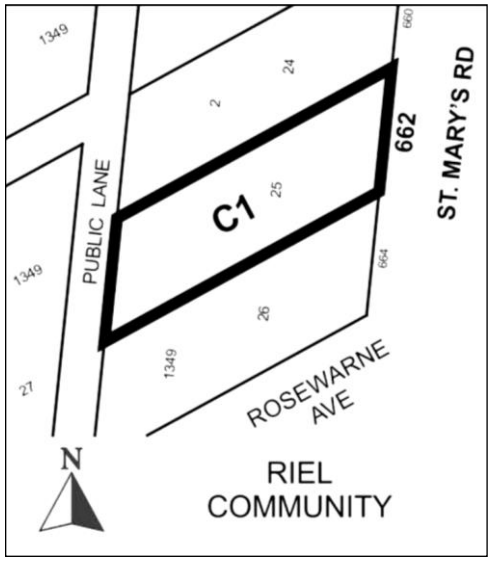
**APPENDIX 'A'**

**DATE:** January 22, 2020
**FILE:** **DAZ 209/2019**
**RELATED FILES:** DAV 19-122491/D
**COMMUNITY:** Riel Community
**NEIGHBOURHOOD #:** 5.507 (Elm Park)

**SUBJECT:** To rezone the land from an "R1-M" Residential Single-Family (Medium) District to a "C1" Commercial Neighbourhood District.

**LOCATION:** 662 St Mary's RD

**LEGAL DESCRIPTION:** LOT 25 BLOCK 2 PLAN 1349 109 ST B




**APPLICANT:** CALVIN ZANKOWSKI
662 ST MARY'S RD
Winnipeg , Manitoba R2M 3M4

**OWNER:** CALVIN ZANKOWSKI
662 ST MARY'S RD
Winnipeg , Manitoba R2M 3M4

**RECOMMENDATION:** Approval with conditions

**SITE DESCRIPTION**

- The subject property is located on the west side of St Mary's Road between Kingston Row and Rosewarne Avenue, in the Elm Park neighbourhood of the St Vital ward.
- The site is situated along the St. Mary's Road Regional Mixed Use Corridor under the *Complete Communities Direction Strategy*, and is zoned "R1-M" Residential Single-Family Medium.
- The site is approximately 4,716 square feet in area, and is currently occupied by a one and one-half storey 1,290 square foot single-family home built in 1946, as well as a detached garage.




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

**SURROUNDING LAND USE AND ZONING (See Figure 2)**

**North:** Single-family dwelling uses zoned "R1-M" Residential Single-family Medium; then Kingston Row.

**South:** Single-family dwelling uses zoned "R1-M" Residential Single-family Medium; then Rosewarne Avenue.

**East:** St. Mary's Road; then single-family dwelling uses zoned "R1-M" Residential Single-family Medium.

**West:** Public lane; then single-family and multi-family dwelling uses zoned "RMF-S" Residential Multi-family Small.

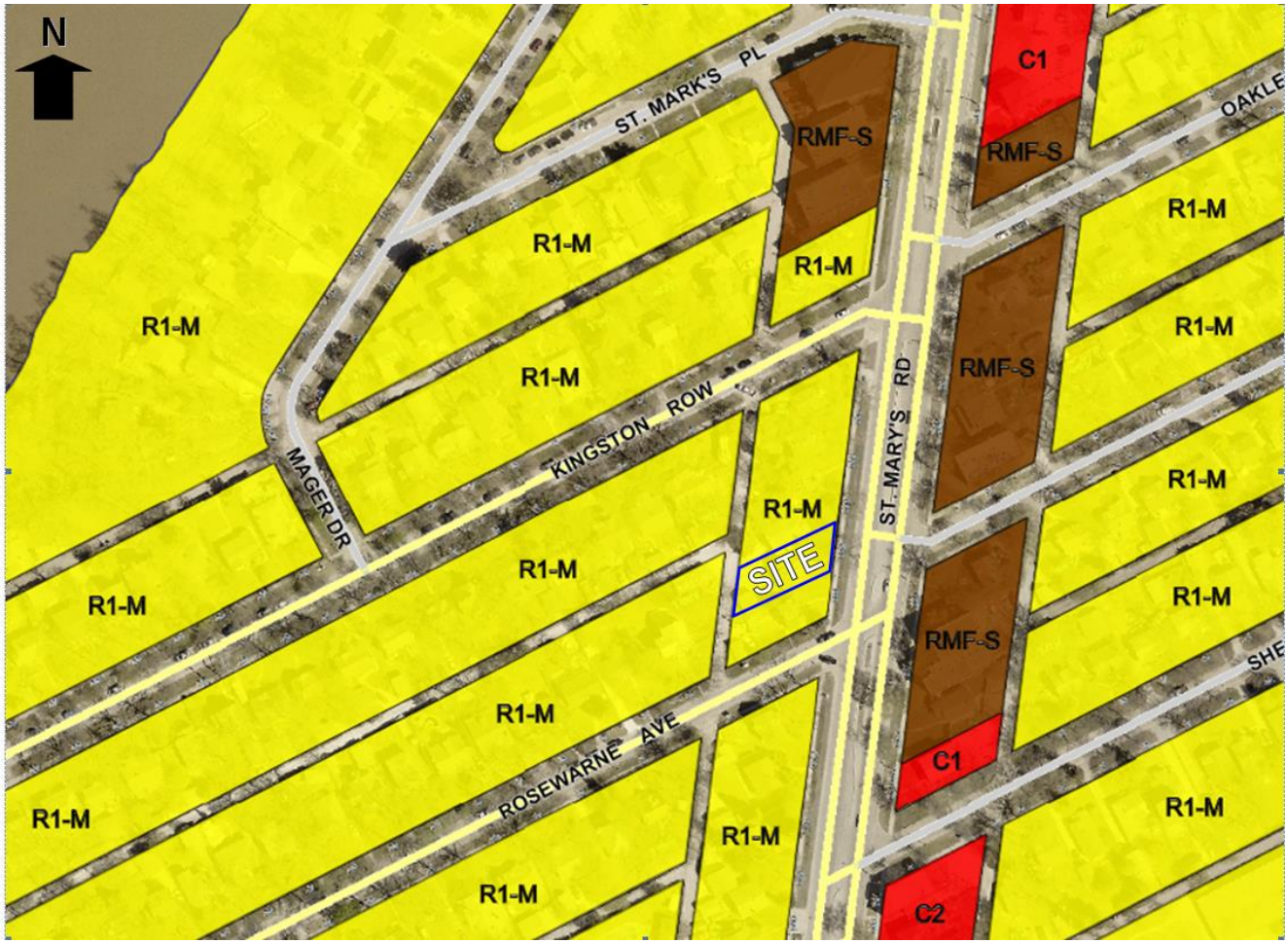



**Figure 2: Zoning Context**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from "R1-M" Residential Single-family (Medium) to "C1" Commercial Neighbourhood to renovate and convert the existing single-family dwelling on the subject site for a commercial use (massage therapy clinic).
- The applicant intends to maintain the existing detached garage and establish an accessory parking area in the rear yard. The applicant is proposing to establish four (4) parking spaces including one accessible stall, with one stall located in the existing detached garage. Parking will be accessed from the public lane via a drive aisle.

- The applicant is proposing to provide bicycle parking at the rear of the site beside the existing garage.
- The applicant is proposing to locate garbage and recycling in the garage and will roll out bins for collection.
- A site plan (including landscaping details) and floor plans have been provided.
- The applicant has a concurrent application (DAV 19-122491/D) for variances to the dimensional standards for side yards for the principal building; for side yards for the accessory parking area, to provide insufficient buffering along the north side of the property adjacent to a residential zoning district; and to maintain a gravel surface parking area.

PUBLIC CONSULTATION

- The applicant states that he has informed his direct neighbours of the proposed use, rezoning and variance applications.

**ANALYSIS AND ISSUES**

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 located along a "Regional Mixed Use Corridor" (St. Mary's Road) in the *Complete Communities'* Urban Structure map. *Complete Communities'* directs a significant share of growth to Corridors in a way that:
    - Provides compact, mixed-use, high-quality urban development.
    - Concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
    - Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
    - Encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design.
- With regard to this proposal, the key policies guiding the development of Regional Mixed Use Corridors include:
    - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
    - Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.
    - Support active uses (such as retail and services) at street level and office and housing on the upper levels of multistory developments.

- Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
- Support development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies.
- Encourage urban design and/or form-based strategies that help define the character of Centres and Corridors through clarifying the massing and height of buildings, setbacks, appropriate open space areas and appropriate parking design and locations.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

*"R1-M" Residential Single-Family Medium District*

- Currently, the lands are zoned "R1-M" – Residential Single-family Medium. The intent of the "R1" zoning category is to accommodate primarily single-family residential development in lower-density areas.

*"C1" Commercial Neighbourhood Zoning District*

- The "C1" Commercial Neighbourhood zoning district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. This district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. C1 districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.

COLLABORATION

- The Urban Planning Division has been in communication with the applicant and/or his representative about the proposed site since an initial email in April 2018, as well as via subsequent emails and meetings in which our key concerns regarding the site plan were clearly outlined. In April 2019, the Urban Planning Division confirmed support for the proposal to rezone the subject site to C1 for the establishment of a business in the existing dwelling, contingent upon improvements made to the parking area in order for it to comply with commercial standards. The Public Service provided the following comments:
    - The garage should be demolished and the parking stalls relocated perpendicular to the lane;
    - The 6 foot tall fence or a landscaping alternative should extend to the lane along the north and south property lines;
    - The establishment of an accessory gravel parking lot would not be supported;
    - A garbage enclosure/corral should be included directly off the lane; and,
    - The bicycle rack should be located as close as possible to the main entrance.
- Despite this communication, the applicant decided to proceed with the rezoning and variance applications without addressing these concerns.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The subject site is located along a portion of the St. Mary's Road Regional Mixed Use Corridor which is predominantly zoned for single family residential uses. The proposed "C1" zoning and commercial use would introduce a low impact commercial use consistent with the objectives in the *Complete Communities Direction Strategy* as it maximizes the use of existing infrastructure, encourages intensification to occur along a corridor, and supports a mix of commercial services and employment uses that serve the local community.

- In the C1 zoning district, the proposed use (categorized as a personal service use) is limited to operate between the hours of 9:00 am to 9:00 pm. The applicant notes that the hours of operation will be from 9:00 am to 6:00 pm from Monday to Friday; 9:00 am to 3:00 pm on Saturday; and, that the business will be closed on Sundays and holidays.
- Plans show an accessory gravel parking area in the rear yard of the subject site, with insufficient buffering along the north side adjacent to the single-family residential uses and existing "R1-M" zoning district. The Urban Planning Division is not supportive of the gravel surface parking lot, nor of the reduced side yards to accommodate the rear yard parking area, and is not supportive of inadequate buffering, given the potential nuisance to adjacent residential properties. The Public Service has asked that the applicant revise their plans to provide a landscaped yard with sufficient buffering, and parking stalls with access taken from the public lane.
- The Urban Planning Division supports the proposed rezoning and development as the proposed use is complementary to the existing scale, character and built form of the neighbourhood.

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, or cash in lieu, 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.

RECOMMENDED ZONING AGREEMENT

- In light of the close proximity of this development to neighbouring residences, and in order to ensure context sensitivity and quality development along the St. Mary's Road Mixed Use Corridor, the Urban Planning Division recommends as a condition of approval that a Zoning Agreement be implemented and that any future plans for development require development plans to be approved by the Director, Planning, Property and Development as well as the Riel Community Committee prior to the issuance of a development permit on the site.
- Along Regional Mixed Use Corridors the Complete Communities Direction Strategy specifically encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design. St. Mary's Road is also designated as a multi-modal corridor in the City of Winnipeg Pedestrian and Cycling Strategies identified to accommodate motor vehicles, bicycles and pedestrians. In light of this direction and designation, the Public Service is recommending a condition be included in the Zoning Agreement that private vehicular approaches shall not be permitted on St. Mary's Road.

**RECOMMENDATION**

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

- The proposed development is consistent with the policies of the *Complete Communities Direction Strategy* vision of providing a range of housing options and contributing to a vibrant and complete community in a context sensitive way complementary to the existing scale, character and built form of the neighbourhood.

## OUR WINNIPEG POLICY ALIGNMENT

**01-1a OurWinnipeg's Approach to City Building**

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
    - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

**01-1c Key Directions for Specific Areas – Centres and Corridors**

- **Key Direction:** Focus a significant share of growth to Centres and Corridors in a manner that:
    - provides compact, mixed-use, high-quality urban development.
    - concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
    - concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
    - encourages a built form that supports a pedestrian friendly environment while incorporating climate sensitive site and building design.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

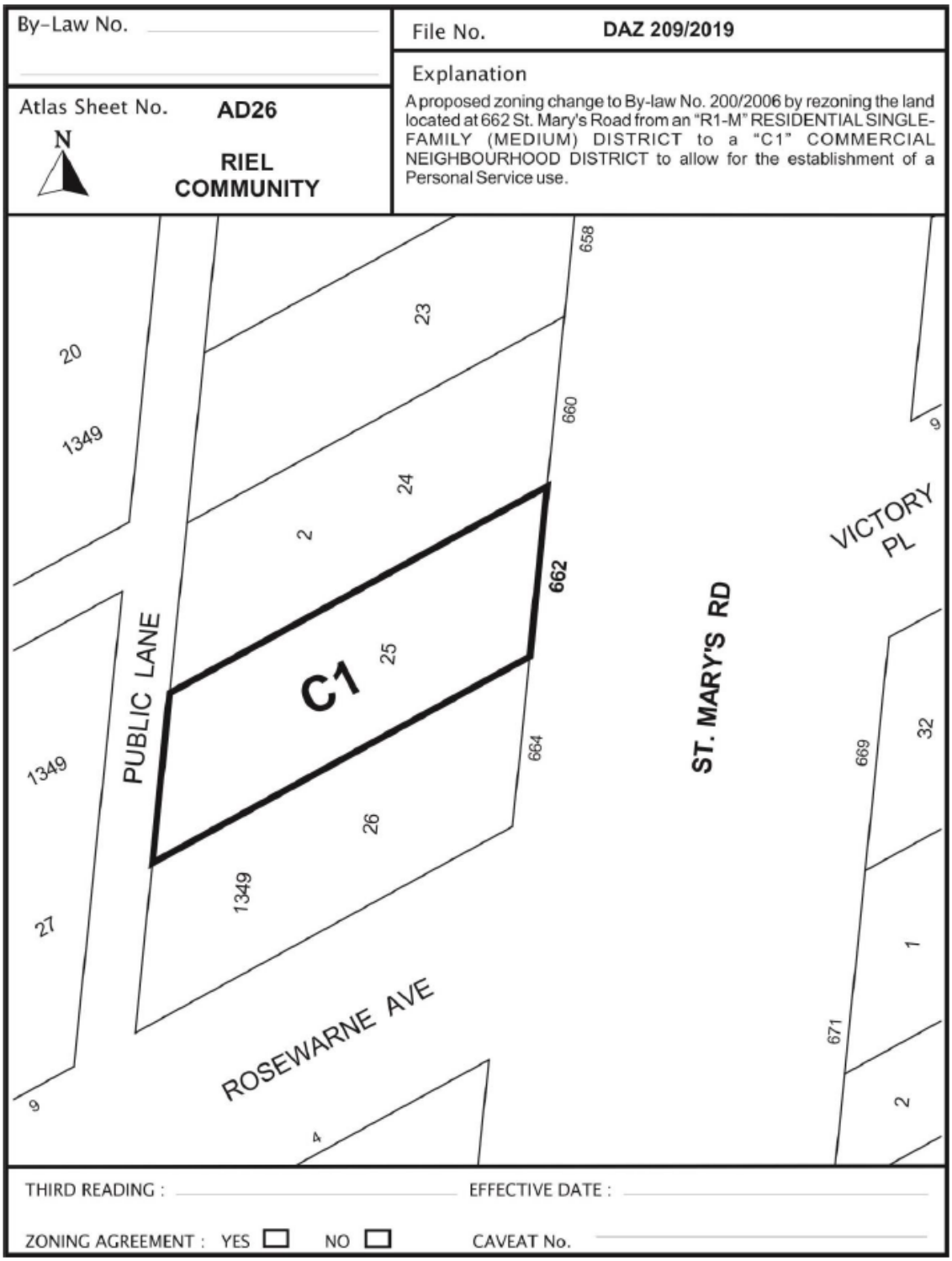
**Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density**

- **Key Direction 4.1:** Increase Strategic Infill Development That Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Simi Jerez
PPD File #: DAZ 209/2019

**Schedule "A" for File No. DAZ 209/2019, Riel Committee, dated January 22, 2020**




**SCHEDULE B**

## REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP

**RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 662 ST. MARY'S ROAD**

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 209/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Water and Waste Department:

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate. The following design criteria shall be used:

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

b) The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

c) The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 209/2019
June 28, 2019

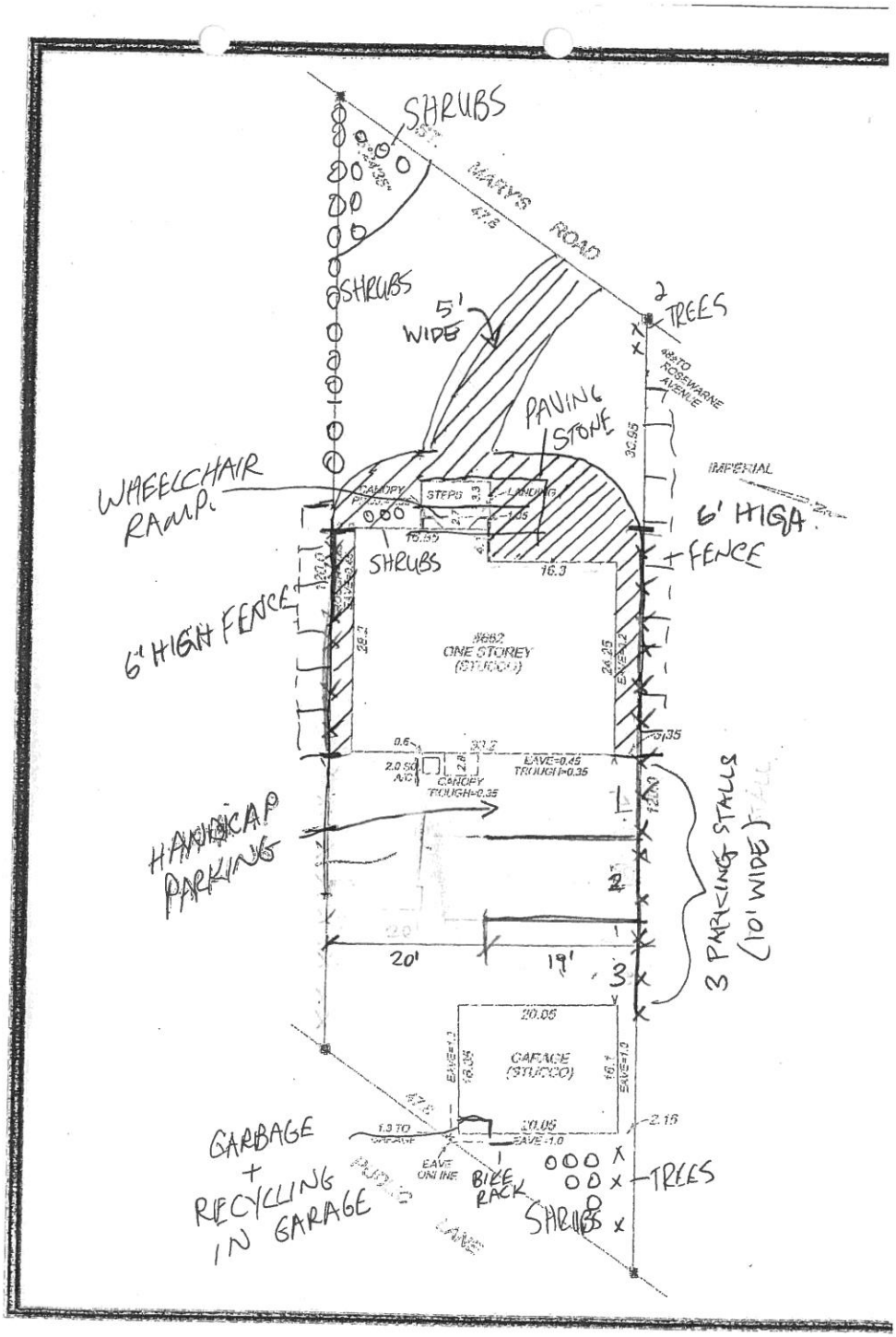
"*Original Signed by D. Trenchard"*

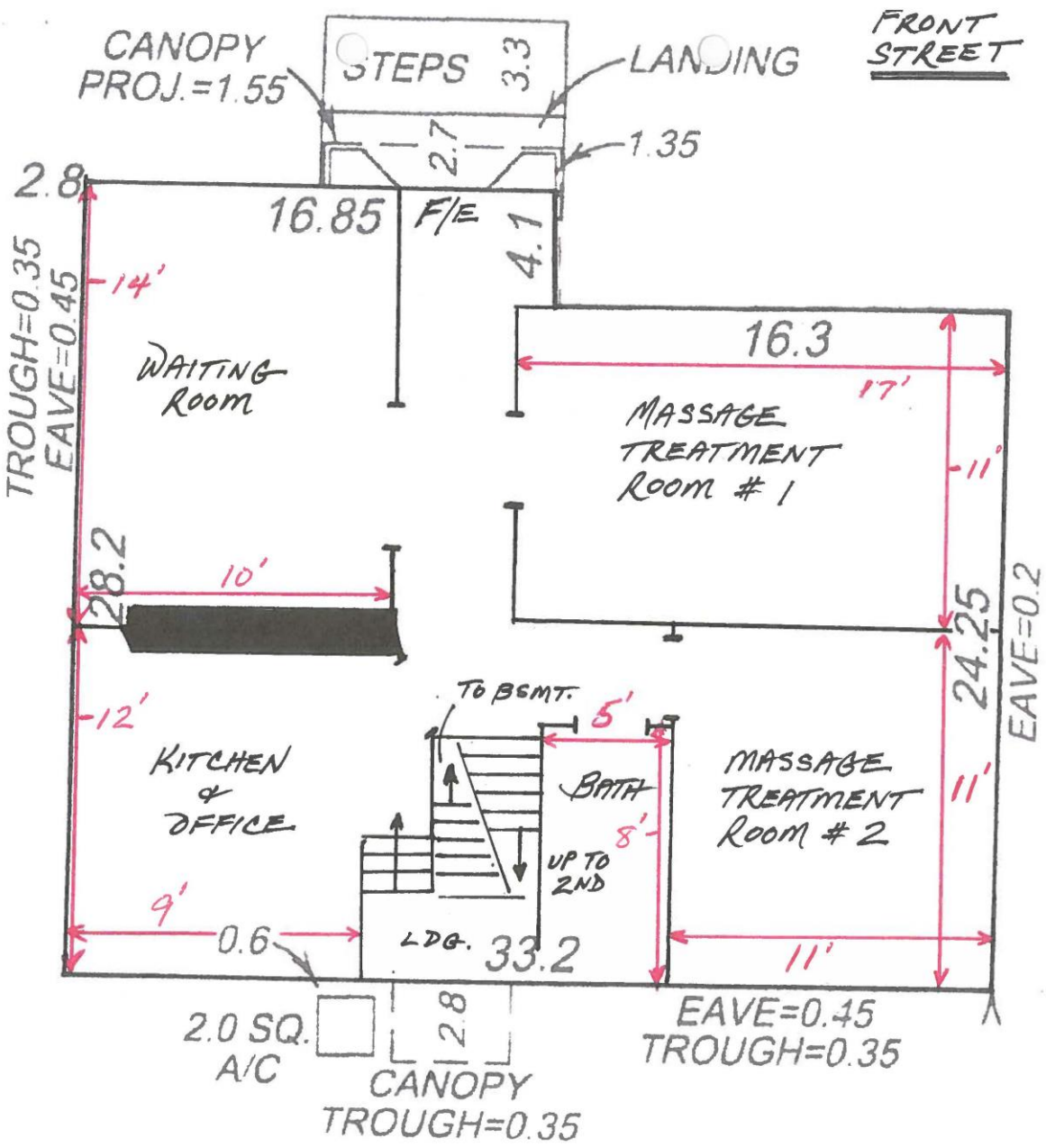
D. Trenchard, P. Eng.
Land Development Branch

"*Original Signed by M. Gajda"*

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

Exhibit "6" referred to in File DAZ 209/2019

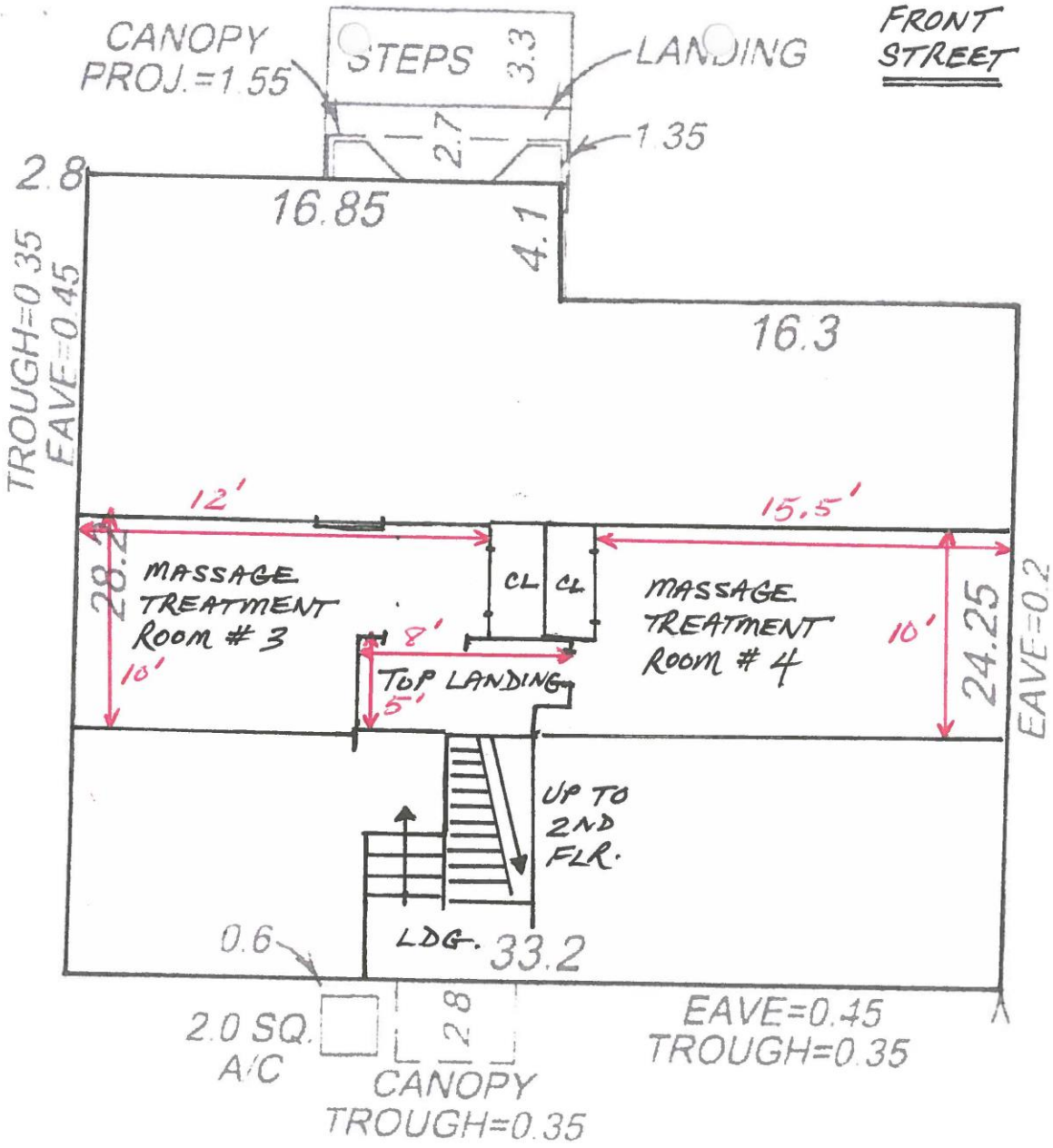





Cal Zankowski R.M.T.
Cal Zankowski Massage Therapy
662 St. Mary's Road
Wpg. MB. R2M 3M4
920-2259 or 479-3588 cell
MT050109AM BC#81354

**MAIN FLOOR LAYOUT**

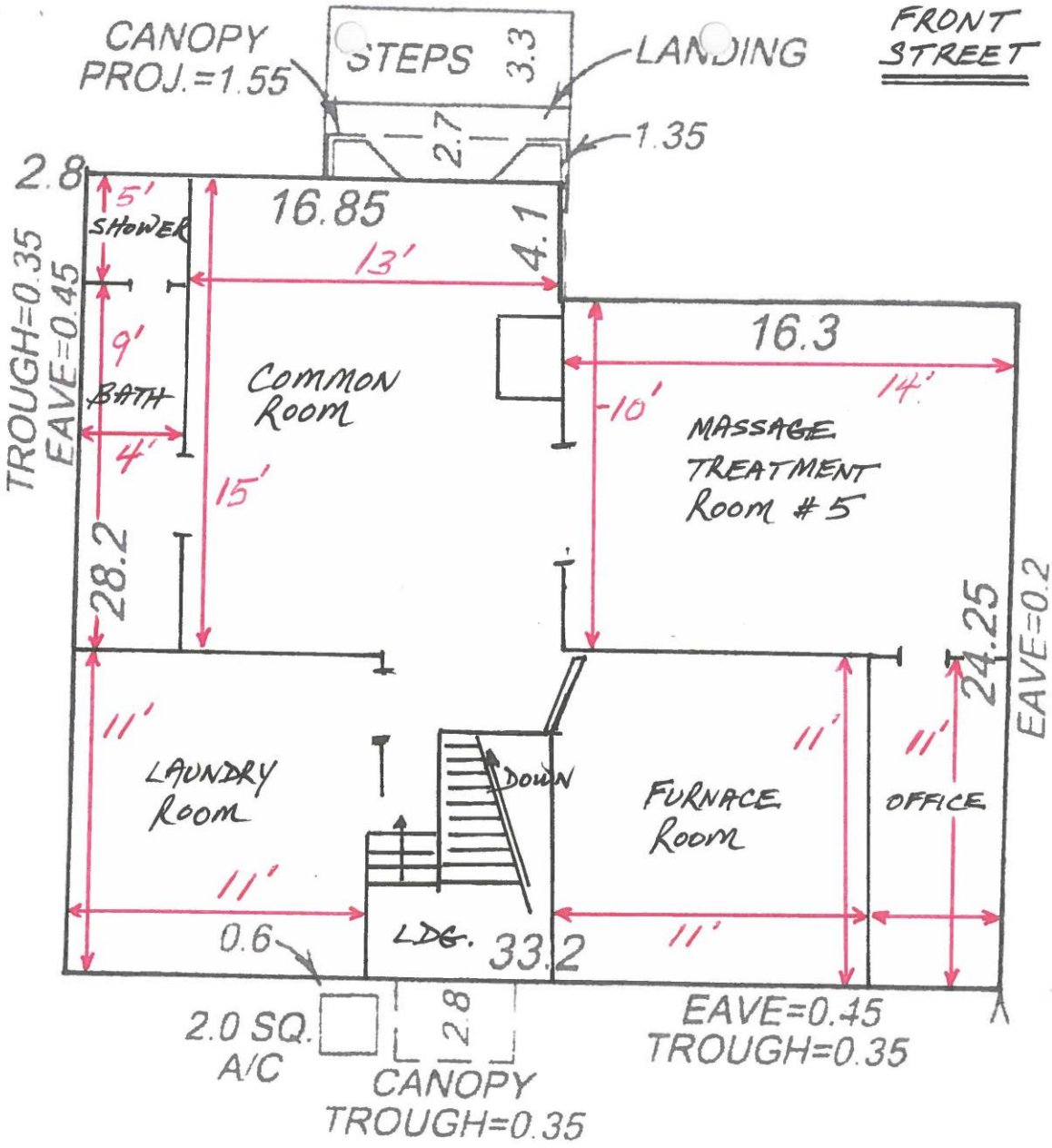
MAY 3/16




Cal Zankowski R.M.T.
Cal Zankowski Massage Therapy
662 St. Mary's Road
Wpg. MB. R2M 3M4
920-2259 or 479-3588 cell
MT050109AM BC#81354

**2ND FLOOR LAYOUT**

MAY 3/16




Cal Zankowski R.M.T.
Cal Zankowski Massage Therapy
662 St. Mary's Road
Wpg. MB. R2M 3M4
920-2259 or 479-3588 cell
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# BASEMENT LAYOUT

MAY 3/16