Minute No. 289
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 20, 2020

Item No. 8 Subdivision and Rezoning – 5610, 5628 and 5630 Roblin Boulevard (Charleswood-Tuxedo-Westwood Ward)
File DASZ 42/2019 [c/r DAV 216670/2019D]

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 plan of subdivision under Development Applicant No. DASZ 42/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 21st, 2020 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 Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated February 21st, 2020 to the satisfaction of the Director of Planning, Property and Development

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" – Residential Multi-Family (Medium) District, as shown on the map dated February 21st, 2020, 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 Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions on the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), 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. Bicycle enclosures
            f. Fencing
            g. Lighting

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

COUNCIL DECISION (continued):

h. Landscaping
i. Free-standing signage

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

4. 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 42/2019, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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.

7. That the subdivision section of the by-law will come into force and effect when the Plan is registered in the Winnipeg Land Titles Office.

8. 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.

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 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.

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

COUNCIL DECISION (continued):

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 in 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 – 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.

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

COMMUNITY COMMITTEE RECOMMENDATION:

On March 3, 2020, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 42/2019

Before: Assiniboia Community Committee
Councillor Klein, Chairperson
Councillor Gillingham
Councillor Lukes

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

Applicant: h5 Architecture (Helio Rodrigues)

Subject:



APPLICANT: H5 Architecture
FILE: DASZ 42/2019
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-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling use. **For information, phone Mr. R. Galston, Planner at 204-986-8645.**

Premises Affected: 5610, 5628 and 5630 Roblin Boulevard

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

Prepared by: Leah Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: March 10, 2020

Community Committee Recommendation:

On March 3, 2020, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under Development Applicant No. DASZ 42/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 21st, 2020 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 Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated February 21st, 2020 to the satisfaction of the Director of Planning, Property and Development

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" – Residential Multi-Family (Medium) District, as shown on the map dated February 21st, 2020, 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 Section 240 (1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions on the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), 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. Bicycle enclosures
f. Fencing
g. Lighting
h. Landscaping
i. Free-standing signage

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

4. 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 42/2019, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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.

7. That the subdivision section of the by-law will come into force and effect when the Plan is registered in the Winnipeg Land Titles Office.

8. 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.

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 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.

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 in 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.

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

1. I know that this is a difficult situation, this is part one of the process that has to go through. I think we also have to recognize that there's an opportunity here to replace the area with lots of trees which I like. It's not an easy decision. I made a commitment to make sure we communicated this; I tried to get it out to the public with as much time as possible. I know that some would say, some had noted we had an issue with delivering them via mail that the organization we used or however it works there to get them out in a timely fashion. It was spoken about on different social media channels, doesn't mean that everybody goes to those.

2. We've had lots of opportunity, I've had an opportunity to speak with some residents and I think they all have some very valid points. And on the other side I also counted a lot on our Charleswood Advisory Board and so that I can get varying opinions on what's good for the entire community, as well as for the City.

3. I think that the design of the building, it hits 53 feet as a max. It could've went higher it could've went lower, I don't think it's a question of profitability by cutting off one floor. I think it's more of a question of opportunity and viability. Because a two floor building there or three floor, I don't know how viable it would be on that street.

4. Roblin is a major thoroughfare. We are seeing more and more development along there and I suspect we're going to see more. If you look at Dale Boulevard we've had a number of condos erected there that do back onto properties quite closely and we're going to have more there.

5. I do appreciate what has been said, I appreciate both sides of it, but I think we can find the answer to this by following the tree lines, by ensuring that the sidewalks are repaired, by ensuring that the back allies not be used during construction and I feel quite confident in Mr. Clark that all of those items will be clearly outlined and will be adhered to. There's only certain things we can do here and I think the opportunity to bring it back to Community Committee to see the tree proposal is important to all three of us. And I think that that's the best way to move forward with this. As I said it's part one, they have to come back now with a plan design, a site design, and that will allow us to have more conversations about it and more dialogue to look at what changes may be necessary or which may be pulled back.

Exhibits Filed:

1. Application dated December 18, 2019
2. Notification of Public Hearing dated January 28, 2020
3. Manitoba Status of Title 2627012/1 and 2627016/1
4. Letter of authorization dated May 27, 2019 from Joe Putaro (G & G Investments Inc.) to h5 architecture
5. Artistic renderings of subject property
6. Plans (6 pages)
7. Report from the Urban Planning Division dated February 21, 2020
8. Inspection Report
9. Documentation dated February 28, 2020 in opposition to the application submitted by William Dewbury at the Public Hearing
10. Presentation dated March 3, 2020, in opposition to the application submitted by William Dewbury and Diane Hupalo at the Public Hearing
11. Recording of Representations

REPRESENTATIONS:

In Support:

Giuseppe Leuzzi
Gina Putaro
Joe Putaro
Gavin Reid
Elaine Reid
Helio Rodrigues

In Opposition:

Mike Baldaro
William Dewbury
Linette Gosselin
Diane Hupalo

For Information:

Nil

For the City:

D. Clark, Urban Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 42/2019

ADMINISTRATIVE REPORT

Title: DASZ 42/2019 – 5610, 5628, & 5630 Roblin Boulevard

Issue: Proposed Plan of Subdivision and Rezoning to consolidate three lots into one lot and rezone the land from "R1-L" Residential Single-Family (Large) to an "RMF-M" Residential Multi-Family (Medium) district.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision under Development Applicant No. DASZ 42/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 21st, 2020 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 Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated February 21st, 2020 to the satisfaction of the Director of Planning, Property and Development

3. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" – Residential Multi-Family (Medium) District, as shown on the map dated February 21st, 2020, 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 Section 240 (1) of *The City of Winnipeg Charter* in accordance with the following:

      i. For those portions on the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), 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. Bicycle enclosures;

f. Fencing;

g. Lighting;

h. Landscaping; and

i. Free-standing signage

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

4. 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 42/2019, as determined by the City's Director of Planning, Property and Development.

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

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11. 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 three (3) existing lots into one (1) lot in a proposed Plan of Subdivision, and rezone the proposed lot to an "RMF-M" – Residential Multi-Family (Medium) District.
- The intent is to construct a residential multi-family dwelling on the subject site.
- This report provides information, and makes recommendations, regarding the subject application (DASZ 42/2019) in terms of compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy.*
- This report is available to the public, City Council and committees of Council.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the application to subdivide and rezone the subject land will be approved.

OURWINNIPEG POLICY ALIGNMENT

The proposed development aligns with *OurWinnipeg* Section 01, Direction 3: *"Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development would align with the following Key Direction in the Winnipeg Climate Action Plan: *"Ensure New Areas of Growth are Designed According to the Principles of Complete Communities."*

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Robert Galston, MCP
Date:	February 21, 2020
File No.	DASZ 42/2019

Attachments

Appendix "A,"	**Planning Discussion**
Schedule "A,"	**File** DASZ 42/2019**, Assiniboia Community Committee, dated February 21, 2020.**
Schedule "B,"	**Report of the Administrative Coordinating Group Re: Proposed subdivision and rezoning on land located at 5610, 5628, and 5630 Roblin Boulevard, dated February 21, 2020.**

Appendix "A," Planning Discussion

DATE:	February 21, 2020
FILE:	**DASZ 42/2019**
RELATED FILES:	DAV 19-124276/D
COMMUNITY:	Assiniboia
NEIGHBOURHOOD #:	2.663 (Betsworth)
SUBJECT:	**P**roposed plan of subdivision and proposed rezoning that would: • Consolidate three (3) lots into one (1) lot; and • Rezone the land to an "RMF-M" Residential Multi-Family (Medium) District.
LOCATION:	5610, 5628 and 5630 Roblin Boulevard
LEGAL DESCRIPTION:	SP LOT 1 PLAN 20292 WLTO IN RL 56 AND 57 PARISH OF ST CHARLES



APPLICANT:	H5 Architecture (Helio Rodrigues) 610-A Broadway Winnipeg, MB R3C 0W8
OWNER:	G&G Investments Inc. 1380 Notre Dame Avenue Winnipeg, MB R3E 0P7

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject site is located on the south side of Roblin Boulevard, between Community Row and Scotswood Drive, in the Betsworth Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject site has a total land area of 49,079 square feet (1.12 acres). The subject site encompasses three (3) separate zoning lots, each zoned “R1-L” Residential Single-Family (Large).
- A single-family dwelling is located on each of the three (3) separate lots. Each of these dwellings are one-storey or bi-level buildings constructed between 1958 and 1981.
- The subject site is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map.



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

SITE CONTEX SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Roblin Boulevard, then single-family residential uses zoned “R1-L” Residential Single-Family (Large).

South: Public lane, then single-family residential uses zoned “R1-L” Residential Single-Family (Large).

East: Commercial uses zoned “C1” Commercial Neighbourhood.

West: Single-family residential uses zoned “R1-L” Residential Single-Family (Large).



Figure 2: Existing zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

- The applicant is proposing to consolidate the existing three (3) lots on the subject site into one (1) lot and rezone the land from “R1-L” Residential Single-Family (Large) to “RMF-M” Residential Multi-Family (Medium).
- The applicant proposes to demolish the existing single-family dwellings and construct a four-storey multi-family building with 60 dwelling units.

Parking and Vehicle Access

- **The applicant proposes to provide vehicular access from a bi-directional private approach from Roblin Boulevard. This private approach is located on the easterly portion of the site, to the east of the proposed multi-family building.**

- **The applicant proposes to provide a total of 75 accessory parking stalls for the multi-family building.**
- **No parking spaces or drive aisles proposed for the site are to be accessed from the rear public lane. However, a paved area of approximately 950 square feet in area is to be located at the rear portion of the subject property and accessible from the rear public lane. Plans submitted show this paved space is to accommodate garbage and recycling collection vehicles.**

Site and Building Design

- **Preliminary plans of development have been submitted with the subject application; including site plans, building elevations, and cross section drawings.**
- The proposed building is to be four (4) storeys in height with a peaked roof. Elevation drawings show that this peaked roof has a **maximum height of 52.9 feet to the top roof line.**
- **The proposed building is situated in a manner that its east and west elevations are set at an angle to the side property lines. By siting the building in this way, the building has less of an overall bulk as it relates to side yards. As such, the minimum proposed side yards (25 feet on the west side and 20 feet on the west side) are only at certain points of the subject site, rather than the minimum side yards being directly parallel to the side property lines.**
- **The proposed building's main pedestrian entrance faces inward to the accessory parking area, and is accessible to the public sidewalk on Roblin Boulevard by way of a walkway and wheelchair ramp.**
- **The parking area is located partly below the central and rear portions of the proposed building. The ground floor of the front portion of the building features the main elevator lobby, amenity space for residents, and utility rooms.**

Associated Variance Application

- **The proposed development is the subject of an associated Variance application under file no. DAV 19-216670/D. This Variance application concerns front and side yards, parking, and buffering.**
- **Please see the Administrative Report for DAV 19-216670/D for discussion of these Variances.**

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 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, 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 complementary to the existing scale, character and built form.*
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
    - *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
    - *Encourage intensification to occur at centres and along corridors.*
    - *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
    - *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.*
    - *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*
- While the subject property is located in the Areas of Stability – Recent Communities policy area under *Complete Communities'* Urban Structure map, the subject property is located directly on Roblin Boulevard, which has characteristics of a Transformative Area – Neighbourhood Mixed-Use Corridor policy area. Neighbourhood Mixed-Use Corridors function as key strategic areas in neighbourhoods which provide a mix of uses and allow for further intensification of these uses over time, while serving as vibrant gathering spaces that support the daily activities of local residents.
- With regard to this proposal, key policies guiding the development of Neighbourhood Mixed-Use Corridors include:
    - *Promote orderly, minor intensification of neighbourhood mixed use corridors that is in character with the surrounding neighbourhood.*
    - *Promote the location of new development within existing clusters of commercial or multiple-family developments.*

SUBDIVISION

- As noted above, the subject site is currently made up of three (3) separate lots. As noted above, subdivision is required in order to consolidate these three (3) lots into one (1) lot, in order to accommodate a new multi-family development on the subject site.

REZONING

- As noted above, the applicant is proposing to rezone the proposed consolidated lot to "RMF-M" Residential Multi-Family (Medium) in order to accommodate the proposed multi-family dwelling.
- Residential Multi-Family zoning districts are intended to accommodate the development of multi-family dwelling units in neighbourhoods with medium to high residential densities.
- The minimum lot area in the "RMF-M" zoning district is 9,000 square feet.
- The minimum lot area per dwelling for "RMF-M" zoning districts is 800 square feet. Given that the proposed lot area per dwelling is 817 square feet (which is calculated by dividing the lot area of 49,079 square feet by the 60 proposed units), the "RMF-M" zoning district is required in order to accommodate the proposed development.
- The dimensional standards for "RMF-M" zoning districts are as follows:
    - A minimum front yard of 25 feet (or, aligning to the average front yard setback already established on the subject block);
    - A minimum rear yard of 25 feet;
    - A minimum interior side yard of eight (8) feet (plus an additional two feet for each additional storey above the ground floor);
    - A maximum building height of 60 feet.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- Given the above-noted policies for Areas of Stability under the *Complete Communities Direction Strategy*, the Urban Planning Division's review of applications such as this typically consider the potential impact the proposed development may have on the surrounding neighbourhood, how the proposed development fits within the surrounding area in terms of built form, and the potential for land use conflict.
- The Urban Planning Division recognizes that since the initial urban development on the subject site, that is, single-family dwellings built between 1958 and 1981, changes have occurred along this portion of Roblin Boulevard which have placed significant pressure on the viability of single family uses with direct frontage on Roblin Boulevard. Over time, this portion of Roblin Boulevard has evolved into a busy traffic route with more than 24,000 vehicular trips per weekday, warranting its classification as an arterial street.
- The portion of Roblin Boulevard in the Betsworth Neighbourhood is an arterial street with regular Transit service. Properties fronting Roblin Boulevard are primarily single-family, but there is existing multi-family residential and commercial uses.
- With respect to existing multi-family development, the subject site is located approximately 120 feet west from an existing multi-family development at 90-120 Scotswood Drive. This multi-family development was constructed prior to 1998, and currently contains 74 dwelling units.

- With respect to existing commercial uses, the subject site is immediately adjacent to a multi-tenant commercial building to the east. This building has also existed at this location for many years.

Building setbacks

- One of the factors when considering the compatibility of a proposed building with the surrounding context is the proposed height and setbacks of the building and their potential impact on adjoining properties. This is of particular importance when adjacent to residential properties.
- With respect to the residential property located immediately to the west of the subject site, the proposed building has a side yard setback of 25 feet. This is a greater setback than what is required by the Zoning By-law, which is 14 feet. Additionally, the building is configured in such a way that the side yard of 25 feet is only at a certain point.
- The rest of the proposed building's west elevation is angled away from this adjacent residential dwelling, rather than having the full west side of the building being parallel to the adjacent dwelling. The nearest proposed balcony on the building's west elevation is approximately 63.5 feet from the side of the adjacent residential dwelling. Measured from this nearest balcony to the property line, the distance is approximately 46.5 feet.
- Additionally, site plans submitted by the applicant show that the proposed building is situated no less than 72 feet from adjacent residential dwellings to the south of the subject site. No balconies are proposed to directly face onto these residential properties to the south.

Buffering and Landscaping

- Plans submitted show significant buffering, including vegetative screening provided along the west side and rear (south) property lines.
- This includes the preservation of an existing mature landscaping buffer on the west side of the site, and includes many mature coniferous trees. This buffer straddles the property line, and plans submitted show that these trees are primarily located on the adjacent property (5706 Roblin Bolevard). As noted above, the proposed building is set back no less than 25 feet from this west property line, while the accessory parking area is to be set back no less than approximately 17 feet. As such, the proposed development is not likely to have an adverse impact on the health and viability of this existing landscape buffer.
- As noted below, in Conditions of Approval, Plan Approval by the Assiniboia Community Committee and the Planning, Property and Development Department is recommended as a condition of the subdivision and rezoning. This Plan Approval will enable further review and discussion with the applicant with respect to final landscaping and buffering plans.

TRANSIT ACCESS

- The subject site is serviced by transit, and is located in an area which is considered to have a moderate level of transit convenience. A Transit stop is located directly in front of the subject site, which services eastbound transit. A corresponding stop for westbound transit service is located across Roblin Boulevard. These stops currently feature:
    - One regular route operating daily (Route 79)
    - One regular route operating Monday – Saturday (Route 66)
    - Two express routes operating Monday – Friday (Routes 65 and 67)
- The Urban Planning Division considers this transit service located immediately adjacent to the subject site, to further add to the suitability of a multi-family development at this location..

COLLABORATIVE PLANNING AND PUBLIC CONSULTATION

- In July, 2019, the applicant made a pre-application to the City of Winnipeg. The intent of the applicant at this time was to construct a building that was six to eight storeys in height, and would accommodate 74 residential dwelling units by rezoning the land to “RMF-L” Residential Multi-Family (Large).
- In response to this pre-application, the Urban Planning Division communicated to the applicant that a building and density of that scale would not be supported at this location. Instead, the Urban Planning Division noted they may be supportive of an application to rezone of the land to “RMF-S” Residential Multi-Family (Small) or “RMF-M” Residential Multi-Family (Medium). Under these zoning districts, density and building height would be more appropriate for the Roblin Boulevard context at this location.
- Additionally, the applicant was advised to engage in public consultation before making any formal application, in order to address any neighbourhood concerns through the design proposal.
- The applicant hosted a public open house regarding this proposed development, in order to engage residents of the surrounding area. This open house was held on Monday evening, December 9, 2019, at the Charleswood Library (4910 Roblin Boulevard).
- In a report to the Urban Planning Division regarding this open house event, the applicant communicated that a total of 37 persons were in attendance. Of these, the applicant notes that 17 persons were in support, nine (9) were unsure, while 11 were opposed to the development.
- In response to this public consultation, the applicant modified the site design so that no designated parking spaces are directly accessible from the rear lane, thereby reducing the potential for higher levels of traffic in the rear lane.

CONDITIONS OF APPROVAL

Zoning Agreement

- The public service is recommending that the applicant enter into a Zoning Agreement with the City which requires a Plan Approval review by the Assiniboia Community Committee and the Director of Planning, Property and Development. Plan Approval is a condition typically recommended by the Public Service for subdivision and rezoning applications in cases such as this, where the proposed development is located within an established residential area.
- The intent is to allow for a review of final plans with regards to design, operation, and landscaping of the site before building permits can be issued.
- In reviewing final plans for the proposed development, particular attention will be paid to ways in which the building and site design and landscaping plans address potential privacy concerns with adjacent properties, particularly residential properties to the west and south of the subject site.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10%.
- In the case of the subject proposed subdivision and rezoning, the Property, Planning and Development is recommending that the developer provide 'cash in lieu' of a dedication of land.

RECOMMENDATION

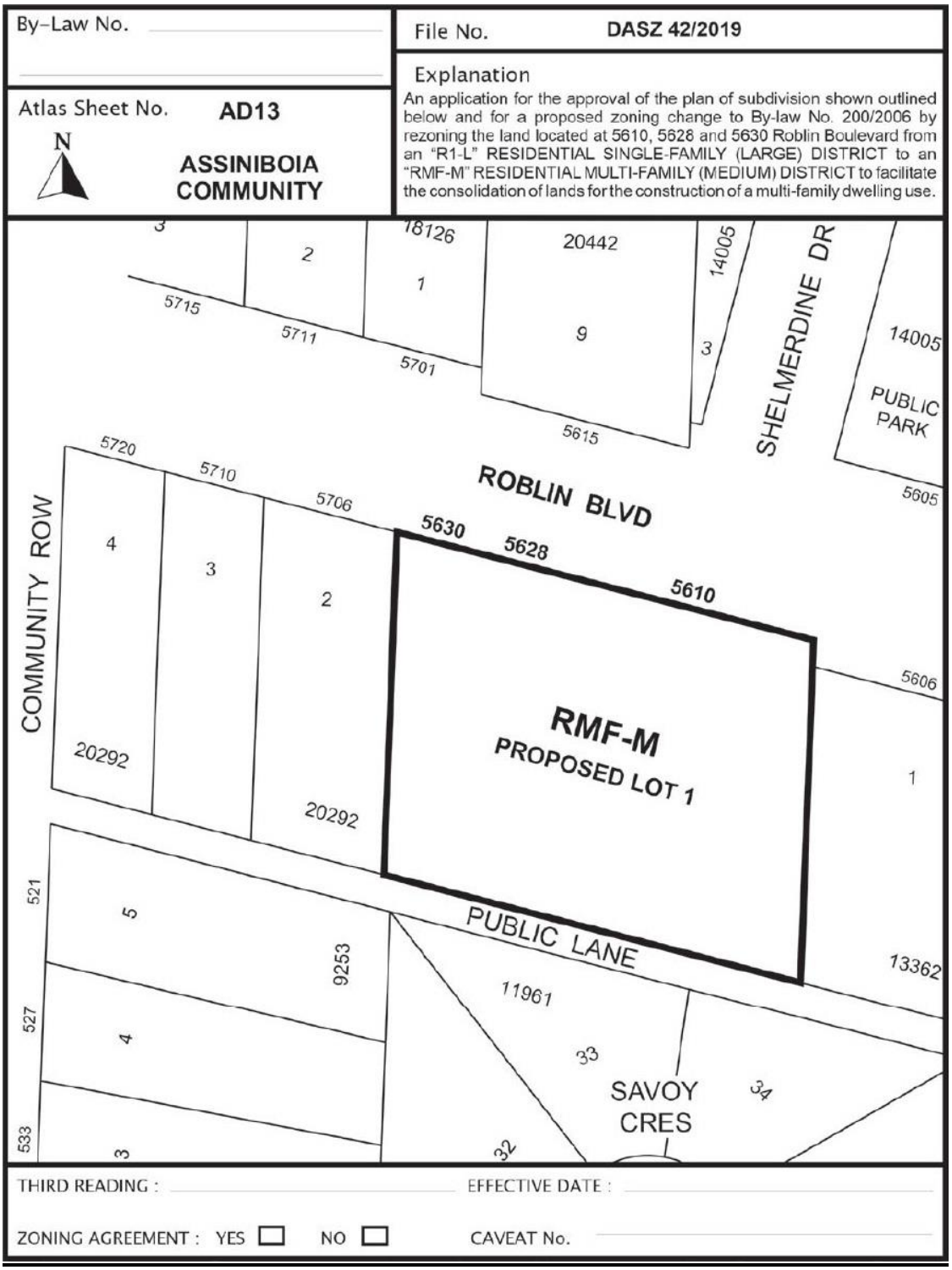
The Urban Planning Division recommends approval because the proposed subdivision and rezoning application supports a residential development that is:

- Consistent with policies in the *Complete Communities Direction Strategy*.
- Compatible with the established neighbourhood and the surrounding area where there is a mix of uses, including multi-family dwellings and commercial uses.
- Designed and situated in a manner that mitigates adverse impacts on the adjacent residential dwellings to the south and west of the subject property.
- Provides substantial landscaping on the site, and supports the retaining of existing landscaping on the west side of the site.
- The recommended condition of Plan Approval will ensure final plans are sensitive to surrounding properties.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 42/2019

Schedule "A" of File DASZ 14/2019, Assiniboia Community Committee, dated February 21, 2020



Schedule "B" of File DASZ 14/2019, Assiniboia Community Committee, dated February 21, 2020

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 5610, 5628 AND 5630 ROBLIN BOULEVARD

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 42/2019. The applicant should take into consideration the following servicing and design requirements and comments in the redevelopment of the site:

Plan Considerations

The Developer shall, at no expense to the City, legally open property required for a 4.572m widening to the south side of Roblin Boulevard, along the full length of the Planned Area, abutting the south side of Roblin Boulevard, to the satisfaction of the Director of Public Works.

Servicing Conditions

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) Regional Land Drainage

The Developer shall pay their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

3) Charleswood Transportation Levy

The Developer shall pay to the City, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the Charleswood Transportation Levy on proposed Lot 1.

4) Private Approach

The Private Access By-law requires the centerlines of the proposed private approach and Shelmerdine Drive to be coincident. As well, modification to the proposed approach and/or the median on Roblin Boulevard may be required as part of the private approach application. Private approaches require separate application to the Public Works Department.

THIS REPORT SUBMITTED BY:

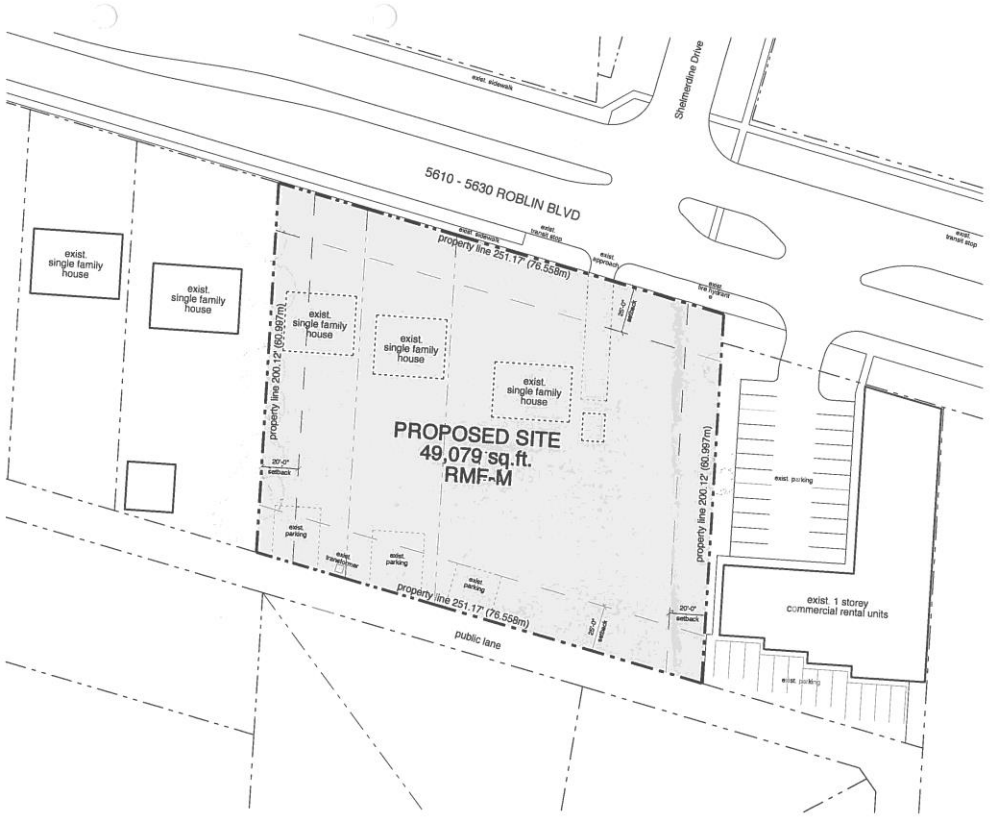
Administrative Co-ordinating Group
File No. DASZ 42/2019
January 20, 2020

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

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

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

Exhibit "6" referred to in File DASZ 42/2019



1 site plan
a.0.0 1/32" = 1'-0"

site plan

h5 architecture

PROJECT TITLE
Robin Multi-Family

ADDRESS
5610-5630 Robin Blvd, Winnipeg MB

PROJECT NO
190503

SCALE
as noted

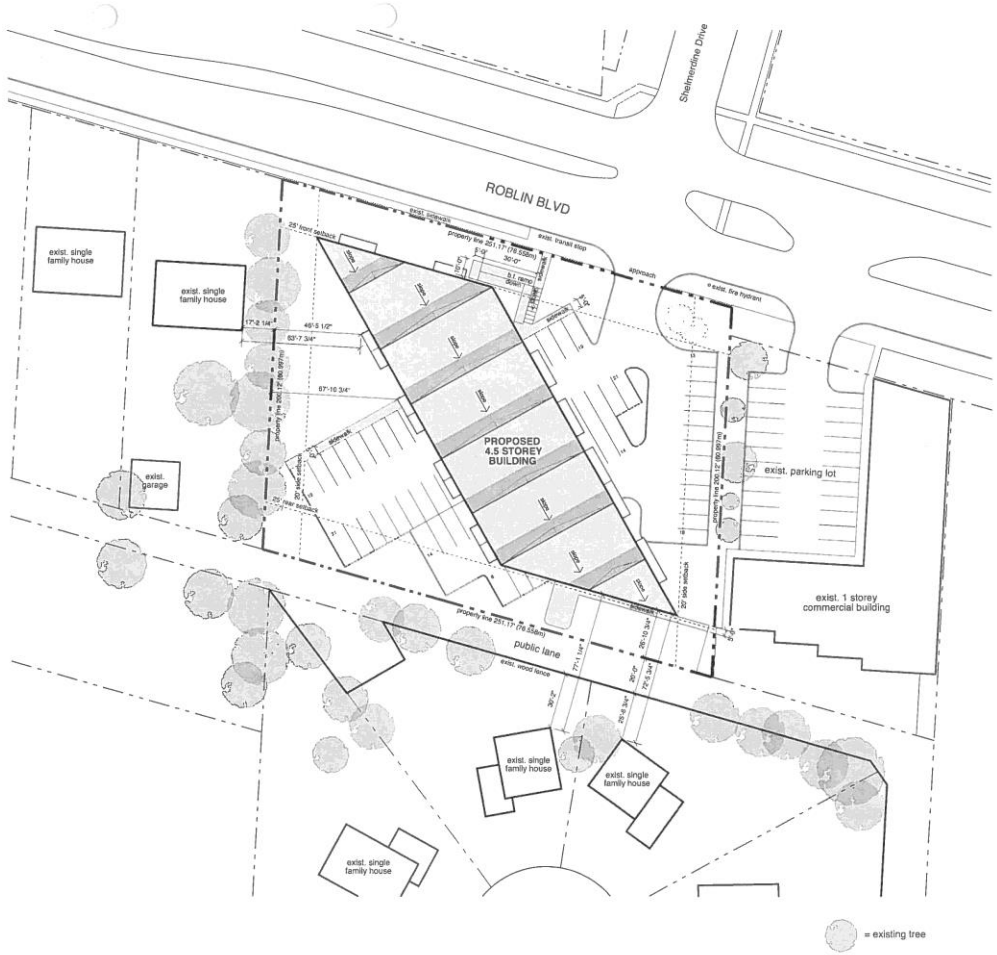
DRAWN BY
tin

DATE
nov.04.19

CHECKED BY
hr

REV NO. 0

a.0.0



1 site plan
a.0.0 1/32" = 1'-0"

project north true north

building code summary
new 4-storey building.

residential units
group C, 3.2.2.50
combustible construction (1h), sprinklered
building area 1,308 sq.m. (14,058 sq.ft.)

zoning summary
RMF-M zoning

lot area 4,559.56m (49,079 sq.ft.)
60 residential units (61 allowed)
(49,079 sq.ft. / 800)

75 parking stalls (90 required / 1.5 stalls per unit)
4 accessible & 2 van
9 visitor parking stalls

12 bicycle spaces (9 required)

setbacks
10' north setbacks (25'-0")
- 15' land dedication for Roblin widening
20' east setback (20'-0")
25' south setbacks (25'-0")
20' west setback (20'-0")

landscape buffer
Roblin Blvd
8 + trees (8 trees required)
36 + shrubs (36 shrubs recired)

Building Foundation
12 + shrubs (12 shrubs required)

Interior Parking Lot (13,155 s.f.)
7 + shrubs, 2 + trees (7 shrubs and 2 trees required)

East side buffering residential from non-residential
option 2 (190.7 s.f.)
24" berm + 48" dense vegetative screen

Note:
every attempt will be made to preserve existing trees onsite

square footage

base level	3,868 sq.ft.
levels 1	14,058 sq.ft.
levels 2	14,058 sq.ft.
levels 3	14,058 sq.ft.
levels 4	14,058 sq.ft.
TOTAL	**60,100 sq.ft.**

variances
front setback
(due to 15' land dedication for Roblin widening)

unit break-down

level 1		15 units
	1 bedroom	7
	2 bedroom	8
level 2		15 units
	1 bedroom	7
	2 bedroom	8
level 3		15 units
	1 bedroom	7
	2 bedroom	8
level 4		15 units
	1 bedroom	7
	2 bedroom	8
total		60 units
	1 bedroom	28
	2 bedroom	32
size		
	1 bedroom	600 sq.ft.
	2 bedroom	850 sq.ft.

NOTE:
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preliminary architectural only.

site plan

SEAL

h5 architecture

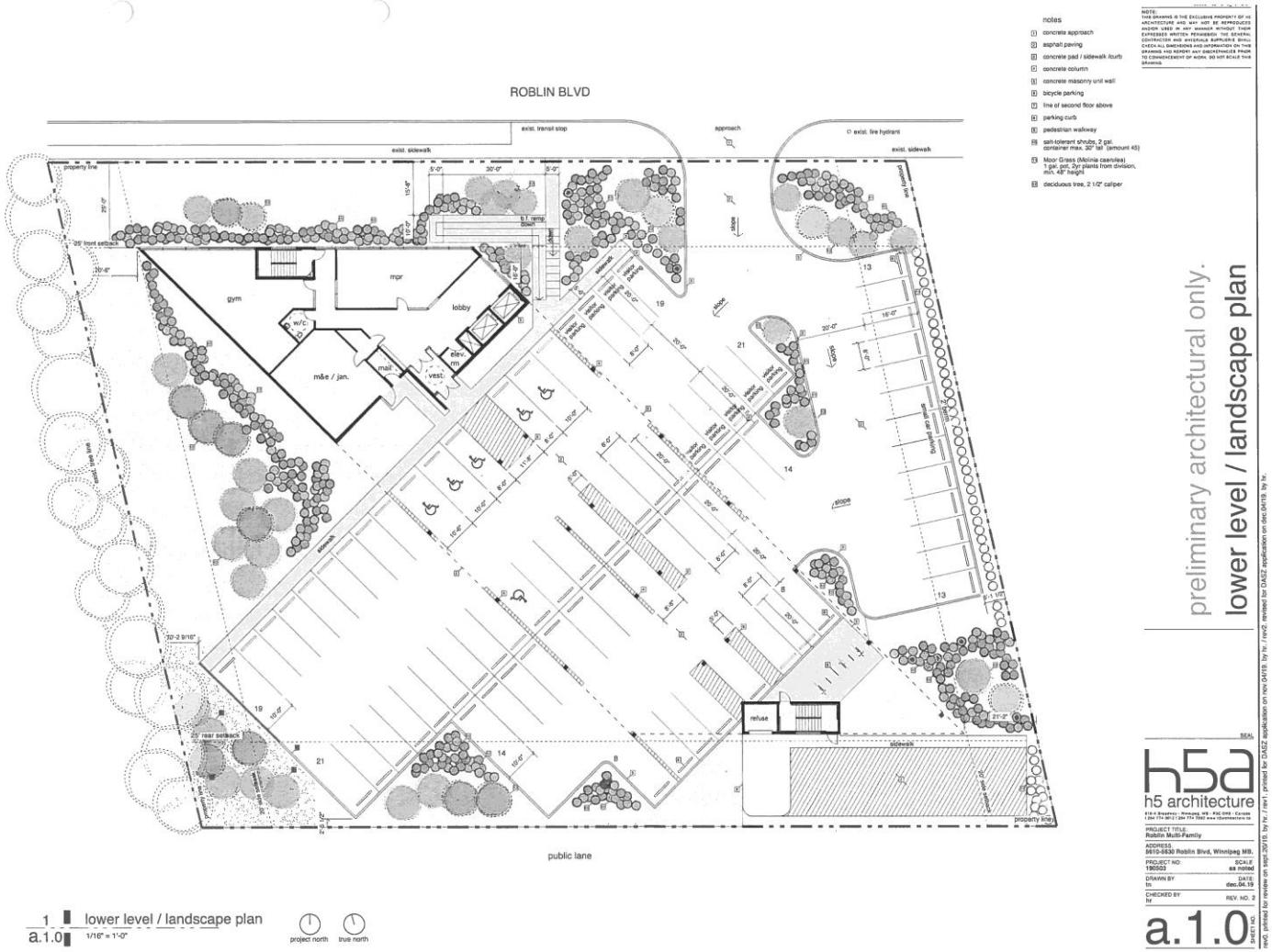
PROJECT TITLE:
Roblin Multi-Family

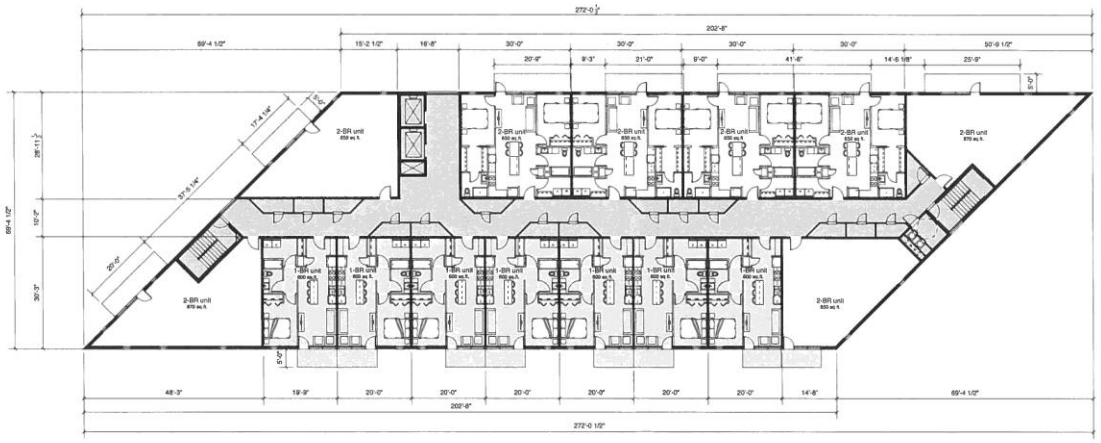
ADDRESS:
5610-5636 Roblin Blvd, Winnipeg MB.

PROJECT NO: 190503	SCALE: as noted
DRAWN BY: tn	DATE: dec.04.19
CHECKED BY: hr	REV. NO. 2

a.0.0 sheet no.

rev0, printed for review on sept.20/19. by hr. / rev1, printed for DASZ application on nov.04/19. by hr. / rev2, revised for DASZ application on dec.04/19. by hr.


ROBLIN BLVD
exist. transit stop
approach
exist. fire hydrant
exist. sidewalk
exist. sidewalk
property line
25' front setback
20'-6"
gym
mpr
lobby
w/c
m&e / jan.
mail
vest.
elev.
rm
6.1 ramp
down
slope
sidewalk
water meter
water meter
water meter



1 a.1.1 typical floor plan (1st - 4th) 1/16" = 1'-0"

project north true north

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preliminary architectural only.

typical floor plan (1st - 4th)

SEAL

h5 architecture

610 A Broadway Winnipeg, MB R3C 0W8 Canada
t 204.774.3512 f 204.774.7962 www.h5architecture.ca

PROJECT TITLE:
Robin Multi-Family

ADDRESS:
5610-5630 Robin Blvd, Winnipeg MB.

PROJECT NO: 190503
SCALE: as noted
DRAWN BY: th
DATE: dec.04.19
CHECKED BY: hr
REV. NO: 2

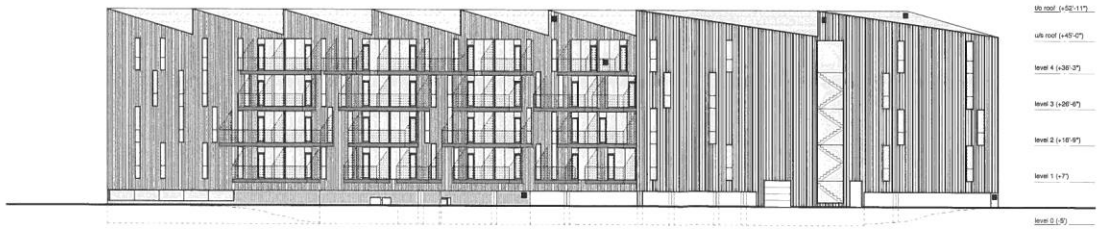
a.1.1 SHEET NO.

rev0. printed for review on sept.20/19. by hr. / rev1. printed for DASZ application on nov.04/19. by hr. / rev2. revised for DASZ application on dec.04/19. by hr.



1 north elevation
a.2.0 1/16" = 1'-0"

ELEVATION FINISH SCHEDULE
- fiber cement panels
- exposed concrete
- ipe slats
- expanded metal mesh guardrails
- asphalt roof shingles



2 south elevation
a.2.0 1/16" = 1'-0"

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preliminary architectural only.

elevations

SEAL

h5a
h5 architecture

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Roblin Multi-Family

ADDRESS
5610-5630 Roblin Blvd, Winnipeg MB

PROJECT NO 19/0503 | SCALE as noted

DRAWN BY W | DATE nov 04.19

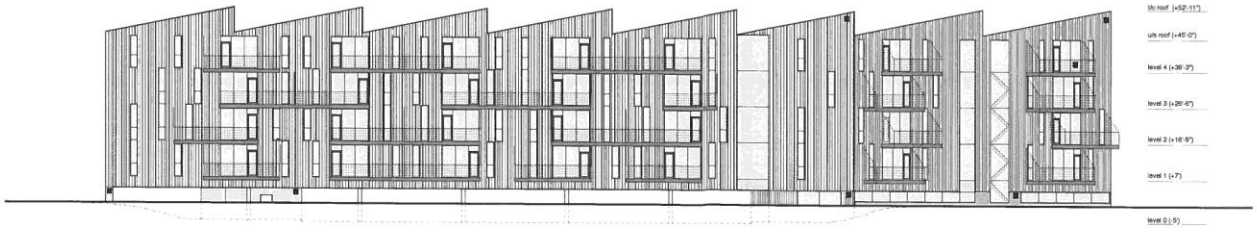
CHECKED BY IV | REV NO 0

a.2.0 SHEET NO.



1 west elevation
a.2.1 1/16" = 1'-0"

ELEVATION FINISH SCHEDULE
- fiber cement panels
- exposed concrete
- ipe slats
- expanded metal mesh guardrails
- asphalt roof shingles



2 east elevation
a.2.1 1/16" = 1'-0"

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preliminary architectural only.

elevations

SEAL

h5 architecture

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Roblin Multi-Family

ADDRESS
5810-5830 Roblin Blvd, Winnipeg MB.

PROJECT NO	SCALE
190503	as noted
DRAWN BY	DATE
th	nov.04.19
CHECKED BY	REV. NO. 0
hf	

a.2.1 SHEET NO.