Minute No. 393
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

Item No. 8 Subdivision and Rezoning – 634/638/644 Dudley Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 41/2019 [c/r DAV 212772/2019D]

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 subdivision under Development Application No. DASZ 41/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5, 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.

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 4, 2020 and attached as Schedule "B" to this report, with the following amendment:

        i. Amend Condition 1) under Section I – Plan Considerations, by deleting '1.983 m' and replacing with '0.61 m'

    B. That the City enter into, execute and deliver with the developer a Servicing 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 Servicing 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" - Residential Multi-Family (Small) District as shown on the map dated May 5, 2020 and attached as Schedule "A" to this report.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

COUNCIL DECISION (continued):

3. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 41/2019, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

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

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

10. 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 – June 16, 2020

COUNCIL DECISION (continued):

11. That the variance order for File No. DAV 19-212772\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 41/2019.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 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 June 18, 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 June 16, 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 June 1, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

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

  ", with the following amendment:

  i. Amend Condition 1) under Section I – Plan Considerations, by deleting '1.983 m' and replacing with '0.61 m'"

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

PUBLIC HEARING SUMMARY

File: DASZ 41/2019

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy
Councillor Orlikow

Public Hearing: June 1, 2020
Council Building, 510 Main Street

Applicant: George Argyriou

Subject:



APPLICANT: George Argyriou
FILE: DASZ 41/2019
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-S" RESIDENTIAL SINGLE FAMILY (SMALL) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling building. **For information, phone Mr. A. Ross, Planner at 204-986-5235.**

Premises Affected: 634/638/644 Dudley Avenue

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

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: June 2, 2020

Community Committee Recommendation:

On June 1, 2020, the City Centre 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 subdivision under Development Application No. DASZ 41/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5, 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.

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 4, 2020 and attached as Schedule "B" to this report***, with the following amendment:***

        i. Amend Condition 1) under Section I – Plan Considerations, by deleting '1.983 m' and replacing with '0.61 m'

    B. That the City enter into, execute and deliver with the developer a Servicing 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 Servicing 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" - Residential Multi-Family (Small) District as shown on the map dated May 5, 2020 and attached as Schedule "A" to this report.
3. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 41/2019, as determined by the City's Director of Planning, Property and Development.

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

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

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

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

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

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

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

11. That the variance order for File No. DAV 19-212772\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 41/2019.

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

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

1. I want to recognize this currently vacant building and acknowledge that. I'd also like to acknowledge the efforts of the applicant to consult.

2. The concerns and the security concerns that come with vacancies are a concern to City Councillors, generally. I've done no shortage of two to three motion to try to disrupt and interrupt the crime associated with vacant buildings so when we see construction here, it's a very positive thing for the neighborhood and Dudley in particular.

3. As noted in the Public Service's comments this is the smallest multi-family density. It's moderate, but really in keeping with the form and scale that's consistent with that beautiful street.

4. Priority is transit too, and the active transportation corridor along Pembina and making use of our beautiful and expensive built infrastructure.

5. I'm very excited about this project and I want to acknowledge the folks that wrote in for and against and acknowledge what's being fulfilled here in terms of priorities, not only in the neighborhood, but in Winnipeg, to build additional housing.

Exhibits Filed:

1. Application dated January 28, 2020
2. Notification of Public Hearing dated February 19, 2020
3. Manitoba Status of Titles 3024100/1, 3024170/1 and 3028282/1
4. Plans (7 pages)
5. Report from the Urban Planning Division dated May 15, 2020
6. Inspection Report
7. Communication dated May 27, 2020, from Tom Toni in support of the application
8. Communication dated May 28, 2020, from Rochelle Zimberg in opposition to the application
9. Communication dated May 29, 2020, from Jen Bouskill in opposition to the application
10. Communication dated May 30, 2020, from Tiffaney R. Taverner in support of the application
11. Communication dated May 31, 2020, from Amelia Levick in support of the application
12. Recording of Representations

REPRESENTATIONS:

In Support:

George Argyriou
Sunil Callay
Amelia Levick
Brian Mansky
Tiffaney R. Taverner
Tom Toni
Sarah Williams

In Opposition:

Jen Bouskill
Rochelle Zimberg

For Information:

Nil

For the City:

A. Ross, Planner, Planning, Property and Development Department
F. Ojo, Planner, Planning, Property and Development Department

Exhibit "5" referred to in File DASZ 41/2019

ADMINISTRATIVE REPORT

Title: DASZ 41/2019 – 634 Dudley AVE

Issue: For consideration at the public hearing for a subdivision and rezoning to permit the construction of construct a multifamily dwelling with 11 (eleven) units.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 41/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5, 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.

    A. That the developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 4, 2020 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Servicing 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 Servicing 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-S” - Residential Multi-Family (Small) District as shown on the map dated May 5, 2020 and attached as Schedule “A” to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 41/2019, as determined by the City’s Director of Planning, Property and Development.

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

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

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

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

11. That the variance order for File No. DAV 19-212772\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 41/2019.

REASON FOR THE REPORT

- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 37/2019 – 274 Daly St. will be approved with conditions.

HISTORY

N/A

CONSULTATION

In preparing this report there was internal consultation with:

N/A

OURWINNIPEG POLICY ALIGNMENT

The proposed rezoning and subdivision aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed rezoning and subdivision complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential density of an established neighbourhood.

SUBMITTED BY

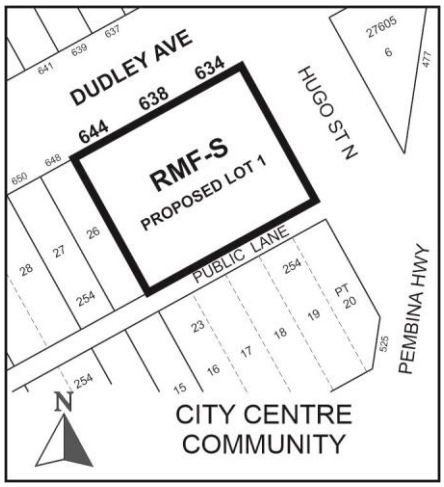
Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: May 15, 2020
File No: DASZ 41/2019

APPENDIX 'A'

DATE: May 15, 2020
FILE: **DASZ 41/2019**
RELATED FILES: DAV 19-212772\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.106 – Earl Grey

SUBJECT: For a subdivision and rezoning for DASZ 41/2019 – 634-644 Dudley Av. to permit the construction of a multifamily dwelling with 11 (eleven) units.

LOCATION: 634-644 Dudley Av.
LEGAL DESCRIPTION: LOTS 3, 4, 5, PLAN 2760 WLTO in River Lots 29/30 Parish of St. Boniface



APPLICANT: George Argyriou
287 Tache AVE
Winnipeg , Manitoba R2H 2A1

OWNER: GEORGE ARGYRIOU
540 HARROW ST 3
Winnipeg , Manitoba R3M 3A1

SITE DESCRIPTION

The subject property is made up of 634, 638 and 644 Dudley Avenue, and is located at the southwest corner of Dudley Avenue and Hugo Street North, in the Earl Grey neighbourhood of the Fort Rouge - East Fort Garry ward.

The site is designated as being located within a Mature Community under the *Complete Communities Direction Strategy*. It is located outside of the Corydon-Osborne Plan Area (two blocks south).

The properties are currently zoned "R1-S" – Residential Single Family (Small), are 3,797, 4,503, and 4,357 sq. ft. in size respectively, and each contain a single family dwelling.

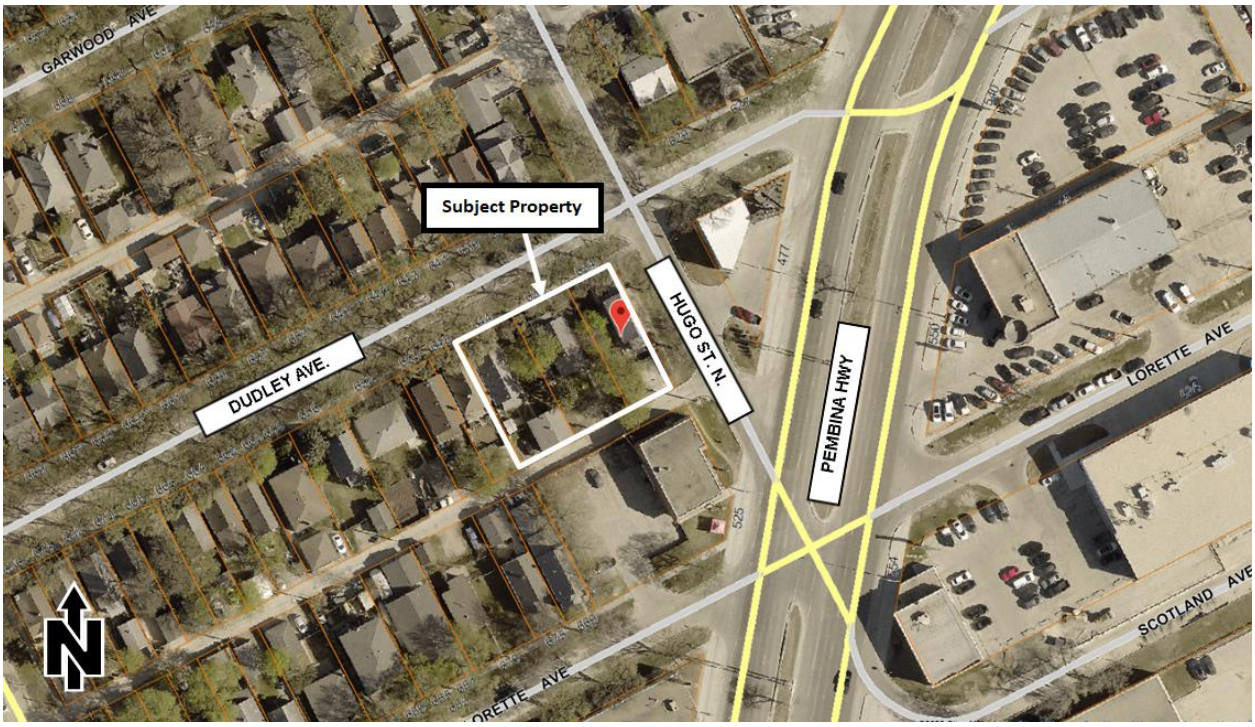


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2018)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Dudley Avenue, then single-family residential uses zoned "R1-S" Residential Single Family (Small) district.

South: Rear lane, then retail uses zoned "C2" Commercial Community district.

East: Hugo Street, then retail uses zoned "C2" Commercial Community district, and Pembina Highway.

West: Single-family residential uses zoned "R1-S" Residential Single Family (Small) district.

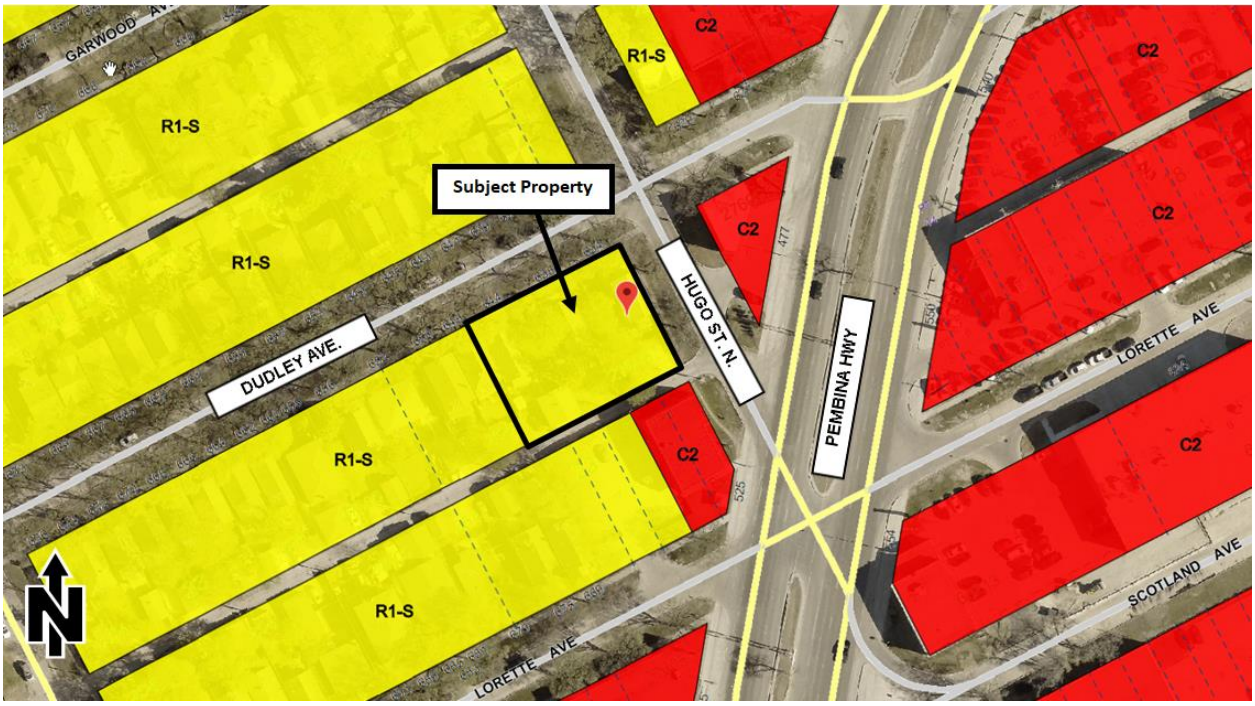


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed building will be bungalow style construction (one storey plus basement), will contain 11 dwelling units and 13 parking stalls, and will contain bike parking.

The existing homes on the site will be demolished.

The applicant seeks a rezoning and a subdivision in order to consolidate the 3 existing properties into one property; and to rezone the land from its current designation of “R1-S” Residential Single Family (Small) to “RMF-S” - Residential Multifamily (Small).

The property resulting from the consolidation will be 12,657 sq. ft. in size, which meets the minimum lot area requirements for the RMF-S district.

The development requires variances for front yard, lot area per dwelling unit, parking, landscaping and buffering. See Administrative Report for Associated File No. DAV 19-212772\D for more information on variances.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

As per the *Complete Communities Direction Strategy,* the proposed development falls within an Area of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*
- *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.*
- *Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."*

The proposal aligns with *Complete Communities* policies above, in the following ways:

- The consolidation introduces a lot size that is consistent with the dimensions of the lot directly south (125 ft. x 100 ft.).
- The property is situated on a corner. Corner properties serve as opportunities to accommodate additional density due to their transitional character and improved access.
- The property is in very close proximity to Pembina Highway located immediately to the east (see Figure 1 above). Pembina Highway is both a transit quality corridor and an active transportation corridor. Intensification of this property stands to make good use of existing transportation infrastructure in alignment with the *Complete Communities* policies noted above.
- 11 dwelling units are being accommodated within the lowest multifamily density category (RMF-S) in the Winnipeg Zoning By-Law. This proposed zone allows for 10 units as of right or 11 units with an 8% density variance as proposed.
- The scale and form of the development was achieved through collaborative discussion between the applicant and the Division. The applicant has opted for a split-level bungalow style development and a building height of ~19 ft., which is well below the 35-foot maximum height permitted in the surrounding 'R1-S' Residential Single Family-Small zoning and 'RMF-S' Residential Multiple family-Small.
- The building design provides neighbourhood friendly features such as front porches and individual entrances facing both Dudley and Hugo.

The development provides a modest increase in density in a Mature Community, and maintains a supportive relationship to the existing character of Dudley Avenue, which contains examples of one-storey, split level and two storey dwellings.

Given the above, the Division finds the proposed development to be consistent with the direction established for Mature Communities as identified in the *Complete Communities Direction Strategy.*

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division on site planning and building design considerations. Specifically, the following items were taken into account through the collaborative planning process leading up to receipt of the application:

Density

Given the lower-density context along Dudley, the applicant agreed to seek a density no higher than the RMF-S standard with a minor (less than10%) density variance.

Height

Given the existing massing context along Dudley, the applicant is providing a height limited to ~19 ft.

Design

The Division recommended a building 'front condition' facing both Dudley and Hugo with doors, windows, and individual entrances, in order to provide a welcoming appearance from both streets. This was provided. The applicant also agreed to provide high quality exterior façade materials (fibre cement siding is provided).

Trees

Due to the presence of a large, mature Manitoba Maple tree in the rear yard, the applicant agreed to provide an arborist report. The arborist report finds the tree to be in "overall excellent condition and worth preserving", and provides specific recommendations for its retention.

Buffering

A previous version of the plan included parking up to the east property line. At the Division's request, the applicant moved the vehicles west and provided a landscaped buffer with a decorative fence between the parking stalls and the future Hugo St. sidewalk, as shown on the plans.

CONSULTATION

At the Division's request, the applicant conducted consultation. The following is a summary (paraphrased) of consultation provided by the applicant:

- Upon property purchase, plans were shared with next door neighbour at 648 Dudley and concerns were addressed (which were regarding future fencing).

- On March 12, the applicant contacted 7 residents on the same side of the street as 634 Dudley. The applicant indicates that all views about the proposal were either neutral or supportive.

- On May 10, the applicant distributed 11x17 notices to homes along north side of the Dudley as well as 3 houses on south side which had not been contacted on March 12. The notice contained a site plan, elevations, written description of development, and the applicant's contact information. The applicant indicates that he did not receive any responses back from the neighbours.

PARKING

The proposed development provides a ratio of just under 1.2 parking stalls per dwelling unit. This is further described in the Administrative Report for Associated File No. DAV 19-212772\D).

INFILL AND 'MISSING MIDDLE' HOUSING

Missing Middle Housing refers to a range of multi-unit or clustered housing types, compatible in scale with single family homes, that helps meet the growing demand for walkable urban living as well as a variety of type and tenure of housing within existing neighbourhoods.

New small-medium density, compatibly scaled infill can provide a number of positive spin-offs, for example:

- Added eyes on the street.
- More people to patronize the local community clubs, schools, parks, libraries, etc.

From a City of Winnipeg perspective, infill development is beneficial for a variety of additional reasons as well:

- Increases the tax base.
- Utilizes existing infrastructure.
- Slows suburban sprawl.

In addition, new development can help foster a positive environment for growth and investment in the community, which can contribute to neighbourhood revitalization.

INFRASTRUCTURE AND SERVICING

The following are comments and servicing requirements from the City's Administrative Coordinating Group. The applicant has been made aware of these conditions.

Lane widening

The Developer shall, at no expense whatsoever to the City, legally open property required for a 1.983m widening to the existing east-west public lane right-of-way, along the full length of the Planned Area, abutting the existing east-west Public Lane, as determined by and to the satisfaction of the Director of Public Works.

Water and waste requirements

1) Water System Assessment

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

2) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

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

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

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

Sidewalk

The Developer shall, at no expense whatsoever to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works, on an alignment as determined by the Director of Public Works, on the west side of Hugo Street between Pembina Highway and Dudley Avenue, all as determined by and to the satisfaction of the Director of Public Works. If a sidewalk on the west side is deemed to not be favourable, then the Developer shall construct the sidewalk on the east side of Hugo Street between Pembina Highway and Dudley Avenue.

Construction standards

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

OTHER CONSIDERATIONS

Substantial conformance

Due to the collaborative design process leading up to the application, a substantial conformance condition is included on the associated variance (DAV 19-212772\D) to ensure the development is built in accordance with the plans as submitted.

Trees

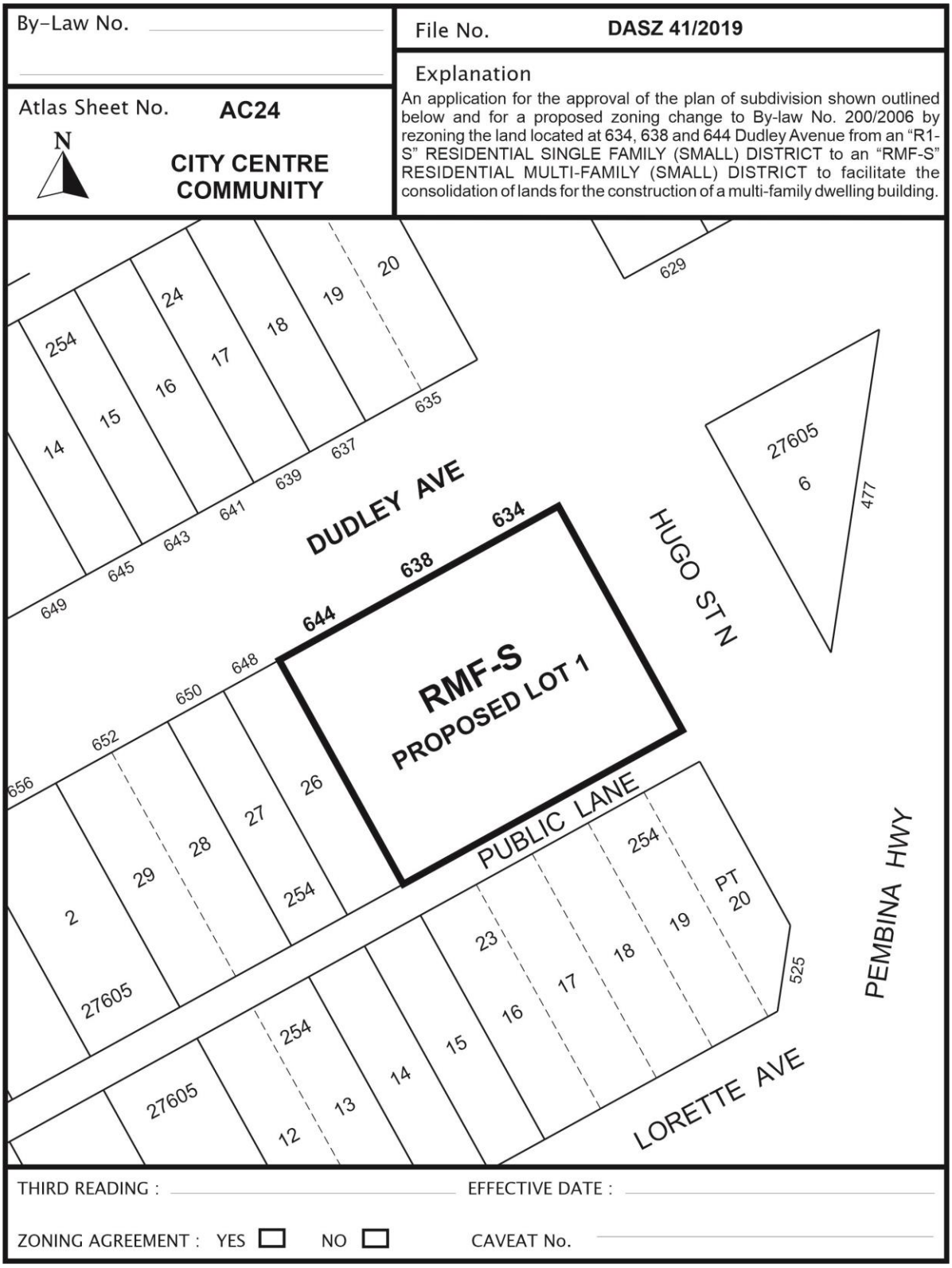
In order to ensure trees are protected per arborist recommendations, the Division is including a condition on the associated variance (DAV 19-212772\D) that the Department be provided with confirmation of a construction phase arborist, prior to issuance of building permits.

SUMMARY

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

- The proposed 11 (eleven) units are being accommodated within the smallest multifamily density category (RMF-S) in the Winnipeg Zoning By-Law, providing for a moderate increase in density while maintaining a form and scale that is compatible with the context.
- The consolidation introduces a lot size that is consistent with the dimensions of the lot directly south (125 ft. x 100 ft.).
- The property is adjacent to Pembina Highway - a transit quality corridor and active transportation corridor. Intensification of this property stands to make good use of existing transportation infrastructure in alignment with the *Complete Communities* policies.
- The proposal is an example of 'missing middle' housing; providing a moderate-density residential development on a strategic infill site.
- The building design provides neighbourhood friendly features such as front porches and individual entrances facing both Dudley and Hugo.

This Report Submitted by:
Planning, Property and Development Department, Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 41/2019 – 634-644 Dudley Av.
Schedule "A" for File No. DASZ 41/19, City Centre Community Committee, May 5, 2019


By-Law No.
File No. DASZ 41/2019
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 634, 638 and 644 Dudley Avenue from an "R1-S" RESIDENTIAL SINGLE FAMILY (SMALL) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling building.
Atlas Sheet No. AC24
N
CITY CENTRE COMMUNITY
DUDLEY AVE
HUGO ST N
PUBLIC LANE
LORETTE AVE
PEMBINA HWY
RMF-S
PROPOSED LOT 1
634
638
644
629
635
637
639
641
643
645
649
648
650
652
656
525
477
27605
THIRD READING :
EFFECTIVE DATE :
ZONING AGREEMENT : YES NO
CAVEAT No.

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 634, 638 and 644 DUDLEY AVENUE

It is recommended that the approval of DASZ 41/2019, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Section I - Plan Considerations

1) The Developer shall, at no expense whatsoever to the City, legally open property required for a 1.983m widening to the existing east-west public lane right-of-way, along the full length of the Planned Area, abutting the existing east-west Public Lane, as determined by and to the satisfaction of the Director of Public Works.

Section II - Servicing Conditions

3) Water System Assessment

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

4) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

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

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

vi. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

5) Sidewalk

The Developer shall, at no expense whatsoever to the City, construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works, on an alignment as determined by the Director of Public Works, on the west side of Hugo Street between Pembina Highway and Dudley Avenue, all as determined by and to the satisfaction of

the Director of Public Works. If a sidewalk on the west side is deemed to not be favourable, then the Developer shall construct the sidewalk on the east side of Hugo Street between Pembina Highway and Dudley Avenue.

6) Litter and Refuse Control and Clean-Up

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

7) Survey Monuments

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

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

Section III - Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of

progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

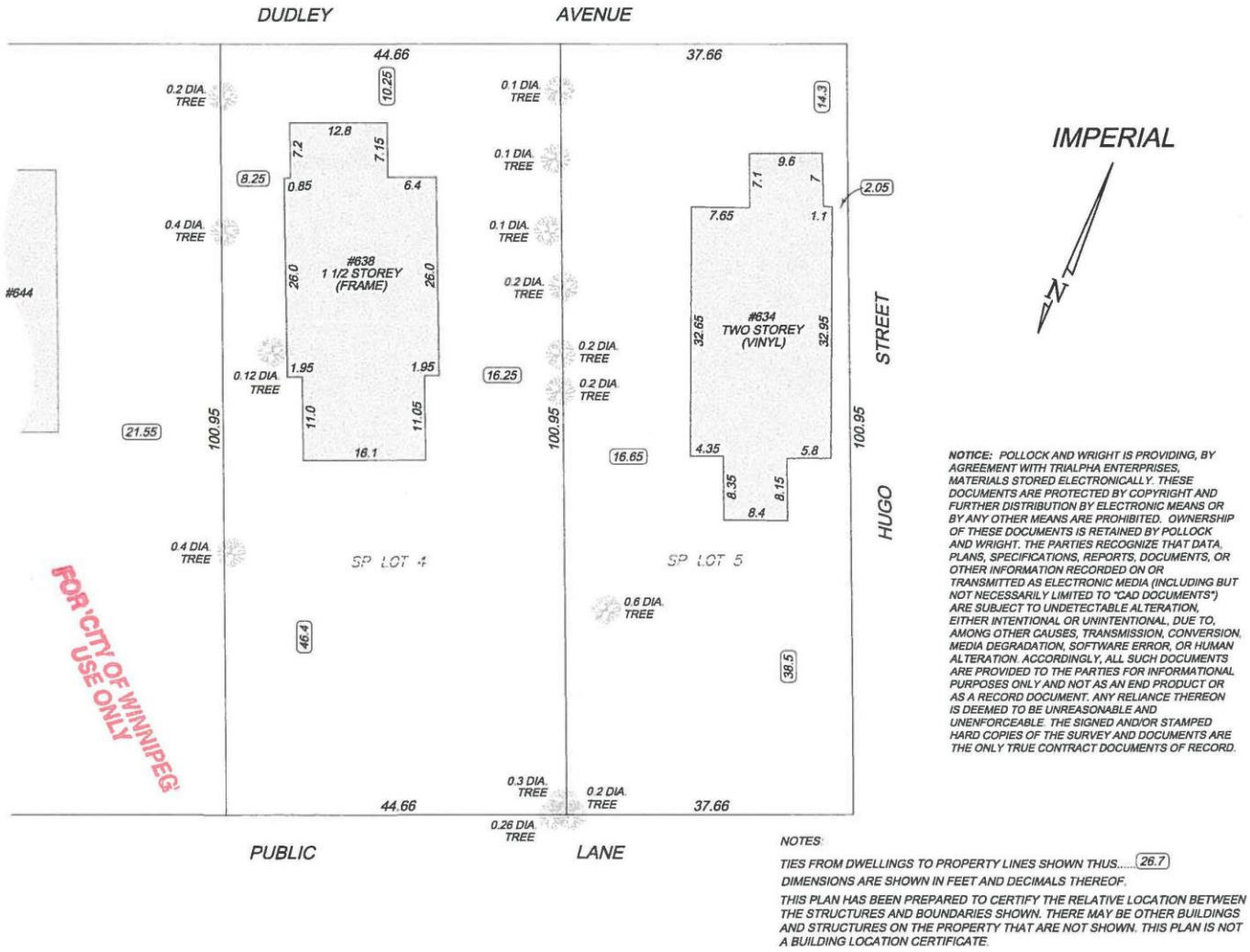
Administrative Co-ordinating Group
File No. DASZ 41/2019
March 4, 2020

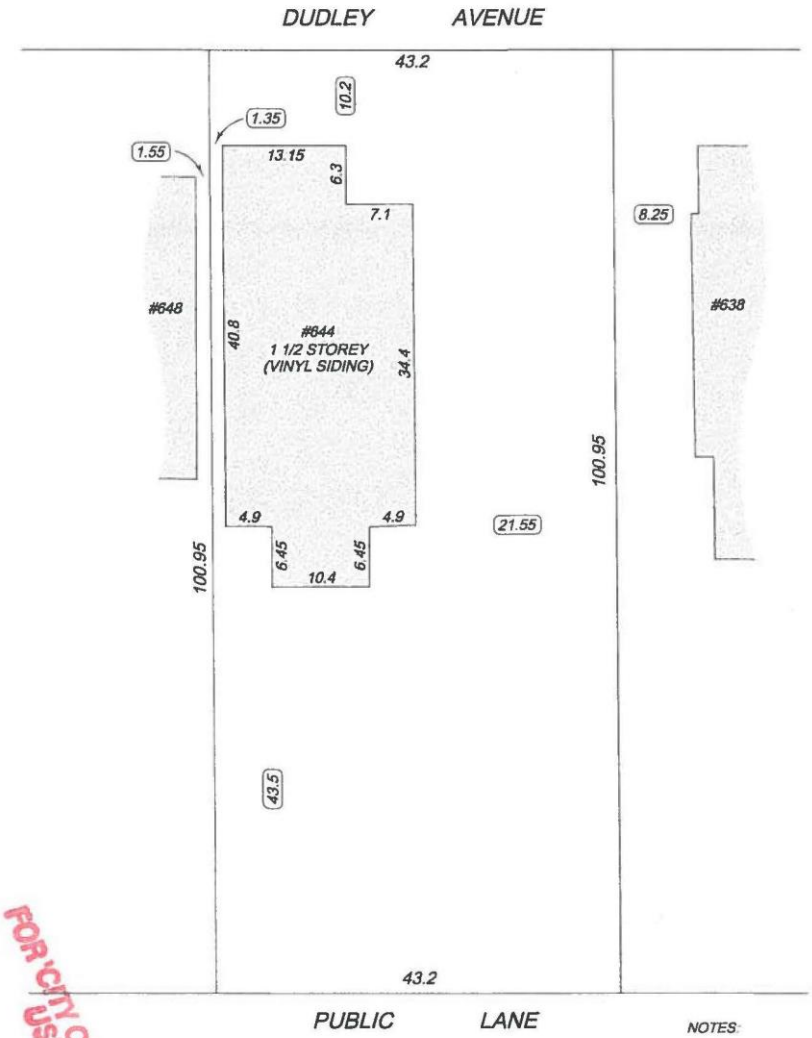
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

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

Exhibit "4" referred to in File DASZ 41/2019







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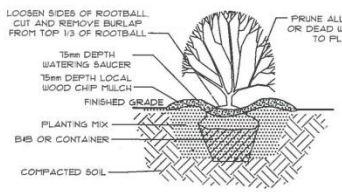
NOTES:

TIES FROM DWELLINGS TO PROPERTY LINES SHOWN THUS..... 26.7

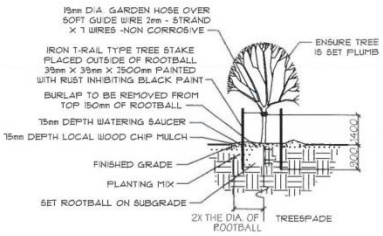
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PLAN HAS BEEN PREPARED TO CERTIFY THE RELATIVE LOCATION BETWEEN THE STRUCTURES AND BOUNDARIES SHOWN. THERE MAY BE OTHER BUILDINGS AND STRUCTURES ON THE PROPERTY THAT ARE NOT SHOWN. THIS PLAN IS NOT A BUILDING LOCATION CERTIFICATE.

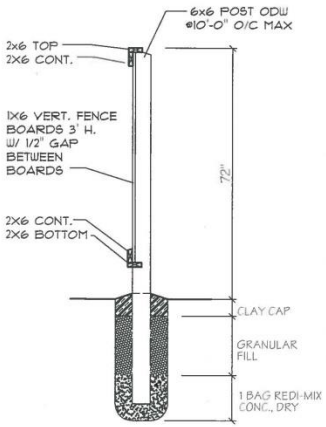
Revised January 29, 2020 DATE 9/1/2019



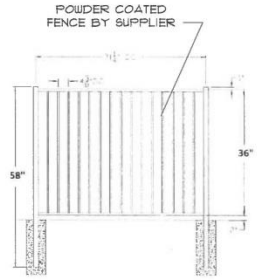
A / A.1 SHRUB PLANTING DETAIL



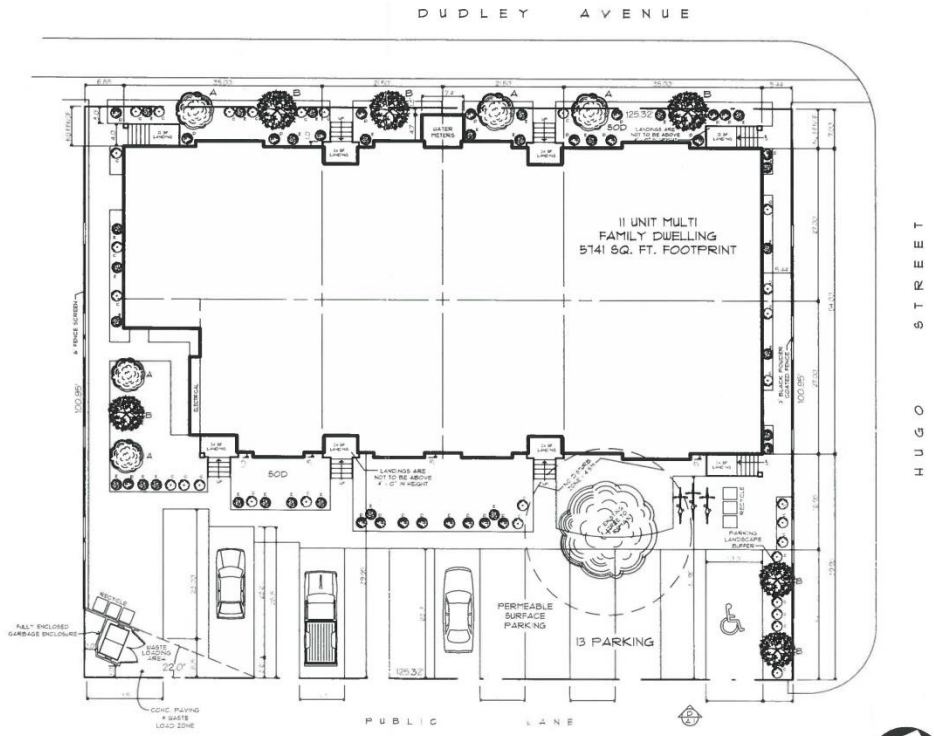
B / A.1 DECIDUOUS TREE PLANTING DETAIL



FENCE DETAIL



FENCE DETAIL 2



DUDLEY AVE. LANDSCAPE CALCULATION:

STREET EDGE LANDSCAPE:
125.32' FRONTAGE = 19 SHRUBS REQ'D
= 4 TREES REQ'D

BUILDING FOUNDATION LANDSCAPE:
113' FRONT FACADE = 11 SHRUBS REQ'D

TOTAL TREES = 4 REQ'D
TOTAL SHRUBS = 30 REQ'D

PLANT LIST

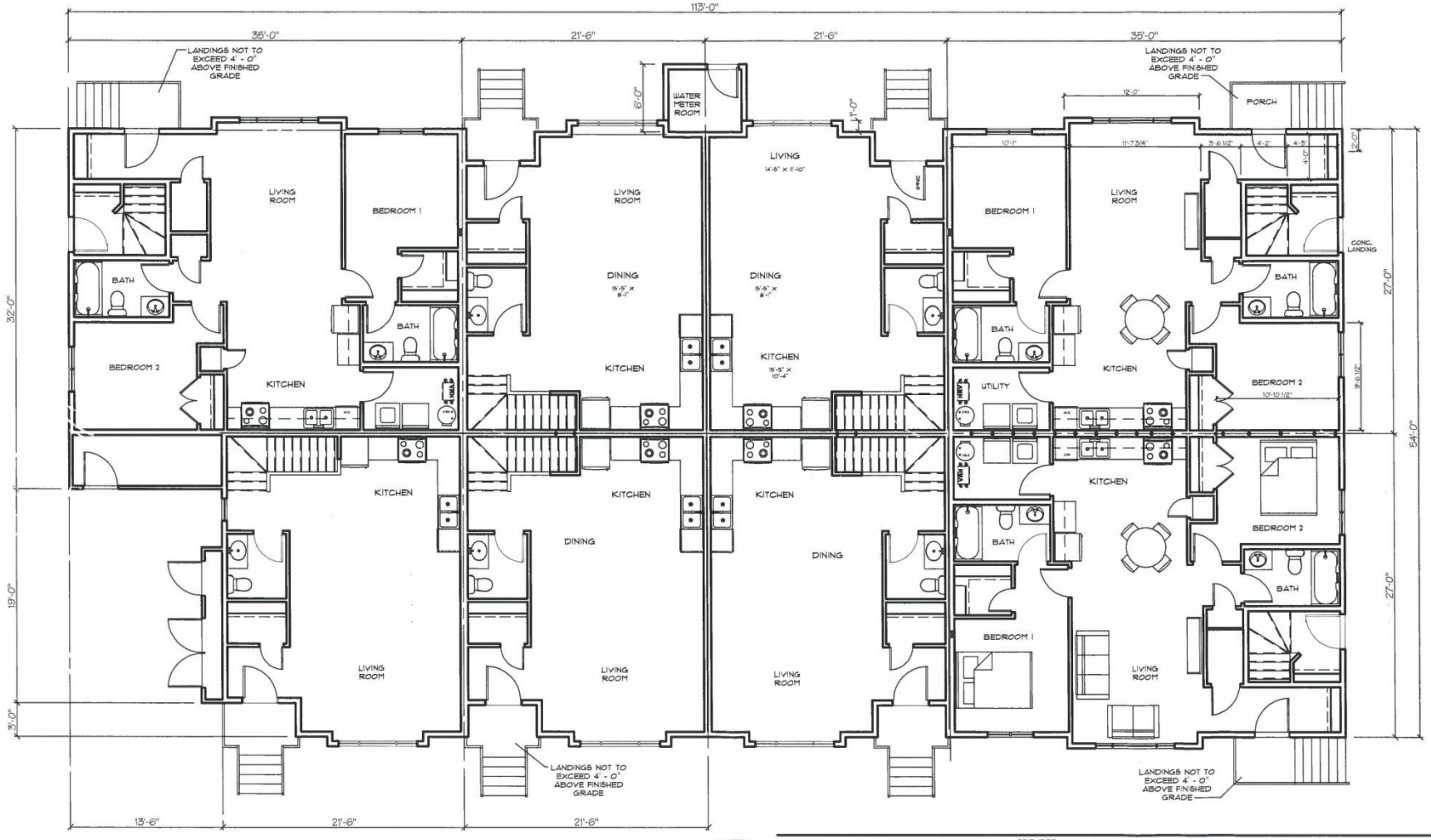
KEY	QTY	Botanical Name	Common Name	REMARKS
A	5	fraxinus x'Northern Treasure'	Northern Treasure Ash	Min. 2 1/2 cal., 10' height, Specimen Quality, Stake. Min 30" dia. rootball
B	6	Acer Negundo 'Baron'	Baron Bowsider Maple	Min. 6' height, min. 24" dia. rootball, Specimen Quality, stake.
C	75	cornus sericea 'Isanti'	Isanti Dogwood	Min. 4 stems, each stem to be min. 24" height, Container.
D	23	syringa patula	Miss Kim Lilac	Min. 10 stems, each stem to be min. 18" height, Container.
E	75	euon. nana 'Turkestanica'	Dwarf Burningbush	Min. 6 stems, each stem to be min. 18" height, Container.

T-Square techniques
200-1200 Pembina Hwy
Winnipeg MB
R3T 2A7
204 287 8580
info@tsquaretech.com

PROJECT
634, 638, 644 11 UNIT MULTI FAMILY
DUDLEY AVE.

SHEET TITLE
SITE PLAN

SCALE 1" = 20.0'
DRAWN BY BLM/JRM
DATE 29/01/2020
SHEET NO A.1



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BRIAN L. MANSKY CT (ARCH)

T-Square techniques

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Winnipeg MB
R3T 2A7

204.287.8580
Info@tsquaretech.com

PROJECT
636 DUDLEY AVENUE
11 unit Multi-family

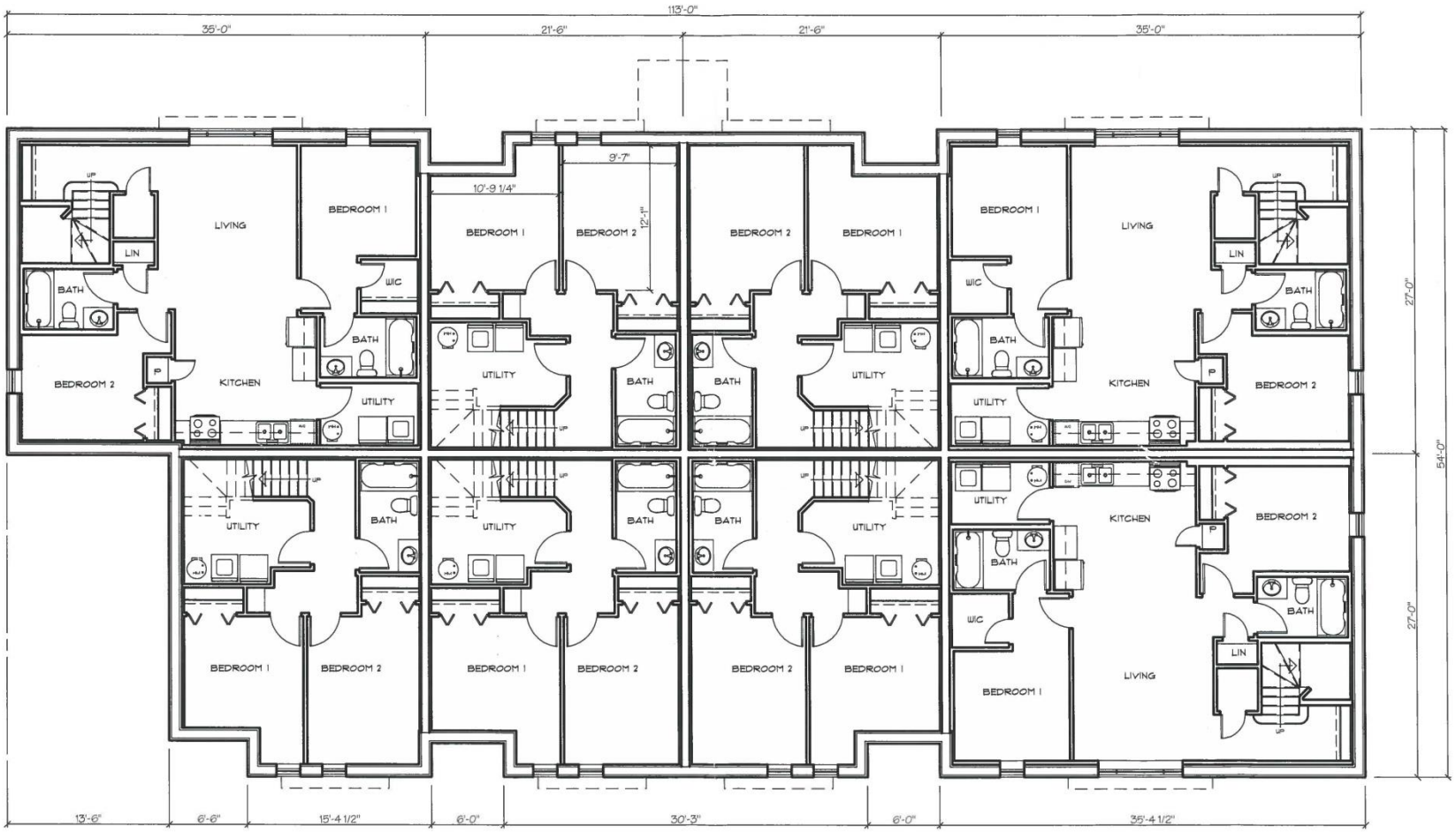
SCALE
1/8" = 1' - 0"

DRAWN BY
BLM/JRM

DATE
03/01/2020

SHEET NO.
A.2

SHEET TITLE
MAIN FLOOR PLAN



LOWER LEVEL PLAN

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PROJECT 636 DUDLEY AVENUE
11 unit Multi-family

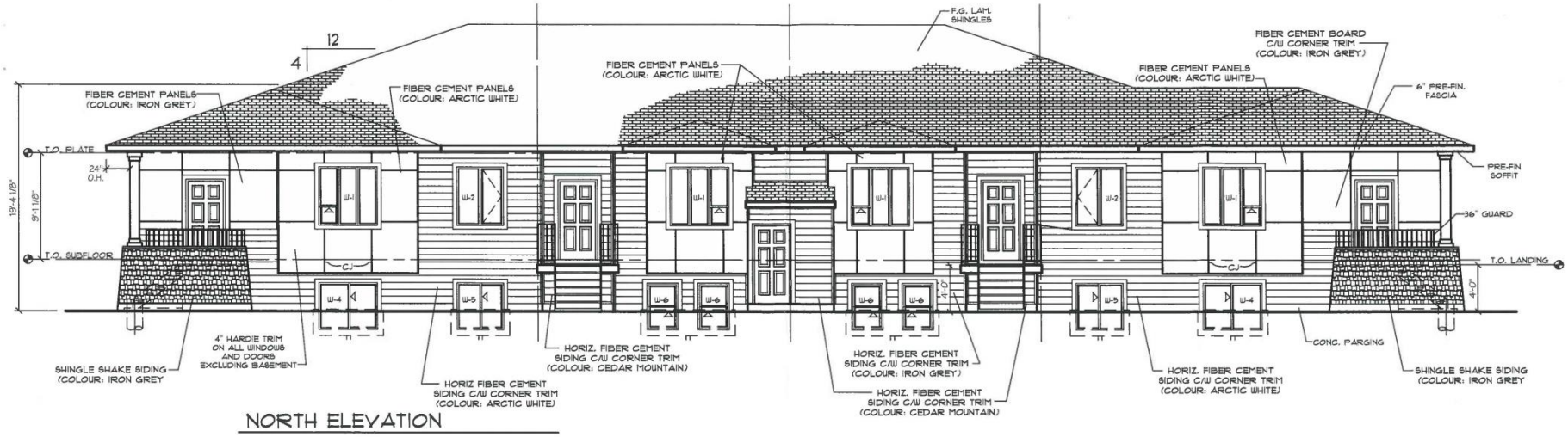
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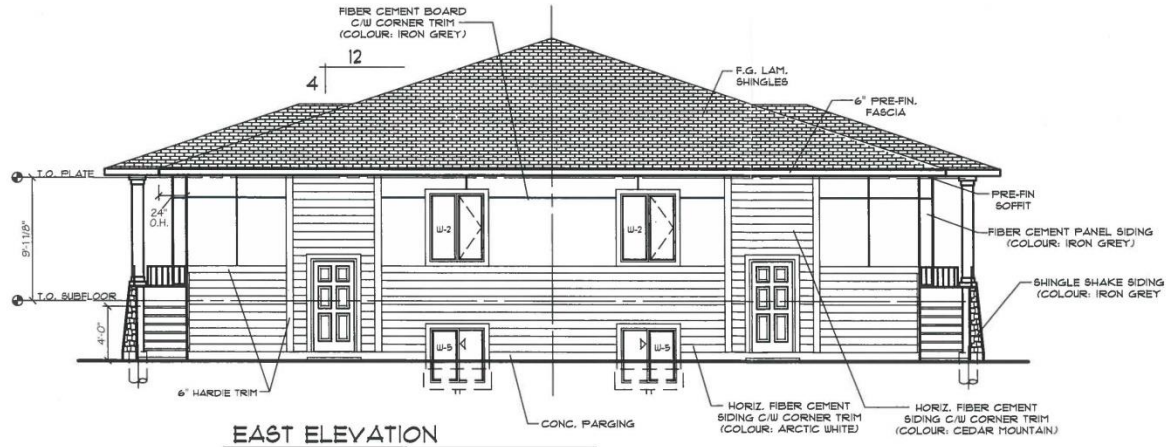
DATE 14/11/2019

SHEET NO. A.3

SHEET TITLE LOWER LEVEL PLAN



NORTH ELEVATION



EAST ELEVATION

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PROJECT
636 DUDLEY AVENUE
11 unit Multi-family

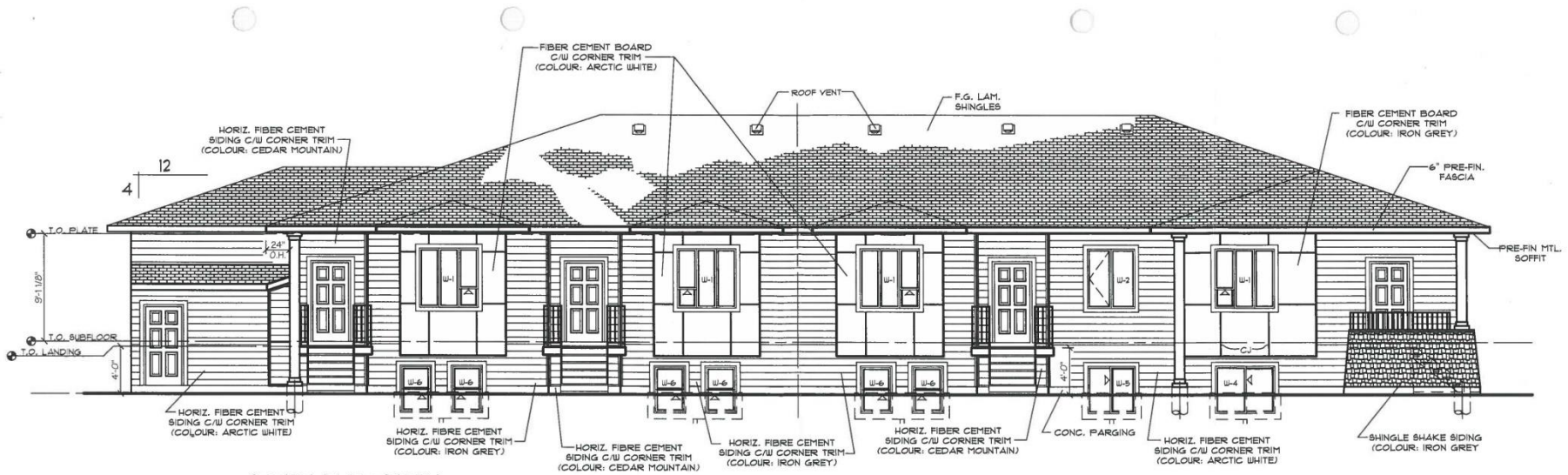
SHEET TITLE
NORTH & EAST ELEVATIONS

SCALE
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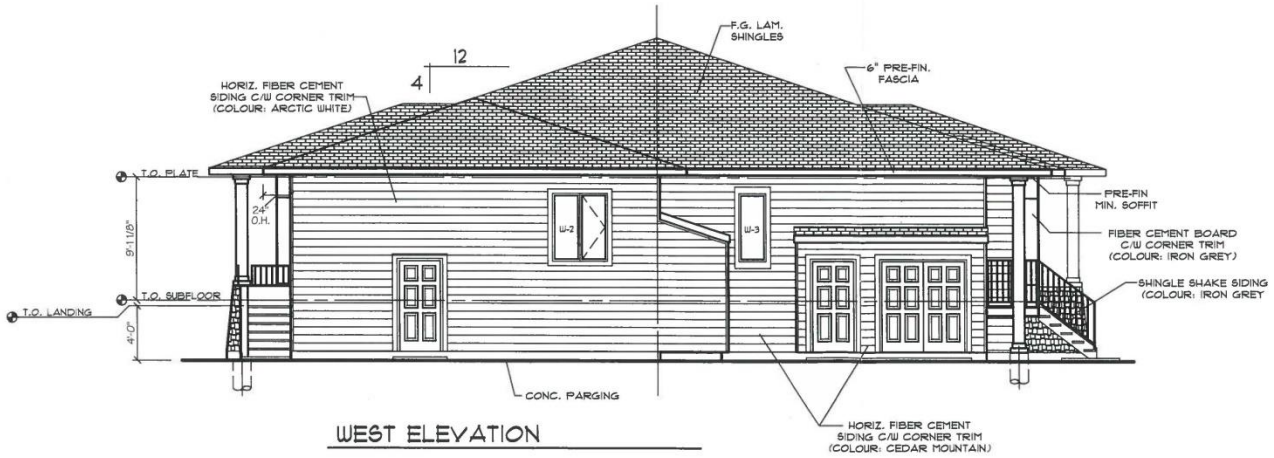
DATE
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SHEET NO.
A.4



SOUTH ELEVATION



WEST ELEVATION

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PROJECT
636 DUDLEY AVENUE
11 unit Multi-family

SHEET TITLE
SOUTH & WEST ELEVATIONS

SCALE
1/8" = 1' - 0"

DATE
03/01/2020

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SHEET NO.
A.5