Agenda – Executive Policy Committee – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 17 Subdivision and Rezoning – 874/876/880 Grosvenor Avenue (Fort Rouge-East Fort Garry Ward) File DASZ 16/2020 [c/r DAV 181604/2020D]

STANDING COMMITTEE RECOMMENDATION:

On December 7, 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 following to Council:

1. That the subdivision under Development Application No. DASZ 16/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 27, 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, subject to the following:

    A. That the Developer, if required, 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 November 3, 2020 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement, if required, 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

2. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 16/20 by rezoning the subject land to an "RMF-L PDO-1 CORYDON OSBORNE" Residential Multi Family (Large) District as shown on the map dated November 27, 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 the Development Application No. DASZ 16/2020, 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 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 subdivision section of the By-law will come into force when the Servicing Agreement, if required, 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 7 and 8 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

STANDING COMMITTEE RECOMMENDATION (continued):

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 shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 16/2020.

Agenda – Executive Policy Committee – December 9, 2020

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – December 7, 2020

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 7, 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 November 27, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: DASZ 16/2020

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

Public Hearing: November 27, 2020
Council Building, 510 Main Street

Applicant: Richard + Wintrup Planning and Development
(Matthew Robinson)

Subject:



APPLICANT: Richard & Wintrup Planning and Development (Matthew Robinson)
FILE: DASZ 16/2020
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 PDO-1 CORYDON OSBORNE" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "RMF-L PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of land and to allow the construction of a multi-family dwelling use. **For information, phone. D. Harris, Planner at 204-986-7211.**

Premises Affected: 874/876/880 Grosvenor 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: November 30, 2020

Community Committee Recommendation:

On November 27, 2020, the City Centre 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 subdivision under Development Application No. DASZ 16/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 27, 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, subject to the following:

    A. That the Developer, if required, 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 November 3, 2020 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the developer a Servicing Agreement, if required, 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 under Development Application No. DASZ 16/20 by rezoning the subject land to an "RMF-L PDO-1 CORYDON OSBORNE" Residential Multi Family (Large) District as shown on the map dated November 27, 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 the Development Application No. DASZ 16/2020, 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 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 subdivision section of the By-law will come into force when the Servicing Agreement, if required, 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 7 and 8 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 shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 16/2020.

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

1. I want to acknowledge the length of time it's taken, due in part to the Heritage Conservation District as Grosvenor was originally included in that, and I want to acknowledge the patience of all concerned.

2. The build reflects the heritage found in the neighborhood. In particular I'm very interested in how it reflects the apartments at Eugene and Lilac with the segmented windows and the roofline.

3. When built with substantial conformity, I believe it'll be a beautiful addition to the neighborhood.

4. As the Councillor for Fort Rouge-East Fort Garry, I have an embarrassment of policy riches with respect to the Corydon Plan allowing for consolidation of lots like this and really supportive policy in terms of infill.

5. Mr. Kohan would like us to go further here with respect to variances and such and his comments with respect to parking and I want to acknowledge that it does allow for consolidations of parks. But as a protective City Councillor, I'm interested in context sensitivity and here I think this project is at a premium. It's important to reflect heritage in this build and this does that.

6. During the pandemic I did hear a lot of engagement around this project. We should acknowledge when there is a best in class attempt at consultation, and I do believe there was a lot for a few years on this and I want to acknowledge that as well.

Exhibits Filed:

1. Application dated October 23, 2020
2. Notification of Public Hearing dated October 27, 2020
3. Manitoba Status of Titles 2992566/1, 2996205/1 and 2996211/1
4. Letter of authorization dated September 14, 2020 from Tim Comack, Ventura Developments Inc., Venture Land Company Inc. and Ventura Custom Homes Ltd. to Matthew Robinson, Richard + Wintrup Planning and Development
5. Surveyor's Plan and Title Plot dated June 23, 2020
6. Surveyor's Plan dated June 13, 2019
7. Conceptual Landscape Plan dated July 31, 2020
8. Plans dated November 13, 2020 (8 pages)
9. Report from the Urban Planning Division dated November 19, 2020
10. Communication dated November 17, 2020, from Tony Lavilla in support of the application
11. Communication dated November 19, 2020, from Wally Debets in support of the application
12. Communication dated November 19, 2020 from Cam Chabot and Tammie Rocke in support of the application
13. Communication dated November 19, 2020 from Troy Calleran in support of the application
14. Inspection Report
15. Communication dated November 25, 2020 from Tim Podolsky in opposition to the application
16. Communication dated November 26, 2020 from Craig Hildebrandt in support of the application
17. Communication dated November 26, 2020 from Kevin Hamm in support of the application
18. Presentation in support of the application, submitted by Matthew Robinson at the public hearing
19. Communication dated November 26, 2020 from Els de Gussem in opposition to the application
20. Recording of Representations

REPRESENTATIONS:

In Support:

Troy Calleran
Cam Chabot
Tim Comack
Brent Cotton
Wally Debets
Kevin Hamm

Craig Hildebrandt
Andrew Kohan
Jamie Kozak
Tony Lavilla
Matthew Robinson
Tammie Rocke

In Opposition:

Tim Podolsky
Els de Gussem

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department
M. Robinson, Senior Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 16/2020

ADMINISTRATIVE REPORT

Title: DASZ 16/2020 at 874, 876, 880 Grosvenor Ave.

Issue: For consideration at the public hearing to consolidate three (3) existing lots and rezone to property into the RMF-L Residential Multiple Family Large, district for the construction of a four (4) storey multi-family residential building.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D.Harris, RPP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 16/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 27, 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, subject to the following:
   A. That the Developer, if required, 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 November 3, 2020 and attached as Schedule "B" to this report.
   B. That the City enter into, execute and deliver with the developer a Servicing Agreement, if required, 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 under Development Application No. DASZ 16/20 by rezoning the subject land to an "RMF-L PDO-1 CORYDON OSBORNE" Residential Multi Family (Large) District as shown on the map dated November 27, 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 the Development Application No. DASZ 16/2020, 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 City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

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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 7 and 8 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 shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 16/2020.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject properties from the “R1-S” Residential Single Family district to the “RMF-L” Residential Multiple Family district to enable the establishment of a 26 unit multi-family residential building.
- 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 land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	November 19, 2020
File No.	DASZ 16/20

APPENDIX 'A'

DATE: November 19,2020

FILE: **DASZ 16/2020**

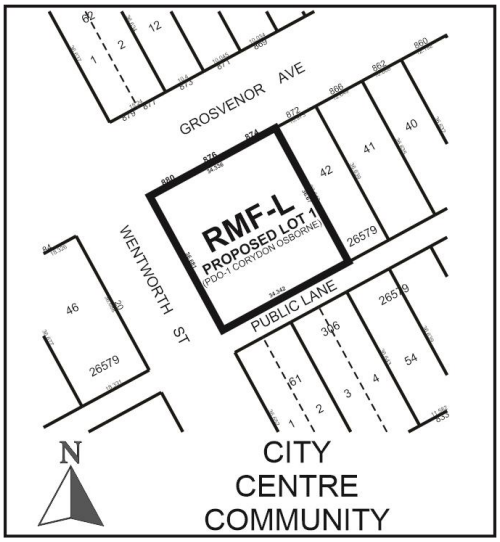
RELATED FILES: DAV 20-181604D

COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.110 McMillan

SUBJECT: For the consolidation of three lots into proposed lot 1 and rezone proposed lot 1 from R1-S Residential Single Family Small PDO-1 Corydon Osborne to RMF-L Residential Multi-Family Large PDO-1 Corydon Osborne for the construction of the proposed multi-family dwelling.

LOCATION: 874, 876, 880 Grosvenor Ave.



LEGAL DESCRIPTION: LOT 43 PLAN 26579 35:43 ST B

APPLICANT: Matthew Robinson (Richard + Wintrup Planning and Development)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER: VENTURA DEVELOPMENTS INC.
475 Dovercourt Dr 2
Winnipeg, MB R3Y 1G4

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site consists of three contiguous properties located on the southeast corner of Wentworth St. and Grosvenor Ave.
- Each of the three subject properties are zoned “R1-S” Residential Single Family Small district and are 37.5 feet wide by 120 feet deep with areas of 4500 sq. ft.
- If consolidated, the newly created subject site would be 112.5 feet wide by 120 feet deep with an area of 13 500 sq. ft.
- Currently there are two (2) duplexes and one single family dwelling located on the three separate subject properties.



Figure 1: Subject site and surrounding area (flown 2018)

SURROUNDING LAND USE AND ZONING

The subject area is characterized by a mix of small, medium and higher density multi-family residential dwellings, in addition to duplex housing and single-family dwellings.

North: Grosvenor Ave. then a four (4) unit multi-family use, a duplex and a single family dwelling zoned “R2” Residential Two-Family District.

South: A rear lane then single-family residential uses zoned “R1-S” Residential Single Family Small district.

East: A two-family residential use zoned “R1-S” Residential Single Family Small district.

West: Wentworth St. then a two-family residential use zoned “R2” Residential Two-Family district

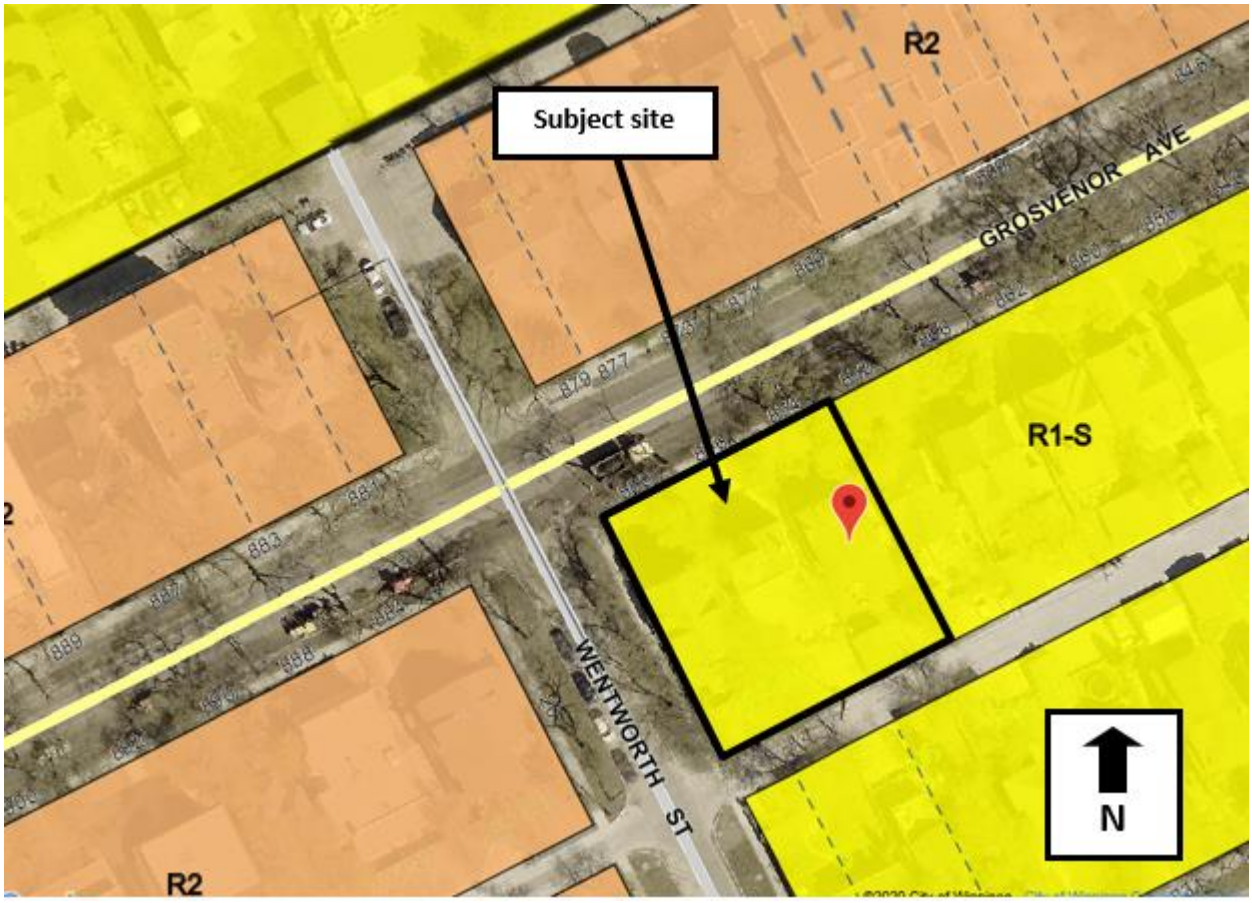


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate three (3) existing lots and rezone the newly created parcel to enable the establishment of a four (4) storey, 26 unit multi-family residential building.
- The proposed development will include 14 motor vehicle parking spaces located within the building at ground level, screened from view by residential uses.
- An additional nine (9) motor vehicle parking spaces are also provided off the rear lane for a total of 23 parking spaces, including the provision of a car share vehicle as indicated on submitted site plans.
- Indoor bicycle parking is provided in addition to a bicycle wash station along the Wentworth elevation of the building.
- A proposed low, open front seating area further activates the front of the building as do individual unit entrances and low, open seating areas proposed along the Wentworth St. frontage.
- Through the presence of numerous recesses, cutouts, roof line articulation, material choice, window style, balcony placement and entrance location, proposed building mass is “broken up” and has been designed to blend with the mature character of this area.

REASON FOR APPLICATION

- The subject properties at 874, 876, 880 Grosvenor Ave. are currently zoned “R1-S” Residential Single-Family Small district.
- The “R1-S” district does not permit the establishment of multi-family residential uses.
- The applicant wishes to develop a four storey, 26 dwelling unit multi-family residential use on a newly consolidated lot from the three (3) existing properties at 874, 876, 880 Grosvenor.
- In order to accommodate this higher density development on this consolidated lot, a subdivision rezoning application is required.
- The ‘RMF-L’ Residential Multiple Family Large district enables a maximum residential density of one (1) residential unit per 400 sq. ft. of site area.
- Given the proposed lot is 13 500 sq. ft. in area, the proposed 26 unit building would result in an approvable density of 519 sq. ft. per dwelling unit.
- In addition to the subject subdivision and rezoning application, a corresponding variance application is also required (DAV 20-181604D). For additional information, please see the planners report.

Collaboration with the Public Service:

- At the recommendation of the Urban Planning Division the applicant undertook a pre-application. The applicant was provided a feedback letter based on their pre-application submission on November 26, 2018.
- In the pre-application feedback letter the Urban Planning Division indicated support for a three (3) lot consolidation and rezoning to the RMF-L district contingent upon submission of a final application that demonstrated alignment with the public service comments in the feedback letter and the *Corydon Osborne Area Plan* policies.
- The applicant has submitted the subject application that has responded to requests by the Urban Planning Division:
    - The applicant has agreed not to establish a mixed use building through a proposed 'RMU' Residential Mixed Use zoning as originally requested.
    - Increasing the building setback from a proposed nine (9) foot front yard to 15 feet to the building wall.
    - Notching the north east corner of the building to increase the front yard condition to 25 for a distance of 15 feet from the east property line to maintain site lines and light penetration to the existing dwelling to the east.
    - Providing at grade residential units with individual entrances along the Wentworth St. frontage to ensure active uses at street level.
    - Designing the elevations to significantly break up and articulate the building through protrusion, recess, roof line and material choice in a fashion that resembles original lot lines.
    - Increasing the length of parking stalls off the rear lane.

PUBLIC ENGAGEMENT

- As part of the pre-application feedback letter provided to the applicant, the Urban Planning Division strongly encouraged the applicant to undertake neighbourhood consultation as part of their rezoning application.
- It is acknowledged the COVID-19 pandemic will influence the method of public consultation.
- The applicant has submitted a public consultation report following a virtual open house held on November 18, 2020.
- The public engagement report indicates active engagement has occurred in two ways:
    - Through direct communication with adjacent neighbours
    - Through a virtual open house held on November 18, 2020
- The introduction section of the public engagement reports says:
    - *"… Throughout our engagement process, there has been no expressed objection from the public. A recording of the Virtual Open House event can be made available by request."*

Direct communication with neighbours:

- The public engagement report states the following in regards to direct engagement with neighbours:

  "The residents directly adjacent to the site were contacted on multiple occasions to gauge their support for the proposed development. There were no major concerns or objections. Most neighbours believe the building fit well in the context of the neighbourhood and have provided letters of support to the City."

- The applicant has indicated he is working to ensure emails of support from adjacent neighbours are submitted to the City Clerks department prior to the public hearing.

Virtual open house process:

- The public engagement report states the following regarding the virtual open house process:
    - Prior to the open house, a large sign depicting the proposed development was placed on site to enable inquiries about the project to be answered by the applicant.
    - A total of 300 flyers were hand-delivered to residences within an approximate 300-metre radius of the proposed development site 10 days before the event
    - The flyer included details of the proposed development, building concept renderings, and a link to our project webpage (https:// www.richardwintrup.com/874-880-grosvenor). This webpage primarily featured a multi-step RSVP form for individuals to sign up for one of two sessions dates and a box for questions or comments
    - A total of 7 form responses were received, which included 6 RSVPs and 1 comment. All but one RSVP was for the Wednesday, November 18th session. We therefore consolidated the events into one session (November 18th) and gave the remaining respondent an opportunity for a direct discussion with our team or to switch session dates
    - On the day of the event, 5 people were in attendance. A powerpoint presentation was shown that highlighted the planning process, design components of the proposed development and details for the public hearing.

Virtual open house feedback:

- The submitted public engagement report states the following feedback was received prior to the virtual open house:
    - *"I am in favour of developments like this taking place in my neighbourhood and would like to learn more about the project"*
    - *"I am in favour of developments like this taking place in my neighbourhood and would like to learn more about the project. I am not able to attend community meetings about your 874-880 Grosvenor proposed multifamily market housing development. Instead I would like to affirm my approval, as a neighbourhood resident, of the development design as advertised in your flyer distributed 11/12/2020. A four-storey multifamily housing development is an excellent, appropriate, and community-enhancing addition to this neighbourhood. Higher density housing will add to the amenity orientation of this neighbourhood, maintaining city vitality and impetus to infrastructure (sewer/water; schools; parks) renewal and improvement. 4 storeys with balconies and sufficient windows is an ideal, human-scale dwelling height,*

maintaining sunlight in the neighbourhood along with vitality. While this neighborhood generally needs multi-tiered parking lot development, the mostly-integral car parking design and bike parking in the proposed R+W/Ventura Grosvenor development fits the spirit of reprioritizing human-centric infrastructure. Per the illustration, the building envelope is handsome, again prioritizing the human experience. In short, the proposed R+W/Venture development looks well thought out, including as it incorporates neighbourhood feedback."

- The submitted public engagement report states the following questions were posed prior to and during the virtual open house. The report indicates these questions were answered to the satisfaction of participants:
    - *Do you know how tall the structure would be in relation to the Lucerne apartments (Wentworth & McMillan)?*
    - *What is the estimated time for the completion of construction?*
    - *Are they going to be rental or condo units?*
    - *Is there a structure at the back of the building?*
- The complete public consultation report has been submitted to the City Clerks Department to be included as Appendix 2 of this report.

HERITAGE CONSERVATION DISTRICT

- The applicant received a Pre-Application feedback letter from the Urban Planning Division in November of 2018.
- In June of 2019, the City of Winnipeg nominated the Crescentwood neighbourhood, including Grosvenor Ave. as part of a new Heritage Conservation District (HCD).
- The first phase of the HCD process required review of the study area to determine the final boundaries of the Crescentwood HCD district.
- The nomination process suspended issuance of any demolition permits in the study area during that time.
- The Urban Planning Division indicated to the applicant they can proceed with a rezoning application, but pending approval, they would not be able to obtain a demolition permit until the HCD process is complete.
- Although yet to be finalized through a vote of the Standing Policy Committee on Planning Property and Development, the Heritage Building Review Committee has recommended Grosvenor Ave. be removed from the Crescentwood Heritage Conservation District Area.
- A vote on this matter by Council is anticipated in early 2021.
- In the meantime, the applicant has pursued an exemption to the HCD process through a process enabled in the Heritage Conservation District by-law.
- Final confirmation of the exemption decision has yet to be received. If successful, the applicant would be able to obtain a demolition permit without having to wait for a vote by Council.
- If the applicant wishes to demolish the existing dwellings prior to completion of their DASZ and prior to obtaining building permits for new construction, DEMO variance approval would be required.

- A DEMO variance has been filed in addition to this subject application and will be processed following receipt of the HCD exemption process decision.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Although the *Corydon Osborne Area Plan* polices are most relevant in guiding the proposed development, the following policies also apply.
- The subject properties are currently within the Areas of Stability – Recent Communities Policy Area under *the Complete Communities Direction Strategy*. With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Encourage intensification to occur at centres and along corridors.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - 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.

The proposed development will result in a new multi-family residential development on the SE corner of Grosvenor Ave. and McMillan St., increasing residential housing choice in the area. Despite intensification, design interventions have been employed to reduce impact and improve the proposal's fit within the existing context.

Corydon Osborne Area Plan

- The subject properties fall within the Low Rise Mixed Use Area B of the Corydon Osborne Area Plan (COAP).
- Despite being located within a Low Rise Mixed Use Area, section 3.5.17. of the Corydon Osborne Area Plan, states that "Commercial development along Stafford Street, Grosvenor Avenue and Lilac Street should be adjacent to existing commercial development."
- The subject properties are not adjacent to existing commercial development on Grosvenor Ave. For this reason, commercial uses are not appropriate at this location.
- When development in the Low Rise Mixed Use area of the Corydon Osborne Area Plan does not contain commercial uses, the Residential Built form and Development policies 3.5.20 Grosvenor, Wellington, Stafford and Lilac Neighbourhood Compatibility apply. These policies state:
    - *"Grosvenor Avenue, the south side of Wellington Crescent, Stafford Street north of Corydon Avenue and Lilac Street North of Corydon Residential Avenue shall follow the design guidelines / controls for Corydon North Residential and the density policy for Higher Density Residential Areas, but to a height limit of 4 storeys. Other design considerations include:*
        - *Parking in rear yard / behind the building*
        - *Articulated entrances to all streets*

- *Variation across the width of the façade to reflect the rhythm of adjacent lots*

Increased lot coverage and building height toward the corner "

- In regards to residential density Section 3.5.19 says:
  - *"medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height for these areas should be 3 storeys, except for corners where the maximum building height should be 4 storeys. Greater increases in height or density would be considered on a case by case basis through the rezoning process."*
- Policy 3.5.22 Residential North of Corydon states *"Multiple lot development allowed north of Corydon Ave shall provide varied massing, setbacks, colours and or rooflines in the building, for every two at grade units to reflect the rhythm of the detached homes in the area."*

Through the use of varied rooflines, façade materials, setbacks, cut outs and outdoor seating areas the applicant has submitted a development concept that successfully breaks up the building façade, in a fashion that mimic the original rhythm of the street and respective of area character.

Despite a rather complex policy context, the proposed development is consistent with non-mixed-use residential development on a corner lot on Grosvenor Ave. in that submitted designs illustrate a four (4) storey building on the corner to two streets; well articulated entrances; significant variation in front façade through roof line, material choice, balcony recesses, porch placement and with parking behind the building and screened from view by residential uses.

Corydon Osborne Planned Development Overlay

- Although policy 3.5.20 of the *Corydon Osborne Area Plan* states that section 3.5.19 applies for non mixed-use development, the Low Rise Mixed Use regulations of the Corydon Osborne PDO still apply.
- The subject properties at 874, 876 and 880 Grosvenor Ave are located in the *Low Rise Mixed Use Area B* of the Corydon Osborne Planned Development Overlay (PDO) 1.
  - A minimum building height of 20 feet and maximum height of 45 feet are permitted in this area.
  - The Low Rise Mixed Use area requires a maximum 10 foot front yard, for properties with commercial or mixed use zoning.
  - In this case front yard setback will be determined through alignment and application of North of Corydon Residential design guidelines in Corydon Osborne Area Plan.
- The Low Rise Mixed Use Area B regulations in the PDO impose the following design standards:
  - All buildings must provide a main entrance facing a street
  - Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right of ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

The proposed development is consistent with PDO regulations governing the Low Rise Mixed Use Area B area. For complete analysis, please read variance analysis below.

North of Corydon Ave. Residential Design Guidelines

- The subject properties are subject to the North of Corydon Residential design guidelines outlined in the *Corydon Osborne Area Plan.*
- For complete analysis of how the proposed development meets North of Corydon Residential design guidelines please see Appendix 1 of this report.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family Large district is intended to facilitate higher density residential development.
- The “RMF-L” Residential Multi-Family Large district enables a residential density of one (1) dwelling unit per 400 sq. ft. of site area.
- The proposed density of 519 sq. ft. per dwelling unit is within allowable densities of the RMF-L zoning district.
- When paired with *Corydon Osborne Area Plan* policies that limit building height in this area to four (4) storeys the RMF-L district can be used to facilitate an appropriate scale of development in this context.
- The Corydon Osborne PDO regulations further ensure development in the RMF-L district results in a form of development that is consistent with Plan policy and area context.
- In addition to supportive Plan policy there are examples of RMF-L densities on the subject block including the following:
    - 859 Grosvenor Ave (mid block)
        - 18 032 sq. ft. of site area
        - 41 dwelling units
        - 439 sq. ft. of site area per dwelling unit
    - 834 Grosvenor Ave (corner lot)
        - 12 037 sq. ft.
        - 21 dwelling units
        - 572 sq. ft. of site area per dwelling unit.

Based on these considerations the RMF-L zoning district is the most appropriate zoning district to enable the proposed development.

ADDITIONAL CONSIDERATIONS

Trees and Landscaping

- At the time of Pre-Application, there were a number of mature trees located in the front yards of the subject properties.
- The Urban Planning Division encouraged the applicant to preserve mature trees on site as directed in the *Corydon Osborne Area Plan.*
- The applicant has indicated as a result of the fall snow storm in 2019, these trees were significantly damaged and subject to City of Winnipeg pruning.
- Following pruning, the owner indicated, there was little remaining of these trees, at which point he had them removed.
- Given these trees have been removed, the Urban Planning Division did not request an Arborist Report at time of application.
- In addition to planting new trees in line with landscaping requirements, the applicant has indicated they will preserve four (4) existing trees along the rear of the property along the Wentworth St. frontage.

Conditions of approval

Design Review

- Development in the Corydon Osborne Area Plan is subject to mandatory urban design review at time of application.
- The subject application has satisfied the requirements of the Urban Design Review (see Appendix 1).
- Given the design review process, a Plan Approval condition is not required.
- In the event of any future exterior changes on site, mandatory design review will be triggered.

Servicing Agreement

- That the developer shall meet all terms and conditions as outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated October 23, 2020, to the satisfaction of the Director of Planning, Property and Development.
- This includes that the developer enter into a servicing agreement if necessary as outlined in Schedule B Report of the Administrative Coordinating Group.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject subdivision and rezoning will result in the establishment of a multi-family residential development that is consistent with policies in the *Corydon Osborne Area Plan*.
- The proposed development will increase residential density on this corner lot thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood.

RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be rezoned into the “RMF- L” Residential Multi-Family Large district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DASZ 16/2020

Schedule "A" for File DASZ 16/2020, City Centre Community Committee, November 27 2020

By-Law No.

File No. **DASZ 16/2020**

Atlas Sheet No. **AC23 CITY CENTRE COMMUNITY**

N

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 874/876/880 Grosvenor Avenue from an "R1-S PDO-1 CORYDON OSBORNE" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "RMF-L PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of land and to allow the construction of a multi-family dwelling use.



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 874, 876 AND 880 GROSVENOR AVENUE

It is recommended that approval of DASZ 16/2020, if granted, be subject to the applicant addressing the following and entering into a Servicing Agreement, if required:

Section I - Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised that the water distribution system servicing the Planned Area does not have adequate fire flow capacity to support the proposed development. To achieve adequate servicing, the Developer shall either:

i. Adjust the site plan or design to not exceed the existing available fire flow capacity, to the satisfaction of the Director of Water and Waste; or,

ii. Provide a servicing report, prepared by a qualified municipal engineer, outlining the water services needed to adequately service the proposed development and adjacent lands, to the satisfaction of the Director of Water and Waste.

The applicant shall enter into a servicing agreement to construct, at no expense to the City, any water main upgrades as required by the servicing report to service the proposed development, as determined by and to the satisfaction of the Director of Water and Waste.

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.

3) Construction Traffic

a. The Developer shall, at no expense whatsoever to the City, ensure that construction traffic uses access routes determined by the Director of Public Works.

b. The Developer shall, at no expense whatsoever to the City, maintain the said access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and shall undertake the regular cleaning, scraping and sweeping of those access routes and all streets until building construction within the Planned Area, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.

4) Litter and Refuse Control and Clean-Up

a. The Developer shall, at no expense whatsoever to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b. The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

5) 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 II – 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 16/2020
November 3, 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

Appendix 1: Corydon Osborne Plan Urban Design Review

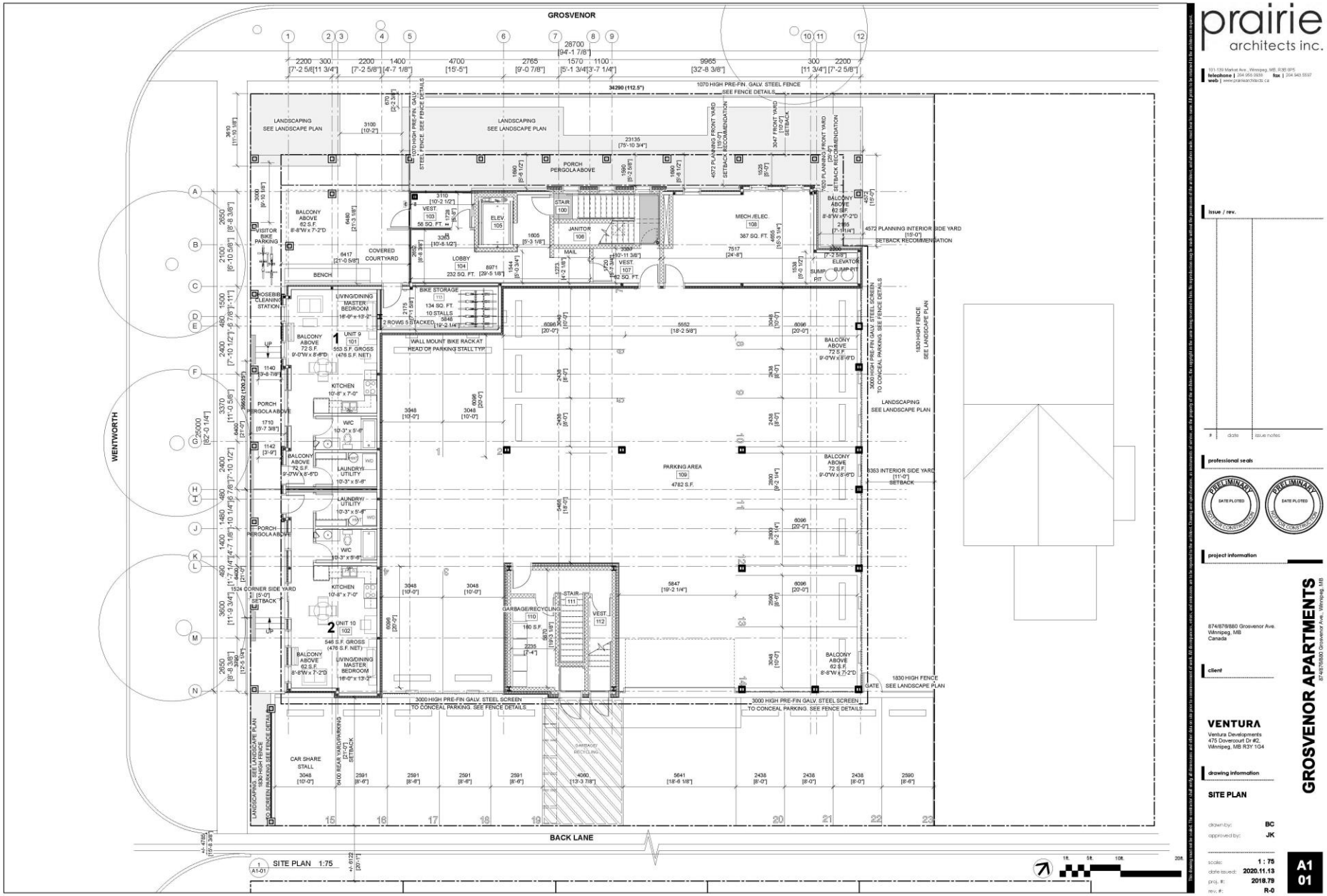
North of Corydon Residential Design Guidelines	Comply (Yes or No)	Comments
i) Buildings should be parallel to the street frontage property line	**yes**	
ii) Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks	**Solution proposed**	Proposed design notches building resulting open space and then a 25 foot setback for 15 feet from the east property line. In conjunction with 11 foot interior side yard, views and light penetration maintained. Building then reduces to a 15 foot setback. An uncovered front porch approximately 1 foot in height projects 5 feet farther into the 15 foot yard. 2nd, 3rd, 4th floor balconies project into notched area. Designed to result in 70% open area, enabling maximum light penetration.
iii) Roofs should be pitched unless adjacent buildings are flat roofed	**No**	Despite adjacent buildings employing pitched roofs, numerous examples of flat roofed multi-family dwellings exist on this section of Grosvenor Ave. Proposed flat roof is sectioned, crowned and well articulated.
iv) Buildings should have their main entrance facing the street	**Yes**	
v) Windows and entrances should be articulated	**Yes**	
vi) Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded	**n/a**	
vii) Front yard fences should be less than 1.2 metres(4 feet) and mostly transparent	**Yes**	

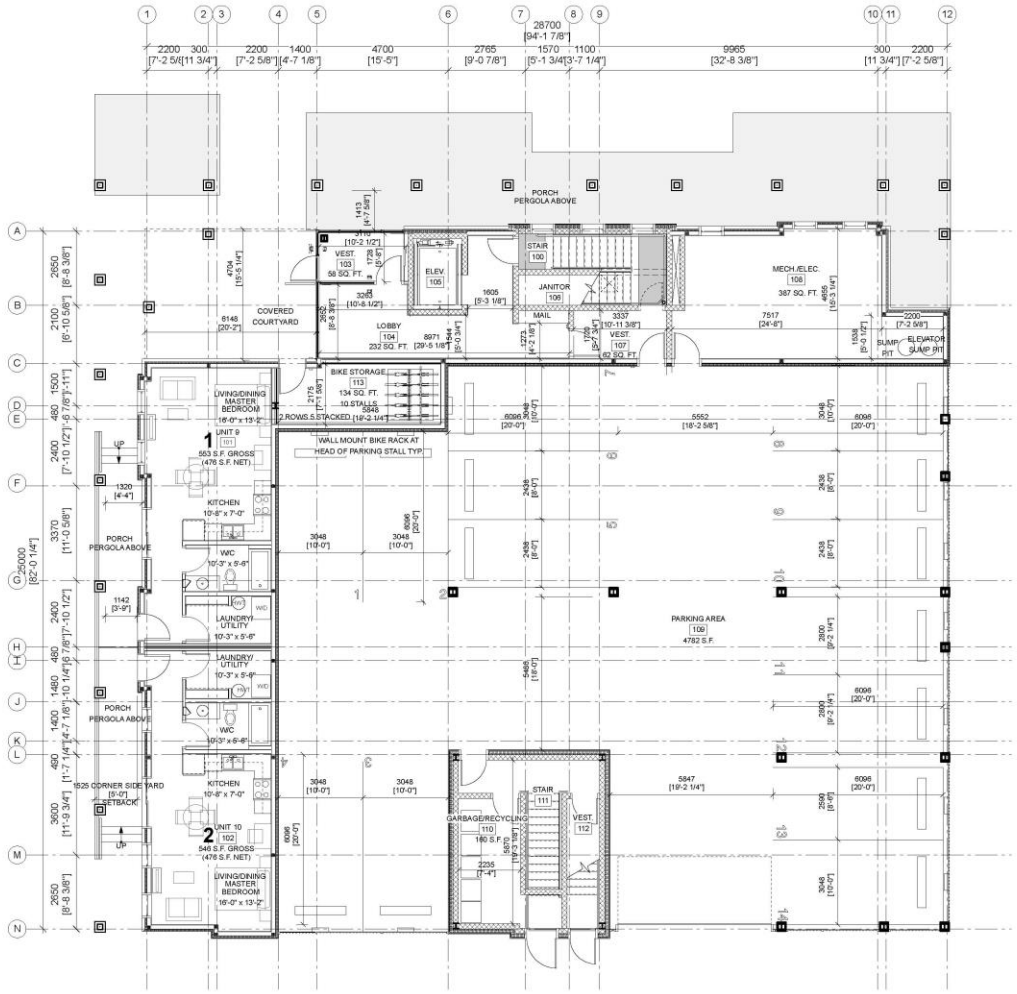
viii) Multi-family buildings should reflect the surrounding residential building character	**Yes**	High quality materials employed, façade well articulate, mullioned windows, balconies, roof line articulation, left to right articulation breaking up building length.
ix) Multi-family buildings should have a variable setback across the facade	**yes**	Notched section at eastern and western ends of the building facing Grosvenor. Balconies provide recesses, porches activate ground level street condition. Slight projection and recess of wall plane on street fronting elevations.
x) Corner lots may have greater lot coverage	**Yes**	Lot coverage restrictions do not apply to multi-family development. Reduced yards to front and corner side yard increase towards the corner.
xi) Multiple lot development may be contiguous but should articulate the appearance of the original lot line	**Yes**	Roof line articulation paired with horizontal façade design (materials, recess / projection) create the appearance of three (3) building sections (left to right). That mimic pattern of original lot lines.
xii) Signs should be flush with the building	**n/a**	
xiii) Residential development should maintain the existing pattern of detached garages rather than attached garages	**n/a**	
xiv) All parking lots should provide appropriate screening to preserve the residential character of the area	**Yes**	Parking off the lane is screened with decorative fencing and landscaping.
xv) Residential developments should provide pedestrian access at street level and locate parking, loading, and service entrances at the rear of buildings.	**Yes**	Proposed development has a main building entrance at the corner of Grosvenor and Wentworth. Individual suite entrances are provided along Wentworth.

		Parking is screened by residential uses and located behind the building off the rear lane.
xvi) Residential development should have consideration for light, view, and privacy of adjacent buildings and area	**Yes**	Proposed development employs a larger interior side yard and notched front yard condition to ease transition to existing development.
xvii) Residential development should ensure pedestrian access is a predominant feature in the site design	**Yes**	The building is oriented to both Grosvenor and Wentworth with main entrances and individual suite entrances directly accessed from public sidewalks.
xviii) Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows, and doors and height and massing of buildings	**Yes**	The proposed elevations take cues from existing multi-family residential development using varied rooflines, front porches, balconies, mullioned windows, fibre cement batten board, cement panel, brick veneer in a four storey building with parking screened from view.
xix) Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	**Yes**	The proposed development provides a larger side yard and a notched section of the eastern corner of the building. The design positively addresses the street, contains semi private space on porches and entrances.
xx) Residential development should encourage preservation of mature canopy shade trees and natural areas through good design	**Yes**	See explanation in rezoning report. Mature trees encouraged to be saved. Trees removed following October 2019 storm.
xxi) Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design	**Yes**	Building fronts are highly “active” through window placement, balcony location, porches etc. Building entrance by few steps. Elevator present.

Appendix 2: Public Engagement Report (see attached)

Exhibit “8” referred to in File DASZ 16/2020





1 A2-01 MAIN FLOOR PLAN 1:75

MAIN FLOOR AREA: 2,838 SQ.FT.

1ft. 5ft. 10ft. 20ft.

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professional seals

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PRELIMINARY NOT FOR CONSTRUCTION DATE PLOTED

project information

GROSVENOR APARTMENTS
874/876/880 Grosvenor Ave, Winnipeg, MB

874/876/880 Grosvenor Ave.
Winnipeg, MB
Canada

client

VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4

drawing information

MAIN FLOOR PLAN

drawn by: BC
approved by: JK

scale: 1 : 75
date issued: 2020.11.13
proj. #: 2018.79
rev. #: R-0

A2 01

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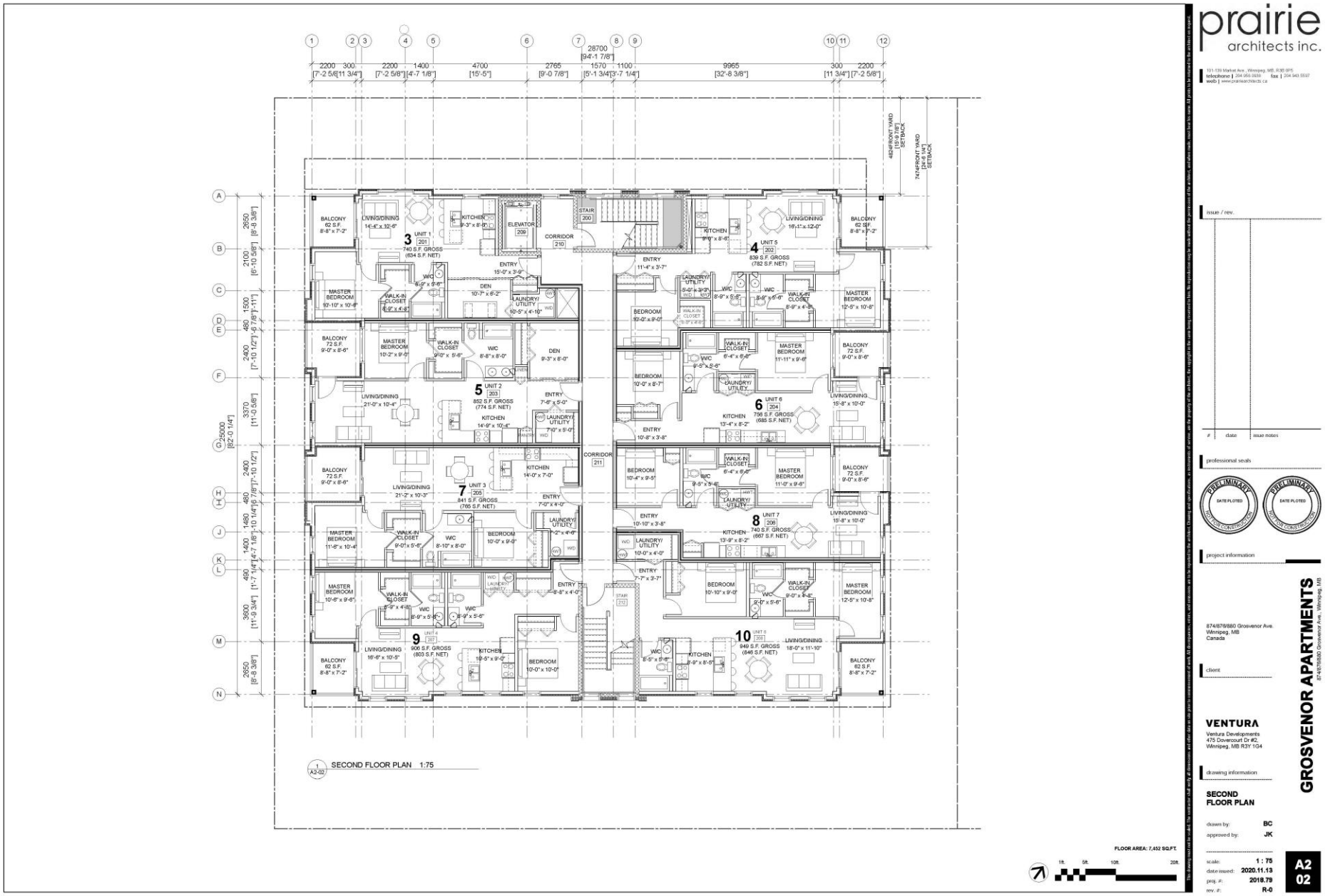

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project information
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Winnipeg, MB
Canada
client
VENTURA
Ventura Developments
475 Dovercourt Dr #2,
Winnipeg, MB R3Y 1G4
drawing information
SECOND
FLOOR PLAN
drawn by: BC
approved by: JK
scale: 1 : 75
date issued: 2020.11.13
proj. #: 2018.79
rev. #: R-0
GROSVENOR APARTMENTS
874/876/880 Grosvenor Ave., Winnipeg, MB
A2
02
SECOND FLOOR PLAN 1:75
FLOOR AREA: 7,452 SQ.FT.
1ft. 5ft. 10ft. 20ft.



1 A2-03 THIRD FLOOR PLAN 1:75

FLOOR AREA: 7,452 SQ.FT.

1ft. 5ft. 10ft. 20ft.

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PRELIMINARY DATE PLOTTED FOR CONSTRUCTION REVIEW

project information

GROSVENOR APARTMENTS

874/878/880 Grosvenor Ave., Winnipeg, MB

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Winnipeg, MB
Canada

client

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Ventura Developments
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Winnipeg, MB R3Y 1G4

drawing information

THIRD FLOOR PLAN

drawn by: BC
approved by: JK

scale: 1 : 75
date issued: 2020.11.13
proj. #: 2018.79
rev. #: R-0

A2 03



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client

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drawing information

FOURTH FLOOR PLAN

drawn by: BC
approved by: JK

scale: 1 : 75
date issued: 2020.11.13
proj. #: 2018.79
rev. #: R-0

A2 04



WENTWORTH ST. WEST ELEVATION



GROSVENOR AVE. NORTH ELEVATION

ELEVATIONS | **GROSVENOR APARTMENTS**
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EAST ELEVATION



BACK LANE SOUTH ELEVATION

ELEVATIONS

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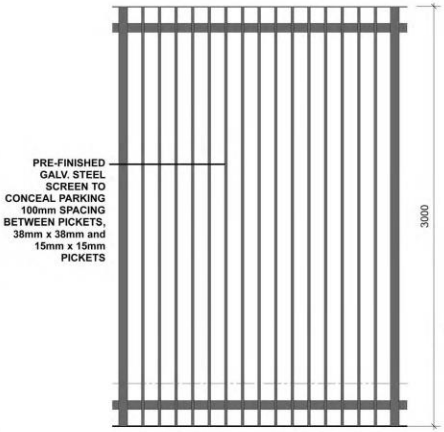
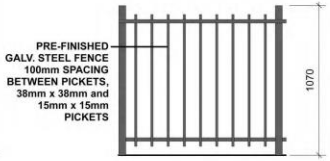
WENTWORTH FENCE TO CONCEAL REAR PARKING



SCREEN TO CONCEAL BELOW BUILDING PARKING AT EAST AND SOUTH ELEVATION



FENCE AT GROSVENOR

NOTE: REFER TO LANDSCAPE FOR INTERIOR SIDEYARD (EAST ELEVATION) FENCE DETAIL

FENCE DETAILS

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