Minutes – Executive Policy Committee – December 9, 2020

REPORTS

Item No. 8 Rezoning – 156 Marion Street
(St. Boniface Ward)
File DAZ 204/2020 [c/r DAV 168192/2020D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 204/2020 by rezoning the subject land to a "RMU" Residential Mixed-Use District as shown on the map dated November 9, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

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

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

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping and
            g. Free-standing signage

            On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 65 feet or 19.18 metres.

        iii. That private vehicular approaches shall not be permitted on Marion Street.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A.and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated October 23, 2020 to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, 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 By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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

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

DECISION MAKING HISTORY:

Moved by Councillor Allard,

That the recommendation of the Riel Community Committee be concurred in and forwarded to Council.

Yea:	Bowman, Allard, Browaty, Gillingham, Gilroy, Mayes, Rollins	7
Nay:		0

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On November 20, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

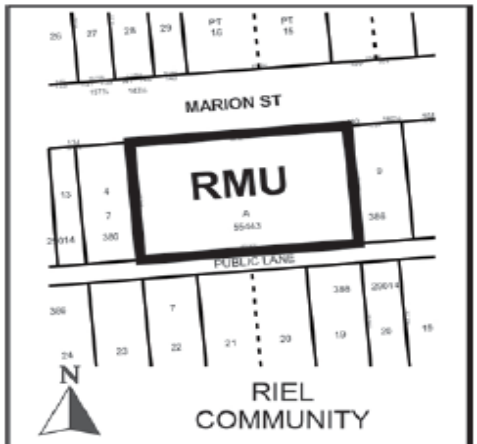
File: DAZ 204/2020

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

Public Hearing: November 20, 2020
Council Building, 510 Main Street

Applicant: Boulevard Consultants Inc. (Raymond Simard)

Subject:



APPLICANT: Boulevard Consultants Inc. (Raymond Simard)
FILE: DAZ 204/2020
PROPOSAL: To rezone the land shown outlined above from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to allow the establishment of a mixed use building, containing Residential and Commercial uses. For information, phone E. Finnigan, Planner at 204-986-8602.
DEMANDEUR: Boulevard Consultants Inc. (Raymond Simard)
N° DE DOSSIER: DAZ 204/2020
PROJET: Changer le zonage du bien-fonds délinéé ci-dessus afin de le faire passer de la catégorie C2 (secteur commercial communautaire) à la catégorie RMU (secteur résidentiel polyvalent) afin de permettre l'aménagement d'un bâtiment polyvalent comprenant des logements et des commerces. Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.

Premises Affected: 156 Marion Street

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: November 23, 2020

Community Committee Recommendation:

On November 20, 2020, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 204/2020 by rezoning the subject land to a "RMU" Residential Mixed-Use District as shown on the map dated November 9, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

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

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

            a. Buildings
            b. Accessory parking areas
            c. Private approaches
            d. Garbage enclosures
            e. Fencing
            f. Landscaping and
            g. Free-standing signage

            On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 65 feet or 19.18 metres.

iii. That private vehicular approaches shall not be permitted on Marion Street.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1.A.and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and 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 interest of the City.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated October 23, 2020 to the satisfaction of the Director of Planning, Property and Development

3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, 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 By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

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

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

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

1. I think this building is really what Marion Street needs at this time. We see nothing but support from the Community. We also see affordable housing, which is something that I've been hoping to see more of during my mandate, and its being basically handed to us as a municipality on a silver platter. So, I'm very pleased to see affordability built-in to this housing plan. I wish there were more projects like this. Affordable housing is certainly something we need more of in Winnipeg and particularly in St. Boniface, where the amenities, namely the hospital, are so close, and where those persons of limited incomes often do need those services.

2. This is just a really great development. If approved by council, it will wipe the surface parking lot off the grid and I think that's positive in terms of the urban development of Marion, which is the most urban street in St. Boniface

Exhibits Filed:

1. Application dated August 28, 2020
2. Notification of Public Hearing dated October 5, 2020
3. Manitoba Status of Title 2710381/1
4. Letter of authorization dated April 29, 2020 from Dorais Charities Inc. to Boulevard Consultants Inc. (Raymond Simard)
5. Plans (9 pages)
6. Report from the Urban Planning Division dated November 9, 2020
7. Inspection Report
8. Petition in support of the application purporting to contain the signatures of 10 area residents, submitted by the applicant
9. Petition in support of the application purporting to contain the signatures of 1 area residents, submitted by the applicant

REPRESENTATIONS:

In Support:

Normand Gousseau
David Kressock
Raymond Simard

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning Property and Development Department
S. Jerez, Planner, Planning Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit “6” referred to in File DAZ 204/2020

ADMINISTRATIVE REPORT

Title: DAZ 204/2020 156 Marion Street

Issue: An application for consideration at the Public Hearing to rezone the subject property from “C2” Commercial Corridor to “RMU” Residential Mixed Use.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 204/2020 by rezoning the subject land to a “RMU” Residential Mixed-Use District as shown on the map dated November 9, 2020 and attached as Schedule “A” to this report, subject to the following conditions:

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ii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 65 feet or 19.18 metres.

iii. That, private vehicular approaches shall not be permitted on Marion Street.

B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.A.and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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8. That the proper Officers of the City be authorised to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to rezone the site from “C2” Commercial Community to “RMU” Residential Mixed Use for the purposes of constructing a 5-storey mixed multi-family residential/commercial building containing forty-eight (48) dwelling units.
- 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 subject property will be rezoned from C2 to RMU with a zoning agreement further restricting the property.

HISTORY

DCU 15-1747591\C

On January 20th, 2016, the Board of Adjustment concurred in the recommendation of the Winnipeg Public Service to permit the temporary establishment of a non-accessory parking lot on the property until January 20th, 2021.

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan
Date:	November 9, 2020
File No.	DAZ 204/2020

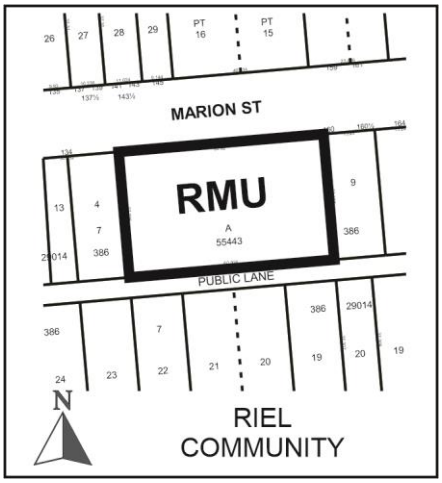
1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DAZ 204/2020 Riel Community Committee, dated November 9th, 2020
3. Schedule “B” — Report of the Administrative Working Group – October 23, 2020
4. Appendix B — Plan Approval Design Guidelines

APPENDIX 'A'

FILE: **DAZ 204/2020**
RELATED FILES: DAV 20-168192/D
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.513 – Norwood East Neighbourhood

SUBJECT: To rezone the subject property from "C2" Commercial Corridor to "RMU" Residential Mixed Use.

LOCATION: 156 Marion Street



APPLICANT: Ray Simard (Boulevard Consultants Inc.)
475 Provencher Blvd Unit 304
Winnipeg, MB R2J 4A7

OWNER: Dorais Charities
409 Taché Avenue
Winnipeg , Manitoba R2A 2A6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the south side of Marion Street between Taché Avenue and Kenny Street in the Norwood East neighbourhood of the St. Boniface ward.
- Per DCU 174759/2015C, the site has temporary approval to function as a surface parking lot. This approval expires on January 20th, 2021. The property is approximately 200 feet wide by 122 feet deep (24,450 square feet in lot area).
- Under the *Complete Communities Direction Strategy*, the site is located along a Community Mixed Use Corridor. The property is zoned 'C2' Commercial Community.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Marion Street then a surface parking lot and other commercial businesses zoned ‘C2’ Commercial Community.

South: Across the public lane there is a parking lot and single-family homes zoned ‘R2’ Residential Two-Family.

East: A mixed residential/commercial building and commercial businesses zoned ‘C2’ Commercial Community.

West: A Royal Canadian Legion and commercial businesses zoned ‘C2’ Commercial Community.

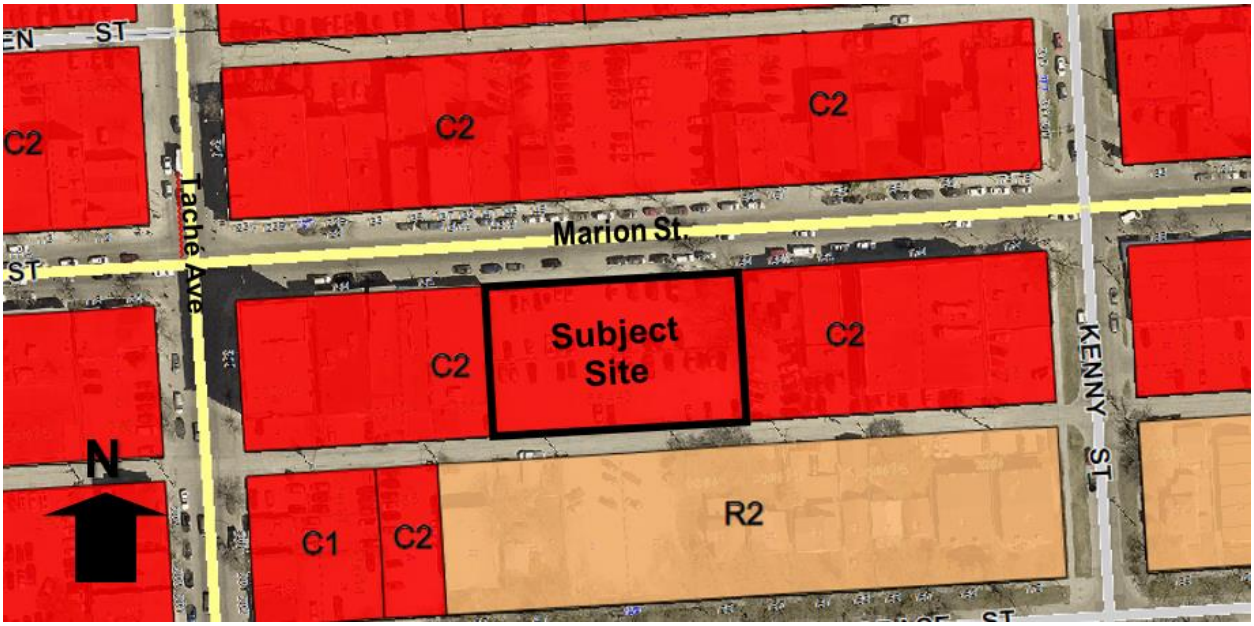


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone from 'C2' (Commercial Community) to 'RMU' (Residential Mixed Use) for the purposes of constructing a 5-storey mixed use building. The building will encompass 48 residential units and two small scale commercial units on the ground floor.
- The applicant, Dorais Charities, a not-for-profit charitable organization that supports various health and social care organizations, indicates in their letter of intent that 15 of the units will be reserved as affordable rental units for three different social service organizations. More specifically, the units will be reserved for the clients of St. Amant Inc., Sara Riel Inc., and Abri Marguerite. The applicant also indicates that all of the units will be constructed to comply with the barrier-free requirements of the building code.
- A total of fifty (50) parking stalls will be provided located at-grade behind the building.
- As part of the 50 parking stalls, there will be 4 accessible parking stalls, 1 van accessible parking stall, and 13 small car parking stalls.
- Vehicular access to the property is proposed by way of the public lane.
- A secure bicycle storage shelter accommodating 6 bicycle parking stalls will be provided in the at-grade parking area.
- The garbage enclosure will be located at southwest corner of the site abutting the public lane.
- The proposed development requires variances for yard setbacks, insufficient street edge landscaping, visitor parking, buffering of the parking area as well as pedestrian connections (see associated variance application and planner's report for DAV 20-168192\D).

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning Division has been in ongoing communication with the applicant about the proposed development since the submission of their Conditional Use application (DCU 15-1747591\C) for the temporary parking lot in 2015 as well as via subsequent emails and meetings in which the details of the proposed development were discussed including additional refinements to the design.

With the Public

- The applicant indicated they intended to consult with the neighbouring property owners and confirmed the owners of 160 Marion Street had been informed about the project, however, they were not successful in connecting with the members of the Legion located at 134 Marion Street.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg, the city's long-range development plan, under Direction 1, Section 01-4 Housing states:

- Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.

That Direction sets out the following Enabling Strategies:

- With guidance from *Complete Communities*, encourage the development of safe and affordable housing throughout the city.
- Encourage and support principles of Universal Design and/or visitability in new housing.

COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located along a "Community Mixed Use Corridor" in the *Complete Communities'* Urban Structure map. *Complete Communities'* directs a significant share of growth to Corridors in a way that:
    - Provides compact, mixed-use, high-quality urban development.
    - Concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
    - Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
    - Encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design.
- With regard to this proposal, the key policies guiding the development of Community Mixed Use Corridors include:
    - Promote small-scale, fine-grained development that is responsive to the surrounding community context.

- Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent communities.
- Support active uses (such as retail and services) at street level and office and housing on the upper levels of multi-storey developments.
- Encourage urban design and/form-based strategies that help define the character of Centres and Corridors through clarifying the massing and height of buildings, setbacks, appropriate open space areas and appropriate parking design and locations.
- Promote innovative parking strategies and high intensity developments, including locating parking lots to the rear of developments, encouraging the development of underground parking structures and encouraging the preservation and/or planting of trees and other types of vegetation within and around surface parking lots.
- Ensure multi-modal connectivity.
- Support a range of housing opportunities in terms of type, tenure, unit size.
- Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.
- Support development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently, the lands are zoned Commercial Community ('C2'). The C2 zone is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors. The dimensional standards in the C2 zone are: a minimum front yard of 10 feet to open parking and no front yard to a building wall; a minimum rear yard of 25 feet; no side yard requirement and, a maximum building height of 49 feet.
- The applicant is proposing to rezone the property to Residential Mixed Use ('RMU'). The RMU zone is intended to facilitate the development of primarily medium to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The dimensional standards for multi-family structures in the RMU zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum side yard of 5 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet) and, a maximum building height of 100 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 500 square feet.

Reason for the Rezoning

The applicant is proposing to rezone from C2 to RMU for the purposes of constructing a 5-storey mixed use building. The building will encompass 48 residential units and two small scale commercial units on the ground floor.

COMPATIBILITY WITH OURWINNIPEG AND COMPLETE COMMUNITIES

- As noted above, the subject site is located along a Community Mixed Use Corridor under the *Complete Communities Direction Strategy* where mixed use and opportunities for higher-density residential are encouraged. Focusing intensification efforts along these types of corridors is important as it helps accomplish several objectives:
    - Removes a surface parking lot at a highly visible location on a prominent Mixed Use Corridor,
    - Builds a critical population mass, creating vibrancy while supporting local amenities.
    - Links land use with transportation and mobility.
    - Accommodates Winnipeg's projected growth in a sustainable way.
    - Increases predictability and reduces the impact of new development and increased traffic in Areas of Stability.
    - Increases certainty for the development industry.
- This specific portion of the Marion Street Community Mixed Use Corridor is particularly important as it is located within the heart of the commercial main street for the neighbourhood. Over the past few years local investment in the commercial storefronts along this stretch of Marion Street has resulted in a transformation to a more vibrant, pedestrian-friendly destination. The subject proposal will further contribute to this investment by introducing additional commercial storefronts and residential units in a location where there is currently an unsightly surface parking lot. Added to this, the proposal incorporates a quality building design that aligns completely with the design related policies of *Complete Communities.*
- As noted above, the development will include 15 affordable rental units. This proposal aligns with the policies in *OurWinnipeg* that seek to encourage the development of safe and affordable housing throughout the city.
- Finally, it is also important to note that Marion Street includes higher frequency transit service that is proposed to improve significantly under the draft Winnipeg Transit Master Plan.
- For these reasons, the Urban Planning Division is recommending support of the proposed rezoning.

RECOMMENDED ZONING AGREEMENT

Height

The maximum building height permitted in the RMU zone is 100 feet. The Public Service is recommending that the maximum height of any building on the site be restricted to 65 feet. This is recommended to limit the potential shadowing of the street as well as the residential properties across the lane to the south.

Plan Approval

The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans and design details before any future development takes place on the site. Noting the amount of work that has been done on the design of the project in consultation with the Urban Planning Division to-date, the expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DASZ application. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review.

No vehicular approaches

To help ensure the safety and comfort of pedestrians and cyclists is maintained and recognizing the subject property has access to a public lane, the Urban Planning Division is recommending that no private vehicular approaches be permitted on Marion Street.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The City is requesting cash in lieu for this application.

RECOMMENDATION

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

- The proposal aligns with the policies in *OurWinnipeg* that seek to encourage the development of safe and affordable housing throughout the city.
- The proposal is consistent with the policies guiding development along *Community Mixed Use Corridors* in the *Complete Communities Direction Strategy* where higher intensity mixed use developments are encouraged.
- The proposal is designed with a high degree of quality and enhances the overall look of the street edge along Marion Street.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 204/2020

Schedule "A" for File No. DAZ 204/2020, Riel Community Committee, dated November 9th, 2020.

By-Law No. _____

File No. **DAZ 204/2020**

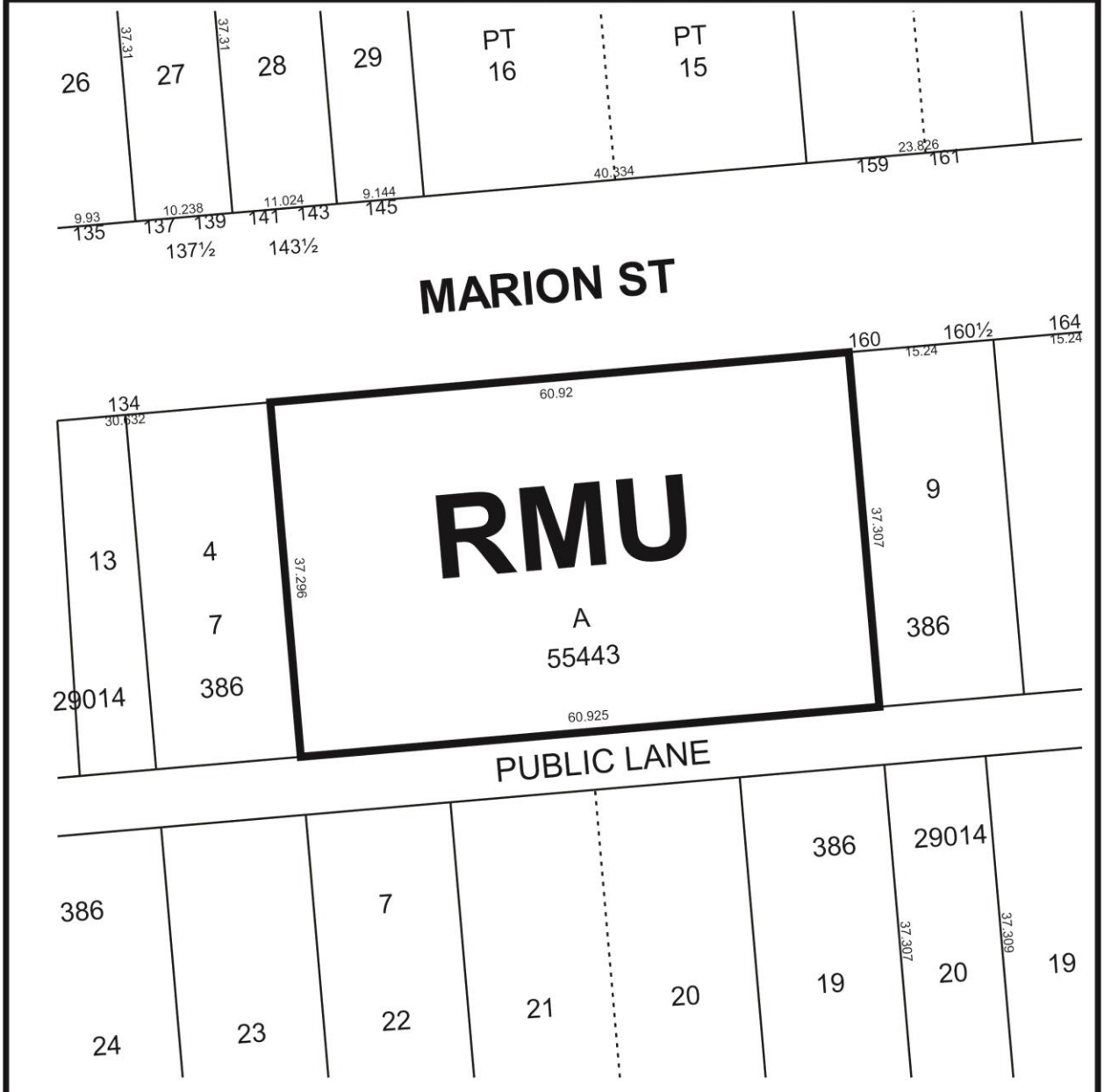
Atlas Sheet No.

N

AB26
RIEL
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 156 Marion Street from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to allow the establishment of a mixed use building, containing Residential and Commercial uses.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 156 MARION STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 204/2020. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Conditions

1) Water System Assessment

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

2) 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 assigned by the City of Winnipeg, with a 5 year rainfall event applied.

iii. The c-value must be requested from the City of Winnipeg prior to development. Please contact the Customer Technical Services Branch (Kevin Gautron, KGautron@winnipeg.ca) of the City of Winnipeg Water and Waste Department for all c-value requests.

iv. 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 204/2020
October 23, 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 'B' Design Guidelines

Plan Approval Design Guidelines for DAZ 204/2020 –156 Marion St.

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street (Marion Street) and surrounding developments and creates a cohesive visual identity for the neighbourhood.

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

1.3 Parking areas should be screened with landscaping or active uses.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

2. Building Orientation and Design

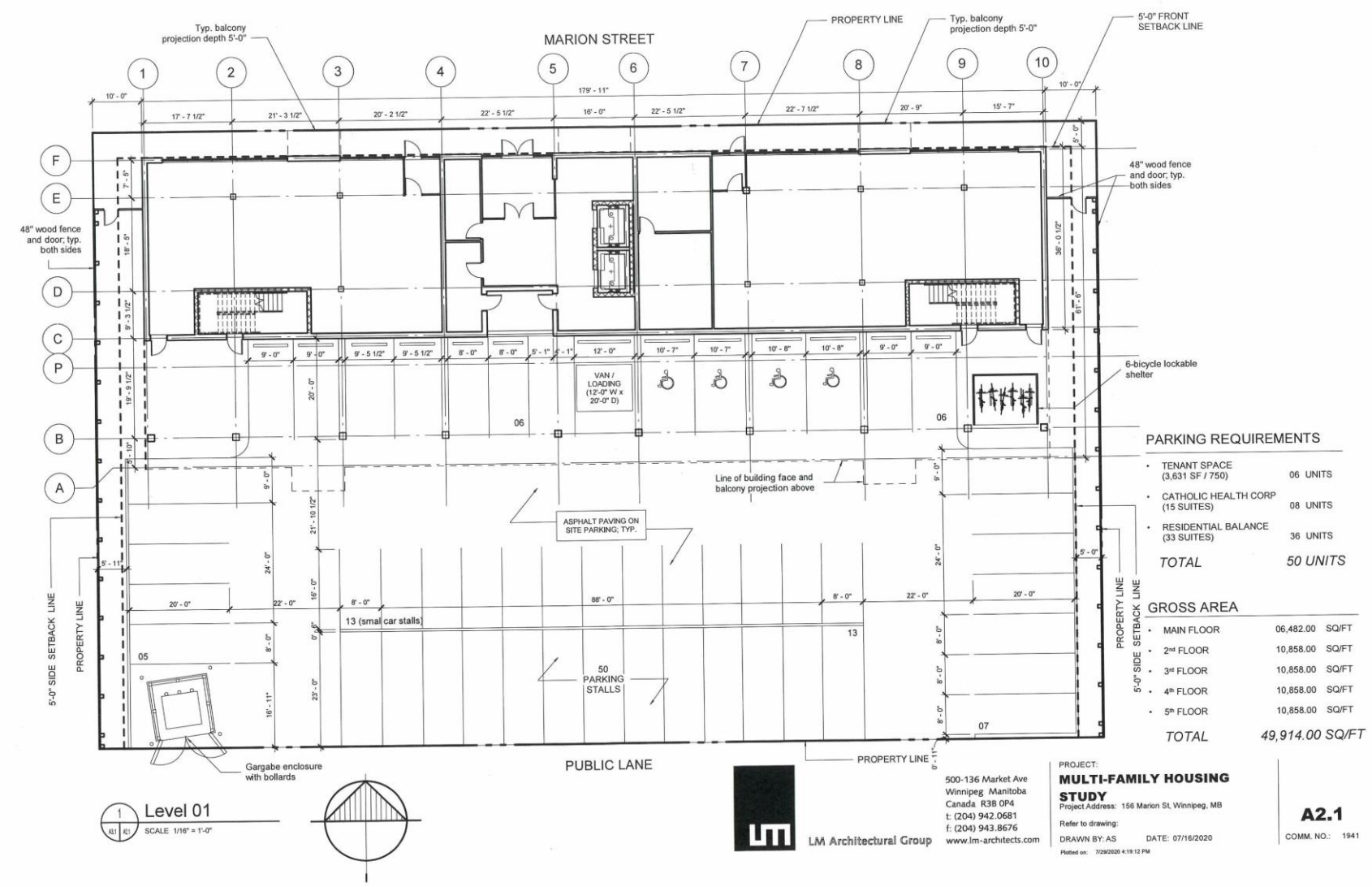
2.1 The building façades should be well-articulated and should avoid featureless building massing.

2.2 The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.

2.3 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, balconies, etc. to break up tracts of continuous blank walls.

Exhibit “5” referred to in File DAZ 204/2020





PARKING REQUIREMENTS

• TENANT SPACE (3,631 SF / 750)	06 UNITS
• CATHOLIC HEALTH CORP (15 SUITES)	08 UNITS
• RESIDENTIAL BALANCE (33 SUITES)	36 UNITS
TOTAL	*50 UNITS*

GROSS AREA

• MAIN FLOOR	06,482.00 SQ/FT
• 2nd FLOOR	10,858.00 SQ/FT
• 3rd FLOOR	10,858.00 SQ/FT
• 4th FLOOR	10,858.00 SQ/FT
• 5th FLOOR	10,858.00 SQ/FT
TOTAL	*49,914.00 SQ/FT*

LM Architectural Group
500-136 Market Ave
Winnipeg Manitoba
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t: (204) 942.0681
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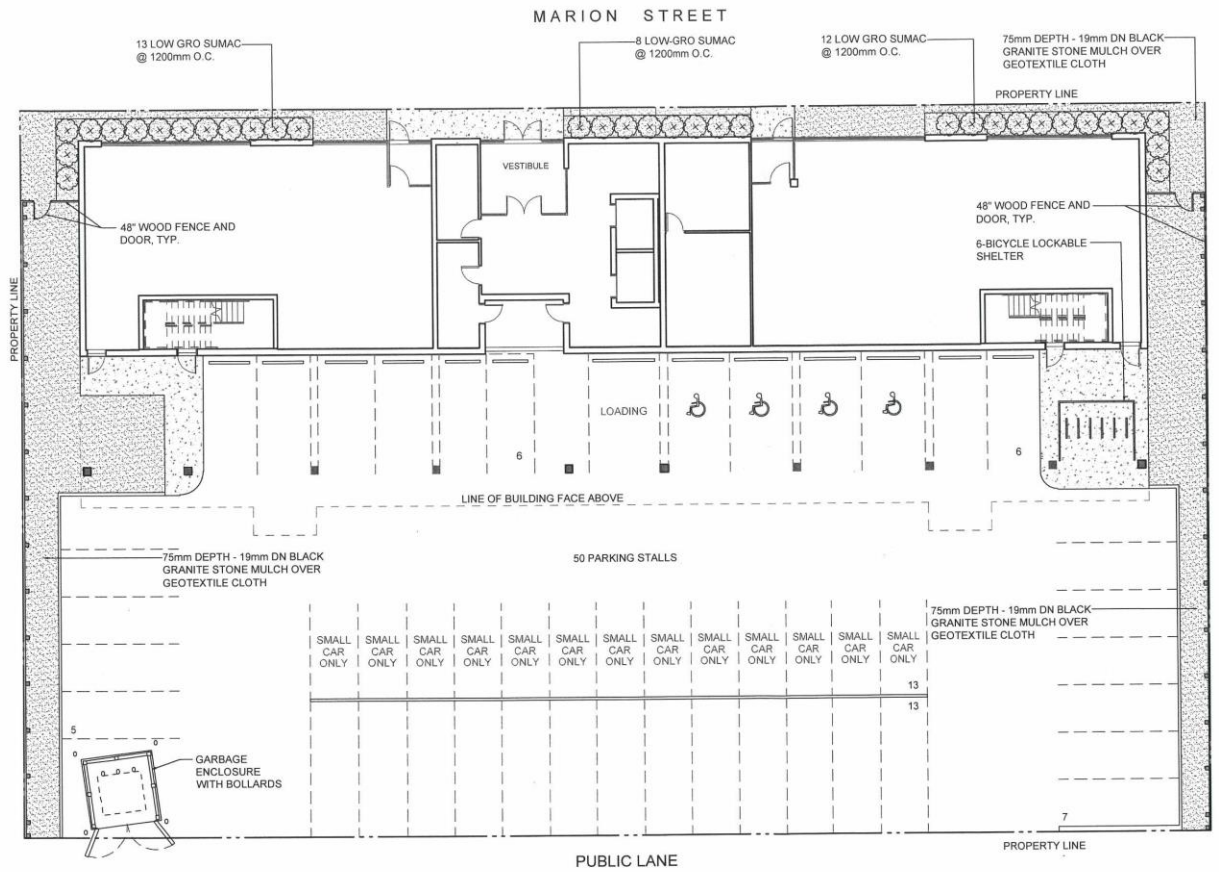
www.lm-architects.com

PROJECT:
MULTI-FAMILY HOUSING STUDY
Project Address: 156 Marion St, Winnipeg, MB
Refer to drawing:
DRAWN BY: AS DATE: 07/16/2020
Plotted on: 7/29/2020 4:19:12 PM

A2.1
COMM. NO.: 1941



PLANT SCHEDULE

SHRUBS					
(x)	33	*Rhus aromatica 'Gro-low'*	Gro-Low Sumac	#2 container. 300-400mm ht. Well developed root system. Full, bushy plant.	1200mm

1 / L1.0 LANDSCAPE PLAN
SCALE - 1 : 200

1:200 N
0 1 5 10m

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PROJECT:
MULTI-FAMILY HOUSING STUDY
Project Address: 156 Marion St, Winnipeg, MB
Refer to drawing:
DRAWN BY: JW DATE: 08/04/20
Plotted on: 3/4/2020 11:55:41 AM

L1.0
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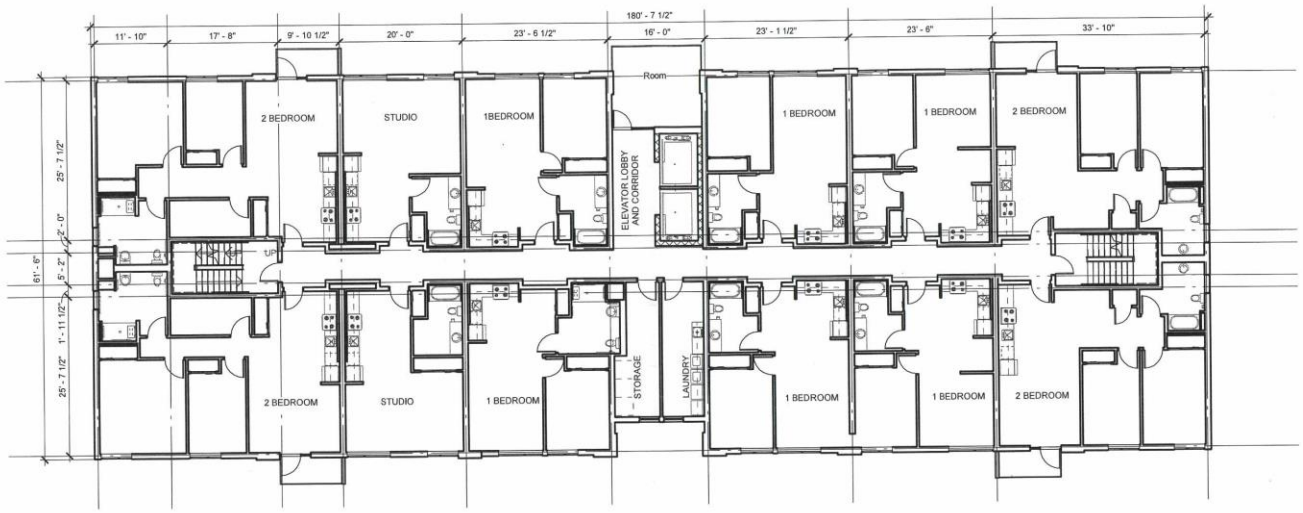

1 / A2.2 Level 02

SCALE 1/16" = 1'-0"

SUITE COUNT 2nd FLOOR

• STUDIO	2	UNITS
• 1 BEDROOM	5	UNITS
• 1 BEDROOM (ACCESSIBLE)	1	UNIT
• 2 BEDROOM	2	UNITS
• 2 BEDROOM (BARRIER FREE)	2	UNIT
TOTAL	*12*	*UNITS*

TOTAL SUITE COUNT

• STUDIO	08 UNITS
• 1 BEDROOM	24 UNITS
• 2 BEDROOM	12 UNITS
• 3 BEDROOM	04 UNITS
TOTAL	*48 UNITS*

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PROJECT:
MULTI-FAMILY HOUSING STUDY
Project Address: 156 Marion St, Winnipeg, MB
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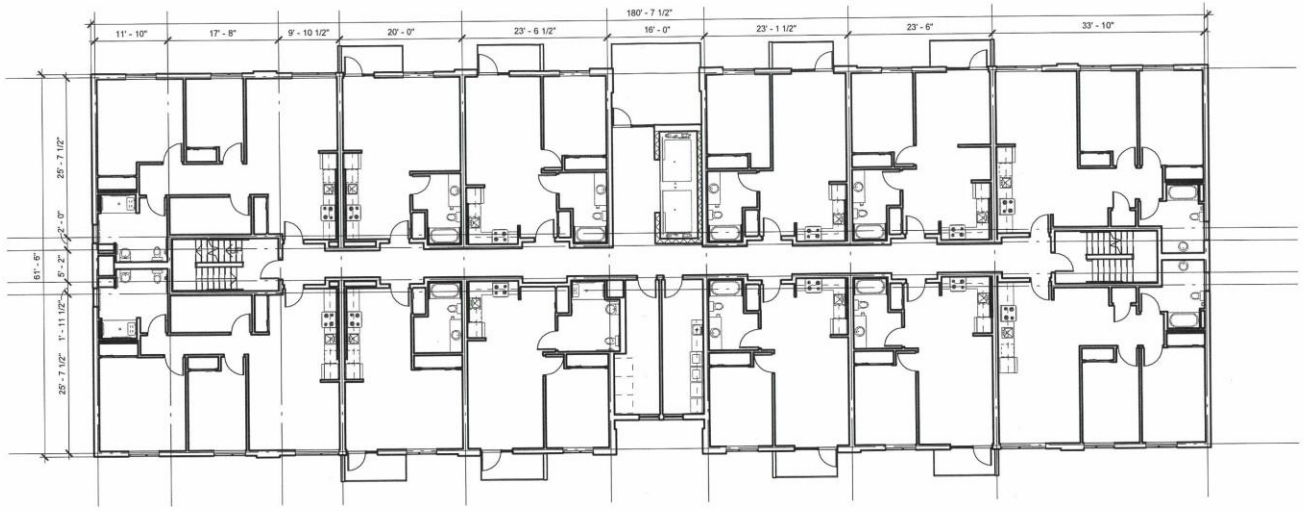
Plotted on: 4/24/2020 2:56:25 PM

A2.2
COMM. NO.: 1941



1 / A3 Level 03
SCALE 1/16" = 1'-0"

SUITE COUNT 3rd FLOOR

• STUDIO	2	UNITS
• 1 BEDROOM	5	UNITS
• 1 BEDROOM (ACCESSIBLE)	1	UNIT
• 2 BEDROOM	2	UNITS
• 2 BEDROOM (BARRIER FREE)	2	UNIT
TOTAL	*12*	*UNITS*

TOTAL SUITE COUNT

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A2.3
COMM. NO.: 1941



1 / A1 Level 04

SCALE 1/16" = 1'-0"

SUITE COUNT 4th FLOOR

• STUDIO	2	UNITS
• 1 BEDROOM	5	UNITS
• 1 BEDROOM (ACCESSIBLE)	1	UNIT
• 2 BEDROOM	2	UNITS
• 3 BEDROOM	2	UNITS
TOTAL	*12*	*UNITS*

TOTAL SUITE COUNT

• STUDIO	08 UNITS
• 1 BEDROOM	24 UNITS
• 2 BEDROOM	12 UNITS
• 3 BEDROOM	04 UNITS
TOTAL	*48 UNITS*

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PROJECT:
MULTI-FAMILY HOUSING STUDY
Project Address: 156 Marion St, Winnipeg, MB
Refer to drawing:
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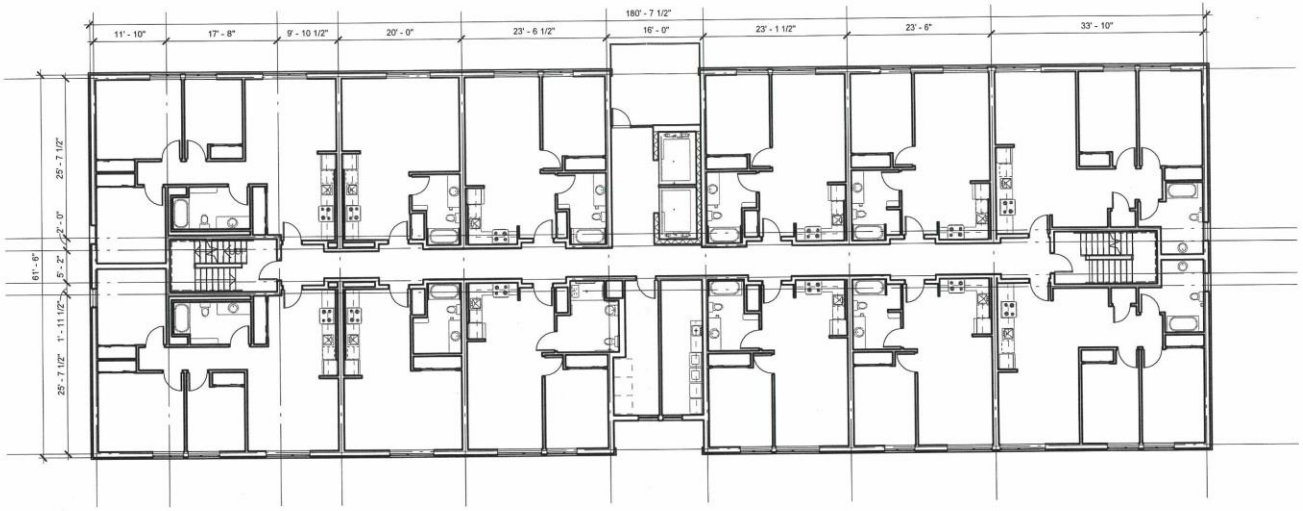
COMM. NO.: 1941



1 / A2.5 Level 05
SCALE 1/16" = 1'-0"

SUITE COUNT 5th FLOOR

• STUDIO	2	UNITS
• 1 BEDROOM	5	UNITS
• 1 BEDROOM (ACCESSIBLE)	1	UNIT
• 2 BEDROOM	2	UNITS
• 3 BEDROOM	2	UNITS
TOTAL	*12*	*UNITS*

TOTAL SUITE COUNT

TOTAL *48 UNITS*

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Project Address: 156 Marion St, Winnipeg, MB
Refer to drawing:
DRAWN BY: Author DATE: 04/24/20
Plotted on: 4/24/2020 2:56:26 PM

A2.5
COMM. NO.: 1941



1 North Elevation
A2.1 SCALE 1/16" = 1'-0"

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DRAWN BY: AS DATE: 05/25/20
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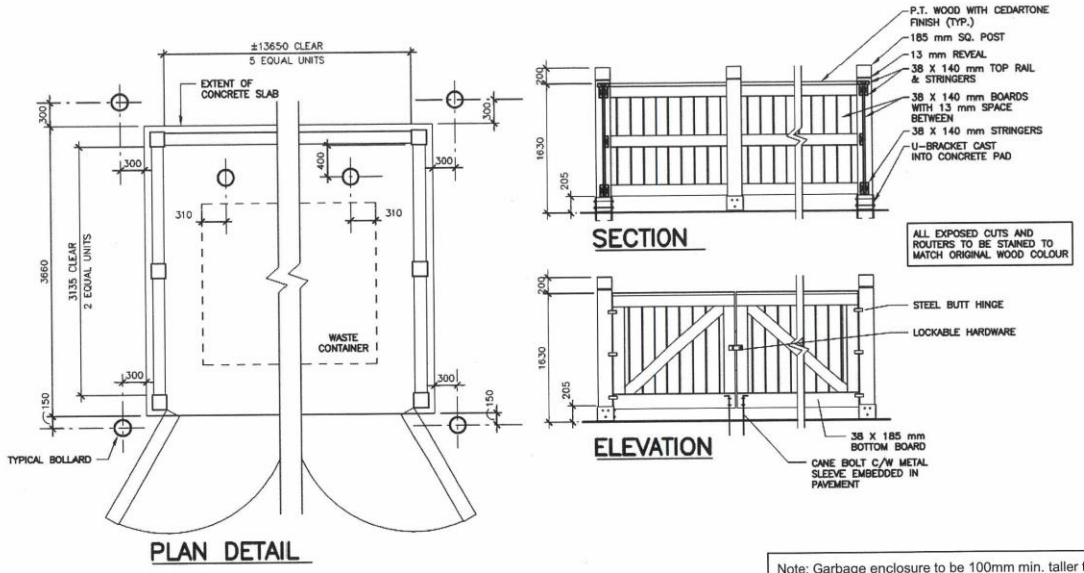

Note: Garbage enclosure to be 100mm min. taller than the container height.

Garbage Enclosure

SCALE 1 : 50

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PROJECT:
Multi-Family Housing Study
156 Marion Street, Winnipeg

Refer to drawing:

DRAWN BY: LM DATE: May 28, 2020

Plotted on: 1/8/2020 10:45:13 AM \\ATHENA\Projects.LMA\2019\1939\00-REVIT\01-Central\UPS Centre.rvt

Garbage Enclosure

AP-1

COMM. NO.: 1941