Minutes – Executive Policy Committee – December 9, 2020

REPORTS

Item No. 9 Subdivision and Rezoning – 316 to 326 Des Meurons Street (St. Boniface Ward) File DASZ 23/2020 [c/r DAV 197830/2020D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That the plan of subdivision under Development Application No. DASZ 23/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6th, 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 be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated November 6, 2020 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMU" Residential Mixed Use District as shown on the map dated November 6th, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enters into a Zoning Agreement with the City 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. pedestrian pathways
            f. fencing and
            g. landscaping

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 private vehicular approaches shall not be permitted on Goulet Street and Des Meurons Street.

iii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 80 feet or 24.38 metres.

3. That the City enter into, execute and deliver with the Developer

A. A Servicing Agreement in accordance with Recommendation 1 and

B. A Zoning Agreement in accordance with Recommendation 2, 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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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 23/2020, as determined by the City's Director of Planning, Property and Development.

6. 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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

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

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

12. That the Proper Officers of the City be authorized 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

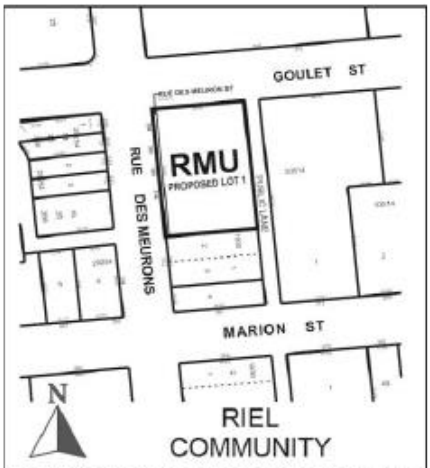
File: DASZ 23/2020

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

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

Applicant: FreedHome Developments Ltd. (Jonathon Freed)

Subject:



APPLICANT: FreedHome Developments Ltd. (Jonathon Freed)
FILE: DASZ 23/2020
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 a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling, containing commercial uses. **For information, phone E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR: FreedHome Developments Ltd. (Jonathon Freed)
N° DE DOSSIER: DALZ 23/2020
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie C2 (secteur commercial) à la catégorie RMU (secteur résidentiel polyvalent) en vue de faciliter le remembrement des terres et de permettre la construction d'une habitation multifamiliale ayant des utilisations commerciales. **Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 316 to 326 Des Meurons 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:

1. That the plan of subdivision under Development Application No. DASZ 23/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6th, 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 be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated November 6, 2020 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMU" Residential Mixed Use District as shown on the map dated November 6th, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enters into a Zoning Agreement with the City 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. pedestrian pathways
            f. fencing and
            g. landscaping

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 private vehicular approaches shall not be permitted on Goulet Street and Des Meurons Street.

iii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 80 feet or 24.38 metres.

3. That the City enter into, execute and deliver with the Developer

A. A Servicing Agreement in accordance with Recommendation 1 and

B. A Zoning Agreement in accordance with Recommendation 2, 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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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 23/2020, as determined by the City's Director of Planning, Property and Development.

6. 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.

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

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

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

12. That the Proper Officers of the City be authorized 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. This is an amazing project in the heart of what is the most urban part of St. Boniface. We've heard from the applicant the excellent connectivity in terms of transit and bicycle infrastructure. In terms of our mode-shift goals that are 50 percent mode shift by 2030, I think its projects like this that will bring us closer in to the direction of achieving those goals.

2. In terms of the fitting in to the context of the neighbourhood, we heard from Enterprises Riel, we heard from the Norwood Biz, both in support of the project and of the variances that are necessary for this project to come to completion.

3. We see a beautiful pedestrian streetscape with almost all the parking indoors. Having worked with many developers over the years, I understand how expensive indoor structured parking is. I also want to commend the developer for including three-bedroom suites as part of their plan. That was one of the very-much appreciated parts of this proposal, as we don't see enough three-bedroom units in apartments, particularly in St. Boniface.

4. This is the most urban part of St. Boniface. Our North St. Boniface Secondary Plan exercise confirms there's about 10,000 people in walking-distance on Marion, relative to about 5,000 people in walking-distance on Provencher, and I think that's why we're seeing more and more business and mixed-use-type development happening in this area.

5. I want to commend the architect on the arches, and I see the rust-coloured arches as a tribute to our industrial past, present and past, as a St. Boniface neighbourhood, which used to be a St. Boniface municipality that had a relatively large industrial park compared to other municipalities pre-unicity.

6. This is really a beautiful project. I understand the reasons for the Planning department to be not supporting the variance, but in-line with some of the language from the proponent, I think that if developments like this are not in-line with our development goals as a city, I think we need to be updating our guidelines in order for them to be supported by our public service. We have a situation where 65 units have no opposition, in what is a very connected neighbourhood; quick access to a hospital, quick access to rapid transit, so many community amenities in the area. I think we need more of this type of development, not less.

Exhibits Filed:

1. Application dated September 30, 2020
2. Notification of Public Hearing dated October 16, 2020
3. Manitoba Status of Title 1807233/1
4. Letter of authorization dated December 6, 2019 from Pantel Enterprises Ltd. (Géral Pantel, President) to FreedHome Developments Ltd.
5. Surveyor's Building Location Certificate and sketch dated November 25 & 28, 2019
6. Communication dated September 21, 2020, from the Marion Hotel (Laneil Smith) in support of the application
7. Communication dated September 21, 2020, from the Bockstael Construction Ltd. (John Bockstael, Dan Bockstael and Nick Bockstael) in support of the application
8. Communication dated September 21, 2020, from the Fern Kirouac in support of the application
9. Petition in support of the application purporting to contain the signatures of 1 area resident, submitted by the applicant
10. Petition in support of the application purporting to contain the signatures of 3 area residents, submitted by the applicant
11. Plans (15 pages)
12. Report from the Urban Planning Division dated November 6, 2020
13. Inspection Report
14. Communication dated November 17, 2020, from Kevin Coates in support of the application
15. Communication dated November 18, 2020, from Dylon Martin in support of the application
16. Communication dated November 19, 2020, from Curtis Kleinsasser in support of the application
17. Communication from Hubert and Carole Verrier in support of the application

REPRESENTATIONS:

In Support:

Laurene Bachand
Brent Bellamy
Kevin Coates
Jonathon Freed
Normand Gousseau
Curtis Kleinsasser
Dylon Martin
Jennifer Mathieson
Barrie Ottenbreit
Carole Verrier
Hubert Verrier

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 "12" referred to in File DASZ 23/2020

ADMINISTRATIVE REPORT

Title: DASZ 23/2020 – 316 to 326 Des Meurons St.

Issue: An application for consideration at the Public Hearing to consolidate five existing lots and rezone from 'C2' (Commercial Community) to 'RMU' (Residential Mixed Use) for the purposes of constructing a 6-storey mixed multi-family residential/commercial building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the plan of subdivision under Development Application No. DASZ 23/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 6th, 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 be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated November 6, 2020 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a "RMU" Residential Mixed Use District as shown on the map dated November 6th, 2020 and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the developer enters into a Zoning Agreement with the City 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) pedestrian pathways;

(f) fencing; and

(g) landscaping.

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 private vehicular approaches shall not be permitted on Goulet Street and Des Meurons Street.

iii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed 80 feet or 24.38 metres.

3. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with recommendation 1; and

B. a Zoning Agreement in accordance with recommendation 2,

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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. 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 23/2020, as determined by the City's Director of Planning, Property and Development.

6. 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.

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

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

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

REASON FOR THE REPORT

- The applicant is proposing to consolidate five existing lots and rezone from C2 (Commercial Community) to RMU (Residential Mixed Use) for the purposes of constructing a 6-storey mixed multi-family residential/commercial 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 subject properties will be consolidated and rezoned to 'RMU'.

HISTORY

N/A

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, MA Planning
Date:	November 6th, 2020
File No.	DASZ 23/2020

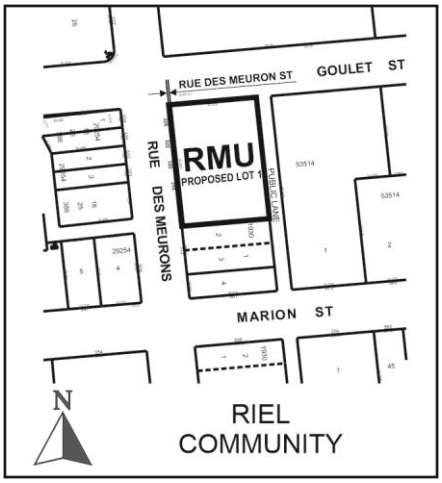
1. Appendix A — Planning Discussion.
2. Schedule “A” — Recommended File No. DASZ 23/2020 Riel Community Committee, dated November 6th, 2020.
3. Schedule “B” — Report of the Administrative Working Group – November 6, 2020.
4. Appendix B — Plan Approval Design Guidelines.

APPENDIX 'A'

FILE: **DASZ 23/2020**
RELATED FILES: DAV 20-197830\D
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.502 - Central St. Boniface Neighbourhood

SUBJECT: To consolidate five existing lots and rezone from 'C2' (Commercial Community) to 'RMU' (Residential Mixed Use) for the purposes of constructing a 6-storey mixed multi-family residential/commercial building.

LOCATION: 316 to 326 Des Meurons Street



APPLICANT: Jonathon Freed (Freedhome Developments Ltd.)
1309 Mountain Ave
Winnipeg, MB R2X 2Y1

OWNER: PANTEL ENTERPRISES LTD
(PO BOX 33 RPO ST BONIFACE)
Winnipeg, MB R2H 3B4

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject properties are located on the southeast corner of Rue Des Meurons and Goulet Street in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is **approximately 19,956** square feet in area and comprised of five (5) lots. The site is currently occupied by a two-storey commercial building.
- The site is zoned Commercial Community ('C2') and located along a Community Mixed Use Corridor under the *Complete Communities Direction Strategy*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Goulet Street then a 3-storey multi-family residential building zoned Residential Multi-Family Medium ('RMF-M').

South: Commercial uses zoned Commercial Community ('C2') then Marion Street.

East: A public lane; then commercial uses zoned Commercial Community ('C2').

West: Rue Des Meurons; then commercial uses and single-family dwellings zoned Commercial Community ('C2').



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate five existing lots and rezone from 'C2' (Commercial Community) to 'RMU' (Residential Mixed Use) for the purposes of constructing a 6-storey mixed use building. The building will encompass 65 residential units and two small scale commercial units on the ground floor.
- A total of seventy-one (71) parking stalls will be provided. Eleven (11) parking stalls will be located at-grade directly off the lane, thirty (30) parking stalls will be located at-grade under the building and thirty-one (31) parking stalls will be located below grade under the building.
- As part of the 71 parking stalls, there will be 6 visitor parking stalls, 3 accessible parking stalls, 2 van accessible parking stalls, and 2 small car parking stalls.
- Vehicular access to the property is proposed by way of the public lane.
- Four bicycle parking stalls will be provided near the commercial units and a secure bicycle storage room accommodating 18 bicycle parking stalls will be provided in the at-grade parking area.
- Two semi-recessed waste bins (i.e., 'Moloks Bins') will be located at northeast corner of the site abutting the public lane.
- The proposed development requires variances for yard setbacks, insufficient street edge landscaping, the screening of the garbage bins, as well as density (see associated variance application and planner's report for DAV 20-197830\D).

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning Division has been in communication with the applicant about the proposed development since an initial pre-application submission beginning around January 2020 as well as via subsequent emails and meetings in which the details of the proposed development were discussed including additional refinements to the design allowing better alignment to City policy and fit with the context.

- Through these discussions, the Division also indicated that it would not be supportive of a variance to increase the density at this location as proposed by the applicant of 307 square feet of lot area per dwelling unit. Instead, the Urban Planning Division communicated they would support a variance to increase the density by 360 square feet of lot area per dwelling unit.
- The applicant decided to proceed with the application, with full knowledge of the Urban Planning Division's position.

With the Public

- The applicant undertook a public engagement process including meetings with community members and other stakeholder groups. The applicant also held a virtual open house on September 24th, 2020 via Zoom. In advance of the open house on September 17th, a flyer, in both French and English, describing the project and advertising the open house was distributed to all addresses within a 350 foot radius of the site. Five people attended the event. The applicant indicates the comments received were generally focused on the specifics of the development (i.e., the construction schedule, apartment sizes, etc.) and there was no opposition to the proposal.
- Three letters of support were included in the application submission from:
    - the owner of InFerno's Bistro (the restaurant located next to the subject site at 312 Des Meurons St.) and Dug & Betty's Ice Creamery (353 Marion St.);
    - the manager of The Marion Hotel (393 Marion St); and
    - the owners of Bockstael Construction (700 – 100 Paquin Rd).

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY:

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located along a "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 Subdivision and Rezoning

The applicant is proposing to consolidate five existing lots and rezone from C2 to RMU for the purposes of constructing a 6-storey mixed use building. The building will encompass 65 residential units and two small scale commercial units on the ground floor.

COMPATIBILITY WITH COMPLETE COMMUNITIES AND SURROUNDING NEIGHBOURHOOD

- As noted above, the subject site is located along a Community Mixed Use Corridor under the *Complete Communities Direction Strategy* where the highest levels of intensification are promoted at significant intersections. Focusing intensification efforts along these types of corridors is important as it helps accomplish several objectives:
    - 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.
- In the case of the subject site, it is located at the SE corner of a high activity intersection at Goulet and Des Meurons along a portion of Goulet Street – a Community Mixed Use Corridor which is characterized by multi-family, single family and commercial land uses. It is also located within close proximity to many public transit routes, including high frequency routes (i.e., Routes #10, #19, #56, #57). As such, the proposal to establish a mixed use building on the subject property is compatible with existing land uses and aligns with the policies guiding development along Community Mixed Use Corridors in the *Complete Communities Direction Strategy.*
- The applicant has worked closely with the Urban Planning Division to develop a proposal that supports a high quality, pedestrian-oriented urban environment. More specifically, the building and site design encompass the following considerations:
    - a strong pedestrian-oriented ground floor design that incorporates small scale, fine grained commercial storefronts, a distinguished corten steel finish, and a patio space;
    - all of the units include private, outdoor amenity spaces via the inclusion of balconies and second level terraces helping to add "eyes on the street" which can improve the perception of safety at the street level;
    - the parking areas are concealed from street view by the building;

- the building incorporates a high quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along Goulet Street and Des Meurons Street.

RECOMMENDED SERVICING AGREEMENT

- Per the report of the Administrative Coordination Group (Schedule "B" of this report), conditions in the servicing agreement include a requirement that 0.5 metres of the applicant's property along Des Meurons Street be opened as right-of-way in order to widen the sidewalk. The applicant will also be required to reconstruct the public sidewalk on Des Meurons along the entire width of the subject site and plant boulevard trees along Goulet Street.
- The widening and reconstruction of the public sidewalk and planting of boulevard trees will significantly improve pedestrian safety and comfort along Goulet Street and Des Meurons Street.

RECOMMENDED ZONING AGREEMENT

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.

Height

To limit the potential shadowing of the street and recognizing 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 80 feet.

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 Goulet Street and Des Meurons 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 reasons:

- 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 has been designed with a high degree of quality based on significant collaboration between the City and the applicant and enhances the overall look of the street edge along Des Meurons Street.
- The development will provide a widening and reconstruction of the public sidewalk along Des Meurons Street and planting of boulevard trees along Goulet Street, per the servicing agreement, thereby improving the pedestrian environment in the area.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 23/2020

Schedule “A” for File No. DASZ 23/2020, Riel Community Committee, dated November 6th, 2020.

By-Law No. _____

File No. **DASZ 23/2020**

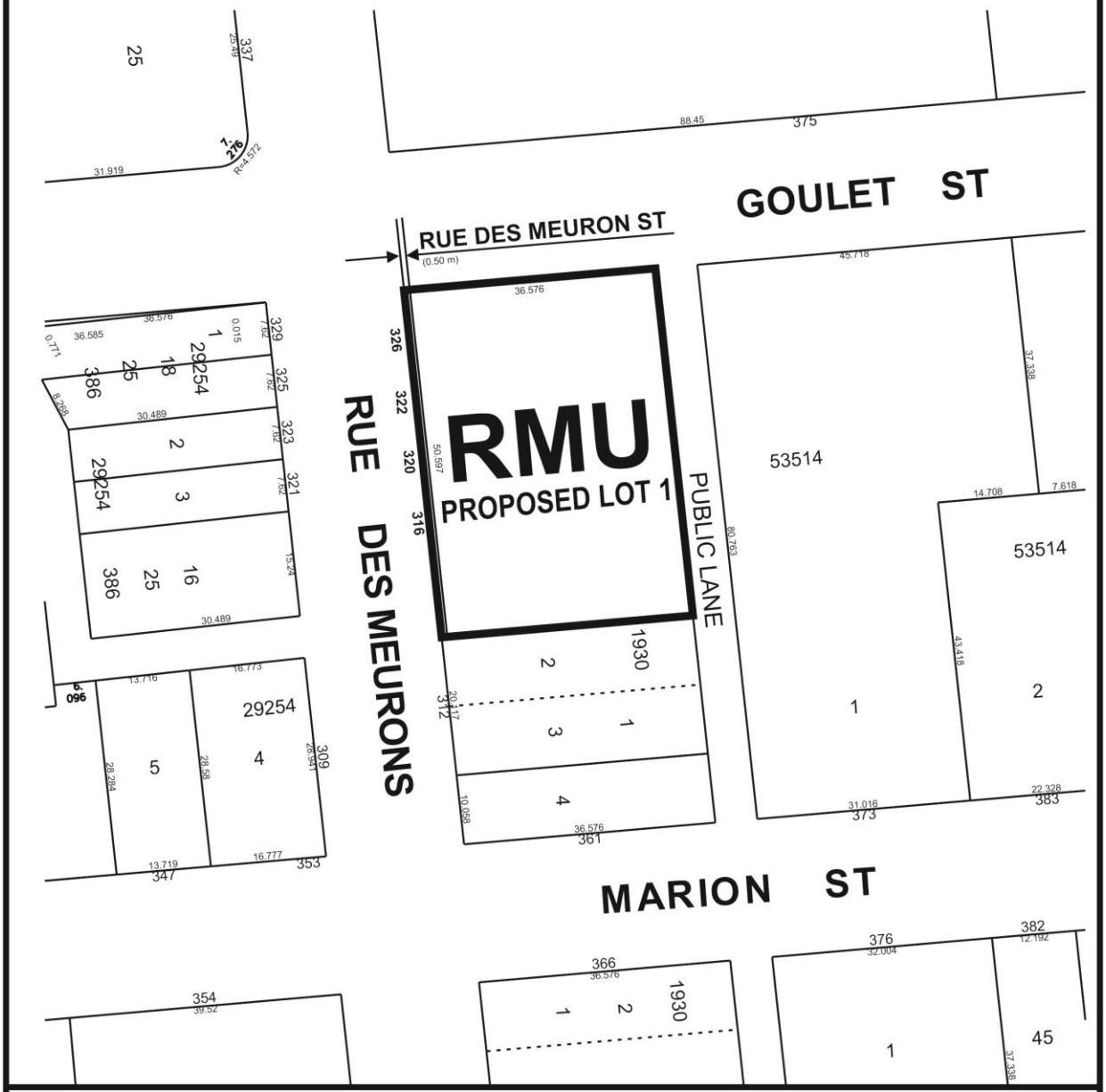
Atlas Sheet No. **AB27**

N

RIEL COMMUNITY

Explanation

An application for the approval of the plan of subdivision shownoutlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 316 to 326 Des Meurons Street from a “C2” COMMERCIAL COMMUNITY DISTRICT to an “RMU” RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling, containing commercial uses.



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 316/326 RUE DES MEURONS STREET

It is recommended that the approval of DASZ 23/2020, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Section I – Plan Considerations

The Developer shall, at no expense to the City, legally open property required for a 0.5m widening to the Rue Des Meurons Street right-of-way for the full length of the Planned Area abutting Rue Des Meurons Street, to the satisfaction of the Director of Public Works.

Section II – Servicing Conditions

1) Water Main

The applicant shall, at no expense to the City, construct and install a hydrant on the 250mm water main along Rue Des Meurons Street to provide adequate servicing to the proposed development, as determined by and to the satisfaction of the Director of Water and Waste.

2) Land Drainage Sewers

The applicant shall, at no expense to the City, construct and install a land drainage sewer extension in Rue Des Meurons Street, and all related works, to offset the proposed development's wastewater discharge increase, in accordance with the requirement pursuant to Environment Act Licence No 3042, as determined by and to the satisfaction of the Director of Water and Waste.

3) Sidewalks

The Developer shall, at no expense to the City, remove the existing sidewalk and construct a full width by 100mm thick Portland cement concrete sidewalk and all related works, on the east side of Rue Des Meurons Street, abutting the subject property, as determined by and to the satisfaction of the Director of Public Works.

4) Boulevards

(a) The Developer shall, at no expense to the City, sod and plant trees on the south boulevard of Goulet Street, all in accordance with City specifications and

guidelines and, where required, with concept plans prepared by the Developer and submitted to and approved by the Director of Public Works.

(b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

5) Construction Traffic

(a) The Developer shall ensure that construction traffic uses access routes determined by the Director of Public Works;

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

6) Utilities

(a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

(b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

7) Litter and Refuse Control and Clean-Up

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

(b) The cleanup of litter and refuse shall be done on a regular basis as determined by and to the satisfaction of 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.

8) 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 23/2020
November 6, 2020

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

Planning, Property & Development Department

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

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

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DASZ 23/2020 – 316 to 326 Des Meurons St.

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street (Goulet Street and Des Meurons 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.

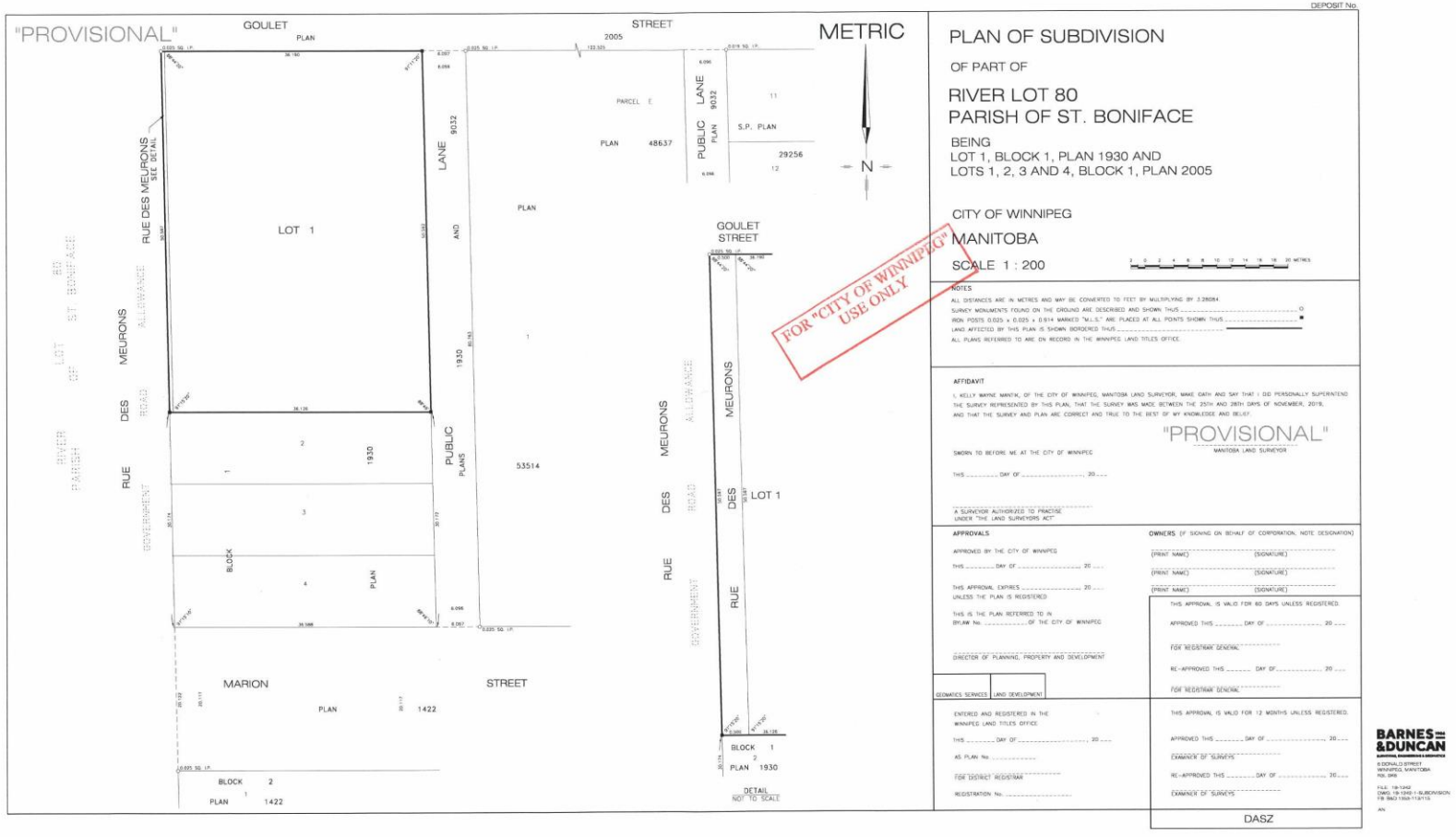
2. Building Orientation and Design

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 “11” referred to in File DASZ 23/2020



FREEDHOME

DEVELOPMENTS

316 DES MEURONS STREET MIXED-USE DEVELOPMENT | ST-BONIFACE | WINNIPEG



316 DES MEURONS STREET MIXED-USE DEVELOPMENT

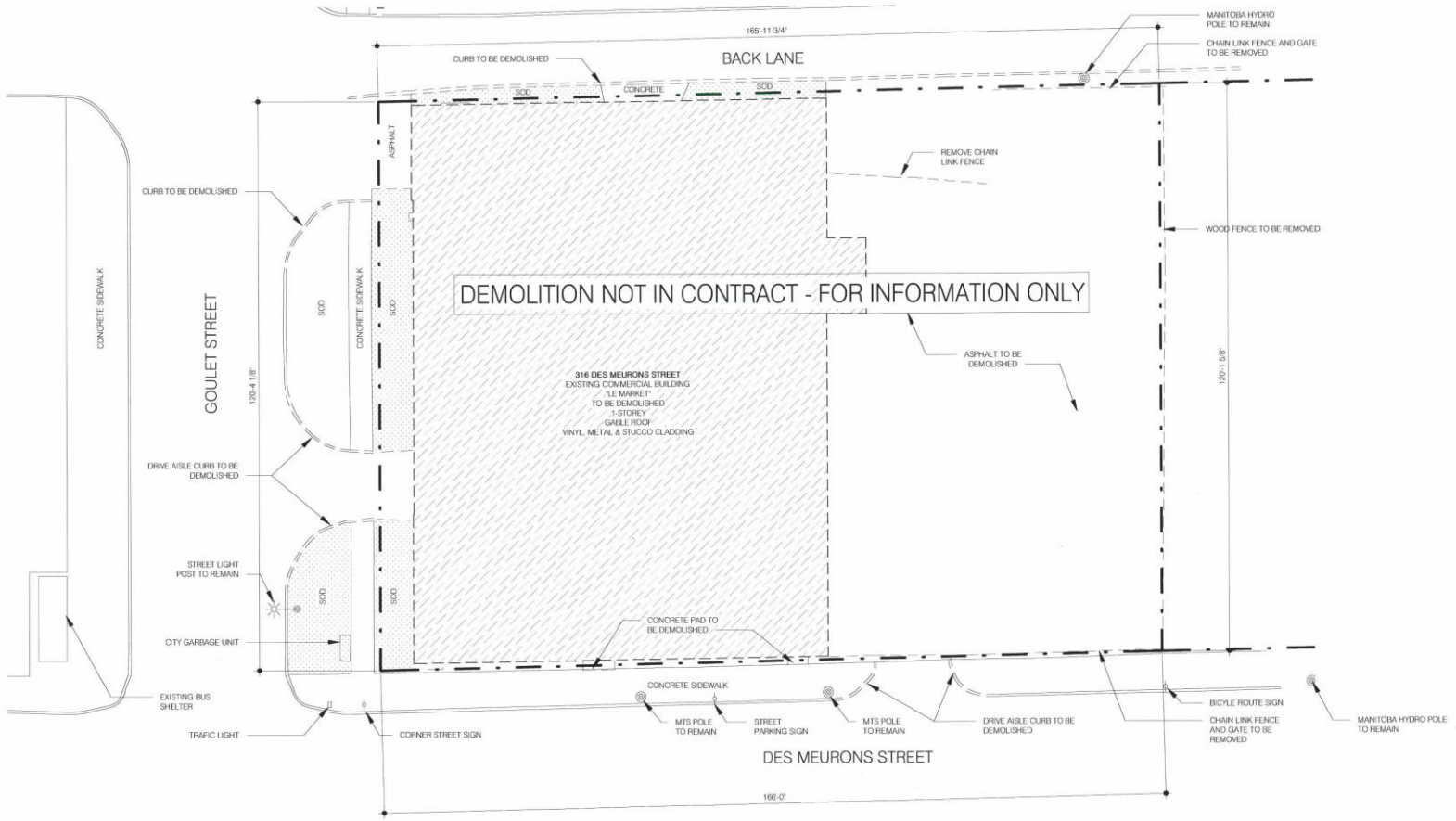
2020/09/21 |

BIRD VIEW

| 2020020

A_0.0

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning
number 10



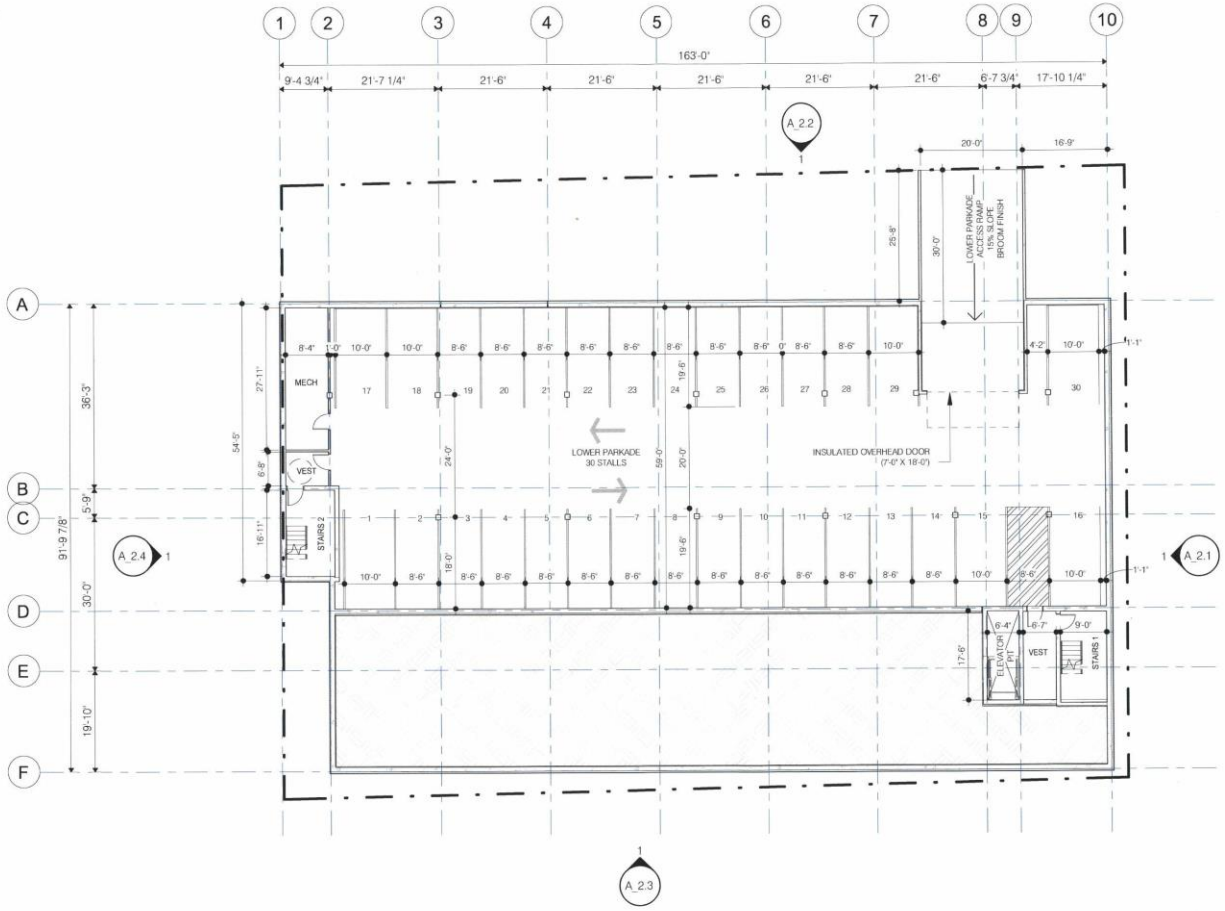
316 DES MEURONS STREET MIXED-USE DEVELOPMENT

DEMOLITION SITE PLAN

2020/09/21 | 1" = 20'-0" | 2020020

A_1.0

number TEN architectural group
Winnipeg Office 204.942.0981 Victoria Office 250.360.2106
number 10
architecture • interior design • planning



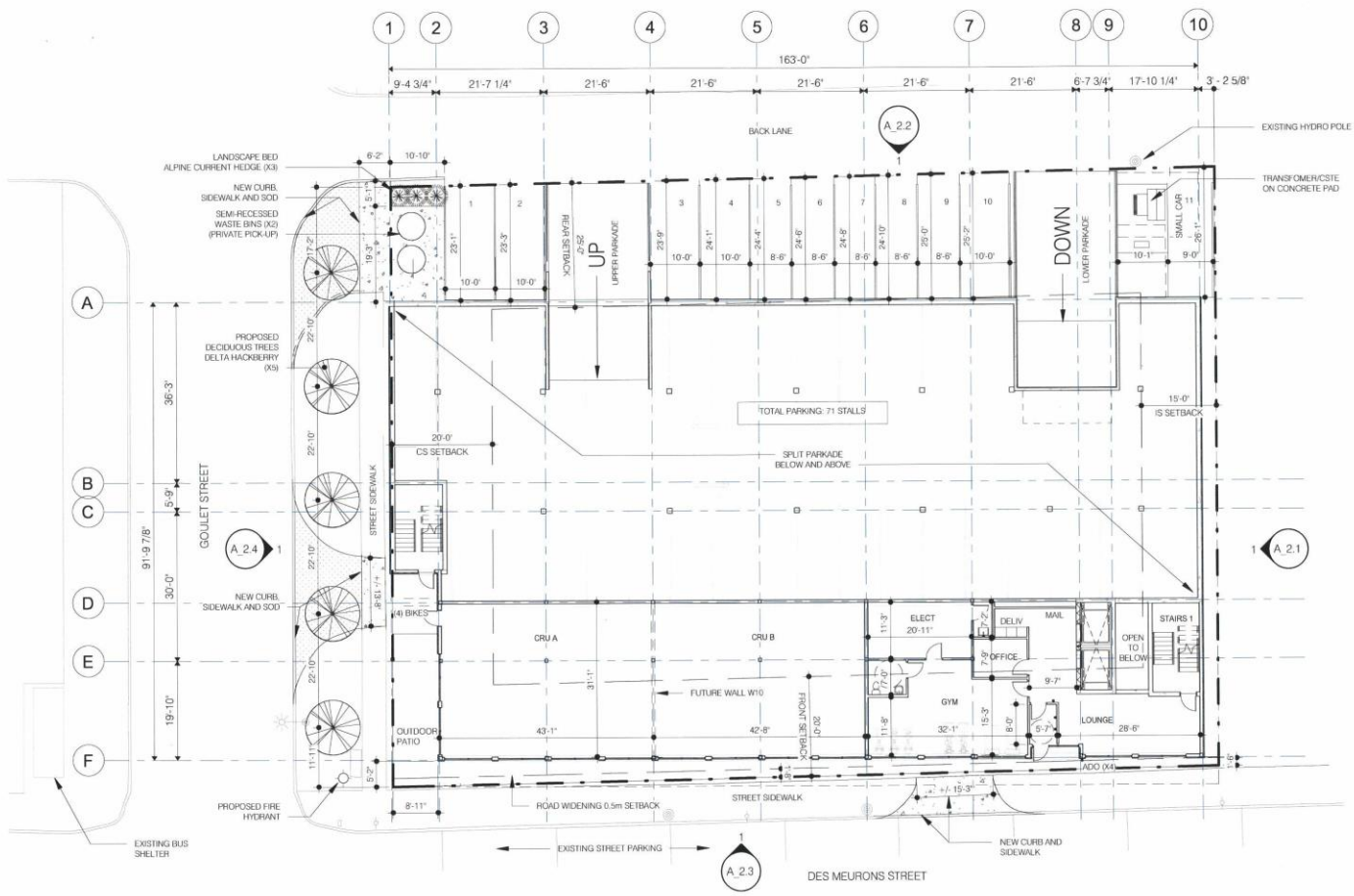
316 DES MEURONS STREET MIXED-USE DEVELOPMENT

LOWER PARKADE PLAN

2020/09/21 | 1" = 20'-0" | 2020020

A_1.1

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning



LEGEND:

DENSITY

LOT AREA:	19,956 SF (0.458 ACRES)
BUILDING AREA:	
- LOWER PARKADE	10,504 SF
- UPPER PARKADE	10,504 SF
- MAIN FLOOR	5,140 SF
- TYPICAL FLOOR (X5)	12,046 SF (X5)
- TOTAL	86,378 SF

FLOOR AREA RATIO: 3.28 (incl. parkades)

ZONING
RMU
MAX BUILDING HEIGHT ALLOWED 100ft
BUILDING HEIGHT PROPOSED 75ft - 5inch. to high parapet)

PROPOSED USE
COMMERCIAL (2 UNITS) AND RESIDENTIAL

UNIT A	2-BED	25	38%	792 SF
UNIT B	1-BED	20	30%	660 SF
UNIT C	2-BED	5	8%	787 SF
UNIT D	2-BED	5	8%	972 SF
UNIT E	2-BED	5	8%	841 SF
UNIT F	3-BED	5	8%	1,150 SF
TOTAL				65 UNITS

PARKING

PARKING COUNT - REQUIRED

COMMERCIAL (1 PER CRU)	2
RESIDENTIAL (RATIO: 1.0)	65
TOTAL	67

PARKING COUNT - PROVIDED

COMMERCIAL	2
RESIDENTIAL (RATIO: 1.1)	69
TOTAL	71

ACCESSIBLE/VAN STALLS	REQ	PROV
ACCESSIBLE	3	3
VAN	1	2
BICYCLE STORAGE	7	22 (incl. 4 by CF
LOADING	N/A	N/A

LANDSCAPING & BUFFERING

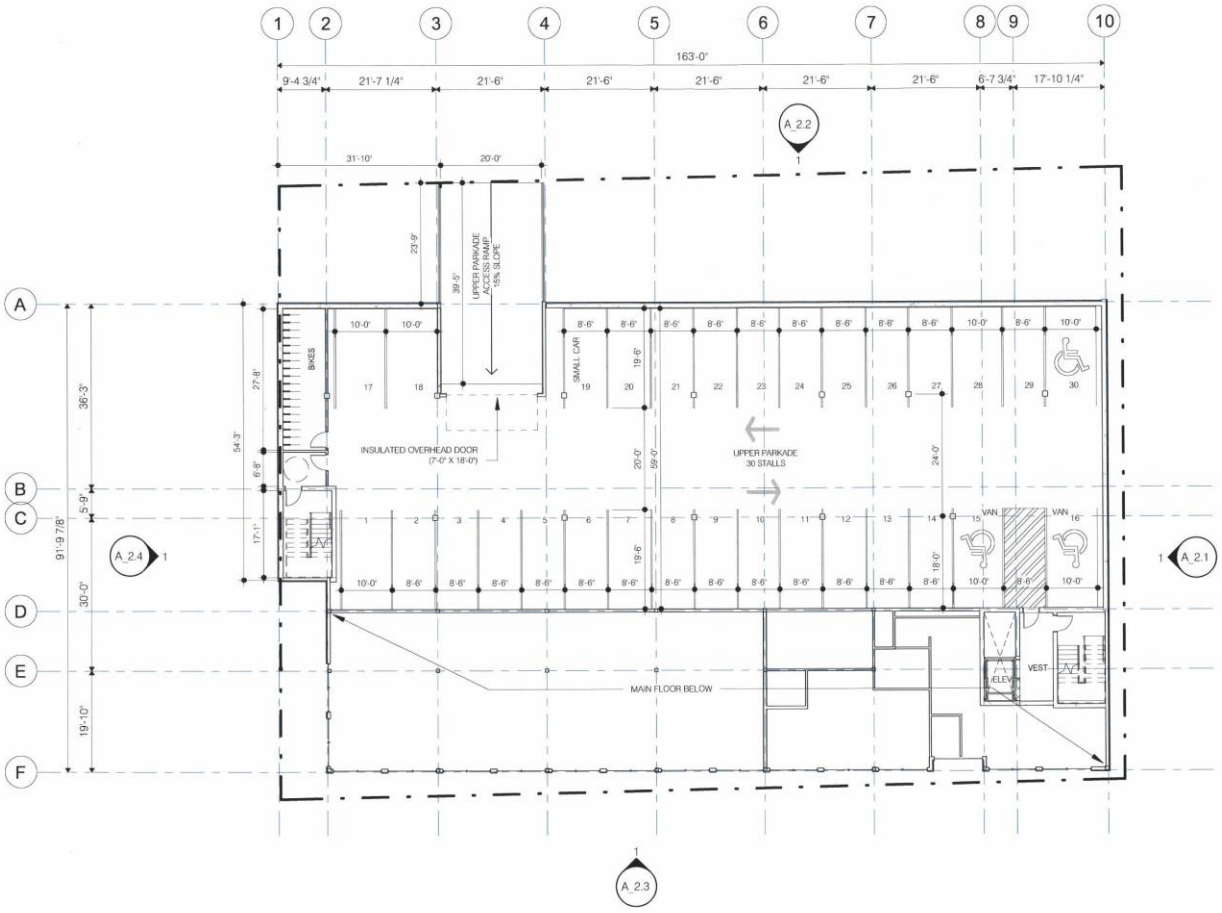
STREET EDGE LANDSCAPING

DES MEURONS	REQ	PROV
- TREES	6	0
- SHRUBS	25	0
GOULET		
- TREES	4	5
- SHRUBS	18	3

316 DES MEURONS STREET MIXED-USE DEVELOPMENT

MAIN FLOOR PLAN
2020/09/21 | As indicated | 2020020
A_1.2

number TEN architectural group
Winnipeg Office 204.942.0981 | Victoria Office 250.360.2106
architecture • interior design • planning



316 DES MEURONS STREET MIXED-USE DEVELOPMENT

PARKADE PLAN - UPPER

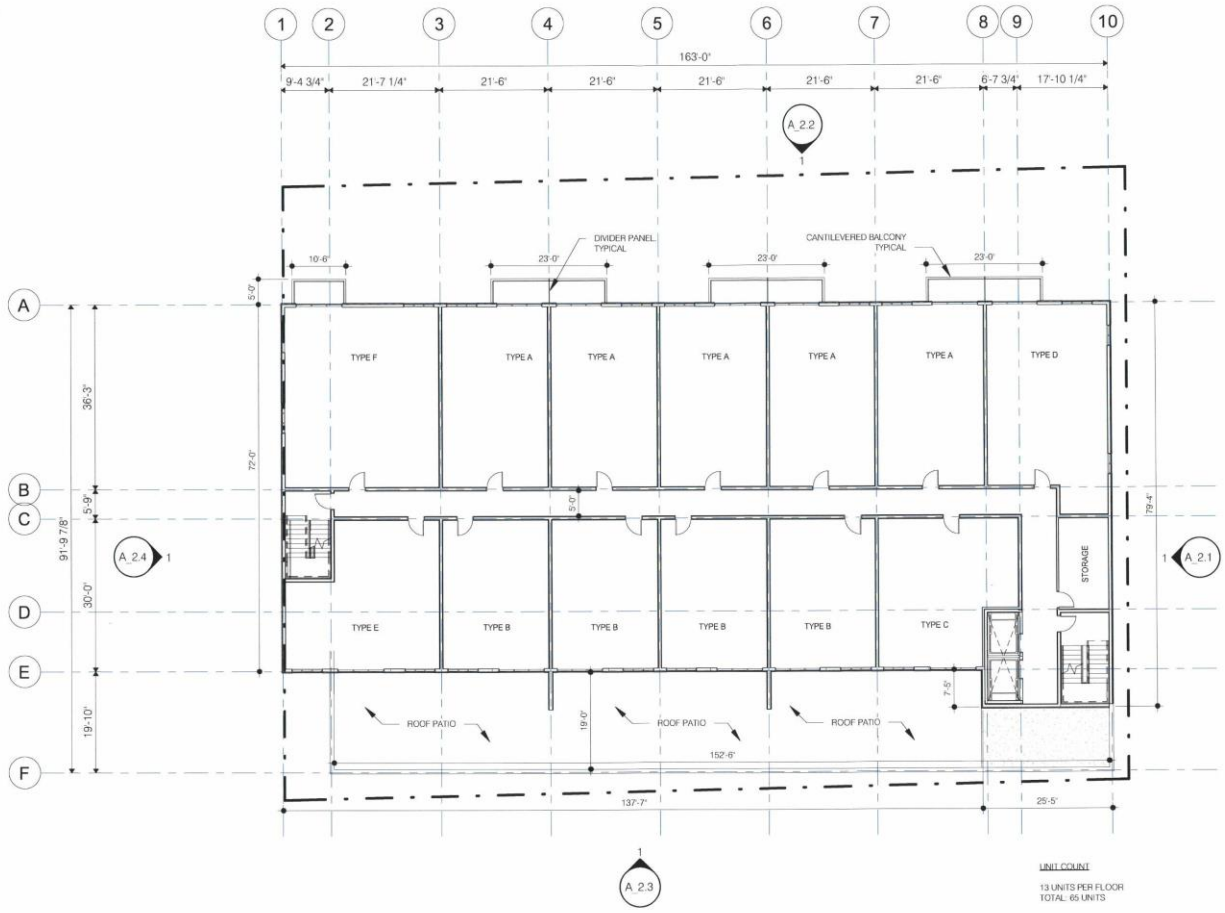
2020/09/21 | 1" = 20'-0" | 2020020

A_1.3

number TEN architectural group

Winnipeg Office 204.942.0981 | Victoria Office 250.360.2106

architecture • interior design • planning



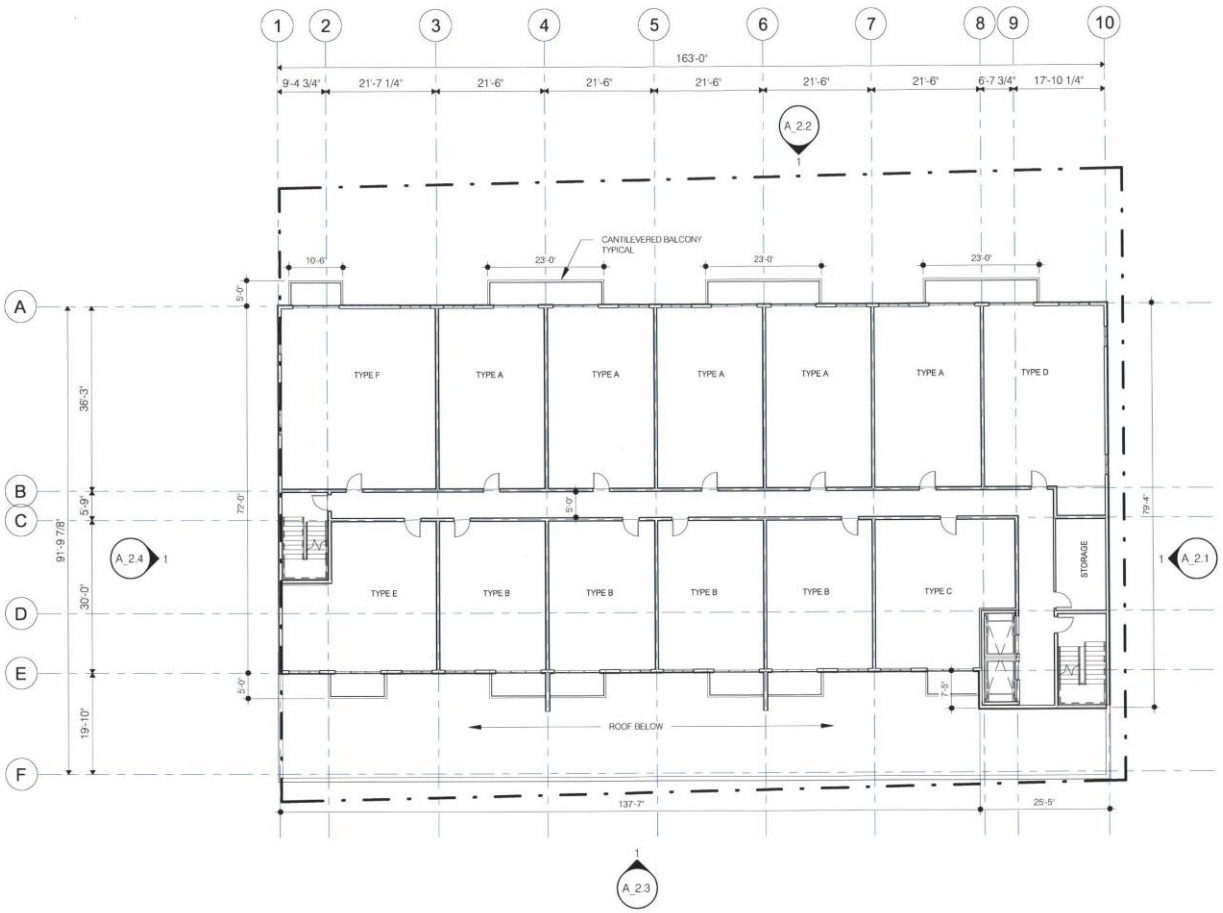
316 DES MEURONS STREET MIXED-USE DEVELOPMENT

SECOND FLOOR PLAN

2020/09/21 | 1" = 20'-0" | 2020020

A_1.4

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning



316 DES MEURONS STREET MIXED-USE DEVELOPMENT

TYPICAL FLOOR PLAN - 3 TO 6

2020/09/21 | 1" = 20'-0" | 2020020

A_1.5

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
number 10
architecture • interior design • planning



EXTERIOR WALL FINISH:

BRK-1	THIN BRICK VENEER
FCS-1	HORIZONTAL SIDING
FCS-2	HORIZONTAL SIDING
MTL-1	PAINTED STEEL WITH EXPOSED FASTENERS

316 DES MEURONS STREET MIXED-USE DEVELOPMENT

SOUTH BUILDING ELEVATION

2020/09/21 | As indicated | 2020020

A_2.1

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



EXTERIOR WALL FINISH:

BRK-1	THIN BRICK VENEER
FCS-1	HORIZONTAL SIDING
FCS-2	HORIZONTAL SIDING
MTL-1	PAINTED STEEL WITH EXPOSED FASTENERS

316 DES MEURONS STREET MIXED-USE DEVELOPMENT

EAST BUILDING ELEVATION

2020/09/21 | As indicated | 2020020

A_2.2

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning



EXTERIOR WALL FINISH:

BRK-1	THIN BRICK VENEER
FCS-1	HORIZONTAL SIDING
FCS-2	HORIZONTAL SIDING
MTL-1	PAINTED STEEL WITH EXPOSED FASTENERS

316 DES MEURONS STREET MIXED-USE DEVELOPMENT

WEST BUILDING ELEVATION

2020/09/21 | As indicated | 2020020

A_2.3

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning



EXTERIOR WALL FINISH:

BRK-1	THIN BRICK VENEER
FCS-1	HORIZONTAL SIDING
FCS-2	HORIZONTAL SIDING
MTL-1	PAINTED STEEL WITH EXPOSED FASTENERS

316 DES MEURONS STREET MIXED-USE DEVELOPMENT

NORTH BUILDING ELEVATION

2020/09/21 | As indicated | 2020020

A_2.4

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning



316 DES MEURONS STREET MIXED-USE DEVELOPMENT

PERSPECTIVE - DES MEURONS STREET

2020/09/21 | 2020020

A_2.5

number TEN architectural group
Winnipeg Office 204.942.0981
Victoria Office 250.360.2106
architecture • interior design • planning



316 DES MEURONS STREET MIXED-USE DEVELOPMENT

PERSPECTIVE - GOULET STREET

2020/09/21 | 2020020

A_2.6

number TEN architectural group
Winnipeg Office 204 942.0981
Victoria Office 250 360.2106
architecture • interior design • planning



316 DES MEURONS STREET MIXED-USE DEVELOPMENT

DES MEURONS STREET LEVEL

2020/09/21 | 2020020

A_2.7

number TEN architectural group

Winnipeg Office 204.942.0981 Victoria Office 250.360.2106

architecture • interior design • planning