Agenda – Executive Policy Committee – April 21, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

Moved by Councillor

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

Item No. 5 Subdivision and Rezoning – 469-481 St. Anne's Road, 204 Hindley Avenue, 199 Worthington Avenue and 205 Worthington Avenue (St. Vital Ward)
File DASZ 15/2020 [c/r DAV 189219/2020D & DEMO 189209/2020D]

STANDING COMMITTEE RECOMMENDATION:

On April 19, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That Development Application No. DASZ 15/2020 for the subdivision and rezoning of land located on the east side of St. Anne's Road between Hindley Avenue and Worthington Avenue be approved.

2. That the plan of subdivision under Development Application No. DASZ 15/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated December 10, 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 December 14, 2020 and attached as Schedule "B" to this report.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District as shown on the map dated December 10, 2020, excluding the amendment to Schedule C Urban Infill Area Map 2, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

STANDING COMMITTEE RECOMMENDATION:

i. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use District, 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
   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 building height on the subject property must not exceed six storeys and 67 feet.

iii. That any buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade at the western property line of 206 Hindley Avenue extending over the subject property.

iv. That no private vehicular approaches shall be permitted on St. Anne's Road.

v. That the Developer and all successors in title to the lots shall enter into, and register and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the title to the lot, private cross-access agreements with the owners of 467 St. Anne's Road (Lot 23, Plan 22455) so as to ensure vehicular and pedestrian access to every lot at all times, via the public lane or internal roads. The instrument(s) must contain the substance of the following terms:

STANDING COMMITTEE RECOMMENDATION (continued):

> "User" means and includes any Owner and the tenants of any Owner and, with the permission or consent (expressed or implied) of any Owner, each and all of their respective agents, employees, customers, licensees, invitees, suppliers, contractors, servants or workmen, and any other occupier for the time being on the land of any Owner; and the term "Users" shall have the same meaning as the context permits or requires, mutatis mutandis.
>
> Declarant, for itself and its successors and assigns, hereby irrevocably agrees and declares that from and after the date of registration of this Declaration in the Winnipeg Land Titles Office an easement and right of way is hereby created over the Lands for the purposes of ingress and egress that shall permit common usage of driveways, vehicular passageways, entrances and exits leading to one or more private approaches on and from the public lane abutting 475 St. Anne's Road as they may exist from time to time to ensure access (but for no other purpose whatsoever) to every such lot on the Lands at all times by Users and vehicles.
>
> The rights, liberties and easements herein granted shall be construed as running with the Lands and shall attach to and run with each and every part to which the Lands or any part thereof as may hereafter be subdivided, but no part of the Lands shall pass to or be vested in any other Owner simply by virtue of these presents.
>
> As it is the intent that the burden of all rights, liberties and easements declared herein shall run with the Lands, it is declared that the rights, liberties and easements hereby declared shall ensure to the benefit of every Owner and, without limiting the generality of the foregoing, shall ensure to the benefit of the successors and/or assigns of any part or parts of the Lands and shall bind the successors in title of Declarant, and each of their respective successors in title, and the owners or occupiers for the time being of the Lands or any part or parts thereof.

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

   A. A Servicing Agreement in accordance with Recommendation 2; and

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

B. A Zoning Agreement in accordance with Recommendation 3,

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").

5. 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.

6. 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 15/2020, as determined by the City's Director of Planning, Property and Development.

7. 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.

8. 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.

9. 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.

10. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

12. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 19, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 7, 2021, the Riel Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Development Application No. DASZ 15/2020 for the subdivision and rezoning of land located on the east side of St. Anne's Road between Hindley Avenue and Worthington Avenue be approved.

2. That the plan of subdivision under Development Application No. DASZ 15/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated December 10, 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 December 14, 2020 and attached as Schedule "B" to this report.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District as shown on the map dated December 10, 2020, excluding the amendment to Schedule C Urban Infill Area Map 2, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

i. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use District, 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
   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 building height on the subject property must not exceed six storeys and 67 feet.

iii. That any buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade at the western property line of 206 Hindley Avenue extending over the subject property.

iv. That no private vehicular approaches shall be permitted on St. Anne's Road.

v. That the Developer and all successors in title to the lots shall enter into, and register and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the title to the lot, private cross-access agreements with the owners of 467 St. Anne's Road (Lot 23, Plan 22455) so as to ensure vehicular and pedestrian access to every lot at all times, via the public lane or internal roads. The instrument(s) must contain the substance of the following terms:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

> "User" means and includes any Owner and the tenants of any Owner and, with the permission or consent (expressed or implied) of any Owner, each and all of their respective agents, employees, customers, licensees, invitees, suppliers, contractors, servants or workmen, and any other occupier for the time being on the land of any Owner; and the term "Users" shall have the same meaning as the context permits or requires, mutatis mutandis.
>
> Declarant, for itself and its successors and assigns, hereby irrevocably agrees and declares that from and after the date of registration of this Declaration in the Winnipeg Land Titles Office an easement and right of way is hereby created over the Lands for the purposes of ingress and egress that shall permit common usage of driveways, vehicular passageways, entrances and exits leading to one or more private approaches on and from the public lane abutting 475 St. Anne's Road as they may exist from time to time to ensure access (but for no other purpose whatsoever) to every such lot on the Lands at all times by Users and vehicles.
>
> The rights, liberties and easements herein granted shall be construed as running with the Lands and shall attach to and run with each and every part to which the Lands or any part thereof as may hereafter be subdivided, but no part of the Lands shall pass to or be vested in any other Owner simply by virtue of these presents.
>
> As it is the intent that the burden of all rights, liberties and easements declared herein shall run with the Lands, it is declared that the rights, liberties and easements hereby declared shall ensure to the benefit of every Owner and, without limiting the generality of the foregoing, shall ensure to the benefit of the successors and/or assigns of any part or parts of the Lands and shall bind the successors in title of Declarant, and each of their respective successors in title, and the owners or occupiers for the time being of the Lands or any part or parts thereof.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

   A. A Servicing Agreement in accordance with Recommendation 2; and

   B. A Zoning Agreement in accordance with Recommendation 3,

   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").

5. 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.

6. 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 15/2020, as determined by the City's Director of Planning, Property and Development.

7. 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.

8. 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.

9. 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.

10. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

11. 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.

12. 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.

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

On March 1, 2021, the Riel Community Committee adjourned the public hearing to its meeting on April 6, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

On January 4, 2021, the Riel Community Committee adjourned the public hearing to its meeting on March 1, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

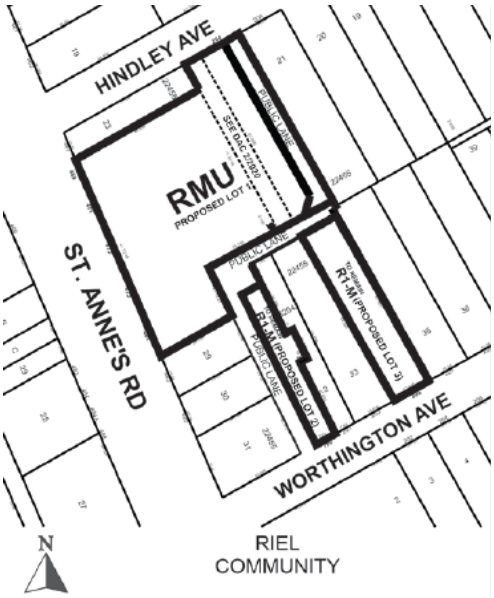
File: DASZ 15/2020

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

Public Hearing: April 6, 2021
March 1, 2021
January 4, 2021
Council Building, 510 Main Street

Applicant: Richard + Wintrup & Associates (Matthew Robinson)

Subject:



APPLICANT: Richard Wintrup & Associates (Matthew Robinson)
FILE: DASZ 15/2020
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands and the establishment of a public lane to allow for the construction of a Multi-Family Dwelling use. The application includes an amendment to SCHEDULE C, URBAN INFILL AREA MAP 2 of By-law No. 200/2006 to allow the inclusion of the subject land. **For information, phone E. Finnigan,** Planner at 204-986-8602.
DEMANDEUR: Richard Wintrup & Associates (Matthew Robinson)
N° DE DOSSIER: DALZ 15/2020
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 R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie RMU (secteur résidentiel polyvalent) en vue de faciliter le remembrement des terres et l'aménagement d'une ruelle pour permettre la construction d'une habitation multifamiliale. La demande inclut une modification à l'annexe C de la carte 2 de zone urbaine de construction intercalaire du règlement municipal n° 200/2006, qui permet d'autoriser l'inclusion des sols visés. **Pour plus de renseignements, veuillez communiquer avec E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 469-481 St. Anne's Road, 204 Hindley Avenue, 199 Worthington Avenue and 205 Worthington Avenue

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

Prepared by: Rebeca Ford, Committee Clerk
Riel Community Committee

Report date: April 8, 2021

Community Committee Recommendation:

On April 6, 2021, the Riel Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Development Application No. DASZ 15/2020 for the subdivision and rezoning of land located on the east side of St. Anne's Road between Hindley Avenue and Worthington Avenue be approved.

2. That the plan of subdivision under Development Application No. DASZ 15/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated December 10, 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 December 14, 2020 and attached as Schedule "B" to this report.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District as shown on the map dated December 10, 2020, excluding the amendment to Schedule C Urban Infill Area Map 2, and attached as Schedule "A" to this report, subject to the following conditions:

A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use District, 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
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 building height on the subject property must not exceed six storeys and 67 feet.

iii. That any buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade at the western property line of 206 Hindley Avenue extending over the subject property.

iv. That no private vehicular approaches shall be permitted on St. Anne's Road.

v. That the Developer and all successors in title to the lots shall enter into, and register and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the title to the lot, private cross-access agreements with the owners of 467 St. Anne's Road (Lot 23, Plan 22455) so as to ensure vehicular and pedestrian access to every lot at all times, via the public lane or internal roads. The instrument(s) must contain the substance of the following terms:

"User" means and includes any Owner and the tenants of any Owner and, with the permission or consent (expressed or implied) of any Owner, each and all of their respective agents, employees, customers, licensees, invitees, suppliers, contractors, servants or workmen, and any other occupier for the time being on the land of any Owner; and the term "Users" shall have the same meaning as the context permits or requires, mutatis mutandis.

Declarant, for itself and its successors and assigns, hereby irrevocably agrees and declares that from and after the date of registration of this Declaration in the Winnipeg Land Titles Office an easement and right of way is hereby created over the Lands for the purposes of ingress and egress that shall permit common usage of driveways, vehicular passageways, entrances and exits leading to one or more private approaches on and from the public lane abutting 475 St. Anne's Road as they may exist from time to time to ensure access (but for no other

purpose whatsoever) to every such lot on the Lands at all times by Users and vehicles.

The rights, liberties and easements herein granted shall be construed as running with the Lands and shall attach to and run with each and every part to which the Lands or any part thereof as may hereafter be subdivided, but no part of the Lands shall pass to or be vested in any other Owner simply by virtue of these presents.

As it is the intent that the burden of all rights, liberties and easements declared herein shall run with the Lands, it is declared that the rights, liberties and easements hereby declared shall ensure to the benefit of every Owner and, without limiting the generality of the foregoing, shall ensure to the benefit of the successors and/or assigns of any part or parts of the Lands and shall bind the successors in title of Declarant, and each of their respective successors in title, and the owners or occupiers for the time being of the Lands or any part or parts thereof.

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

A. A Servicing Agreement in accordance with Recommendation 2; and

B. A Zoning Agreement in accordance with Recommendation 3,

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").

5. 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.

6. 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 15/2020, as determined by the City's Director of Planning, Property and Development.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

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

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

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

1. We actually have voted on this site back in October, I think of 2019. This is, as you've heard discussed, a better redesign of the building, without it getting taller, without it adding more traffic or parking issues.

2. Considerable work has gone in, so I supported it back in '19, and I'm prepared to support this revised edition of the project.

3. I would say that it also adds infill units. Its not a mature community, but it still adds towards our target for the number of infill units we want in the city. It's a frequent mistake that's made that people think that half the new development has to be in the mature communities. That isn't what the Climate Action Plan says. That isn't what Complete Communities says, it says that they have to be added in to the intensification target area, formerly known as the existing built-up area.

4. In any event, this is within that existing built-up area and will count towards the infill target.

Exhibits Filed:

1. Application dated September 22, 2020
2. Revised Application dated October 15, 2020
3. Notification of Public Hearing dated November 30, 2020
4. Manitoba Status of Titles 3023249/1, 3067837/1, 1331985/1, 3076701/1
5. Letter of authorization dated May 11, 2020 from Hiten & Dikshita Mistry to Michelle Richard
6. Letter of authorization dated May 12, 2020 from 475 St. Anne's Development Corp (Ryan Ridge) to Michelle Richard
7. Letter of authorization dated May 12, 2020 from Claudia Amy Dupras to Michelle Richard
8. Letter of authorization dated June 1, 2020 from Tom Johnston and Connie Johnston to Michelle Richard
9. Letter of authorization dated September 1, 2020 from 475 St. Anne's Development Corp to Richard + Wintrup (Michelle Richard)
10. Letter of authorization dated September 13, 2020 from Michelle Richard to Richard + Wintrup (Matthew Robinson)
11. Letter of authorization dated September 14, 2020 from 475 St. Anne's Development Corp to Richard + Wintrup (Matthew Robinson)
12. Surveyor's Building Location Certificate and sketch dated September 27, 2019
13. Surveyor's Building Location Certificate and sketch dated April 16, 2020
14. Surveyor's Building Location Certificate and sketch dated April 16, 2020
15. Caveat 5201453/1
16. List of Legal Descriptions and Property Owners of all properties involved in Subdivision/Rezoning application
17. The City of Winnipeg By-law No. 5/2020
18. Plans (10 pages)
19. Report from the Urban Planning Division dated December 10, 2020
20. Inspection Report
21. Communication dated January 4, 2021 from Renata Neufeld, Deputy Director, College of Licensed Practical Nurses of Manitoba, in opposition to the application
22. Petition in opposition to the application purporting to contain the signatures of 589 area residents, submitted by Patty Mikos, Dairy Delight
23. Engagement Report dated December, 2020 from the applicant in support of the application
24. Presentation from the applicant in support of the application

Exhibits Filed (continued):

25. Presentation from Kurtis Sawatzy in support of the application
26. Parking Management Plan dated January, 2021, from Brody Osadick in support of the application
27. Presentation from Brody Osadick in support of the application
28. Communication dated December 22, 2020 from Joe Richard in opposition to the application
29. Communication dated January 4, 2021 from Kurtis Sawatzky in support of the application
30. Plans from Kurtis Sawatzky in support of the application
31. Notice of Adjournment dated January 6, 2021
32. Recording of Representations of the adjourned public hearing held on January 4, 2021
33. Communication dated February 26, 2021 from Ryan Ridge requesting adjournment to the April 6, 2021 meeting of the Riel Community Committee
34. Communication from Mark and Emily Egmond in opposition to the application
35. Communication from Voula, Valandi, and Patricia Mikos (Dairy Delight) in opposition to the application
36. Notice of Adjournment dated March 2, 2021
37. Recording of Representations of the adjourned public hearing held on March 1, 2021
38. Communication dated March 29, 2021 from John Wintrup in support of the application
39. Recording of Representations

REPRESENTATIONS:

In Support:

Christopher Gibson
Brody Osadick
Ryan Ridge
Matthew Robinson
Kurtis Sawatzky
In Opposition:

In Opposition:

Patty Mikos
Valandi Mikos
Voula Mikos
Renata Neufeld
Joe Richard
Nikki Sherwin
Emily Van Egmond
Mark Van Egmond

For Information:

Nil

For the City:

C. Gagnon, Real Property Officer, Planning, Property and Development Department
E. Finnigan, Planner, Planning Property and Development Department
J. Hildebrand, 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 "19" referred to in File DASZ 15/2020

ADMINISTRATIVE REPORT

Title: DASZ 15/2020 – 475 St. Anne's Road and 204 Hindley Avenue

Issue: An application for consideration at the Public Hearing to consolidate lands, rezone from R1-M (Residential Single-Family Medium) to RMU (Residential Mixed Use), and establish a public lane for the purposes of constructing a 6-storey mixed multi-family residential/commercial building. The application includes an amendment to Schedule C, Urban Infill Area Map 2 of Winnipeg Zoning By-law No. 200/2006 to allow for the inclusion of the subject land.

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 Development Application No. DASZ 15/2020 for the subdivision and rezoning of land located on the east side of St. Anne's Road between Hindley Avenue and Worthington Avenue be **rejected**.

2. 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 lands, rezone from R1-M (Residential Single-Family Medium) to RMU (Residential Mixed Use), and establish a public lane for the purposes of constructing a 6-storey mixed multi-family residential/commercial building. The application includes an amendment to Schedule C, Urban Infill Area Map 2 of Winnipeg Zoning By-law No. 200/2006 to allow for the inclusion of the subject land.
- 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 Public Service are concurred in, the subject lands will not be consolidated, rezoned, and a public lane established as proposed. The subject lands will not be included in Schedule C, Urban Infill Area Map 2 of the Winnipeg Zoning By-law No. 200/2006.

HISTORY

DASZ 23/2019

- On October 24, 2019 Council approved the consolidation of five existing lots and rezoning from 'C1' (Commercial Neighbourhood), 'C2' (Commercial Community) and 'R1-M' (Residential Single-Family Medium) to 'RMU' (Residential Mixed Use) for the purposes of constructing a 6-storey mixed use building. A zoning agreement was included as a condition of approval for the subdivision and rezoning including the following conditions:

    i. For those portions of the Owner's Land zoned "RMU" Residential Mixed Use District, 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 building height on the subject property must not exceed six storeys and 67 feet.

    iii. That, any buildings must not extend into a 45 degree angular plane measured from a point 6 feet above grade at the western property line of 204 Hindley Avenue extending over the subject property.

    iv. That no private vehicular approaches shall be permitted on St. Anne's Road.

DAV 19-103079D

On September 9, 2019, the Riel Community Committee concurred in the recommendation of the Public Service and approved the following variances:

1) For the construction of a multi-family dwelling to permit:

b) a front yard of 11.6 feet (3.53 metres) instead of 20 feet (6.10 metres);

c) a north side yard of 9 feet (2.74 metres) instead of 15 feet (4.57 metres);

2) For the establishment of an accessory parking area to permit:

b) insufficient buffering to a parking area that is located within 20 feet (6.10 metres) of a side and rear lot line abutting or adjacent to a residential zoning district.

The Riel Community Committee concurred in the recommendation of the Public Service and **rejected** the following variances:

1) For the construction of a multi-family dwelling to permit:

a) a lot area per dwelling unit of 330 square feet (30.65 square metres) instead of 500 square feet (46.45 square metres).

d) a rear yard of 7.3 feet (2.22 metres) instead of 25 feet (7.62 metres).

2) For the establishment of an accessory parking area to permit:

a) 94 parking spaces instead of 135 spaces.

Appeal – DAV 19-103079D

Variance Order DAV *19-103079D* was appealed. On December 11, 2019 the Appeal Committee concurred in the decision of the Riel Community Committee.

CONSULTATION

In preparing this report there was consultation with the Administrative Coordinating Group (ACG).

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by	Elise Finnigan, MA Planning
Date:	December 10th, 2020
File No.	DASZ 15/2020

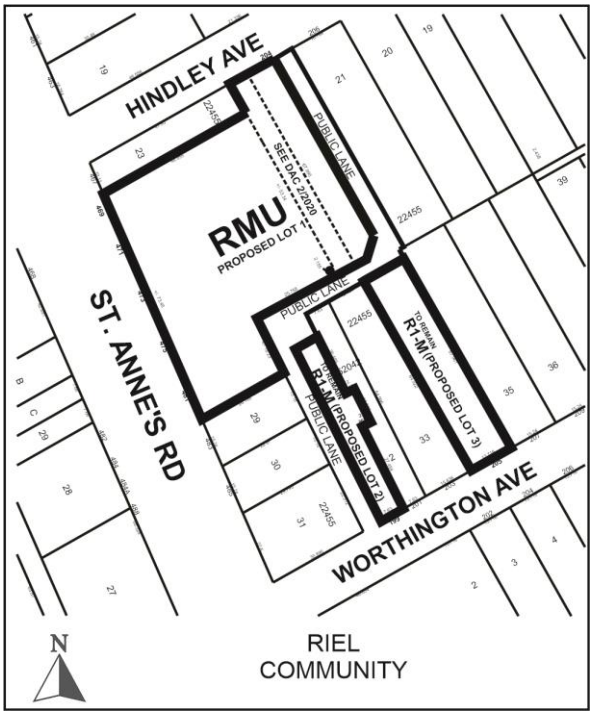
1. Appendix A — Planning Discussion
2. Schedule “A” — File No. DASZ 15/2020 Riel Community Committee, dated December 10th, 2020.
3. Schedule “B” — Report of the Administrative Working Group – December 14, 2020.

APPENDIX 'A'

FILE: **DASZ 15/2020**
RELATED FILES: DAV 20-189219\D; DEMO 20- 189209, DAC 2/2020
COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 5.510 – Lavalee Neighbourhood

SUBJECT: To consolidate lands, rezone from R1-M (Residential Single-Family Medium) to RMU (Residential Mixed Use), and establish a public lane for the purposes of constructing a 6-storey mixed multi-family residential/commercial building. The application includes an amendment to Schedule C, Urban Infill Area Map 2 of Winnipeg Zoning By-law No. 200/2006 to allow for the inclusion of the subject land.

LOCATION: 475 St Anne's RD



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

OWNER: 475 ST. ANNE'S DEVELOPMENT CORPORATION
640 Paul Blvd
Winnipeg, MB R2N 4C8

RECOMMENDATION: **Rejection**

SITE DESCRIPTION

- The subject lands are located on the east side of St. Anne's Road between Hindley Avenue and Worthington Avenue in the Lavalee neighbourhood of the St Vital ward.
- The subject lands comprise a portion of the public lane as identified under DAC 2/2020 and four (4) separate lots including:

- 475 St. Anne's Road which was recently consolidated and rezoned to Residential Mixed Use "RMU" per DASZ 23/2019 and is approximately **35,988** square feet in area;
- 204 Hindley Avenue zoned Residential Single-Family Medium "R1-M" and is approximately 11,143 square feet in area;
- Portions of 199 Worthington Avenue and 205 Worthington Avenue both zoned Residential Single-Family Medium "R1-M".

- 475 St. Anne's Road is currently occupied by four vacant single family dwellings. 204 Hindley is occupied by a single family dwelling.
- 475 St. Anne's Road is located along a Regional Mixed Use Corridor (St. Anne's Road) under *the Complete Communities Direction Strategy*.
- 204 Hindley Avenue is located within the Areas of Stability – Recent Communities Policy Area under *the Complete Communities Direction Strategy*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Restaurant (i.e., Dairy Delight) split zoned 'C1' (Commercial Neighbourhood) and 'R1-M' (Residential Single Family Medium); then Hindley Avenue.

South: Commercial uses zoned 'C2' (Commercial Community); then Worthington Avenue.

East: Public lane; then single-family homes zoned 'R1-M' (Residential Single Family Medium).

West: St. Anne's Road; then commercial uses zoned 'C1' (Commercial Neighbourhood) and 'C2' (Commercial Community).

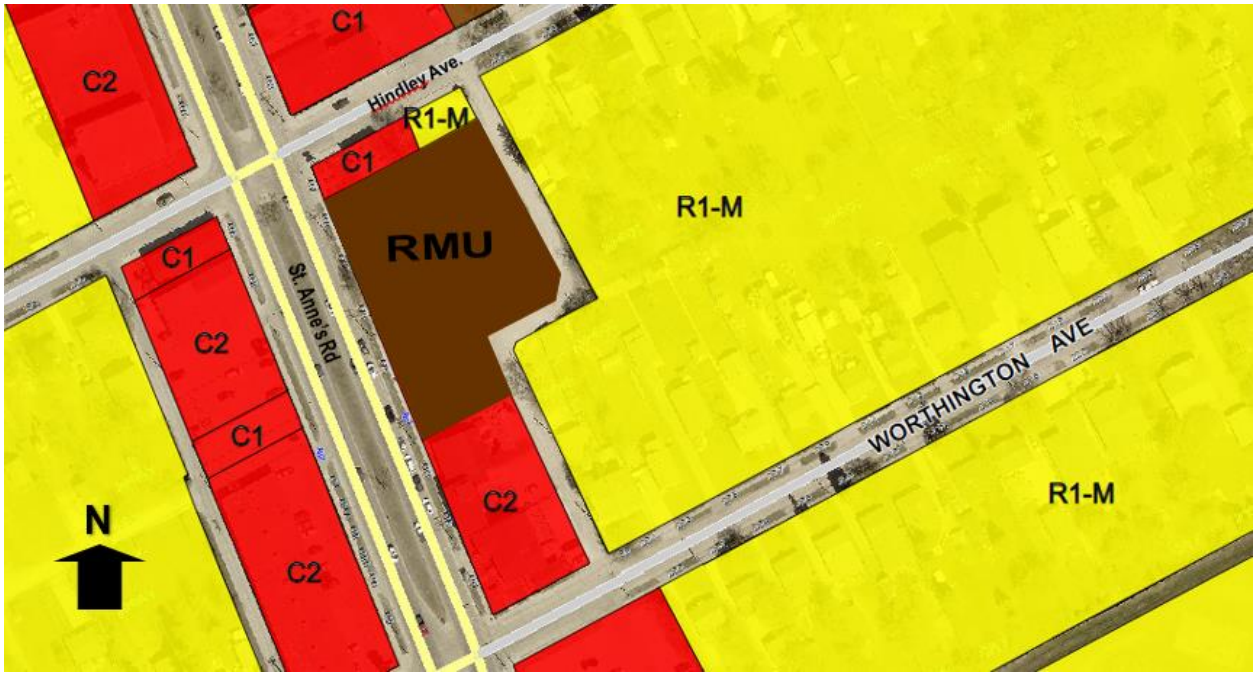


Figure 2: Zoning of the subject lands and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate a portion of the public lane as identified under DAC 2/2020 (see associated Lane Closing application DAC 2/2020), a portion of 204 Hindley Avenue, and 475 St. Anne's Rd and rezone from 'R1-M' (Residential Single-Family Medium) to 'RMU' (Residential Mixed Use) as well as open a new public lane adjacent to 206 Hindley Avenue for the purposes of constructing a 6-storey mixed use building. The building will encompass 93 residential units and five small scale commercial units (unit sizes vary from approximately 1,261 square feet to 1,756 square feet) on the ground floor. The consolidated lot will be approximately 46,542 square feet in area.
- The applicant is also proposing to amend Schedule C, Urban Infill Area (UIA) Map 2 of the Winnipeg Zoning By-law No. 200/2006 to allow the inclusion of the subject site. In the UIA Map 2 the number of required off-street parking spaces is reduced to 80 percent of the minimum number shown in Table 5-9 of the Zoning By-law No. 200/2006. Inclusion of the subject proposal in the UIA Map 2 would result in a parking requirement for the proposed mixed use building of 93 parking stalls instead of 116 stalls.
- A total of 123 parking stalls will be provided. Forty-seven (47) parking stalls will be located at-grade under the building, fifty-three (53) parking stalls will be located below grade under the building, and twenty-three (23) parking stalls will be located at-grade directly off the lane. In the underground parking area the applicant has also identified a location for "Scooter Parking".
- As part of the 123 parking stalls, there will be 23 visitor parking stalls, 4 accessible parking stalls, 2 van accessible parking stalls, and 1 small car parking stalls.
- Vehicular access to the property is proposed by way of the public lanes.
- Landscaping will be provided along the entire street frontage except where the pedestrian access points are located.
- Fifty-two (52) bicycle parking stalls will be provided. Ten (10) bicycle parking stalls will be located near the entrances to the commercial units and a secure bicycle storage room accommodating 42 bicycle parking stalls will be provided in the at-grade parking area.

- A four (4) sided garbage enclosure will be located at the southeast corner of the site abutting the east/west public lane.
- The proposed development requires variances for balcony and eave projections, side yard setbacks, as well as insufficient parking stall widths (see associated variance application DAV 20-189219\D).
- There is an associated Demo Permit application (see DEMO 20-189209/D), as the applicant is seeking permission to demolish the existing residential dwellings located at 469, 471, and 473 St. Anne's Road as well as the single family dwelling at 204 Hindley Avenue without building permits.

COLLABORATION

With the Public Service

- In June 2020 the Public Service provided initial communication to the applicant regarding concerns with the subject proposal. Specifically, the Public Service indicated it did not support the proposal to zone the property into the Urban Infill Area (UIA) Map 2 and recommended the applicant contact the owners of 467 St. Anne's Road regarding the proposed lane closure.
- On October 23rd, 2020 the Public Service informed the applicant that it would not be recommending support of the subject proposal. Specifically, the Public Service indicated that it did not support the proposal to close the lane as 467 St. Anne's Road requires lane access for their parking area to be compliant with the City of Winnipeg Zoning By-law 200/2006 as well as for the parking area to function. The applicant was also informed that the Public Service did not support the proposal to zone the property into the Urban Infill Area Map 2 (UIA) for the reasons outlined in this report.
- The Public Service indicated to the applicant that if the subject proposal were to move forward **without** the proposed amendment to the Urban Infill Area Map 2 and maintained lane access for 467 St. Anne's Road, the Public Service would be open to likely supporting the proposal.
- The applicant decided to proceed with the applications, with full knowledge of the position of the Public Service.

With the Public

- The applicant indicates in the Letter of Intent that the land owners of 204 Hindley Avenue, 199 Worthington Avenue, and 205 Worthington Avenue were approached regarding the subject proposal and all agreed to sell all or a portion of their lands.
- The Public Service recommended the applicant consult with the owners of 467 St. Anne's Road and 206 Hindley Avenue (the single family dwelling where the proposed backlane realignment will be adjacent to the site's west property line). The applicant's Letter of Intent does not indicate whether any consultation took place with these property owners.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg, the city's long-range development plan, under Direction 2, Section 01-1a OurWinnipeg's Approach to City Building states:

- Develop and maintain an urban structure planning tool.

That Direction sets out the following Enabling Strategy:

- Base *OurWinnipeg* on an urban structure that provides a vision for the growth and development of the city.

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 plan area is located along a Regional Mixed-Use Corridor (St. Anne's Road) and within the Areas of Stability – Recent Communities Policy Area in the *Complete Communities'* Urban Structure map.
- With regard to this proposal, the key policies guiding development along Centres and Corridors include:
    - Mitigate the potential impacts of new development on neighbouring streets, parks and properties.
    - Promote high-quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.
    - 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.
    - 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.
    - Promote innovative parking strategies and high intensity developments, including locating parking lots to the rear of developments, encouraging the development of underground parking or parking structures and encouraging the preservation and/or planting of trees and other types of vegetation within and around surface parking lots.
    - Encourage urban design and/or 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.
- With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and that address the transition between new and existing development.
- Urban Design is also identified in the Complete Communities Direction Strategy. Key relevant policies include:
    - Consider the comfort, convenience, safety and visual interest of streetscapes, recognizing that streets are places where people gather.
    - Encourage new buildings that fit compatibly into the surrounding context, improving the quality of the public realm.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

CURRENT ZONING:

"R1-M" Residential Single-Family Medium

Currently, 204 Hindley Avenue is zoned Residential Single-Family Medium "R1-M" and, if DAC 2/2020 is approved, half of the lane takes on the 'R1-M' zoning of 204 Hindley Avenue while the other half takes on the 'RMU' zoning of 475 St. Anne's Road. The 'R1-M' zone is intended to accommodate primarily single-family development in lower-density areas. The dimensional standards in the 'R1-M' zone are: a minimum front yard of 15 feet (except where a new residential structure is constructed on a block where at least 80 percent of the lots are developed then the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block); a minimum rear yard of 25 feet; a minimum side yard of 4 feet and, a maximum building height of 35 feet. The minimum lot area is 3,500 square feet.

Urban Infill Area

Currently, the subject lands are not included in Schedule C, Urban Infill Area Map 2 of the City of Winnipeg Zoning By-law No. 200/2006

PROPOSED ZONING:

"RMU" Residential Mixed-Use District

The applicant is proposing to rezone a portion of 204 Hindley Avenue and half of the lane proposed to be closed per DAC 2/2020 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.

Urban Infill Area Maps

While newer portions of the city have been divided or can be divided into parcels that are of adequate size and shape to accommodate the general standards of the Zoning By-law related to required on-site parking and landscaping, some older portions of the city have been divided into parcels that are too small or shallow to accommodate such parking and landscaping. In order to promote infill redevelopment in older portions of the city, Urban Infill Areas, as defined under "Map 1" and "Map 2", were established. The Urban Infill Area Map 2 is tied to the *Areas of Stability – Mature Community Policy Area* as defined in the *Complete Communities Direction Strategy*. Within the Urban Infill Area Map 2 the following standard applies:

- The number of required off-street parking spaces for "multi-family" uses; "commercial sales and service" uses; "public and institutional" uses; "cultural and entertainment" uses; or "industrial" uses are reduced to 80 percent of the minimum number shown in Table 5-9, provided that (i) the property currently does not meet the minimum standards for accessory off-street parking set forth in Table 5-9 above, or (ii) the property is located with frontage on a public transit route with regular daily service.

Reason for the Subdivision and Rezoning

The applicant is proposing to increase the lot area of 475 St. Anne's Rd as well as reduce the number of off-street parking spaces required in order to construct a 6-storey mixed multi-family residential and

commercial building. To achieve an increased lot area, the applicant is proposing to consolidate a portion of the public lane as identified under DAC 2/2020, a portion of 204 Hindley Avenue, and 475 St. Anne's Rd and rezone to 'RMU' (Residential Mixed Use) as well as open a new public lane adjacent to 206 Hindley Avenue. To achieve a reduced parking requirement, the applicant is proposing to amend Schedule C, Urban Infill Area (UIA) Map 2 of the City of Winnipeg Zoning By-law No. 200/2006 to allow the inclusion of the subject site.

KEY CONCERNS

Proposed Lot Consolidation and Public Lane Opening

As outlined in the report for DAC 2/2020, the Public Service is recommending rejection of the proposed lane closing as the business owner at 467 St. Anne's Road (i.e., Dairy Delight) requires two means of access, which includes the lane access, in order for the existing parking area to function on their existing narrow lot as well as, by association, comply with the dimensional standards for parking areas as outlined in Table 5-12 of the Zoning By-law (see Figure 3).

TABLE 5-12: Minimum Required Parking Space Dimensions
amended 121/2008; 148/2016

Angle of Parking [note a]	Minimum Dimensions of Parking Space [note c]	Minimum One-Way Parking Aisle Width (Ft.)	Minimum Two-Way Parking Aisle Width (Ft.)
75 to 90 degrees	8 feet wide by 20 feet long; or 10 feet wide by 18 feet long, or any combination in between where the sum of the width and length equals 28 feet 7 feet high [note b]	20	20
50 to 74 degrees		18	20
Less than 50 degrees		12	20
Parallel	8 feet wide by 23 feet long; by 7 feet high	12	20

NOTES:
a. The angle of parking must be measured between the centre line of the parking space and the centre line of the parking aisle.
b. A maximum of 25 percent of the total number of parking spaces for non-residential uses, and a maximum of 33 percent of the total number of parking spaces for multi-family residential uses, may be reduced in length to 16 feet and designated for small cars only.
c. Width must be increased to 10 feet if long dimension is immediately adjacent to a fence or wall.

Figure 3: Table 5-12, Winnipeg Zoning By-law No. 200/2006.

As 467 St. Anne's Road has a lot width of 33 feet, the parking area is only able to accommodate a one-way parking aisle and, as such, requires two access points (see Figure 4). It is also important to note that the parking area at 467 St. Anne's Road is not long enough to accommodate a second approach that complies with the Private Access By-Law No. 49/2008.

Therefore, one of the issues with closing the existing backlane is that it will effectively eliminate the ability of the parking area for the existing business at 467 St. Anne's Road to function.

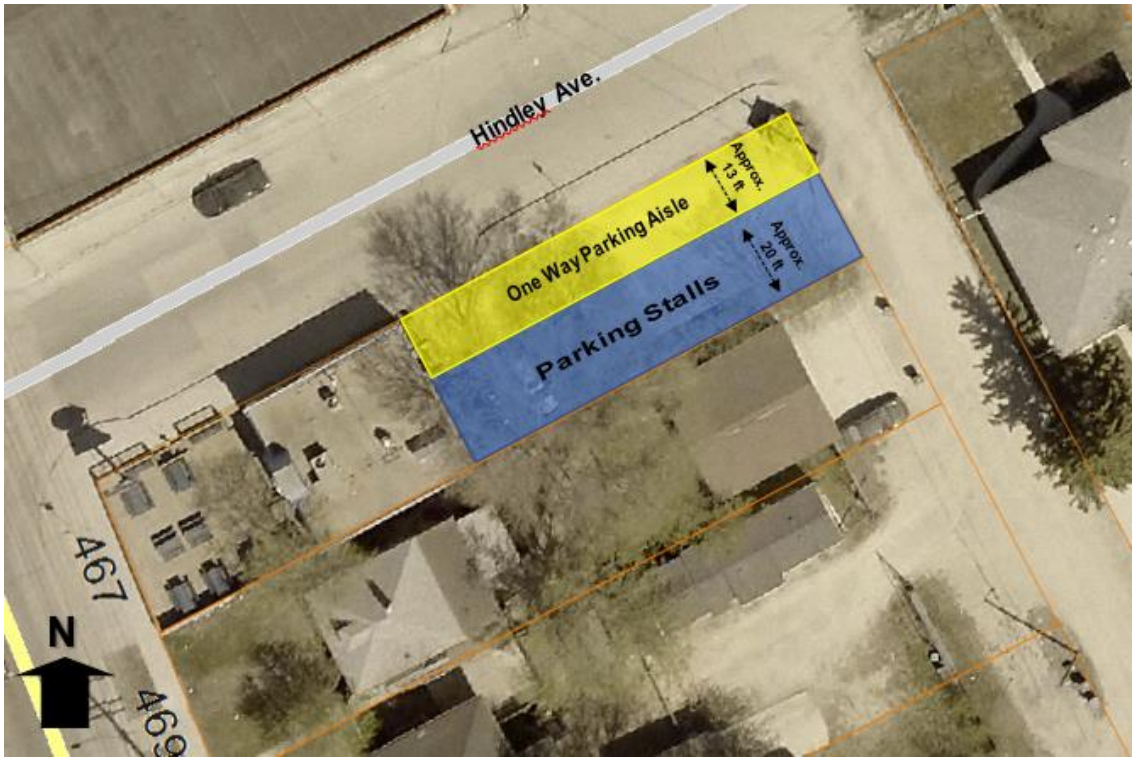


Figure 4: High level schematic diagram of parking area at 467 St. Anne's Rd.

Under the *Complete Communities Direction Strategy* new development along Regional Mixed Use Corridors should be designed to mitigate any potential impacts on neighbouring properties. The subject application will have an adverse effect on the property owner of 467 St. Anne's Road as it will render their parking area no longer functional or zoning by-law compliant. For these reasons the Public Service is recommending rejection of the proposed subdivision and rezoning.

Proposed Amendment to Schedule C, Urban Infill Area (UIA) Map 2

The boundaries of the UIA are based on the boundaries of the Areas of Stability – Mature Communities policy area as defined under *OurWinnipeg* and the *Complete Communities Direction Strategy*. The Urban Structure map and policy directions included in *OurWinnipeg* and the *Complete Communities Direction Strategy* were established following significant consultation with the public and industry stakeholders and adopted by Council following rigorous deliberations. Accordingly, the Public Service does not support a piecemeal approach to manipulating the UIA boundaries by way of one-off rezoning applications to circumvent the Zoning By-law parking requirements. Under the City of Winnipeg Charter, Council is required to review *OurWinnipeg* and *Complete Communities* every 5 years. Any amendment to the Urban Structure map should be explored as part of this review.

As noted earlier, inclusion of the subject proposal in the UIA Map 2 would result in a parking requirement of 93 parking stalls instead of 116 stalls. The applicant is proposing 123 parking stalls as part of the development, and therefore, does not require the further parking reduction granted the subject property by its inclusion in the UIA Map 2. If the subject proposal did require a parking reduction the appropriate development application would be a Variance application as it would provide greater transparency to the public regarding the nature of the request and would avoid a piecemeal approach to higher level city-wide policy development.

Summary

If the subject proposal were to move forward **without** the proposed amendment to the Urban Infill Area Map 2 and maintained lane access for 467 St. Anne's Road, the Public Service would be open to likely supporting the proposal. This was communicated in writing on several occasions to the applicant, however, they chose to move forward with their proposal as is.

RECOMMENDATION

The Urban Planning Division recommends **rejection** for the following reasons:

- The proposal is not consistent with the policies guiding development along *Regional Mixed Use Corridors* in the *Complete Communities Direction Strategy* where new development should be designed to mitigate any potential impacts on neighbouring properties. The subject application will have an adverse effect on the property owner of 467 St. Anne's Road as it will render their parking area no longer functional or zoning by-law compliant.
- The Public Service does not support a piecemeal approach to manipulating the Urban Infill Area Map 2 boundaries by way of one-off rezoning applications to meet the needs of a particular development proposal.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 15/20

Schedule “A” for File No. DASZ 15/20, Riel Community Committee, dated December 10th, 2020.

By-Law No. _____

File No. **DASZ 15/2020**

Atlas Sheet No. **AF28**
RIEL
COMMUNITY

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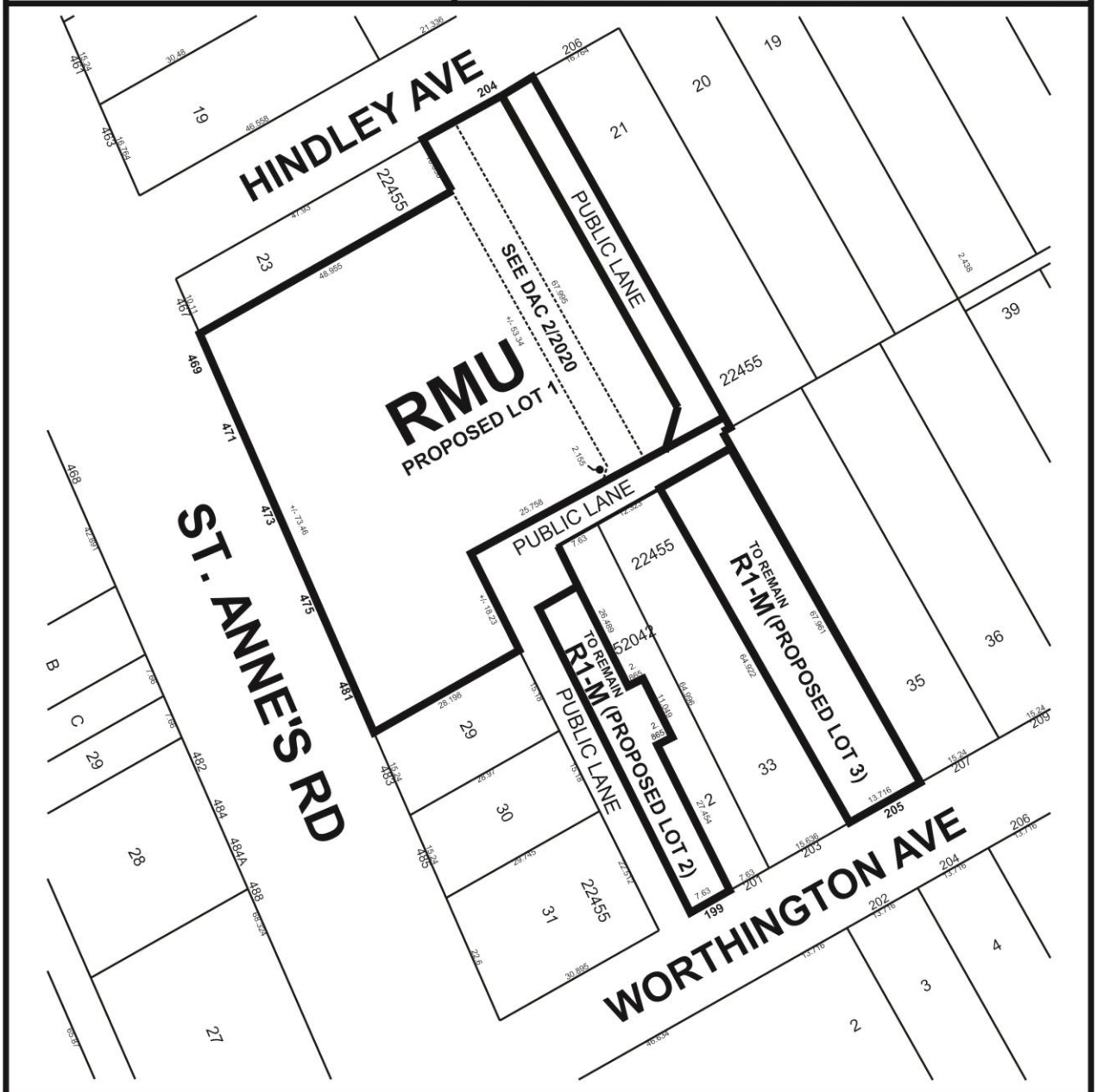
Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 469/481 St. Anne's Road, 204 Hindley Avenue, 199 Worthington Avenue and 205 Worthington Avenue from an “R1-M” RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an “RMU” RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands and the establishment of a public lane to allow for the construction of a Multi-Family Dwelling use. The application includes an amendment to SCHEDULE C, URBAN INFILL AREA MAP 2 of By-law No. 200/2006 to allow the inclusion of the subject land.



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 469/481 ST. ANNE'S ROAD, 204 HINDLEY AVENUE, 199 WORTHINGTON AVENUE AND 205 WORTHINGTON AVENUE

It is recommended that the approval of DASZ 15/2020, if granted, be subject to the applicant entering into a Servicing Agreement and address the following items where applicable:

Section I - Plan Considerations

1) Proposed Public Lanes are to be established with a 7.25m right-of-way width for each Public Lane serving multi-family residential development, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open property required for a 5.0m x 5.0m corner cut at each location where the two Public Lanes intersect, to the satisfaction of the Director of Public Works.

3) The Public Works Department does not require the additional legal opening north of 199 Worthington Avenue.

Section II – Engineering Reports

1) The Developer shall, at no expense whatsoever to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs for all proposed public lanes, all to the satisfaction of the Director of Public Works.

Section III – Servicing Conditions

1) Pavement

The Developer shall, at no expense to the City, construct Portland cement concrete pavement to a width of 5.0m by 150mm in thickness, and all related works, including but not limited to land drainage sewers, in the north-south and east-west Public Lanes from Worthington Avenue to a point approximately 90 metres north and east of Worthington Avenue, with an appropriate transition to a width of 6.0m by 150mm in thickness, in the east-west and north-south proposed Public Lanes to Hindley Avenue, all as determined by and to the satisfaction of the Director of Public Works.

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.

2) 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.

3) 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 from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

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

4) 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 IV – 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 15/2020
December 14, 2020

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

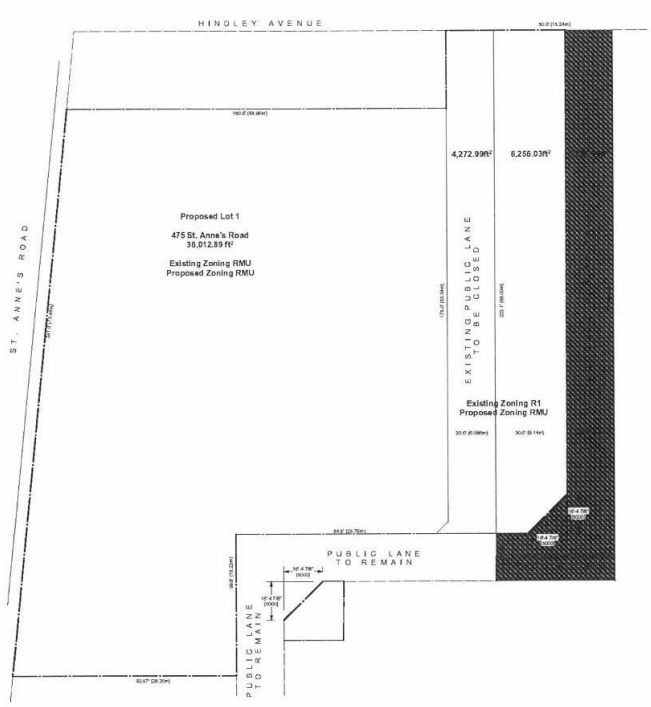
"*Original Signed by M. Gajda*"
M. Gajda, P. Eng.
Engineering Division
Water & Waste Department

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

Exhibit “18” referred to in File DASZ 15/2020



A Lot Plan - Existing
A1.01/A1.01 Scale: 1:250



B Lot Plan - Proposed
A1.01/A1.01 Scale: 1:250



1 Area Plan
A1.01/A1.01 Scale: NTS

Revisions

Date	Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.

Stamp Stamp

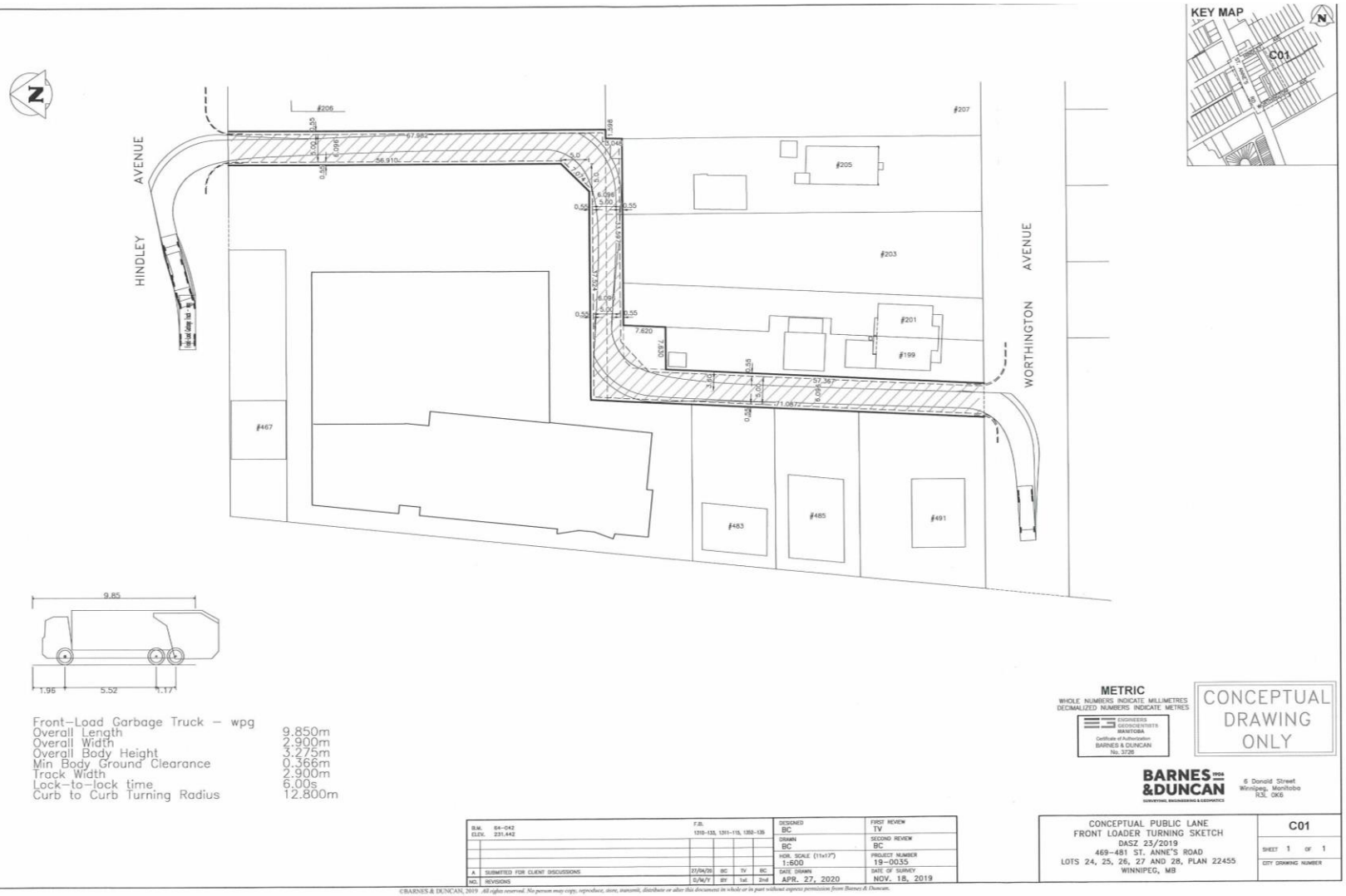
Project

Client

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title	Site Plan + Realignment		
scale	as noted	designed by	kdw
date	May 12, 2020	drawn by	kdw
project no	19.147	reviewed by	dko
reference no		sheet	A1.01 REV



Front-Load Garbage Truck – wpg

Overall Length	9.850m
Overall Width	2.900m
Overall Body Height	3.275m
Min Body Ground Clearance	0.366m
Track Width	2.900m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.800m

METRIC
WHOLE NUMBERS INDICATE MILLIMETRES
DECIMALIZED NUMBERS INDICATE METRES

ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
BARNES & DUNCAN
No. 3728

CONCEPTUAL DRAWING ONLY

BARNES & DUNCAN
SURVEYING, ENGINEERING & GEOMATICS
6 Donald Street
Winnipeg, Manitoba
R3L 0K6

B.M. 64-042	F.B. 1310-133, 1311-115, 1352-135					DESIGNED BC	FIRST REVIEW TV
ELEV. 231.442						DRAWN BC	SECOND REVIEW BC
						HOR. SCALE (11x17") 1:600	PROJECT NUMBER 19-0035
A	SUBMITTED FOR CLIENT DISCUSSIONS	21/04/20	BC	TV	BC	DATE DRAWN APR. 27, 2020	DATE OF SURVEY NOV. 18, 2019
NO.	REVISIONS	D/M/Y	BY	1st	2nd		

CONCEPTUAL PUBLIC LANE
FRONT LOADER TURNING SKETCH
DASZ 23/2019
469-481 ST. ANNE'S ROAD
LOTS 24, 25, 26, 27 AND 28, PLAN 22455
WINNIPEG, MB

C01
SHEET 1 OF 1
CITY DRAWING NUMBER

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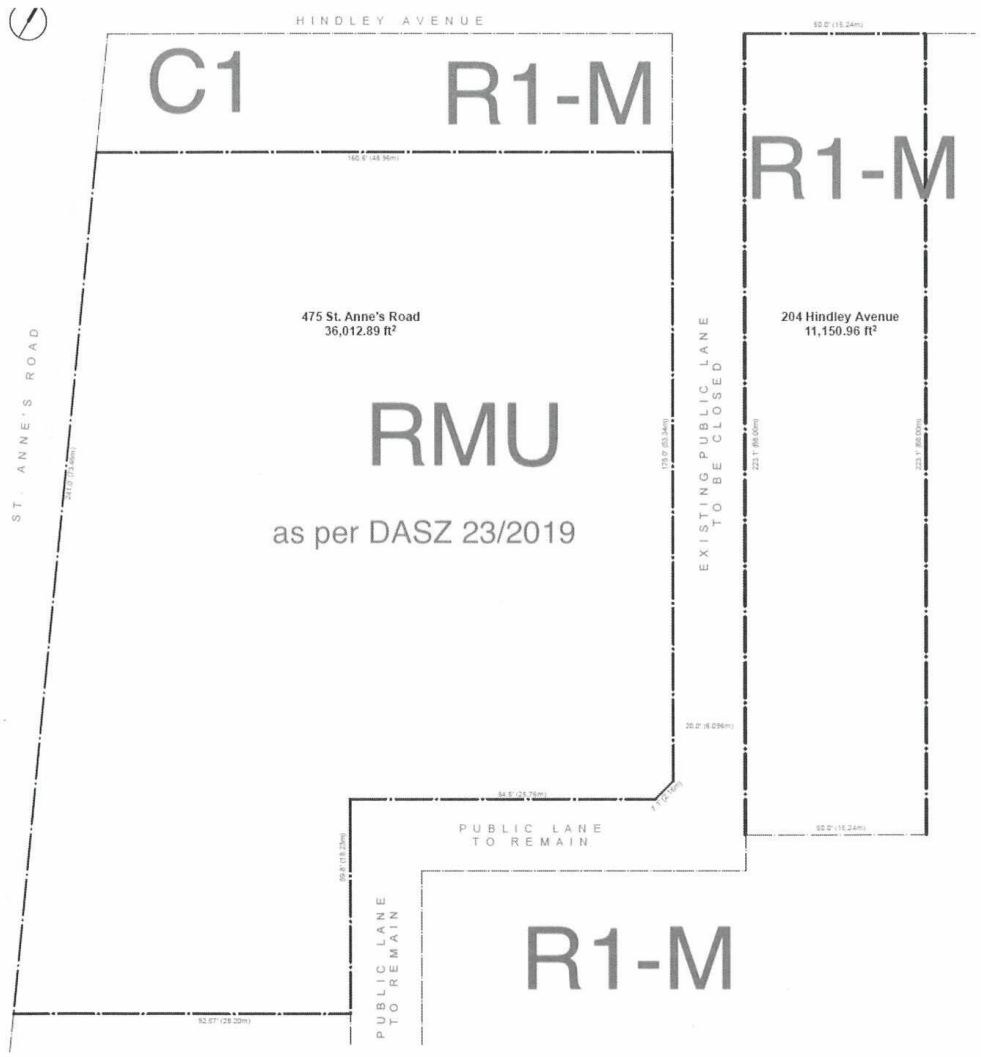
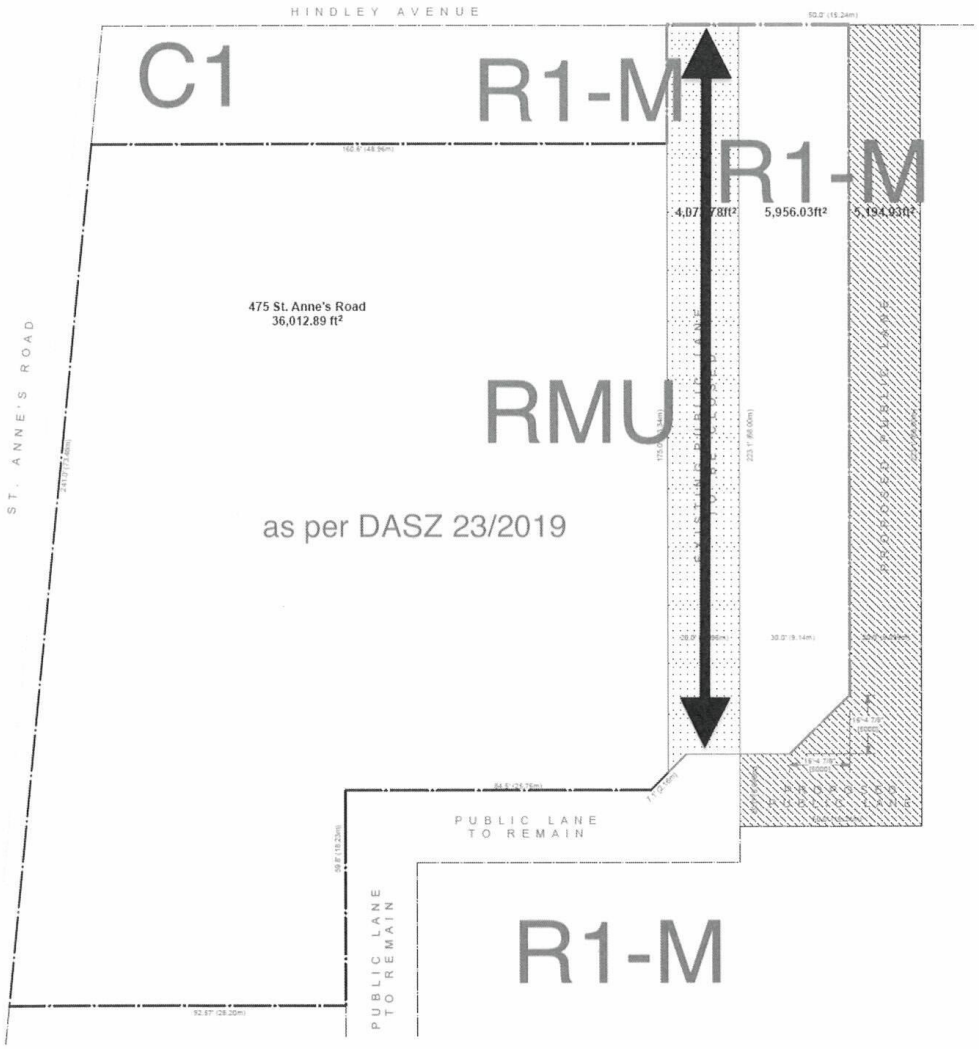
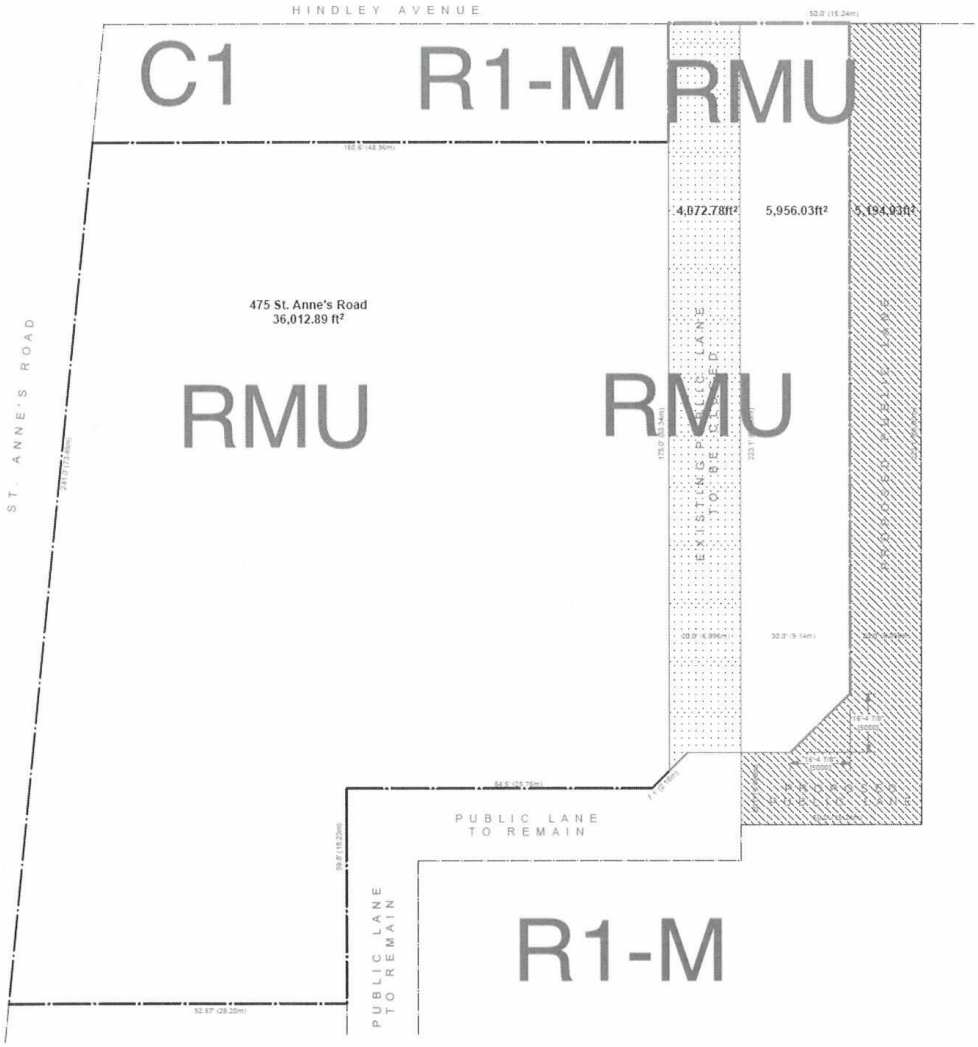
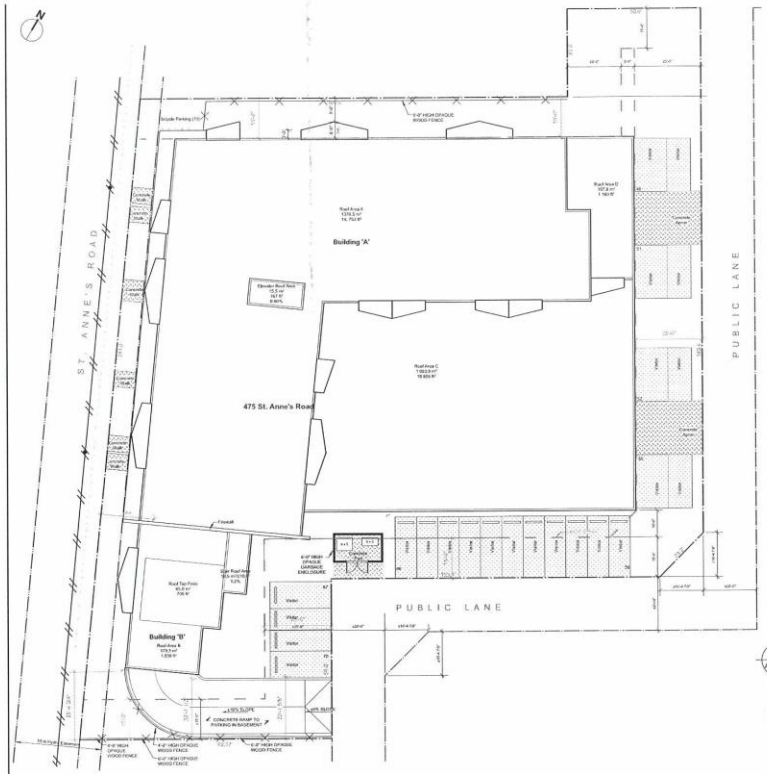
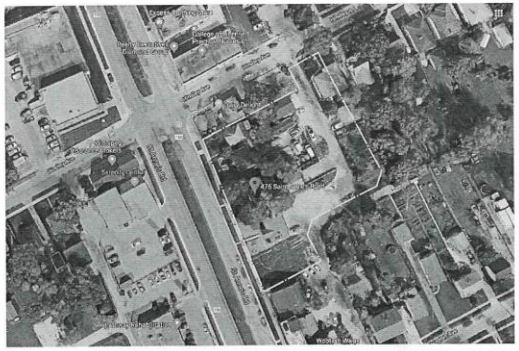

HINDLEY AVENUE
C1
R1-M
R1-M
475 St. Anne's Road
36,012.89 ft²
204 Hindley Avenue
11,150.96 ft²
RMU
as per DASZ 23/2019
ST. ANNE'S ROAD
EXISTING PUBLIC LANE TO BE CLOSED
PUBLIC LANE TO REMAIN
PUBLIC LANE TO REMAIN
R1-M


HINDLEY AVENUE
C1
R1-M
R1-M
4,077.78ft²
5,956.03ft²
5,194.93ft²
475 St. Anne's Road
36,012.89 ft²
RMU
as per DASZ 23/2019
ST. ANNE'S ROAD
PUBLIC LANE
TO REMAIN
PUBLIC LANE
TO REMAIN
R1-M

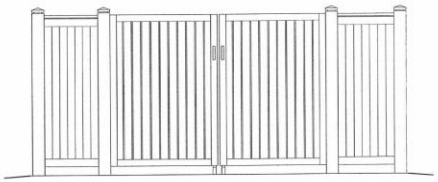

HINDLEY AVENUE
C1
R1-M
RMU
4,072.78ft²
5,956.03ft²
5,194.93ft²
475 St. Anne's Road
36,012.89 ft²
RMU
RMU
ST. ANNE'S ROAD
EXISTING PUBLIC LANE TO BE CLOSED
PROPOSED PUBLIC LANE
PUBLIC LANE TO REMAIN
PUBLIC LANE TO REMAIN
R1-M



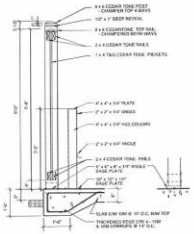
A Site Plan
A1.1/A1.1 Scale: 1/200



1 Area Plan
A1.1/A1.1 Scale: NTS



2 Garbage Enclosure - Gate Elevation
A1.1/A1.1 Scale: 1/20



3 Garbage Enclosure Section
A1.1/A1.1 Scale: 1/20

Site
Site Area ± 4 323.9m²/46 542ft²

Building Area
Building 'A' Area ± 2 382.3m²/25 643ft²
Building 'B' Area ± 181.4m²/1 953ft²

Building 'A'
Basement ± 2 382.3m²/25 643ft²
Main Level ± 2 382.3m²/25 643ft²
Second Level ± 1 490.1m²/16 039ft²
Third Level ± 1 490.1m²/16 039ft²
Fourth Level ± 1 372.7m²/14 776ft²
Fifth Level ± 1 372.7m²/14 776ft²
Sixth Level ± 1 372.7m²/14 776ft²

Building 'B'
Basement ± 181.4m²/1 953ft²
Main Level ± 181.4m²/1 953ft²
Second Level ± 181.4m²/1 953ft²
Third Level ± 181.4m²/1 953ft²
Fourth Level ± 181.4m²/1 953ft²
Fifth Level ± 181.4m²/1 953ft²
Sixth Level ± 181.4m²/1 953ft²
Gross Building Area ± 12 898.4m²/138 837ft²
Building Height 20.2m

93 Residential Units
1 Bedroom - 46 (±58.5 m² / 630 ft²)
2 Bedroom - 46 (±85.3 m² / 918 ft²)
3 Bedroom - 1 (±107.5 m² / 1 157 ft²)
5 Commercial Units (±687.8 m² / 7 401 ft²)

Parking - Required
93 Units x 1.2 Stalls/Unit = 112 Stalls
5 Commercial Units = 5 Stalls
Total Parking Required = 117 Stalls

Parking - Proposed
Interior
Basement 53
53 Regular
Main 47
4 Accessible
2 Van Accessible
5 Commercial
35 Regular
1 Small Car
Exterior
At Grade 23
23 Visitor
Total Parking Proposed 123

Bicycle Parking 52
42 Secure Private
10 Public

Landscaping
Trees - Required 8
Trees - Proposed 8
Shrubs - Required 36
Shrubs - Proposed 44
Foundation - Required 20
Foundation - Proposed 20

Revisions

Date	Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.

Stamp Stamp

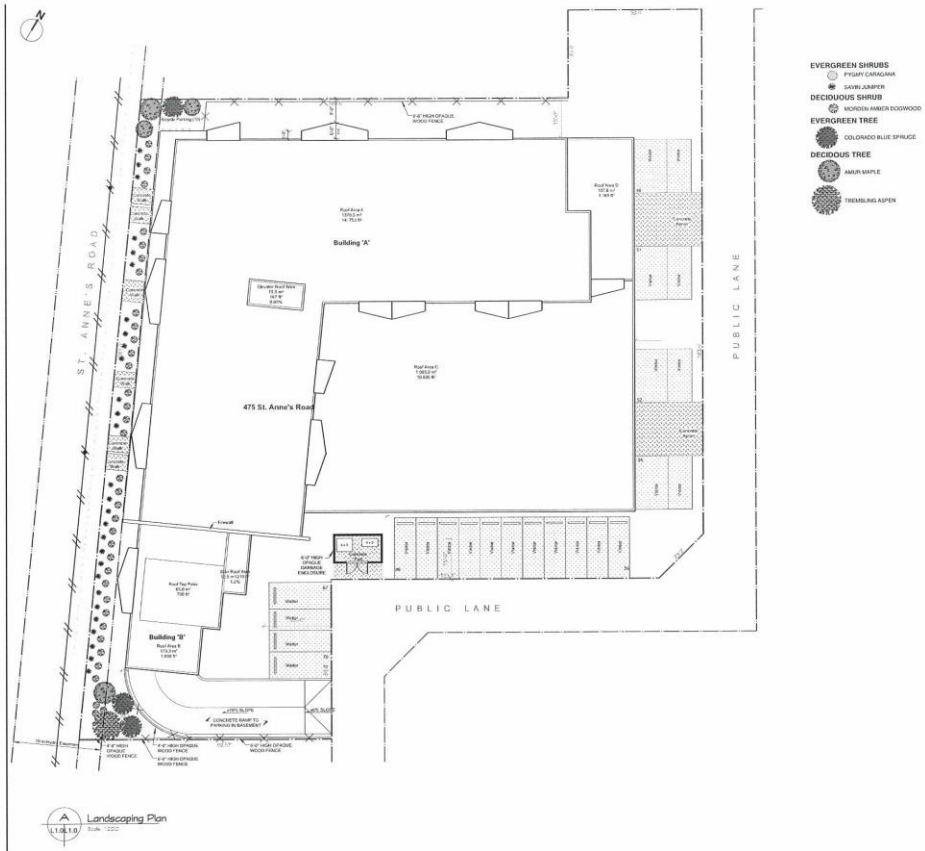
Project

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title: **Site Plan + Roof Plan**

scale	As noted	designed by	kdw
date	May 12, 2020	drawn by	kdw
project no.	19.147	reviewed by	dkp
reference no.		sheet	A1.0
		REV.	



A L1.0/L1.0 Landscaping Plan
Scale: 1:200

Site
Site Area ± 4 323.9m²/46 542ft²

Building Area
Building 'A' Area ± 2 382.3m²/25 643ft²
Building 'B' Area ± 181.4m²/1 953ft²

Building 'A'
Basement ± 2 382.3m²/25 643ft²
Main Level ± 2 382.3m²/25 643ft²
Second Level ± 1 490.1m²/16 039ft²
Third Level ± 1 490.1m²/16 039ft²
Fourth Level ± 1 372.7m²/14 776ft²
Fifth Level ± 1 372.7m²/14 776ft²
Sixth Level ± 1 372.7m²/14 776ft²

Building 'B'
Basement ± 181.4m²/1 953ft²
Main Level ± 181.4m²/1 953ft²
Second Level ± 181.4m²/1 953ft²
Third Level ± 181.4m²/1 953ft²
Fourth Level ± 181.4m²/1 953ft²
Fifth Level ± 181.4m²/1 953ft²
Sixth Level ± 181.4m²/1 953ft²

Gross Building Area ± 12 898.4m²/138 837ft²
Building Height 26.2m

93 Residential Units
1 Bedroom - 46 (±58.5 m² / 630 ft²)
2 Bedroom - 46 (±85.3 m² / 918 ft²)
3 Bedroom - 1 (±107.5 m² / 1 157 ft²)
5 Commercial Units (±587.8 m² / 7 401 ft²)

Parking - Required
93 Units x 1.2 Stalls/Unit = 112 Stalls
5 Commercial Units = 5 Stalls
Total Parking Required = 117 Stalls

Parking - Proposed
Interior
Basement 53
53 Regular
Main 47
4 Accessible
2 Van Accessible
5 Commercial
35 Regular
1 Small Car
Exterior
At Grade 23
23 Visitor
Total Parking Proposed 123

BicycleParking 52
42 Secure Private
10 Public

Landscaping
Trees - Required 8
Trees - Proposed 8
Shrubs - Required 36
Shrubs - Proposed 44
Foundation - Required 20
Foundation - Proposed 20

Revisions

Date Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.

Stamp: Stamp:

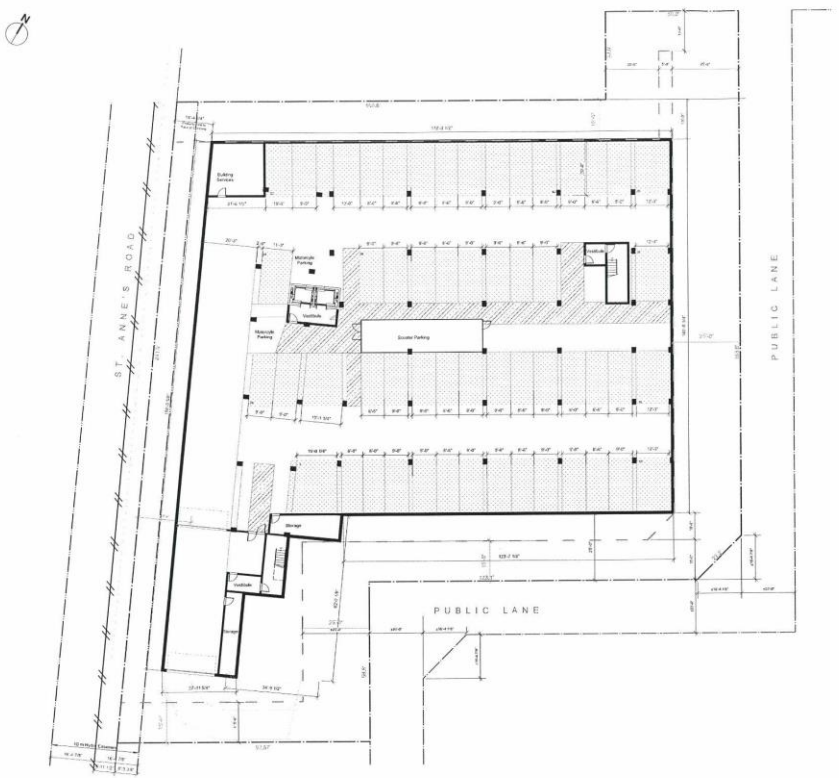
Project

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title **Landscaping**

scale	as noted	designed by	kdw
date	June 19, 2020	drawn by	kdw
project no.	19.147	reviewed by	dkn
reference no.		sheet L1.0	REV.



B Basement Plan
A1.1/A1.1 Scale: 1:200

Site
Site Area ± 4 323.9m²/46 542ft²

Building Area
Building 'A' Area ± 2 382.3m²/25 643ft²
Building 'B' Area ± 181.4m²/1 953ft²

Building 'A'
Basement ± 2 382.3m²/25 643ft²
Main Level ± 2 382.3m²/25 643ft²
Second Level ± 1 490.1m²/16 039ft²
Third Level ± 1 490.1m²/16 039ft²
Fourth Level ± 1 372.7m²/14 776ft²
Fifth Level ± 1 372.7m²/14 776ft²
Sixth Level ± 1 372.7m²/14 776ft²

Building 'B'
Basement ± 181.4m²/1 953ft²
Main Level ± 181.4m²/1 953ft²
Second Level ± 181.4m²/1 953ft²
Third Level ± 181.4m²/1 953ft²
Fourth Level ± 181.4m²/1 953ft²
Fifth Level ± 181.4m²/1 953ft²
Sixth Level ± 181.4m²/1 953ft²
Gross Building Area ± 12 898.4m²/138 837ft²
Building Height 20.2m

93 Residential Units
1 Bedroom - 46 (±58.5 m² / 630 ft²)
2 Bedroom - 46 (±85.3 m² / 918 ft²)
3 Bedroom - 1 (±107.5 m² / 1 157 ft²)
5 Commercial Units (±687.8 m² / 7 401 ft²)

Parking - Required
93 Units x 1.2 Stalls/Unit = 112 Stalls
5 Commercial Units = 5 Stalls
Total Parking Required = 117 Stalls

Parking - Proposed
Interior
Basement 53
53 Regular
Main 47
4 Accessible
2 Van Accessible
5 Commercial
35 Regular
1 Small Car
Exterior
At Grade 23
23 Visitor
Total Parking Proposed 123

BicycleParking 52
42 Secure Private
10 Public

Landscaping
Trees - Required 8
Trees - Proposed 8
Shrubs - Required 36
Shrubs - Proposed 44
Foundation - Required 20
Foundation - Proposed 20

Revisions

Date Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.
100 - 128 James Avenue
Winnipeg, Manitoba, R3B 0N2
204.947.2050 Fax: 204.956.7474

Stamp Stamp

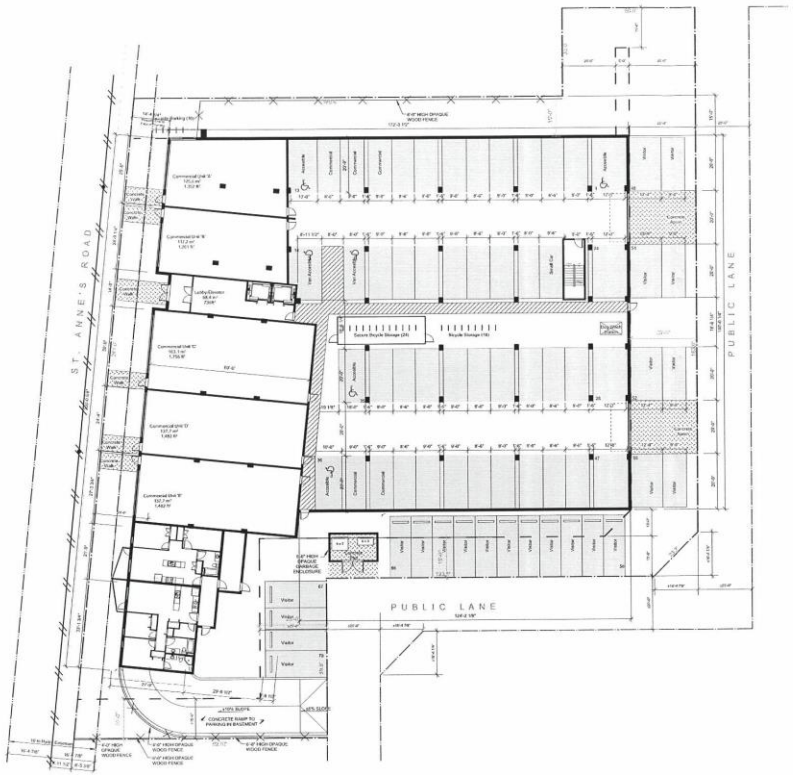
Project

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title: Site + Basement Plan

scale	as noted	designed by	kdw
date	May 12, 2020	drawn by	kdw
project no.	19.147	reviewed by	dko
reference no.		sheet A1.1	REV.



C Main Level Plan
A1.1/1.2 Scale: 1:200

Site
Site Area ± 4 323.9m²/46 542ft²

Building Area
Building 'A' Area ± 2 382.3m²/25 643ft²
Building 'B' Area ± 181.4m²/1 953ft²

Building 'A'
Basement ± 2 382.3m²/25 643ft²
Main Level ± 2 382.3m²/25 643ft²
Second Level ± 1 490.1m²/16 039ft²
Third Level ± 1 490.1m²/16 039ft²
Fourth Level ± 1 372.7m²/14 776ft²
Fifth Level ± 1 372.7m²/14 776ft²
Sixth Level ± 1 372.7m²/14 776ft²

Building 'B'
Basement ± 181.4m²/1 953ft²
Main Level ± 181.4m²/1 953ft²
Second Level ± 181.4m²/1 953ft²
Third Level ± 181.4m²/1 953ft²
Fourth Level ± 181.4m²/1 953ft²
Fifth Level ± 181.4m²/1 953ft²
Sixth Level ± 181.4m²/1 953ft²
Gross Building Area ± 12 898.4m²/138 837ft²
Building Height 20.2m

93 Residential Units
1 Bedroom - 46 (±58.5 m² / 630 ft²)
2 Bedroom - 46 (±85.3 m² / 918 ft²)
3 Bedroom - 1 (±107.5 m² / 1 157 ft²)
5 Commercial Units (±587.8 m² / 7 401 ft²)

Parking - Required
93 Units x 1.2 Stalls/Unit = 112 Stalls
5 Commercial Units = 5 Stalls
Total Parking Required = 117 Stalls

Parking - Proposed
Interior
Basement 53
53 Regular
Main 47
4 Accessible
2 Van Accessible
5 Commercial
35 Regular
1 Small Car
Exterior
At Grade 23
23 Visitor
Total Parking Proposed 123

BicycleParking 52
42 Secure Private
10 Public

Landscaping
Trees - Required 8
Trees - Proposed 8
Shrubs - Required 36
Shrubs - Proposed 44
Foundation - Required 20
Foundation - Proposed 20

Revisions

Date	Revision
May 5, 2020	Site Area Update

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.
100-1135 James Avenue
Winnipeg, Manitoba R3G 0S8
204.947.2256 Fax: 204.956.7979

Stamp | Stamp

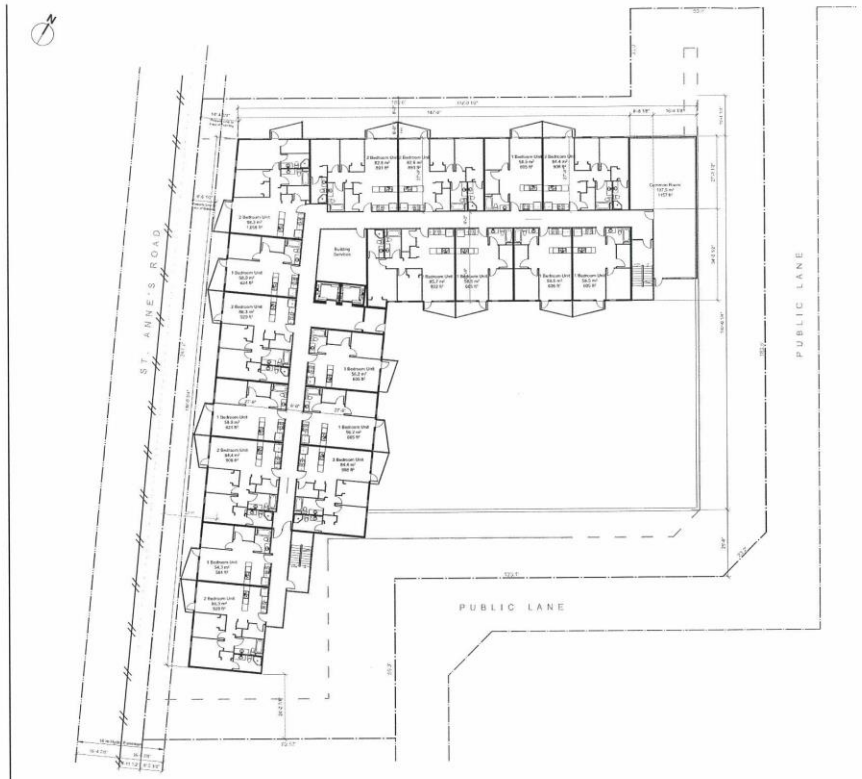
Project

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title: Site + Main Level Plan

scale	as noted	designed by	kdw
date	May 12, 2020	drawn by	kdw
project no.	19.147	reviewed by	dkc
reference no.		sheet A1.2	REV.



D
A1.1/A1.3 Second Level Plan
Scale: 1:200

Site
Site Area ± 4 323.9m²/46 542ft²

Building Area
Building 'A' Area ± 2 382.3m²/25 643ft²
Building 'B' Area ± 181.4m²/1 953ft²

Building 'A'
Basement ± 2 382.3m²/25 643ft²
Main Level ± 2 382.3m²/25 643ft²
Second Level ± 1 490.1m²/16 039ft²
Third Level ± 1 490.1m²/16 039ft²
Fourth Level ± 1 372.7m²/14 776ft²
Fifth Level ± 1 372.7m²/14 776ft²
Sixth Level ± 1 372.7m²/14 776ft²

Building 'B'
Basement ± 181.4m²/1 953ft²
Main Level ± 181.4m²/1 953ft²
Second Level ± 181.4m²/1 953ft²
Third Level ± 181.4m²/1 953ft²
Fourth Level ± 181.4m²/1 953ft²
Fifth Level ± 181.4m²/1 953ft²
Sixth Level ± 181.4m²/1 953ft²
Gross Building Area ± 12 898.4m²/138 837ft²
Building Height 20.2m

93 Residential Units
1 Bedroom - 46 (±58.5 m² / 630 ft²)
2 Bedroom - 46 (±85.3 m² / 918 ft²)
3 Bedroom - 1 (±107.5 m² / 1 157 ft²)
5 Commercial Units (±587.8 m² / 7 401 ft²)

Parking - Required
93 Units x 1.2 Stalls/Unit = 112 Stalls
5 Commercial Units = 5 Stalls
Total Parking Required = 117 Stalls

Parking - Proposed
Interior
Basement 53
53 Regular
Main 47
4 Accessible
2 Van Accessible
5 Commercial
35 Regular
1 Small Car
Exterior
At Grade 23
23 Visitor
Total Parking Proposed 123

BicycleParking 52
42 Secure Private
10 Public

Landscaping
Trees - Required 8
Trees - Proposed 8
Shrubs - Required 36
Shrubs - Proposed 44
Foundation - Required 20
Foundation - Proposed 20

Revisions

Date	Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.

Stamp: Stamp:

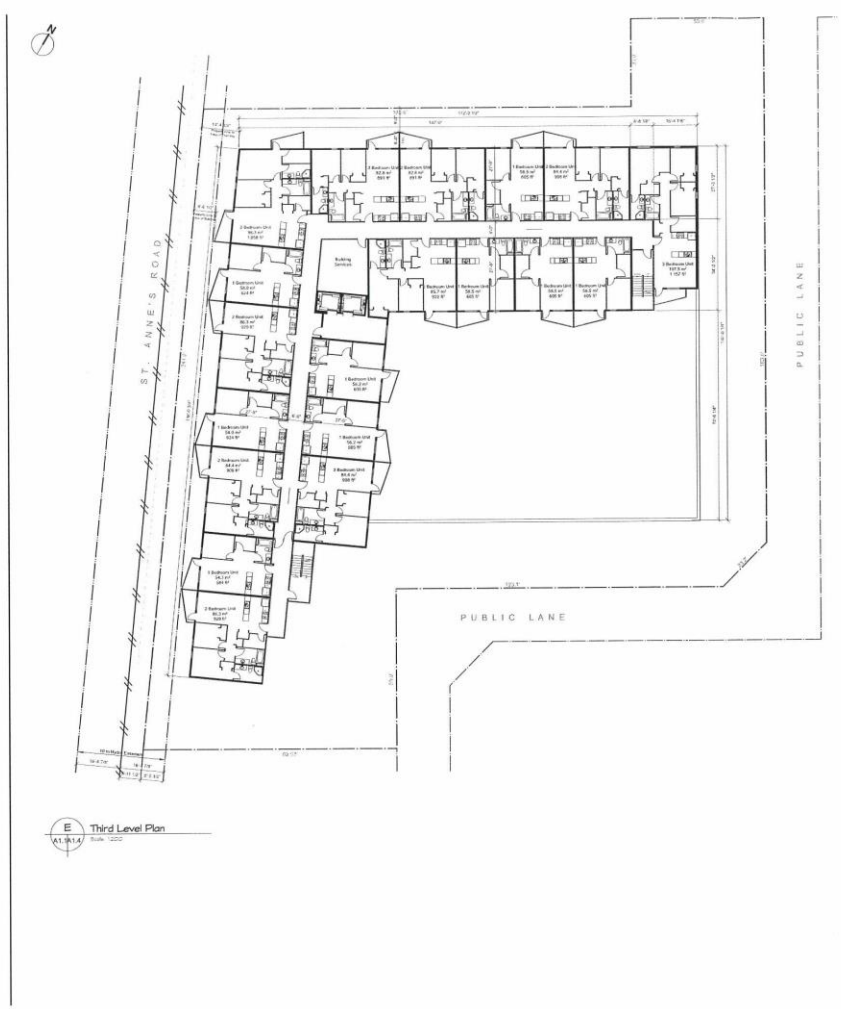
Project

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title: **Second Level Plan**

scale:	as noted	designed by:	kdw
date:	May 12, 2020	drawn by:	kdw
project no.	18.147	reviewed by:	dbo
reference no.		sheet: A1.3	REV.



Site

Site Area	±	4 323.9m²/46 542ft²

Building Area

Building 'A' Area	±	2 382.3m²/25 643ft²
Building 'B' Area	±	181.4m²/1 953ft²

Building 'A'

Basement	±	2 382.3m²/25 643ft²
Main Level	±	2 382.3m²/25 643ft²
Second Level	±	1 490.1m²/16 039ft²
Third Level	±	1 490.1m²/16 039ft²
Fourth Level	±	1 372.7m²/14 776ft²
Fifth Level	±	1 372.7m²/14 776ft²
Sixth Level	±	1 372.7m²/14 776ft²

Building 'B'

Basement	±	181.4m²/1 953ft²
Main Level	±	181.4m²/1 953ft²
Second Level	±	181.4m²/1 953ft²
Third Level	±	181.4m²/1 953ft²
Fourth Level	±	181.4m²/1 953ft²
Fifth Level	±	181.4m²/1 953ft²
Sixth Level	±	181.4m²/1 953ft²
Gross Building Area	±	12 898.4m²/138 837ft²
Building Height		20.2m

93 Residential Units

1 Bedroom - 46	(±58.5 m² / 630 ft²)
2 Bedroom - 46	(±85.3 m² / 918 ft²)
3 Bedroom - 1	(±107.5 m² / 1 157 ft²)
5 Commercial Units	(±687.8 m² / 7 401 ft²)

Parking - Required

93 Units x 1.2 Stalls/Unit	= 112 Stalls
5 Commercial Units	= 5 Stalls
Total Parking Required	= 117 Stalls

Parking - Proposed

Interior	
Basement	53
53 Regular	
Main	47
4 Accessible	
2 Van Accessible	
5 Commercial	
35 Regular	
1 Small Car	
Exterior	
At Grade	23
23 Visitor	
Total Parking Proposed	**123**
BicycleParking	**52**
42 Secure Private	
10 Public	

Landscaping

Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20

Revisions

Date	Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.
100-1538 James Avenue
Winnipeg, Manitoba R3H 0N8
204.947.2250 Fax: 204.956.7679

Stamp | Stamp

Project

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title: **Third Level Plan**

scale	as noted	designed by	kdw
date	May 12, 2020	drawn by	kdw
project no.	19.147	reviewed by	dko
reference no.		sheet A1.4	REV.



E
A1.1/A1.5
Fourth - Sixth Level Plans
Scale: 1:200

ALL DRAWINGS AND DESIGN BEARING THE PROPERTY OF THE CONSULTANT

ALL REPRODUCTIONS MUST BE MADE WITHOUT THE CONSENT OF THE CONSULTANT AND ALL REPRODUCTIONS MUST BEAR THIS LEGEND ON THE CONSULTANT

THE CONSULTANT WILL ASSUME NO RESPONSIBILITY FOR THE CONSULTANT'S DESIGN AND DRAWINGS WHICH ARE PROPERLY DEVELOPED BY THE CONSULTANT AND ARE REPRESENTED AS SUCH AND OTHERWISE IT IS AN UNLIMITED PLAN AND DRAWING.

THIS DRAWING SHALL NOT BE SCALED.

Site

Site Area	±	4 323.9m²/46 542ft²

Building Area

Building 'A' Area	±	2 382.3m²/25 643ft²
Building 'B' Area	±	181.4m²/1 953ft²

Building 'A'

Basement	±	2 382.3m²/25 643ft²
Main Level	±	2 382.3m²/25 643ft²
Second Level	±	1 490.1m²/16 039ft²
Third Level	±	1 490.1m²/16 039ft²
Fourth Level	±	1 372.7m²/14 776ft²
Fifth Level	±	1 372.7m²/14 776ft²
Sixth Level	±	1 372.7m²/14 776ft²

Building 'B'

Basement	±	181.4m²/1 953ft²
Main Level	±	181.4m²/1 953ft²
Second Level	±	181.4m²/1 953ft²
Third Level	±	181.4m²/1 953ft²
Fourth Level	±	181.4m²/1 953ft²
Fifth Level	±	181.4m²/1 953ft²
Sixth Level	±	181.4m²/1 953ft²
Gross Building Area	±	12 898.4m²/138 837ft²
Building Height		20.2m

93 Residential Units

1 Bedroom - 46	(±58.5 m² / 630 ft²)
2 Bedroom - 46	(±85.3 m² / 918 ft²)
3 Bedroom - 1	(±107.5 m² / 1 157 ft²)
5 Commercial Units	(±687.8 m² / 7 401 ft²)

Parking - Required

93 Units x 1.2 Stalls/Unit	= 112 Stalls
5 Commercial Units	= 5 Stalls
Total Parking Required	= 117 Stalls

Parking - Proposed

Interior	
Basement	53
53 Regular	
Main	47
4 Accessible	
2 Van Accessible	
5 Commercial	
35 Regular	
1 Small Car	
Exterior	
At Grade	23
23 Visitor	
Total Parking Proposed	**123**
BicycleParking	**52**
42 Secure Private	
10 Public	

Landscaping

Trees - Required	8
Trees - Proposed	8
Shrubs - Required	36
Shrubs - Proposed	44
Foundation - Required	20
Foundation - Proposed	20

Revisions

Date	Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.

Stamp | Stamp

Project

Mixed Use Development

475 St. Anne's Road, Winnipeg, Manitoba

drawing title: Fourth - Sixth Level Plans

scale	as noted	designed by	kdw
date	May 12, 2020	drawn by	kdw
project no.	19.147	reviewed by	dko
reference no.		sheet A1.5	REV.



1 West Elevation



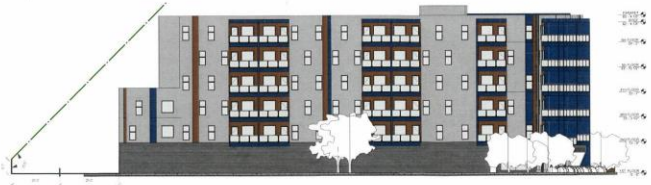
2 East Elevation



5 Perspective



3 South Elevation



4 North Elevation



6 Perspective

Revisions

Date	Revision

Northern Sky Architecture Inc.

KNH Sawatzky & Associates Ltd.

Stamp

Stamp

Project

Mixed Use Development

475 St. Anne's Road Winnipeg, Manitoba

drawing title

ELEVATIONS

scale	as noted	designed by	kdw
date	May 12, 2020	drawn by	tg
project no.	19.149	reviewed by	dko
reference no.		sheet	A3.1 REV.