Minute No. 462
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

Item No. 13 Subdivision and Rezoning – 835 Notre Dame Avenue (Point Douglas Ward) File DASZ 10/2021 [c/r DAV 115709/2021D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 10/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" -Report of the Administrative Coordinating Group, dated April 26, 2021.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU PDO-1 West Alexander Centennial" Residential Mixed-Use District as shown on the map dated May 5, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 10/2021, as determined by the City's Director of Planning, Property and Development.

5. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

COUNCIL DECISION (continued):

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

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

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 That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 7 and 8 unless the developer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

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

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

12. That the variance order for File No. DAV 21-115709\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 10/2021.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 11, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 11, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 5, 2021, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File:	DASZ 10/2021
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Santos, Chairperson Councillor Eadie Councillor Sharma
Public Hearing:	May 5, 2021 Council Building, 510 Main Street
Applicant:	Warren Mills

Subject:



Premises Affected: 835 Notre Dame Avenue

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

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: May 5, 2021

Community Committee Recommendation:

On May 5, 2021, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 10/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" -Report of the Administrative Coordinating Group, dated April 26, 2021.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU PDO-1 West Alexander Centennial" Residential Mixed-Use District as shown on the map dated May 5, 2021 and attached as Schedule "A" to this report.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 10/2021, as determined by the City's Director of Planning, Property and Development.

5. 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.

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

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

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

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

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

12. That the variance order for File No. DAV 21-115709\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 10/2021.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason(s) for its recommendation:

1. We did hear from our planner that this development adds density in an appropriate area of the City of Winnipeg and the build form is compatible with the area. I was impressed, I put it on the record earlier, I was very happy with the community consultation that was undertaken and with the detailed presentation today.

2. Mr. Kashefi, I want to congratulate you and commend you on your leadership, stepping forward to develop this parcel of land and doing it with affordable student housing and community housing in mind. You shared your personal story with us today, on when you were a student and looking for such housing, so we can see that this is very personal to you and myself being an immigrant to this country. Many years ago, my father started out, brought his children here., I completely understand where you are coming from and appreciate and commend you on your leadership on this application and also within the manner in which you have communicated with our planner, Mr. Hayer. We say that it was a collaborative process with your team and some tweaks and changes were made along the way, and collaboration that you had with the area councillor, Councillor Santos, and she of course brought forward her valuable comments around active transportation and other items that were mentioned, which was no surprise to this committee, she's passionate about these things and makes sure to incorporate those comments during this application process, and you also reached out to her early on and put forward to this Committee, and that is really the way we do things so we really appreciate your professionalism and congratulate you on this application.

Exhibits Filed:

1. Application dated February 17, 2021
2. Notification of Public Hearing dated February 22, 2021
3. Manitoba Status of Titles 3090529/1, 3090530/1
4. Letter of authorization dated December 19, 2020 from Hossein Kashefi, 10071038 Manitoba Inc. to Warren Mills
5. Surveyor's Building Location Certificate and sketch dated January 15, 2021
6. Plans (9 pages)
7. Report from the Urban Planning Division dated April 26, 2021
8. Inspection Report
9. Presentation dated December 4, 2020, in support of the application by the Applicant
10. Recording of Representations

REPRESENTATIONS:

In Support:

Warren Mills
Karen Shanski
Hossein Kashefi

In Opposition:

Josie Dillon

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 10/2021

ADMINISTRATIVE REPORT

Title: DASZ 10/2021 – 835 Notre Dame Avenue

Issue: For consideration at the public hearing for a Subdivision and Rezoning to consolidate lots and rezone the land to an "RMU" Residential Mixed-Use District in order to permit the construction of a four-storey building with 45 residential dwelling units and three (3) commercial units on the ground floor.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 10/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 5, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the developer shall meet all conditions identified in Schedule "B" -Report of the Administrative Coordinating Group, dated April 26, 2021.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU PDO-1 West Alexander Centennial" Residential Mixed-Use District as shown on the map dated May 5, 2021 and attached as Schedule "A" to this report.
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 10/2021, as determined by the City's Director of Planning, Property and Development.
5. 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.

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9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That the variance order for File No. DAV 21-115709\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 10/2021.

REASON FOR THE REPORT

- The applicant is proposing to consolidate underlying lots and rezone the land to an “RMU” Residential Mixed-Use District in order to construct a four (4) storey mixed-use building with 45 residential dwelling units and three (3) commercial units on the ground floor.
- 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.

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth: Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

01-1c Key Directions for Specific Areas –Areas of Stability: Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	R. Hayer, MCP
Date:	April, 26, 2021
File No.	DASZ 10/2021

List of Schedules and Attachments

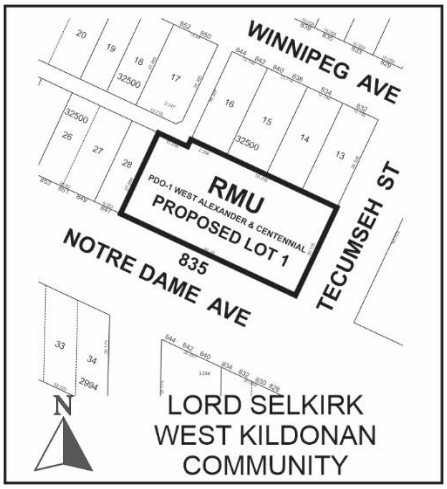
- Appendix "A," Planning Discussion.
- Schedule "A," of File 10/2021**,** Lord Selkirk - West Kildonan Community Committee, dated May 5, 2021**.**
- Schedule "B," Report of the Administrative Co-ordinating group, RE: Proposed Subdivision and Rezoning of Land Located at 835 Notre Dame Avenue, dated April 26, 2021.

APPENDIX 'A'

DATE: April 26, 2021
FILE: **DASZ 10/2021**
RELATED FILES: DAV 21-115709\D
COMMUNITY: Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #: 3.105 (West Alexander)

SUBJECT: For consideration at the public hearing for a Subdivision and Rezoning to consolidate lots and rezone the land to an "RMU" Residential Mixed-Use District in order to permit the contstruction of a four (4) storey mixed-use building with 45 residential dwelling units and three (3) commercial units on the ground floor.

LOCATION: 835 Notre Dame
LEGAL DESCRIPTION: LOT 1/5; EXC NLY 8F LOT 6 BLOCK 2 PLAN 215 5 ST J



APPLICANT: Warren Mills (10071038 Manitoba Inc.)
1030 Grant Ave Unit 508
Winnipeg, MB R3M 2A2

OWNERS: 10071038 MANITOBA INC.
39 Linden Ridge Dr
Winnipeg, MB R3Y 1X6

RECOMMENDATION: Approval

DISCUSSION

SITE DESCRIPTION

- The subject site is located at the northwest corner of Notre Dame Avenue and Tecumseh Street, in the West Alexander Neighbourhood and the Point Douglas Ward.
- Per the *Complete Communities Direction Strategy* of *OurWinnipeg*, the subject site is located within the "Areas of Stability – Mature Community" and "Transformative Areas - Centres and Corridors" policy areas.
- The subject site also falls within the boundaries of the *West Alexander and Centennial Neighbourhood Secondary Plan.*
- Under the *West Alexander Centennial Neighbourhood Secondary Plan,* the site is designated "Commercial" policy area.
- The subject site is zoned "C2" Commercial Community District under the Winnipeg Zoning Bylaw.
- The site is comprised of six (6) underlying lots which are proposed to be consolidated through this application.
- The site has +/- 196 feet of frontage along Notre Dame Avenue and +/- 98 feet along Tecumseh Street.
- The site contains two (2) existing private approaches on Notre Dame Avenue and one (1) existing private approach on Tecumseh Street.
- A portion of the subject site near the northwest corner is adjacent to an improved public lane.
- The site is 19,463 square feet in size and currently contains an illegal surface parking lot with gravel surfacing.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single- and Two- Family dwellings zoned “R2” Residential Two-Family District.

South: Notre Dame Avenue; then commercial uses (restaurants and personal service uses) zoned “C2” Commercial Corridor District.

East: Tecumseh Street; then a parking facility containing surface and structured parking on land zoned “C2” Commercial Corridor District.

West: Commercial uses zoned “C2” Commercial Corridor District.

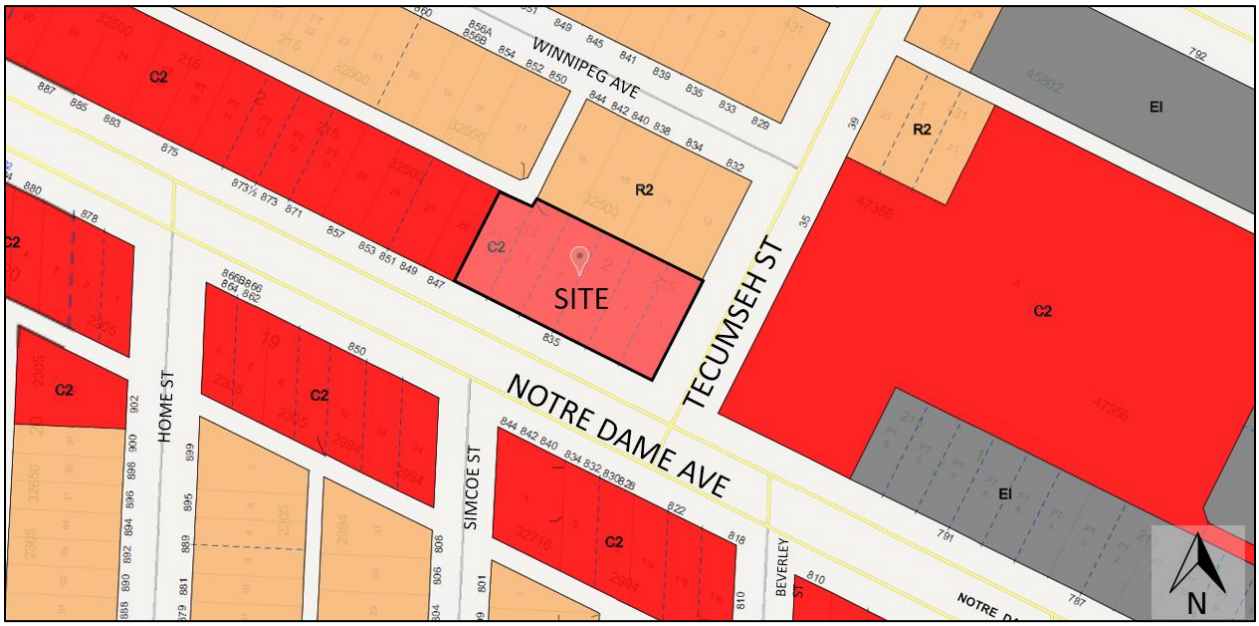


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks approval to consolidate the existing six (6) underlying lots at 835 Notre Dame Avenue into a proposed Lot 1, and rezone the subject lands from a “C2” – Commercial Community District to an “RMU”-Residential Mixed-Use District.
- The proposed development is a four-storey, mixed-use building containing 45 upper-storey units, and three (3) commercial units on the ground floor.
- The proposed mixed-use building is designed with active uses fronting Notre Dame Avenue, and contains 34 vehicle parking spaces, indoor bike parking, and an elevator.
- The letter of intent notes that the proposed residential units would be marketed towards students at the nearby University of Manitoba Medical Campus.
- Two (2) of the ground floor commercial units are anticipated to be established as medical clinics, and the third is anticipated to be occupied by a restaurant (coffee shop). The proposed commercial units would range in size from 1,361 sq. ft. to 1,494 sq. ft. floor area.

- The proposed development requires variances for yards, density, parking and fencing. Please refer to the related Administrative Report for File No. DAV 21-115709\D for analysis on the proposed variances.

COLLABORATIVE PLANNING

Pre-Application:

- In September, 2020, the applicant submitted a pre-application to obtain feedback from the Public Service. Following the Pre-Application process, the applicant worked with the Urban Planning and Design Division to adjust the project and incorporate comments provided in the feedback letter.
- Specifically, the following adjustments have been made to the proposed development through the collaborative planning process leading up to receipt of the application:
    - Building heights have been reduced from five-storeys to four-storeys at the request of the Division in order to ensure the proposed massing would be compatible with the area and provide a better transition between the subject building and neighbouring buildings with lower heights north of the subject site.
    - An indoor bike parking room, accessed from the residential lobby, has been provided at the request of the Division.
    - Active ground floor uses, including commercial retail units glazed with transparent glass along the Notre Dame and Tecumseh Street frontages, have been provided at the request of the Division.
    - An accessible path of travel (5-feet wide) has been provided along the entire rear wall of the proposed building, providing a pedestrian pathway connecting the sidewalk on the west side of Tecumseh Street to the back entrance to the residential lobby. The path also provides connectivity between accessible parking stalls and the back entrance to the building. The back entrance is in addition to the primary which faces Notre Dame Avenue.
    - Landscaping, screening, and an outdoor bike rack has been provided to visually screen the parking area from the sidewalk on Tecumseh Street, and to buffer the parking area along the north lot line.
    - Additional landscaping and fencing have been provided in the parking lot along the north lot line, in order to buffer the parking along the north lot line. Landscaped planter boxes are proposed to be located near the inset entrances to the commercial units and residential lobby on Notre Dame Avenue.
- Through the Pre-Application process, the applicant was also provided comments from the Public Works Department in relation to the private approach which have been incorporated into the proposed plan, and from the Water & Waste Department confirming adequate servicing for the proposed development based on the preliminary development plans submitted with the pre-application.
- The applicant also submitted a Parking Analysis detailing parking needs for the proposed development and explaining their rationale in support of the request for a variance to lower parking requirements. This is detailed further in the related Planner's report for DAV 21-115709\D.

Public Consultation:

- At the direction of the Urban Planning and Design Division, the applicant also worked to engage the surrounding community stakeholders, including neighbourhood residents, the University of Manitoba Medical Campus, the Health Sciences Centre, and the West End BIZ. The applicant distributed flyers to approximately 80 residences and 20 business in the surrounding neighbourhood.
- A project specific email address was provided so that stakeholders could follow up with the applicant directly with questions or requests for more information. The applicant has shared emails with the Public Service that were received from the surrounding neighbourhood stakeholders, most of which were positive and supportive of the proposed development.
- Applicant states that a presentation regarding the proposed development was provided to the students at the University of Manitoba Medical Campus. The applicant has submitted a signed letter of support from the Manitoba Dental Students association.



Figure 3: Proposed Building Elevation facing Notre Dame Avenue.

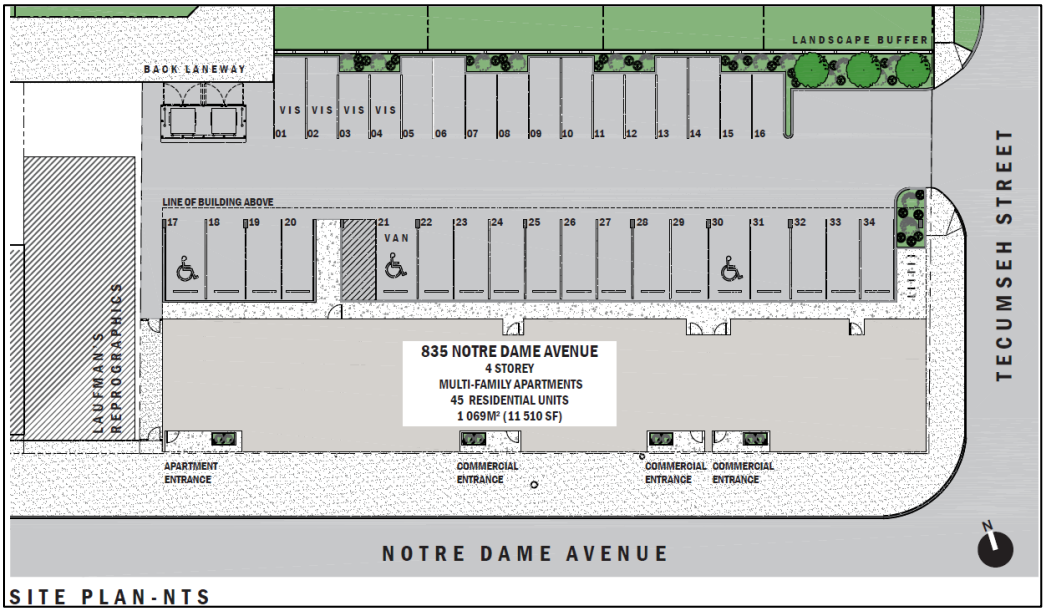


Figure 4: Proposed Site Plan.

ANALYSIS AND ISSUES

OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY:

- Under the *Complete Communities Direction Strategy* of *OurWinnipeg*, the subject site is located within the “Areas of Stability – Mature Communities” and “Transformative Areas - Centres and Corridors” policy areas.
- Applicable policies under the “Areas of Stability – Mature Communities” policy area 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 address the transition between new and existing developments.*
    - *Encourage Intensification to occur at centres and along corridors.*
    - *Support Complete Communities by ensuring diverse and high-quality housing stock.*
    - *Support a mix of commercial services and employment uses that serve the local community.*
    - *Support a mix of uses within buildings located on commercial streets*
- The proposed development would be consistent with the “Areas of Stability – Mature Communities” policies for the following reasons:
    - The proposed development replaces an illegal gravel surface parking lot with a building that adds residential housing in a manner that is complimentary to the surrounding built form and neighbourhood character.

  - The proposed building height is limited to four-storeys and setback far from the north lot line, and thus promotes a built form that provides a transition between new and existing development.
  - The proposed development would intensify a site located on a commercial street with a mix of housing and commercial services that serve the local community.

- Applicable policies under the "Transformative Areas – Centres and Corridors" policy area include:
  - *Develop Centers and Corridors as focal points, characterized by a mix of uses, higher density developments, opportunities for gathering and other social interaction and a high-level of accessibility though multiple modes of transportation.*
  - *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 a range of housing opportunities in terms of type, tenure, unit size.*
  - *Support active uses (such as retail and services) at street level and offices and housing on the upper levels of multi-storey developments.*
  - *Encourage the tallest buildings and highest densities close to major transit stops and stations.*
  - *Mitigate the potential impacts of new development on neighbouring streets, parks and properties.*
  - *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 planning of trees and other types of vegetation within and around surface parking lots.*
- The proposed development would be consistent with the "Transformative Areas – Centres and Corridors" policies for the following reasons:
  - The proposed development includes a mix of uses and higher density residential, in an area with access to public transit and high-quality active transportation infrastructure, promoting mode-shift and adding to the diversity of housing in the area.
  - The proposed development includes active uses at street level, with parking located behind the building and screened with landscaping.

WEST ALEXANDER AND CENTENNIAL NEIGHBOURHOOD SECONDARY PLAN

- Under the West Alexander & Centennial Neighbourhood Secondary Plan the site is designated "Commercial" policy area.
- Key policies include:
  - *Encourage new commercial development that is adjacent to residential areas to minimize potential negative impacts on the residential districts, by mitigating the*

impacts of parking, loading zones, refuse collection, vehicle access, and other issues via site design, buffering, setbacks and landscaping.

- *Discourage blank walls on buildings.*
- *Require all sides of new buildings which face public streets to have windows with transparent glass at least at the street level.*
- *Encourage new developments to consider the light, view and privacy of adjacent buildings.*
- *Encourage site planning to include side yards and other spaces to ensure that all space is positively used and has a function.*
- *Encourage the incorporation of concepts of Universal Design into building, streetscape, and site design through compliance with the City of Winnipeg Accessibility Design Standards.*
- *Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design.*
- *Minimizing potential negative impacts on neighbouring residential uses, by mitigating the impacts of parking, loading zones, refuse collection, vehicle access, and other issues via site design, buffering, setbacks and landscaping;*
- *Discouraging blank walls, and requiring all sides of new buildings which face public streets to have windows with transparent glass at least the street level.*

- The applicant has taken steps to ensure proposed development minimizes impact on the adjacent area by limiting the building height to four storeys. The proposed building would not project into the 45-degree angular plane measured from north property line starting from a point 6-feet above grade.
- The proposed development locates parking behind the building and screens it out of view of public streets. In addition, landscaped islands have been provided in the parking lot to green the parking area and provide substantial buffering between the proposed development and adjacent uses.
- The front and side building elevations would include masonry brick on the main floor, and upper floors would be clad with vertical metal panels. In addition, Glazed windows are proposed for both street facing building elevations, which would be consistent with CPTED principles and promote a positive interplay between the interior and exterior of the building at sidewalk level. Upper floors contain windows and Juliette style balconies facing Notre Dame Avenue.
- The proposed development complies with the policies of the *West Alexander and Centennial Neighbourhood Secondary Plan*.
- Considering the immediate context on Notre Dame Avenue, the development is reflective of contextual built form and considered compatible with the area.

PROPOSED SUBDIVISION AND REZONING

- The applicant proposes to consolidate the underlying lots and rezone the subject lands from a “C2” Commercial Corridor District to an “RMU” Residential Mixed-Use District.

- The “RMU” district 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 area, site, or building should retain a predominantly residential character. Development in the RMU district should facilitate and encourage pedestrian travel between residential and nonresidential uses. This district is often adjacent and incidental to a town centre, neighbourhood commercial centre, or other type of mixed-use or major employment centre.
- The proposed “RMU” zoning is appropriate for the site given the property fronts onto Notre Dame Avenue which has a high level of transit convenience and is within walking distance to major institutional and employment uses.
- A transit bus stop is located on Notre Dame Avenue, immediately adjacent to the main entrance to the proposed building. In addition, a signalized pedestrian crosswalk is located near the site, at the corner of Tecumseh, providing safe and accessible pedestrian crossing to the south side of Notre Dame Avenue, which contains additional Transit stops and several local restaurants and other commercial businesses.
- The University of Manitoba Medical Campus is located within one block of the subject site, and the Health Sciences Centre is also within walking distance of the subject property.
- In addition, there are 3 variances to the proposed “RMU” District associated with the development. These are analyzed in the Administrative Report for Associated File No. DAV 21-115709\D.
- The proposed subdivision and rezoning application is considered compatible with the surrounding area and is unlikely to create a substantial adverse effect on the neighbourhood.

Additional Considerations:

- As noted in the attached Schedule B report of the Administrative Coordinating Group, the Public Works Department advises that a separate application for the proposed private approach would be required.
- The Public Works Department was unable to confirm if the proposed private approach is considered non-conforming or not, however additional review will be required as part of the private approach permit application.
- Should the approach be considered non-conforming, review by the Standing Policy Committee on Infrastructure Renewal and Public Works will be required.
- As noted in the related Planner’s Report for file DAV 21-115709\D, the Urban Planning and Design Division recommend that the existing private approaches to the subject site on Notre Dame Avenue be removed and the curb, sidewalk, and boulevard restored to the satisfaction of the Director of Public Works.

RECOMMENDATION

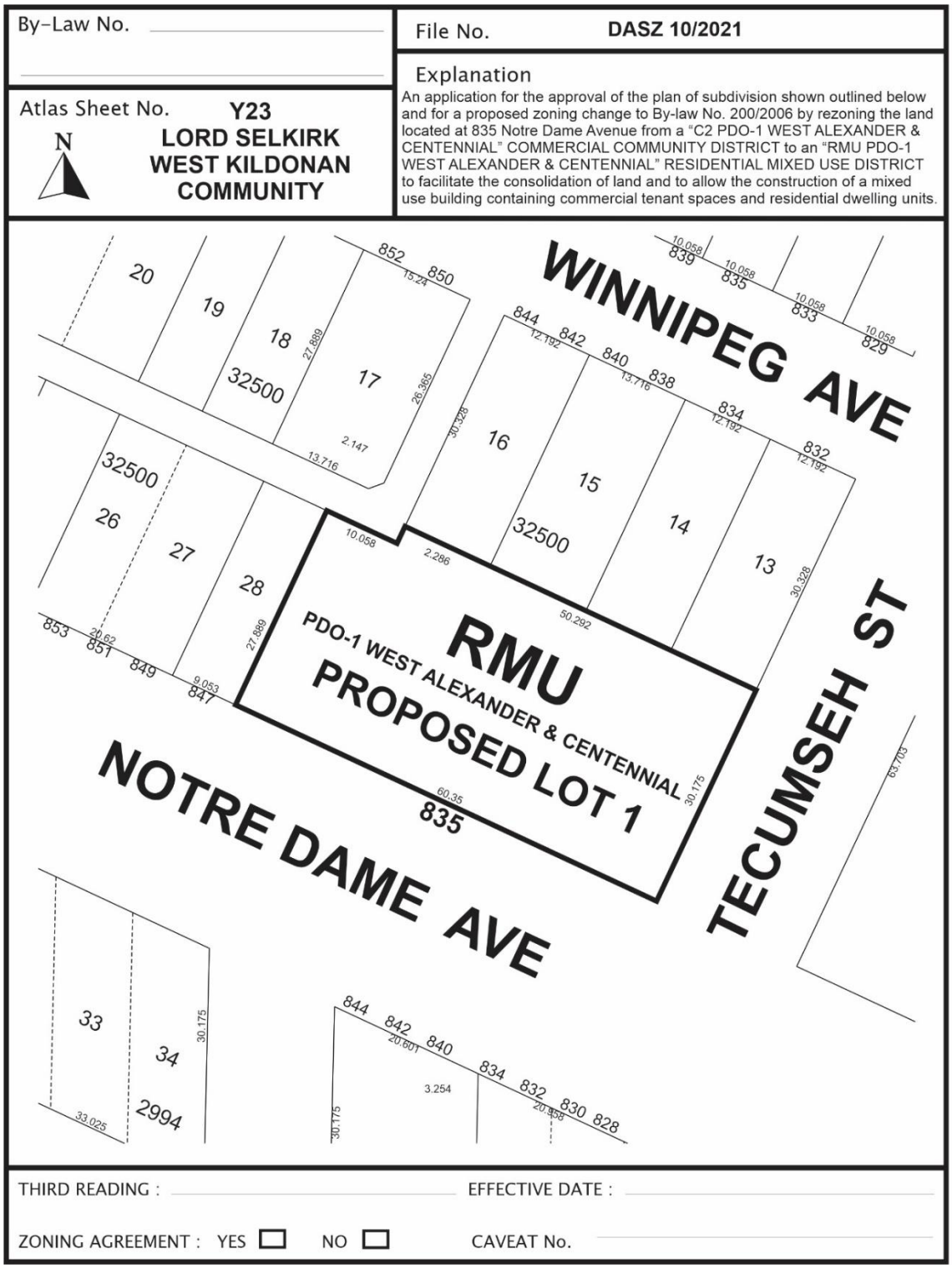
The Urban Planning Division recommends **approval** for the following reasons:

- The subdivision and rezoning application would comply with policies for “Areas of Stability - Mature Communities” and “Transformative Areas – Centres and Corridors” under the *Complete Communities Direction Strategy,* and with policies for “Commercial” areas under the *West Alexander and Centennial Neighbourhood Secondary Plan,* and would be compatible with the surrounding area.

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

Report Prepared by: R. Hayer, MCP
PPD File #: DASZ 10/2021

Schedule "A" for File DASZ 10/2021, Lord Selkirk West Kildonan Community Committee, dated May 5, 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 835 NOTRE DAME AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 10/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Public Works Department wishes to advise that the proposed private approach requires a separate application.

2) Public Works could not confirm whether the proposed private approach is non-conforming. Public Works Department does not have authority to approve non-conforming private approaches and review is required by the Standing Policy Committee on Infrastructure Renewal and Public Works.

3) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the process.

Section II - Servicing Considerations

1) Combined Sewer District

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

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

ii. The peak land drainage discharged from the site must be based on a c-value of 0.40, with a 5-year rainfall event applied.

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 10/2021
April 26, 2021

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

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

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

Exhibit "6" referred to in File DASZ 10/2021

NOTRE DAME APARTMENTS

835 NOTRE DAME AVENUE, WINNIPEG, MB
MIXED USED / MULTI-FAMILY - 3 CRU / 45 UNITS

LEGAL DESCRIPTION: TBD		
URBAN INFILL AREA 1		
MULTI-FAMILY BUILDING INFORMATION: 835 NOTRE DAME AVENUE		
4 STOREYS WITH (34) AT GRADE PARKING STALLS		
CURRENT ZONING DISTRICT	C2	
PROPOSED ZONING	RMU	
BUILDING DIMENSIONS	58.5m x 18.3 m [191'-10" FT x 60'-0" FT]	
BUILDING HEIGHT	TOP OF 4TH FLOOR = 10.97 m [36'-0" FT]	
	AT TOP OF ROOF DECK= 15.24 m [50'-0" FT]	
SITE AREA	19,483 sf /1810.0 m² / 0.45 ACRES	
BUILDING AREA	1 069 m² [11 510 SF]	
BUILDING GROSS FLOOR AREA	40,417 sf / 3754.8 m²	
TOTAL DWELLING UNITS	45	
SUITE TYPES	1 BEDROOM	2 BEDROOM
SUITE COUNT	36	9
TOTAL CRU UNITS	3	

ZONING SETBACKS (RMU)	MIN. FRONT YARD REQ'D:	MIN. REAR YARD REQ'D:	MIN. INT. SIDE YARDS REQ'D:	MIN. CORNER SIDE YARDS REQ'D.	MAX. BUILDING HEIGHT
	20'-0"	25'-0"	(5'-0" + 2'-0" / STOREY ABOVE GROUND FLOOR) 4 STOREY = 11'	20'-0"	100'-0" (RMU)
	FRONT YARD PROVIDED:	REAR YARD PROVIDED:	INT. SIDE YARDS PROVIDED:	CORNER SIDE YARD PROV.:	BUILDING HEIGHT:
	0'-6"	39'-9"(VARIES) REFER TO SITE PLAN	5'-8"	0'-8"	50'-0" T.O. ROOF DECK

PARKING INFORMATION			
PARKING CATEGORY (TABLE 5-9)	3		
REQ'D SPACES PER DWELLING	1.5X No. OF DWELLING UNITS		
	REQUIRED		PROVIDED
BICYCLE PARKING	1 PER 10 REQUIRED PARKING SPACES = 0.10 x 45 = (4.5) 5 SPACES		18 (6 EXTERIOR, 12 INTERIOR)
GUEST PARKING	10% OF REQUIRED PARKING SPACES = 3.4		4 SPACES
SURFACING	CONCRETE/ ASPHALT		
PARKING SPACE DIMENSIONS	SIZE		QUANTITY
	TYPICAL = 2.44 x 6.10 m [8'-0" X 20'-0" FT]		9
	TYPICAL = 2.59 x 6.10 m [8'-6" x 20'-0" FT]		8
	TYPICAL = 2.74 x 6.10 m [9'-0" x 20'-0" FT]		4
	TYPICAL = 2.9 x 6.10 m [9'-6" x 20'-0" FT]		1
	TYPICAL = 2.95 x 6.10 m [9'-8" x 20'-0" FT]		1
	SMALL CAR = 2.44 x 4.88 m [8'-0" X 16'-0" FT]		8
	ACCESSIBLE = 3.05 x 6.10 m [10'-0" x 20'-0" FT]		2
	VAN ACCESSIBLE= 4.88 x 6.10 m [16'-0" x 20'-0" FT]		1
TOTAL PARKING SPACES	REQUIRED		PROVIDED
	68		34
ACCESSIBLE SPACES	2		2
VAN ACCESSIBLE SPACES	1		1
PARKING AISLE WIDTH	MIN. 6.10 m [20'-0" FT]		MIN. 6.10M [20'-0" FT]

LANDSCAPING		
STREET EDGE LANDSCAPING REQUIRES 1 TREE FOR EACH 30 FT OF FRONTAGE, 3 SHRUBS FOR EACH 20 FT OF FRONTAGE FRONTAGE: NOTRE DAME AVENUE 191'-10" + TECUMSEH STREET 60'-0" = 251'-10"		
	REQUIRED	**PROVIDED**
STREET EDGE TREES	NOTRE DAME: 6.4 TREES TECUMSEH: 2 TREES	NOTRE DAME: 0 TREES TECUMSEH : 1 TREES
STREET EDGE SHRUBS	NOTRE DAME: 29 SHRUBS TECUMSEH : 9 SHRUBS	NOTRE DAME: 12 SHRUBS TECUMSEH: 20 SHRUBS
FOUNDATION SHRUBS (REQUIRES 1 SHRUB FOR EACH 10 LINEAL FT OF FACADE.)	**REQUIRED**	**PROVIDED**
	N/A (URBAN INFILL)	N/A
PARKING LOT INTERIOR LANDSCAPING (5% OF PARKING LOT)	**REQUIRED**	**PROVIDED**
	N/A (UNDER 50 STALLS URBAN INFILL)	N/A
	REQUIRED	**PROVIDED**
BUFFERING OF RESIDENTIAL USES FROM NON-RESIDENTIAL IMPACTS	NORTH SIDE (165.25) OPTION 1 OR 2	NORTH SIDE: 6'-6" FENCE AND LANDSCAPING
	WEST SIDE (91.5 FT) : COMMERCIAL AT MAIN FLOOR	N/A
BUFFERING OF PARKING AND LOADING AREAS	NORTH SIDE (165.25): OPTION 1 OR 2	6'-6" FENCE AND LANDSCAPING
PLANT SIZES	DECIDUOUS TREES : MIN. 2 $\frac{1}{2}$" CALIPER	CONIFEROUS TREES: MIN. 6' HEIGHT
	(IN ACCORDANCE WITH THE CANADIAN NURSERY TRADES ASSOCIATION)	
	REQUIRED	**PROVIDED**
TOTAL TREES	8.4	3
TOTAL SHRUBS	38	95

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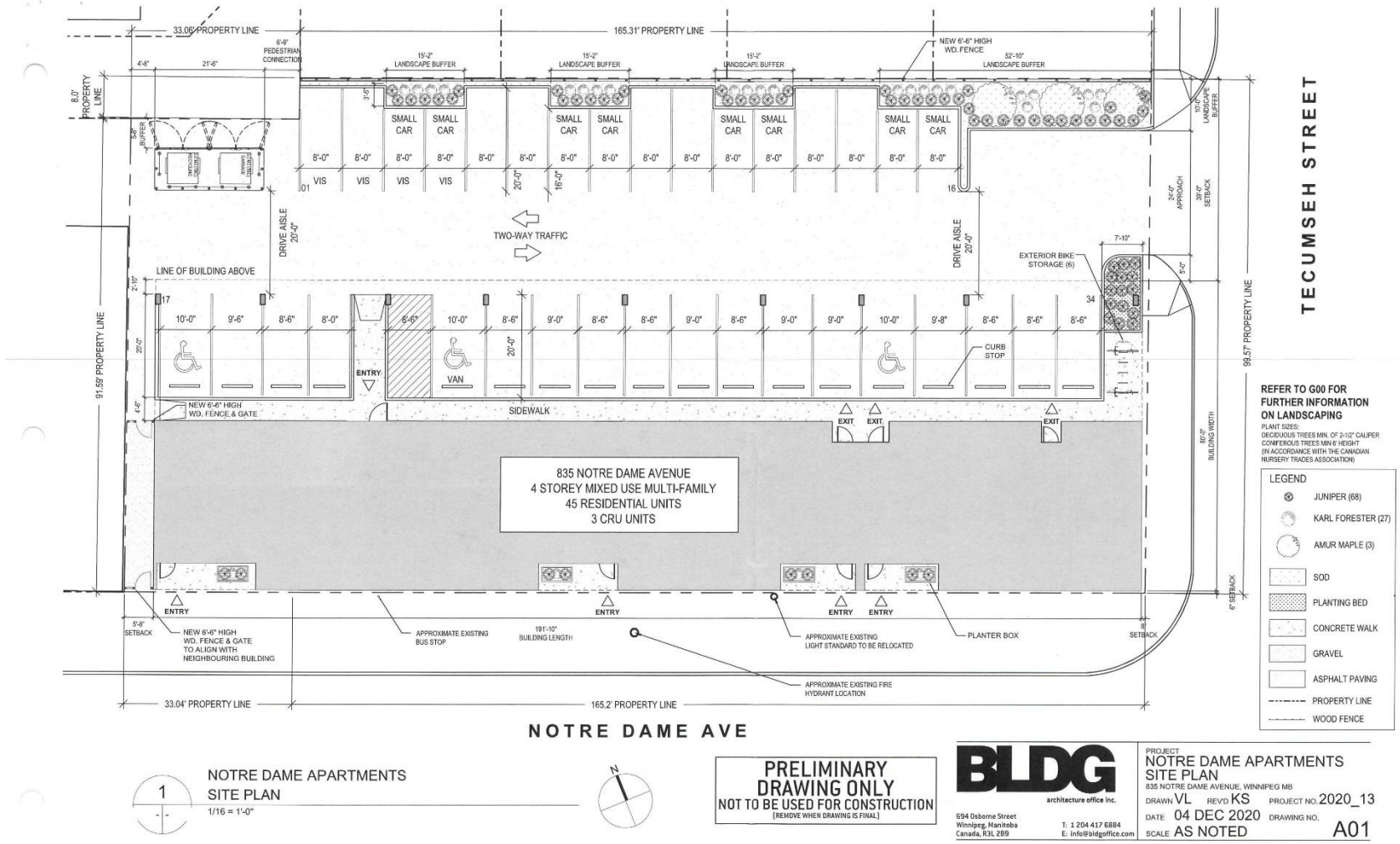
PROJECT
NOTRE DAME APARTMENTS
PROJECT INFORMATION
835 NOTRE DAME AVENUE, WINNIPEG, MB
DRAWN VL REVD KS PROJECT NO. 2020_13
DATE 04 DEC 2020 DRAWING NO. G00
SCALE AS NOTED



1 NOTRE DAME APARTMENTS
SITE PLAN
1/16 = 1'-0"

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PROJECT
NOTRE DAME APARTMENTS
SITE PLAN
835 NOTRE DAME AVENUE, WINNIPEG MB
DRAWN VL REVD KS PROJECT NO. 2020_13
DATE 04 DEC 2020 DRAWING NO. A01
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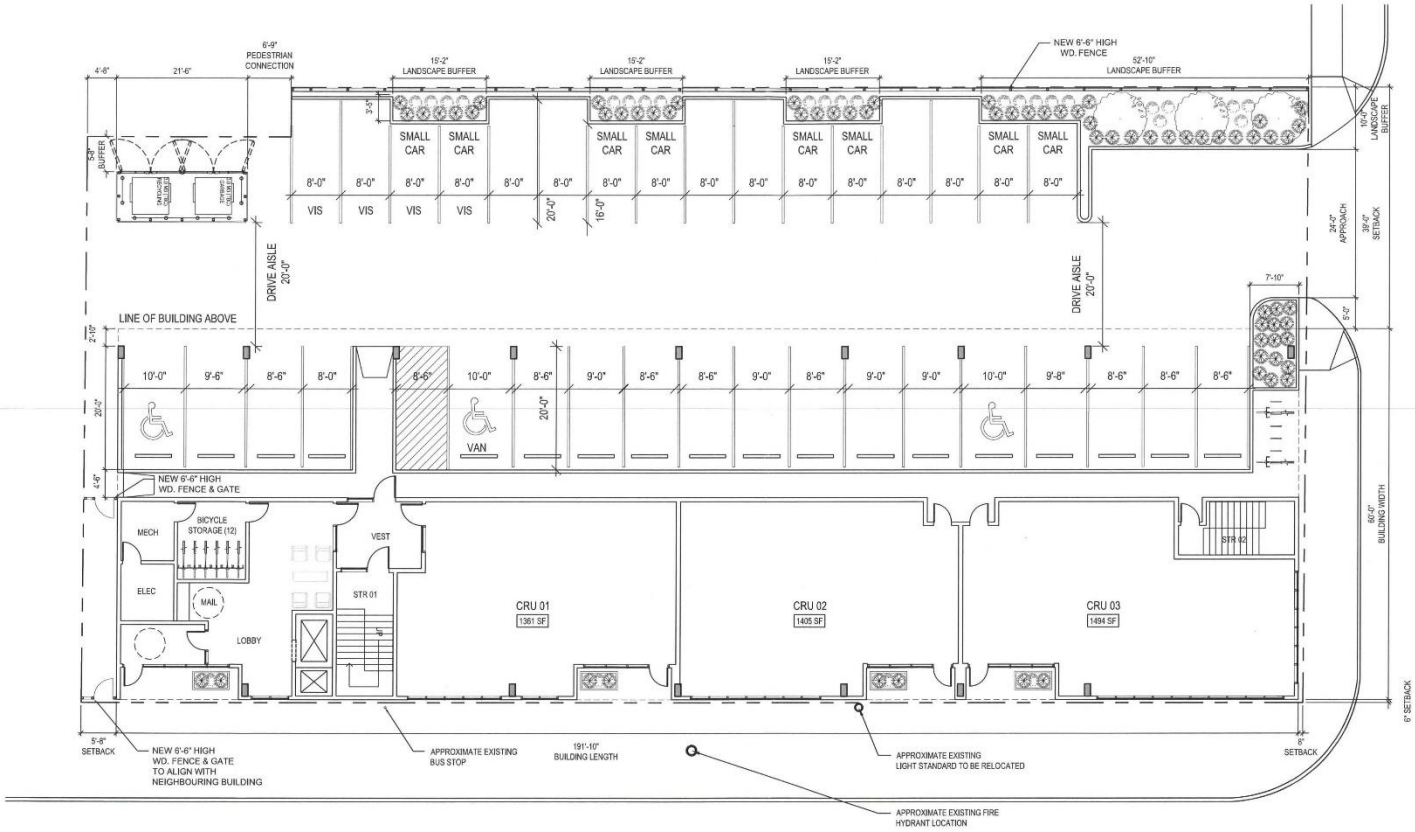

1

NOTRE DAME APARTMENTS
FLOOR PLAN LEVEL 01
1/16 = 1'-0"

N

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PROJECT
NOTRE DAME APARTMENTS
LEVEL 01 PLAN
835 NOTRE DAME AVENUE, WINNIPEG MB

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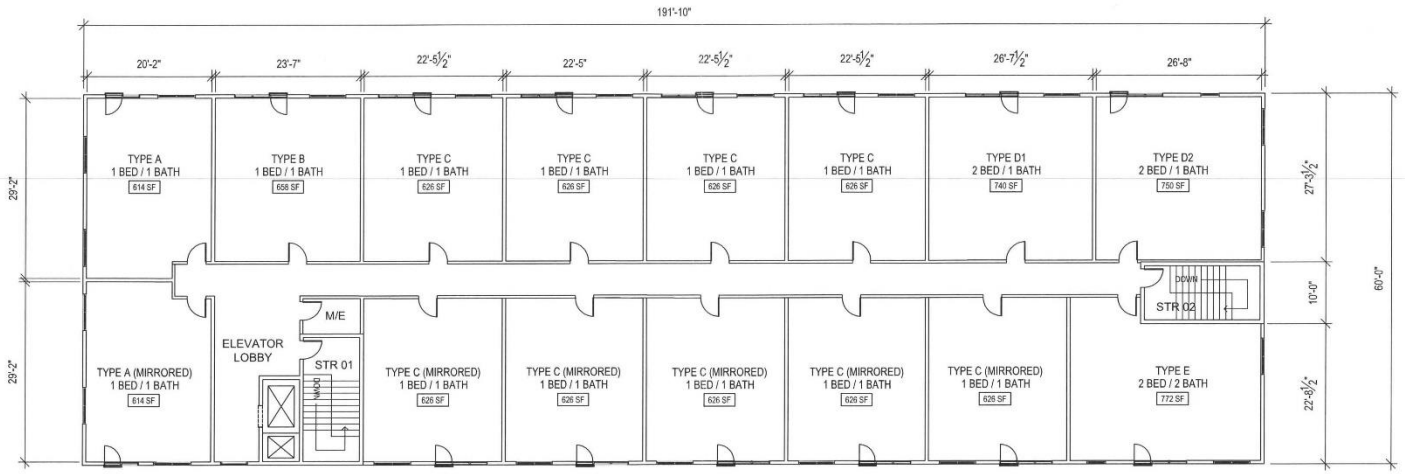
DATE 04 DEC 2020 DRAWING NO.
SCALE AS NOTED A02



1

NOTRE DAME APARTMENTS
FLOOR PLAN LEVEL 02-04
1/16 = 1'-0"

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PROJECT
NOTRE DAME APARTMENTS
LEVEL 02-04 PLAN
835 NOTRE DAME AVENUE, WINNIPEG MB
DRAWN VL REVD KS PROJECT NO. 2020_13
DATE 04 DEC 2020 DRAWING NO.
SCALE AS NOTED A03



1

NOTRE DAME APARTMENTS
SOUTH ELEVATION (NOTRE DAME)
1:16 = 1'-0"

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NOTRE DAME APARTMENTS
835 NOTRE DAME AVENUE, WINNIPEG MB
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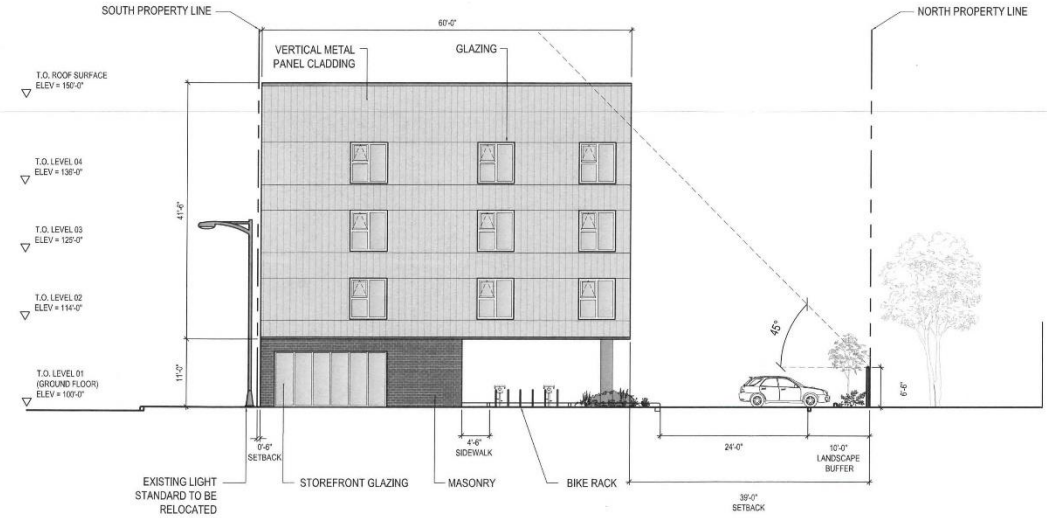

1

NOTRE DAME APARTMENTS
EAST ELEVATION (TECUMSEH)
1:16 = 1'-0"

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PROJECT NOTRE DAME APARTMENTS
635 NOTRE DAME AVENUE, WINNIPEG MB
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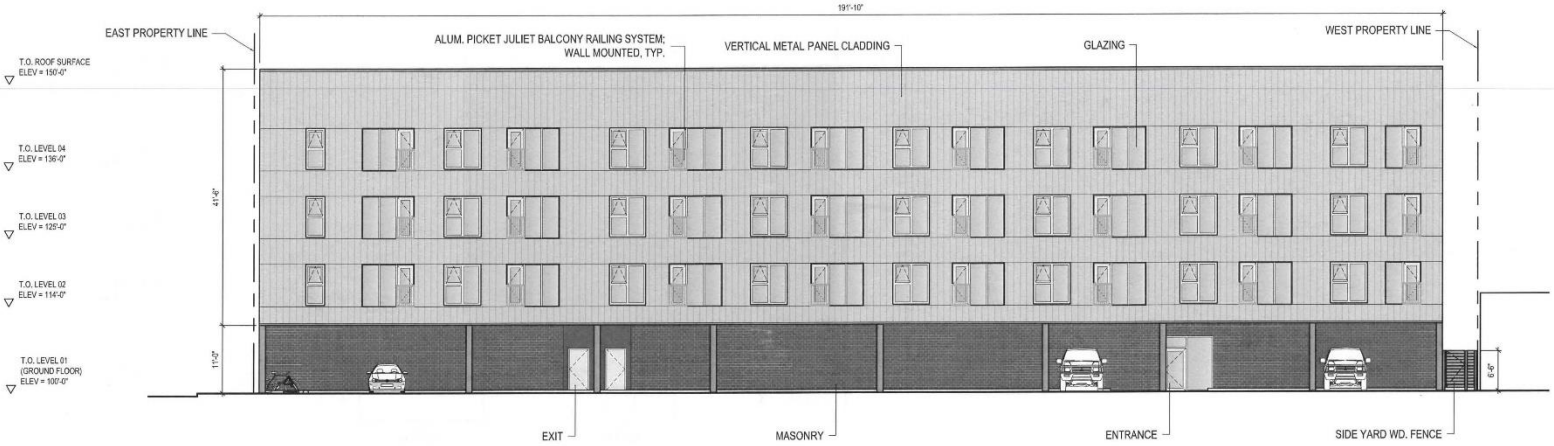
DATE DEC 04 2020 DRAWING NO. A05
SCALE AS NOTED



1

NOTRE DAME APARTMENTS
NORTH ELEVATION
1:16 = 1'-0"

N

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835 NOTRE DAME AVENUE, WINNIPEG MB
DRAWN VL REV'D KS PROJECT NO. 2020_13
DATE 04 DEC 2020 DRAWING NO.
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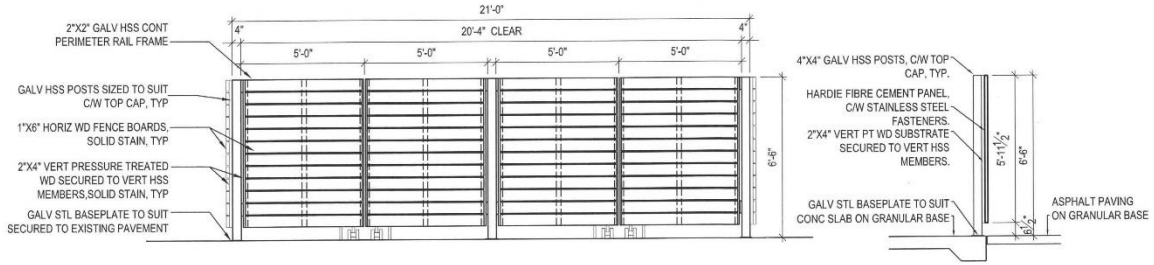
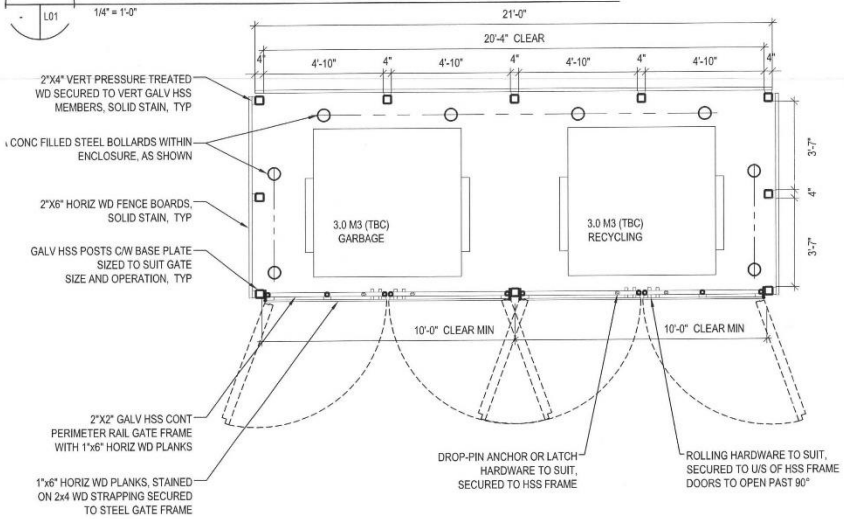
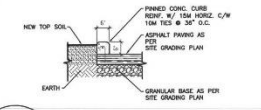


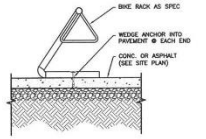
2 - L01 GARBAGE ENCLOSURE ELEVATION / SECTION
1/4" = 1'-0"



1 - L01 GARBAGE ENCLOSURE PLAN
1/4" = 1'-0"



4 - L01 TYP. CURB
1/4" = 1'-0"



3 - L01 TYP. BIKE RACK
1/4" = 1'-0"

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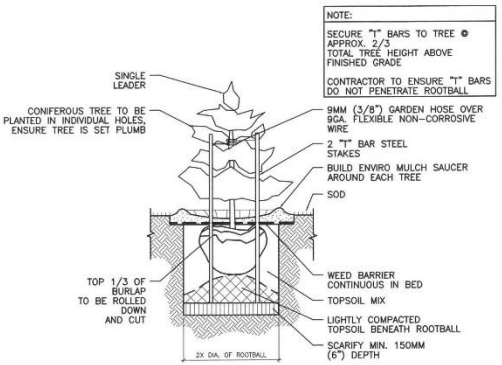
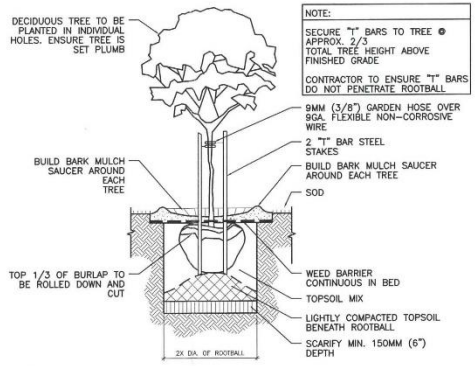
PROJECT
NOTRE DAME AVENUE
LANDSCAPE DETAILS
835 NOTRE DAME AVENUE ,WINNIPEG, MANITOBA
DRAWN VL REVD KS PROJECT NO. 2020_13
DATE 04 DEC 2020 DRAWING NO. L01
SCALE AS NOTED



2 - L02 TYP. CONIFEROUS TREE
1/4" = 1'-0"



3 - L02 TYP. DECIDUOUS TREE
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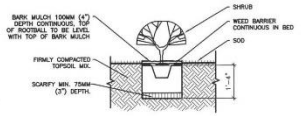
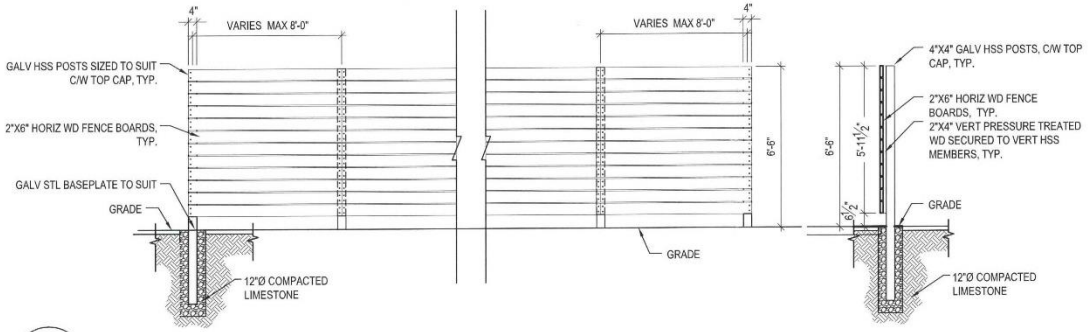


4 - L02 TYP. SHRUB
1/4" = 1'-0"



1 - L02 PRIVACY / BUFFER FENCE DETAILS
1/4" = 1'-0"

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PROJECT
NOTRE DAME AVENUE
LANDSCAPE DETAILS
635 NOTRE DAME AVENUE ,WINNIPEG, MANITOBA

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DATE 04 DEC 2020 DRAWING NO. L02
SCALE AS NOTED