Minutes – Executive Policy Committee – June 16, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 8, 2021

Item No. 12 Subdivision and Rezoning – Southeast Crestmont Drive – Jack Reimer Drive (St. Vital Ward) File DASZ 11/2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 11/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 10, 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject lands to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated May 10, 2021 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. Private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of 3.96 metres (13 feet) between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of PPD.

        ii. That where single-family or two-family residential lots back onto Lagimodiere Boulevard, the said lots shall be established with minimum rear yards of 15 metres.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 8, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

iii. That the Developer shall, at no expense to the City, construct within the rear yards of all one and two family lots abutting Lagimodiere Boulevard, a uniform noise attenuation fence 2.0 metres in height, to the satisfaction of the Director of Public Works. Future owners of the individual building lots along this fencing shall be responsible for maintaining and/or repairing and/or replacing this fencing as originally constructed to the satisfaction of the Director of Public Works;

iv. *Deleted.*

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of 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.

3. That Caveat No. 4683954/1 be discharged as it affects Lot 2, Block 23, Plan 58702.

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 11/2021, as determined by the City's Director of Planning, Property and Development, subject to consideration of the land previously dedicated under DASZ 21/2014.

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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 8, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. 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 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 8, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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.

Carried

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

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

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 9, 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 May 25, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- In Recommendation 2.A.i. delete the words “4.57 metres (15 feet)” and replace with “3.96 metres (13 feet)”

- Delete Recommendation 2.A.iv. in its entirety

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 8, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- In Recommendation 4, delete the period after "Director of Planning, Property and Development" and replace with the following:

  ", subject to consideration of the land previously dedicated under DASZ 21/2014."

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

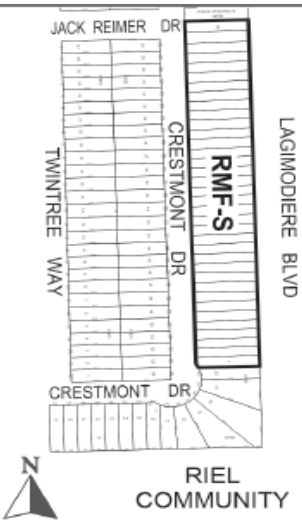
File: DASZ 11/2021

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

Public Hearing: May 25, 2021
Council Building, 510 Main Street

Applicant: Genstar Development Company (Marc Brown)

Subject:



APPLICANT : Genstar Development Company (Marc Brown)
FILE : DASZ 11/2021
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 "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the establishment of residential zoning lots to allow the construction of Two-Family Dwellings. **For information, phone S. Jerez, Planner at 204-986-7175.**
DEMANDEUR : Genstar Development Company (Marc Brown)
N° DE DOSSIER : DALZ 11/2021
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 changer 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 RMF-S (secteur de petites habitations multifamiliales) afin de permettre l'établissement de terrains résidentiels à lotir pour la construction d'habitations bifamiliales. **Pour obtenir des renseignements, veuillez appeler S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected: Southeast Crestmont Drive – Jack Reimer Drive

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

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: May 26, 2021

Community Committee Recommendation:

On May 25, 2021, the Riel 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 11/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 10, 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 Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject lands to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated May 10, 2021 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. Private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of ~~***4.57 metres (15 feet)***~~ ***3.96 metres (13 feet)*** between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of PPD.

        ii. That where single-family or two-family residential lots back onto Lagimodiere Boulevard, the said lots shall be established with minimum rear yards of 15 metres.

iii. That the Developer shall, at no expense to the City, construct within the rear yards of all one and two family lots abutting Lagimodiere Boulevard, a uniform noise attenuation fence 2.0 metres in height, to the satisfaction of the Director of Public Works. Future owners of the individual building lots along this fencing shall be responsible for maintaining and/or repairing and/or replacing this fencing as originally constructed to the satisfaction of the Director of Public Works;

iv. ***Deleted***

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") 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.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of 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.

3. That Caveat No. 4683954/1 be discharged as it affects Lot 2, Block 23, Plan 58702.

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 11/2021, as determined by the City's Director of Planning, Property and Development~~.~~***, subject to consideration of the land previously dedicated under DASZ 21/2014."***

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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. 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 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.

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. This is, as was indicated, very similar to the one we did one block north some months ago. It is increasing the density and hopefully addressing that missing middle piece that Mr. Brown talked about. If there's ever a day that proved Councillor Allard's statement a few years ago of… the difference between greenfield and infill, this is probably a good example of that where we had no one registered in opposition here, and spent about four hours on that one on Provencher. It does sort of go to that observation.

2. I think this is actually a good refinement of what's been a pretty successful development. I think to date we've got a lot of apartments going in there. We've got some nice townhouses opposite the park. We've got greenspace out there in Bonavista. Certainly some single family, yes – that's true, but a pretty good mix of different developments, different kinds of density.

3. There are issues with transit, with road access, that kind of stuff, but I think the developer's got pretty good vision here of what they want to do. Its certainly more dense than the development we saw in the '80s and the '90s so I think that's commendable. I may not be here, but hopefully that community centre will open-up on Warde sometime in the next five years or so.

4. Its in keeping with the neighbourhood and the densification of the neighbourhood. Those are my supporting reasons.

Exhibits Filed:

1. Application dated February 11, 2021
2. Notification of Public Hearing dated April 20, 2021
3. Manitoba Status of Title 3096853/1
4. Letter of authorization dated January 26, 2021 from Dave Boles, Vice President, Genstar Development Company to Genstar Development Company
5. Caveats 4683952/1, 4683953/1 & 4683954/1
6. Plans (3 pages)
7. Report from the Urban Planning Division dated May 10, 2021
8. Inspection Report

REPRESENTATIONS:

In Support:

Marc Brown

In Opposition:

Nil

For Information:

Nil

For the City:

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 "7" referred to in File DASZ 11/2021

ADMINISTRATIVE REPORT

Title: DASZ 11/2021 – SE Crestmont DR - Jack Reimer

Issue: For consideration at the public hearing for subdivision and rezoning for the establishment of 36 residential zoning lots for side by side townhouse style dwellings.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 11/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 10, 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 Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject lands to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated May 10, 2021 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. Private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of 4.57 metres (15 feet) between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of PPD.

        ii. That, where single-family or two-family residential lots back onto Lagimodiere Boulevard, the said lots shall be established with minimum rear yards of 15 metres.

iii. That, the Developer shall, at no expense to the City, construct within the rear yards of all one and two family lots abutting Lagimodiere Boulevard, a uniform noise attenuation fence 2.0 metres in height, to the satisfaction of the Director of Public Works. Future owners of the individual building lots along this fencing shall be responsible for maintaining and/or repairing and/or replacing this fencing as originally constructed to the satisfaction of the Director of Public Works;

iv. The owner must submit plans showing the location and design of any and all proposed:

a. buildings;

b. landscaping; and

c. private approaches

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") 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.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of 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.

3. That Caveat No. 4683954/1 be discharged as it affects Lot 2, Block 23, Plan 58702.

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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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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.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the property may be rezoned and subdivided, subject to conditions.

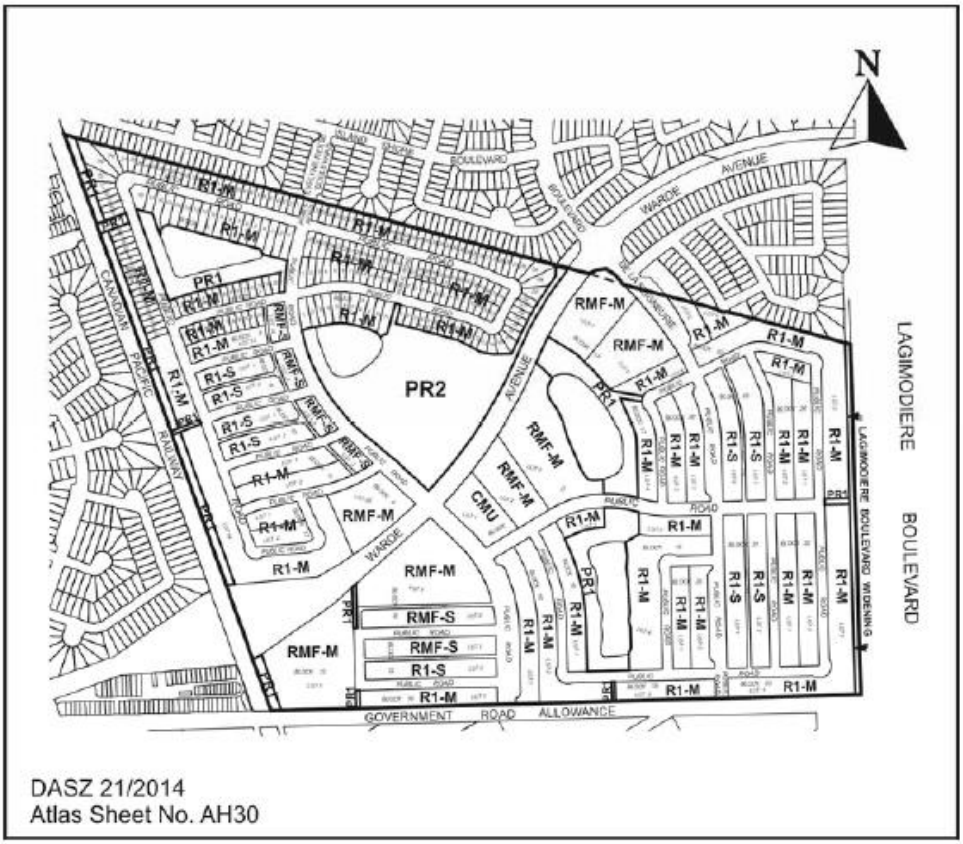
HISTORY

Precinct K – Precinct Plan (By-Law 48/2014)

- On July 16, 2014, Council passed By-law 48/2014 adopting a Secondary Plan for the area identified as Precinct K under the *Complete Communities Direction Strategy*. The plan guides development in the Precinct K area.

DASZ 21/2014 (By-law 67/2015)

- Under DASZ 21/2014 (By-law 67/2015), approximately 243.31 acres of land located at the northwest corner of Melnick Road, Lagimodiere Boulevard and Four Mile Road was rezoned from “RR5” Rural Residential 5 and “R1-M” Residential Single-Family Medium to “R1-S” Residential Single-Family Small; “R1-M”; “RMF-S” Residential Multi-Family Small; “RMF-M” Residential Multi-Family Medium; “CMU” Commercial Mixed-Use; “PR1” Parks and Recreation 1 (Neighbourhood); and “PR2” Parks and Recreation 2 (Community). By-law 67/2015 regarding the subdivision and rezoning was passed by Council on June 17, 2015.



- A zoning agreement was included as a condition of approval for DASZ 21/2014. Among the conditions included was the requirement for plan approval for the multi-family zoned lands:
    - *That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned “RMF-S” Residential Multi-Family Small, “RMF-M” Residential Multi-Family Medium, or “CMU” Commercial Mixed Use, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Riel Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.*

CONSULTATION

In preparing this Report there was internal consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: 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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez
Date:	May 10, 2021
File No.	DASZ 27/2018

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 27/2018 Riel Community Committee, dated May 10, 2021

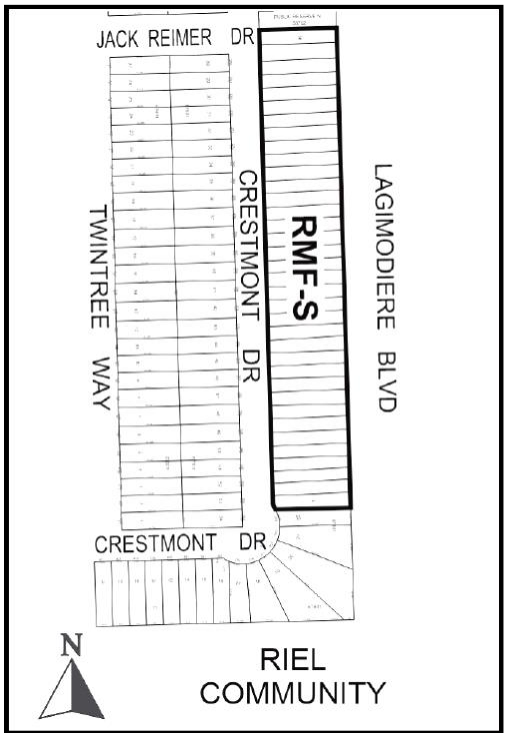
APPENDIX 'A'

DATE: May 10, 2021
FILE: **DASZ 11/2021**
RELATED FILES:
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.557 (Fraipont Neighbourhood)

SUBJECT: To rezone the land from an "R1-M" Residential Single-Family (Medium) District to an "RMF-S" Residential Multi-family (Small) District.

LOCATION: Southeast Crestmont Drive - Jack Reimer Drive

LEGAL DESCRIPTION: Lot 2, Block 23, Plan 58702 WLTO excl Plan 67601 WLTO in Lots 216, 217 and 249 to 252 Roman Catholic Mission Property



APPLICANT: Genstar Development Company (Marc Brown)
320-530 Kenaston Boulevard
Winnipeg , Manitoba R3N 1Z4

OWNER: Genstar Development Company
320-530 Kenaston Boulevard
Winnipeg , Manitoba R3N 1Z4

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject plan area is located on the east side of Crestmont Drive south of Jack Reimer Drive in the Fraipont neighbourhood of the St. Vital Ward.
- The subject site is approximately 135,510 square feet and is currently undeveloped.
- The site is currently zoned “R1-M” Residential Single-family Medium and is located within the New Communities policy area under the *Complete Communities Direction Strategy*.
- The site is within the Lower Density Residential policy area under the *Precinct K Secondary Plan*.



Figure 1: Air photo of the Location of Subject Property and Surrounding Area (2018)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public Reserve land zoned PR-1 under DASZ 21/2014; then side-by-side two-family dwellings and vacant lands zoned "RMF-S" Residential Multi-family Small.

South: Vacant land zoned "R1-M" Residential Single-family Medium; then the Four Mile Road right of way.

East: Melnick Road; then Lagimodiere Boulevard.

West: Crestmont Drive; then vacant land zoned "R1-M" Residential Single-family Medium.

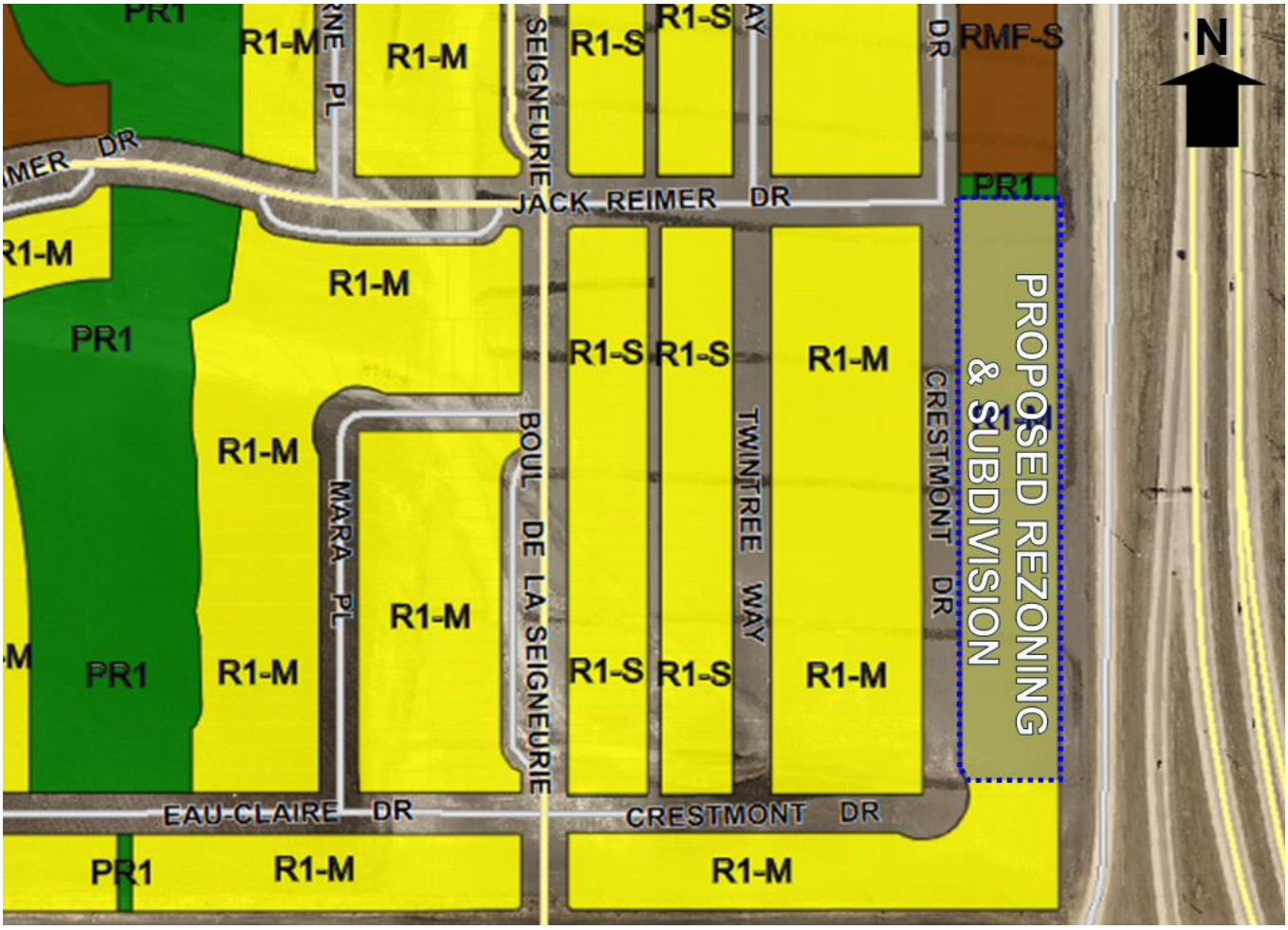


Figure 2: Zoning Context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from “R1-M” Residential Single-family (Medium) to “RMF-S” Residential Multi-Family (Small) to establish 36 lots for 36 duplex units with attached garages and front drives.
- The proposed lots range in width from 25 feet to 28.3 feet wide, and from 3,690.9 square feet to 4,179.6 square feet in area.
- The applicant has provided a dimensioned site plan.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under *OurWinnipeg* and the *Complete Communities Direction Strategy* the proposed development is located within the New Communities policy area that is identified as Precinct “K.” Section 03-4 of Complete Communities, and Section 01 A of OurWinnipeg (the City’s development plan) state: “New Communities are large undeveloped land areas identified for future urban development and are not currently served by a full range of municipal services.”

- As per *OurWinnipeg* and the *Complete Communities Direction Strategy*, New Communities and Precincts require an approved planning process to be implemented prior to intensification and development of the Precinct.
- Key directions and policies guiding the development of New Communities are as follows:
    - *New Communities will be developed in a sustainable manner.*
        - *Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.*
    - *Encourage greater choices in housing type, density, style and tenure.*
        - *New Communities will be developed with Complete Streets (See Sustainable Transportation), enabling safe and convenient spaces for pedestrians, bicyclists, public transit ridership and motorists to promote physical activity, health and active transportation.*
    - *New Communities will increase opportunities to live, work, learn and play in the same neighbourhood.*
        - *Promote the design of all streets to maximize connectivity, visual appeal, amenity space and safety where practical and cost effective.*

PRECINCT K SECONDARY PLAN (By-Law 48/2014)

- A secondary plan was adopted by Council for Precinct K on July 16, 2014 under By-law 48/2014.
- Key aspects of the vision and guiding principles of the Precinct K Secondary Plan that are most relevant to the subject site include:
    - *Create a unique character and sense of place when designing new neighbourhoods.*
    - *Universal accessibility principles and guidelines should be considered in the design of all public, commercial, and multi-family buildings and any publically accessible outdoor spaces.*
- The General Objective guiding development in the Residential policy areas reads as follows:

    The residential policy areas are intended to provide a mix of housing types, reflecting Complete Communities policy which encourages "…greater choices in housing type, density, style and tenure." A combination of sidewalks adjacent to collector roadways, active transportation routes, public walkways and pathways within linear parks will be provided in the residential areas to provide opportunities for recreational activity and connectivity.
- The subject site is guided by the following Lower Density Residential land use policy designation under the Precinct K Secondary Plan (section 3.1.3). The objective of this policy area is to provide for lower density residential style of development including single-family homes, duplexes and townhomes. Consequently, the proposed project meets the land use policies of the secondary plan.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.

"RMF-S" Residential Multi-Family Small District

- The RMF-S district requires: a minimum lot area of 9,000 square feet, minimum lot area per dwelling unit of 1,250 square feet, minimum front yard of 20 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 4 feet, and a minimum corner side yard of 5 feet. The maximum building height is 35 feet.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The proposed "RMF-S" zoning and side by side dwellings would provide a mix of housing types and slight variation in densities within the neighbourhood, consistent with the *Precinct K Secondary Plan* policies regarding Low Density Residential area.
- Two-family dwellings in this location are a modest increase in density, compatible in form with the surrounding "R1-M" Single-family Medium zoning district.

RECOMMENDED CONDITIONS OF APPROVAL

- Both the *Complete Communities* policies guiding New Communities and Precinct K policies guiding the Residential policy areas address the use of design to maximize connectivity, visual appeal and safety.
- The dwellings proposed on Crestmont Drive will all be accessed by private front approaches. Establishing 7.62 meter (25 foot) wide lots introduces an increased number of approaches.
- In order to accommodate adequate on street parking, snow storage, and permeable surfacing, while reducing potential vehicle and pedestrian conflicts, the Public Service is recommending as a condition of approval that private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of 4.57 metres (15 feet) between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of PPD.
- Given that the proposed development is the conversion of one block face to multi-family zoning, the subject site has considerable development potential. However, it should be done in a manner that is sensitive to neighbouring land uses and meets policy. As a result, the Urban Planning Division recommends as a condition of approval that a Zoning Agreement be implemented and that any future plans be approved by the Director, Planning, Property and Development as well as the Riel Community Committee prior to the issuance of a development permit on the site.
- Plans for review should include the following:
    - Differentiation in the building form and façade articulation through architectural details;
    - A variety of materials between the units or buildings;

- A well landscaped front to balance the appearance of driveways and front garages.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed, or cash in lieu, to the City for parks purposes.

RECOMMENDATION

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

- The subject rezoning complies with the Lower Density Residential land use policies of the *Precinct K Secondary Plan* and with policies guiding New Communities in the *Complete Communities Direction Strategy*.
- The proposed development is compatible with land uses in the vicinity of the proposed lots, while accommodating a mix of housing.

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

Report Prepared by: Simi Jerez
PPD File #: DASZ 11/2021

Schedule "A" for File No. DASZ 11/2021, Riel Committee, dated May 10, 2021

By–Law No. _____

File No. **DASZ 11/2021**

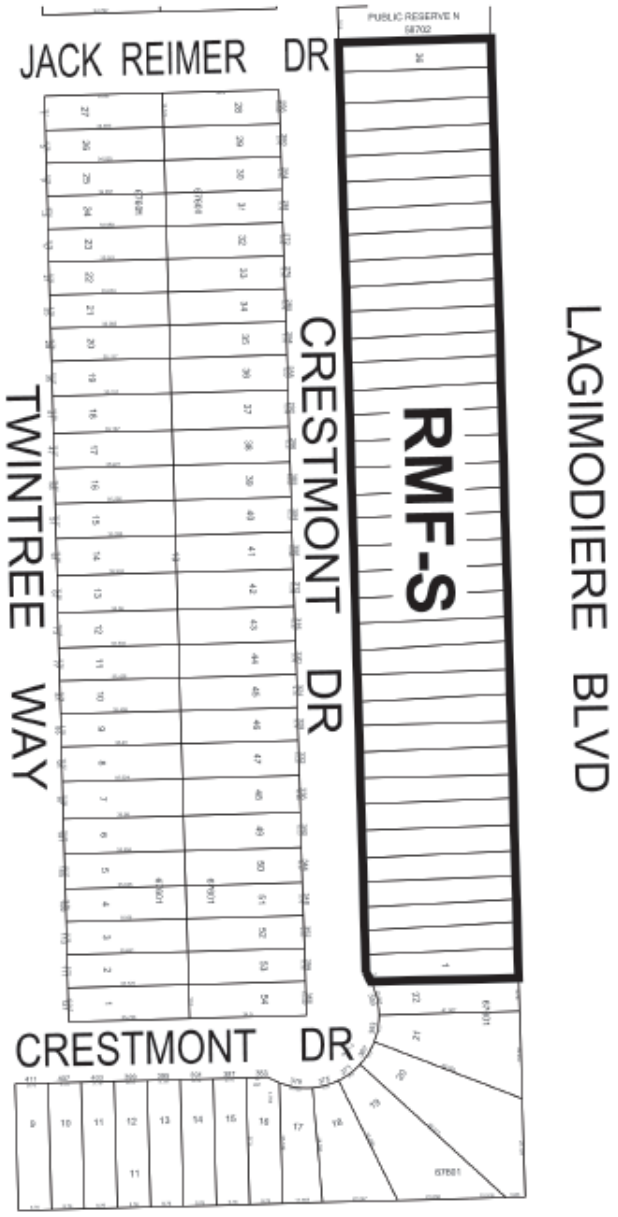
Atlas Sheet No. **AH30**

N

RIEL COMMUNITY

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 on the east side of Crestmont Drive, south of Jack Reimer Drive from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the establishment of residential zoning lots to allow the construction of Two-Family Dwellings.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

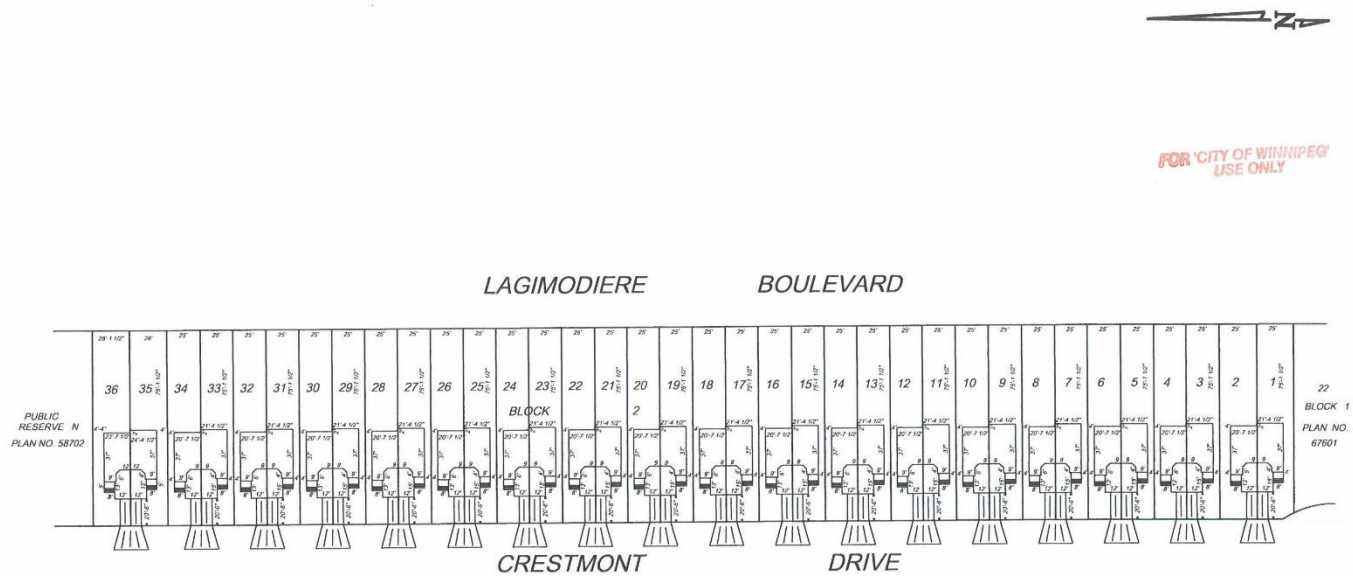
Exhibit “6” referred to in File DASZ 11/2021

BONAVISTA

GENSTAR
BRINGING LAND TO LIFE



Bonavista Land Use Plan



FOR 'CITY OF WINNIPEG' USE ONLY

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OUR FILE NO.: 21011154
DATE: JAN. 9TH, 2020
SURVEYED FOR: GENSTAR
SCALE: NOT TO SCALE
DRAWN BY: A.G.D/O.M.V.

NOTES:

PLAN
OF PART OF LOTS 216 & 251 RCMP
BEING PT. LOT 2, BLOCK 23
PLAN NO. 58702

CITY OF WINNIPEG, MANITOBA

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DRAWING NAME: \\DWGSERVER\DRAWINGS\AL\DRAWINGS\GENSTARFRAIPONT.DWG

METRIC

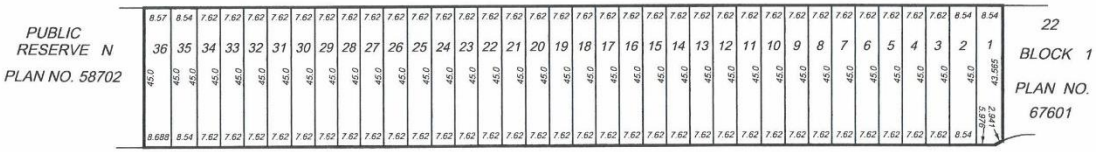
FOR 'CITY OF WINNIPEG' USE ONLY

LOT	WIDTH	AREA
1	8.54	382.4
2	8.54	384.3
3	7.62	342.9
4	7.62	342.9
5	7.62	342.9
6	7.62	342.9
7	7.62	342.9
8	7.62	342.9
9	7.62	342.9
10	7.62	342.9
11	7.62	342.9
12	7.62	342.9
13	7.62	342.9
14	7.62	342.9
15	7.62	342.9
16	7.62	342.9
17	7.62	342.9
18	7.62	342.9
19	7.62	342.9
20	7.62	342.9
21	7.62	342.9
22	7.62	342.9
23	7.62	342.9
24	7.62	342.9
25	7.62	342.9
26	7.62	342.9
27	7.62	342.9
28	7.62	342.9
29	7.62	342.9
30	7.62	342.9
31	7.62	342.9
32	7.62	342.9
33	7.62	342.9
34	7.62	342.9
35	8.54	384.3
36	8.62	388.3

P.T.H. NO. 59

PLAN NOS. 2533, 6431 AND 10584

LAGIMODIERE BOULEVARD



CRESTMONT DRIVE

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SCALE: NOT TO SCALE
DRAWN BY: A.G.D/O.M.V.

NOTES:
PROPOSED SUBDIVISION IS SHOWN BORDERED THUS .....

DRAWING NAME: \\DWGSERVER\DRAWINGS\AL\DRAWINGS\GENSTARFRAIPONT.DWG

PROPOSED PLAN OF SUBDIVISION
OF PART OF LOTS 216 & 251 RCMP
BEING PART LOT 2, BLOCK 23
PLAN NO. 58702

CITY OF WINNIPEG, MANITOBA

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