Agenda – Council – June 24, 2021

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

Item No. 13 Subdivision and Rezoning – 228 and 230 Grassie Boulevard (Elmwood-East Kildonan Ward)
File DASZ 31/2020 [c/r DAV 227429/2020D and DEMO 227094/2020]

STANDING COMMITTEE RECOMMENDATION:

On June 16, 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 following to Council:

1. That the subdivision under Development Application No. DASZ 31/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated December 29, 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.

    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 March 19, 2021 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) as shown on the map dated December 29, 2020 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. That the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings including elevations of the front facades identifying proposed finishing materials;
            b. accessory parking areas;
            c. driveways
            d. fencing
            e. garbage enclosures
            f. landscaping

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

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to 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 the maximum building height shall be 40 feet.

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

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

B. a Zoning Agreement in accordance with Recommendation 2,

and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That 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 31/2020, as determined by the City's Director of Planning, Property and Development.

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 this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

STANDING COMMITTEE RECOMMENDATION (continued):

8. That the subdivision section of the By-law will come into force when the amending Addendum to the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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

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

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

13. That the Variance Order 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 31/2020.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 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 June 9, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development did not concur in the recommendation of the East Kildonan-Community Committee, and concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 26, 2021, the East Kildonan-Transcona 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 that the application for subdivision and rezoning under File DASZ 31/2020 [c/r DAV 227429/2020D and DEMO 227094/2020] be rejected.

On April 28, 2021, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on May 26, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

On April 7, 2021, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on April 28, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

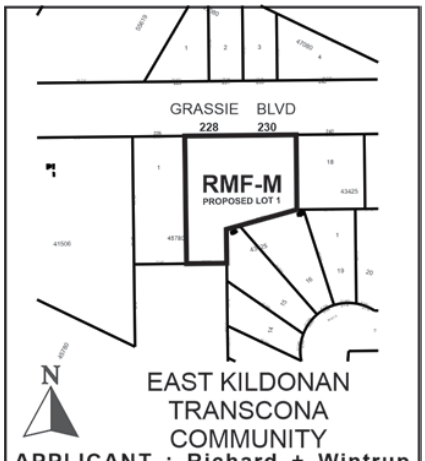
File: DASZ 31/2020

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Browaty
Councillor Nason

Public Hearing: May 26, 2021
Council Building, 510 Main Street

Applicant: Richard + Wintrup Planning and Development
(Matthew Robinson)

Subject:



APPLICANT : Richard + Wintrup Planning and Development (Matthew Robinson)
FILE : DASZ 31/2020
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-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the consolidation of land and to allow the construction of a multi-family dwelling use.
For information, phone Mr. F. Ojo, Planner at 204-986-6008.

Premises Affected: 228 and 230 Grassie Boulevard

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

Prepared by: T. Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: May 27, 2021

Community Committee Recommendation:

On May 26, 2021, the East Kildonan-Transcona 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 that the application for subdivision and rezoning under File DASZ 31/2020 [c/r DAV 227429/2020D and DEMO 227094/2020] be rejected.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. I'm concerned, this happens every once in awhile. It's too big. I've listened to everybody and in terms of density the specific points offered by Ms. Hielema and by Mr. Leitch. Those specifics, I totally respect Mr. Wintrup's knowledge. I have concerns about the density issue being addressed at this time. I said at the last hearing, that I am looking for a compromise and despite the community consultation, I do not feel we arrived at a true compromise based on a full process of a consultation. That weighs heavily on me. I can't say in good conscience that these issues raised have been dealt with in community consultation. The issue of the number of units, as I expressed at our first full hearing.

2. It has been the case of reverting the development hearing at the southwest corner of Antrim and Molson, that we were in a position to resolve this within the hearing process, but as Ms. Hielema makes the point with the limitation of this process to date by Covid, I just feel that we are not in the position to fill this out in the format that would be most conducive and most fulfilling to those that have concerns.

3. The issue of the urbanization of the south side of Grassie, I believe residents would want to know more about that, including those residents that wouldn't necessarily be involved with the discussion over the development itself.

4. I am not convinced that these variances aren't derived from the development itself. They are self-injurious and on that basis I am expressing caution and I do believe we need further public consultation.

5. I believe there will be continued development along Grassie. I believe that the community has to deal with this and greater consultation just amongst the community itself will be very important to have the best hearings that we can, as Grassie develops. There will be further development here, what will it look like? At this point I am expressing caution as we move forward. One can argue I am being merely arbitrary but I said at last meeting, I'm looking at a compromise, judging by the specifics offered during this hearing process, whether it be looking at 12 or 13.6 or 16, I am going to say arbitrarily, I am looking at 18, but I don't think we can resolve that today. I am not looking at 19, I'm looking at 18 and that is me making an arbitrary decision in which I can be judged by anyone.

Exhibits Filed:

1. Application dated December 23, 2020
2. Notification of Public Hearing dated February 8, 2021
3. Manitoba Status of Titles 3068127/1, 3068128/1
4. Letter of authorization dated October 27, 2020 from Ajit Singh Kang and Devinderpal Thind, 10051335 Manitoba Ltd. to John S. Wintrup
5. Surveyor's Building Location Certificate and sketch dated August 12, 2020
6. Plans (6 pages)
7. Report from the Urban Planning Division dated March 25, 2021
8. Inspection Report
9. Communication dated March 28, 2021, from Ewald Kehler in support of the application
10. Submission from Matthew Leitch with 8 letters of opposition from residents dated April 6, 2021
11. Recording of Representations of public hearing held on April 7, 2021
12. Notice of Adjournment dated April 12, 2021
13. Revised Report from the Urban Planning Division dated April 8, 2021
14. Submission dated April 16, 2021, from Henrietta Hielema in opposition to the application
15. Submission dated April 20 and 22, 2021, from Henrietta Hielema with 8 signatures of opposition from residents
16. Presentation dated April 27, 2021, from John Wintrup in support of the application
17. Photos dated April 27, 2021, from Matthew Leitch in opposition of the application
18. Recording of Representations of public hearing held on April 28, 2021
19. Notice of Adjournment dated April 30, 2021
20. Communication dated May 20, 2021, from Ramela Starcevic in opposition to the application
21. Communication dated May 21, 2021, from Maria Celeste and Manuelito Perez in opposition to the application
22. Communication dated May 21, 2021, from Henrietta Hielema in opposition to the application
23. Communication dated May 22, 2021, from Ervin Payne in opposition to the application
24. Communication dated May 23, 2021, from Cindy Lange in opposition to the application
25. Communication dated May 23, 2021, from James Bay in opposition to the application
26. Communication dated May 23, 2021, from Kevin Dunlop in opposition to the application
27. Communication dated May 23, 2021, from David Lado in opposition to the application

28. Submission dated May 25, 2021, from Henrietta Hielema with 28 signatures of opposition from residents
29 Presentation dated May 25, 2021, from Matthew Leitch in opposition of the application
30. Recording of Representations
31. Presentation dated May 26, 2021, in opposition to the application submitted by Henrietta Hielema at the public hearing

REPRESENTATIONS:

In Support:

Sukhjit Bhandal
Ajit Kang
Bhawan Kang
Harman Kang
Ewald Kehler
Pankaj Patel
Kamal Rania
Matthew Robinson
Anmol Singh
Barjinder Thind
Devinderpal Thind
Navdeep Thind
Tanya Thind
John Wintrup

In Opposition:

James Bay
Kevin Dunlop
Henrietta Hielema
David Lado
Cindy Lange
Matthew Leitch
Ervin Payne
Manuelito Perez
Maria Celeste Perez
Ramela Starcevic

For Information:

Nil

For the City:

F. Ojo, Planner, Planning, Property and Development
D. Trenchard, Land Development Engineer, Planning Property and Development Department

Exhibit "12" referred to in File DASZ 31/2020

REVISED ADMINISTRATIVE REPORT

Title: DASZ 31/2020 – 228 & 230 Grassie Boulevard

Issue: For consideration at the public hearing to consolidate and rezone two lots from "R1-L" Residential Single-Family Large to "RMF-M" Residential Multi-Family Medium for the establishment of a multi-family dwelling.

Critical Path: East Kildonan - Transcona Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
Femi Ojo	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 31/2020 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated December 29, 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.

    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 March 19, 2021 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) as shown on the map dated December 29, 2020 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. That the Owner must submit plans showing the location and design of any and all proposed:

            - buildings including elevations of the front facades identifying proposed finishing materials;
            - accessory parking areas;

- driveways
- fencing
- garbage enclosures
- landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee for approval prior to 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 the maximum building height shall be 40 feet.

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

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

   b. a Zoning Agreement in accordance with recommendation 2,

   and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

4. That 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 31/2020, as determined by the City's Director of Planning, Property and Development.

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 this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

8. That the subdivision section of the By-law will come into force when the amending Addendum to the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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

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

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

13. That the Variance Order 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 31/2020.

REASON FOR THE REPORT

- The applicant intends to consolidate existing Lots 228 and 230 Grassie Blvd which are currently zoned “R1-L” Residential Single-Family Large District and rezone the consolidated lots to an “RMF-M” Residential Multi-Family District.
- The applicant is proposing a three-storey, 24-unit residential development on the newly created “RMF-M” parcel.
- Subdivisions and rezonings require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject land will be consolidated and rezoned from “R1-L” Residential Single-Family Large District to “RMF-M” Residential Multi-Family Medium District.

HISTORY

N/A

CONSULTATION

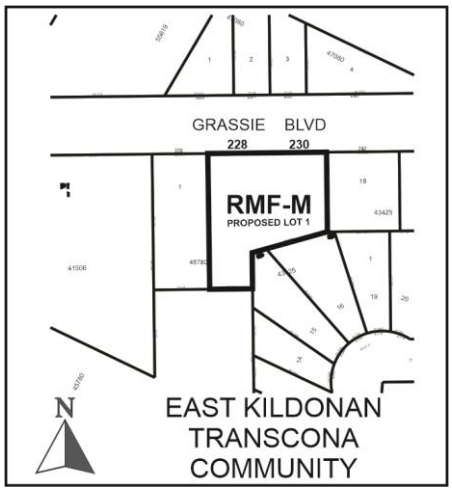
The Administrative Coordinating Group was consulted as part of this application process.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Femi Ojo, MCIP, RPP
Date:	April 8, 2021
File No.	DASZ 31/2020

APPENDIX 'A'

DATE:	April 8, 2021
FILE:	**DASZ 31/2020**
RELATED FILES:	DAV 20-227429/D and DEMO 20-227094/D
COMMUNITY:	East Kildonan – Transcona Community
NEIGHBOURHOOD #:	4.423 (Eaglemere)
SUBJECT:	To consolidate existing Lots 228 and 230 Grassie Blvd which is currently zoned "R1-L" Residential Single-Family Large District and rezone to an "RMF-M" Residential Multi-Family District.
LOCATION:	228 and 230 Grassie Blvd
LEGAL DESCRIPTION:	LOT 17 BLOCK 1 PLAN 43425 WLTO IN OTM LOTS 66 TO 71 PARISH OF KILDONAN LOT 2 PLAN 45780 WLTO IN OTM LOTS 67 TO 70 PARISH OF KILDONAN



APPLICANT: Robinson)	Richard + Wintrup Planning and Development (Matthew 301 – 139 Roslyn Road WINNIPEG MB R3L 0G7
OWNER:	Agit Singh Kang/Dervinderpal Thind 249 Saddleridge Lane East St. Paul MB R2E 0N4
RECOMMENDATION:	Approval, with conditions

SITE DESCRIPTION

- The subject property is located on the south side of Grassie Blvd in the Eaglemere Neighborhood of the Elmwood – East Kildonan ward.

- The applicant is proposing to consolidate two adjoining lots (228 & 230 Grassie Blvd) to make one lot. After consolidation, the subject site will be 23,978 sq. ft. in size.

- The existing one-storey single-family dwellings on both lots and all other accessory structures will be demolished.

- The site is within the Areas of Stability – Recent Communities Policy Area under the Complete Communities Direction Strategy. The property is currently zoned “R1-L” Residential Single-Family Large but the applicant is applying for the property to be rezoned to an “RMF-M” Residential Multi-Family Medium.

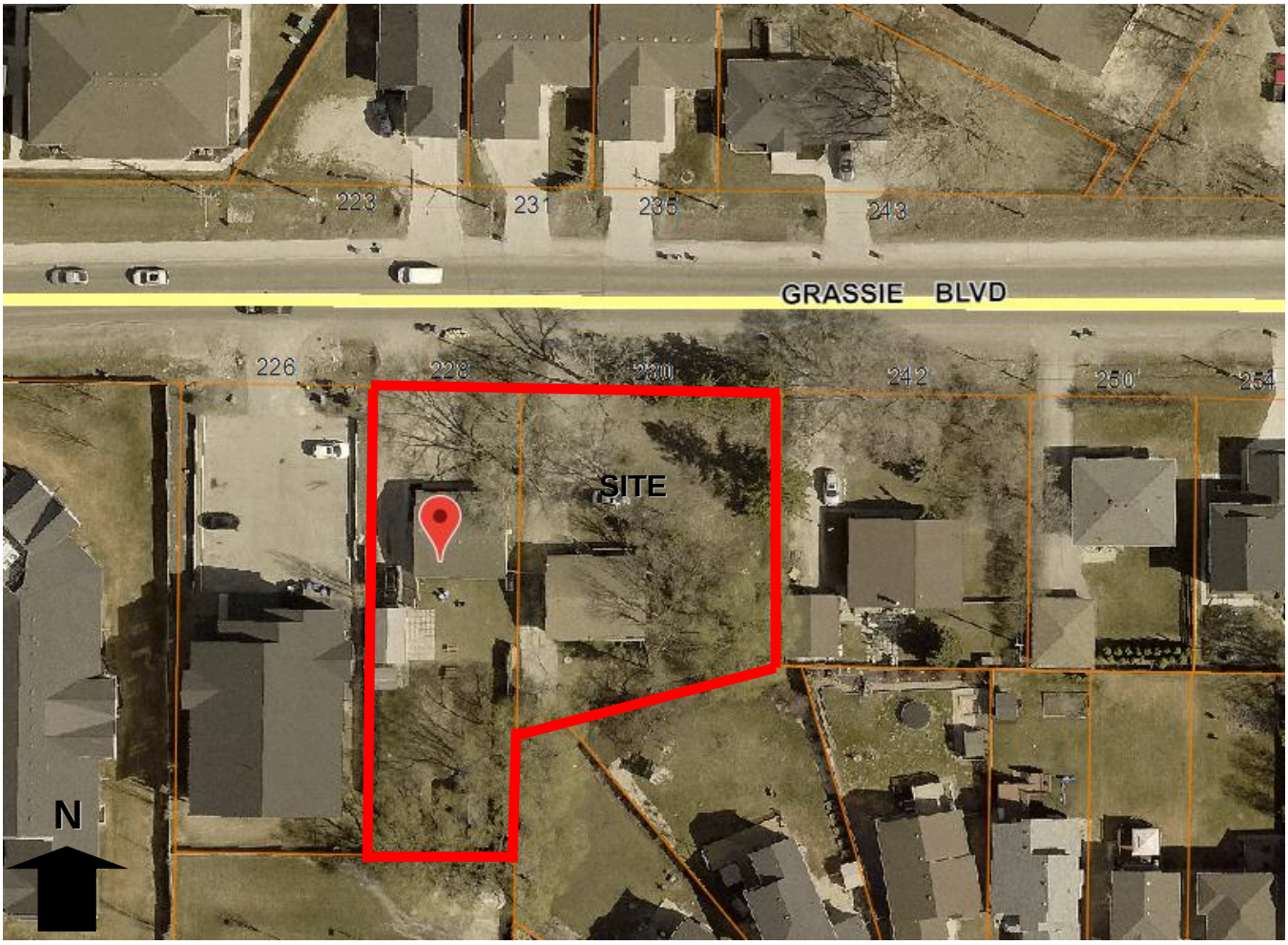


Figure 1: Site map of subject property and surrounding neighbourhood (flown 2018)

SURROUNDING ZONING & USES (See Figure 2)

North: Grassie Blvd, then residential uses zoned “R1-L” Residential Single-Family (Large) district.

South: Surface parking lot, then residential uses zoned “R1-M” Residential Single-Family district and “RMF-S” Residential Multi-Family Small.

East: Residential uses zoned “R1-L” Residential Single-Family (Large) district.

West: Apartment building zoned “RMF-S” Residential Multi-Family (Small) district.

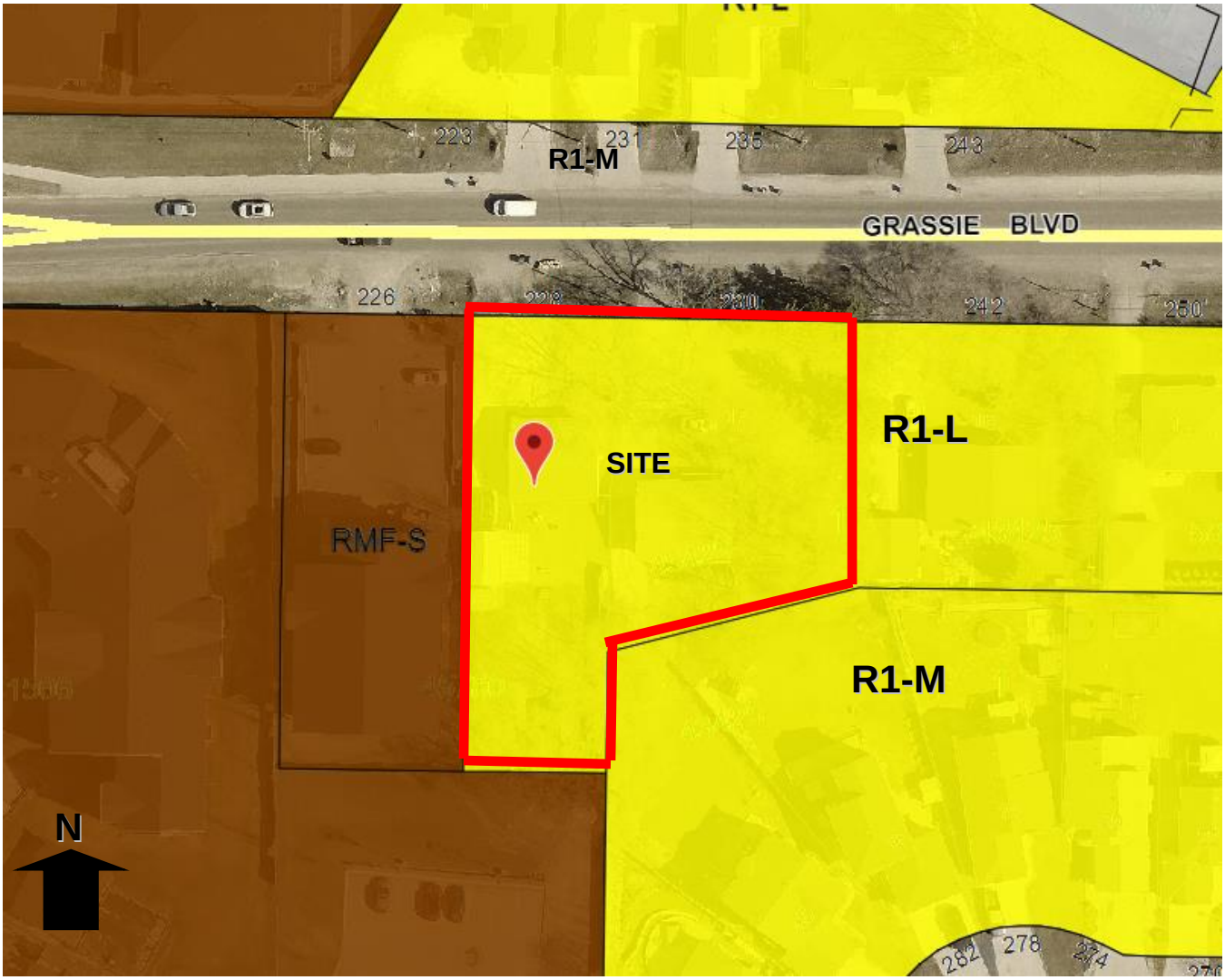


Figure 2: Zoning map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to consolidate existing Lots 228 and 230 Grassie Blvd which are currently zoned “R1-L” Residential Single-Family Large District and rezone the newly created lot to the “RMF-M” Residential Multi-Family Medium District.
- After consolidation and rezoning, the applicant is proposing a multi-family development on site.

- Below is the description of what has been proposed;
    - A three-storey, 24-unit residential development.
    - The applicant is proposing a total of 33 surface parking stalls for the entire development.
    - Vehicular access to the property will be taken off Grassie Boulevard.
    - The applicant has applied for nine (9) variances as part of the proposed development. The said variances are for yard setbacks, parking, insufficient landscaping and the accessory parking area. Please, see the associated Planner's report under File DAV 20-227429/D.
    - There is also a DEMO application under File DEMO 20-227094 (see Planer's report).

COLLABORATION

Visitors parking:

- The applicant was advised to revise the original site layout to ensure that visitor's parking was provided on site. This was promptly adhered to.

Public consultation:

- Given the surrounding context, the applicant was advised to consult with the immediate neighbours. The applicant had indicated that some form of consultation was carried out within the area last summer, but that a new consultation will be initiated prior to the public hearing date.

ANALYSIS AND ISSUES

OurWinnipeg* and *Complete Communities

- *OurWinnipeg* is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.
- The Key Direction of *OurWinnipeg* and *Complete Communities* that applies to the Areas of Stability policy area states:
    - *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*
- The proposed plan of subdivision and rezoning would facilitate twenty-four (24) dwelling units being added to the area, which supports efficient use of existing and future infrastructure while expanding housing options. Therefore, the proposed plan of subdivision and rezoning complies with the aforementioned Key Direction.
- The first and third policies of Direction 1 of Section 04 of *Complete Communities* state, respectively:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary 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.*
- *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing types and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*
- *Support Complete Communities by ensuring diverse and high-quality housing stock.*

- The proposed subdivision plan and rezoning are consistent with these policies as they would enable the development of a multifamily dwelling, which is compatible with the context including the existing small-scale multi-family development immediately adjacent to the subject site to the west.

ZONING BY-LAW 200/2006

Current Zoning

"R1-L" Residential Single-Family Large

The subject property is currently zoned "R1-L" Residential Single-Family Large, which is intended to accommodate primarily single-family residential development in low density areas. The applicant is proposing to rezone the land to "RMF-M" Residential Multi-Family – Medium.

Zoning

"RMF-M" Residential Multi-Family Medium

The "RMF-M zoning district is intended to accommodate the development of multi-family units in areas with medium to higher residential densities.

The "RMF-M" district requires: a minimum lot area of 9,000 sq. ft., a minimum lot area per dwelling of 800 sq. ft., minimum interior side yard setback of 8 feet (note b), a front yard of 25 feet, a rear yard setback of 25 feet, a maximum building height is 40 feet and the principal building separation is 8 feet.

COMPATIBILITY WITH THE SURROUNDING AREA

- The subject property falls within the Area of Stability of *Complete Communities Direction Strategy* which supports low to moderate change in low-density neighbourhoods through developments and redevelopments that are complementary to the existing scale, character and built form. The proposed "RMF-M" lot and the future construction of a multi-family dwelling is consistent with the above policy.

- As mentioned earlier, the applicant is proposing a three storey, 24-unit residential building with a maximum height of 37 ft. The proposed height, massing and the overall scale of the project is compatible with the existing multi-family dwellings and single-family residences within the immediate vicinity.
- Aside from the aforementioned, the subject proposal is compatible with existing development pattern in the area given that there are other multi-family development within the immediate vicinity. Examples include;

  1435 Molson Street - 12 dwelling units

  1375 Molson Street – 168 dwelling unit

  1-170 Grassie Blvd – 53 Condo Units
- It is also important to note that the subject proposal will facilitate an increase in housing supply both in terms of type and tenure in this part of Winnipeg.
- The associated variances for the proposed multi-family development under File DAV 20-227429/D) are also supportable (see associated Planner's report for more details on those variances).
- For these reasons, it is recommended that the rezoning application be approved.

CONDITIONS OF APPROVAL

Servicing Agreement

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg in order to address issues relating to municipal services and infrastructure as it relates to subject land. These issues are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule "B."
    - As part of the ACG report, it is important to note that the proposed private approach requires a separate application to the Public Works Department.
    - The proposed private approach will need to be designed to accommodate bi-directional vehicular traffic; the proposed width would not be acceptable; and
    - That the site needs to be designed in such a way that refuse vehicles do not back out of the property onto Grassie Blvd.

Zoning Agreement

- The Public Service is recommending the requirement of a Zoning Agreement be included as part of the approvals requiring final development plans to be submitted and approved by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee. This is to ensure that the final development is consistent with what was approved during the public hearing meeting.
- Condition # 2 is to ensure that any future development and redevelopment of the subject property is compatible, mostly in terms of height with adjoining single-family residential dwellings in the area.

Land Dedication

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

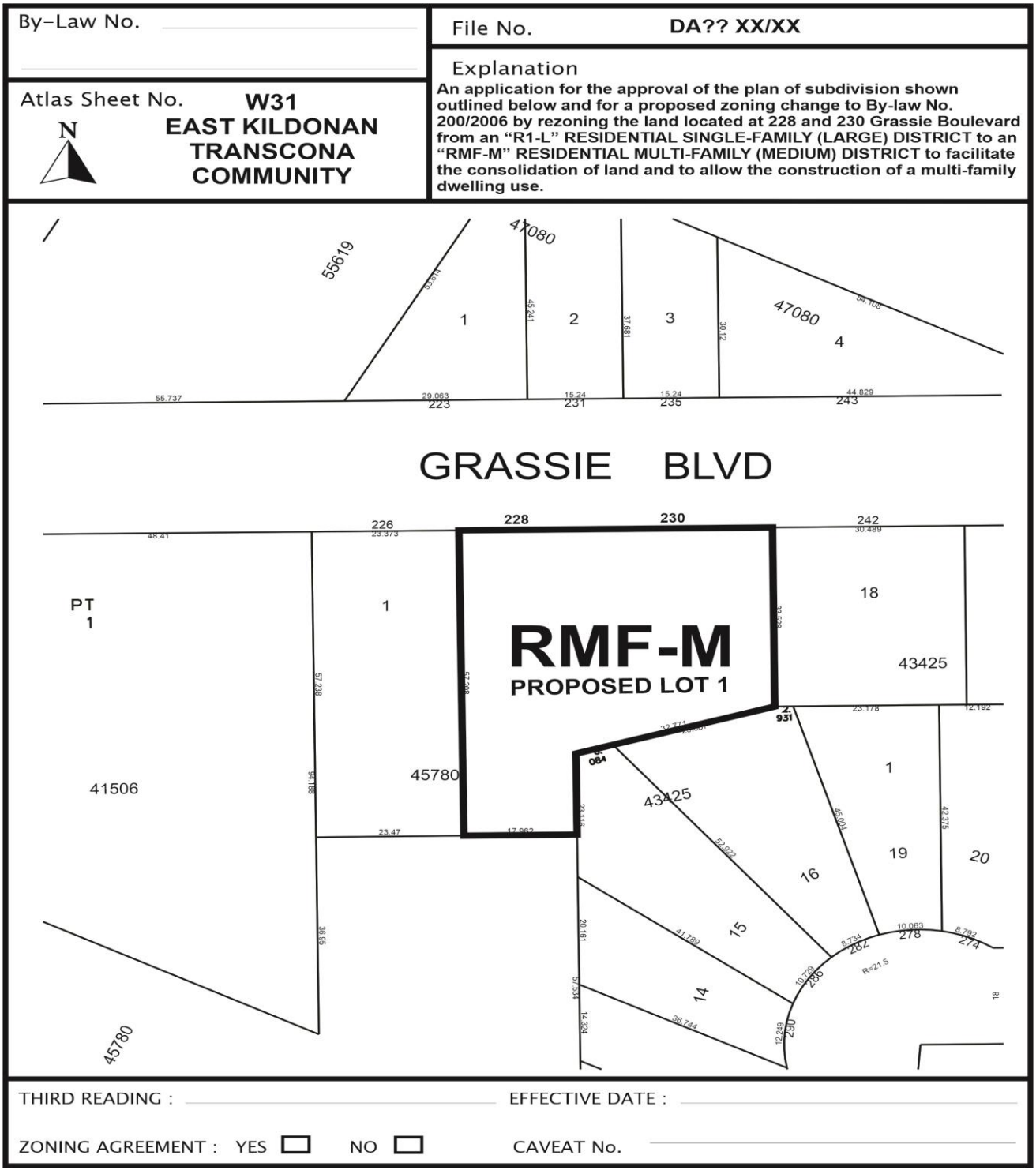
RECOMMENDATION

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

- The rezoning of subject land from "R1-L" Residential Single-Family Large to "RMF-M" Residential Multi-Family Medium aligns with the policies in the *Complete Communities Direction Strategy* for Areas of Stability – Mature Communities;
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*
- The proposal is consistent and compatible with the surrounding properties given that;
    - The massing and scale of the subject proposal is consistent with existing multi-family development in the area.
    - The applicant is providing a 6-foot-high solid wood fence with additional interior landscaping along the entire subject site perimeter abutting the existing single-family residential development in the area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # DASZ 31/2020

Schedule "A" for File No. DASZ 31/2020, East Kildonan - Transcona Community Committee, dated December 29, 2020



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 228 AND 230 GRASSIE BOULEVARD

It is recommended that approval of DASZ 31/2020, if granted, be subject to the applicant entering into a Servicing Agreement with the City to address the following items, where applicable:

Section I – General Comments

The Public Works Department has advised the following:

a) Private approaches require separate application to the Public Works Department;

b) The proposed private approach will need to be designed to accommodate bi-directional vehicular traffic; the proposed width would not currently be acceptable; and,

c) The site needs to be designed such that refuse vehicles do not back out of the property onto Grassie Boulevard,

The Public Works Department can work with the Developer through the private approach application.

Section II – Engineering Studies

The Developer shall, at no expense 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, all to the satisfaction of the Director of Public Works.

Section III - Servicing Conditions

1) Land Drainage Sewers

a) The Developer shall, at no expense to the City, construct and install a 450mm land drainage sewer in Grassie Boulevard, from the 450mm land drainage sewer fronting 226 Grassie Boulevard to the east property line of the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste.

b) The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles office, their share of the regional land drainage system (2020 rate = $11,399.00/acre), as determined by and to the satisfaction of the Director of Water and Waste.

2) Grassie Boulevard

The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 10.0m wide by 200mm thick, in Grassie Boulevard between the existing terminus of the Portland cement concrete pavement and the east limit of the Planned Area, and all related works including but not limited to boulevard landscaping, ornamental street lighting, and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

3) Boulevards

a) The Developer shall, at no expense whatsoever to the City, sod and plant trees on all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to and approved by the Public Works Department, to the satisfaction of the Director of Public Works.

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

4) Sidewalks

The Developer shall, at no expense to the City, construct 1.5m wide by 100mm thick Portland cement concrete sidewalks and all related works, on the standard alignment, 0.3m from the property line, on the south side of Grassie Boulevard, from the existing sidewalk on the south side of Grassie Boulevard at Molson Street to the proposed private approach serving the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

5) 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 will 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.

6) Construction Traffic

The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake 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.

7) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse 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.

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:

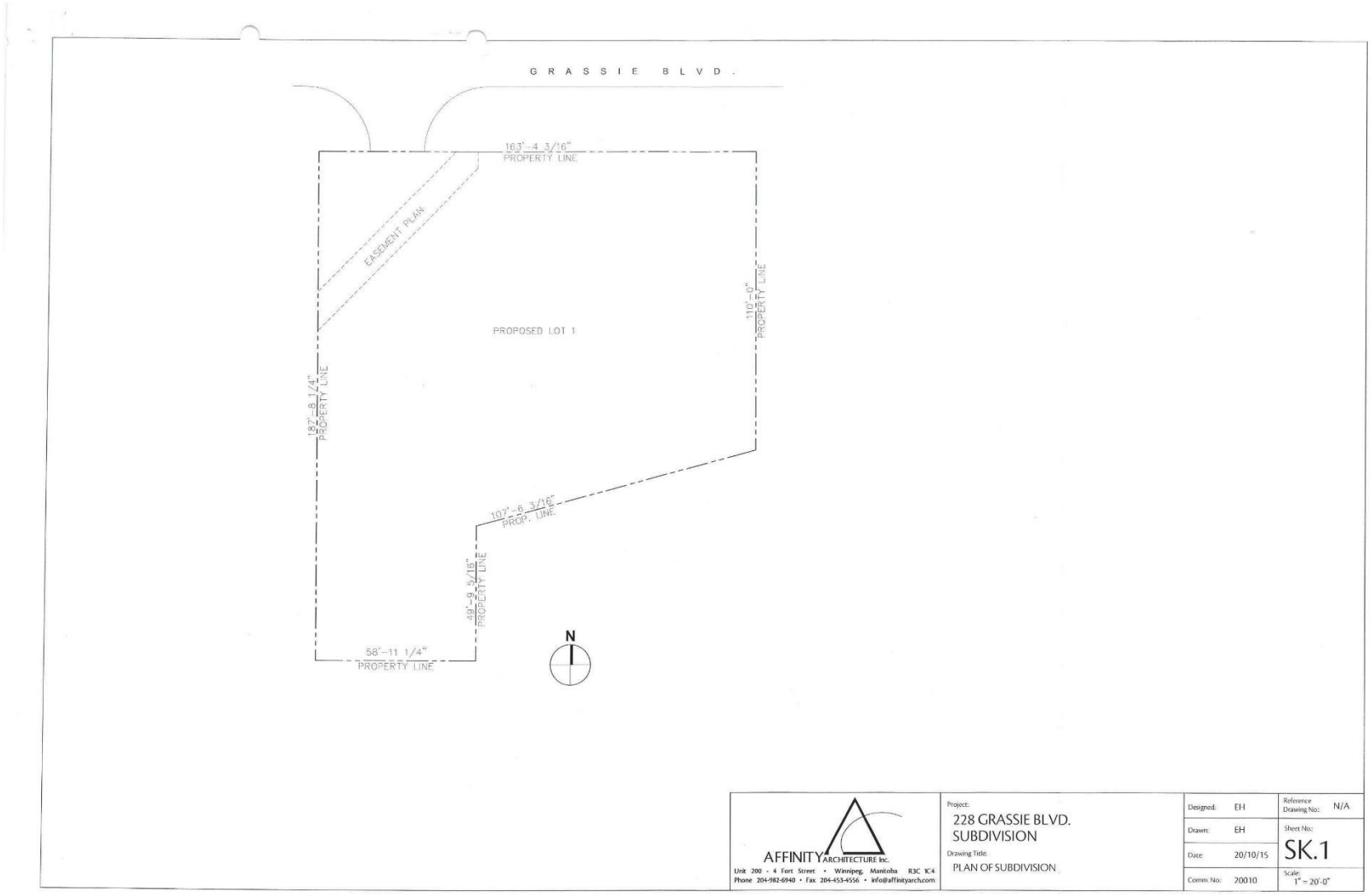
Administrative Co-ordinating Group
File No. DASZ 31/2020
March 19, 2021

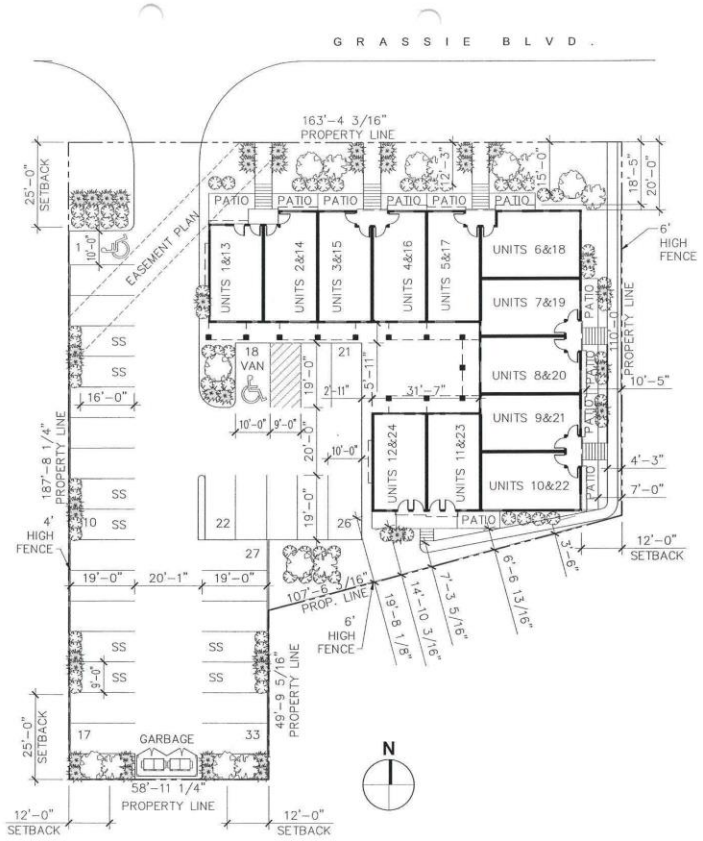
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water & 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 31/2020





DEVELOPMENT DESCRIPTION:

24 UNITS
3 RESIDENTIAL FLOORS + FINISHED BASEMENT
SURFACE PARKING

ZONING SUMMARY:

CURRENT ZONING DISTRICT: R1–L
PROPOSED ZONING DISTRICT: RMF–M

	REQ'D	PROV'D
LOT AREA (LA):	9,000	23,977 SF
DWELLING COUNT (DU):	30	24
LA/DU:	800	999 SF/UNIT
SETBACKS		
FRONT:	25'	18'–5"
REAR:	25'	3'–6"
SIDE:	12' (8'+2'+2')	10'–5"
BUILDING HEIGHT	60'	±37'–0"
SHORT STALLS	–	8
TOTAL PARKING COUNT	36	32
STALL/DU	1:1.5	1:1.375
LANDSCAPING:		
STREET EDGE		
TREE COUNT	5	7
SHRUB COUNT	24	25
BUILDING FOUNDATION		
SHRUBS	11	20
PARKING LOT		
AREA (9986*.05)	500 S.F.	500 S.F.
TREES	2	7
SHRUBS	5	56

ABBREVIATIONS

SS = SHORT STALL

LANDSCAPING LEGEND:

NORLIN LITTLELEAF LINDEN
–2 1/2" CALIPER

PRAIRIE SPIRE GREEN ASH
–1 3/4" CALIPER

WINGED BURNING BUSH
–2 GALLON CONTAINER

CENTRE GLOW NINEBARK
–2 GALLON CONTAINER

AFFINITY ARCHITECTURE Inc.

228 GRASSIE BLVD. TOWNHOMES

SCHEMATIC DESIGN - SITE PLAN

1" = 30'-0"
DECEMBER 1, 2020



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

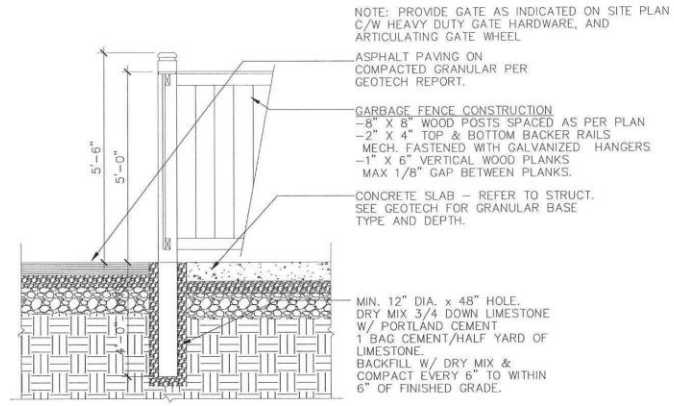
AFFINITY ARCHITECTURE Inc.

228 GRASSIE BLVD. TOWNHOMES

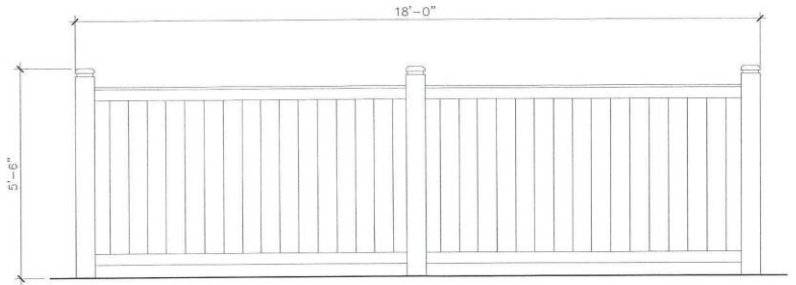
SCHEMATIC DESIGN - ELEVATIONS

1/16" = 1'-0"

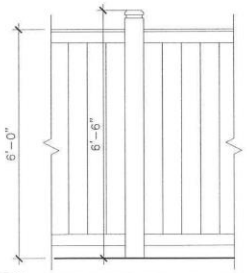
DECEMEBER 1, 2020



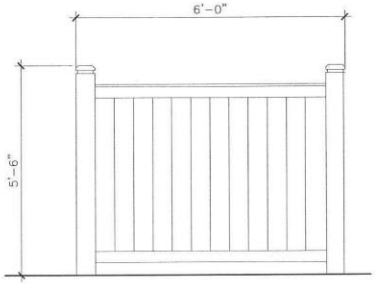
1 ENCLOSURE FENCE DETAIL
SCALE: 3/8" = 1'-0"



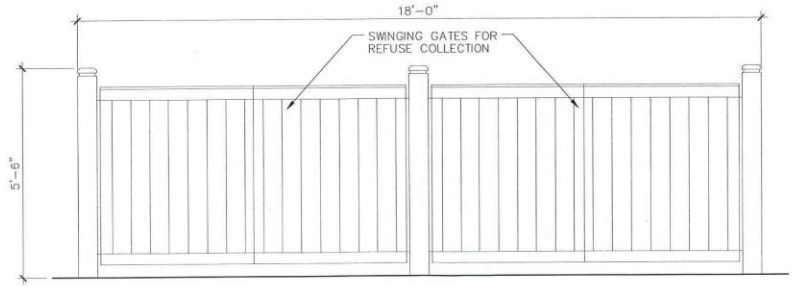
3 ENCLOSURE REAR ELEVATION
SCALE: 3/8" = 1'-0"



2 FENCE ELEVATION
SCALE: 3/8" = 1'-0"



4 ENCLOSURE SIDE ELEVATION
SCALE: 3/8" = 1'-0"



5 ENCLOSURE FRONT ELEVATION
SCALE: 3/8" = 1'-0"

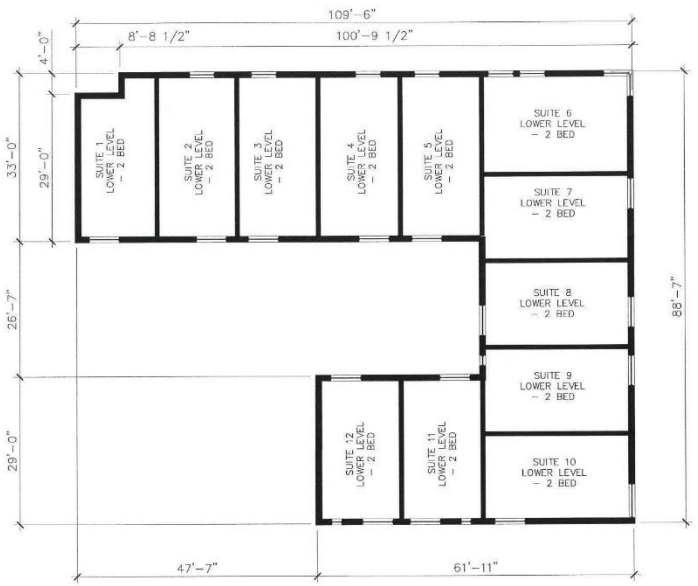
AFFINITY ARCHITECTURE Inc.

228 GRASSIE BLVD. TOWNHOMES

SCHEMATIC DESIGN - FENCE DETAILS

AS NOTED

DECEMBER 1, 2020



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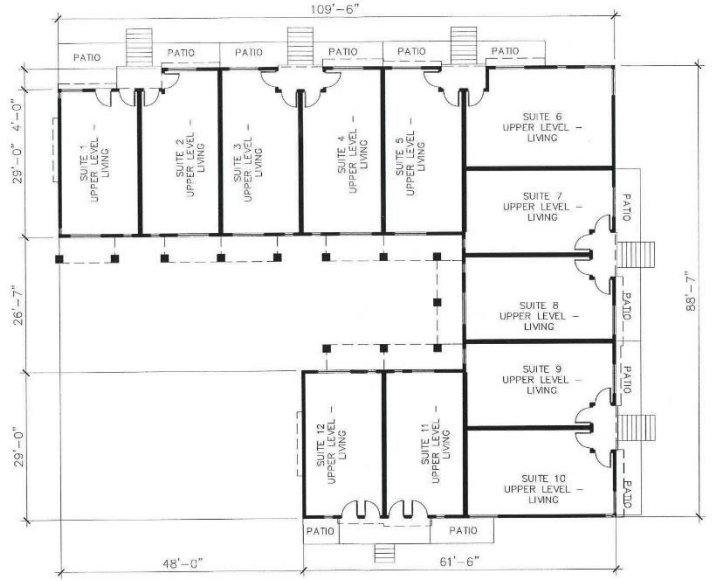
L000 FLOOR PLAN

SCALE: 1" = 20'-0"



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L100 FLOOR PLAN

SCALE: 1" = 20'-0"

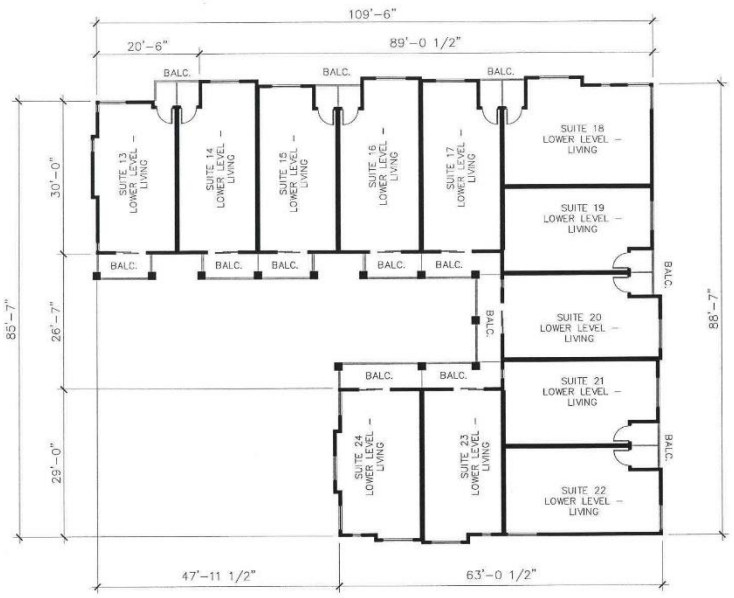
AFFINITY ARCHITECTURE Inc.

228 GRASSIE BLVD. TOWNHOMES

SCHEMATIC DESIGN - L000 & L100 PLANS

1" = 20'-0"

DECEMBER 1, 2020



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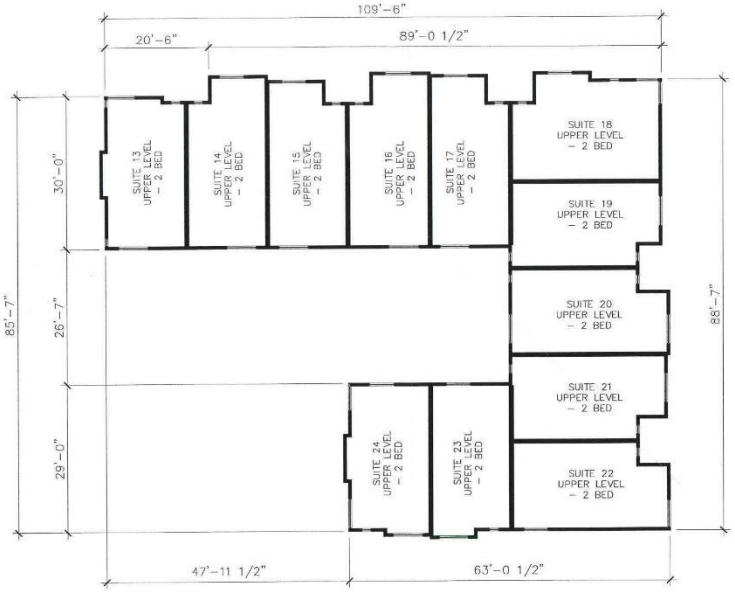
L200 FLOOR PLAN

SCALE: 1" = 20'-0"



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L300 FLOOR PLAN

SCALE: 1" = 20'-0"

AFFINITY ARCHITECTURE Inc.

228 GRASSIE BLVD. TOWNHOMES

SCHEMATIC DESIGN - L200 & L300 PLANS

1" = 20'-0"

DECEMBER 1, 2020