Agenda – Council – September 29, 2021

Report – Executive Policy Committee – September 21, 2021

Item No. 10 Subdivision and Rezoning – Land located on North and South Side of Commercial Avenue, West of Hazelton Drive (Old Kildonan Ward) File DASZ 15/2021 [c/r DAV 139943/2021D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 15/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated July 26, 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, subject to the following conditions.

    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 July 26, 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 PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District as shown on the map dated July 26, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That, the developer enters into a Zoning Agreement with the City pursuant to Section 240 (1) of *The City of Winnipeg Charter* to include the following conditions:

        i. That for those portions of the Owner's Land zoned "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District the following shall apply:

            a. The Owner must submit plans showing the location and design of any and all proposed:

Report – Executive Policy Committee – September 21, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

i. buildings
ii. accessory parking areas
iii. private approaches
iv. garbage enclosures
v. lighting
vi. fencing
vii. landscaping
viii. free-standing signage

on the Owner's land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

b. That no habitable room shall be located less than 25 feet (7.62) metres) from the western boundary on proposed Lot 1 DASZ 15/2021.

c. That the Owner must, at no expense to the City, construct and thereafter maintain, both to the satisfaction of the Director of Planning, Property and Development, a landscape buffer at least eight (8) feet wide along the western limit of the "RMF-M" land, which buffer must include at least one (1) deciduous or coniferous tree planted for each twenty (20) linear feet of lot line, and a 6.5-foot tall (1.98 metres) continuous fence and the final design of said fence is subject to approval by the Director of Planning, Property and Development.

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

A. a Development 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").

Report – Executive Policy Committee – September 21, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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 Servicing Agreement is fully executed and 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 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.

Report – Executive Policy Committee – September 21, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

12. That the variance order for File No. DAV 21-139943/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 15/2021.

Report – Executive Policy Committee – September 21, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 8, 2021, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

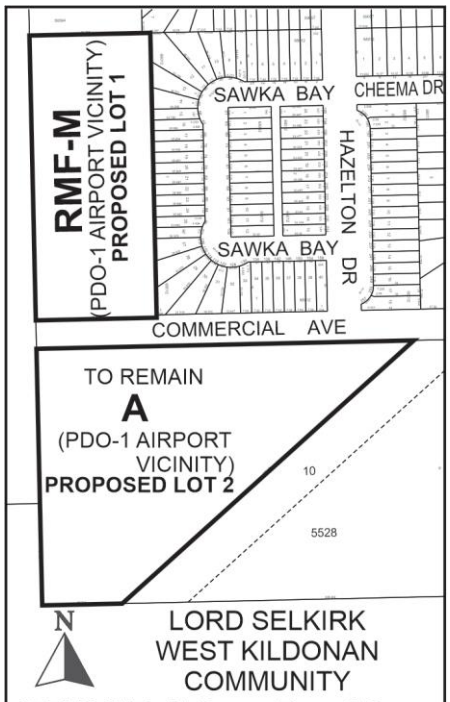
File: DASZ 15/2021

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie
Councillor Santos

Public Hearing: September 8, 2021
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Susan Russell)

Subject:



APPLICANT : McGowan Russell Group Inc. (Susan Russell)
FILE : DASZ 15/2021
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 "A PDO-1 AIRPORT VICINITY" AGRICULTURAL DISTRICT to an "RMF-M PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the consolidation of lands, for the construction of a Multi-Family development, and the establishment of a lot to remain vacant. **For information, phone Mr. R. Hayer, Planner at 204-986-7168.**

Premises Affected: Commercial Avenue (West of Hazelton Drive; North and South lots at westernmost extent of Commercial Avenue)

For submission to: Executive Policy Committee

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

Report date: September 9, 2021

Community Committee Recommendation:

On September 8, 2021, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 15/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated July 26, 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, subject to the following conditions.

    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 July 26, 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 PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District as shown on the map dated July 26, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That, the developer enters into a Zoning Agreement with the City pursuant to Section 240 (1) of *The City of Winnipeg Charter* to include the following conditions:

        i. That for those portions of the Owner's Land zoned "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District the following shall apply:

            a. The Owner must submit plans showing the location and design of any and all proposed:

                i. buildings;
                ii. accessory parking areas;
                iii. private approaches;

iv. garbage enclosures;
v. lighting;
vi. fencing;
vii. landscaping; and
viii. free-standing signage

on the Owner's land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

b. That no habitable room shall be located less than 25 feet (7.62) metres) from the western boundary on proposed Lot 1 DASZ 15/2021.

c. That the Owner must, at no expense to the City, construct and thereafter maintain, both to the satisfaction of the Director of Planning, Property and Development, a landscape buffer at least eight (8) feet wide along the western limit of the "RMF-M" land, which buffer must include at least one (1) deciduous or coniferous tree planted for each twenty (20) linear feet of lot line, and a 6.5-foot tall (1.98 metres) continuous fence and the final design of said fence is subject to approval by the Director of Planning, Property and Development.

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

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

B. a Zoning Agreement in accordance with recommendation 2,

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

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

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of 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 Servicing Agreement is fully executed and 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 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 21-139943/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 15/2021.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. We heard from our planner that this application is consistent with our Precinct T Plan, and what we envisioned for this area and it is ultimately going to add new housing stock that is needed, affordable housing that I'd like to add. As stated, in the area there's many families that are drawn to calling North Winnipeg home and in particular this Castlebury Meadows/Harvard Green area has been growing so I welcome this new housing stock and I thank the applicant, the developer here, Mr. Bhullar for his application today, and he's done good work, very good work, in the City of Winnipeg and in particular North Winnipeg, So I'm pleased to support this application.

2. I also want to thank him for taking the time to appear before Committee today because often it is important to have the consultant here but for the actual developer to come forward and speak and take the time I know this Committee appreciates that.

Exhibits Filed:

1. Application dated May 10, 2021
2. Notification of Public Hearing dated July 16, 2021
3. Manitoba Status of Title 2237468/1
4. Letter of authorization dated January 17, 2021 from Pardeep Bhullar, PSB Group Inc. to McGowan Russell Group Inc.
5. Letter of authorization dated April 29, 2021 from Baldev Singh Brar, Harwinder Singh Brar, Jatinder Kumar Bali, and Sukhchain Kaur Brar to PSB Group Inc.
6. Plans (16 pages)
7. Report from the Urban Planning Division dated August 18, 2021
8. Inspection Report
9. Presentation in support of the application submitted by the Applicant
10. Recording of Representations

REPRESENTATIONS:

In Support:

Susan Russell
Melissa Neirinck
Pardeep Bhullar

In Opposition:

Nil

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 15/2021

ADMINISTRATIVE REPORT

Title: DASZ 15/2021 – Commercial Avenue

Issue: For consideration at the Public Hearing for a proposed plan of subdivision to establish two (2) lots and to rezone proposed Lot 1 to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District.

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 15/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated July 26, 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, subject to the following conditions.

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2. That, the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District as shown on the map dated July 26, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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on the Owner's land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Lord Selkirk - West Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

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

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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 21-139943/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 15/2021.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the subject property into two (2) proposed Lots. Proposed Lot 1 would be rezoned to an “RMF-M PDO-1 AIRPORT VICINITY” Residential Multi-Family (Medium) District. Proposed Lot 2 would be established as a separate lot and remain zoned “A PDO-1 AIRPORT VICINITY” Agricultural District.
- 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:	August, 18, 2021
File No.	DASZ 15/2021

List of Schedules and Attachments

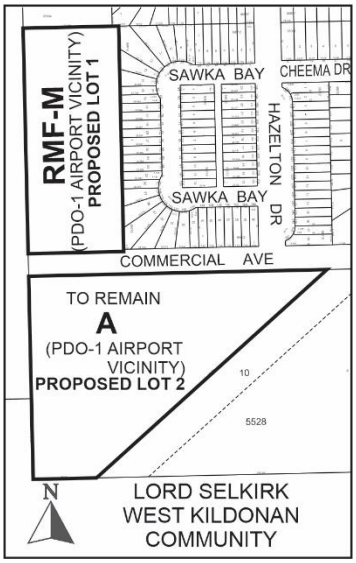
- Appendix “A,” Planning Discussion.
- Schedule “A,” of File 15/2021**,** Lord Selkirk - West Kildonan Community Committee, dated July 26, 2021**.**
- Schedule “B,” Report of the Administrative Co-ordinating group, RE: Proposed Subdivision and Rezoning of Land Located on the North and South Sides of Commercial Avenue, West of Hazelton Drive, dated July 26, 2021.

APPENDIX 'A'

DATE: August 18, 2021
FILE: **DASZ 15/2021**
RELATED FILES: DAV 21-139943/D
COMMUNITY: Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #: 3.327 (North Inkster Industrial)

SUBJECT: For consideration at the Public Hearing for a proposed plan of subdivision to establish two (2) lots and to rezone proposed Lot 1 to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District.

LOCATION: Commercial Avenue
LEGAL DESCRIPTION: LOT 1,2,11 PLAN 5528 NE26 11 2E



APPLICANT: Susan Russell (McGowan Russell Group Inc.)
825 St Joseph St
Winnipeg, MB R2H 3A8

OWNERS: Harwinder Brar
265 Amber Trail
Winnipeg, MB R2P 1L6

RECOMMENDATION: Approval

DISCUSSION

SITE DESCRIPTION

- The subject site, which encompasses three (3) lots – Lot 1, 2, and 11 Plan 5528 – are located on the north and south sides of Commercial Avenue in the North Inkster Industrial neighbourhood and the Old Kildonan Ward.
- Lot 1 and 2 Plan 5528 is on the north side of Commercial Avenue and is 4.26 acres in size. Lot 11 Plan 5528 is on the south side of Commercial Avenue and is 7.27 acres in size. Plan No. 5528 has been declared an obsolete plan under the Planning Act and requires a subdivision application for any dealings with the lots under this plan number.
- The subject site is currently undeveloped and zoned A PDO-1 AIRPORT VICINITY" Agricultural. The site is also within Area 2 of the Airport Vicinity Protection Area Planned Development Overlay 1 (PDO-1 Airport Vicinity) under the Winnipeg Zoning Bylaw.
- Under *OurWinnipeg* and the *Complete Communities Direction Strategy*, lands north of Commercial Avenue are within the "Transformative Areas-New Community" policy area and designated as Precinct 'T'. Under the *Precinct 'T' Area Structure Plan,* the site is designated "High Density Residential" policy area.
- Under *OurWinnipeg* and the *Complete Communities Direction Strategy*, lands south of Commercial Avenue are designated "Employment Lands – General Manufacturing" policy area.

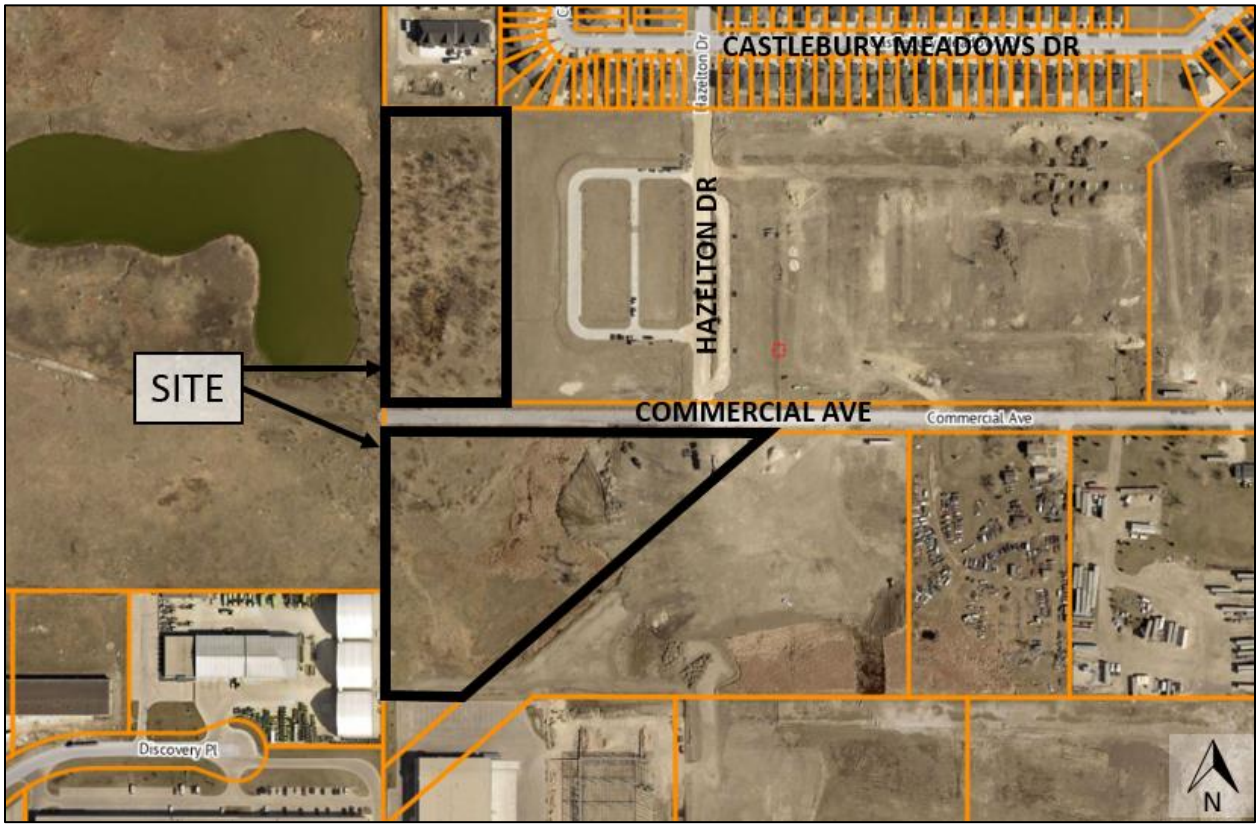


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Multi-family uses zoned “RMF-M PDO-1 AIRPORT VICINITY” Residential Multi-Family (Medium) District.

South: Vacant land zoned “M1 PDO-2 INKSBROOK EMPLOYMENT LANDS” Manufacturing Light District.

East: Land rezoned to “R2 PDO-1 AIRPORT VICINITY” under file DASZ 35/2019, currently being developed with two-family dwellings.

West: Vacant land zoned “M2 PDO-1 AIRPORT VICINITY” Manufacturing General District.

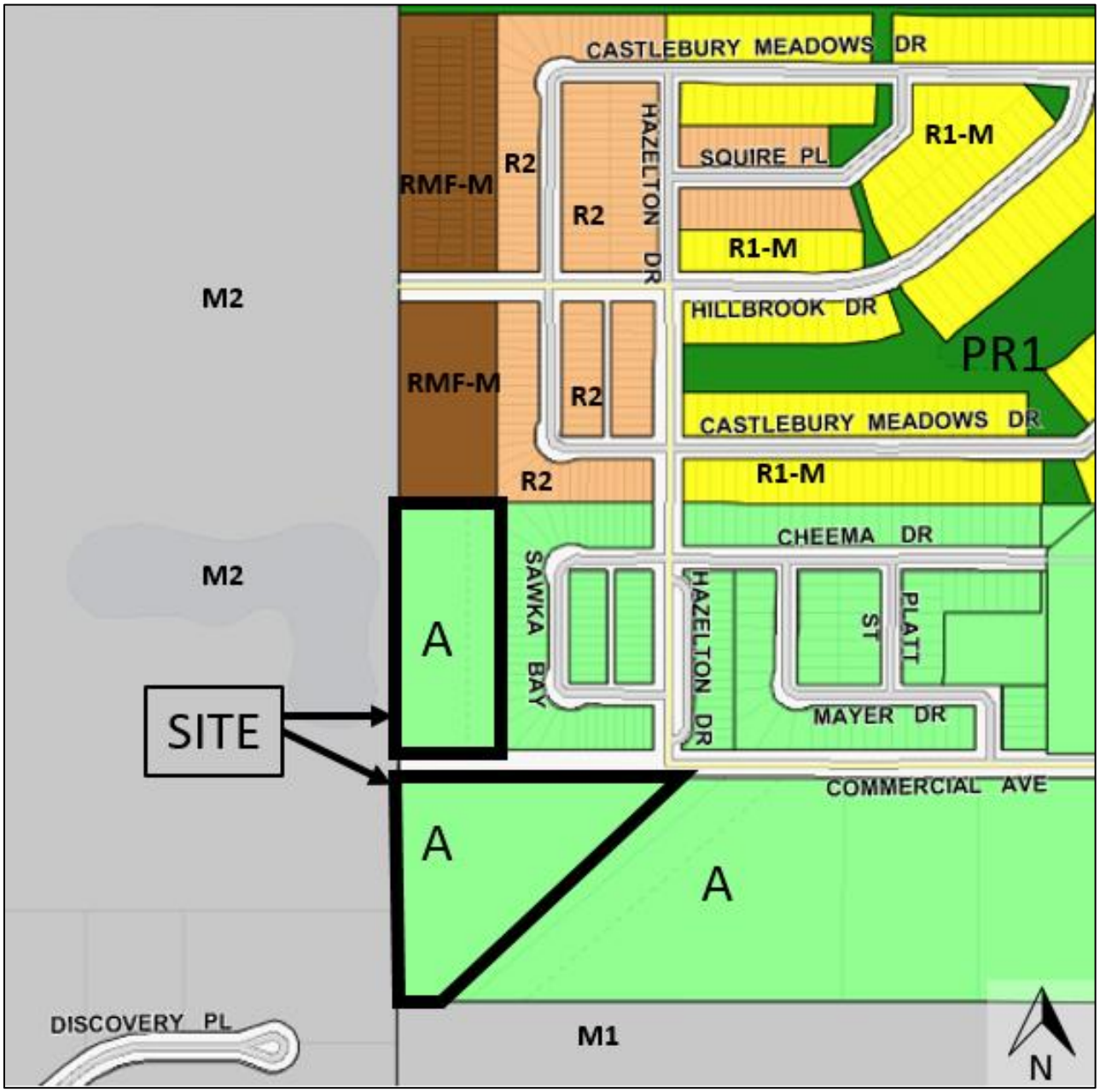


Figure 2: Zoning of the Site and Surrounding Area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the lands north of Commercial Avenue into a proposed Lot 1 and rezone it to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District. The intent is to construct a multi-family development consisting of three (3) principal buildings with a total of 148 residential dwelling units and accessory parking area containing 228 stalls.
- With respect to the lands south of Commercial Avenue, the applicant proposes to separate the site onto its own title and establish it as a proposed Lot 2. The applicant is not proposing any development or rezoning of proposed Lot 2.
- With respect to the proposed development for proposed Lot 1, plans submitted with the subject application show the following:
    - Proposed buildings would be three (3) storeys in height.
    - Access to the proposed development site would be from a private approach on Commercial Avenue.
    - Parking stalls would be located at-grade.
- In addition to the proposed subdivision and rezoning, variances are required to accommodate aspects of the proposal. An application has been submitted under file DAV 21-139943*I*D. Please refer to the related Planner's report for analysis on the proposed Variance application.

COLLABORATIVE PLANNING

- In 2021, the applicant submitted a Pre-Application at the direction of the Winnipeg Public Service.
- No changes were made to the application as a result of the feedback provided in the Pre-Application.

ANALYSIS AND ISSUES

OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY:

- Under *OurWinnipeg* and *Complete Communities* **t**he land north of Commercial Avenue is within the "New Communities" Policy Area (Precinct 'T') where the following policy applies:
    - *The development of New Communities will be supported by a planning process and organized within planning precincts.*
- A Planning Process has occurred and the *Precinct 'T' Area Structure Plan* has been approved as Council Policy.
- The land south of Commercial Avenue is within an "Employment Lands – General Manufacturing" policy area under the *Complete Communities Direction Strategy*. The Key Direction states:
    - *Employment lands will provide a wide range of market opportunities by accommodating new investment and economic development while contributing an abundance of new jobs for our citizens.*

PRECINCT ‘T’ AREA STRUCTURE PLAN

- Under the Precinct ‘T’ Land Use and Transportation Policy Map (Figure 3), the lands north of Commercial Avenue are designated as “High Density Residential” policy area. Applicable land use policies include:
    - *High Density Residential Areas may include the following land uses: multi-family dwellings; parks and open space and active transportation networks.*
    - *Higher density residential areas, combined with appropriate landscaping along the edges of the Precinct “T” that abut adjacent employment land uses, should provide a planned transition between differing land uses, particularly the adjacent employment lands that encompasses Inksbrook Industrial Park and the surrounding CentrePort Canada lands.*
    - *High Density Residential Areas will be encouraged to locate in areas close to the adjoining employment land uses and Medium Density Residential Areas to provide a planned transition between areas of different development densities and scale, including but not limited to, setbacks and a reduction of heights towards Low Density Residential Areas and in a manner that minimizes shadow impacts on adjacent Low-Density Residential Areas.*
    - *As per Schedule “D” of The City of Winnipeg Zoning By-law No. 200/2006, higher density residential uses shall be permitted up to a maximum allowable density of 35 units per acre.*
    - *For High Density Residential Uses and Institutional Uses, development applications should include site plans that show: the relationship and fit of the development with adjoining land uses and future development areas; how site uses and structures will be organized and located to ensure compatibility with adjoining land uses and transportation systems; and design features for special purposes such as landscaping, buffers, open space, and pedestrian and vehicular accesses.*

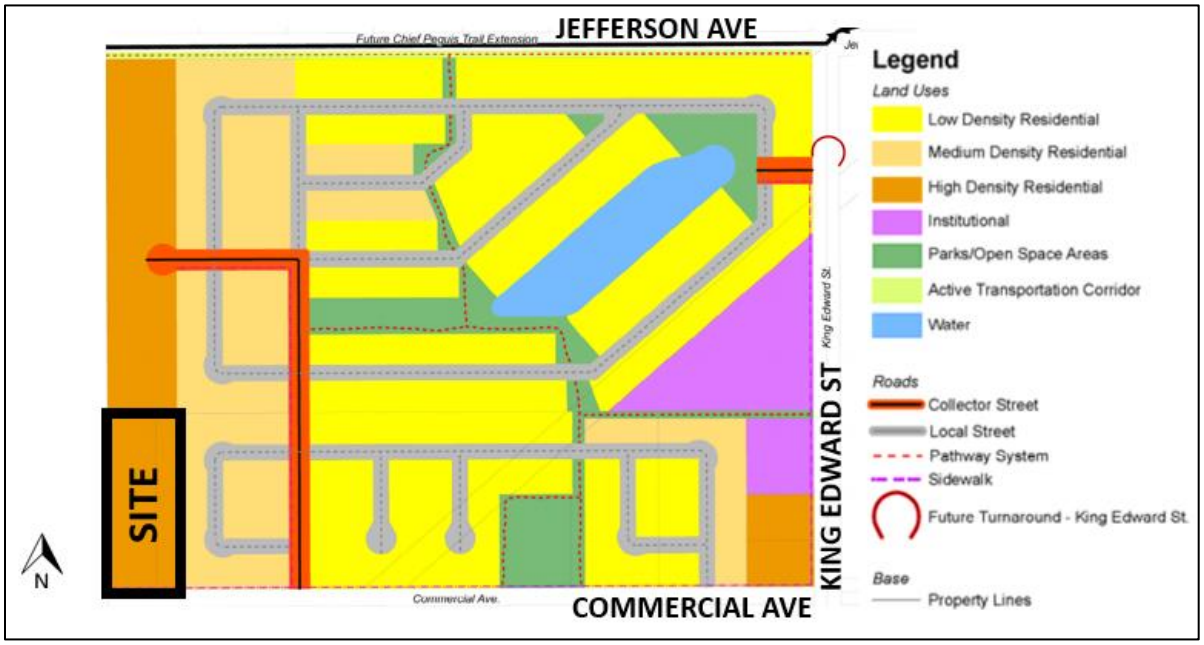


Figure 3: Precinct ‘T’ Land Use and Transportation Policy Map.

PROPOSED REZONING:

- The applicant is proposing to rezone proposed Lot 1 to an "RMF-M PDO-1 AIRPORT VICINITY" Residential Multi-Family (Medium) District.
- The "RMF-M" district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.
- The proposed rezoning would align with the *Precinct 'T' Area Structure Plan* and would be compatible with the surrounding area.
- The site directly to the north of the subject site is also in the "High Density Residential" policy area and is zoned "RMF-M PDO-1 AIRPORT VICINITY". Rezoning the subject site to the same district results in consistent zoning along the western limit of Precinct 'T'.
- Multi-family sites are the edges of residential areas can provide an appropriate transition between non-residential uses and lower density residential uses. It also adds density along a collector and near future employment areas.

Conditions of Approval:

- To ensure future development on the lands does not become incompatible with the surrounding area, a Zoning Agreement is recommended as a condition of approval.
- Plan Approval through the Lord Selkirk-West Kildonan Community Committee (LSWK-CC) and the Director of Planning, Property and Development is recommended in order to allow the Community Committee and Urban Planning & Design Division an opportunity to review final development plans prior to the issuance of permits.
- Given that proposed Lot 1 is abutting lands zoned "M2" Manufacturing General District to the west, a buffer along the west property line is recommended as a clause in the zoning agreement. The recommendation is that this buffer be 8 feet wide and include at least one (1) deciduous or coniferous tree planted for each twenty (20) linear feet of lot line along with a 6.5-foot-tall uniform fence. The final design of the fence would be subject to approval by the Director of Planning, Property and Development and would be reviewed through the Plan Approval process.
- An interior side yard setback of at least 25 feet to any habitable room on the subject lands is recommended to ensure adequate separation between habitable space and manufacturing zoned lands.

RECOMMENDATION

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

- The subdivision and rezoning application would comply with the *Complete Communities Direction Strategy,* and with the *Precinct 'T' Area Structure Plan*, and would be compatible with the surrounding area.

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

Report Prepared by: R. Hayer, MCP
PPD File #: DASZ 15/2021

Schedule "A" for File DASZ 5/2021, Lord Selkirk West Kildonan Community Committee, dated July 26, 2021

By-Law No. _____

File No. **DASZ 15/2021**

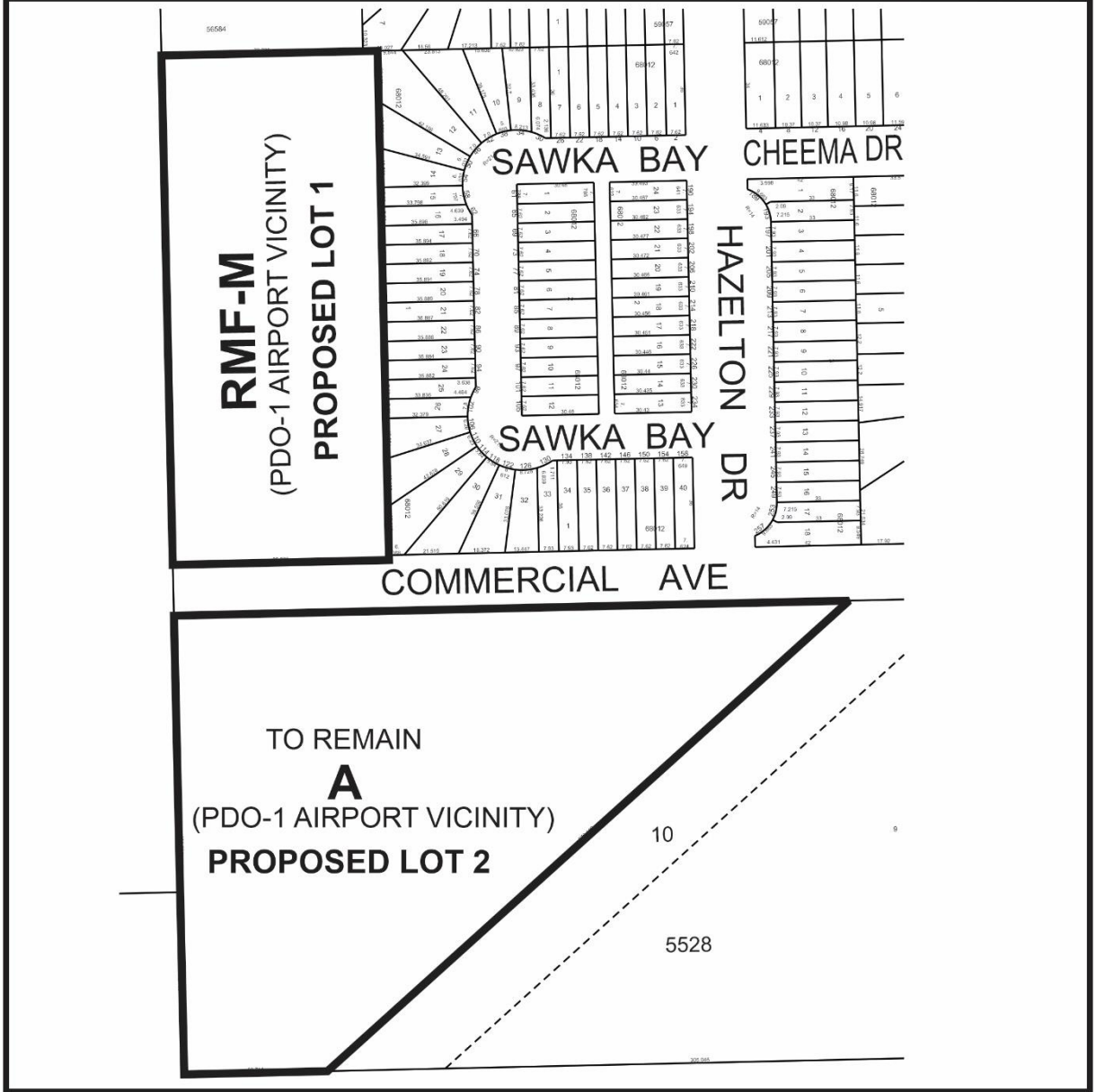
Atlas Sheet No. **S19**

N

LORD SELKIRK WEST KILDONAN 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 north and south side of Commercial Avenue, west of Hazelton Drive, from an "A PDO-1 AIRPORT VICINITY" AGRICULTURAL DISTRICT to an "RMF-M PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the consolidation of lands, for the construction of a Multi-Family development, and the establishment of a lot to remain vacant.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE NORTH AND SOUTH SIDES OF COMMERCIAL AVENUE, WEST OF HAZELTON DRIVE

It is recommended that approval of DASZ 15/2021, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required to widen both sides of the Commercial Avenue right-of-way by approximately 1.942m abutting the Planned Area, to the satisfaction of the Director of Public Works.

Section II – Engineering Studies

1) 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) Water Mains

   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 water mains installed by others in Commercial Avenue, as determined by and to the satisfaction of the Director of Water and Waste.

2) Wastewater Sewers

   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 wastewater sewers installed by others in Commercial Avenue, as determined by and to the satisfaction of the Director of Water and Waste.

3) Land Drainage Sewers

   a) The Developer shall, at no expense to the City, construct and install all land drainage sewers required to serve the Planned Area and adjacent lands as determined by and to the satisfaction of the Director of Water and Waste.

   b) The Developer shall pay to the City, in cash, on demand, their share of the cost of land drainage sewer lateral oversizing installed by others to accommodate the Planned Area, as determined by and to the satisfaction of the Director of Water and Waste.

c) The Developer shall pay to the City, in cash, prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

4) Commercial Avenue

a) The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 10.0m wide by 200mm thick, in Commercial Avenue between Hazelton Drive to a location west of the proposed private approach serving the Planned Area, such that the pavement extends to the west limit of the proposed cul-de-sac turnaround, and all related works including but not limited to sidewalks and/or multi-use pathways, ornamental street lighting, boulevard landscaping and land drainage sewers, all as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall, at no expense to the City, construct and install a paved cul-de-sac style vehicle turnaround at the west terminus of Commercial Avenue, appropriately sized to accommodate a transit bus, and provide the City with rights-of-way or easements necessary to accommodate same, all as determined by and to the satisfaction of the Director of Public Works.

c) The Developer shall pay to the City, in cash, on demand, their share of the costs of Portland cement concrete pavements, 10.0m wide by 200mm thick, in Commercial Avenue between the terminus of construction under clause a) above and the west limit of the Planned Area, and all related works including but not limited to sidewalks and/or multi-use pathways, ornamental street lighting, boulevard landscaping and land drainage sewers, all as determined by and to the satisfaction of the Director of Public Works.

d) The Developer shall pay to the City, in cash, on demand, their share of the costs of the required intersection improvements at the intersection of King Edward Street and Commercial Avenue, as determined by and to the satisfaction of the Director of Public Works.

5) Boulevards

a) The Developer shall, at no expense 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 Director of Public Works.

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

6) Traffic Control

The Developer shall pay to the City, in cash, on demand, their share of the costs to install the appropriate traffic control at the intersection of King Edward Street and Commercial Avenue, as determined by and to the satisfaction of the Director of Public Works.

7) Construction Traffic

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

b) 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.

8) 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.

9) 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.

10) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section IV – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 15/2021
July 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 15/2021



SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T
SCHEMATIC DESIGN (OVERALL RENDERING)
APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (28 UNIT APARTMENT RENDERING)

APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



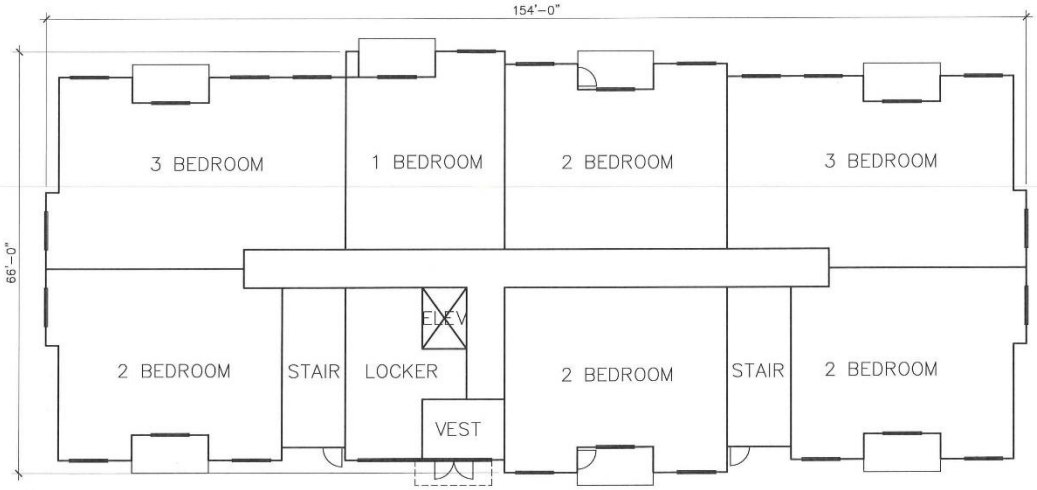
SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (60 UNIT APARTMENT RENDERING)

APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



N MAIN FLOOR PLAN

SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (28 UNIT APARTMENT MAIN FLOOR PLAN)

1/16" = 1'-0"
APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



N SECOND FLOOR PLAN

SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (28 UNIT APARTMENT TYP. 2ND AND 3RD FLOOR PLAN)

1/16" = 1'-0"
APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



N THIRD FLOOR PLAN

SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (28 UNIT APARTMENT TYP. 2ND AND 3RD FLOOR PLAN)

1/16" = 1'-0"
APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



N FOURTH FLOOR PLAN

SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (28 UNIT APARTMENT FOURTH FLOOR PLAN)

1/16" = 1'-0"
APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



MAIN FLOOR PLAN

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (60 UNIT APARTMENT MAIN FLOOR PLAN)

1/32" = 1'-0"

APRIL 5, 2021



SECOND FLOOR PLAN

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (60 UNIT APARTMENT MAIN FLOOR PLAN)

1/32" = 1'-0"

APRIL 5, 2021



THIRD FLOOR PLAN

SFD
SANTA FE DEVELOPMENTS

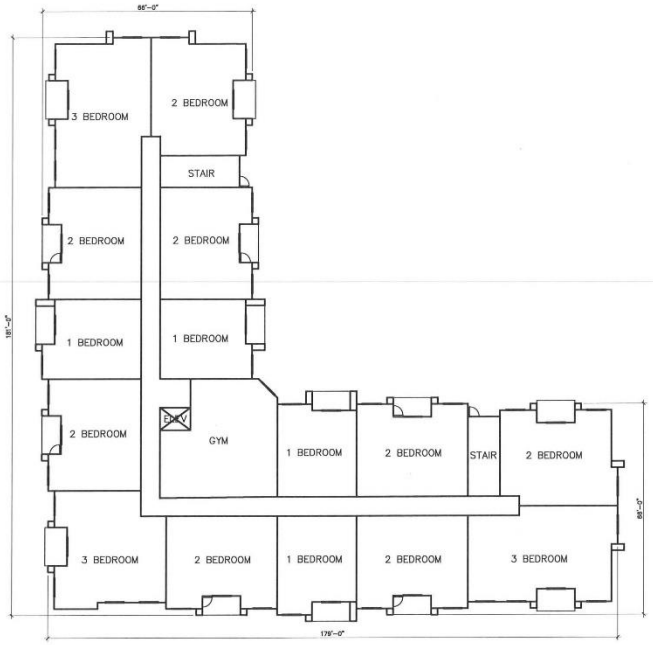
NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (60 UNIT APARTMENT MAIN FLOOR PLAN)

1/32" = 1'-0"

APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



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FOURTH FLOOR PLAN

SFD
SANTA FE DEVELOPMENTS

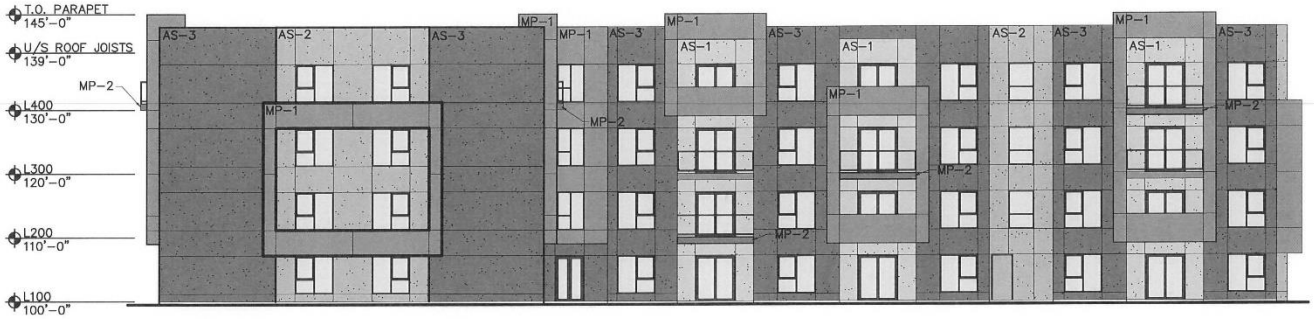
NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (60 UNIT APARTMENT MAIN FLOOR PLAN)

1/32" = 1'-0"

APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



FRONT ELEVATION

FINISHES :

ACRYLIC STUCCO
- AS-1 LIGHT GREY
- AS-2 MEDIUM GREY
- AS-3 DARK GREY

ALUMINUM COMPOSITE METAL PANEL
- MP-1 BLUE
- MP-2 RED

SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (60 UNIT APARTMENT EXTERIOR ELEVATIONS)

1/16" = 1'-0"

APRIL 5, 2021

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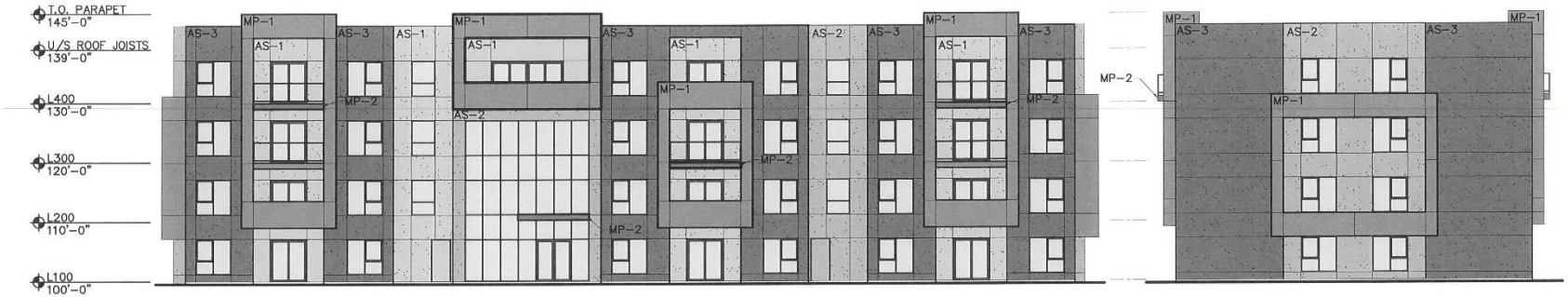


FRONT ELEVATION

SIDE ELEVATION

FINISHES :

ACRYLIC STUCCO
- AS-1 LIGHT GREY
- AS-2 MEDIUM GREY
- AS-3 DARK GREY

ALUMINUM COMPOSITE METAL PANEL
- MP-1 BLUE
- MP-2 RED

SFD
SANTA FE DEVELOPMENTS

NORTHWEST FARMS - PRECINCT T

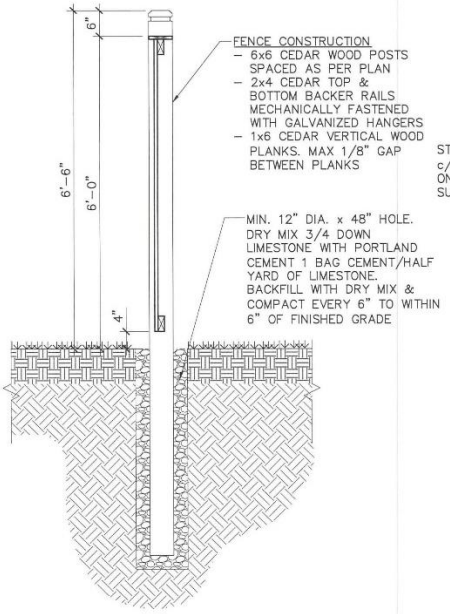
SCHEMATIC DESIGN (28 UNIT APARTMENT EXTERIOR ELEVATIONS)

1/16" = 1'-0"

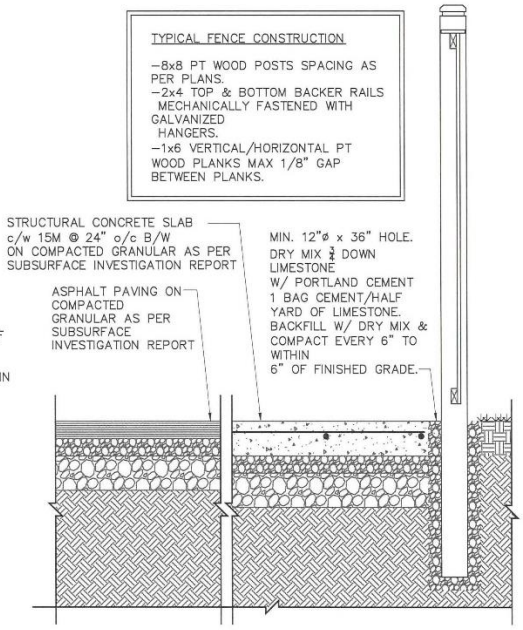
APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.

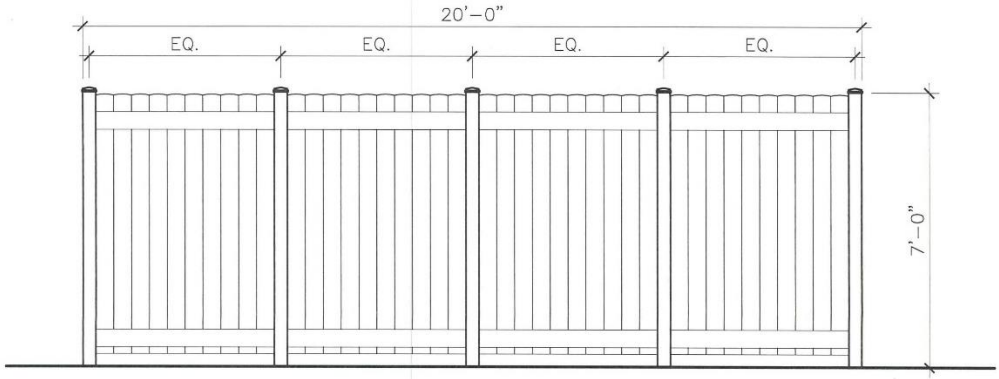
AFFINITY ARCHITECTURE Inc.



1 A1.1 FENCE DETAIL
SCALE: 1/2" = 1'-0"



2 A1.1 GARBAGE ENCLOSURE DETAIL
SCALE: 1/2" = 1'-0"



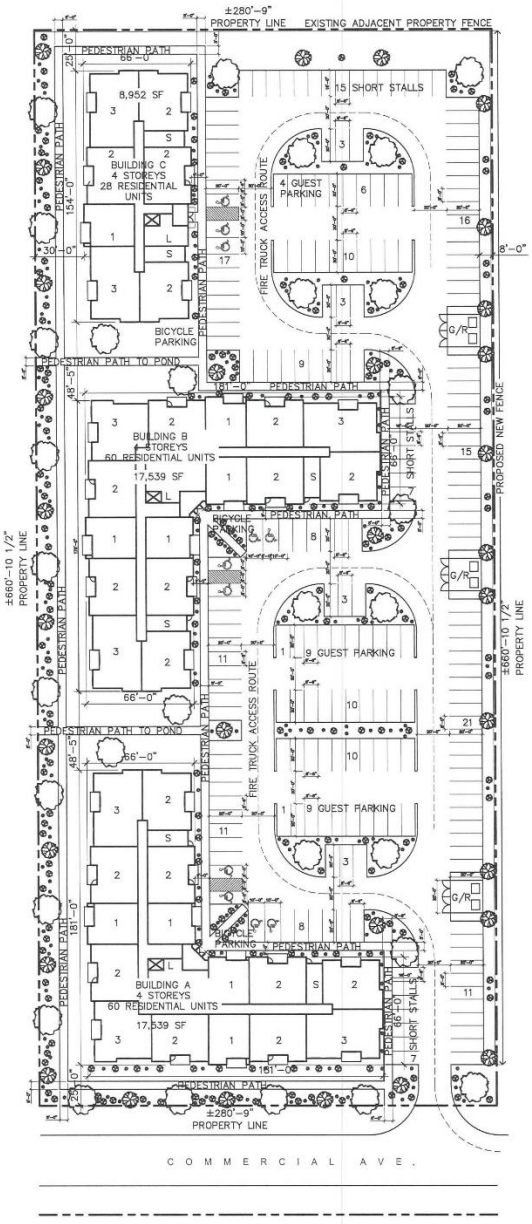
3 A1.1 GARBAGE ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN

1/2" = 1'-0"
APRIL 5, 2021

AFFINITY ARCHITECTURE Inc.



DEVELOPMENT DESCRIPTION:

148 UNITS (4.26 ACRES x 35 UNITS =149 MAX
ALLOWED PDO/HIGH DENSITY RESIDENTIAL)
4 RESIDENTIAL FLOORS (BUILDINGS A, B & C)

PARKING AT GRADE

ZONING SUMMARY:

CURRENT ZONING DISTRICT: A
PROPOSED ZONING DISTRICT: RMF-M

	REQ'D	PROV'D
LOT AREA (LA):	9,000	±185,540 SF
DWELLING COUNT (DU):	149	148
LA/DU:	800	1,253 SF/UNIT
SETBACKS		
FRONT:	25'	25'
REAR:	25'	25'
SIDE:	50'	30'
BUILDING HEIGHT	60'	±45'-0"
PARKING COUNT		
BLDG A 60 UNIT RES. x 1.5 = 90 10% GUEST = 9 BICYCLE PARKING = 9 2 ACCESSIBLE 2 VAN ACCESSIBLE	90	90
BLDG B 60 UNIT RES. x 1.5 = 90 10% GUEST = 9 BICYCLE PARKING = 9 2 ACCESSIBLE 2 VAN ACCESSIBLE	90	90
BLDG C 28 UNIT RES. x 1.5 = 42 10% GUEST = 4 BICYCLE PARKING = 4 2 ACCESSIBLE 1 VAN ACCESSIBLE	42	42
33% SHORTSTALLS	73	29
TOTAL PARKING STALLS	222	228
GARBAGE AND RECYCLE	3G/3R	3G/3R

LANDSCAPE PLANTING

STREET EDGE LANDSCAPING:	REQ'D 280' / 20' = 42 SHRUBS REQ'D 280' / 30' = 9 TREES PROV'D 280' / 20' = 42 SHRUBS PROV'D 280' / 30' = 9 TREES
BUFFERING (WEST OF PROPERTY):	REQ'D 660' / 20' = 99 SHRUBS REQ'D 660' / 35' = 19 TREES PROV'D 660' / 20' = 99 SHRUBS PROV'D 660' / 35' = 19 TREES
BLDG. FNDTN. LANDSCAPING:	REQ'D BLDG A 459' / 10' = 46 SHRUBS REQ'D BLDG B 389' / 10' = 39 SHRUBS REQ'D BLDG C 150' / 10' = 15 SHRUBS PROV'D BLDG A 459' / 10' = 46 SHRUBS PROV'D BLDG B 389' / 10' = 39 SHRUBS PROV'D BLDG C 150' / 10' = 15 SHRUBS
PARKING LOT INTERIOR LANDACAPING:	GROSS PARKING LOT AREA = 83,506 SF REQUIRED LANDSCAPE AREA = 4,174 SF PROPOSED LANDSCAPE AREA = 11,613 SF 141 SHRUBS AND 18 TREES

SPECIES LISTED INCLUDE:

SHRUBS:	DAYLILY DWARF YELLOW	•
	MANGO TANGO POTENTILLA	⊕
TREES:	IVORY SILK TREE LILAC	
	PRAIRIE SKY POPLAR	

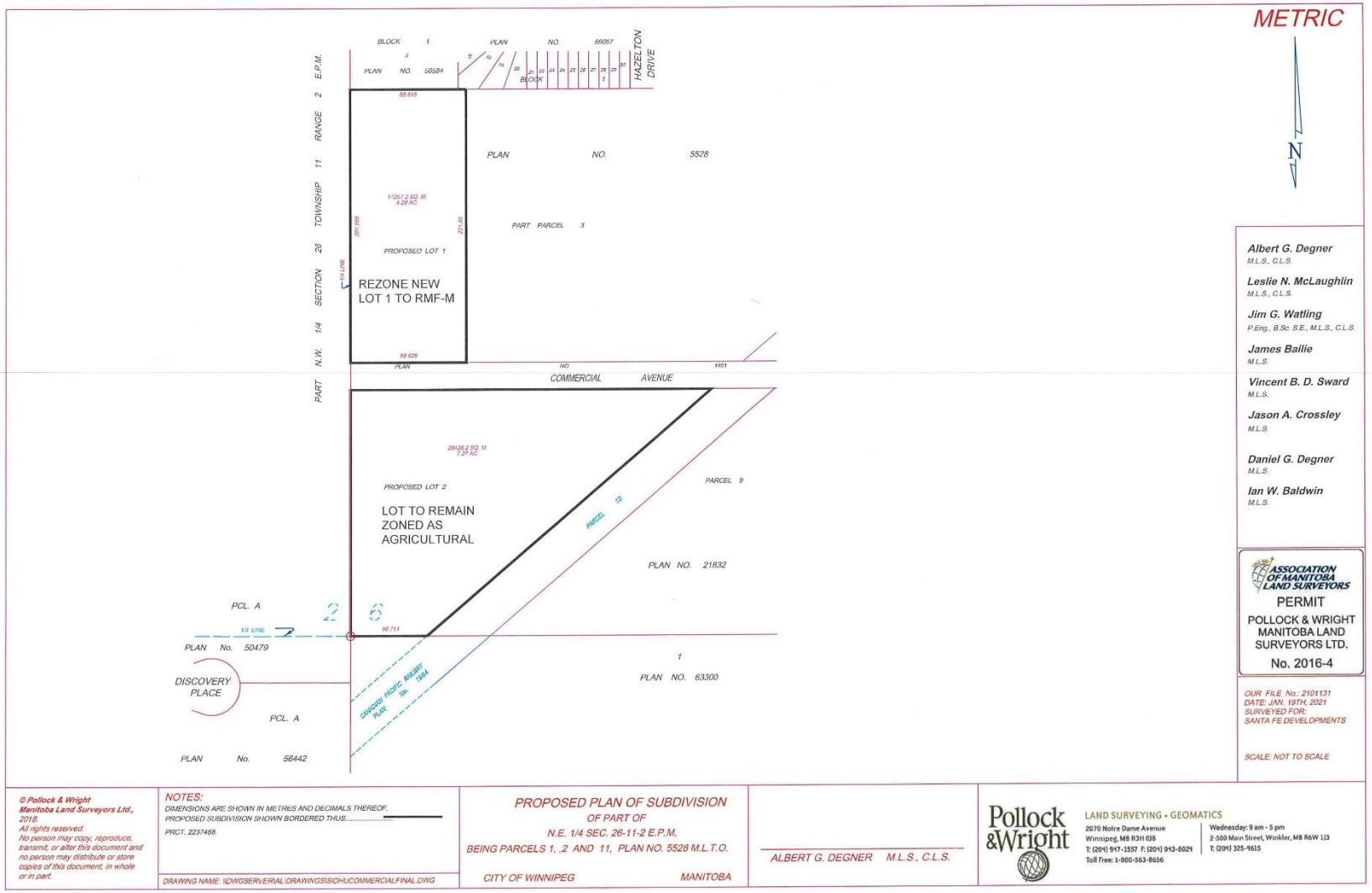
15

NORTHWEST FARMS - PRECINCT T

SCHEMATIC DESIGN (SITE PLAN)

1" = 50'-0"

APRIL 16, 2021



Albert G. Degner M.L.S., C.L.S.
Leslie N. McLaughlin M.L.S., C.L.S.
Jim G. Watling P.Eng., B.Sc. S.E., M.L.S., C.L.S.
James Bailie M.L.S.
Vincent B. D. Sward M.L.S.
Jason A. Crossley M.L.S.
Daniel G. Degner M.L.S.
Ian W. Baldwin M.L.S.

ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4

OUR FILE No.: 2101131
DATE: JAN. 19TH, 2021
SURVEYED FOR: SANTA FE DEVELOPMENTS

SCALE: NOT TO SCALE

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NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED SUBDIVISION SHOWN BORDERED THUS.....
PRCT. 2237468.

DRAWING NAME: \\DWGSERVER\AL\DRAWINGS\SIDHU\COMMERCIALFINAL.DWG

PROPOSED PLAN OF SUBDIVISION
OF PART OF
N.E. 1/4 SEC. 26-11-2 E.P.M.
BEING PARCELS 1, ,2 AND 11, PLAN NO. 5528 M.L.T.O.
CITY OF WINNIPEG MANITOBA

ALBERT G. DEGNER M.L.S., C.L.S.

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