Agenda – Council – September 29, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

Item No. 11 Subdivision and Rezoning – 1922-1924 St. Mary's Road (St. Norbert-Seine River Ward) File DASZ 19/2021 [c/r DAV 143156/2021D]

STANDING COMMITTEE RECOMMENDATION:

On September 21, 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 plan of subdivision under Development Application No. DASZ 19/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 18, 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:

    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 30, 2021 and attached as Schedule "B" to this report, with the following amendments:

        i. Add the following new condition under Section I – General Comments:

            4) As a result of the development of the Planned Area, the Developer shall ensure that a minimum of 10 net new trees be planted in the Planned Area and adjacent Public Reserve Lands.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-L" Residential Multi-Family Large District and "PR-1" Parks and Recreation 1 (Neighbourhood) as shown on the map dated August 18, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

i. That the Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. pedestrian pathway
f. fencing
g. landscaping

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

ii. That excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed six storeys and 75 feet.

iii. That excluding the wall to the underground parking area and the ground floor terraces, the minimum setback to any principal building from the south property line and the north property line shall not be less than 28 feet.

iv. That private vehicular approaches shall not be permitted within 82 feet (25 metres) of the north property line.

v. That the minimum setback to any building and accessory parking area from the east property line abutting St. Mary's Road shall not be less than 25 feet.

vi. That a minimum of ten trees be installed.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

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 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.

5. That 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 of the By-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

STANDING COMMITTEE RECOMMENDATION (continued):

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 in enacted unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 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 September 14, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee, with the following amendments:

- Delete Recommendation 1.A.ii., in its entirety
- In Recommendation 2.A.ii., delete "four storeys" and replace with "six storeys and 75 feet"

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 1, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- In Recommendation 1.A, delete the period after "to this report" and replace with the following:

  ", with the following amendments:

  i. Add the following new condition under Section I – General Comments:

  4) As a result of the development of the Planned Area, the Developer shall ensure that a minimum of 10 net new trees be planted in the Planned Area and adjacent Public Reserve Lands.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

ii. Add the following new condition under Section II – Servicing Considerations:

9) Pedestrian Crossing Control

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, $40,000 towards the installation of pedestrian crossing control signals at a location between Warde Avenue and Brittanica Road, as determined by and to the satisfaction of the Director of Public Works."

- In Recommendation 2.A.ii, delete "six storeys and 75 feet" and replace with "four storeys".

- Add the following new Recommendation 2.A.vi:

"vi. That a minimum of ten trees be installed."

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

PUBLIC HEARING SUMMARY

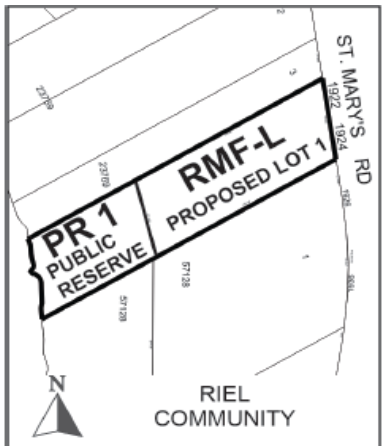
File: DASZ 19/2021

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

Public Hearing: September 1, 2021
Council Building, 510 Main Street

Applicant: Streetside Developments (Brian Cornelson)

Subject:



APPLICANT : Streetside Developments (Brian Cornelson)
FILE : DASZ 19/2021
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD DISTRICT for the establishment of a lot for the construction of a Multi-Family Dwelling and the establishment of Public Reserve. **For information, phone E. Finnigan, Planner at 204-986-8602.**

DEMANDEUR : Streetside Developments (Brian Cornelson)
N° DE DOSSIER : DALZ 19/2021
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à changer le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) et à la catégorie PR1 (secteur des parcs et des loisirs 1 [arrondissement]) afin de faciliter l'aménagement d'un lot pour la construction d'une habitation multifamiliale et l'aménagement d'une réserve publique. **Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 1922-1924 St. Mary's Road

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

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: September 3, 2021

Community Committee Recommendation:

On September 1, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under Development Application No. DASZ 19/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 18, 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:

    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 30, 2021 and attached as Schedule "B" to this report~~.~~ ***, with the following amendments:***

        i. Add the following new condition under Section I – General Comments:

            4) As a result of the development of the Planned Area, the Developer shall ensure that a minimum of 10 net new trees be planted in the Planned Area and adjacent Public Reserve Lands.

        ii. Add the following new condition under Section II – Servicing Considerations:

            9) <u>Pedestrian Crossing Control</u>

            The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, $40,000 towards the installation of pedestrian crossing control signals at a location between Warde Avenue and Brittanica Road, as determined by and to the satisfaction of the Director of Public Works.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "RMF-L" Residential Multi-Family Large District and "PR-1" Parks and Recreation 1 (Neighbourhood) as shown on the map dated August 18, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

i. That the Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. pedestrian pathway
f. fencing
g. landscaping

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

ii. That excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed ***four storeys*** ~~***six storeys and 75 feet***~~***.***

iii. That excluding the wall to the underground parking area and the ground floor terraces, the minimum setback to any principal building from the south property line and the north property line shall not be less than 28 feet.

iv. That private vehicular approaches shall not be permitted within 82 feet (25 metres) of the north property line.

v. That the minimum setback to any building and accessory parking area from the east property line abutting St. Mary's Road shall not be less than 25 feet.

vi. That a minimum of ten trees be installed.

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 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.

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 of the By-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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 in enacted unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

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

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

1. This application creates a new park. It provides net-new incremental value to our City of Winnipeg tax rolls. The new densities will help our fight against climate change by reducing GHG emissions

2. I think we've addressed some of the concerns raised by residents and the area Councillor in the additional conditions we've added. For these reasons, I'm moving this motion and I hope it can get through Council.

Exhibits Filed:

1. Application dated May 10, 2021
2. Notification of Public Hearing dated July 14, 2021
3. Manitoba Status of Titles 3057902/1 & 3057903/1
4. Letter of authorization dated March 12, 2021 from Streetside Development Corporation (Brian Cornelsen, Vice President) to Brian Cornelsen, Jonathan Osachuk & Samuel Baldwin
5. Caveat 4977765/1
6. Order Prohibiting Occupancy dated May 6, 2016
7. Plans (14 pages)
8. Report from the Urban Planning Division dated August 18, 2021
9. Inspection Report
10. Communication from Keith Castonguay in opposition to the application
11. Communication from Hugh Connolly in opposition to the application
12. Communication dated August 29, 2021 from Lynn Prosak in opposition to the application
13. Communication from Patricia and Frank Weiss in regards to the application
14. Communication from Liese Dorber in opposition to the application
15. Presentation from Brian Cornelson in support of the application
16. Communication dated August 31, 2021 from Kevin B. Antonyshyn on behalf of Verna Antonyshyn in opposition to the application
17. Communication dated August 30, 2021 from Judy Okopski in opposition to the application
18. Communication from Paul Gray in support of the application
19. Recording of Representations

REPRESENTATIONS:

In Support:

Samuel Baldwin
Brian Cornelson
Paul Gray
Nick Lees
Jonathan Osachuk

In Opposition:

Verna Antonyshyn
Keith Castonguay
Hugh Connelly
Liese Dorber
Patricia Marchyshyn
Judy Okopski
Albert Plamondon
Lynn Prosak
Patricia Weiss
Frank Weiss

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 19/2021

ADMINISTRATIVE REPORT

Title: DASZ 19/2021 – 1922 & 1924 St. Mary's Road

Issue: An application for consideration at the Public Hearing to consolidate two lots and rezone from 'R1-M' (Residential Single-Family Medium) to 'RMF-L' (Residential Multi-Family Large) and 'PR-1' Parks and Recreation 1 (Neighbourhood) for the construction of a residential multi-family building and the establishment of Public Reserve.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision under Development Application No. DASZ 19/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 18, 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:

   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 30, 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 a "RMF-L" Residential Multi-Family Large District and "PR-1" Parks and Recreation 1 (Neighbourhood) as shown on the map dated August 18, 2021 and attached as Schedule "A" to this report, subject to the following conditions:

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

i. That the Owner must submit plans showing the location and design of any and all proposed:

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) pedestrian pathways;

(f) fencing; and

(g) landscaping.

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

ii. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed six storeys and 75 feet.

iii. That, excluding the wall to the underground parking area and the ground floor terraces, the minimum setback to any principal building from the south property line and the north property line shall not be less than 28 feet.

iv. That, private vehicular approaches shall not be permitted within 82 feet (25 metres) of the north property line.

v. That, the minimum setback to any building and accessory parking area from the east property line abutting St. Mary's Road shall not be less than 25 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 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.

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 of the By-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

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

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

REASON FOR THE REPORT

- The applicant is proposing to consolidate two lots and rezone from 'R1-M' (Residential Single-Family Medium) to 'RMF-L' (Residential Multi-Family Large) and 'PR-1' Parks and Recreation 1 (Neighbourhood) for the construction of a residential multi-family building and the establishment of Public Reserve.
- 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 site will be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

HISTORY

N/A

CONSULTATION

In preparing this report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
    - Enable the intensification of land-uses through the development application process only when a full range of municipal services is provided.
    - 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 City Areas – Areas of Stability

- **Key Direction:** 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

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Elise Finnigan, MA Planning
Date:	August 18, 2021
File No.	DASZ 19/2021

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule "A" — Recommended File No. DASZ 19/2021 Riel Community Committee, dated August 18, 2021
3. Schedule "B" — Report of the Administrative Working Group – July 30, 2021
4. Appendix B — Plan Approval Design Guidelines

APPENDIX 'A'

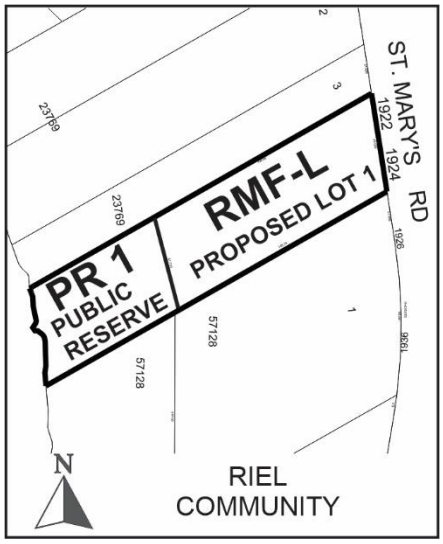
DATE: August 18th, 2021

FILE: **DASZ 19/2021**
RELATED FILES: DAV 21-143156\D

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.529 – River Park South neighbourhood

SUBJECT: An application to consolidate two lots and rezone to 'RMF-L' (Residential Multi-Family Large) and 'PR-1' Parks and Recreation 1 (Neighbourhood) for the construction of a residential multi-family building and the establishment of Public Reserve.

LOCATION: 1922 & 1924 St. Mary's Rd (see map below)



APPLICANT: Brian Cornelsen (Streetside Development Corporation)
1 Dr. David Friesen Dr
Winnipeg, MB R3X 0G8

OWNER: STREETSIDE DEVELOPMENT CORPORATION
1 DR. DAVID FRIESEN DR
Winnipeg , Manitoba R3X 0G8

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject properties are located on the west side of St. Mary's Road near the Britannica Road intersection, in the River Park South neighbourhood of the St Norbert - Seine River ward.
- The site is comprised of two (2) separate lots (i.e.,1922 and 1924 St. Mary's Road).
- The subject site is approximately 1.7 acres in area and is currently occupied by two single family dwellings.
- The site is located along a Community Mixed Use Corridor (St. Mary's Road) under the *Complete Communities Direction Strategy* and is zoned Residential Single-Family Medium ('R1-M').

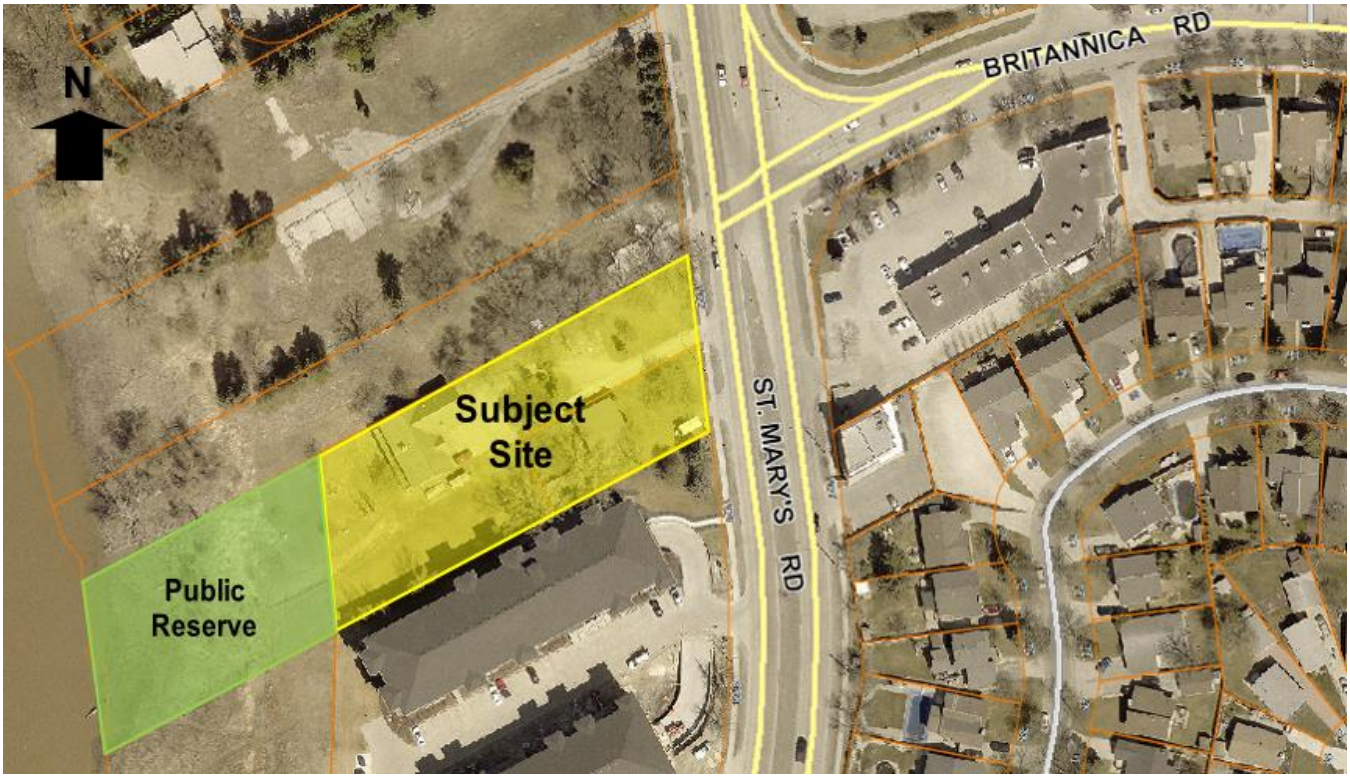


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant land approved for Residential Multi-Family Large ('RMF-L') zoning per DASZ 38/2013; single family homes zoned Residential Single Family Large ('R1-L').

South: Residential multi-family buildings zoned Residential Multi-Family Medium ('RMF-M').

East: St. Mary's Road; then commercial uses zoned Commercial Community ('C2').

West: The Red River.

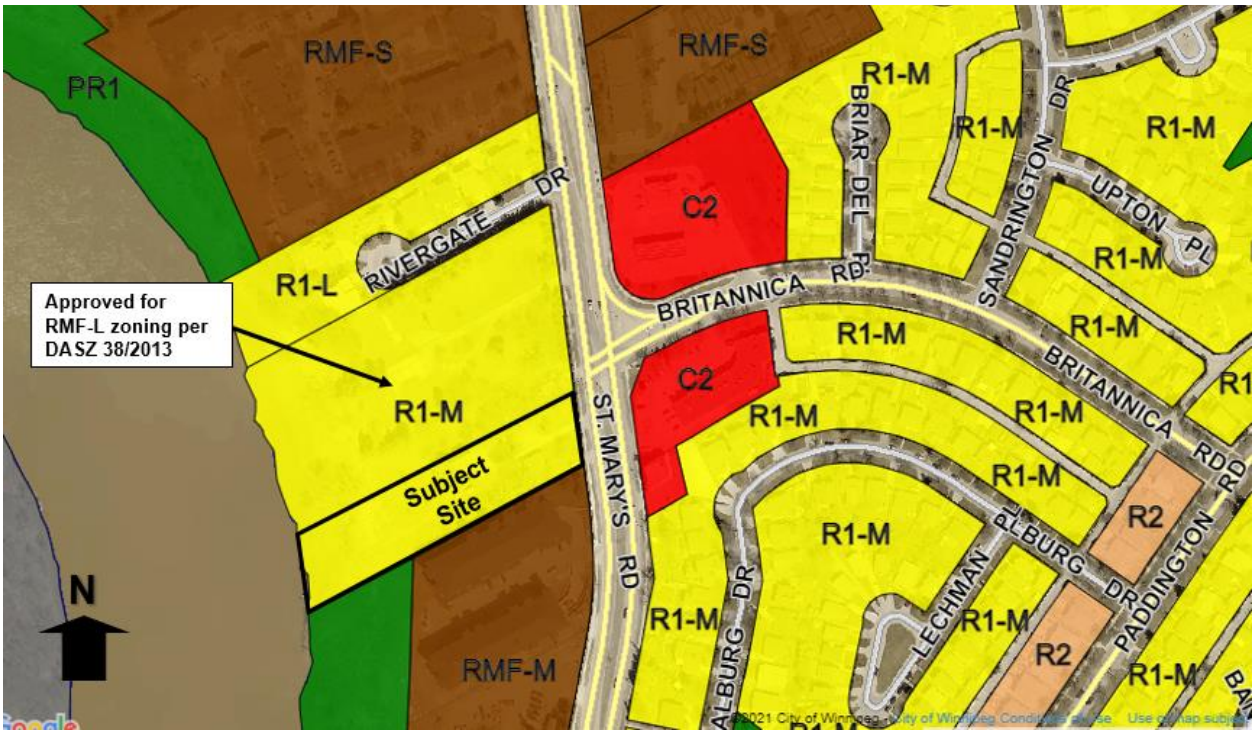


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate two existing lots and rezone approximately 46,690 square feet of land from Residential Single-Family Medium ('R1-M') to Residential Multi-Family Large ('RMF-L') for the purposes of constructing a 6-storey multi-family residential building containing 69 units.
- Approximately 27,127 square feet of land abutting the Red River will be rezoned to Parks and Recreation 1 (Neighbourhood) ('PR-1') and become public reserve land. This area will also allow for the extension of the multi-use path.
- A total of 105 parking stalls will be provided. Five parking stalls will be located at-grade in front of the building and 100 parking stalls will be located below grade under the building.
- As part of the 105 parking stalls, there will be 5 accessible parking stalls and 7 visitor parking stalls.
- Vehicular access to the property is proposed by way of an approach located on the south side of the property off of St. Mary's Road.
- An amenity space including a seating area is proposed along the west property line.
- An indoor bicycle storage room including space for at least 11 bicycle parking stalls will be provided in the underground parking area.
- A well landscaped front yard is proposed including a raised berm as well as a mix of trees and shrubs. Two existing Eastern Cottonwood trees and three Manitoba Maple trees will be preserved. An arborist report was included in the application submission detailing the health of all existing trees, which ones should be maintained, and outlining the methods for preserving the trees through construction.

- A room for garbage and recycling will be located next to the ramp to the underground parking area.
- The proposed development requires variances for side yard setbacks and visitor parking (see associated variance application DAV 21-143156/D).

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning Division has been in communication with the applicant about the proposed development since an initial email communication in the spring of 2019 as well as via subsequent emails and meetings in which the details of the proposed development were discussed including additional refinements to the design.

With the Public

- The applicant indicates in the letter of intent that an information package was distributed to each resident of the neighbouring building at 1926 St. Mary's Road as well as to the condominium corporation for the building. A detailed discussion was also held with the board president.
- A detailed summary of the public engagement process is included in the applicant's letter of intent including a schedule outlining the comments/concerns raised and the applicant's response to the concerns.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY:

- *The Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located along a "Community Mixed Use Corridor" (St. Mary's Road) under *Complete Communities*. *Complete Communities'* directs a significant share of growth to Corridors in a way that:
    - Provides compact, mixed-use, high-quality urban development.
    - Concentrates people and jobs in areas well-served by the primary transit service, located close to transit stops.
    - Concentrates urban development in a built form that helps to optimize existing investment, municipal infrastructure, and facilities.
    - Encourages a built form that supports a pedestrian-friendly environment while incorporating climate-sensitive site and building design.
- With regard to this proposal, the key policies guiding the development of Community Mixed Use Corridors include:
    - Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential and mixed use development are appropriate.

- Support a range of housing opportunities in terms of type, tenure, unit size.
- Encourage the tallest buildings and highest densities close to major transit stops and stations.
- Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
- Promote high-quality plazas, parks and streetscapes as focal points and networks that are connected to the greater community.
- Support development that is sensitive to conserving historically significant features and resources.
- Support development in accordance with Universal Design and Crime Prevention Through Environmental Design (CPTED) policies.

- The Parks, Places and Open Spaces section of *CCDS* also applies to the subject application as 27,127 square feet of land abutting the Red River will become publicly owned park land and will accommodate an extension of the multi-use pathway. With regard to this proposal, the key policies guiding the development in regards to our Parks, Places and Open Spaces include:

    - Maintain our Ribbons of Green (riverbanks, urban street trees, green corridors) and provide a well-managed urban forest that contributes to air, water, environmental and aesthetic quality.
    - Protect and enhance public access to our riverbank and forest environments and expand ecological networks and linkages.
    - Provide safe and accessible park spaces and a continuous and integrated linear parkway network that connects neighbourhoods and communities to their parks and other major city attractions.
    - Continue to develop and improve pedestrian and bicycle friendly environments by expanding and enhancing the citywide multi-use path network.

PEDESTRIAN AND CYCLING STRATEGIES

- The Pedestrian and Cycling Strategies are intended to implement Winnipeg's walking and biking vision, including infrastructure investments. The Pedestrian and Cycling Strategies are ultimately intended to support and build on the vision and policy direction of several overarching documents: OurWinnipeg, Direction Strategies (including CCDS), and the City's Universal Design Policy, as well as the Transportation Master Plan
- This project will help meet the following Key Directions from the Pedestrian and Cycling Strategy:
    - One of the key directions from this strategy is to expand and enhance the pedestrian and bicycle network (Key Direction 1A & 1B).
    - 2B.v. Continue to look for opportunities to maximize connectivity between the pedestrian and bicycle networks and transit network.
    - 5A.x. Aim to achieve pedestrian and cycling connections from new development sites to surrounding existing and anticipated networks.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently, the lands are zoned Residential Single-Family Medium ('R1-M'). The 'R1-M' zone is intended to accommodate primarily single-family development in lower-density areas. The dimensional standards in the 'R1-M' zone are: a minimum front yard of 15 feet (except where a new residential structure is constructed on a block where at least 80 percent of the lots are developed then the new structure must be developed with a front yard consistent with the average of the existing front yards within that block or portion of the block); a minimum rear yard of 25 feet; a minimum side yard of 4 feet and, a maximum building height of 35 feet. The minimum lot area is 3,500 square feet.
- The applicant is proposing to rezone the property to 'RMF-L' – Residential Multi-Family Large in order to permit a lot area per dwelling unit of 676 square feet which is required for the proposed 6-storey, 69 unit multi-family residential development. The dimensional standards for multi-family structures in the 'RMF-L' zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floo3er to a maximum of 20 feet), a minimum corner side yard of 20 feet and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.
- The public reserve land is proposed to be rezoned to Parks and Recreation 1 (Neighbourhood) ('PR1'). The 'PR1' district is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, no parking facilities are associated with these uses. These parks and open spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

CONSISTENCY WITH COMPLETE COMMUNITIES AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- As noted above, the subject site is located along a Community Mixed Use Corridor under the *Complete Communities Direction Strategy* where the highest levels of intensification are promoted at significant intersections. Focusing intensification efforts along these types of corridors is important as it helps accomplish several objectives:
    - Builds a critical population mass, creating vibrancy while supporting local amenities.
    - Links land use with transportation and mobility.
    - Accommodates Winnipeg's projected growth in a sustainable way.
    - Increases predictability and reduces the impact of new development and increased traffic in Areas of Stability.
    - Increases certainty for the development industry.
- The proposed multi-family residential development fits well within the immediate context of the surrounding neighbourhood which is characterized by a mix of multi-family residential and commercial land uses. The neighbouring property to the south contains two four-storey multi-family buildings and the property to the north was approved for RMF-L zoning

by Council on February 26, 2014 under DASZ 38/2013. This approval included permission to build up to an 8-storey building on the southern portion of the property nearest the subject site.

- The applicant has worked closely with the Urban Planning Division to develop a proposal that supports a quality, pedestrian-oriented urban environment. More specifically, the building and site design encompass the following considerations:
    - a high-quality street edge landscape design including a 42" raised berm, preservation of the existing Cottonwood tree, and a combination of varying sized shrubs and trees.
    - all of the units include private, outdoor amenity spaces via the inclusion of balconies and ground floor terraces helping to add "eyes on the street" which can improve the perception of safety at the street level;
    - the building incorporates a quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along St. Mary's Road.
- It is also important to note that St. Mary's Road includes transit service that is proposed to improve under the Winnipeg Transit Master Plan. The Winnipeg Transit Master Plan proposes a significant increase in transit service quality along St. Mary's Road, with a proposed Rapid Transit Line providing service every 5-10 minutes throughout all usual hours of transit service.

PARKS AND PATHWAYS

- As a condition of a subdivision and rezoning application, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The subject application provides a great opportunity to acquire strategic riverbank lands required to help extend the Boni-Vital Pathway, an important natural green space and public recreation corridor for the city (see Figure 3).



Figure 3: Boni-Vital Parkway

RECOMMENDED ZONING AGREEMENT

Height

To limit the potential shadowing of the neighbouring properties by the proposed development and recognizing the maximum building height permitted in the 'RMF-L' zone is 150 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to six storeys and 75 feet.

Side Yard Setbacks

The Public Service is recommending the side yard setbacks be restricted in the Zoning Agreement to a maximum of 28 feet which is consistent with the subject proposal. These setbacks are recommended to help ensure compatibility between the neighbouring properties and the proposed development.

Front Yard Setback and Vehicular Approaches

Under the Winnipeg Transit Master Plan, a future on-street rapid transit station is proposed at the intersection of St. Mary's Road and Britannica Road. To accommodate a future station platform for an articulated transit bus, Transit has requested that no driveway access be permitted within 82 feet (25.0 metres) of the north property line.

To accommodate future station amenities such as a heated shelter, Transit has requested that no permanent structures be constructed within an area along the same 82 foot length, to a depth of 10 feet (3.0 metres). While this is within the required 25 foot front yard setback area as prescribed under the Zoning By-law, to ensure this setback is maintained into the future, the Public Service is recommending a clause be included in the Zoning Agreement further restricting this setback.

Plan Approval

The Urban Planning Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans and design details before any future development takes place on the site. Noting the amount of work that has been done on the design of the project in consultation with the Urban Planning Division to-date, the expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DASZ application. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review.

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development along *Community Mixed Use Corridors* in the *Complete Communities Direction Strategy* where higher intensity multi-family residential developments are encouraged.
- The development will result in the acquisition of strategic riverbank lands and the extension of the multi-use pathway.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Elise Finnigan, MA Planning
PPD File # DASZ 19/2021

Schedule "A" for File No. DASZ 19/2021, Riel Community Committee, dated August 18, 2021

By-Law No. _____

File No. **DASZ 19/2021**

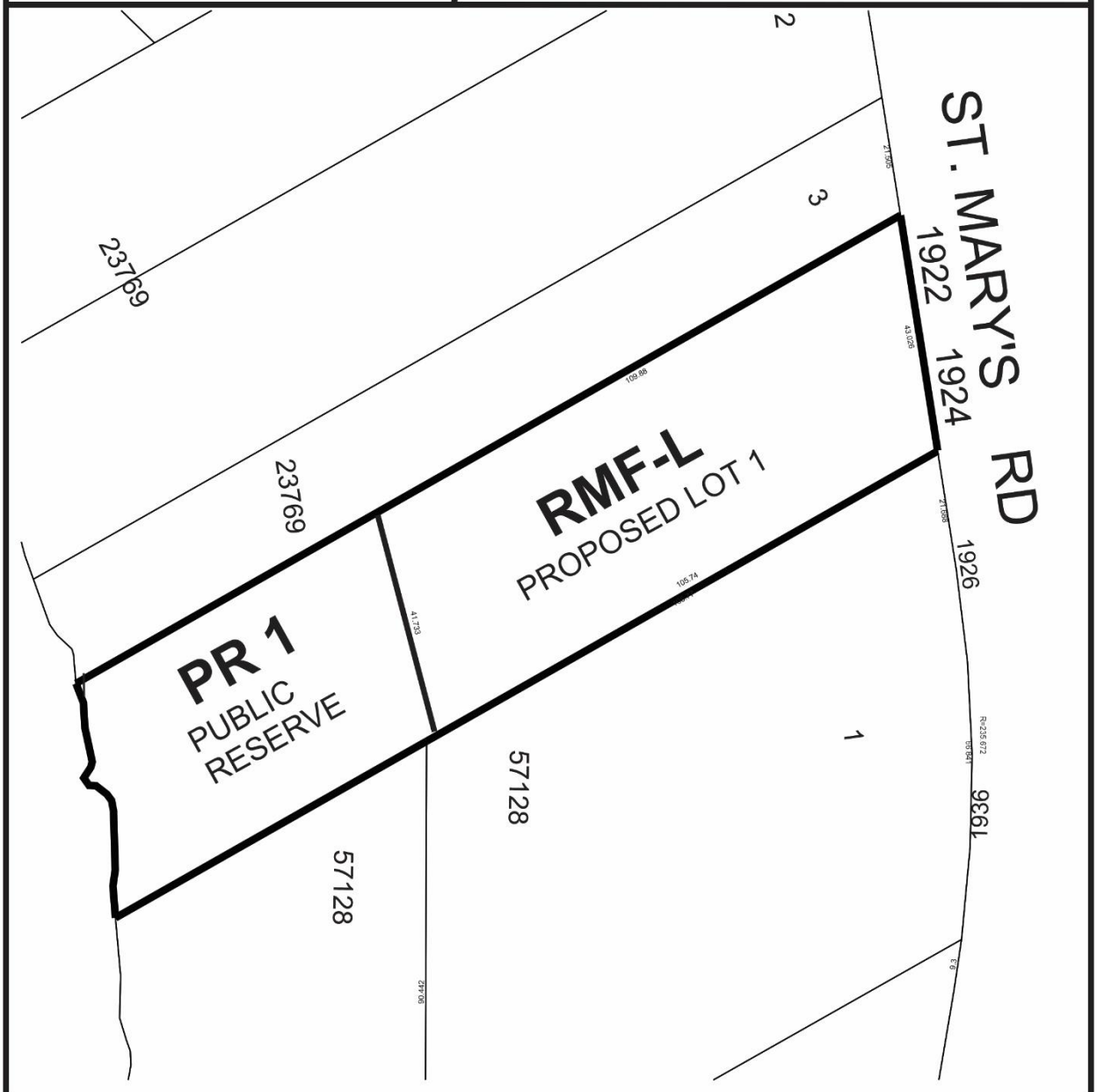
Atlas Sheet No. **AJ26**

N

RIEL COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1922 and 1924 St. Mary's Road from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD DISTRICT for the establishment of a lot for the construction of a Multi-Family Dwelling and the establishment of Public Reserve.



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 AT 1922 AND 1924 ST. MARY'S ROAD

It is recommended that approval of DASZ 19/2021, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) Winnipeg Transit wishes to advised that under the Winnipeg Transit Master Plan approved by Council, a future on-street rapid transit station is proposed at the intersection of St. Mary's Road and Britannica Road.

2) To accommodate a station platform for an articulated transit bus, Winnipeg Transit requests that no driveway access be constructed within 25.0m of the north property line, as measured along the east property line of the Planned Area.

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

Section II – Servicing Considerations

1) Wastewater Sewers

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

2) Flood Protection

For the lands located within Floodway Fringe area, all construction is required to be in accordance with Floodway Fringe Regulations 266/91, as described at the following website:

https://web2.gov.mb.ca/laws/regs/current/_pdf-regs.php?reg=266/91

In accordance with the City of Winnipeg Charter Act, **no works is permitted within the Floodway Area**.

3) Waterways Regulated Area

(a) The Developer acknowledges and agrees that a significant portion of the Planned Area is located within the regulated area under the Waterway By-law No. 5888/92 by virtue of being located within 350 feet of the Red River.

(b) The Developer shall obtain all permits and permissions required to satisfy any obligations incurred under this Agreement.

(c) The Developer hereby acknowledges and agrees that riverbank erosion and riverbank instabilities are naturally occurring phenomena and the owner releases and indemnifies the City from any and all liability and responsibility for any negative impact on the Planned Area resulting from erosion, instability or other natural processes along the riverbank in the Public Reserve adjoining the Planned Area, even if such erosion and/or instability originate on or from the Public Reserve lands. The Developer shall be responsible for undertaking any future works that may be deemed necessary to protect or preserve their land, buildings and other assets from potential impacts related to riverine processes.

(d) The design and construction of site grading, landscaping, the path, and buildings shall meet or exceed the recommendations of the November 2019 and November 2020 geotechnical reports by KGS Group Ltd. with respect to minimum setbacks, the stability of the slope, and measures to mitigate geotechnical risk. Further improvements to riverbank conditions, or additional protective measures may be proposed by the Developer, and will be considered by the Director of Public Works subject to requisite agreements and approvals (including a Waterway Permit and conditions therein), and in consideration of the interests of the City should additional works be proposed on Public Reserve lands.

4) Construction Traffic

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

(b) The Developer shall, at no expense to the City, maintain those access routes in a clean, dust-free condition, free of dropped and tracked-on mud; and shall undertake the regular scraping and sweeping, of streets until building construction, including landscaping, is complete, all as determined by and to the satisfaction of the Director of Public Works.

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 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) Litter and Refuse Control and Clean-Up

The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse related to construction and development of the Planned Area, both on-site and off-site, during the installation of services and construction of buildings, until completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

7) Survey Monuments

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

(b) Where the Director of Planning, Property and Development determines that all the survey monuments within the Planned Area have been found or restored to their original positions, the Director of Planning, Property and Development may waive the requirements for Plan of Survey Perpetuating Certain Monuments under clause (a).

8) Public Reserve

The Developer shall, at no expense to the City, undertake landscape improvements and pathway construction in accordance with plans and specifications approved by the Director of Public Works and the Director of Planning, Property and Development. If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Directors of Public Works and Planning, Property, and Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash, or, by the provision of an equivalent value of additional site amenities in the Public Reserve, as approved by the Directors of Public Works and Planning Property and Development.

(a) It is hereby acknowledged by the City and the Developer that if the land being dedicated as Public Reserve by the Developer to the City is in excess of the minimum 8% dedication requirements under clause (a) above, no compensation shall be provided to the Developer from the City for the additional excess dedicated land, because the land is mainly comprised of linear unbuildable riverbank lands with no serviced frontage to a street and further the dedicated lands will not require

irrigation services and therefore the Developer will not be required to provide or compensate the City for associated costs.

(b) The City accepts the dedication of the riverbank lands for Public Reserve subject to it meeting the following requirements:

i. That final property line (the "Property Line") location of the Public Reserve shall be based on achieving the following parameters:

- a minimum 5m wide 'terrace' area located in the Public Reserve above the 229.75 elevation reference to accommodate a riverbank path;

- a factor of safety with respect to riverbank stability of at least 1.3 under normal geotechnical conditions and 1.1 for extreme conditions for the planned path;

- ensuring appropriate gradients can be achieved for path connections to existing and anticipated paths, likely situated at top of bank north and south of the subject site, to meet Universal Design Standards.

ii. The final Property Line location shall be approved prior to registration of mylars in the Winnipeg Land Titles Office, to the satisfaction of the Directors of Planning Property and Development and Public Works;

iii. That the Property Line shall connect at the northeast corner of the existing Public Reserve land south of the subject site, and project northward from there in a manner that does not create a 90-degree corner or hidden and difficult to maintain areas, and that generally runs parallel to the river.

(c) The Developer shall, at no expense to the City, grant an easement over Lot 1 of the Planned Area ("Lot 1") to the City with respect to access to the Public Reserve, provided for in Clause 8(e) for all purposes, including without limitation, for monitoring and maintaining the Public Reserve. The Easement shall be registered on the title to Lot 1 until a public access point has been established to the Public Reserve through lands owned by the City which are contiguous on the north and south of the Public Reserve.

(d) The Developer shall, at no expense the City, undertake improvements within the Public Reserve that include grade, level, sod (or naturalized surface treatments, as per direction from the City Naturalist), land drainage and the provision of a Riverbank Pathway as determined and specified by and to the satisfaction of the Director of Public Works:

i) As part of their development lot grading and landscaping plan, the Developer's proposal shall anticipate, plan for and undertake appropriate grading to accommodate the north-south Riverbank Path, the specification of which shall be to the satisfaction the Director of Planning Property and Development and the Director of Public Works; and that shall tie into the pathway south of the subject site and with the ability to connect seamlessly to a future path to the north of the subject site.

ii) The Developer shall construct, and/or pay their share of the cost to construct, the paths as determined by the Director of Public Works. The specific location of the Riverbank Path shall be as determined through the park plan approval process, with the width consistent with the north-south path established by the development to the south. If the City determines it is preferable to have any or all of the Riverbank Path construction deferred to a later date, the Developer shall pay to the City, in cash, on demand, the cost estimated to construct the deferred sections of path as determined by and to the satisfaction of the Director of Public Works.

(e) The Developer shall, at no cost to the City, delineate the property line between the private property and Public Reserve by way of the construction of continuous fencing or bollards spaced at 1.8 metres on-centre, or other approved means, to the satisfaction of the Director of Public Works. Said fence or bollards shall be located on Lot 1 and registered on the title to Lot 1 by caveat to be the responsibility thereafter of the owner of Lot 1.

(f) In relation to improvements constructed or installed by the Developer on the Public Reserve:

i. the Developer shall use due care and take all necessary precautions to ensure the protection of persons and property;

ii. the Developer shall provide and maintain at all times suitable barricades, fences and signs as are necessary to ensure the safety of the public;

(g) In relation to the maintenance of existing riverbank erosion protection, slope stabilization, and grading works already completed as of the date of this agreement and in relation to improvements to be constructed or installed by Developer on the Public Reserve

i. the owner of Lot 1 shall be responsible for all loss, damage or injury whatsoever which may occur on or to the Public Reserve due to any act, omission, neglect or default of the Developer, or of its employees, workmen or agents;

ii. the owner of Lot 1 shall indemnify and save harmless the City from and against all losses and all claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description brought or recovered against the City, by reason of any act or omission or alleged act

or omission of the Developer, his agents, employees, or subcontractors in the execution of obligation under Section 8 of this Servicing Agreement.

(h) The Developer shall, at no expense to the City, maintain Public Reserve improvements, in accordance with specifications approved by the Director of Public Works, for a period of two years following City issuance of a Certificate of Construction Completion. The City reserves the right to impose longer maintenance terms for amenities and features, such as naturalized areas, that the Director of Public Works deems to be beyond the standard scope of public reserve improvements.

(i) The Developer is, at no expense to the City, responsible for all Public Reserve lands in the Planned Area until the City has issued a Final Acceptance Certificate for those public reserve lands.

(j) Securities for Public Reserve improvements shall not be released in full until Final Acceptance has been issued and as-built drawings have been received and accepted as complete by the Director of Public Works.

Section III - 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 19/2021
July 30, 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 K. Thiessen"*
K. Thiessen, P. Eng.
Riverbank Management Engineer
Planning, Property and Development Department

"*Original Signed by D. Beaton"*
D. Beaton, M.L. Arch.
Urban Planning and Design Division
Planning, Property and Development Department

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

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DASZ 19/2021 – 1922 & 1924 St. Mary's Road

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street and surrounding developments and creates a cohesive visual identity for the neighbourhood.

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

1.3 Parking areas should be completely screened from view of the street.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

2. Building Orientation and Design

2.1 The building façades should be well-articulated and should avoid featureless building massing.

2.2 The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.

2.3 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, balconies, etc. to break up tracts of continuous blank walls.

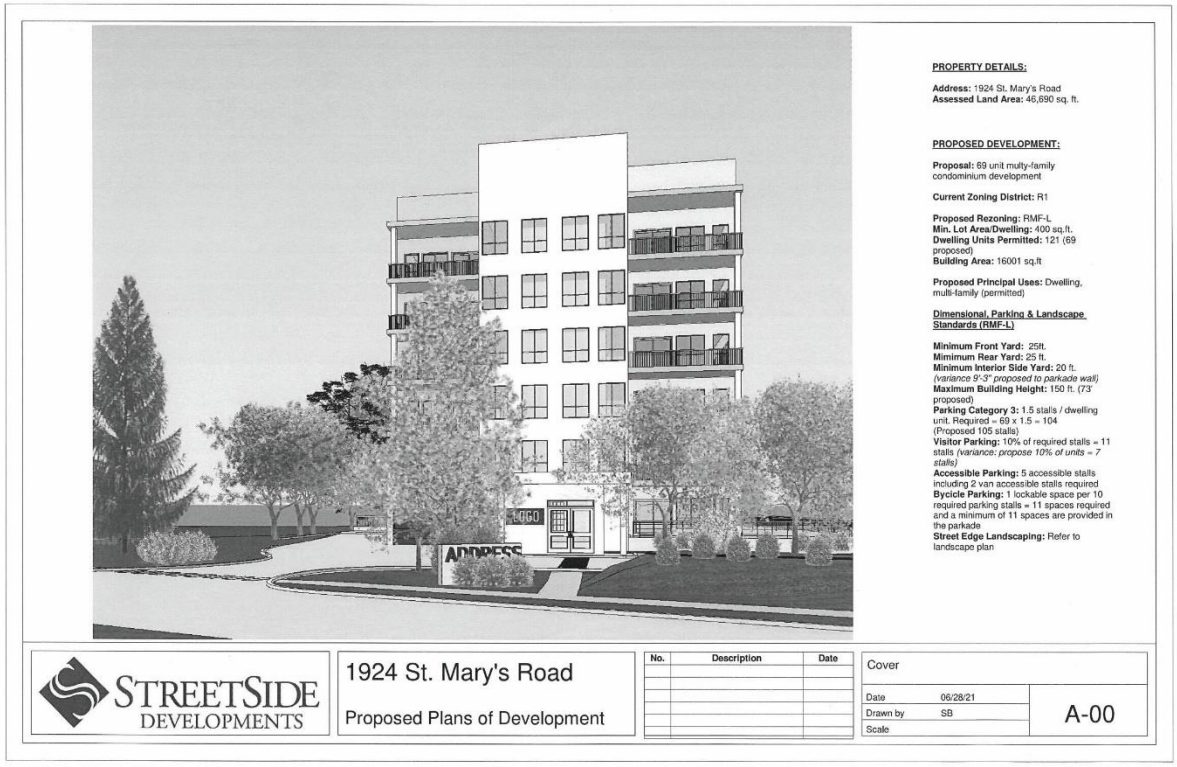
2.4 Ground floor residential units facing the street should include individual, private front entries and private amenity space (i.e., patios, terraces, etc) to help encourage a stronger connection with the street.

3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

3.2 High-quality landscaping is required along the streetfront of the development as well as along the rear yard.

Exhibit “7” referred to in File DASZ 19/2021



PROPERTY DETAILS:

Address: 1924 St. Mary's Road
Assessed Land Area: 46,690 sq. ft.

PROPOSED DEVELOPMENT:

Proposal: 69 unit multy-family condominium development

Current Zoning District: R1

Proposed Rezoning: RMF-L
Min. Lot Area/Dwelling: 400 sq.ft.
Dwelling Units Permitted: 121 (69 proposed)
Building Area: 16001 sq.ft

Proposed Principal Uses: Dwelling, multi-family (permitted)

Dimensional, Parking & Landscape Standards (RMF-L)

Minimum Front Yard: 25ft.
Mimimum Rear Yard: 25 ft.
Minimum Interior Side Yard: 20 ft. *(variance 9'-3" proposed to parkade wall)*
Maximum Building Height: 150 ft. (73 proposed)
Parking Category 3: 1.5 stalls / dwelling unit. Required = 69 x 1.5 = 104 (Proposed 105 stalls)
Visitor Parking: 10% of required stalls = 11 stalls *(variance: propose 10% of units = 7 stalls)*
Accessible Parking: 5 accessible stalls including 2 van accessible stalls required
Bycicle Parking: 1 lockable space per 10 required parking stalls = 11 spaces required and a minimum of 11 spaces are provided in the parkade
Street Edge Landscaping: Refer to landscape plan

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

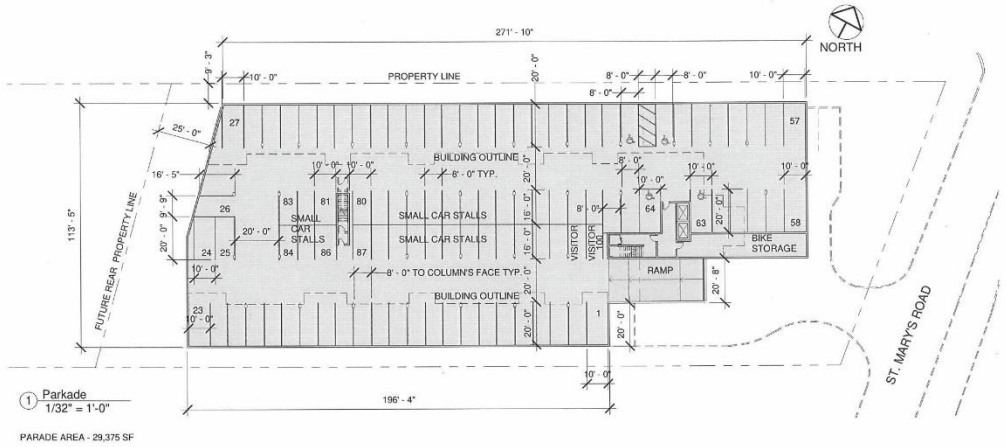
Proposed Plans of Development

No.	Description	Date

Cover

Date	06/28/21
Drawn by	SB
Scale	

A-00



STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

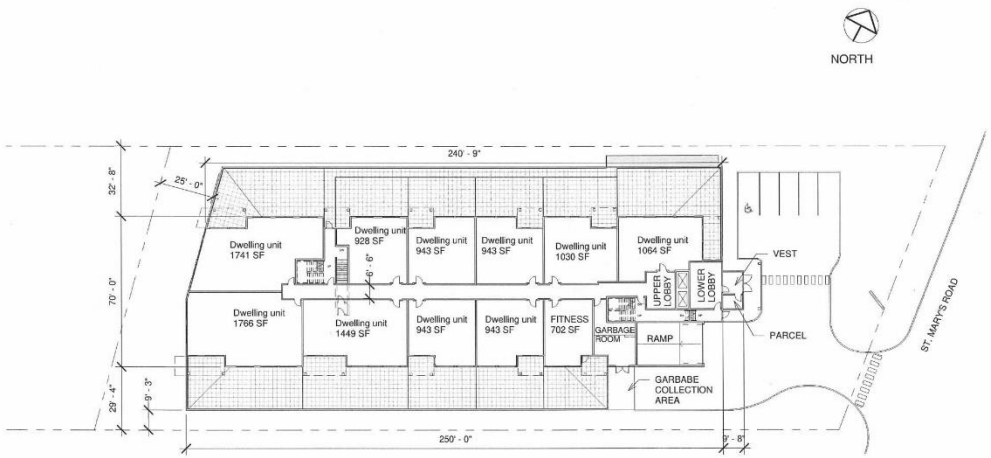
Proposed Plans of Development

No.	Description	Date
1	Revision	07/22/21

Part 1- Floor Plan

Date	06/28/21
Drawn by	SB
Scale	1/32" = 1'-0"

A-01



1 Main Floor
1/32" = 1'-0"

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

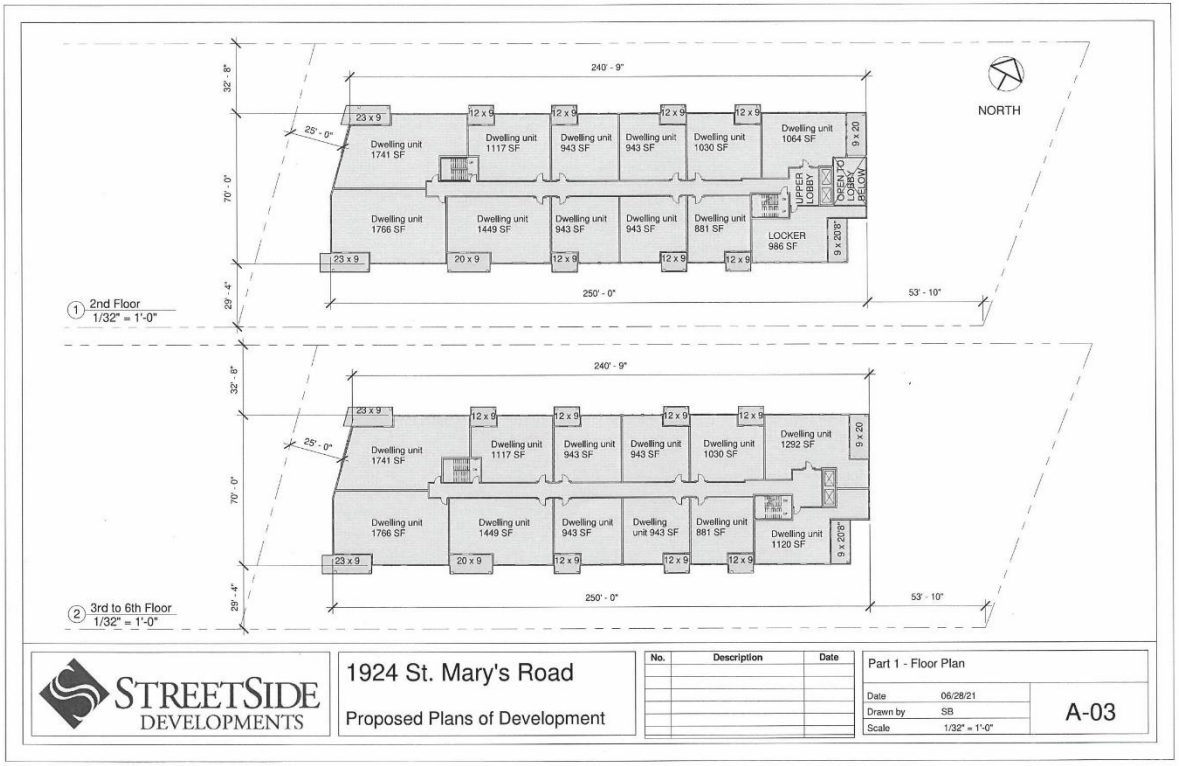
Proposed Plans of Development

No.	Description	Date

Part 1- Floor Plan

Date	06/28/21
Drawn by	SB
Scale	1/32" = 1'-0"

A-02



STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

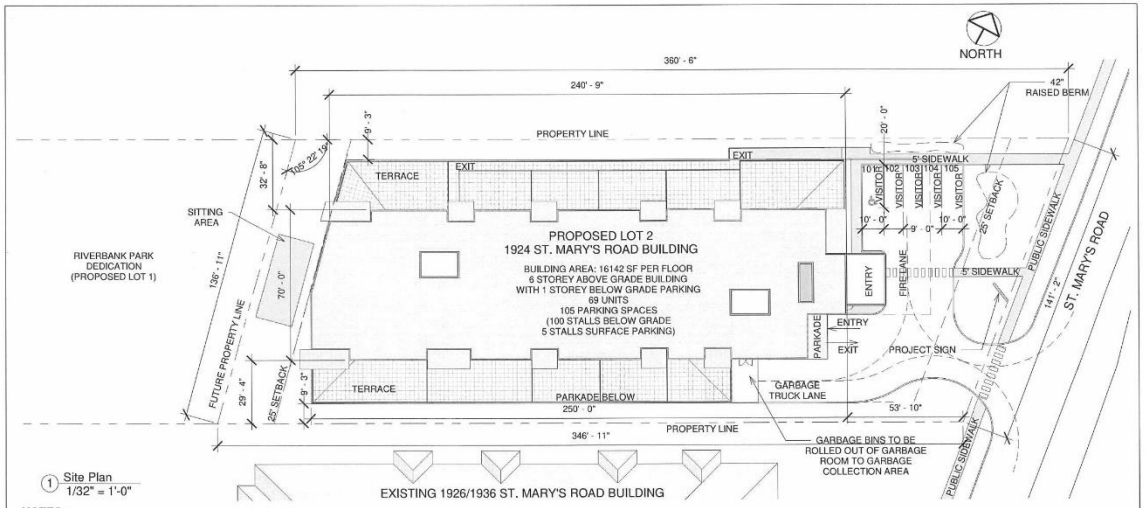
Proposed Plans of Development

No.	Description	Date

Part 1 - Floor Plan

Date	06/28/21
Drawn by	SB
Scale	1/32" = 1'-0"

A-03



1 Site Plan
1/32" = 1'-0"

NOTES:

PLAN 35456 WLTO
IN RIVER LOT 125 PARISH OF ST. NORBERT
1924 ST. MARY'S ROAD, WINNIPEG - MB

TOTAL SITE AREA:
46,690 SF (1.07 ACRE)

FLOADWAY LEVEL : 231.8m (-3'-3" from Main Floor)

DIMENSIONAL & PARKING STANDARDS (RMF-L)
MINIMUM FRONT YARD: 25ft
MINIMUM REAR YARD: 25ft
MINIMUM INTERIOR SIDE YARD: 20ft
(variance 9'-3" proposed to parkade wall)

MAXIMUM BUILDING HEIGHT: 150ft (73ft PROPOSED)
PARKING CATEGORY 3: 1.5 STALLS/DWELLING UNIT.
REQUIRED: 69 x 1.5 = 104
PROPOSED: 105 STALLS

VISITOR PARKING: 10% OF REQUIRED STALLS = 11 STALLS
(variance: propose 10% of units = 7stalls)
ACCESSIBLE PARKING : 5 ACCESSIBLE STALLS INCLUDING 2 VAN ACCESSIBLE STALLS REQUIRED

BYCICLE PARKING: 1 LOCKABLE SPACE PER 10 REQUIRED PARKING STALLS = 11 SPACES REQUIRED
PROVIDED: 11 SPACES IN THE PARKADE

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

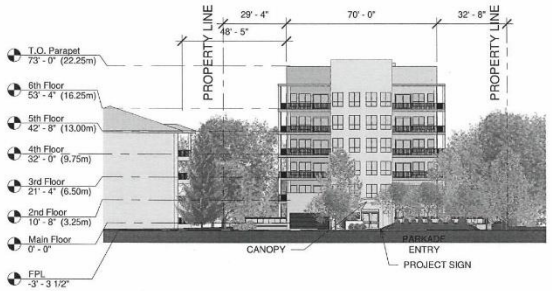
Proposed Plans of Development

No.	Description	Date

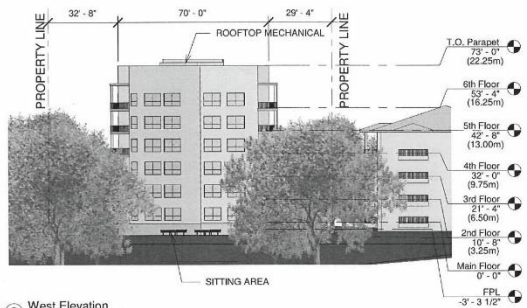
Part 2 - Site Plan

Date	06/28/21
Drawn by	SB
Scale	1/32" = 1'-0"

A-04



1 East Elevation
1/32" = 1'-0"



2 West Elevation
1/32" = 1'-0"

NOTE:
1. Trees and neighbouring building heights/sizes are approximated based on measurements from Google Maps.
2. Exterior finishing details will be reviewed as part of Plan Approval Application.

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

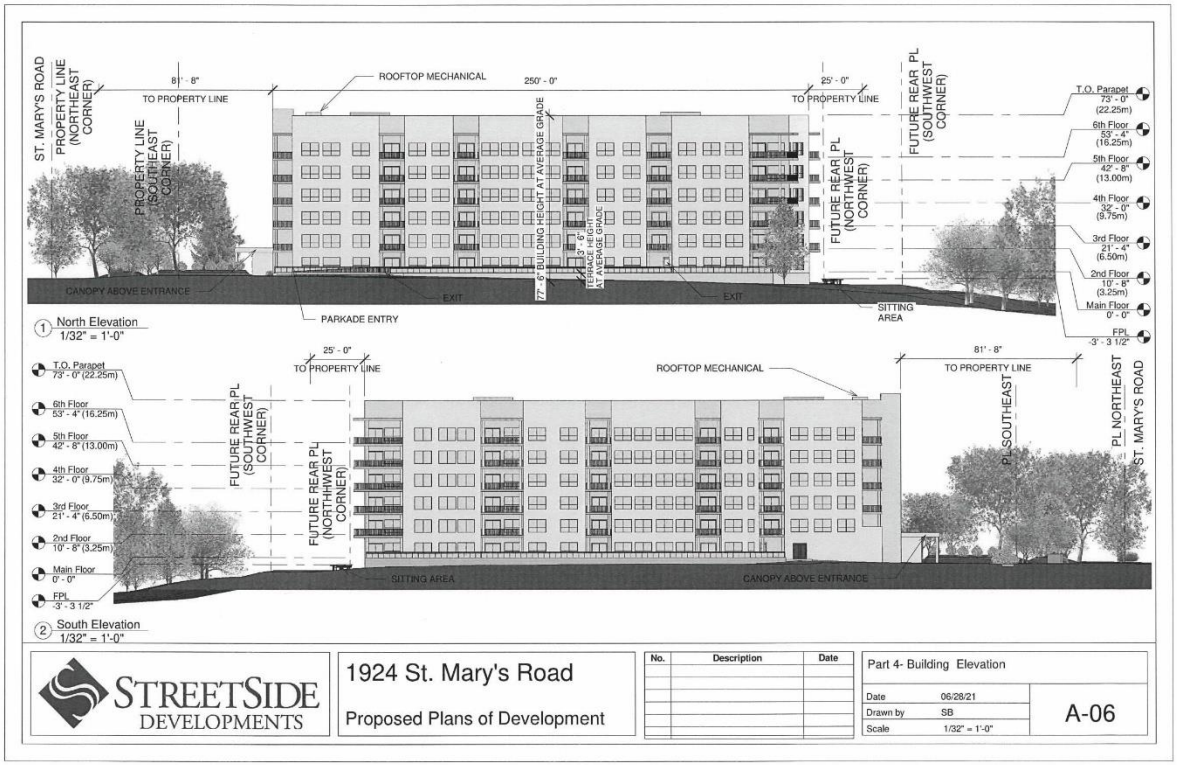
Proposed Plans of Development

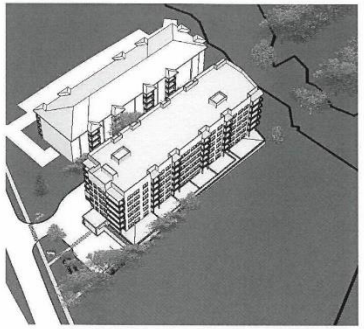
No.	Description	Date

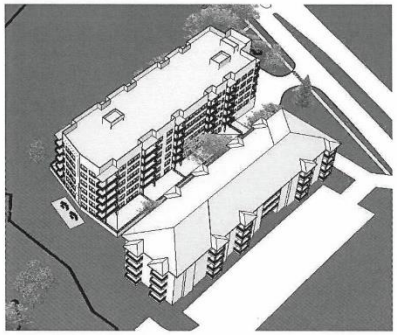
Part 4 - Building Elevations

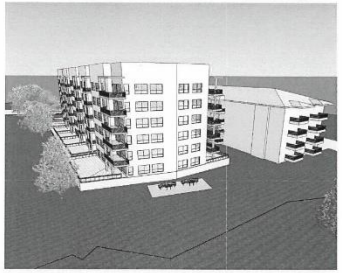
Date	06/28/21
Drawn by	SB
Scale	1/32" = 1'-0"

A-05


ST. MARY'S ROAD
PROPERTY LINE (NORTHEAST CORNER)
PROPERTY LINE (SOUTHEAST CORNER)
8' - 8"
TO PROPERTY LINE
ROOFTOP MECHANICAL
250' - 0"
25' - 0"
TO PROPERTY LINE
FUTURE REAR PL (SOUTHWEST CORNER)
FUTURE REAR PL (NORTHWEST CORNER)
72' - 6" BUILDING HEIGHT AT AVERAGE GRADE
3' - 6" TERRACE HEIGHT ABOVE AVERAGE GRADE
T.O. Parapet 73' - 0" (22.25m)
6th Floor 53' - 4" (16.25m)
5th Floor 42' - 8" (13.00m)
4th Floor 32' - 0" (9.75m)
3rd Floor 21' - 4" (6.50m)
2nd Floor 10' - 8" (3.25m)
Main Floor 0' - 0"
FPL -3' - 3 1/2"
CANOPY ABOVE ENTRANCE
EXIT
PARKADE ENTRY
EXIT
SITTING AREA
1 North Elevation
1/32" = 1'-0"
25' - 0"
TO PROPERTY LINE
ROOFTOP MECHANICAL
81' - 8"
TO PROPERTY LINE
FUTURE REAR PL (SOUTHWEST CORNER)
FUTURE REAR PL (NORTHWEST CORNER)
PL SOUTHEAST
PL NORTHEAST ST. MARY'S ROAD
T.O. Parapet 73' - 0" (22.25m)
6th Floor 53' - 4" (16.25m)
5th Floor 42' - 8" (13.00m)
4th Floor 32' - 0" (9.75m)
3rd Floor 21' - 4" (6.50m)
2nd Floor 10' - 8" (3.25m)
Main Floor 0' - 0"
FPL -3' - 3 1/2"
SITTING AREA
CANOPY ABOVE ENTRANCE
2 South Elevation
1/32" = 1'-0"
STREETSIDE DEVELOPMENTS
1924 St. Mary's Road
Proposed Plans of Development
No.
Description
Date
Part 4- Building Elevation
Date 06/28/21
Drawn by SB
Scale 1/32" = 1'-0"
A-06









STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

Proposed Plans of Development

No.	Description	Date

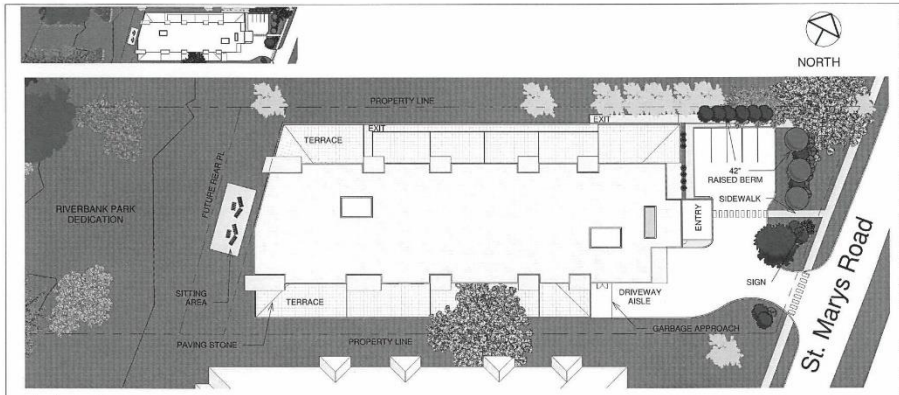
Part 4 - Massing Plan

Date 06/28/21

Drawn by SB

Scale

A-07

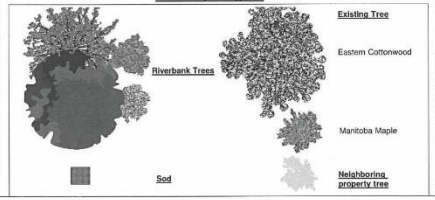


1 Landscape Plan
1" = 40'-0"

Plant Specification List

Symbol	#	Botanical Name	Common Name	Size	Comments
Shrubs					
	12	Philadelphus X 'Galahad'	Ivory Halo Dogwood	#3 Container	Min. 450 mm ht.
	10	Spirea Japonica "Magic Carpet"	Magic Carpet Spirea	#3 Container	Min. 450 mm ht.
	12	Cornus Alba 'Ivory Halo'	Ivory Halo Dogwood	#3 Container	Min. 450 mm ht.
Trees					
	4	Malus baccata "Spring Snow"	Spring Snow Flowering Crabapple	65 mm cal.	Even branching above 2m
	1	Ulmus Americana	American Elm	65 mm cal.	Even branching above 2m
	3	Acer Negundo	Manitoba Maple	305 mm cal.	Existing trees.
	2	Populus deltoides	Eastern Cottonwood	305 mm cal.	Existing trees.

Landscape Legend



GENERAL NOTES:
AREAS UNDER CONSTRUCTION WILL BE FENCED OFF WITH TEMPORARY CHAIN LINK FENCING.
SIDEWALKS AND PEDESTRIAN CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF WINNIPEG BY-LAW 206.1 STANDARD "A".

CITY OF WINNIPEG LANDSCAPE REQUIREMENTS
TOTAL AREA:
- 48,416 SF (1.1 ACRE)

STREET EDGE LANDSCAPING (ST. MARY'S ROAD):
- 141ft. STREET FRONTAGE
- TREES REQUIRED: 5 TREES
- SRUBS REQUIRED: 21 SHRUBS

BUILDING FOUNDATION PLANTING:
- 70ft FACADE FACING PUBLIC RIGHT OF WAY OR CONTAINING ENTRANCE
- SHRUBS REQUIRED: 7 SHRUBS

BUFFERING OF PARKING AND LOADING AREAS:
- TREES REQUIRED: 1 TREES
- SHRUBS REQUIRED: 9 SHRUBS

TOTAL TREES PROVIDED: 4 PLUS EXISTING
TOTAL SHRUBS PROVIDED:34 SHRUBS

WHERE STANDARDS FOR LANDSCAPING OF TWO AREAS OVERLAP, OR ARE INCONSISTENT, THE STANDARD REQUIRING MORE LANDSCAPING GOVERNS. C.O.W. BY-LAW 200.2006 190(1)

DRAWING NOTES:
1. MINIMUM PLANT SIZES:
2. DECIDIOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY : 2-1/2 INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE FRADE AT MATURITY.
3. DECIDIOUS TREES NOT LOCATED WITHIN 5 FEET OF WALKWAY, PATH OR PATHWAY: 1-3/4 INCH CALIPER.
4. CONIFEROUS TREES: 6 FEET HIGH AT THE TIME OF PLANTING.
5. ALL SHRUBS: 2 GALLON CONTAINER, AND OF SPECIES THAT CAN REMAIN HEALTY WHEN TRIMMED SO GROUNDCOVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.
2. PLANTING BEDS:
- MINIMUM SOLD DEPTH TO BE 450mm. PLANTING BEDS WITH TREES MINIMUM DEPTH TO BE 900 mm.
- BLACK PLASTIC EDGER ALONG ALL SODDED EDGES.
- 100mm DEPTH STONE BED ON FILTER FABRIC.

3. CONSTRACTOR TO BE CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
4. PLANTING AND SHRUB BED LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
5. SHRUB SPACING TO BE CONFIRMED BY CONTRACTOR.
6. PLANT SELECTIONS TO BE DETERMINED BY CONTRACTOR AND TO MEET ALL CITY OF WINNIPEG REQUIREMENTS.
7. CONTRACTOR TO SUPPLY AND INSTALL SOD IN ALL AREAS INDICATED ON PLANTING PLAN TO CITY OF WINNIPEG SPECIFICATIONS ALONG BOULEVARD AS REQUIRED.

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

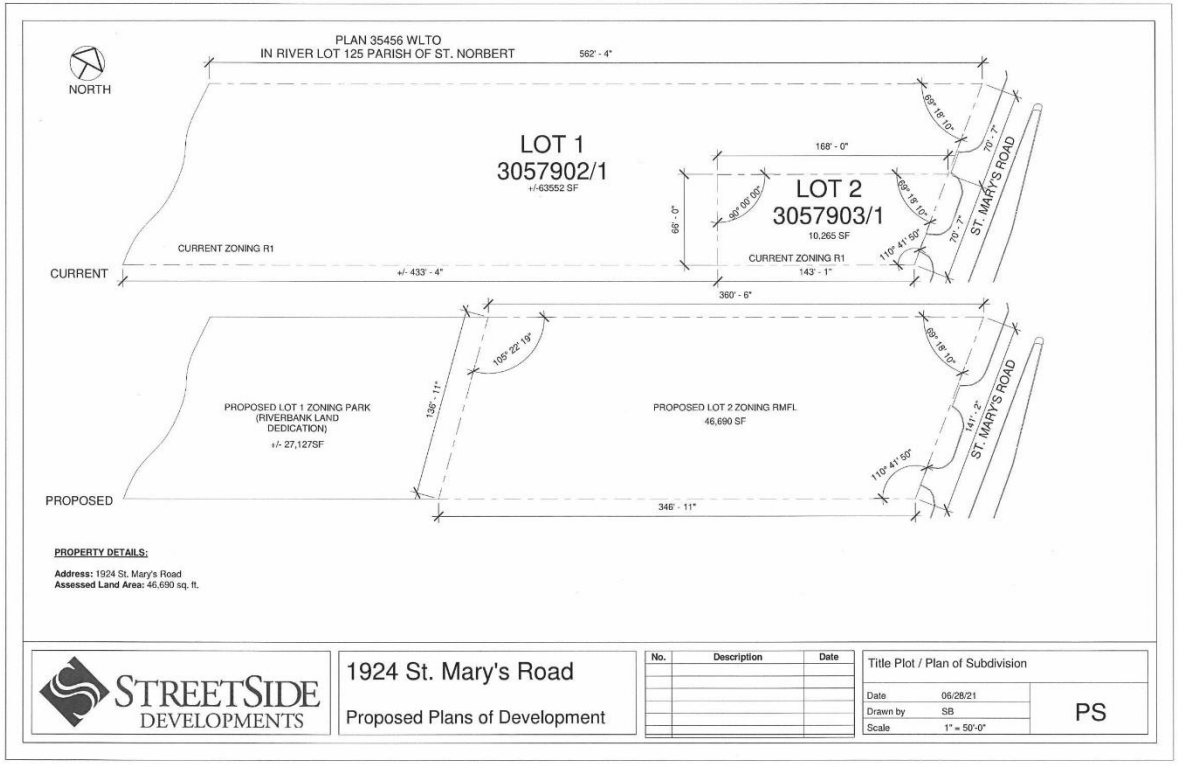
Proposed Plans of Development

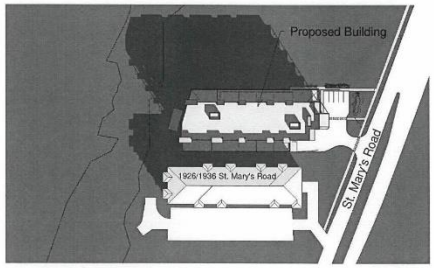
No.	Description	Date

Part 3 - Landscape Plan

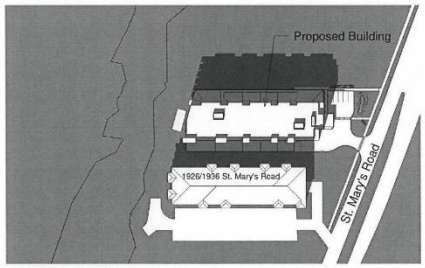
Date	06/28/21
Drawn by	SB
Scale	As indicated

L-01

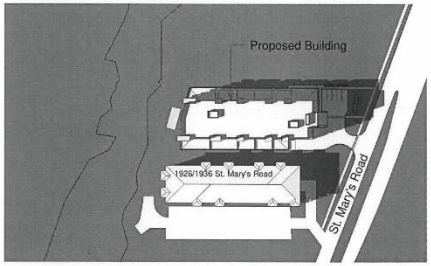

PLAN 35456 WLTO
IN RIVER LOT 125 PARISH OF ST. NORBERT
562' - 4"
NORTH
LOT 1
3057902/1
+/-63552 SF
LOT 2
3057903/1
10,265 SF
168' - 0"
65' - 0"
89° 18' 10"
90° 00' 00"
70' - 7"
ST. MARY'S ROAD
CURRENT ZONING R1
CURRENT
+/- 433' - 4"
CURRENT ZONING R1
143' - 1"
110° 41' 50"
360' - 6"
PROPOSED LOT 1 ZONING PARK
(RIVERBANK LAND
DEDICATION)
+/- 27,127SF
105° 22' 19"
136' - 11"
PROPOSED LOT 2 ZONING RMFL
46,690 SF
141' - 2"
PROPOSED
346' - 11"
PROPERTY DETAILS:
Address: 1924 St. Mary's Road
Assessed Land Area: 46,690 sq. ft.
STREETSIDE DEVELOPMENTS
1924 St. Mary's Road
Proposed Plans of Development
No.
Description
Date
Title Plot / Plan of Subdivision
Date 06/28/21
Drawn by SB
Scale 1" = 50'-0"
PS



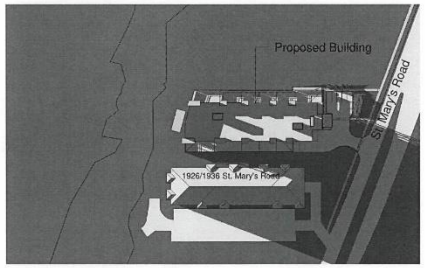
1 Solar Study Spring Equinox - 9 am
1 : 1500



2 Solar Study Spring Equinox - 12pm
1 : 1500



3 Solar Study Spring Equinox - 3pm
1 : 1500



4 Solar Study Spring Equinox - 6pm
1 : 1500

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

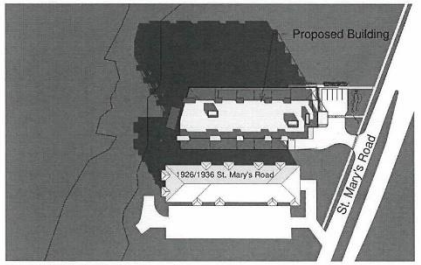
Proposed Plans of Development

No.	Description	Date

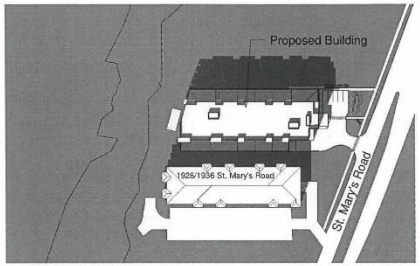
Part 4 - Solar Study - Spring Equinox

Date	06/28/21
Drawn by	SB
Scale	1 : 1500

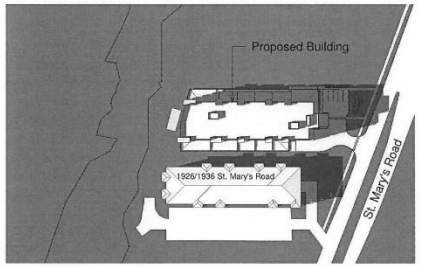
SS-01



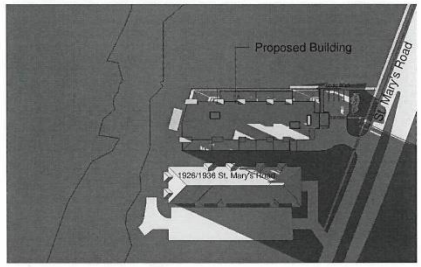
1 Solar Study Fall Equinox - 9 am
1 : 1500



2 Solar Study Fall Equinox - 12 pm
1 : 1500



3 Solar Study Fall Equinox - 3 pm
1 : 1500



4 Solar Study Fall Equinox - 6 pm
1 : 1500

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

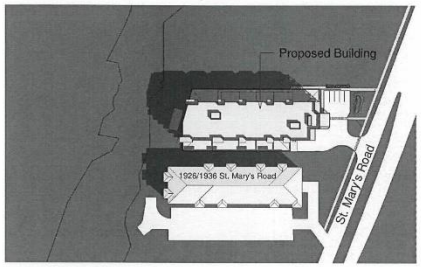
Proposed Plans of Development

No.	Description	Date

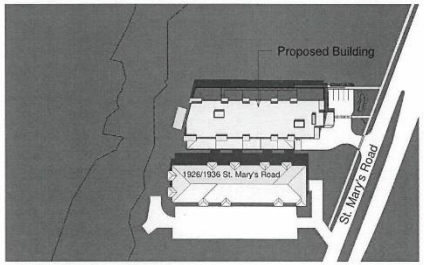
Part 4 - Solar Study - Fall Equinox

Date	06/28/21
Drawn by	SB
Scale	1 : 1500

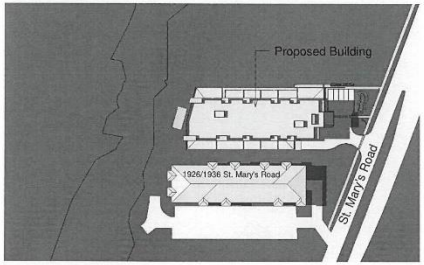
SS-02



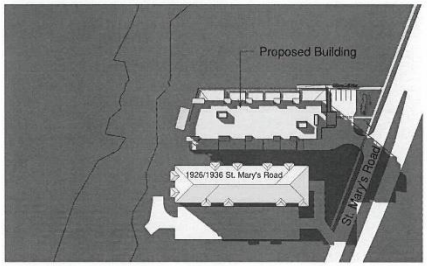
1 Solar Study Summer Solstice - 9 am
1 : 1500



2 Solar Study Summer Solstice - 12 pm
1 : 1500



3 Solar Study Summer Solstice - 3 pm
1 : 1500



4 Solar Study Summer Solstice - 6pm
1 : 1500

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

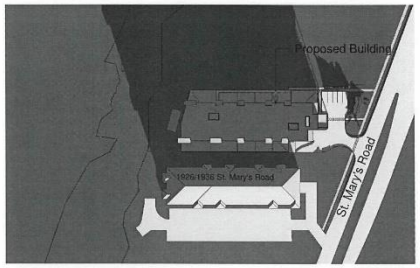
Proposed Plans of Development

No.	Description	Date

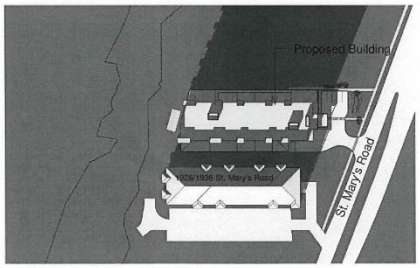
Part 4 - Solar Study - Summer Solstice

Date	05/28/21
Drawn by	SB
Scale	1 : 1500

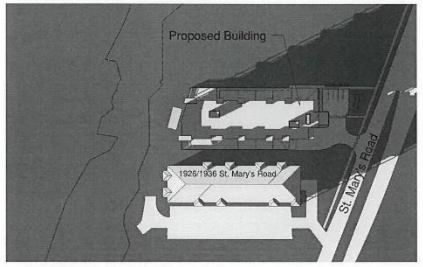
SS-03



① Solar Study Winter Solstice - 9 am
1 : 1500



② Solar Study Winter Solstice - 12pm
1 : 1500



③ Solar Study Winter Solstice - 3pm
1 : 1500

NOTE: SUN HAS SET PRIOR 6PM.

STREETSIDE DEVELOPMENTS

1924 St. Mary's Road

Proposed Plans of Development

No.	Description	Date

Part 4 - Solar Study - Winter Solstice

Date	06/28/21
Drawn by	SB
Scale	1 : 1500

SS-04