Minute No. 686
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 14, 2021

Item No. 15 **Subdivision and Rezoning – Pandora Avenue West (South Side between Atwood Street and Heartstone Drive, East of 930 Pandora Avenue West) (Transcona Ward) File DASZ 17/2021**

COUNCIL DECISION:

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

1. That the subdivision under Development Application No. DASZ 17/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated July 19, 2021, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family District (Small) as shown on the map dated July 19, 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. in-ground garbage/recycling containers
            f. exterior lighting
            g. fencing
            h. landscaping
            i. free-standing signage

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

COUNCIL DECISION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona 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 the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with Recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 17/2021, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

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

COUNCIL DECISION (continued):

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

7. 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.

8. 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 6 and 7 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

9. 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.

10. 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:

Moved by Councillor Gilroy,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On 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 East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 7, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

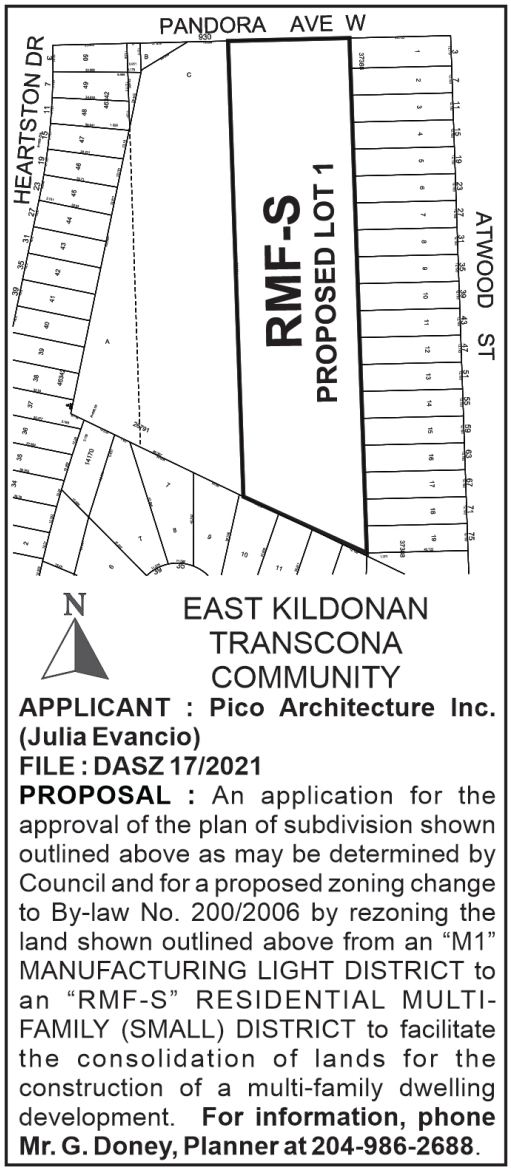
File: DASZ 17/2021

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

Public Hearing: September 7, 2021
Council Building, 510 Main Street

Applicant: Pico Architecture Inc. (Julia Evancio)

Subject:



Premises Affected: Pandora Avenue West (south side between Atwood Street and Heartstone Drive, east of 930 Pandora Avenue West)

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

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

Report date: September 7, 2021

Community Committee Recommendation:

On September 7, 2021, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 17/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated July 19, 2021, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family District (Small) as shown on the map dated July 19, 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. in-ground garbage/recycling containers
            f. exterior lighting
            g. fencing
            h. landscaping
            i. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona 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 the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with Recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

3. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 17/2021, as determined by the City's Director of Planning, Property and Development.

4. 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.

5. 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.

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

7. 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.

8. 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 6 and 7 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
9. 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.

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

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

1. It is always a challenge where it comes to finding a balance of what was and what will be. This neighbourhood is interesting because earlier today we talked about Edward Schreyer Parkway. These lands were actually supposed to be part of that roadway, but several Councils ago the tallgrass prairie was established which affectively eliminated that opportunity for the inner ring road to continue on that route. Following that, there was additional development in the area that saw more homes being built to the south of Regent Avenue. Growth is always a challenge. People really want to be in Transcona and I don't blame them. I've lived there now, going on 20 years. I love my community and that is why I am City Councillor for it because I want to continue to try to get it back to the community and make sure it is a livable community.

2. This area was zoned as commercial and as was presented commercial buildings are also a challenge in our community, commercial development. There have been situations in the past where cement plans were being proposed just north of residential development. The public came out in strong force against it and that was changed.

3. There are a lot of trees in this area, that will unfortunately need their removal, via naturally occurring trees or ones that just happened that were planted at some point in time that are in a position that won't support development. Adding more trees can be addressed through the planning approval process. Pertaining to concerns about unwanted vehicles entering in the backyards through happenstance or snow load, through that same process of plan approval, curb stops can be added. I am hoping that will, along that eastern side limit because I think it is important maintaining as many trees along the east and south. Through the plan approval process, I hope we can address this further.

Exhibits Filed:

1. Application dated May 10, 2021
2. Notification of Public Hearing dated July 9, 2021
3. Manitoba Status of Title 3073925/1
4. Letter of authorization dated February 4, 2021 from Winnipeg Habitat for Humanity Inc. to Pico Architecture Inc.
5. Plans (9 pages)
6. Report from the Urban Planning Division dated July 19, 2021
7. Inspection Report
8. Communication dated August 19, 2021, from Linda Kelly in opposition to the application
9. Communication dated August 20, 2021, from Rene and Julie Tessier in opposition to the application
10. Communication dated August 23, 2021 from Darlene Mayer in opposition to the application
11. Communication dated August 26, 2021 from Lisa and Daren St. Pierre in opposition to the application
12. Communication dated August 27, 2021 from Cam Sone in opposition to the application
13. Communication dated August 29, 2021 from Janeth Sawatzky in opposition to the application
14. Communication dated August 30, 2021 from Betty and Jack McDowell in opposition to the application
15. Communication dated August 31, 2021, from Murray MacKay in opposition to the application
16. Communication dated August 31, 2021, from Peter Manastyrsky in opposition to the application
17. Communication dated August 31, 2021, from Greg Hawcroft in opposition to the application
18. Communication dated September 1, 2021, from Rachel Cadiz in opposition to the application
19. Communication dated September 1, 2021, from Daryl Ellis in opposition to the application
20. Communication dated September 1, 2021, from Randy Bouttell and Michelle Moreau in opposition to the application
21. Communication dated September 1, 2021, from Luis and Florence Tan in opposition to the application
22. Communication dated September 2, 2021, from Mari Jo Cormier in opposition to the application
23. Communication dated September 2, 2021, from Paul and Jane Boni in opposition to the application
24. Communication dated September 2, 2021, from Alvaro Carvalho in opposition to the application

25. Presentation in opposition to the application, submitted by Courtney Pratt on September 2, 2021
26. Communication dated September 2, 2021, from Joel and Jahnna Giesbrecht in opposition to the application
27. Communication dated September 3, 2021, from Gary Reid in opposition to the application
28. Communication dated September 3, 2021, from Laura Bees in opposition to the application
29. Communication dated September 3, 2021, from Alan Namaka in opposition to the application
30. Communication dated September 3, 2021, from Leslie Foliente and Ian Emslie in opposition to the application
31. Communication dated September 3, 2021, from Doreen Hoffmann in opposition to the application
32. Communication dated September 3, 2021, from Kevin Klassen and Leanne Paulicelli in opposition to the application
33. Communication dated September 3, 2021, from Erica and Serge Brysh in opposition to the application
34. Communication dated September 2, 2021, from Monique Kendel in opposition to the application
35. Communication dated September 3, 2021, from Daniel Pratt in opposition to the application
36. Communication dated September 5, 2021, from Rosalie Ginter in opposition to the application
37. Communication dated September 3, 2021, from Rey Gatchallan in opposition to the application
38. Recording of Representations

REPRESENTATIONS:

In Support:

Julia Evancio
Sandy Hopkins
Gail Little

In Opposition:

Laura Bees
Jane Boni
Paul Boni
Randy Bouttell
Erica Brysh

Serge Brysh
Rachel Cadiz
Alvaro Carvalho
Mari Jo Cormier
Karen DuBourg
Daryl Ellis
Ian Emslie
Leslie Foliente
Rey Gatchallan
Jahnna Giesbrecht
Joel Giesbrecht
Rosalie Ginter
Greg Hawcroft
Krista Hiebert
Michael Hiebert
Doreen Hoffmann
Linda Kelly
Monique Kendel
Kevin Klassen
David Levin
Leonid Levin
Lior Levin
Svetlana Levin
Murray MacKay
Peter Manastyrsky
Darlene Mayer
Betty McDowell
Jack McDowell
Michelle Moreau
Alan Namaka
Leanne Paulicelli
Courtney Pratt
Daniel Pratt
Gary Reid
Kevin Routledge
William Russell
Janeth Sawatzky
Cam Sone
Daren St. Pierre
Lisa St. Pierre
Florence Tan
Luis Tan
Julie Tessier
Rene Tessier

For Information:

Denise Dern
Karl Dern
Alanna Rohn

For the City:

G. Doney, Senior Planner, Planning, Property and Development
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 17/2021

ADMINISTRATIVE REPORT

Title: DASZ 17/2021 – East of 930 Pandora Ave. W

Issue: Proposed Plan of Subdivision and Rezoning that would:

- Consolidate the site into one lot;
- Zone the lot "RMF-S" Residential Multi-Family (Small); and
- Facilitate the proposed development (55 dwelling units in 11 rowhouse buildings, 93 surface parking spaces and other works).

Critical Path: East Kildonan – Transcona 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
Glen Doney, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 17/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated July 19, 2021, and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family District (Small) as shown on the map dated July 19, 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) in-ground garbage/recycling containers;
f) exterior lighting;
g) fencing;
h) landscaping; and
i) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona 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 the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 17/2021, as determined by the City's Director of Planning, Property and Development.

4. 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.

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

REASONS FOR REPORT

This report is required because a proposed plan of subdivision and rezoning application requires a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed plan of subdivision and rezoning can proceed in accordance with Schedule “A” to this report.

CONSULTATION

The Land Development Branch was consulted in the preparation of this report.

OURWINNIPEG POLICY ALIGNMENT

The Key Direction of *OurWinnipeg* that applies to the Recent Communities Policy Area states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.*

The proposed plan of subdivision and rezoning application aligns with this Key Direction and with *OurWinnipeg* because it would facilitate a development that would increase the supply of new side-by-side dwelling units in an established neighbourhood that has the full range of municipal infrastructure and a range of services and amenities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Strategic Opportunities in the *Winnipeg Climate Action Plan* states: "*Facilitate compact, complete development and increase density*."

The proposal aligns with this Strategic Opportunity and with the *Winnipeg Climate Action Plan* because the proposed plan of subdivision and rezoning application would facilitate a development that would increase the number of dwelling units in an established neighbourhood with the full range of municipal infrastructure and a range of services and amenities.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney, RPP, MCIP
Date:	July 19 2021
File No.	DASZ 17/2021

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DASZ 17/2021, East Kildonan – Transcona Community Committee, dated**
  June 15, 2020

APPENDIX "A," PLANNING DISCUSSION

DATE: July 19, 2021

FILE: **DASZ 17/2021**

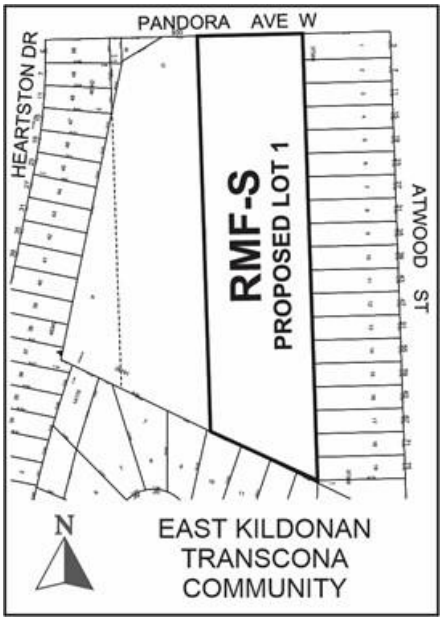
COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 416 (Mission Gardens)

SUBJECT: Proposed Plan of Subdivision and Rezoning that would:
- Consolidate the site into one lot;
- Zone the lot "RMF-S" Residential Multi-Family (Small); and
- Facilitate the proposed development (55 dwelling units in 11 rowhouse buildings, 93 surface parking spaces and other works).

LOCATION: East of 930 Pandora Ave. W

LEGAL DESCRIPTION: Parts of Lots 95A and 96A of the Parish of Kildonan



APPLICANT: Pico Architecture, Julia Evancio
Winnipeg, MB
R3B 0P4

OWNERS: Winnipeg Habitat for Humanity Inc.

RECOMMENDATION: Approval Subject to Conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2:

- Is on the south side of Pandora Avenue West and immediately east of 930 Pandora Avenue West;
- Is in the Mission Gardens Neighbourhood and the Transcona Ward;
- Is 130,135 square feet;
- Contains several trees that are near the site's eastern and southern limits;
- Is zoned "M1" Manufacturing, Light; and
- Is in a Recent Communities Policy Area of *OurWinnipeg* and *Complete Communities*.

SURROUNDING LAND USE AND ZONING

The area in which the site is located is shown on Figures 1 and 2:

North: Pandora Avenue West then commercial uses zoned "C3" Commercial Corridor.

East: Single-family dwellings zoned "R1-M" Residential Single-Family (Medium).

South: Single-family dwellings zoned "R2" Residential Two-Family.

West: Place-of-worship zoned "M1" Manufacturing, Light.

Also of note are:

- The site is in an established residential neighbourhood that has a variety of services and amenities; and
- The Water and Waste Department has said that there is adequate servicing for the proposed development based on the provided development plans.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed plan of subdivision and rezoning, shown on Schedule "A" to this report, would consolidate the site into one lot and zone the new lot "RMF-S" Residential Multi-Family (Small).

This would accommodate the proposed development, which includes the construction of:

- 11 two-storey rowhouse buildings, each containing five dwelling units;
- 55 dwelling units, each of which containing four or five bedrooms;
- 93 accessory parking spaces;
- A small sports field; and
- Walkways that would connect the dwelling units to on-site destinations and to the public sidewalk in the south boulevard of Pandora Avenue West.

The proposed development also includes:

- Establishing in-ground garbage and recycling containers in two locations;
- Planting 47 trees and 186 shrubs north, east and south of the proposed buildings; and
- Retaining some of the existing trees that are near the site's southern limit, as per the arborist's report that is part of the plan of subdivision and rezoning application.

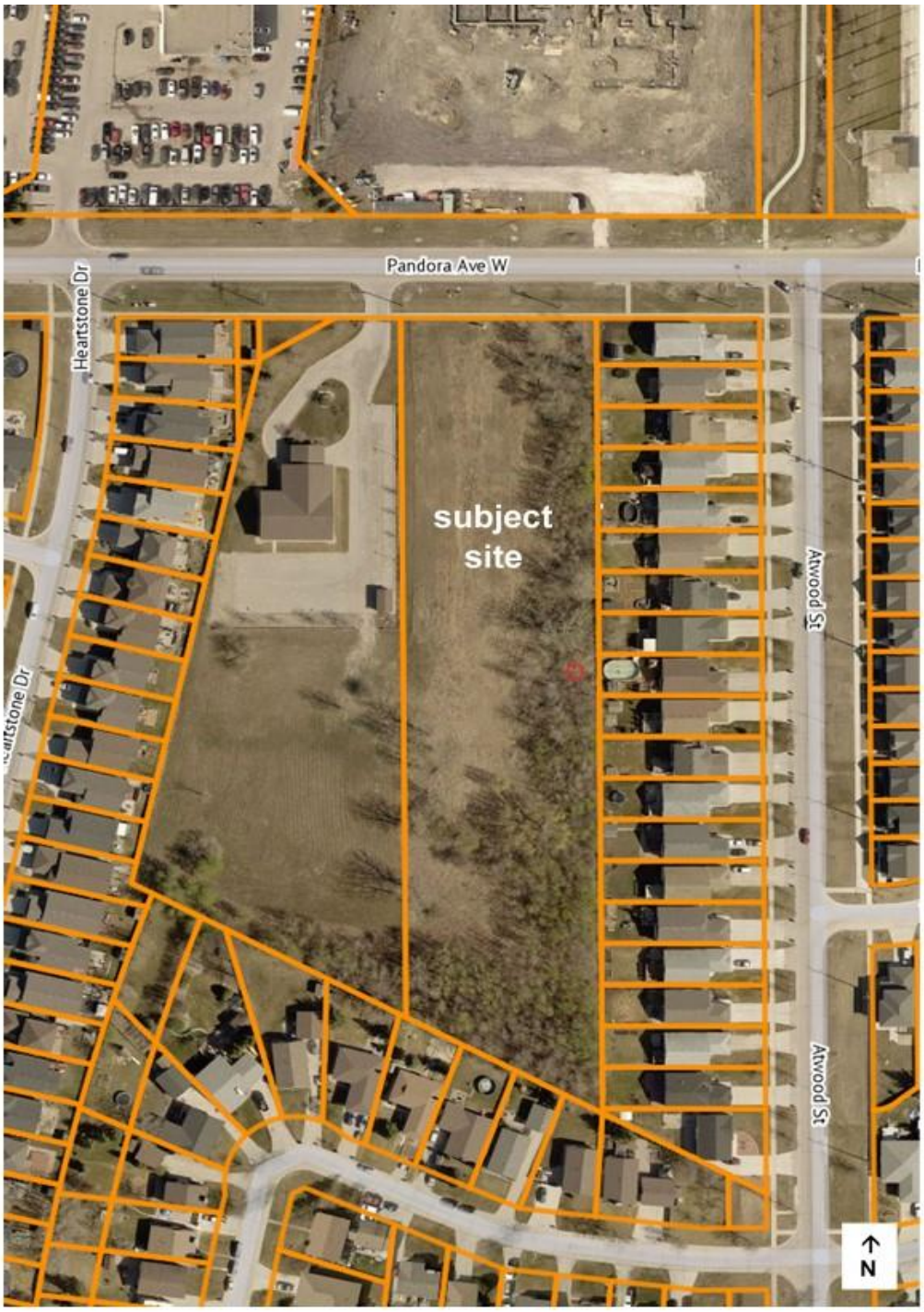


Figure 1: 2018 Aerial Photography & Existing Assessment Parcels

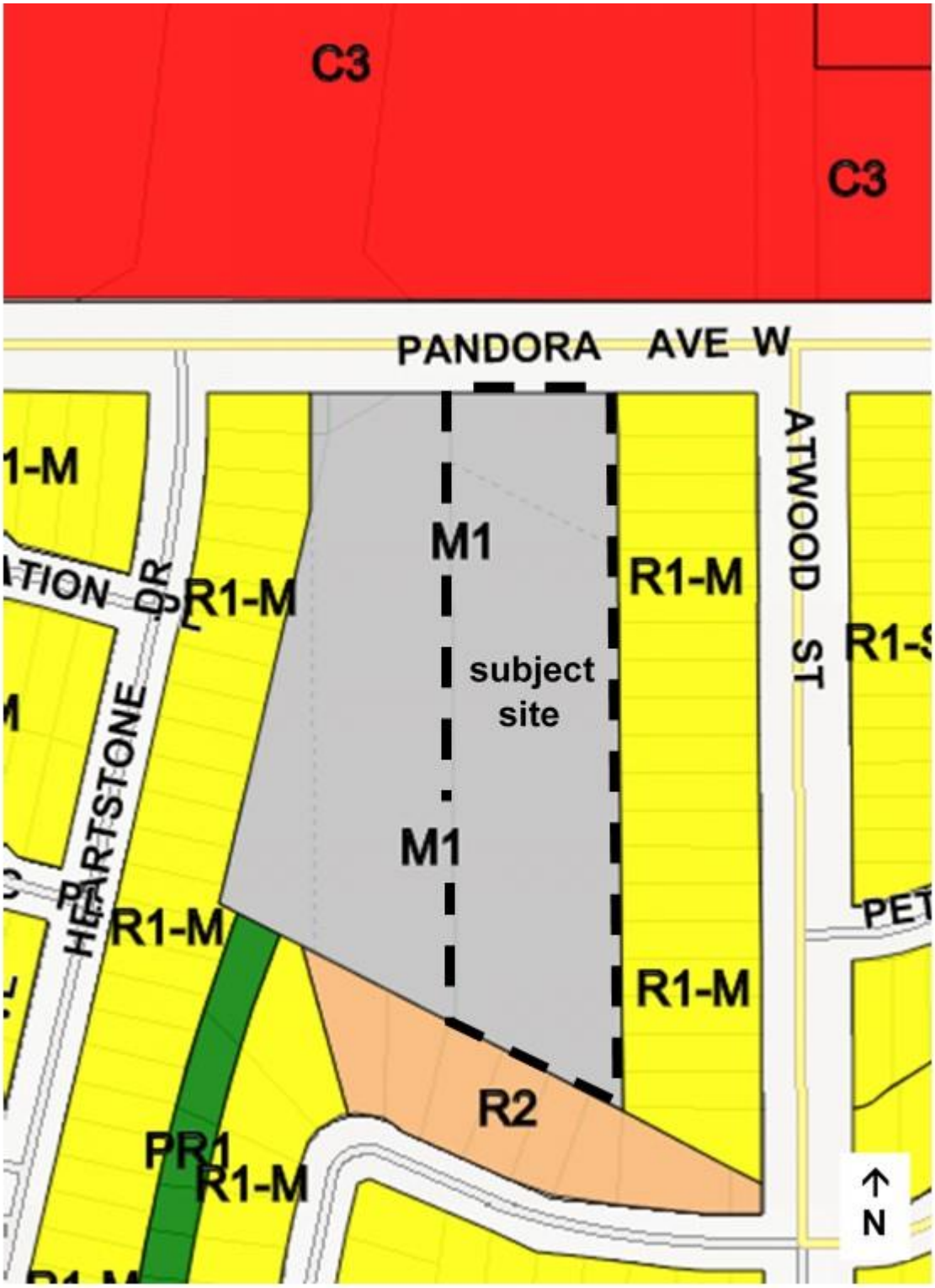


Figure 2: Existing Zoning

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES

OurWinnipeg is the City's development plan and *Complete Communities* is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

The Key Direction of the Areas of Stability sections of *OurWinnipeg* and *Complete Communities* applies to the proposal. It states:

> *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

Certain policies under Direction 1 of the Areas of Stability section of *Complete Communities* apply to the proposal. They state:

> *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
>
> *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
>
> *Encourage intensification to occur at centres and along corridors.*
>
> *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
>
> *Support Complete Communities by ensuring diverse and high quality housing stock.*
>
> *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

Direction 1 of the Recent Communities section of *Complete Communities* applies to the proposal. It states:

> *Within Recent Communities, intense and diverse development will be encouraged in Centres and Corridors.*

The plan of subdivision and rezoning application and the associated development proposal comply with the aforementioned Directions and policies because of the following reasons:

- The proposed rezoning to "RMF-S" Residential Multi-Family (Small) would be much more compatible with the neighbourhood than the existing zoning, which is "M1" Manufacturing, Light.
- The application would facilitate a development that would increase the supply of new, side-by-side dwelling units (each containing four or five bedrooms) in an established neighbourhood that has a variety of services and amenities.
- There is adequate servicing for the proposed development based on the provided development plans.

- The proposed buildings would only be two-storeys and they would be significantly setback from existing residential properties that are east of and south of the site. The proposed buildings would be approximately 80 feet from residential properties to the east and the southernmost proposed building would be approximately 52 feet from residential properties to the southwest.
- At 1.69 parking spaces per dwelling unit, there would be more parking spaces on the site than the Winnipeg Zoning By-law requires.
- Trees and shrubs would be established north, east and south of the proposed buildings and some of the existing trees that are south of the proposed buildings would be retained.
- Pandora Avenue West is a collector road, which is a suitable corridor for multi-family residential.
- One of the recommended conditions of approval is that a zoning agreement, requiring plan approval by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee, be entered into.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of Schedule "A" to this report because:

- the proposed plan of subdivision and rezoning, and the associated development, comply with *OurWinnipeg* and *Complete Communities*; and

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

Report Prepared by: Glen Doney, RPP, MCIP
PPD File #: DASZ 17/2021

SCHEDULE "A" OF FILE DASZ 17/2021, East Kildonan – Transcona Community Committee, dated July 19, 2021

By-Law No. _____

File No. **DASZ 17/2021**

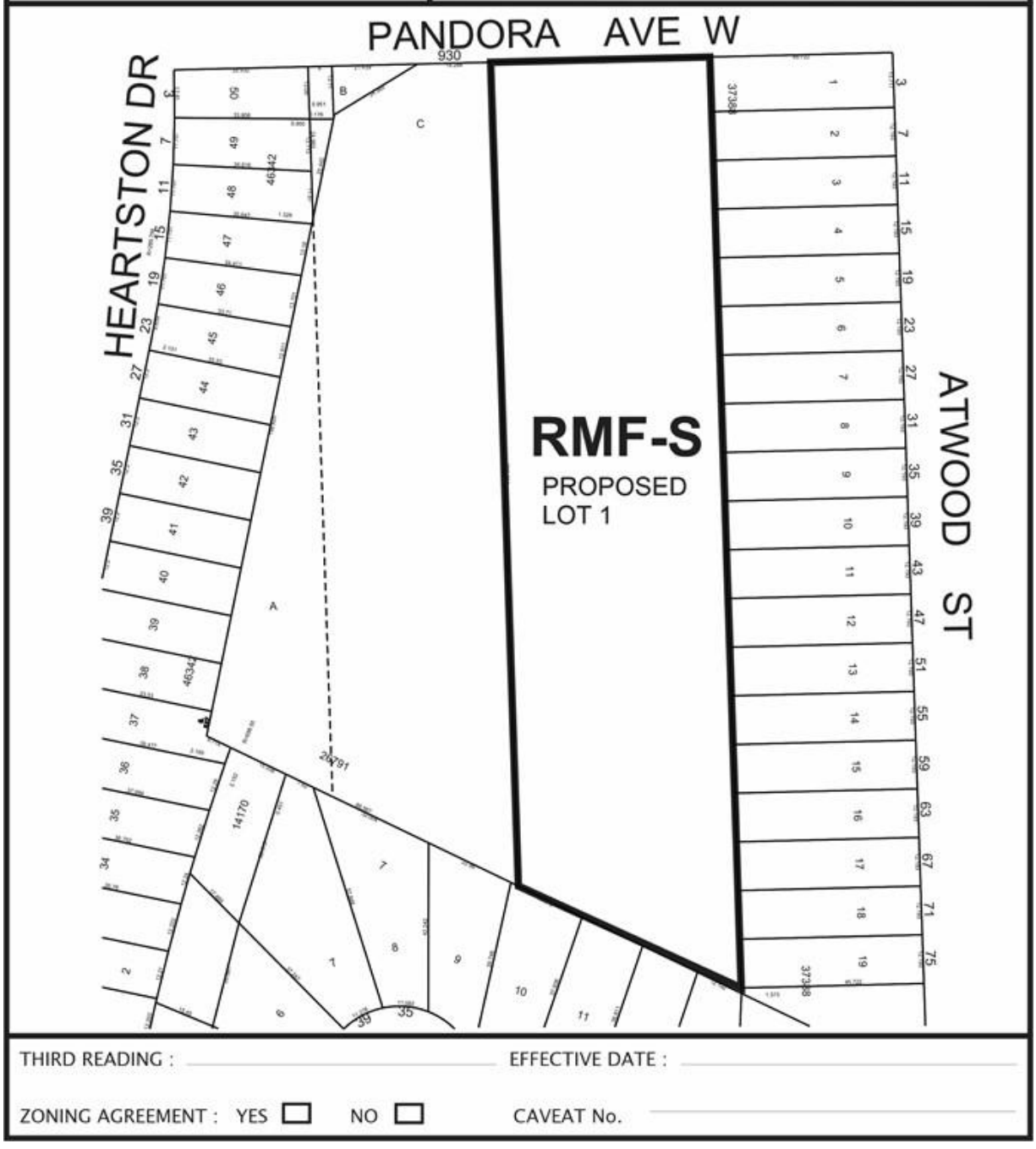
Explanation

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 south side of Pandora Avenue West between Atwood Street and Heartstone Drive from an "M1" MANUFACTURING LIGHT DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling development.

Atlas Sheet No. **Z32**

N

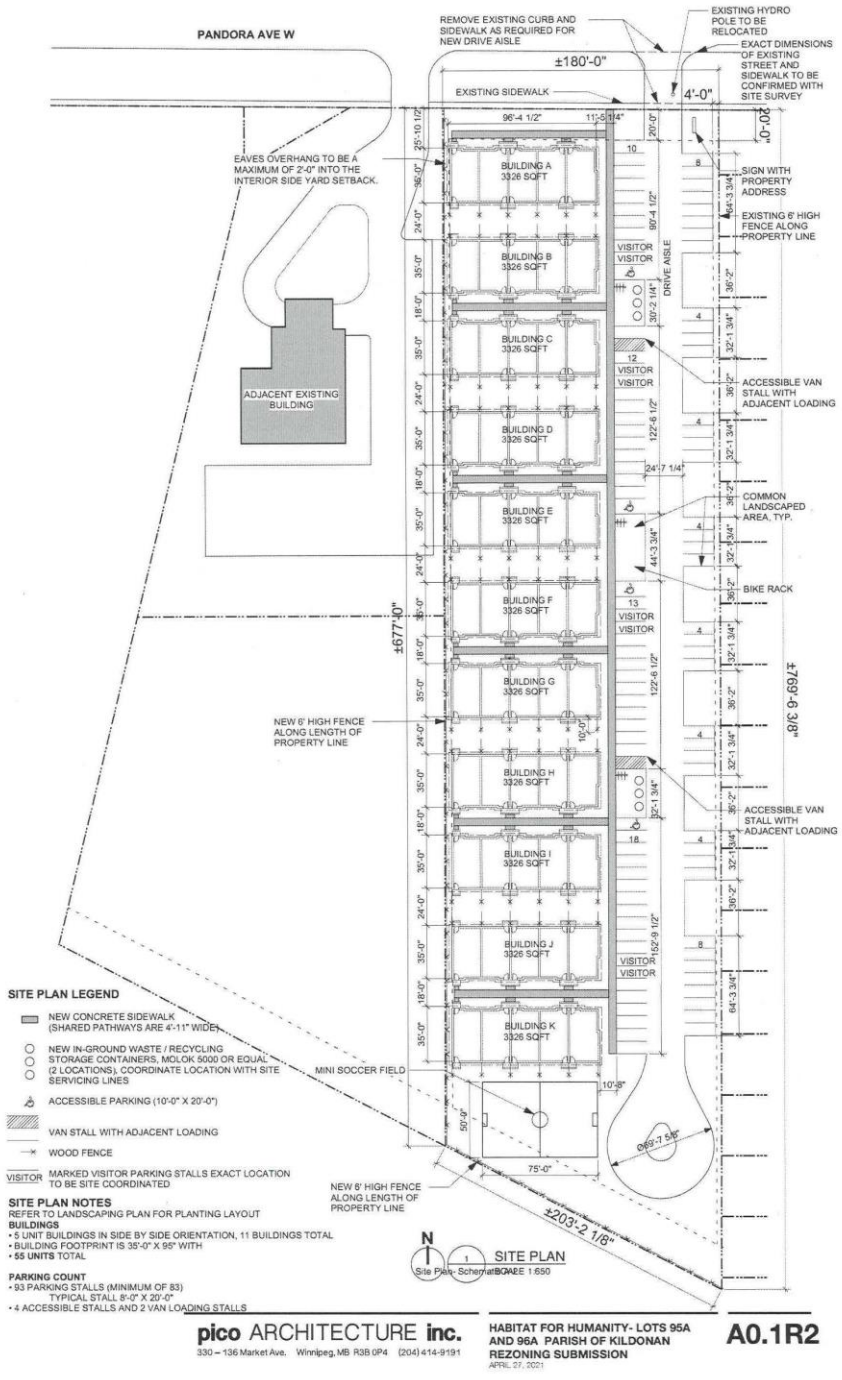
EAST KILDONAN TRANSCONA COMMUNITY

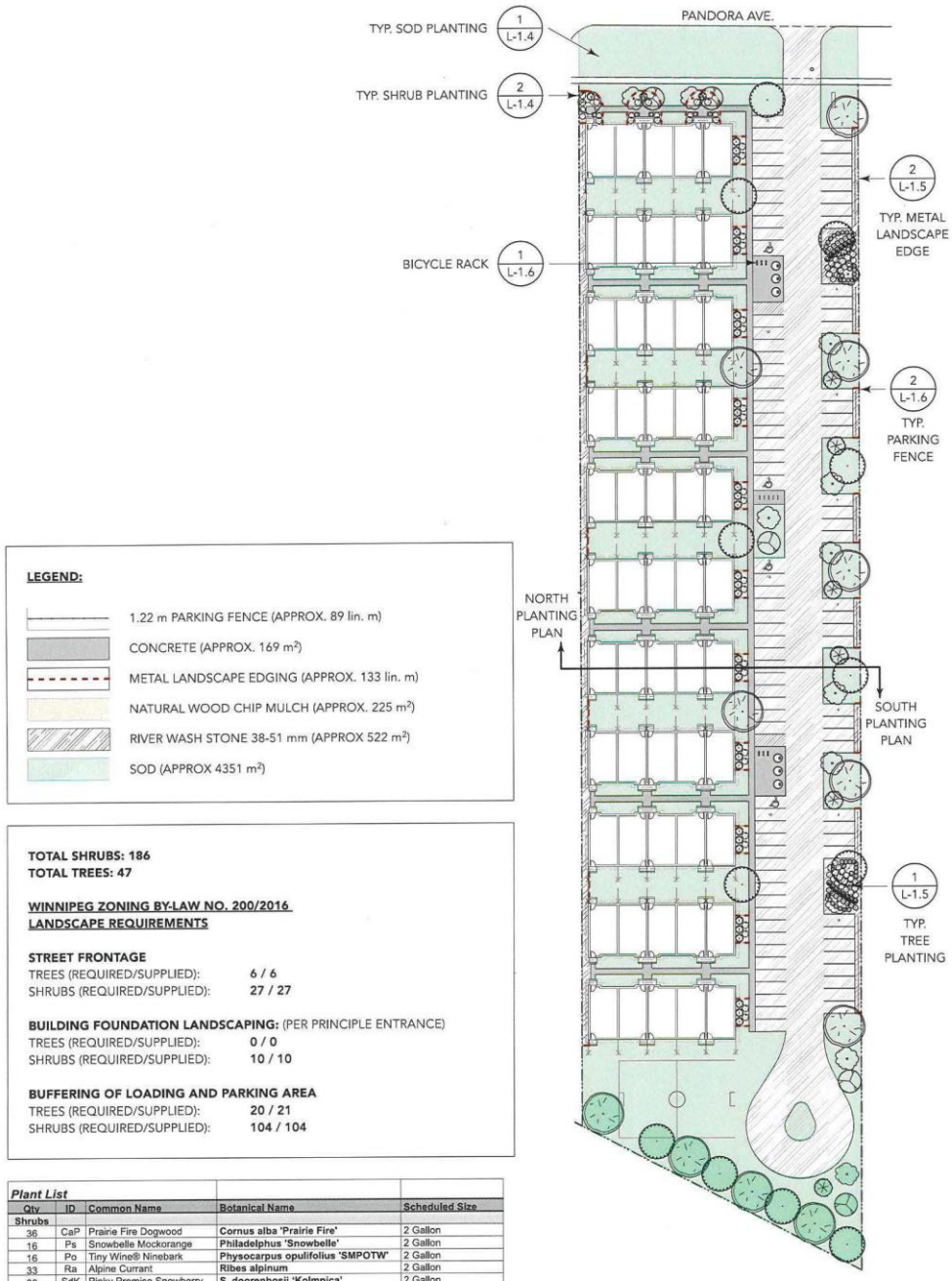


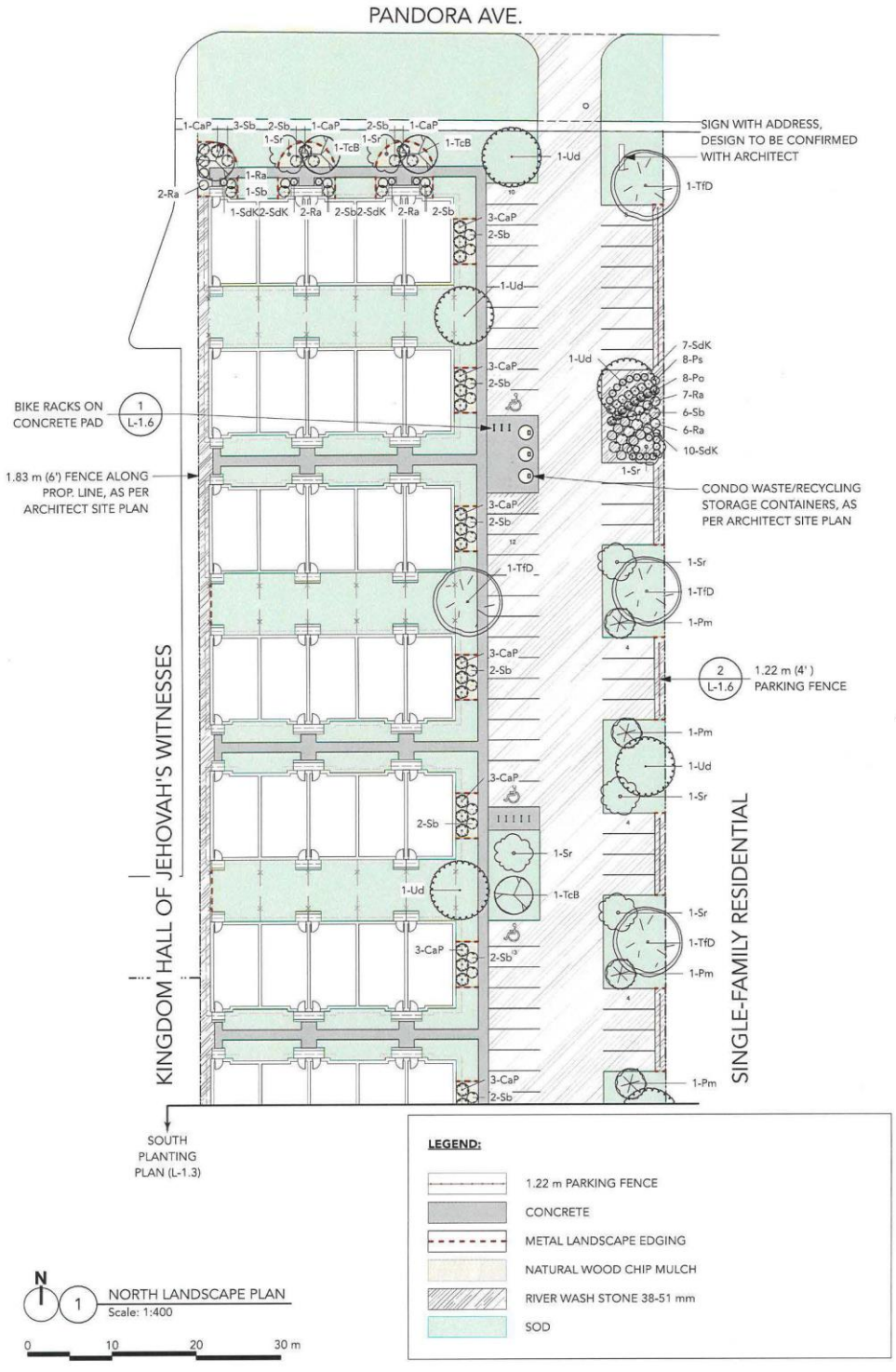
THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit "5" referred to in File DASZ 17/2021




TYP. SOD PLANTING
1
L-1.4
TYP. SHRUB PLANTING
2
L-1.4
BICYCLE RACK
1
L-1.6
PANDORA AVE.
2
L-1.5
TYP. METAL LANDSCAPE EDGE
2
L-1.6
TYP. PARKING FENCE
NORTH PLANTING PLAN
SOUTH PLANTING PLAN
1
L-1.5
TYP. TREE PLANTING
LEGEND:
1.22 m PARKING FENCE (APPROX. 89 lin. m)
CONCRETE (APPROX. 169 m²)
METAL LANDSCAPE EDGING (APPROX. 133 lin. m)
NATURAL WOOD CHIP MULCH (APPROX. 225 m²)
RIVER WASH STONE 38-51 mm (APPROX 522 m²)
SOD (APPROX 4351 m²)
TOTAL SHRUBS: 186
TOTAL TREES: 47
WINNIPEG ZONING BY-LAW NO. 200/2016
LANDSCAPE REQUIREMENTS
STREET FRONTAGE
TREES (REQUIRED/SUPPLIED): 6 / 6
SHRUBS (REQUIRED/SUPPLIED): 27 / 27
BUILDING FOUNDATION LANDSCAPING: (PER PRINCIPLE ENTRANCE)
TREES (REQUIRED/SUPPLIED): 0 / 0
SHRUBS (REQUIRED/SUPPLIED): 10 / 10
BUFFERING OF LOADING AND PARKING AREA
TREES (REQUIRED/SUPPLIED): 20 / 21
SHRUBS (REQUIRED/SUPPLIED): 104 / 104
Plant List
Qty | ID | Common Name | Botanical Name | Scheduled Size
Shrubs
36 | CaP | Prairie Fire Dogwood | Cornus alba 'Prairie Fire' | 2 Gallon
16 | Ps | Snowbelle Mockorange | Philadelphus 'Snowbelle' | 2 Gallon
16 | Po | Tiny Wine® Ninebark | Physocarpus opulifolius 'SMPOTW' | 2 Gallon
33 | Ra | Alpine Currant | Ribes alpinum | 2 Gallon
39 | SdK | Pinky Promise Snowberry | S. doorenbosii 'Kolmpica' | 2 Gallon
46 | Sb | Snowberry | Symphoricarpos albus | 2 Gallon
Trees
6 | Pm | Goldrush Amur Cherry | Prunus maacki 'Goldrush' | 50-60 mm Caliper
12 | Sr | Japanese Tree Lilac | Syringa reticulata | 50-60 mm Caliper
6 | TcB | Lone Star Linden | Tilia cordata 'BySkinner' | 50-60 mm Caliper
11 | TfD | Dropmore Linden | Tilia x flavescens 'Dropmore' | 60-70 mm Caliper
12 | Ud | Discovery Elm | Ulmus davidiana 'Discovery' | 60-70 mm Caliper
N
1
LANDSCAPE PLAN
Scale: 1:700
0 20 30 40 50 m
nadigroup
289 Garry St, Suite 300
Winnipeg, Mb R3C 1H8
1-204-669-6234
Toll free:
1-844-669-6234
HABITAT FOR HUMANITY
PANDORA ZONING REVIEW
February, 25, 2021
PLANTING PLAN
2 02.25.2021 ISSUED FOR APPLICATION
1 02.12.2021 ISSUED TO CLIENT
No. DATE REVISION/ISSUANCE
L-1.1


PANDORA AVE.
SIGN WITH ADDRESS, DESIGN TO BE CONFIRMED WITH ARCHITECT
BIKE RACKS ON CONCRETE PAD
1 L-1.6
1.83 m (6') FENCE ALONG PROP. LINE, AS PER ARCHITECT SITE PLAN
CONDO WASTE/RECYCLING STORAGE CONTAINERS, AS PER ARCHITECT SITE PLAN
2 L-1.6
1.22 m (4') PARKING FENCE
KINGDOM HALL OF JEHOVAH'S WITNESSES
SINGLE-FAMILY RESIDENTIAL
SOUTH PLANTING PLAN (L-1.3)
LEGEND:
1.22 m PARKING FENCE
CONCRETE
METAL LANDSCAPE EDGING
NATURAL WOOD CHIP MULCH
RIVER WASH STONE 38-51 mm
SOD
N
1 NORTH LANDSCAPE PLAN
Scale: 1:400
0 10 20 30 m
nadigroup
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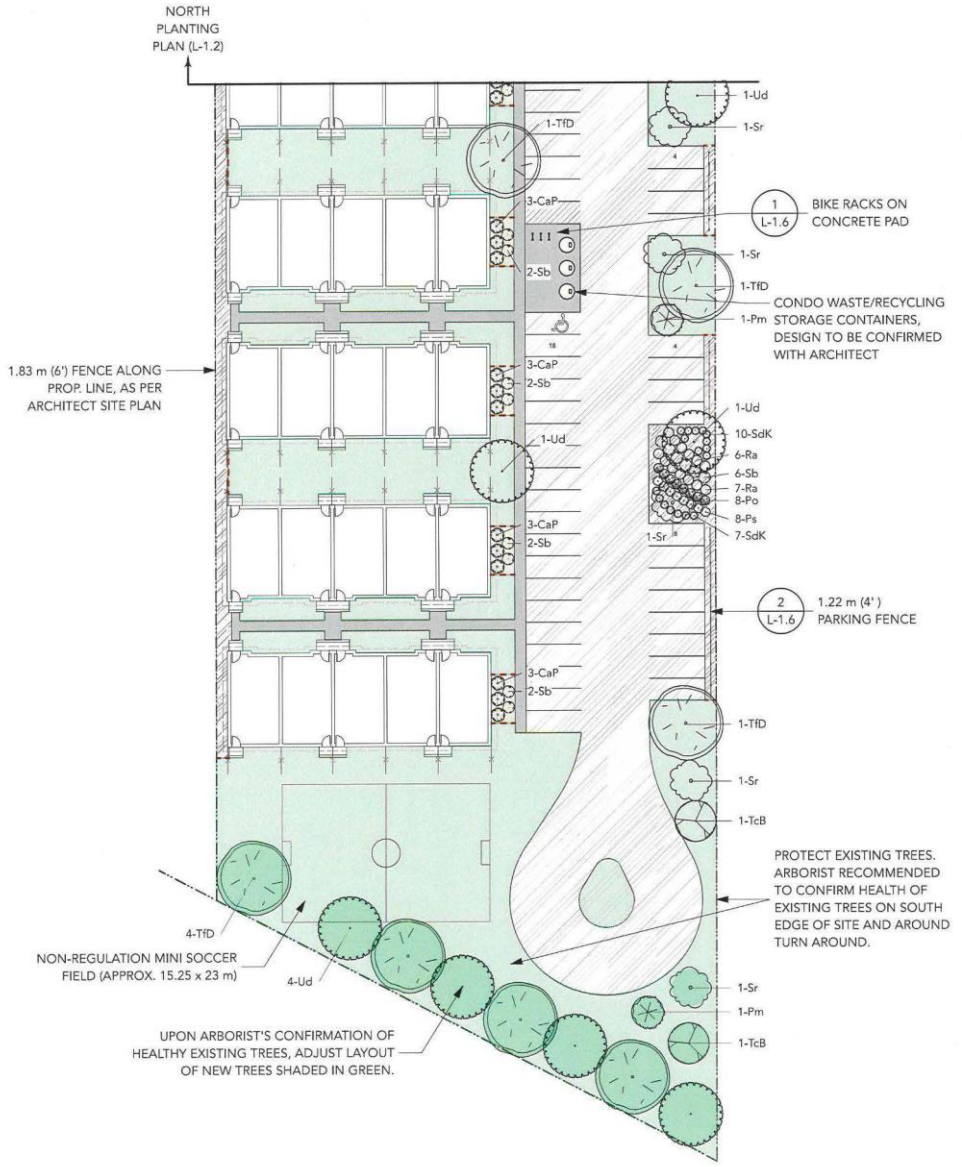
HABITAT FOR HUMANITY
PANDORA ZONING REVIEW
February, 25, 2021
NORTH PLANTING PLAN
2 02.25.2021 ISSUED FOR APPLICATION
1 02.12.2021 ISSUED TO CLIENT
No. DATE REVISION/ISSUANCE
L-1.2



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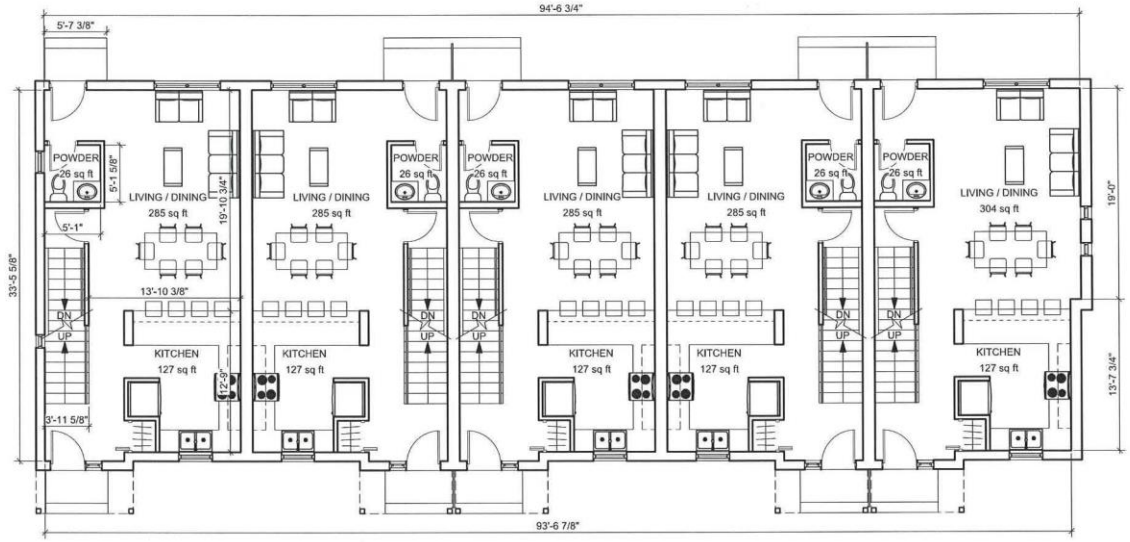
Toll free:
1-844-669-6234

HABITAT FOR HUMANITY
PANDORA ZONING REVIEW
February, 25, 2021

SOUTH PLANTING PLAN

No.	DATE	REVISION/ISSUANCE
2	02.25.2021	ISSUED FOR APPLICATION
1	02.12.2021	ISSUED TO CLIENT

L-1.3



1 FLOOR PLAN MAIN FLOOR
SCALE 1:100

pico ARCHITECTURE **inc.**
330 – 136 Market Ave. Winnipeg, MB R3B 0P4 (204) 414-9191

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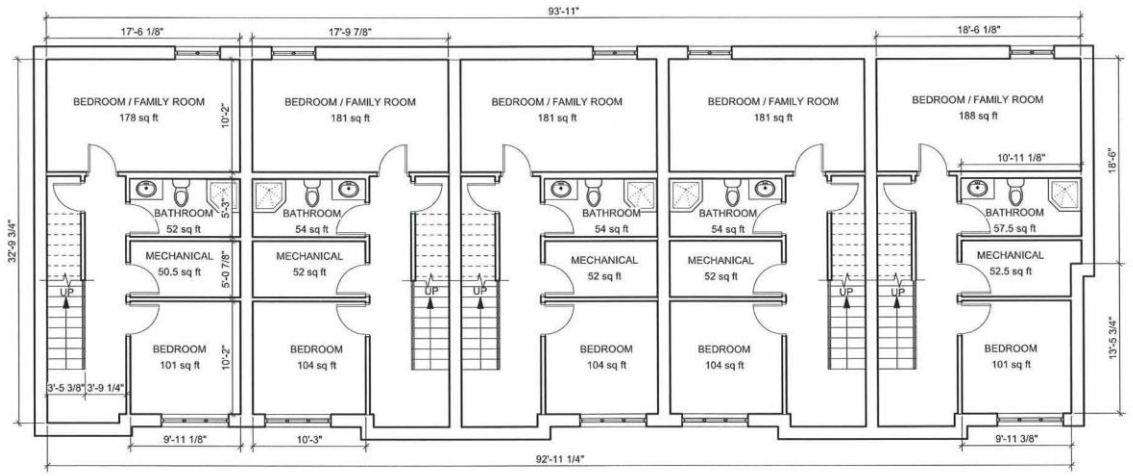
Project: **HABITAT FOR HUMANITY LOTS 95A AND 96A PARISH OF KILDONAN REZONING**

Sheet Title: **MAIN FLOOR PLAN**

No.	DATE	REVISION / ISSUANCE
5	21.03.29	REZONING REVISION
4	21.03.08	REZONING SUBMISSION
3	21.02.02	DRAFT REVIEW
2	20.10.30	DRAFT REVIEW
1	20.10.21	DRAFT REVIEW

Project Number: 1965
Drawn by: DK
Sheet: **A1**



1 FLOOR PLAN BASEMENT FLOOR
SCALE 1:100

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HABITAT FOR HUMANITY LOTS 95A AND 96A PARISH OF KILDONAN REZONING
Project

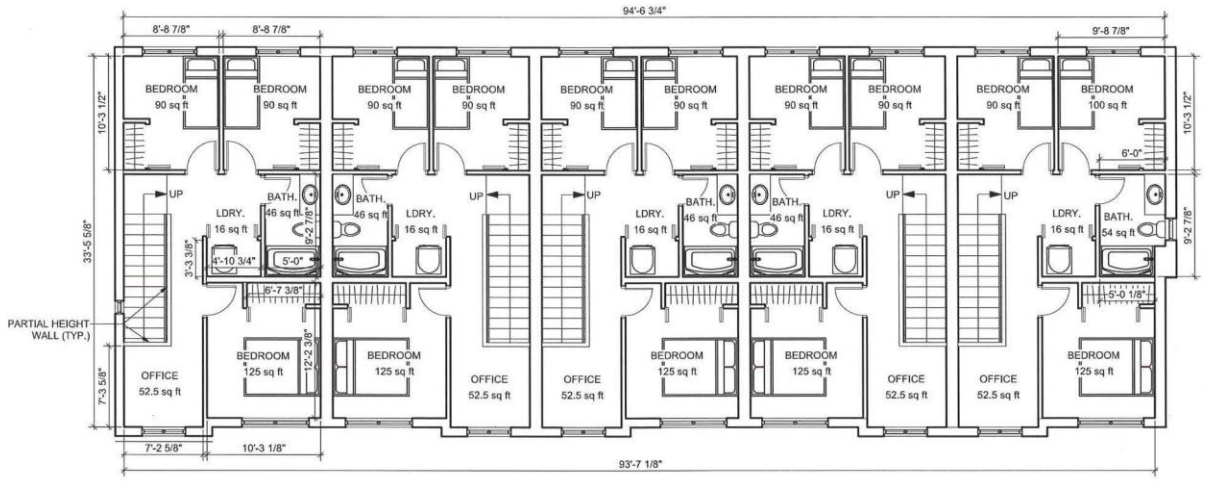
BASEMENT FLOOR PLAN
Sheet Title

No.	DATE	REVISION / ISSUANCE
5	21.03.29	REZONING REVISION
4	21.03.08	REZONING SUBMISSION
3	21.02.02	DRAFT REVIEW
2	20.10.30	DRAFT REVIEW
1	20.10.21	DRAFT REVIEW

1965
Project Number

DK
Drawn by

A2
Sheet



1 FLOOR PLAN SECOND FLOOR
SCALE 1:100

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HABITAT FOR HUMANITY LOTS 95A AND 96A PARISH OF KILDONAN REZONING
Project

SECOND FLOOR PLAN
Sheet Title

No.	DATE	REVISION / ISSUANCE
5	21.03.29	REZONING REVISION
4	21.03.08	REZONING SUBMISSION
3	21.02.02	DRAFT REVIEW
2	20.10.30	DRAFT REVIEW
1	20.10.21	DRAFT REVIEW

1965 Project Number
DK Drawn by
A3 Sheet



1 SIDE A ELEVATION
SCALE 1:100

ELEVATION NOTES
PROPOSED CLADDING MATERIAL TO BE COLOURED VINYL SIDING.



2 FRONT ELEVATION
SCALE 1:100

NOTE: EACH BUILDING TO HAVE DIFFERENT PLACING OF COLOUR BLOCKING

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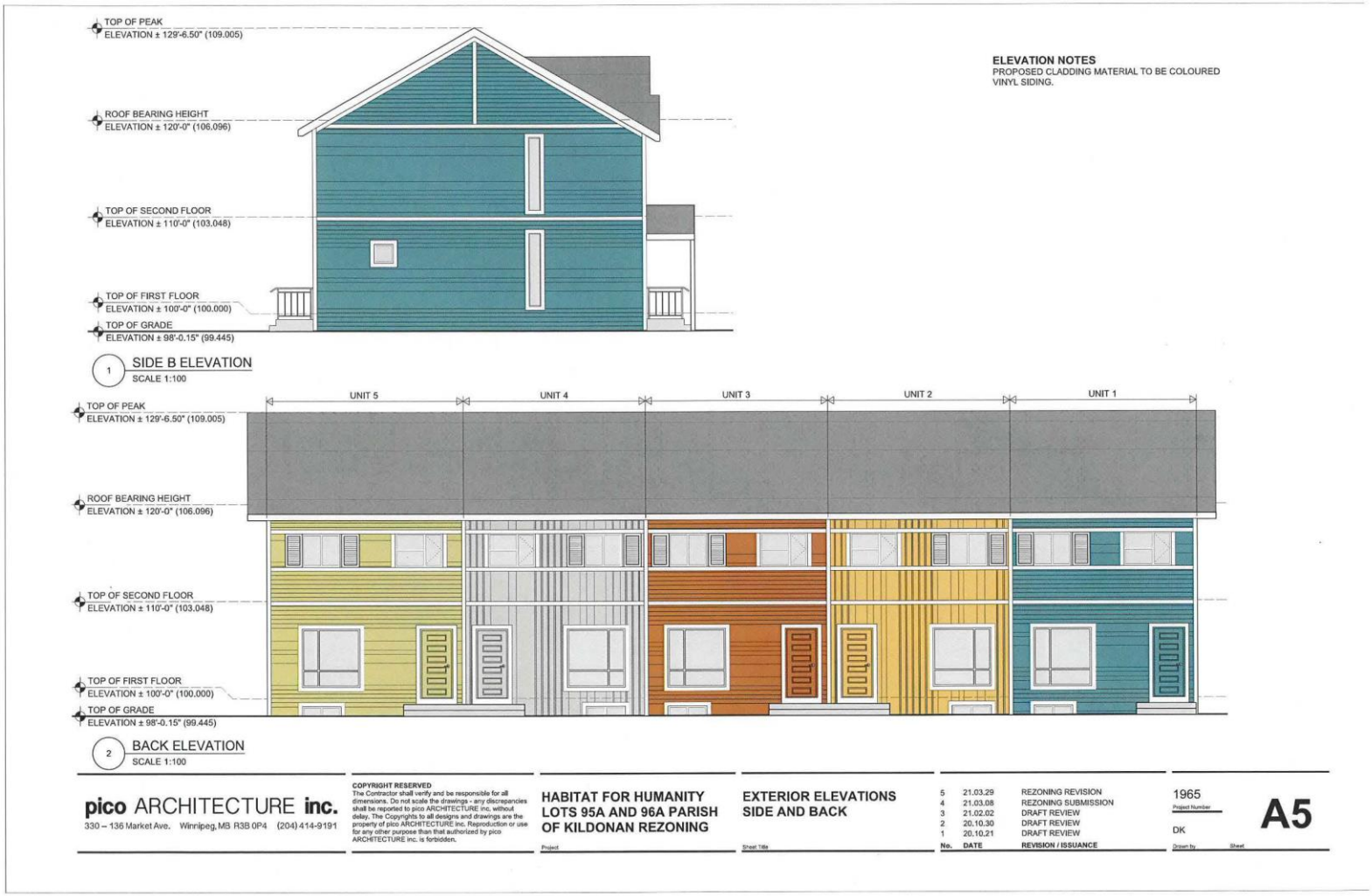
Project: **HABITAT FOR HUMANITY LOTS 95A AND 96A PARISH OF KILDONAN REZONING**

Sheet Title: **EXTERIOR ELEVATIONS SIDE AND FRONT**

No.	DATE	REVISION / ISSUANCE
5	21.03.29	REZONING REVISION
4	21.03.08	REZONING SUBMISSION
3	21.02.02	DRAFT REVIEW
2	20.10.30	DRAFT REVIEW
1	20.10.21	DRAFT REVIEW

Project Number: 1965
Drawn by: DK
Sheet: **A4**


TOP OF PEAK
ELEVATION ± 129'-6.50" (109.005)
ROOF BEARING HEIGHT
ELEVATION ± 120'-0" (106.096)
TOP OF SECOND FLOOR
ELEVATION ± 110'-0" (103.048)
TOP OF FIRST FLOOR
ELEVATION ± 100'-0" (100.000)
TOP OF GRADE
ELEVATION ± 98'-0.15" (99.445)
1 SIDE B ELEVATION
SCALE 1:100
ELEVATION NOTES
PROPOSED CLADDING MATERIAL TO BE COLOURED VINYL SIDING.
UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1
TOP OF PEAK
ELEVATION ± 129'-6.50" (109.005)
ROOF BEARING HEIGHT
ELEVATION ± 120'-0" (106.096)
TOP OF SECOND FLOOR
ELEVATION ± 110'-0" (103.048)
TOP OF FIRST FLOOR
ELEVATION ± 100'-0" (100.000)
TOP OF GRADE
ELEVATION ± 98'-0.15" (99.445)
2 BACK ELEVATION
SCALE 1:100
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HABITAT FOR HUMANITY
LOTS 95A AND 96A PARISH OF KILDONAN REZONING
Project
EXTERIOR ELEVATIONS SIDE AND BACK
Sheet Title
No. DATE REVISION / ISSUANCE
5 21.03.29 REZONING REVISION
4 21.03.08 REZONING SUBMISSION
3 21.02.02 DRAFT REVIEW
2 20.10.30 DRAFT REVIEW
1 20.10.21 DRAFT REVIEW
1965
Project Number
DK
Drawn by
Sheet
A5