Agenda – Executive Policy Committee – January 19, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2022

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 5 Subdivision and Rezoning – 3810 Roblin Boulevard (Charleswood-Tuxedo-Westwood Ward) File DASZ 45/2021 [c/r DAV 224816/2021D]

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the following to Council:

1. That the application for subdivision and rezoning under File DASZ 45/2021 [c/r DAV 224816/2021D] be rejected.

Agenda – Executive Policy Committee – January 19, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 17, 2022

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 17, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2022, the Assiniboia Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the application for subdivision and rezoning under File DASZ 45/2021 [c/r DAV 224816/2021D] be rejected.

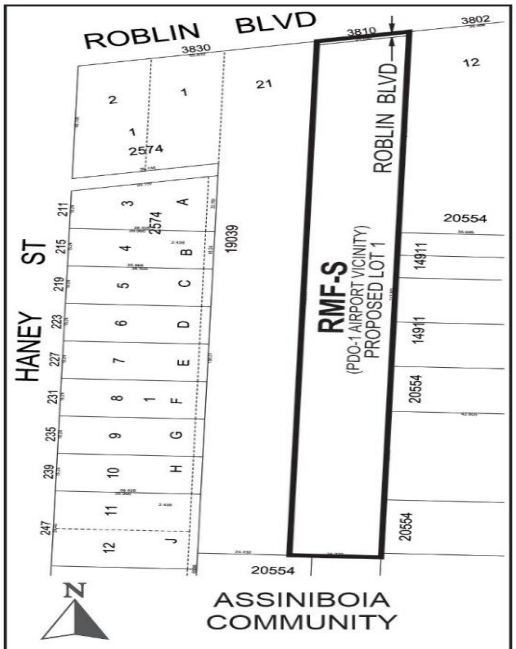
PUBLIC HEARING SUMMARY

File: DASZ 45/2021

Before: Assiniboia Community Committee
Councillor Gillingham, Chairperson
Councillor Klein
Councillor Lukes

Public Hearing: January 7, 2022
Council Building, 510 Main Street

Subject:



APPLICANT : Travis Watson
FILE : DASZ 45/2021
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-L PDO-1 AIRPORT VICINITY" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-S PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow construction of a Multi-Family Dwelling use and includes the opening of the Roblin Boulevard right-of-way to accommodate for a widening on the south side of the street. **For information, phone Mr. R. Galston, Planner at 204-986-8645.**

Premises Affected: 3810 Roblin Boulevard

For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	Leah Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	January 10, 2022

Community Committee Recommendation:

On January 7, 2022, the Assiniboia Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development that the application for subdivision and rezoning under File DASZ 45/2021 [c/r DAV 224816/2021D] be rejected.

The Assiniboia Community Committee provided the following supporting reason for its recommendation:

1. We heard from residents about their concerns and the lack of engagement, which I feel strongly is required, as we've heard that from my colleagues today. When changing a unique piece of property, it requires unique engagement, at the very least full engagement, and that is obvious that that didn't occur at this time.

Exhibits Filed:

1. Application dated October 9, 2021
2. Notification of Public Hearing dated December 1, 2021
3. Manitoba Status of Title 3102202/1
4. Letter of authorization dated February 1, 2021 from Travis Watson to Travis Watson
5. Surveyor's site sketch, undated
6. Arborist Report dated September 10, 2021 prepared by Carla Antonation
7. Sun Shadow Study – 3810 Roblin Boulevard Proposed 24 Plex prepared by SevenZeroOne Architecture Inc. dated July 13, 2021
8. Drawings of north front exterior street elevation and east side exterior elevation (2 pages) dated October 8, 2021
9. Site Plans (3 pages)
10. Report from the Urban Planning Division dated December 21, 2021
11. Inspection Report
12. Communication dated December 29, 2021 with respect to the application submitted by Peter and Melody Duff
13. Communication dated December 29, 2021 in opposition to the application submitted by Karen Bevacqua
14. Communication dated January 3, 2022 in opposition to the application submitted by Carmela Masotti
15. Communication dated January 4, 2022 in opposition to the application submitted by Caroline Irvine
16. Communication dated January 4, 2022 in opposition to the application submitted by David Ramsay
17. Communication dated January 4, 2022 in opposition to the application submitted by Kathy Gibbings
18. Communication dated January 4, 2022 in opposition to the application submitted by Stefan Ozog
19. Communication dated January 5, 2022 in opposition to the application submitted by Darren Christle
20. Communication dated January 5, 2022 in opposition to the application submitted by Janet Epp
21. Communication dated January 5, 2022 in opposition to the application submitted by Leon Pewarchuk
22. Communication dated January 5, 2022 in opposition to the application submitted by Randy Cullen
23. Communication dated January 5, 2022 in opposition to the application submitted by Carl Johnson
24. Communication dated January 6, 2022 in opposition to the application submitted by Linda Peters
25. Petition in opposition to the application purporting to contain 58 signatures, submitted by Rosilie Johnson
26. Communication dated January 6, 2022 in opposition to the application submitted by Harold Lipps

27. Presentation titled “3810 Roblin Blvd Development”, in support of the application submitted by the Applicant at the public hearing
28. Recording of Representations

REPRESENTATIONS:

In Support:

Travis Watson

In Opposition:

Christopher Babcock
Linda Baylis
Karen Bevacqua
Darren Christle
Randy Cullen
Janet Epp
Kathy Gibbings
Caroline Irvine
Carl Johnson
Rosilie Johnson
Harold Lipps
Jordan Lira
Carmela Masotti
David Ramsay
Stefan Ozog
Linda Peters
Leon Pewarchuk
Michele Shabaga
Brenda Walker

For Information:

Diane Cullen
Jackie Drever
Melody Duff
W. Peter Duff
Ernesto Ferritto
Leslie Inglis
Gordon Pawling

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 45/2021

ADMINISTRATIVE REPORT

Title: DASZ 45/2021 – 3810 Roblin Boulevard

Issue: For consideration at the Public Hearing for an application to rezone from an "R1-L PDO-1 Airport Vicinity" Residential Single-Family (Large) District to an "RMF-S PDO-1 Airport Vicinity" Residential Multi-Family (Small) District to accommodate the construction of a multi-family building, and to subdivide to facilitate the widening of Roblin Boulevard.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 45/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated December 21, 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 developer shall meet all conditions identified in Schedule "B" – Report of the Administrative Coordinating Group, dated December 6, 2021.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S PDO-1 Airport Vicinity" Residential Multi-Family (Small) District, as shown on the map dated December 21, 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 Section 240 (1) of The City of Winnipeg Charter in accordance with the following:
        i. 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. Fencing;

g. Lighting;

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 Assiniboia 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 no structures or accessory parking areas shall be erected within 129.2 metres (424 feet) of the rear property line until such time that land consolidation with adjacent property and/or subdivision can occur, to the satisfaction of the Director of Planning, Property and Development.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 3.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.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 45/2021, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the plan of subdivision (the "Plan") as prepared by the Manitoba Land Surveyor in accordance with Recommendation 1 is not submitted to the City for preparation of a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

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

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

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

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

12. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 45/2021.

REASON FOR THE REPORT

- Subdivision and Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Winnipeg Public Service are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "A" of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

The proposed development aligns with *OurWinnipeg* through the following directions and policies:

01-01a – Direction 1

Ensure land use, transportation and infrastructure planning efforts are aligned to identify where growth will be accommodated and how it will be serviced.

01-1b – Key Directions for the Entire City

Dynamically integrate transportation with land use.

Section 01, Direction 3: *"Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Vision Statement's in the Climate Action Plan is that:

Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

3.1 Increase Use and Efficiency of Public Transit Systems

3.2 Increase the Density of Urban Development Along Key Transit Corridors.

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

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.3 Pursue Transit-Oriented Development

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	R. Galston, MCP
Date:	December 21, 2021
File No.	DASZ 45/2021

List of Schedules and Attachments

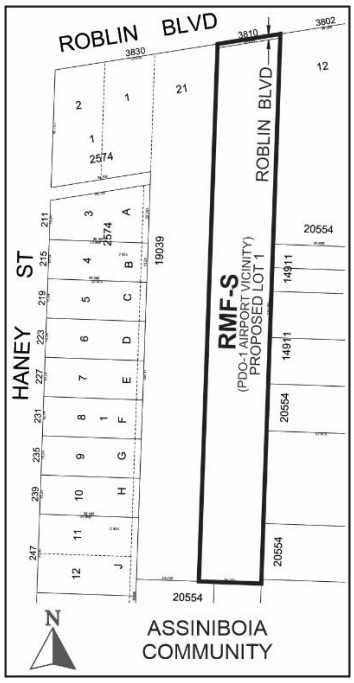
- **Appendix "A," Planning Discussion.**
- **Schedule "A," of File** DASZ 45/2021**,** Assiniboia **Community Committee, dated December 21, 2021.**
- **Schedule "B," Report of the Administrative Co-ordinating group, dated December 6, 2021, Re: Proposed Subdivision and Rezoning of land located at 3810 Roblin Boulevard.**

APPENDIX 'A'

DATE: December 21, 2021
FILE: **DASZ 45/2021**
RELATED FILES: DAV 21-224816/D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.608 (Varsity View)

SUBJECT: For consideration at the Public Hearing for an application to rezone from an "R1-L PDO-1 Airport Vicinity" Residential Single-Family (Large) District to an "RMF-S PDO-1 Airport Vicinity" Residential Multi-Family (Small) District to accommodate the construction of a multi-family building, and to subdivide to facilitate the widening of Roblin Boulevard.

LOCATION: 3810 Roblin Boulevard
LEGAL DESCRIPTION: SP LOT 20 PLAN 20554 WLTO IN RL 37 AND 38 PARISH OF ST CHARLES



APPLICANT: Travis Watson
3810 Roblin Boulevard
Winnipeg, MB R3R 0E4

OWNER: Travis Watson
3810 Roblin Boulevard
Winnipeg, MB R3R 0E4

RECOMMENDATION: Approval

HISTORY

N/A

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the south side of Roblin Boulevard, east of the William Clement Parkway between Haney Street and Alcrest Drive. It is in the Varsity View Neighbourhood of the Charleswood – Westwood – Tuxedo Ward.
- The subject site has a total lot area of 54,999 square feet (1.26 acres). It currently contains a one-storey 1,634 square foot single-family dwelling constructed in 1944.
- The property is zoned "R1-L" Residential Single-Family (Large) and is located within the Areas of Stability – Recent Communities Policy Area under *the Complete Communities Direction Strategy*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Roblin Boulevard, then passive green space zoned "A" Agricultural.

South: Single-family residential uses zoned "R1-L" Residential Single-Family (Large).

East: Single-family residential uses zoned "R1-L" Residential Single-Family (Large).

West: A place of worship use zoned "R1-L" Residential Single-Family (Large).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property from the existing "R1-L" Residential Single-Family (Large) district to an "RMF-S" Residential Multi-Family (Small) zoning district.
- The applicant proposes to demolish the existing single-family dwelling on the subject site and construct a new multi-family residential building.

Site and Building Design

- **Plans of development have been submitted with the subject application, including site plans and building elevations.**
- The proposed building will contain 24 residential units, and will be four (4) storeys, with a maximum height of 49 feet.
- Sample floor plans submitted by the applicant show that the building will contain two-bedroom units, ranging in size between 795 and 830 square feet.
- **The principal entrance to the proposed building is oriented to Roblin Boulevard, and is connected to the public sidewalk on Roblin Boulevard by a concrete walkway.**

Parking and Vehicle Access

- **The applicant proposes to provide vehicular access to the subject site from a bi-directional approach from Roblin Boulevard, on the north side of the subject property.**
- **The applicant proposes to provide a total of 37 accessory parking stalls, which will all be located in a surface parking area beneath and behind the proposed building.**
- **A total of four (4) bicycle parking spaces are provided.**

Associated Variance Application

- **The proposed development is the subject of a concurrent Variance application under file no. DAV 21-224816/D. This Variance application concerns front yard setbacks, building height, building foundation landscaping, and parking aisle widths.**
- **Please refer to the Administrative Report for file no. DAV 21-224816/D for discussion of these Variances.**

COLLABORATION

- **In January, 2021, the applicant engaged the Urban Planning Division in conversations regarding the potential for a residential multi-family development on the subject site.**
- **In March, 2021, the applicant made a Pre-Application to explore the development potential of the subject property. Following the Pre-Application, the applicant enaged in follow-up discussions with the Urban Planning Division regarding design modifications to the proposed development, as well as regarding providing additional information with the formal application.**

ANALYSIS AND ISSUES

OUR WINNIPEG

- *OurWinnipeg* is the City's long-range development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states:
    - *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*
- With regard to this proposal, the key policies guiding the development of Areas of Stability include:

  01-1c Key Directions for Specific City Area's – Areas of Stability

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

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities*' Urban Structure map. Areas of Stability accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- With regard to this proposal, key policies guiding development of Recent Communities include:

- *Encourage intensification to occur at centres and along corridors.*
- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary 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.*
- *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.*

- In addition to being located within the Areas of Stability – Recent Communities policy area under *Complete Communities'* Urban Structure map, the subject property is located directly on a portion of Roblin Boulevard, which has characteristics of a Transformative Area – Community Mixed-Use Corridor policy area. Neighbourhood Mixed-Use Corridors function as key strategic areas in neighbourhoods which provide a mix of uses and allow for further intensification of these uses over time, while serving as vibrant gathering spaces that support the daily activities of local residents.
- With regard to this proposal, key policies guiding the development of Neighbourhood Mixed-Use Corridors include:
  - *Promote the enhancement of existing community community mixed-use corridors through moderate intensification.*
  - *Promote small-scale, fine-grained development that is responsive to the surrounding community context.*

SUBDIVISION

- Per the plan considerations contained in the Report of the Administrative Coordinating Group (Schedule "B" of this report), the applicant will be required to provide 5.0 feet (1.524 metres) from the northerly portion of the property to facilitate the widening of Roblin Boulevard in front of the subject property.
- This requirement for additional land for the street widening necessitates the subdivision portion of this application. The developable area of the subject will remain as one (1) lot.

REZONING

- The proposed rezoning of the land is to accommodate a multi-family residential development within the northerly 260 feet of the subject property.
- As noted above, the subject site is currently zoned "R1-L" Residential Single-Family (Large). The proposed zoning district is "RMF-S" Residential Multi-Family (Small).
- The minimum lot area in "RMF-S districts is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.
- The "RMF-S" permits the development of a mix of housings at lower densities. This includes low-rise multi-family buildings, townhouse, two-family (duplex) dwellings, and single-family development.

- It should be noted that, while the subject property is proposed to be rezoned to “RMF-S,” any future development in the rear portion of the site will be subject to policies in the *Complete Communities Direction Strategy,* which promote low to moderate infill development that is sensitive to, and compatible with, the surrounding area.

PLANNED AND ORDERLY DEVELOPMENT

- The City of Winnipeg has a shadow plan that includes the rear portion of the subject property. The purpose of this shadow plan is to guide future planned, orderly, and compatible infill development through land assembly, subdivision, and the extension of municipal services.



Figure 3: City of Winnipeg infill concept affecting the subject property.

- The shadow plan envisions the development of residential lots and a new local street in the rear portions of this block, including the rear portion of the subject property.
- The Winnipeg Public Service expects that the rear portion of the subject property remains undeveloped until such time that it and other adjacent properties are assembled for future infill development.
- The applicant has designed the proposed multi-family development so that it would not impede this future land assembly and subdivision. Specifically, the site design of the

proposed development locates the proposed building and parking area as being no more than 260 feet from Roblin Boulevard. (Please refer to Figure 4 below.)

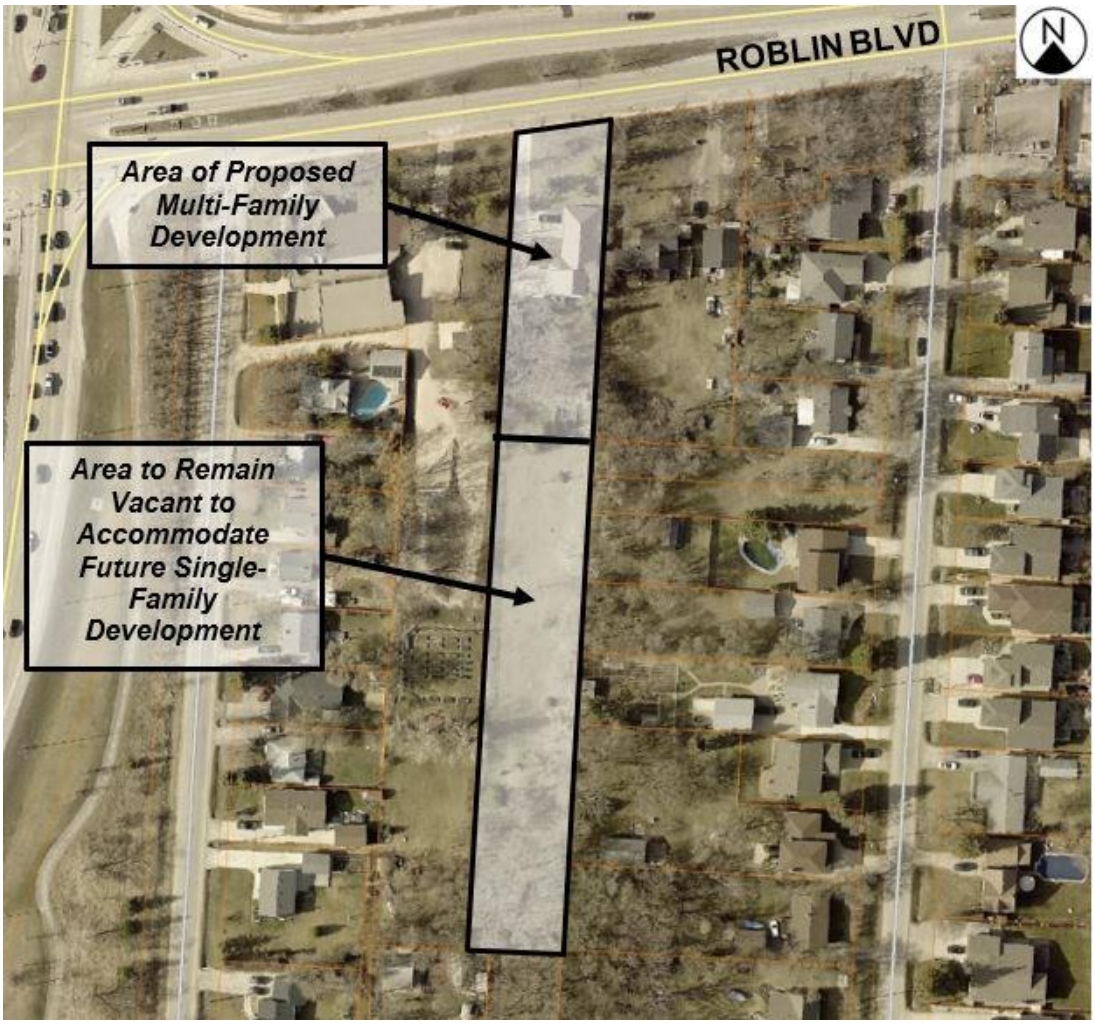


Figure 3: Aerial view of subject site showing proposed development area and area to remain vacant.

- A recommended condition of the Zoning Agreement, included in the Recommendations section of this report, will ensure no buildings or parking areas may be located within this rear area until such time that land is consolidated and subdivided in a manner that accommodate compatible infill development.

TRANSIT

- **With respect to Transit service, the subject site is located within approximately 362 feet (110 metres) of eastbound and westbound Transit stops located at the intersection of Roblin Boulevard and Alcrest Drive. These stops currently feature:**
    - **Route 79 – regular daily service to and from Polo Park (via Kenaston Boulevard), and**
    - **Route 67 – express weekday peak hour service to and from Downtown**

- **It should also be noted that the City of Winnipeg's Transit Master Plan map shows that a future rapid transit station is to be located in the vicinity of the intersection of Roblin Boulevard and the William Clement Parkway. This station will service the future "Rose Line" rapid transit corridor for west Winnipeg.**
- **The subject property is located approximately 410 feet (125 metres) to the east of the Roblin Boulevard and William Clement Parkway intersection where a future rapid transit station is intended to be located.**
- **Given this, the Urban Planning Division considers there to currently be a moderate level of regular transit service within close proximity to the subject site, with future rapid transit service on the rapid transit corridor approximately 110 metres from the subject site.**

PUBLIC CONSULTATION

- The Urban Planning Division strongly encouraged the applicant to undertake public consultation with surrounding residents prior to proceeding with an application. This consultation is in order to make surrounding residents aware of the proposed development, and address any concerns that may arise.
- The applicant notes that in August, 2021, he had printed material delivered to 250 residential properties in the vicinity of the subject property. The applicant states that this printed material informed the recipients that a multi-family development would occur on the subect property.
- At the time the application was submitted to the City of Winnipeg (October, 2021), the applicant noted that he had not received any communication from residents in response to the delivered printed material.

COMPATIBILITY WITH THE SURROUNDING AREA

- Given the above-noted policies for Areas of Stability under the *Complete Communities Direction Strategy*, the Urban Planning Division's review of applications such as this typically consider the potential impact the proposed development may have on the surrounding neighbourhood, how the proposed development fits within the surrounding area in terms of built form, and the potential for land use conflict.
- The Urban Planning Division recognizes that since the initial urban development on the subject site—the existing single-family dwelling built in 1944, changes have occurred along this portion of Roblin Boulevard which have placed significant pressure on the viability of single family uses with direct frontage on Roblin Boulevard. Over time, this portion of Roblin Boulevard has evolved into a busy traffic route with more than 18,000 vehicular trips per weekday as of 2018.
- The portion of Roblin Boulevard in the Varsity View Neighbourhood is an arterial street with regular Transit service. Properties fronting Roblin Boulevard on this block, between Haney Street and Alcrest Drive, are primarily single-family uses. However, there are existing multi-family residential and commercial uses located within 400 metres (1,312 feet) of the subject property, located on or near Roblin Boulevard.
- With respect to existing multi-family development in particular, the subject site is located approximately 690 feet west from an existing multi-family development at 225 Princeton Boulevard. This multi-family development was constructed prior to 1998, and currently contains 30 dwelling units. Additionally, the subject site is located approximately 1,060

feet west from a multi-family development at 3500 Roblin Boulevard, which contains 58 dwelling units.

Sun Shadow study

- In order to demonstrate if the proposed four-storey building has any substantial effect on the sunlight on adjacent properties, the applicant has submitted a sun shadow study. This study illustrates the shadow impacts of the building at various times of day during the Equinox dates of March 21 and September 21. Based on this study, shadow impacts on adjacent properties are considered minor, in that only limited shadows are cast on the residential property to the east, and place of worship property to the west.
- For further discussion of the sun shadow study, please refer to the associated Variance report under file no. DAV 21-224816/D.

Building setbacks

- One of the factors when considering the compatibility of a proposed building with the surrounding context is the proposed height and setbacks of the building and their potential impact on adjoining properties. This is of particular importance when adjacent to other residential properties.
- With respect to the residential property located immediately to the east of the subject site, the proposed building has a side yard setback of 10.6 feet. This is a greater setback than what is required by the Zoning By-law, which is four (4) feet. Additionally, design drawings submitted by the applicant show that no permitted projections are includes on the east side of the proposed building.

Arborist Report

- The applicant has provided an arborist report. The report notes that there are a number of valuable mature trees located on the property, some of which would be affected by the proposed development. The arborist report encourages the preservation of as many trees as possible, and provides tree protection recommendations for each potentially affected tree during the demolition and construction process.
- As noted below, in Conditions of Approval, plan approval by the Assiniboia Community Committee and the Planning, Property and Development Department is recommended as a condition of the subdivision and rezoning. This plan approval will enable further review and discussion with the applicant with respect to final landscaping and buffering plans.

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg for plan approval by the Director of Planning, Property and Development and the Assiniboia Community Committee, prior to the issuance of building permits.
- The intent of this Plan Approval is to require a review of the final plans with respect to site and building design before building permits are issued. Particular elements of the proposal that will be reviewed at the plan approval stage include, but are not limited to:
    - Fencing adjacent to the surfacing parking area;

- Landscaping throughout the subject site;
- Building design, elevations, materials, architectural details;
- Accessory parking areas and bicycle parking areas; and,
- Garbage bin location and access.

- As discussed above, an additional condition under the recommended Zoning Agreement is that no structures or accessory parking areas are located within the rear 424 feet of the subject property. As discussed above, this condition is intended to ensure the rear portion of the subject property remains available for future land assembly and/or residential subdivision.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed subdivision and rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

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

- The proposed development is consistent with *OurWinnipeg,* the *Complete Communities Direction Strategy,* in that it provides higher-density residential development in a location with many characteristics of a Neighbourhood Mixed-Use Corridor.
- The subdivision and rezoning, subject to the recommended conditions, is compatible with the surrounding area, in that it is located on an area of Roblin Boulevard with a mix of uses in close proximity.
- The proposed building is designed to limit impacts on adjacent residential properties in terms of building form.
- The proposed development is designed to not impede future planned and orderly development on this block.

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

Report Prepared by: R. Galston, MCP
PPD File #: DASZ 45/2021

Schedule "A" for File DASZ 45/2021, Assiniboia Community Committee, dated December 21, 2021

By–Law No. _____

File No. **DASZ 45/2021**

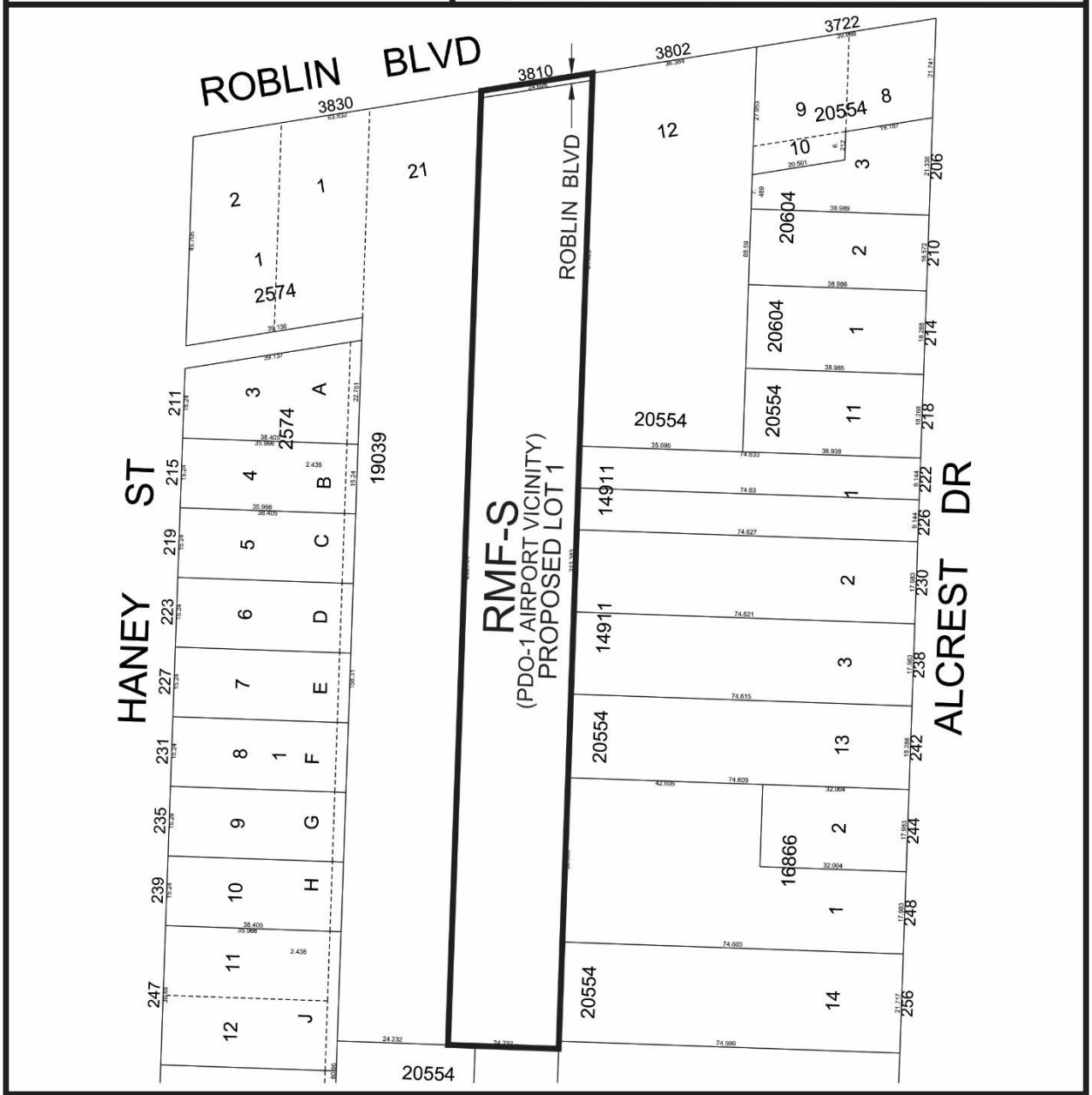
Atlas Sheet No. **AC16**

N

ASSINIBOIA 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 3810 Roblin Boulevard from an "R1-L PDO-1 AIRPORT VICINITY" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "RMF-S PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow construction of a Multi-Family Dwelling use and includes the opening of the Roblin Boulevard right-of-way to accommodate for a widening on the south side of the street.



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 3810 ROBLIN BOULEVARD

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 45/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department has advised that there is adequate servicing for the proposed development based on the development plans provided and the assumption that the development will include a sprinkler system. Additional review will be required by their Department should the plans of development change during the design process.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required to widen the south side of the Roblin Boulevard right-of-way by 1.524m, along the full length of the Planned Area abutting Roblin Boulevard, to the satisfaction of the Director of Public Works.

Section III – Servicing Considerations

1) Regional Land Drainage System

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

2) Charleswood Transportation Levy

   The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the Charleswood Transportation Levy, as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

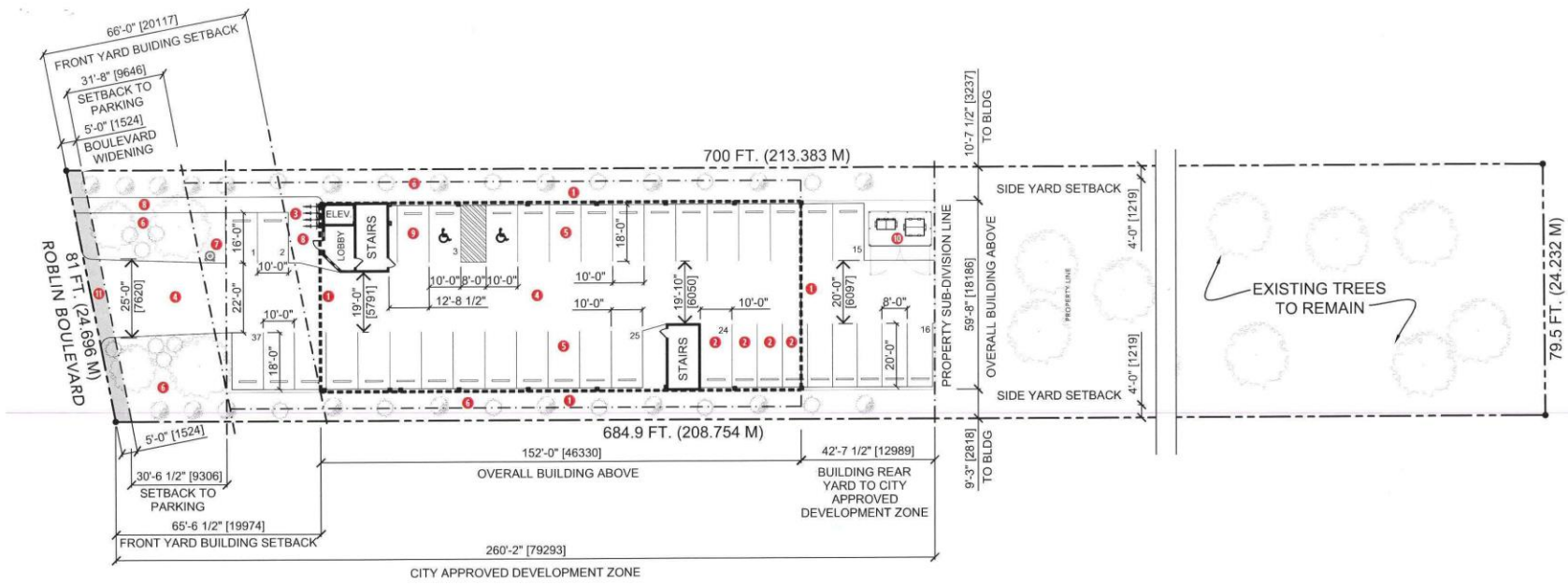
Administrative Co-ordinating Group
File No. DASZ 45/2021
December 6, 2021

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

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

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

Exhibit “9” referred to in File DASZ 45/2021



SITE PLAN
SCALE : 1" = 30'-0"

Site Plan Keynotes

1. Dashed line indicates line of building above
2. Designated visitor parking stalls (4)
3. Bicycle parking (4 spaces)
4. Road lane surface
5. Parking surface
6. Planting & landscaping (to be determined)
7. Proposed new fire hydrant location
8. Proposed pedestrain walkway (59" wide)
9. Loading space
10. Garbage & Recycling Enclosure with Gates
11. Shaded area indicates City of Winnipeg proposed 5'-0" boulevard widening

Property Details

Address: 3810 Roblin Boulevard

Assessed Land Area: 54,999 sq.ft.

Assessed Subdivided Land Area: 20,903 sq.ft.

Proposed Development

Proposal: 24 unit multi-family residential development

Building Size & Construction: 3.2.2.50. Group C, up to 4 Storeys, Sprinklered

Current Zoning District: Residential 1

Proposed Rezoning: RMF-S
Minimum Lot Area: 9,000 sq.ft.
Min. Lot Area / Dwelling: 1,250 sq.ft.
Dwelling Units Permitted: 43 (54,999 / 1,250 =43) **24 proposed**
Building Area: 8,361 sq.ft. (776.76 SM)

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

Dimensional, Parking & Landscape Standards (RMF-S)

City of Winnipeg Roblin Boulevard widening: 5 ft.

Minimum Building Front Yard: 66 ft. (variance: 61ft to building face)
Minimum Building Front Yard: 66 ft. (variance: 31.6 ft. to parking area)
Minimum Rear Yard: 25 ft.
Minimum Interior Side Yard: 4 ft.
Minimum Corner Side Yard: 5 ft. (not applicable)
Maximum Building Height: 35 ft. (variance: 49 ft. proposed building height)
Parking Category 3: 1.5 stalls / dwelling unit required = 24 x 1.5 = 36 required (37 provided)
Visitor Parking: 10% of required stalls = 4 stalls required and provided
Accessible Parking: 2 accessible stalls including 1 van accessible stalls required & provided
Parking Drive Aisle Width: 20 ft. minimum (variance: 19 ft. wide drive aisle proposed)
Bicycle Parking: 1 lockable space per 10 required parking stalls = 4 spaces required and provided
Planting & Landscaping: To be determined

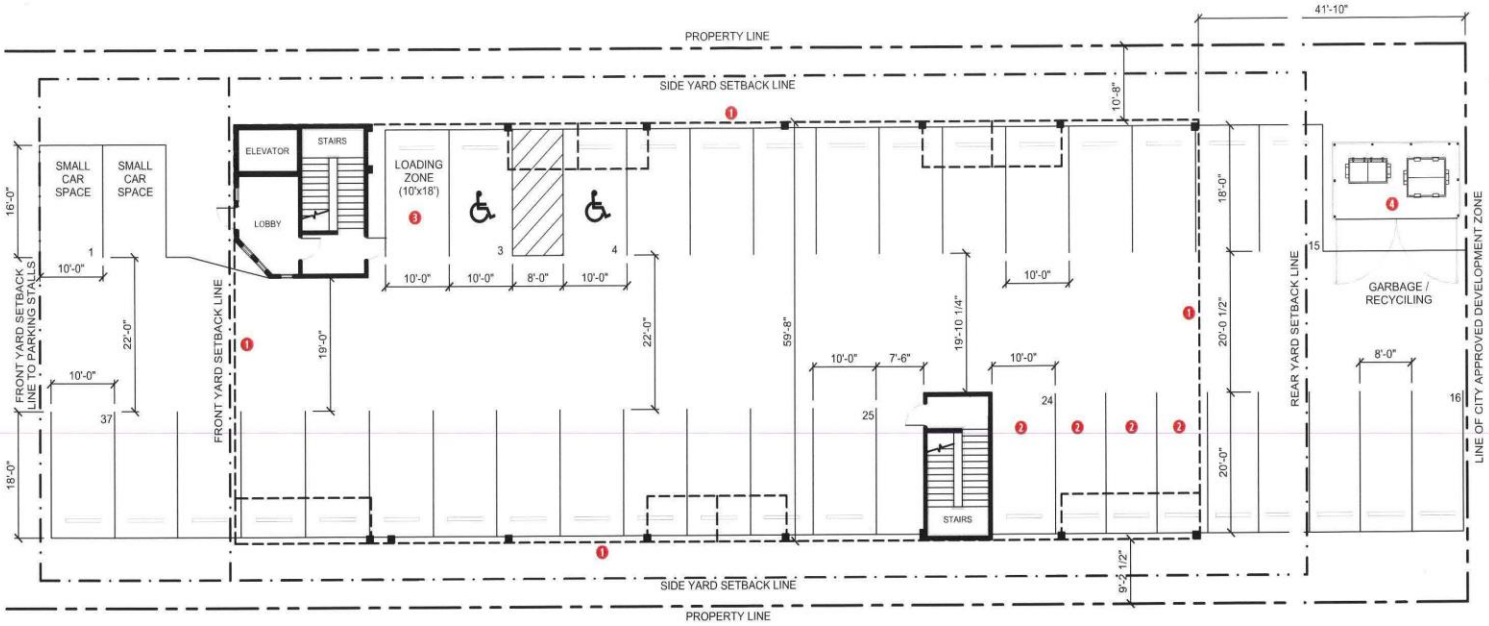
3810 ROBLIN BLVD. 24 PLEX

SITE PLAN

RE-ZONING APPLICATION

OCTOBER 8, 2021

sevenzeroone architecture inc.



LEVEL 1 FLOOR PLAN
SCALE : 1/ 16" = 1'-0"

Level 1 Floor Plan Keynotes

1. Dashed line indicates line of building above
2. Designated visitor parking stalls (4)
3. Loading space
4. Garbage & Recycling Enclosure with Gates

Property Details

Address: 3810 Roblin Boulevard

Assessed Land Area: 54,999 sq.ft.

Assessed Subdivided Land Area: 20,903 sq.ft.

Proposed Development

Proposal: 24 unit multi-family residential development

Building Size & Construction: 3.2.2.50. Group C, up to 4 Storeys, Sprinklered

Current Zoning District: Residential 1

Proposed Rezoning: RMF-S
Minimum Lot Area: 9,000 sq.ft.
Min. Lot Area / Dwelling: 1,250 sq.ft.
Dwelling Units Permitted: 43 (54,999 / 1,250 =43) 24 proposed
Building Area: 8,361 sq.ft. (776.76 SM)

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

Dimensional, Parking & Landscape Standards (RMF-S)

City of Winnipeg Roblin Boulevard widening: 5 ft.

Minimum Building Front Yard: 66 ft. (variance: 61ft to building face)
Minimum Building Front Yard: 66 ft. (variance: 31.6 ft. to parking area)
Minimum Rear Yard: 25 ft.
Minimum Interior Side Yard: 4 ft.
Minimum Corner Side Yard: 5 ft. (not applicable)
Maximum Building Height: 35 ft. (variance: 49 ft. proposed building height)
Parking Category 3: 1.5 stalls / dwelling unit required = 24 x 1.5 = 36 required (37 provided)
Visitor Parking: 10% of required stalls = 4 stalls required and provided
Accessible Parking: 2 accessible stalls including 1 van accessible stalls required & provided
Parking Drive Aisle Width: 20 ft. minimum (variance: 19 ft. wide drive aisle proposed)
Bicycle Parking: 1 lockable space per 10 required parking stalls = 4 spaces required and provided
Planting & Landscaping: To be determined

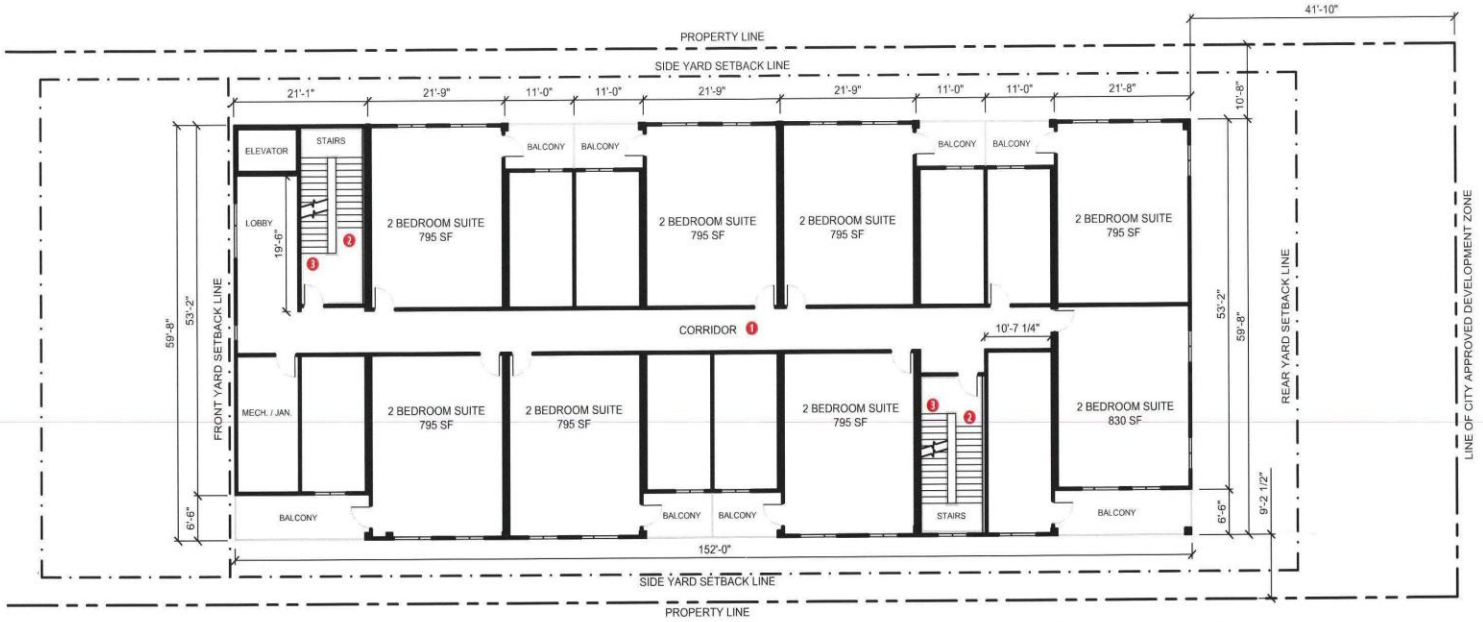
3810 ROBLIN BLVD. 24 PLEX

LEVEL 1 FLOOR PLAN

RE-ZONING APPLICATION

OCTOBER 8, 2021

sevenzeroone architecture inc.



TYPICAL FLOOR PLAN
SCALE : 1/ 16" = 1'-0"

Typical Floor Plan Keynotes

1. 5 FT wide corridor
2. Stairs up
3. Stairs down

Property Details

Address: 3810 Roblin Boulevard

Assessed Land Area: 54,999 sq.ft.

Assessed Subdivided Land Area: 20,903 sq.ft.

Proposed Development

Proposal: 24 unit multi-family residential development

Building Size & Construction: 3.2.2.50. Group C, up to 4 Storeys, Sprinklered

Current Zoning District: Residential 1

Proposed Rezoning: RMF-S
Minimum Lot Area: 9,000 sq.ft.
Min. Lot Area / Dwelling: 1,250 sq.ft.
Dwelling Units Permitted: 43 (54,999 / 1,250 =43) 24 proposed
Building Area: 8,361 sq.ft. (776.76 SM)

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

Dimensional, Parking & Landscape Standards (RMF-S)

City of Winnipeg Roblin Boulevard widening: 5 ft.

Minimum Building Front Yard: 66 ft. (variance: 61ft to building face)
Minimum Building Front Yard: 66 ft. (variance: 31.6 ft. to parking area)
Minimum Rear Yard: 25 ft.
Minimum Interior Side Yard: 4 ft.
Minimum Corner Side Yard: 5 ft. (not applicable)
Maximum Building Height: 35 ft. (variance: 49 ft. proposed building height)
Parking Category 3: 1.5 stalls / dwelling unit required = 24 x 1.5 = 36 required (37 provided)
Visitor Parking: 10% of required stalls = 4 stalls required and provided
Accessible Parking: 2 accessible stalls including 1 van accessible stalls required & provided
Parking Drive Aisle Width: 20 ft. minimum (variance: 19 ft. wide drive aisle proposed)
Bicycle Parking: 1 lockable space per 10 required parking stalls = 4 spaces required and provided
Planting & Landscaping: To be determined

3810 ROBLIN BLVD. 24 PLEX

TYPICAL FLOOR PLAN 2 - 4

RE-ZONING APPLICATION

OCTOBER 8, 2021

sevenzeroone architecture inc.