Agenda – Council – January 27, 2022

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

Item No. 11 Subdivision and Rezoning – 376, 382, 386 and 388 Young Street (Daniel McIntyre Ward)
File DASZ 43/2021 [c/r DAV 211846/2021D]

STANDING COMMITTEE RECOMMENDATION:

On January 19, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 43/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 11, 2022 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 terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 6, 2021, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 43/2021 by rezoning the subject land to an "RMF-L" Residential Multi Family (Large) District as shown on the map dated January 11, 2022 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. garbage enclosures
            d. exterior lighting
            e. fencing
            f. patios
            g. walkways
            h. landscaping

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

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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 building on the property shall exceed 70 feet in height.

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 the Development Application No. DASZ 43/2021, 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 City Solicitor/Director of Legal Services shall prepare and bring 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 – January 17, 2022

STANDING COMMITTEE RECOMMENDATION (continued):

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 Zoning Agreement are not registered in accordance with recommendation 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 No. DASZ 43/2021.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 19, 2022, 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 January 17, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 11, 2022, the City Centre 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

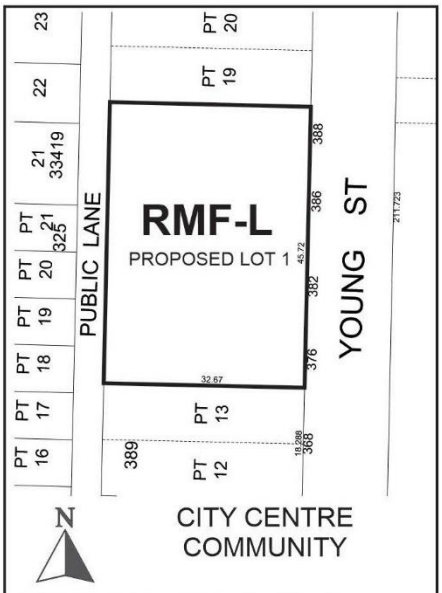
File: DASZ 43/2021

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Rollins

Public Hearing: January 11, 2022
Council Building, 510 Main Street

Applicant: 10081216 Manitoba Inc. (Chanh Anh-Tai Jean Ho)

Subject:



APPLICANT : 10081216 Manitoba Inc. (Chanh Anh-Tai Jean Ho)
FILE : DASZ 43/2021
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 "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling use.
For information, phone Mr. D. Harris, Planner at 204-986-7211.

Premises Affected: 376, 382, 386 and 388 Young Street

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

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: January 11, 2022

Community Committee Recommendation:

On January 11, 2022, the City Centre 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 43/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 11, 2022 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 terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated December 6, 2021, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 43/2021 by rezoning the subject land to an "RMF-L" Residential Multi Family (Large) District as shown on the map dated January 11, 2022 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. garbage enclosures
            d. exterior lighting
            e. fencing
            f. patios
            g. walkways
            h. landscaping

        on the Owner's Land ("Works") to the Director of Planning, Property and Development 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 building on the property shall exceed 70 feet in height.

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 the Development Application No. DASZ 43/2021, 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 City Solicitor/Director of Legal Services shall prepare and bring 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 Zoning Agreement are not registered in accordance with recommendation 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 No. DASZ 43/2021

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

1. This accomplishes practically all of the housing priorities that we need to build in the City of Winnipeg. Whether it is the housing priority of Indigenous housing generally in the City, whether it is the plan for student housing and post-secondary education or whether it is getting residents living in the downtown. As one of the three Councillors that graduated form the University of Winnipeg, we considered it a downtown campus.

2. It is an important collaboration with Opaskwayak Cree Nation and Chief Christian Sinclair, who I've had the pleasure of working with directly. I know that the Nation was very involved in post-secondary education so it doesn't surprise me that we find ourselves here with a CMHC application and important partnership with the local Councillor for Daniel McIntyre.

3. A building this size and scope is impressive and we want to see housing for students. For those reasons and the fact that it addresses some immediate housing priorities, gets residents living in the downtown, the collaboration with the Opaskwayak Cree Nation, and that it is a wholly owned building by the Cree Nation that is going to build some wrap around supports for students attending the U of W campus, I support the application.

Exhibits Filed:

1. Application dated October 21, 2021
2. Notification of Public Hearing dated November 29, 2021
3. Manitoba Status of Titles 3109862/1, 3109868/1, 3109910/1, 3109911/1, 3110951/1
4. Letter of authorization for 376 Young Street dated August 24, 2021 from Chanh Anh-Tai Jean Ho, 10081216 Manitoba Inc. to Chanh Anh-Tai Jean Ho
5. Letter of authorization for 382 Young Street dated August 24, 2021 from Chanh Anh-Tai Jean Ho, 10081216 Manitoba Inc. to Chanh Anh-Tai Jean Ho
6. Letter of authorization for 386 Young Street dated August 24, 2021 from Chanh Anh-Tai Jean Ho, 10081216 Manitoba Inc. to Chanh Anh-Tai Jean Ho
7. Letter of authorization for 388 Young Street dated August 24, 2021 from Chanh Anh-Tai Jean Ho, 10081216 Manitoba Inc. to Chanh Anh-Tai Jean Ho
8. Surveyor's Building Location Certificate and sketch for 376 Young Street dated July 7, 2020
9. Surveyor's Building Location Certificate and sketch for 382 Young Street dated July 7, 2020
10. Surveyor's Building Location Certificate and sketch for 386 Young Street dated July 7, 2020
11. Surveyor's Building Location Certificate and sketch for 388 Young Street dated July 7, 2020
12. Tree Condition Report for 376-388 Young Street
13. Shadow Study
14. Plans (7 pages)
15. Report from the Urban Planning Division dated December 21, 2021
16. Inspection Report
17. Communication dated January 10, 2022, from Dan Phelps in opposition to the application
18. Presentation in support of the application, submitted by Andrew Wilkinson on January 11, 2022
19. Recording of Representations

REPRESENTATIONS:

In Support:

Andrew Wilkinson

In Opposition:

Dan Phelps

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department

Exhibit “15” referred to in File DASZ 43/2021

ADMINISTRATIVE REPORT

Title: DASZ 43/21 at 376, 382, 386 & 388 Young St.

Issue: For consideration at the public hearing to consolidate four (4) lots and rezone the new lot into the “RMF-L Residential Multiple Family Large district for the construction of a 67 unit multi-family residential use.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D.Harris, RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 43/2021 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated January 11, 2022 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 terms and conditions as outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated December 6, 2021, to the satisfaction of the Director of Planning, Property and Development.

3. That The Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 43/2021 by rezoning the subject land to an “RMF-L” Residential Multi Family (Large) District as shown on the map dated January 11, 2022 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. garbage enclosures

d. exterior lighting

e. fencing

f. patios

g. walkways

h. landscaping

on the Owner's Land ("Works") to the Director of Planning, Property and Development 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 building on the property shall exceed 70 feet in height.

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").

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

12. That the variance order shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 43/2021.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject properties from the “R2 Residential Two Family district to the RMF-L Residential Multiple Family Large district to enable the establishment of a 67 unit multi-family residential building.
- 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 Urban Planning Division are concurred in, the land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	December 21, 2021
File No.	DASZ 43/21

APPENDIX 'A'

DATE: December 21,2021

FILE: **DASZ 43/21**

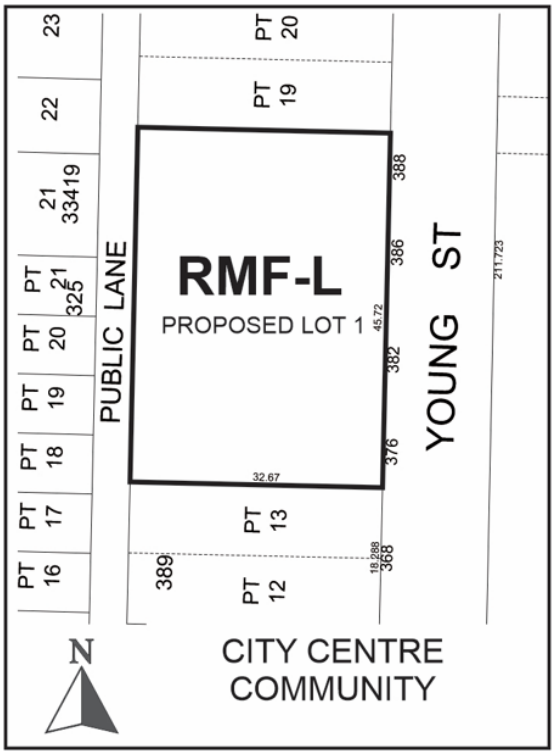
RELATED FILES: DAV 21-211846D

COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.104 Spence

SUBJECT: Plan of subdivision and rezoning from an "R2" Residential Two-Family District to an "RMF-L Residential Multi-Family (Large) district to facilitate the consolidation of 4 lots into 1 lot to allow for the construction of a 7 storey 67 unit multi-family dwelling.

LOCATION: 376, 382, 386 & 388 Young St.



LEGAL DESCRIPTION: LOT 14 PLAN 389 WLTO EXC the WLY 8 feet in RL 75 Parish of St James

LOT 15 PLAN 389 WLTO EXC the WLY 8 feet in RL 75 Parish of St James

SP LOT 19 PLAN 33419 WLTO in RL 74 to 77 Parish of St. James

SP LOT 20 PLAN 33419 WLTO in RL 74 to 77 Parish of St. James.

LOT 18 PLAN 389 WLTO EXC WLY 8 feet in RL 75 Parish of St. James.

APPLICANT:	10081216 MANITOBA INC. (Chanh Anh-Tai Jean Ho) 254 Lindsay St. Winnipeg MB R3N 1H1
OWNER:	Vicki Gayle Caddoo 666 McMillan Ave Winnipeg MB R3M 0T9
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject site consists of four (4) contiguous properties located on the west side of Young St., in the Spence neighbourhood of the Daniel McIntyre ward.
- Each of the four (4) subject properties are zoned “R2” Residential Two Family district and have the following respective dimensions:
    - 376 Young St: 30 x 107 feet = 3219 sq. ft.
    - 382 Young St: 48 x 107 feet = 5149 sq. ft.
    - 386 Young St: 42 x 107 feet = 4509 sq. ft.
    - 388 Young St: 30 x 107 = 3219 sq. ft.
- If consolidated, the subject site would be 150 feet wide by 107 feet deep with an area of approximately 16 096 sq. ft.
- Currently the following dwelling types are on the existing lots on Young St:
    - 376 Young St.: A two (2) family residential dwelling
    - 382 Young St.: A three (3) family residential dwelling
    - 386 Young St.: A single family residential dwelling
    - 388 Young St.: A single family residential dwelling

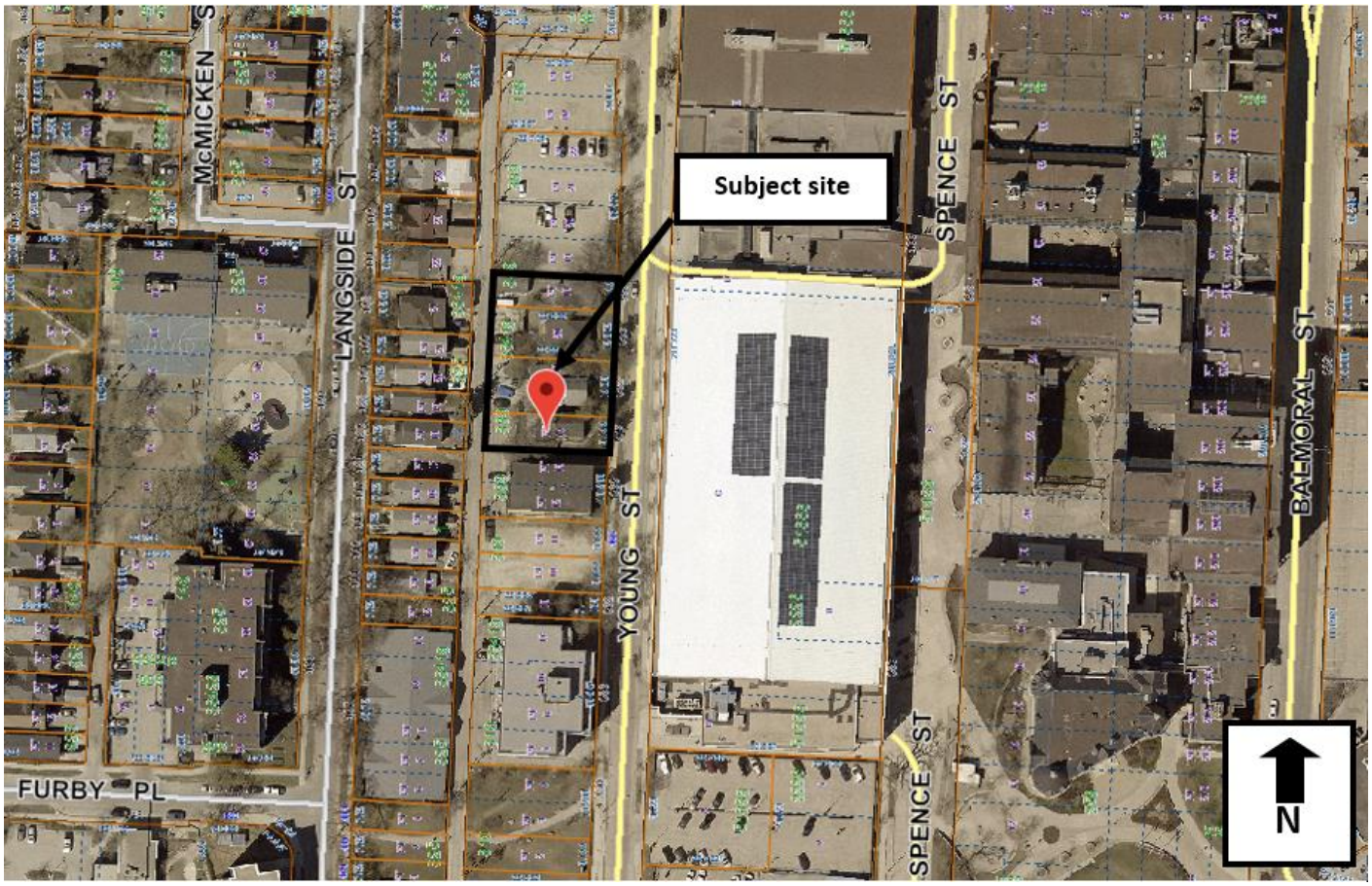


Figure 1: Subject site and surrounding area (flown 2018)

SURROUNDING LAND USE AND ZONING

The subject area is characterized by a mix of medium and higher density multi-family residential dwellings, institutional uses and lower density duplex and single-family dwellings.

North: Surface parking lots zoned “R2” Residential Two-Family district.

South: An 11 unit multi-family residential use zoned “R2” Residential Two-Family District.

East: Young St. then the University of Winnipeg fieldhouse zoned “M” Multiple Use Sector as regulated by the Downtown Zoning By-law.

West: A rear lane then single and two-family residential uses zoned “R2” Residential Two-Family District.

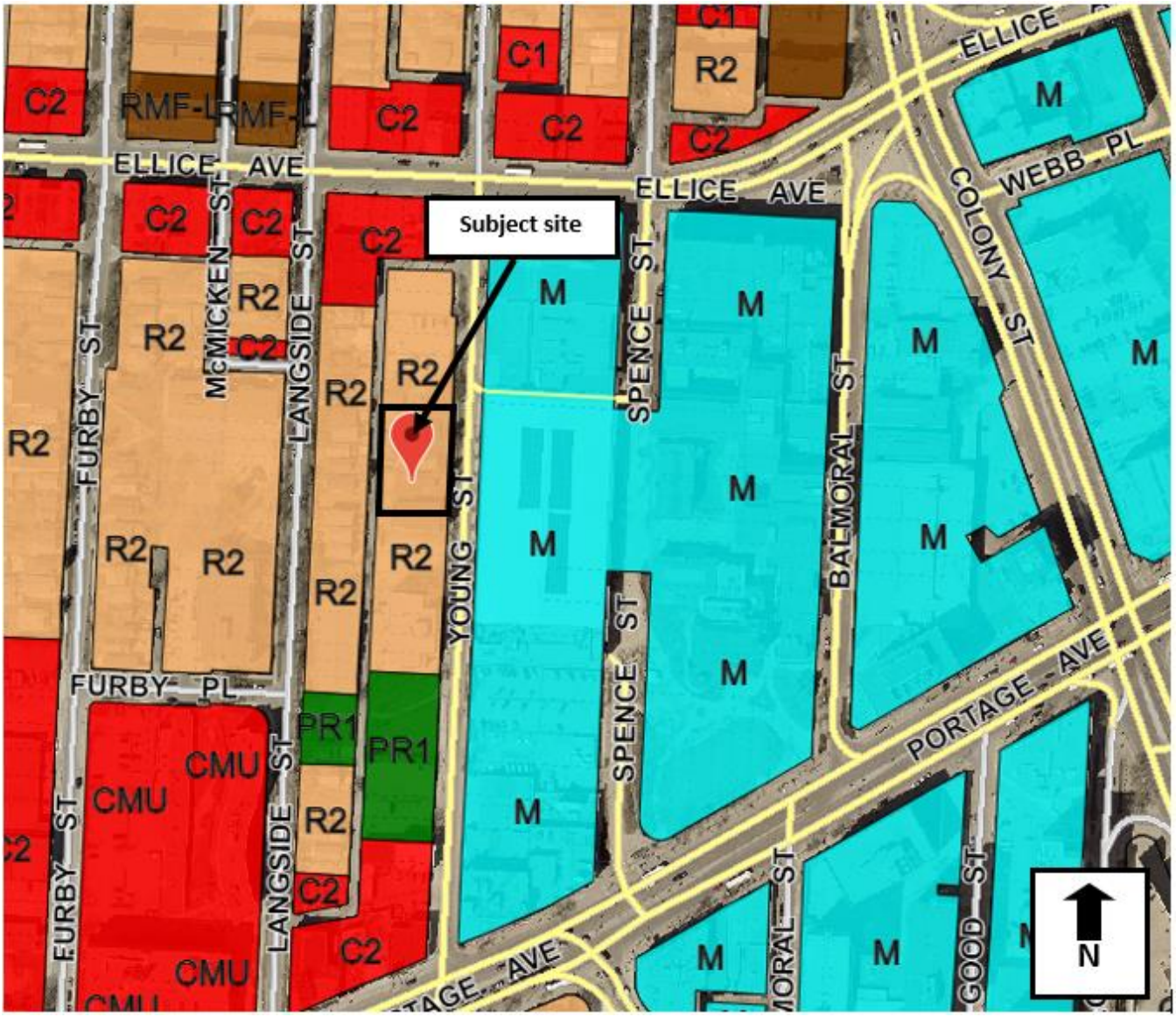


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate four (4) existing lots and rezone the newly created parcel into the “RMF-L” Residential Multi-Family Large district to enable the establishment of a seven (7) storey, 67 unit multi-family residential building.
- This project is the result of a partnership between the applicant and Opaskwayak Cree Nation (OCN) and has received Canadian Mortgage and Housing Corporation (CMHC) Co-Investment funding to assist with the creation of new affordable housing.
- The applicant has submitted documentation which states that 42% of the 67 units on site will be set at affordable rates per CMHC requirements.
- The proposed development will include 35 motor vehicle parking spaces, 21 of which are located in an underground parkade.

- 14 motor vehicle parking spaces are also provided behind the building off the rear lane, including provision of a two (2) car share vehicle as illustrated on submitted site plans.
- A total of 56 bicycle parking stalls are provided on site including:
    - 32 weather protected stalls in the underground parkade
    - 14 stalls indoor stalls in Unit A
    - 8 visitor stalls at the main entrance
- The proposed building utilizes a seven (7) storey construction with a maximum height of approximately 68 feet.
- The proposed development contains two (2) building masses including a one (1) storey lobby close to the street front and a seven (7) storey tower set back approximately 16 feet from the front property line.
- The building utilizes a mix of high quality cladding materials including two varieties of brick veneer, limestone, abundant window glazing and acrylic stucco to effectively break up and articulate the building mass.
- A front entrance to the well glazed one (1) storey lobby and study area provides strong street front activation.
- Abundant balcony placement on the Young St. elevation further activates the front façade of the proposed building.
- A comprehensive landscaping plan has been submitted which illustrates:
    - Planting of six (6) new trees along the Young St. frontage.
    - 25 shrubs are proposed on site to further green the front yard and site yard setbacks
    - 15 shrubs will also be provided to meet building foundation landscaping requirements.

REASON FOR APPLICATION

- The subject properties at 376, 382, 386 & 388 Young St. are currently zoned “R2” Residential Two-Family district.
- The “R2” district does not permit the establishment of multi-family residential uses at a density that can accommodate the proposed development.
- The applicant wishes to construct a 67 unit multi-family residential use on a consolidated lot made from the four (4) existing properties at 376, 382, 386 & 388 Young St.
- In order to accommodate this higher density development, a subdivision and rezoning application is required.
- The ‘RMF-L’ Residential Multiple Family Large district enables a maximum residential density of one (1) residential unit per 400 sq. ft. of site area.
- Given a proposed lot area of 16 089 sq. ft., the proposed 67 unit building would result in a residential density of 240 sq. ft. per dwelling unit.
- Approval of the development as proposed requires a variance to the lot area per dwelling unit maximum for the ”RMF-L” district.

- Additional variances for yard setbacks, parking supply and rear yard buffering are also required. For complete analysis of required variances , please see the corresponding planners report for file DAV 21-211846D.

Collaboration with the Public Service:

- The applicant first contacted the Urban Planning Division to elicit feedback on a potential application to consolidate four (4) lots at 376-388 Young St. to enable construction of multi-family residential use in September of 2019. The proposal was described as targeting a student demographic.
- Following numerous discussions with the applicant's consultant team, a draft development concept was provided to the Urban Planning Division for initial review.
- At the recommendation of the Urban Planning Division, the applicant submitted a Pre-Application in February of 2021.
- After undertaking detailed policy analysis, reviewing the submitted concepts and undertaking internal discussions, the Urban Planning Division indicated a four (4) lot consolidation and associated rezoning could be supported provided the following items be explicitly addressed:
    - That design interventions be taken to mitigate impacts of the proposed seven (7) storey building on lower intensity uses to the west. A shadow study was requested as part of the formal submission.
    - The front yard setback align the proposed building mass with adjacent uses.
    - That a minimum 14 foot side yards be provided.
    - That a compliant rear yard be provided.
    - That two (2) car share vehicles be provided on site as well as a minimum 54 secure bicycle parking stalls.
    - All required accessible and van accessible parking stalls be provided.
    - The building demonstrate significant articulation and visual interest facing Young St., with abundant ground level activation and use of high quality façade materials.
    - A robust public consultation process occur with reporting to the Division prior to application
    - An arborist report be submitted at time of formal application.
- A series of follow up conversations occurred between the applicant and the Urban Planning Division following issuance of the Pre-Application feedback letter.
- The design concepts submitted as part of the formal application are consistent with all preliminary feedback provided to the applicant by the Urban Planning Division.
- As requested, the applicant has provided a public consultation summary, letters of support from key area stakeholders, a car share agreement, sun shadow study and arborist report as part of their formal submission.
- The applicant has also provided a description of their affordable housing program as required to access Canada Mortgage and Housing Corporation (CMHC) co-investment funding.

PUBLIC ENGAGEMENT

- As requested by the Urban Planning Division, the applicant has submitted a summary of their public consultation process.
- The applicant indicated that public consultation began in February of 2021.
- Due to COVID-19 public health orders, the applicant did not undertake in person consultation.
- The applicant engaged two (2) area stakeholder groups including the University of Winnipeg and the Spence Neighbourhood Association.
- The applicant has indicated previous communication with these stakeholder groups began in late 2017 regarding a plan to establish multi-family residential uses at 376-388 Young St.
- The applicant reconnected with both the University of Winnipeg and the Spence Neighbourhood Association in February of 2021 to elicit feedback on the proposed development.
- The applicant has indicated both the University of Winnipeg and the Spence Neighbourhood Association were supportive of the proposal to establish affordable multi-family residential housing at 376-388 Young St.
- The submitted letter from the Spence Neighbourhood Association has confirmed they were engaged by the applicant and have indicated support for the proposal provided:
    - The project significantly increases housing density on site.
    - The project will have a minimum of six (6) units offered at low income rate, with the remaining at affordable rate.
    - There will be a mix of unit types
    - The project will meet basic accessibility standards in accordance with the building code.
    - The project include a minimum eight (8) indoor bike parking stalls and two (2) car share stalls and that the proposal capitalize on proximity to rapid transit.
    - Ongoing community involvement occur.
- The University of Winnipeg Office of the Vice President Finance and Administration provided a letter dated March 10, 2021 in support of the proposed housing development at 376-388 Young St as described including:
    - That a mix of affordable and below-market rental units are provided.
    - That proposed development will be constructed in compliance with all Manitoba Building Code requirements and that quality finishes are provided.
- On April 1, 2021 a consultant on behalf of the applicant hand delivered a flyer to single family residences on Spence St. outlining the proposed project and encouraging feedback on the proposal through email communication. The applicant has indicated no responses were received.

ANALYSIS AND ISSUES

OurWinnipeg

- Section 01-4 Housing in the City of Winnipeg's development plan *OurWinnipeg* describes the provision of quality housing in the following way:
    - *The City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and costs in each neighbourhood.*
    - *Housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life.*
- Specific *OurWinnipeg* policies which apply to the subject application include:
    - *Direction 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.*
        - *With guidance from Complete Communities, encourage the development of safe and affordable housing throughout the city.*
        - *Encourage and support principles of Universal Design and/or visitability in new housing.*
    - Direction 2: *Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock.*
        - *Continue to use initiatives to facilitate housing rehabilitation in reinvestment neighbourhoods and infill housing in mature neighbourhoods.*
    - Direction 3: *Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with a particular focus on locations near a variety of transportation options.*
        - *Maintain a collaborative approach to affordable housing, recognizing that the City can play a role by facilitating and providing incentives to other partners.*
        - *Encourage new and infill development, as well as the redevelopment of existing properties to incorporate affordable housing that is integrated with market housing.*
        - *Promote partnership with housing developers and other housing stakeholders in continually resolving issues related to affordable housing, visitable housing and land use needs.*

OurWinnipeg policy provides strong support for the creation of safe, affordable and visitable housing, that meet a variety of housing needs in Winnipeg, to collaborate with other levels of government to enable development of new affordable housing and to encourage establishment of new infill development that integrates affordable and market rate housing. Through partnership with Opaskwayak Creek Nation (OCN) and the Canadian Mortgage and Housing Corporation (CMHC), the proposed infill development will provide 42% of units at below market rate levels in a manner consistent with *OurWinnipeg* policies that support provision of affordable housing through intergovernmental partnerships. For these reasons the Urban Planning Division finds the proposed redevelopment to be consistent with *OurWinnipeg* policy.

COMPLETE COMMUNITIES DIRECTION STRATEGY

- With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Direction 1: Support the completion of Areas of Stability
        - *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.*

The proposed development is consistent with area context in that other mid-rise multi-family residential uses are located on this block of Young St. The proposal will add a substantial amount of new market rate and affordable housing to the area, increasing housing choice in this Mature Community.

- The east side of Young St. is located in the Downtown policy area of the *Complete Communities Direction Strategy*
- Although not located in the Downtown, an important factor in assessing the suitability of this proposal is this site's proximity to the Downtown, which facilitates significantly higher residential density and lower motor vehicle parking requirements.
- Key policies guiding residential development in the Downtown include:
    - Organizing Downtown Direction 2: *Promote intensification and high-density mixed use development within the Downtown in a way that supports and complements its unique districts, destinations and clusters.*
    - Organizing Downtown Direction 3: *Establish nodes and corridors that complement Downtown's districts, destinations and clusters by serving as key gateways and meeting places and focusing on pedestrian oriented, active uses*
    - Places to Live Downtown Direction 1: *Promote and enable sustainable, high density residential development in strategic locations Downtown:*
        - *Set favourable conditions for the development of student-oriented housing in close proximity to, or in conjunction with Downtown learning institutions.*

The proposed 67 unit multi-family use will add significant residential densification to the subject area, immediately adjacent to the Downtown and the University of Winnipeg campus and within 230 metres walking distance of the Balmoral Rapid Transit station. The proposed development is consistent with *Complete Communities* Downtown policies, in that the University of Winnipeg campus node is a suitable location for higher density residential development with lower motor vehicle parking requirements given adjacent amenities and the presence of viable primary transportation options in close proximity.

ZONING BY-LAW 200/2006

- The “RMF-L” Residential Multi-Family Large district is intended to facilitate high density, non-mixed use, residential development.
- The subject site is located on a block of Young St. characterized by higher density multi-family residential buildings, surface parking lots and large scale institutional uses.
- The centre of Young St. is the dividing line between the Mature Community and Downtown policy areas as outlined in the *OurWinnipeg / Complete Communities* Urban Structure Map.
- This unique policy context combined with the presence of numerous amenities and transportation options nearby, results in context that can accommodate “RMF-L” residential densities.
- The proposed density of 240 sq. ft. per dwelling unit exceeds the maximum 400 sq. ft. per dwelling unit typically permitted in the “RMF-L.”
- As discussed in the associated variance report (DAV 21-211846D), the established residential context, proximity to the Downtown, proximity to a major post-secondary education / employment hub and proximity to a Rapid Transit station are supporting factors in the use of the “RMF-L” zoning district and the associated density variance.
- The applicant has submitted a site plan and elevations that have responded to feedback from the Urban Planning Division which reduce height, increase yards and articulate the building, enabling the establishment of a reasonably scaled development in this highly urban context.
- Through conditions of approval including a height cap, substantial conformance condition and plan approval requirement, the “RMF-L” district can enable the proposed redevelopment project to proceed without imposing adverse impact on adjacent uses.

Based on these considerations the “RMF-L” zoning district is the most appropriate zoning district to enable the proposed development.

CONSOLIDATION OF LOTS

- A key component of this development is the proposed consolidation of four (4) lots, creating one 150 foot wide lot fronting Young St.
- The proposed DASZ application enables both the consolidation and up zoning of this proposed lot.
- Precedent is an important consideration in assessing contextual suitability of a given proposal.
- The proposed new lot at 376 Young St. is similar in width and area with two existing lots in the immediate vicinity (see figure 3).
- The proposed lot at 376 Young St. is significantly smaller than the existing lot 366 Spence St., located immediately east of the subject site (see figure 3).
- Given existing lot context and submission of a quality building design, the Urban Planning Division is supportive of the proposed four (4) lot consolidation.

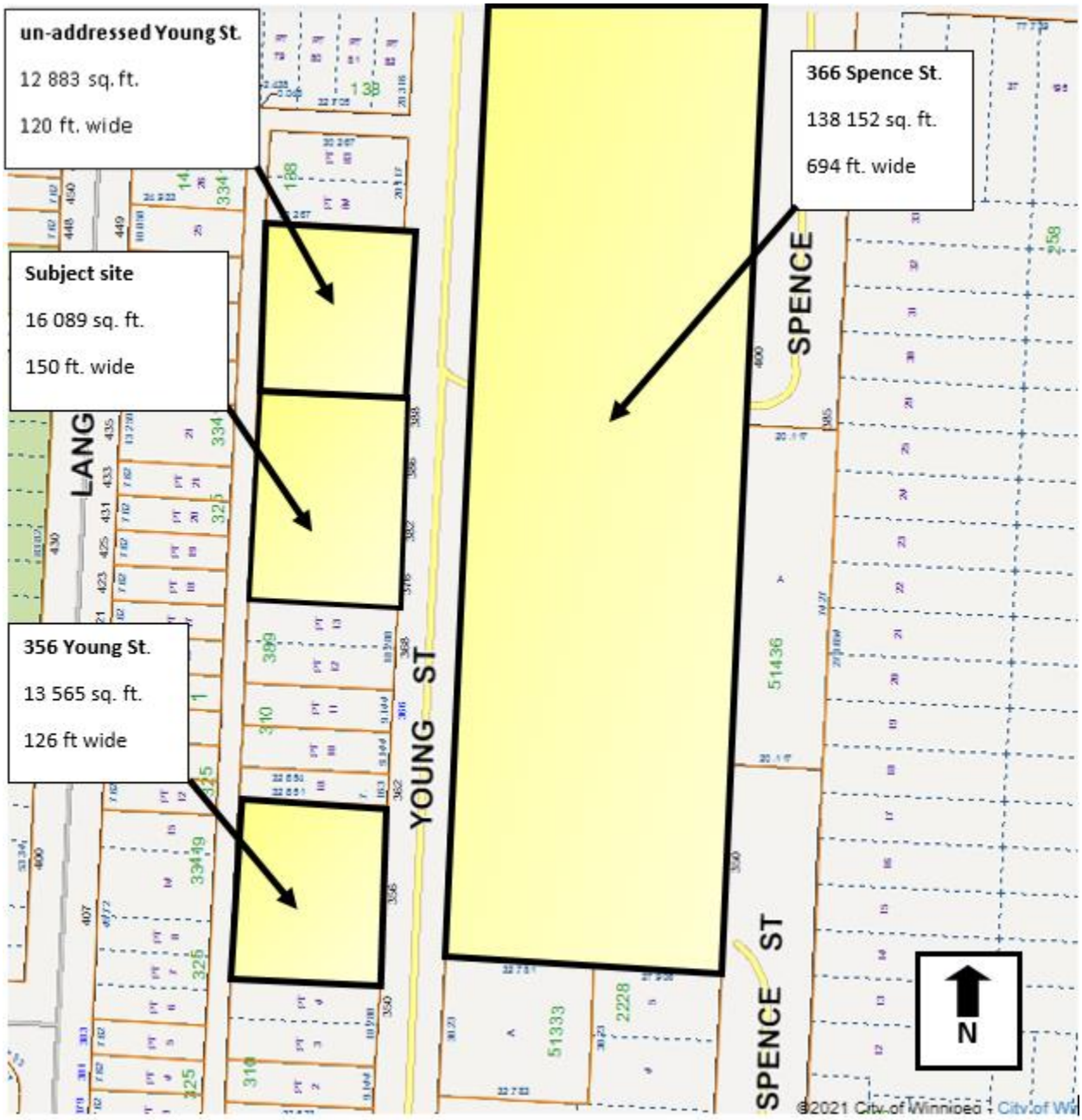


Figure 3: Young St. lot size context.

ADDITIONAL CONSIDERATIONS

Shadow study and building height

- During preliminary discussions, the applicant stated their intention to construct a seven (7) storey multi-family dwelling.
- The applicant cited the existing seven (7) storey building at 356 Young St. as a precedent for their proposed height.
- Despite a seven (7) storey construction, the building at 356 Young has an approximate height of 60 feet.
- The Urban Planning Division requested the applicant to explore methods for limiting the height of their building, aiming for a 60 foot tall building to better align with precedent and to limit impacts to lower intensity uses across the rear lane.
- Through design refinement, the applicant has submitted a seven (7) storey building that is 68 feet tall, similar in height to standard six (6) storey construction.
- The applicant has provided a shadow study which illustrates the proposed 68 foot tall building results in a minimal difference in shadow impact to properties across the rear lane when compared to a 60 foot tall building.
- This analysis addressed the Division's concerns and was a key component in determining our supportive recommendation.

Provision of affordable housing

- During preliminary discussions, the applicant indicated their proposal would be geared towards students attending the University of Winnipeg.
- At time of formal submission, the applicant confirmed their proposal has received SEED funding from Canada Mortgage and Housing Corporation (CMHC) to enable provision of affordable housing as part the development concept. A detailed letter of intent from CMHC is anticipated in the coming weeks.
- The applicant has provided a summary of the proposed affordable housing program:
    - As per requirements of the CMHC co-funding program at least 30% of units must provide rents at rates less than 80% of median market rents for a minimum period of 20 years.
    - The applicant is proposing to establish 42% of units at 79% of median market rents.
    - The project will contain 23 one bedroom units with a monthly rent of $758 per month.
    - Six (6) bachelor units will be provided with monthly rents of $623.
    - The remaining 38 units will be a mix of bedroom configurations with rents between $1295-1655 per month.
- The applicant has indicated this project is a joint venture with the Opaskwayak Cree Nation (OCN) who will own the proposed building.
- The proposed development will enable access to quality housing for OCN band members seeking accommodation while pursuing post-secondary education in the Winnipeg.
- Provision of affordable housing was not part of preliminary discussions with the applicant.

- The Urban Planning Division was supportive of the proposal based on the policy context, characteristics of the area and submitted designs.
- It is the opinion of the Urban Planning Division, the addition of a significant number of affordable housing units further strengthens the subject proposal at 376-388 Young St.

Energy efficiency

- In order to access CMHC co-investment funding, eligible projects must meet elevated energy efficiency standards.'
- The applicant has indicated the proposed building will exceed 2015 building code requirements for energy efficiency by 25%.

Building accessibility

- In order to access CMHC co-investment funding, eligible projects must meet specified accessibility standards.
- The following accessibility features will be provided:
    - The building is fully accessible from street edge
    - The main floor and lounge area is fully accessible
    - Elevator access is provided to all levels of the building
    - Full accessibility standards are implemented in common / public spaces in each unit
    - Three (3) foot wide entrances are provided to each unit
    - Three (3) foot wide doors are provided to the primary bathroom in each unit
    - All accessible parking stalls are provided and clearly labelled
    - All accessible parking stalls are strategically located in proximity to the building elevator

Trees and Landscaping

- At the request of the Urban Planning Division, the applicant provided a detailed arborist report at the time of formal application.
- The submitted arborist report lists the species and condition of 12 trees on site.
- The report indicates states:

    "While there are some trees with marginal value in the landscape for this type of project it's most likely more beneficial to select a few well-chosen plantings rather than attempt to keep the existing trees in the new altered landscape."

- Given the scale of the proposed redevelopment, the site plan illustrates the existing trees on site will be removed.
- The submitted landscape plan illustrate provision of six (6) new trees along the Young St. frontage.
- 25 shrubs will also be planted in the front and side yards of the subject site as well as 15 shrubs along the building foundation.

Conditions of approval

Plan Approval

- Given the scale of proposed development, to ensure submitted designs remain consistent with submitted plans, Plan Approval is recommended as a condition of DASZ approval.

Height restriction

- The “RMF-L” district enables permitted heights of 150 feet.
- A key consideration in the design of this building was to minimize building height and any associated impacts on adjacent uses.
- The applicant has submitted building elevations that illustrate a satisfactory height of 68 feet.
- To ensure any future development is consistent with this proposed height, a height cap of 70 feet is recommended as a condition DASZ approval.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject subdivision and rezoning will result in the establishment of a multi-family residential development that is consistent with *Complete Communities* policy and area context on this block of Young St.
- The proposed development will increase residential density including a substantial number of affordable housing units on this lot, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood.

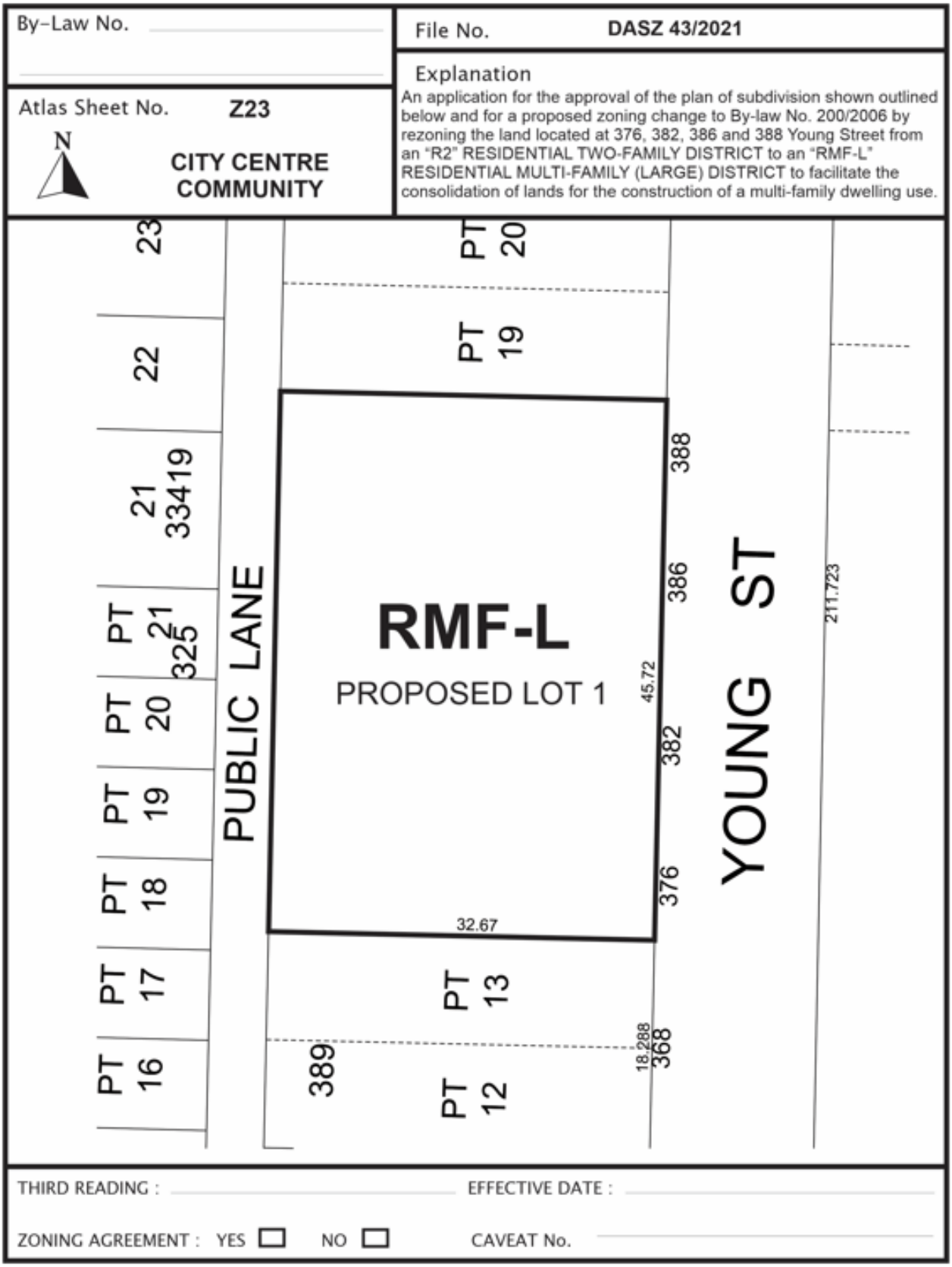
RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be rezoned into the “RMF” Residential Multi-Family Large district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DASZ 43/2021

Schedule "A" for File DASZ 43/21, City Centre Community Committee, January 11, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 376, 382, 386 AND 388 YOUNG STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 43/2021. 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 wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided and assuming the use of non-combustible construction and installation of a sprinkler system. Additional review will be required by their Department should the plans of development change during the process.

Section II - Servicing Considerations

1) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

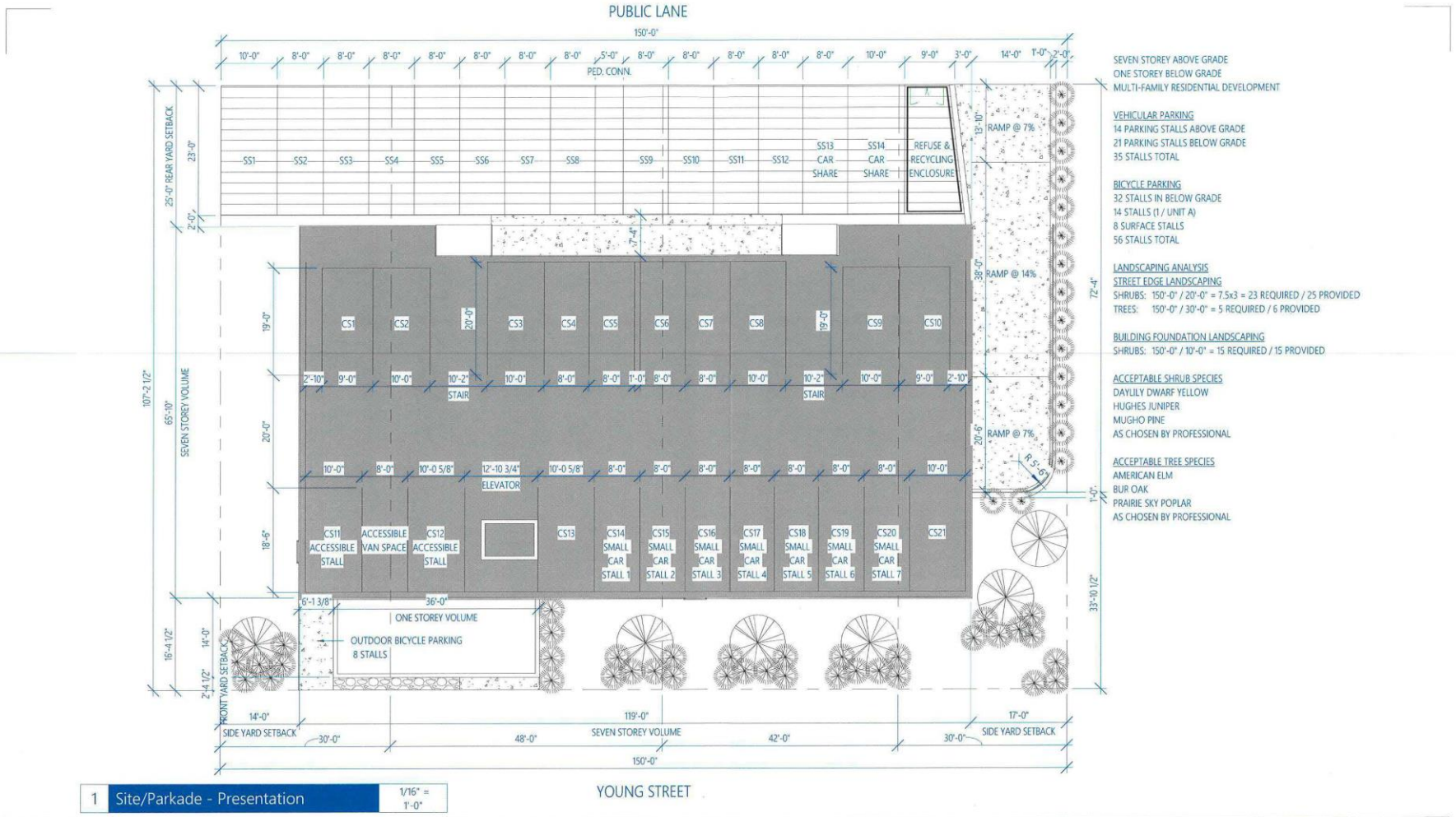
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 43/2021
December 6, 2021

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

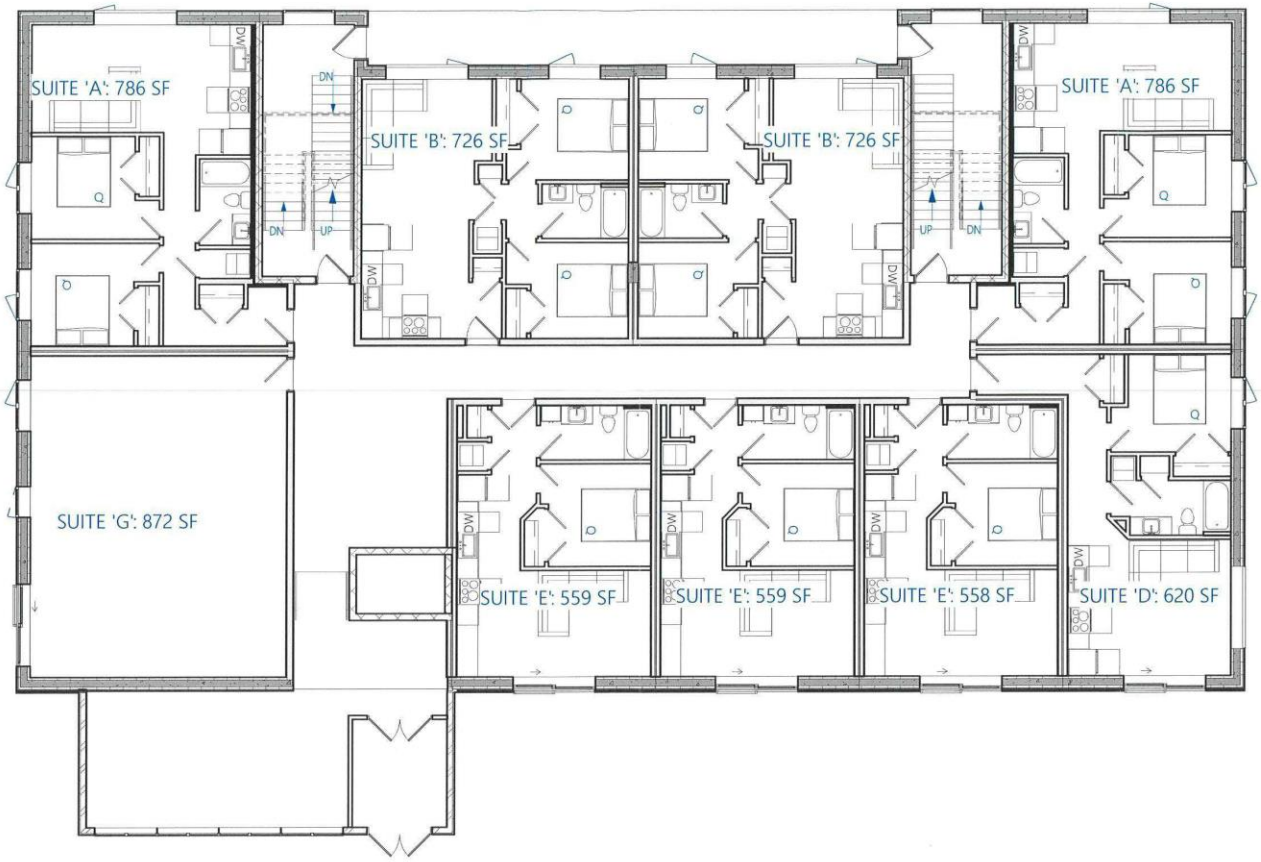
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit “14” referred to in File DASZ 43/2021



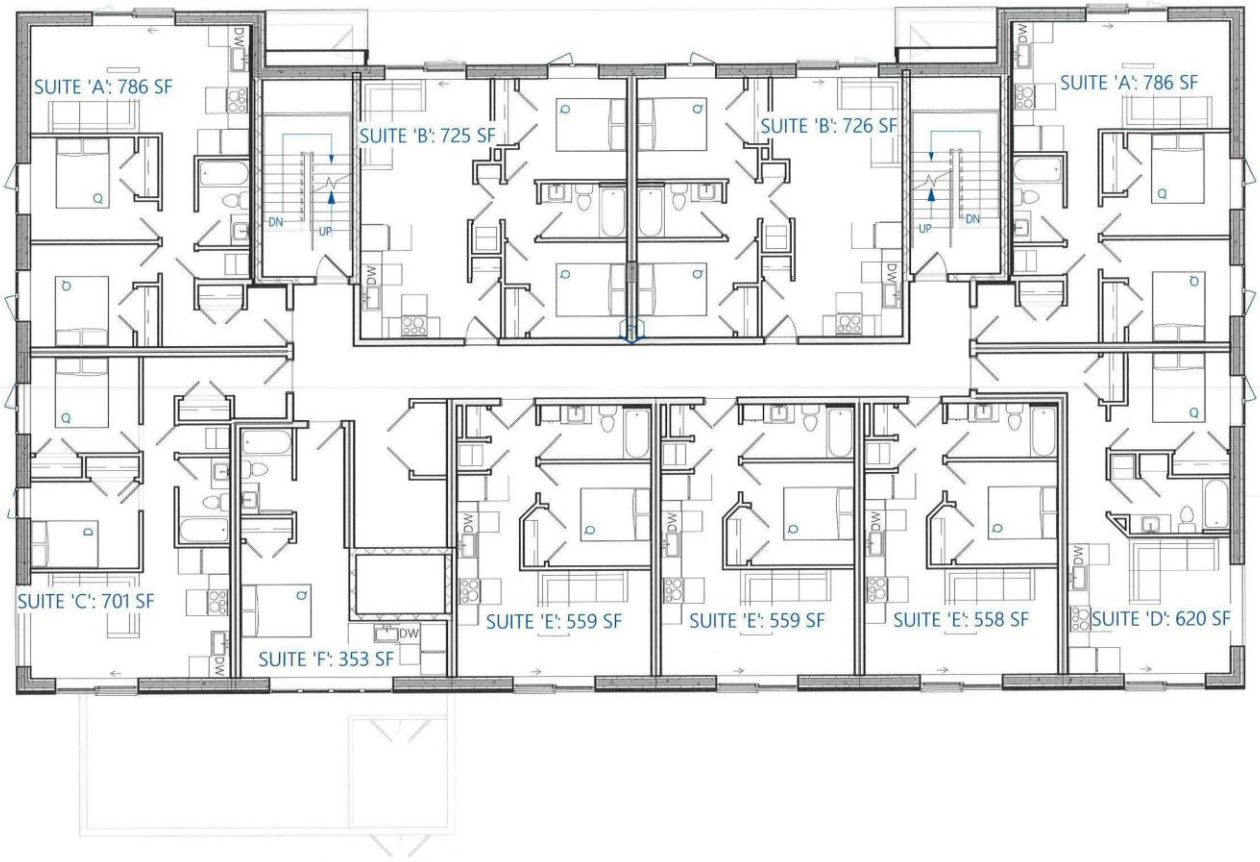
1 Site/Parkade - Presentation 1/16" = 1'-0"

PARAGON DESIGN | BUILD | gw architecture inc. | STUDIO476 | Young | 376-388 Young Street Winnipeg, MB | 07/20/21 | P1



1 Level 100 - Presentation 3/32" = 1'-0"

PARAGON DESIGN | BUILD	gw architecture inc.	STUDIO476		Young 376-388 Young Street Winnipeg, MB	07/30/21	P2



1 Level 200-700 - Presentation 3/32" = 1'-0"

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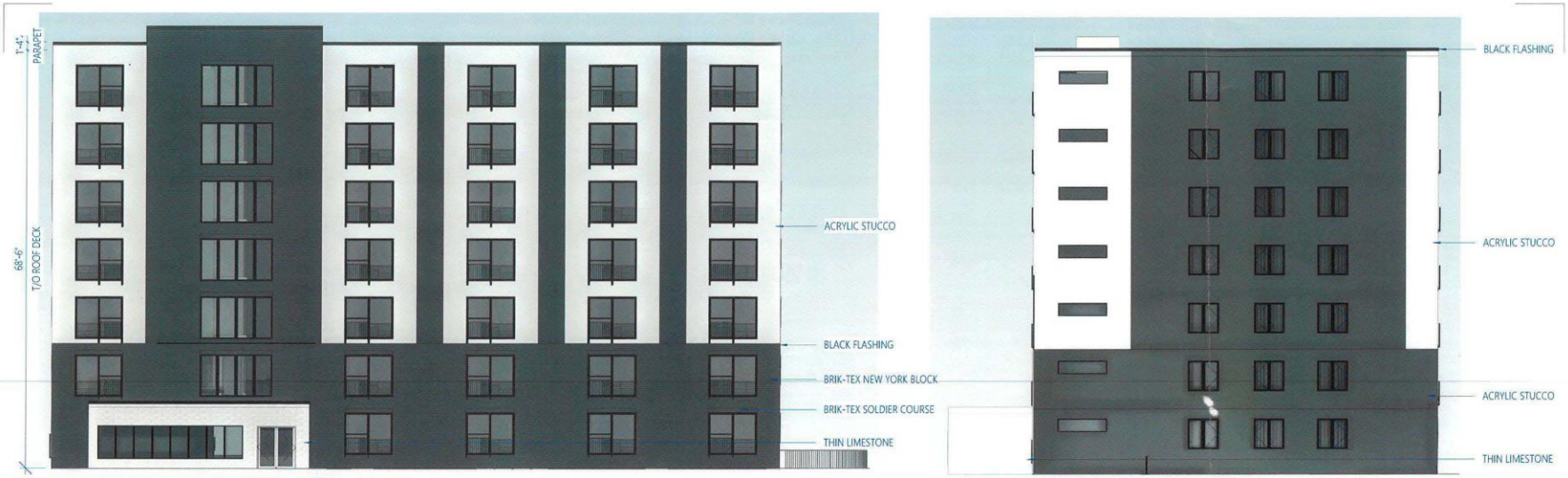


PARAGON DESIGN | BUILD	gw architecture inc.	STUDIO476		Young 376-388 Young Street Winnipeg, MB	07/05/21	P4



1 West - Presentation 1/16" = 1'-0"

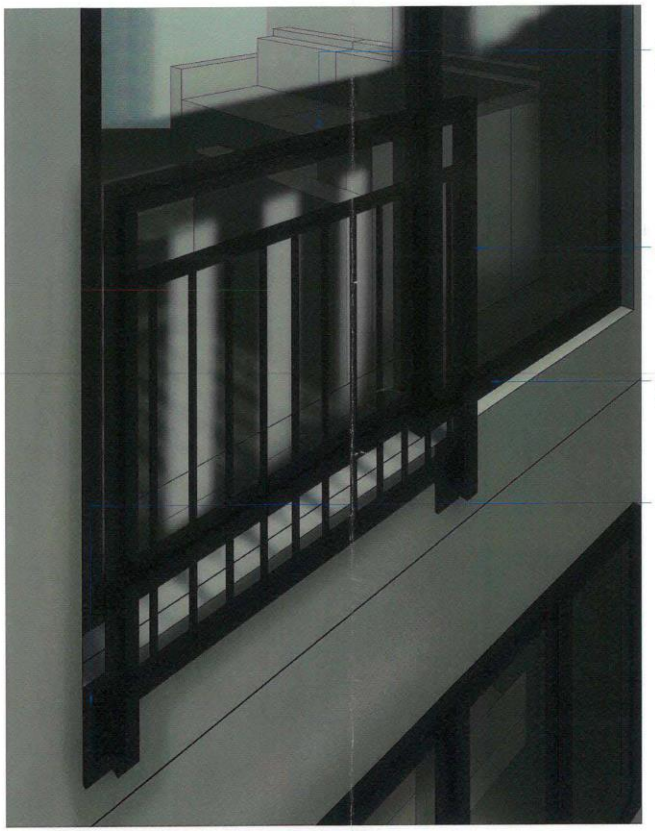


2 South - Presentation 1/16" = 1'-0"

PARAGON DESIGN | BUILD	gw architecture inc.	STUDIO476		Young 376-388 Young Street Winnipeg, MB	07/20/21	P5

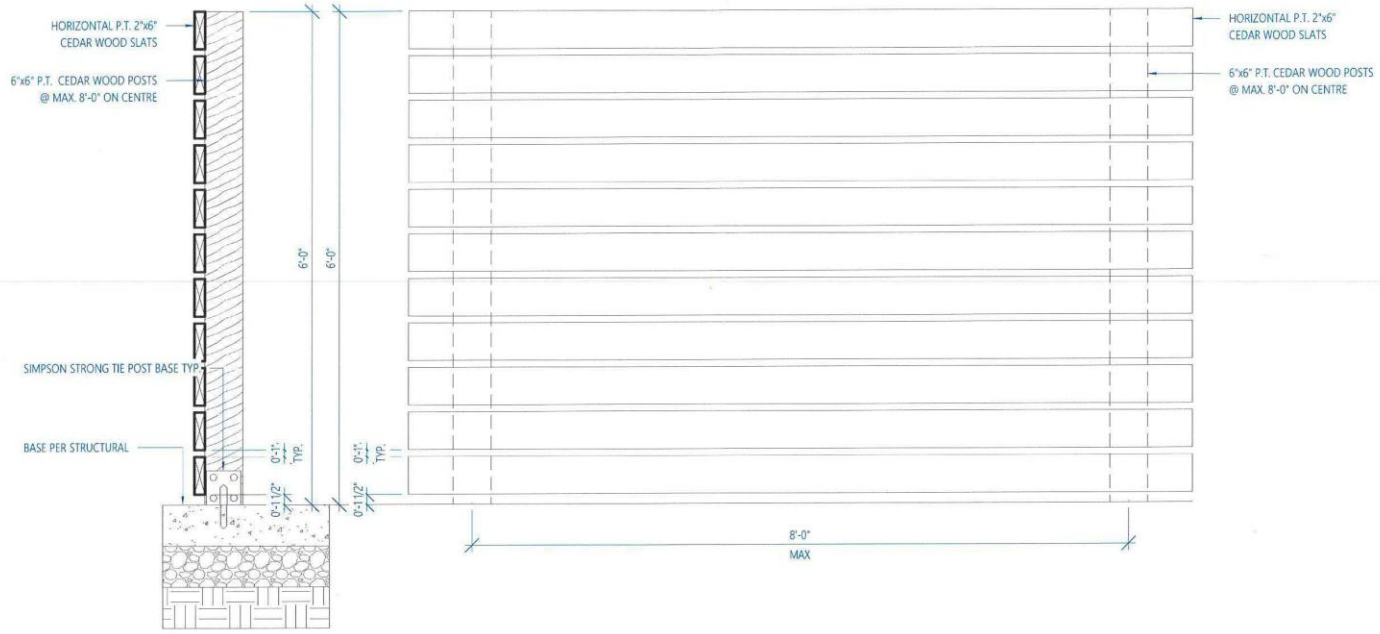


1 Textures 1/4" = 1'-0"



2 Balcony Railing Perspective

PARAGON DESIGN | BUILD	gw architecture inc.	STUDIO476		Young 376-388 Young Street Winnipeg, MB	07/09/21	P6



1 Refuse Fence Detail 3/4" = 1'-0"

PARAGON DESIGN | BUILD	gw architecture inc.	STUDIO476		Young 376-388 Young Street Winnipeg, MB	07/20/20	P7