Agenda – Executive Policy Committee – February 16, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 7, 2022

Item No. 8 Rezoning – 4025 Roblin Boulevard
(Charleswood-Tuxedo-Westwood Ward)
File DAZ 212/2021 [c/r DAV 221587/2021D

On February 7, 2022, due to a tie vote, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the matter to the Executive Policy Committee and Council without recommendation.

Agenda – Executive Policy Committee – February 16, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 7, 2022

DECISION MAKING HISTORY:

On February 7, 2022, due to a tie vote, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the matter to the Executive Policy Committee and Council without recommendation.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 28, 2022, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Delete Recommendation 1.A.ii. in its entirety and replace with the following:

  "ii. That building heights, as measured from grade to top of roof, shall be limited to a maximum height of 79 feet."

- In Recommendation 1.A., add the following new conditions:

  "iv. That no vehicular access shall be permitted to the land from McQuaker Drive.

  v. That no buildings or structures (including vehicle access and ramps) shall be permitted within 98 ft of the north property line."

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

  ", with the following amendments:

  i. In Section III – Servicing Conditions:

  a. Delete Condition 3 in its entirety

  b. Delete Condition 4 in its entirety and replace with the following:

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 7, 2022

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

"4) <u>William R. Clement Parkway and Roblin Boulevard</u>

a. The Developer shall, at no expense to the City, re-construct the right turn cut-off in the northwest corner of William R Clement Parkway and Roblin Boulevard as a smart channel, and all related works, all as determined by and to the satisfaction of the Director of Public Works.

This is intended to slow motorists as exiting William R Clement Parkway to reduce the possibility of rear-end collisions with vehicles entering the proposed development. It also inherently provides greater distance to the private approach.

b. The Developer shall, at no expense to the City, construct and install pavement upgrades, and all related works including but not limited to boulevard and sidewalk modifications, on Roblin Boulevard required to accommodate u-turning traffic accessing or exiting the Planned Area, as determined by and to the satisfaction of the Director of Public Works."

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

PUBLIC HEARING SUMMARY

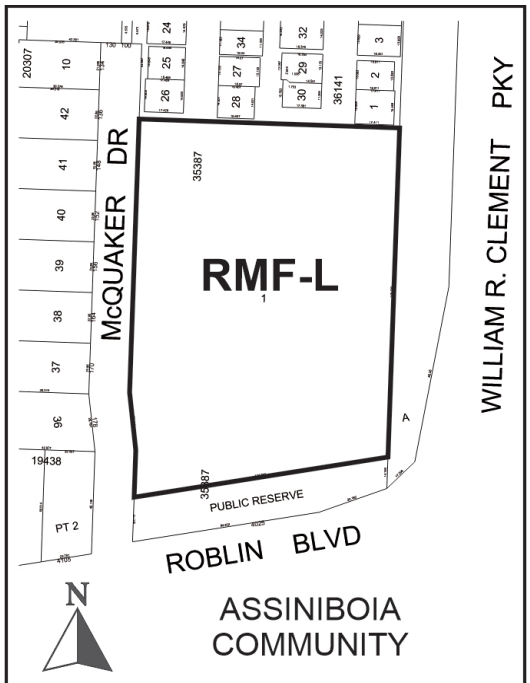
File: DAZ 212/2021

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

Public Hearing: January 27, 2022
Council Building, 510 Main Street

Applicant: Serhal Consulting Inc. (Danny Serhal)

Subject:



Premises Affected: 4025 Roblin Boulevard

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

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: January 31, 2022

Community Committee Recommendation:

On January 28, 2022, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DA 212/2021 by giving first reading to the by-law, attached as Appendix "B" to this report, that rezones the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated January 18, 2022 and included within Schedule "A", subject to the following conditions:

    A. That the owner of the subject land (The "Owner") 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. Bicycle enclosures
            f. Fencing
            g. Lighting
            h. Landscaping
            i. Free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the 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 building heights, as measured from grade to top of roof, shall be limited to a maximum height of 79 feet.

iii. That no structures be permitted within 65 feet of the west property line.

iv. That no vehicular access shall be permitted to the land from McQuaker Drive.

v. That no buildings or structures (including vehicle access and ramps) shall be permitted within 98 ft of the north property line.

B. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 13, 2022 and attached as Schedule "B" to this report***, with the following amendments:***

i. In Section III – Servicing Conditions:

a. Delete Condition 3 in its entirety

b. Delete Condition 4 in its entirety and replace with the following:

"4) <u>William R. Clement Parkway and Roblin Boulevard</u>

a. The Developer shall, at no expense to the City, re-construct the right turn cut-off in the northwest corner of William R Clement Parkway and Roblin Boulevard as a smart channel, and all related works, all as determined by and to the satisfaction of the Director of Public Works.

This is intended to slow motorists as exiting William R Clement Parkway to reduce the possibility of rear-end collisions with vehicles entering the proposed development. It also inherently provides greater distance to the private approach.

b. The Developer shall, at no expense to the City, construct and install pavement upgrades, and all related works including but not limited to boulevard and sidewalk modifications, on Roblin Boulevard required to accommodate u-turning traffic accessing or exiting the Planned Area, as determined by and to the satisfaction of the Director of Public Works."

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

i. a Zoning Agreement in accordance with Recommendation 1A; and

ii. a Servicing Agreement in accordance with Recommendation 1B, 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").

D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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.

2. That Caveat 2571526/1 be discharged as it affects Lot 1, Plan 35387.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 212/2021, as determined by the City's Director of Planning, Property and Development.

4. That the Public Service be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under Recommendation 3 and all associated ancilliary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

9. 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 DAZ 212/2021.

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

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

1. I believe compromises have been made on both sides.

2. Everything that has been said on the public record has led us to this and it has involved collaboration with all parties necessary for this application.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 140

In accordance with section 236.1(1), the threshold for sufficient objection has been met.

Exhibits Filed:

1. Application dated November 9, 2021
2. Notification of Public Hearing dated December 15, 2021
3. Manitoba Status of Titles 1539654/1 & 2690664/1
4. Letter of authorization dated February 10, 2021 from Assiniboine Links-Phase II Inc. (Alan R. Nixon) to Roblin Premiere Developments
5. Letter of authorization dated May 20, 2021 from Roblin Premiere Developments to Serhal Consulting Inc. (Daniel Serhal)
6. Caveats 2221246, 2248849, 2251862 & 2571526
7. Cross Access Agreement dated September 25, 1997 between The City of Winnipeg, and The Grand Lodge of Manitoba of the Independent Order of Oddfellows
8. Zoning Agreement dated November 22, 2000, between the City of Winnipeg and Assiniboine Links – Phase II Inc.
9. Renderings of subject property (9 pages)
10. Shadow Study Renderings (15 pages)
11. Plans (8 pages)
12. Report from the Urban Planning Division dated January 18, 2022
13. Inspection Report
14. Communication dated January 6, 2022 with respect to the application submitted by Lea Smith
15. Communication dated January 10, 2022 in opposition to the application submitted by Belle Cameron
16. Communication dated January 10, 2022 in opposition to the application submitted by Neilla Piracha
17. Communication dated January 11, 2022 in opposition to the application submitted by Terence Richard Ladyman
18. Communication dated January 12, 2022 in opposition to the application submitted by Charlene Zubriski
19. Communication dated January 14, 2022 in opposition to the application submitted by Colleen Woods
20. Communication dated January 14, 2022 in opposition to the application submitted by Helen Margaret Pratt
21. Communication dated January 14, 2022 in opposition to the application submitted by Stefanie Reece
22. Communication dated January 15, 2022 in opposition to the application submitted by Owen Tardi
23. Communication dated January 15, 2022 in opposition to the application submitted by Brent Horrill

Exhibits Filed (continued):

24. Communication dated January 15, 2022 in opposition to the application submitted by Lynn Horrill
25. Communication dated January 15, 2022 in opposition to the application submitted by Barb Pettitt
26. Communication dated January 16, 2022 in opposition to the application submitted by Roberta Burns
27. Communication dated January 17, 2022 in opposition to the application submitted by Ramona Crowther
28. Communication dated January 17, 2022 in opposition to the application submitted by Cathy Skene
29. Communication dated January 17, 2022 in opposition to the application submitted by Harold Wiens
30. Communication dated January 17, 2022 in opposition to the application submitted by Edgar Rivalin
31. Communication dated January 17, 2022 in opposition to the application submitted by Janet Sigurdson
32. Communication dated January 17, 2022 in opposition to the application submitted by Brian Hughson
33. Communication dated January 17, 2022 in opposition to the application submitted by Barbara Bennett
34. Communication dated January 17, 2022 in opposition to the application submitted by Constance Quaglia
35. Communication dated January 17, 2022 in opposition to the application submitted by Amanda Eyjolfson
36. Communication dated January 17, 2022 in opposition to the application submitted by Lorna Hughson
37. Communication dated January 17, 2022 in opposition to the application submitted by Michael Mykichuk
38. Communication dated January 17, 2022 in opposition to the application submitted by Moshe Selchen
39. Communication dated January 17, 2022 in opposition to the application submitted by Monica Gompf
40. Communication dated January 17, 2022 in opposition to the application submitted by Lorraine Weatherby
41. Communication dated January 17, 2022 in opposition to the application submitted by Linda Rigaux
42. Communication dated January 17, 2022 in opposition to the application submitted by Leslie Cleven
43. Communication dated January 17, 2022 in opposition to the application submitted by Richard McMillan
44. Communication dated January 17, 2022 in opposition to the application submitted by Richard Best
45. Communication dated January 17, 2022 in opposition to the application submitted by Viola Poitras
46. Communication dated January 17, 2022 in opposition to the application submitted by Raegan Cleven

Exhibits Filed (continued):

47. Communication dated January 18, 2022 in opposition to the application submitted by Dan Sawatzky
48. Communication dated January 18, 2022 in opposition to the application submitted by Dawn Marie Johnston
49. Communication dated January 18, 2022 in opposition to the application submitted by Kathleen Chiswell
50. Communication dated January 18, 2022 in opposition to the application submitted by Peter William Head
51. Communication dated January 18, 2022 in opposition to the application submitted by Sandra Sawatzky
52. Communication dated January 18, 2022 in opposition to the application submitted by Valerie Johnson
53. Communication dated January 18, 2022 in opposition to the application submitted by Wilfred Chiswell
54. Communication dated January 19, 2022 in opposition to the application submitted by Kathy Njegovan
55. Communication dated January 19, 2022 in opposition to the application submitted by Mitch Njegovan
56. Communication dated January 19, 2022 in opposition to the application submitted by Sylvia Bohonos
57. Communication dated January 19, 2022 in opposition to the application submitted by George Scott
58. Communication dated January 19, 2022 in opposition to the application submitted by Jill Scott
59. Communication dated January 19, 2022 in opposition to the application submitted by Rhonda Grist
60. Communication dated January 19, 2022 in opposition to the application submitted by Scott Pettitt
61. Communication dated January 19, 2022 in opposition to the application submitted by China Hillman
62. Communication dated January 20, 2022 in opposition to the application submitted by James G. Nowell
63. Communication dated January 20, 2022 in opposition to the application submitted by George Dohie
64. Communication dated January 20, 2022 in opposition to the application submitted by Shirley Salay
65. Communication dated January 20, 2022 in opposition to the application submitted by Joe Salay
66. Communication dated January 20, 2022 in opposition to the application submitted by Rosilie Johnson
67. Communication dated January 21, 2022 in opposition to the application submitted by Lucille Catherine Evans
68. Communication dated January 21, 2022 in opposition to the application submitted by Douglas Wllington Evans
69. Communication dated January 21, 2022 in opposition to the application submitted by Ronald Ralph Garden

Exhibits Filed (continued):

70. Communication dated January 23, 2022 in opposition to the application submitted by Glen Grist
71. Communication dated January 23, 2022 in opposition to the application submitted by Kathy Purves
72. Communication dated January 23, 2022 in opposition to the application submitted by Jon Sigurdson
73. Communication dated January 24, 2022 in opposition to the application submitted by Winnifred Matich
74. Communication dated January 24, 2022 in opposition to the application submitted by Elenor Copetti
75. Communication dated January 24, 2022 in opposition to the application submitted by Michael Green
76. Communication dated January 24, 2022 in support of the application submitted by Dorian Sherman
77. Communication dated January 24, 2022 in opposition to the application submitted by Elaine May
78. Communication dated January 24, 2022 in opposition to the application submitted by Jane Maclean
79. Communication dated January 24, 2022 in opposition to the application submitted by Rita Pliszka
80. Communication dated January 24, 2022 in opposition to the application submitted by Margarida Carvalho
81. Communication dated January 24, 2022 in opposition to the application submitted by Dolores Bischoff
82. Communication dated January 24, 2022 in opposition to the application submitted by Susan Ladyman
83. Communication dated January 25, 2022 in opposition to the application submitted by Jim Johnson
84. Communication dated January 25, 2022 in opposition to the application submitted by Georgina Johnson
85. Presentation dated October 5 and 6, 2020, in opposition to the application submitted by Deborah L. Schlamp
86. Communication dated January 25, 2022 in opposition to the application submitted by Karl Gompf
87. Communication dated January 25, 2022 in opposition to the application submitted by Jenna Lauber
88. Communication dated January 25, 2022 in support of the application submitted by Evan Hanson
89. Communication dated January 25, 2022 in support of the application submitted by Joel Tranq
90. Communication dated January 25, 2022 in opposition to the application submitted by Dolores Bischoff
91. Communication dated January 25, 2022 in opposition to the application submitted by Bob Delaney
92. Communication dated January 25, 2022 in opposition to the application submitted by Verna Guenther

Exhibits Filed (continued):

93. Communication dated January 25, 2022 in opposition to the application submitted by Leland Humphreys
94. Communication dated January 25, 2022 in opposition to the application submitted by Joan Humphreys
95. Communication dated January 25, 2022 in opposition to the application submitted by Lise Hopper
96. Communication dated January 25, 2022 in opposition to the application submitted by Andrea O'Meara
97. Communication dated January 25, 2022 in opposition to the application submitted by Carolyn Wiens
98. Communication dated January 25, 2022 in opposition to the application submitted by Gladys Tanasichuk
99. Communication dated January 25, 2022 in opposition to the application submitted by Marilyn Joan Garden
100. Communication dated January 25, 2022 in opposition to the application submitted by John Epp
101. Communication dated January 25, 2022 in opposition to the application submitted by Mary Elliott
102. Communication dated January 25, 2022 in opposition to the application submitted by Sharon Epp
103. Communication dated January 25, 2022 in opposition to the application submitted by Shauna Streich
104. Communication dated January 25, 2022 in opposition to the application submitted by Michael Guertin
105. Communication dated January 25, 2022 in opposition to the application submitted by Suzanne Blouin
106. Communication dated January 26, 2022 in opposition to the application submitted by Lorrell Onosson
107. Communication dated January 26, 2022 in opposition to the application submitted by Robert Arthur
108. Communication dated January 26, 2022 in opposition to the application submitted by Michael McEwen
109. Communication dated January 26, 2022 in opposition to the application submitted by Dawn Askin
110. Communication dated January 26, 2022 in opposition to the application submitted by Kelly Lauber
111. Communication dated January 26, 2022 in opposition to the application submitted by Donald Fraser
112. Communication dated January 26, 2022 in opposition to the application submitted by Monica Dubois
113. Petition in in opposition to the application purporting to contain 1,945 signatures, submitted by Monica Dubois
114. Communication dated January 26, 2022 in opposition to the application submitted by James O'Meara
115. Communication dated January 26, 2022 in opposition to the application submitted by Cameron Drever

Exhibits Filed (continued):

116. Communication dated January 26, 2022 in opposition to the application submitted by Beverley Zimmerman
117. Communication dated January 26, 2022 in opposition to the application submitted by Jeanne McBride
118. Communication dated January 26, 2022 in opposition to the application submitted by Mike Howard
119. Communication dated January 26, 2022 in opposition to the application submitted by Margaret Jane Casey
120. Communication dated January 26, 2022 in opposition to the application submitted by Greg Baylis
121. Communication dated January 26, 2022 in opposition to the application submitted by Catherine Johnson
122. Communication dated January 26, 2022 in opposition to the application submitted by Loretta Doyle
123. Communication dated January 27, 2022 in opposition to the application submitted by Jocelyn Prohaska
124. Communication dated January 27, 2022 in opposition to the application submitted by Barbara Johnson
125. Communication dated January 27, 2022 in opposition to the application submitted by Mark Burch
126. Communication dated January 27, 2022 in opposition to the application submitted by Donna Drever
127. Communication dated January 27, 2022 in opposition to the application submitted by Michael Scott
128. Communication dated January 27, 2022 in opposition to the application submitted by Barbara Jalibat
129. Communication dated January 27, 2022 in opposition to the application submitted by Janet Laidlaw
130. Photo in opposition to the application submitted by Jackie Drever
131. Communication dated January 27, 2022 in opposition to the application submitted by Meagan Boles
132. Communication dated January 27, 2022 in support of the application submitted by Alan Nixon
133. Communication dated January 27, 2022 in opposition to the application submitted by Chad Horrill
134. Communication dated January 27, 2022 in opposition to the application submitted by Marina Olson
135. Communication dated January 27, 2022 in opposition to the application submitted by Les Kotyk
136. Communication dated January 27, 2022 in opposition to the application submitted by Harold Lipps
137. Communication dated January 27, 2022 in opposition to the application submitted by Tara Horrill
138. Communication dated January 27, 2022 in opposition to the application submitted by Rene Poulin

Exhibits Filed (continued):

139. Communication dated January 27, 2022 in opposition to the application submitted by Veronika Eliasova
140. Communication dated January 28, 2022 in opposition to the application submitted by Tannis Calhoun
141. Communication dated January 28, 2022 with respect to the application submitted by Pauline Ordonez
142. Presentation dated January 28, 2022 in support of the application submitted by Brendan Salakoh at the public hearing
143. Communication dated January 28, 2022 with respect to the application submitted by Guy McKim
144. Photos in opposition to the application submitted by Jackie Drever
145. Recording of Representations

REPRESENTATIONS:

In Support:

Glenn Bernardin
Stephan Chapman
Evan Hanson
Ben McGillivary
Alan Nixon
Brendan Salakoh
Daniel Serhal
Dorian Sherman
Donovan Toews
Joel Tranq
Doug Wilkinson

In Opposition:

Robert Arthur
Dawn Askin
Greg Baylis
Linda Bayliss
Barbara Bennett
Richard Best
Allan Bischoff
Dolores Bischoff
Suzanne Blouin
Sylvia Bohonos
Meagan Boles
Mark Burch
Roberta Burns
Tannis Calhoun
Belle Cameron
Melissa Campbell
Stefan Campbell
Margarida Carvalho
Margaret Jane Casey
Kathleen Chiswell
Wilfred Chiswell
Leslie Cleven
Raegan Cleven
Elenor Copetti
Ramona Crowther
Bob Delaney
Linda Delaney
George Dohie
Loretta Doyle
Cameron Drever
Donna Drever
Jackie Drever
Danielle Dubois
Monica Dubois
Veronika Eliasova
Mary Elliott
John Epp
Sharon Epp
Douglas Wllington Evans
Lucille Catherine Evans
Amanda Eyjolfson
Grant Forzley
Donald Fraser
Marilyn Joan Garden
Ronald Ralph Garden
Kathy Gibbings
Karl Gompf
Monica Gompf
Dale Gould
Patricia Gould
Michael Green
Glen Grist
Rhonda Grist
Verna Guenther

In Opposition (continued):

Michael Guertin
Jennifer Hanson
Maxine Hasselriis
Peter William Head
China Hillman
Lise Hopper
Brent Horrill
Chad Horrill
Lynn Horrill
Tara Horrill
Mike Howard
Brian Hughson
Lorna Hughson
Joan Humphreys
Leland Humphreys
Barbara Jalibat
Barbara Johnson
Catherine Johnson
Dawn Marie Johnston
Georgina Johnson
Jim Johnson
Rosilie Johnson
Valerie Johnson
Les Kotyk
Susan Ladyman
Terence Richard Ladyman
Janet Laidlaw
Jenna Lauber
Kelly Lauber
Harold Lipps
Jane Maclean
Winnifred Matich
Elaine May
Jeanne McBride
Michael McEwen
Guy McKim
Richard McMillan
Kerra Mruss
Michael Mykichuk
Kathy Njegovan
Mitch Njegovan
James G. Nowell
Marina Olson
Andrea O'Meara
James O'Meara
Lorrell Onosson
Barb Pettitt
Scott Pettitt
Terry Pettitt
Neilla Piracha
Rita Pliszka
Viola Poitras
Rene Poulin
Helen Margaret Pratt
Jocelyn Prohaska
Kathy Purves
Constance Quaglia
Stefanie Reece
Linda Rigaux
Edgar Rivalin
Joe Salay
Shirley Salay
Ryan Sanders
Dan Sawatzky
Sandra Sawatzky
Deborah L. Schlamp
Vanessa Schmidt
Brian Scott
George Scott
Jill Scott
Michael Scott
Moshe Selchen
Janet Sigurdson
Jon Sigurdson
Cathy Skene
Shauna Streich
Gladys Tanasichuk
Owen Tardi
Cindy Tugwell
Lorraine Weatherby
Phil Weissgaerber
Carolyn Wiens
Harold Wiens
Colleen Woods
Beverley Zimmerman
Charlene Zubriski

For Information:

Pauline Ordonez
Lea Smith

For the City:

D. Clark, Urban Planner, Planning, Property and Development Department
K. Sturgeon, Senior Transit Planner, Winnipeg Transit
D. Trenchard, Land Development Engineer, Planning, Property and Development Department
S. Wilkinson, Assistant Chief, Fire Prevention and Public Education, Winnipeg Fire Paramedic Service

Exhibit "12" referred to in File DAZ 212/2021

ADMINISTRATIVE REPORT

Title: DAZ 212/2021 – 4025 Roblin Boulevard

Issue: For consideration at the public hearing for rezoning the subject property from "RMF-S" Residential Multi-Family (Small) district to "RMF-L" Residential Multi-Family (Large), in order to accommodate a multi-family development.

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
Devin Clark RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That Winnipeg Zoning By-law No. 200/06 be amended under Development Application No. DA 212/21 by giving first reading to the by-law, attached as Appendix "B" to this report, that rezones the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated January 18, 2022 and included within Schedule "A", subject to the following conditions:

   A. That the owner of the subject land (The "Owner") 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. Bicycle enclosures;

         f. 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 the development of any building shall be limited to a maximum building height of 105 feet and any portion of any building on site shall be contained below a 45-degree angular plane, as measured from a starting point of 6 feet above grade from the west and north property lines.

iii. That no structures be permitted within 65 feet of the west property line.

B. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 13, 2022 and attached as Schedule "B" to this report.

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

i. a Zoning Agreement in accordance with recommendation 1A; and

ii. a Servicing Agreement in accordance with recommendation 1B,

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").

D. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, the Servicing 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.

2. That Caveat 2571526/1 be discharged as it affects Lot 1, Plan 35387.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 212/2021, as determined by the City's Director of Planning, Property and Development.

4. That the Public Service be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under Recommendation 3 and all associated ancilliary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given

first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

9. 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 DAZ 212/2021.

REASON FOR THE REPORT

- 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 application to rezone the subject land will be approved.

OUR WINNIPEG POLICY ALIGNMENT

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

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.*
- Section 01, Direction 3: *"Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth."*
- 01-4 Housing Direction 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.
- Section 03-1, Direction 9: Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment. With

guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.

The following excerpts from *OurWinnipeg* are also relevant to the proposed development.

- *City Building - Create Complete Communities - Our communities need to support various lifestyles, providing a range of options for living, working and playing. The daily necessities of life should be within reach, with options for accessing services, amenities and resources like grocery stores, banks and restaurants, together with community centres, schools and day care centres. These complete communities should provide a range of housing options to accommodate various incomes, household types, abilities and stages of life* (p.25)
- *Connect and Expand our Sustainable Transportation and Infrastructure Networks Ensuring mobility for people of all ages and abilities and for goods and services is an important part of improving our social, environmental and economic sustainability. Options for getting around are important to remaining livable, desirable and affordable in the future – options like enhanced public transit and active transportation routes that support walking, cycling and other human powered forms of transportation* (p.25)

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*

> *Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities* (p.vi)
>
> *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*

HISTORY

DAZ 220/2000 permitted the land to be rezoned to the RM-1 Multiple-Family Residential District (now identified as RMF-S under the Zoning By-law 200/06). The Zoning was approved subject to the following conditions:

- The land and any building or structure on it shall not be used for, and no building or structure shall be erected, placed, altered or enlarged on the land for any use except seniors accommodations.
- No more than thirty-three (33) units shall be permitted on the land.
- The existing building on the land, together with its proposed addition, shall be the only principal building permitted on the land and such building shall be limited in height to three (3) storeys.
- No vehicular access shall be permitted to the land from McQuaker Drive.
- The Owner agrees to appropriately landscape the western edge of the land to help screen any existing and future development from McQuaker Drive.
- No structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until detailed construction plans, indicating site layout, access, parking, loading, garbage enclosures, building elevations, materials and site landscaping are submitted to and approved by the Director of Planning, Property and Development Department, or his designate, and the Assiniboia Community Committee.

CONSULTATION

Internal consultation has occurred with the Public Works and Water and Waste Departments.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Devin Clark RPP, MCIP
Date: January 18, 2022
File No: DAZ 212/2021

List of Schedules and Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File** DAZ 212/2021**,** Assiniboia **Community Committee, dated January 18, 2022**
- **Schedule "B," Report of the Administrative Coordinating Group, dated January 13, 2022**
- **Appendix "B," Draft By-law**

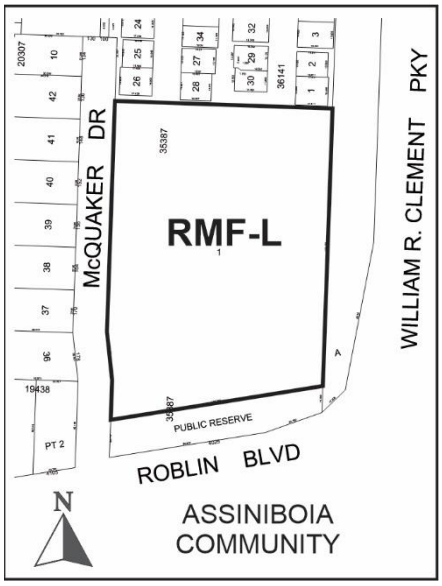
APPENDIX 'A'

DATE: January 18, 2022
FILE: **DAZ 212/21**
RELATED FILES: DAV 21-221587/D

COMMUNITY: Assiniboia Committee
NEIGHBOURHOOD #: 2.622 (Ridgedale)

SUBJECT: For consideration at the public hearing to rezone the subject property to the "RMF-L" Residential Multi-Family (Large) district to accommodate a multi-family development.

LOCATION: 4025 Roblin Boulevard
LEGAL DESCRIPTION: LOT 1 PLAN 35387 WLTO IN RL 40 PARISH OF ST CHARLES



APPLICANT: Serhal Consulting (Danny Serhal)
47 Highland Creek Road
Winnipeg, MB R3Y 0E1

OWNER: Assiniboine Link - Phase II, Inc.
4025 Roblin Boulevard (Suite 122)
Winnipeg, MB R3R 3V5

SITE DESCRIPTION

- The subject property is located at the northwest corner of Roblin Boulevard and the William Clement Parkway. It is in the Ridgedale Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property is currently zoned “RMF-S” Residential Multi-Family (Small) district.
- The subject property has a total land area of approximately 4.5 acres in size. It currently contains a three storey multi-family residential building constructed in the 1920s.
- The subject site is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Bare land condominium units zoned “RMF-S” Residential Multi-Family (Small) district.

South: Passive green space zoned “R1-L” Residential Single family – Large, then Roblin Boulevard, then passive green space zoned “PR1” Parks and Recreation (Neighbourhood district).

East: Passive greenspace zoned “A” Agricultural district then the William Clement Parkway

West: McQuaker Drive, then single-family residential uses zoned “R1-L” Residential Single-Family (Large).



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to rezone the property from the "RMF-S" Residential Multi-Family (Small) district, to an "RMF-L" Residential Multi-Family (Large) district. This is in order to construct a new multi-family residential development on the subject property.
- The applicant proposes to construct a new multi-family building, which will contain 199 dwelling units.
- The existing building on the property, which currently contains 30 dwelling units, will be maintained as a multi-family residential building. As such, the subject property would contain a total of 229 dwelling units.
- Plans submitted by the applicant show that the proposed building will have an "L"-shaped footprint and will be located on the easterly and southerly portions of the subject property. The building will have a maximum height of 10 storeys (approximately 104 feet) for the portion nearest the William Clement Parkway. The other portion of the building that fronts onto Roblin is planned to be eight storeys in height (approximately 84 feet).
- Vehicular access to the proposed development is to be taken from a bi-directional approach from Roblin Boulevard.
- 344 vehicle parking stalls are proposed, including 8 barrier free stalls (3 of which are van stalls), 34 visitor stalls and 42 secure bicycle parking stalls. 139 of the stalls are to be located outdoor and 205 are to be located below grade and at grade within the building.

Associated Variance Application

- The proposed development is the subject of an associated Variance application under file no. DAV 21-221587/D. This Variance application is to permit the proposed new multi-family building to have reduced yard setbacks and for the subject site to have a reduced amount of street edge landscaping.

- Please refer to the Administrative Report for file no. DAV 21-221587/D for discussion of these Variances.

ANALYSIS AND ISSUES

OUR WINNIPEG

Key policies applicable to the proposed development 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.*

Section 01, Direction 3:

- *Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth.*

01-4 Housing Direction 1

- *Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.*

Section 03-1, Direction 9

- Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment. With guidance from Complete Communities, encourage age-friendly and accessible new development in existing neighbourhoods.

COMPLETE COMMUNITIES DIRECTION STRATEGY

Under the *Complete Communities Direction Strategy,* the proposed development is located within the Recent Communities policy area.

- 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.*

CLIMATE CHANGE ACTION PLAN

- 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

TRANSIT MASTER PLAN

- The Transit Master Plan identifies the interrelated nature of land use and transit use.
- The Transit Master Plan promotes multimodal connections with land use that better enable people to choose to live without a car or drive less. (p.26)

REZONING

- As noted above, the subject site is currently zoned “RMF-S” Residential Multi-Family (Small). The intent of the “RMF-S” district is to accommodate a mix of residential multi-family types at lower heights and medium densities.
- The dimensional standards for development in the “RMF-S” district are:
  - A minimum lot size lot area of 9,000 square feet;
  - A minimum density (lot area per dwelling unit) of 1,250 square feet;
  - A minimum front yard of 20 feet;
  - A minimum rear yard of 25 feet;
  - A minimum interior side yard of four (4) feet;
  - A minimum corner side yard of five (5) feet; and,
  - A maximum building height of 35 feet.
- The intent of the proposed “RMF-L” Residential Multi-Family (Large) district is to accommodate residential multi-family housing types at greater heights and higher densities.
- The dimensional standards for multi-family structures in the “RMF-L” district are:
  - A minimum lot size of 20,000 square feet;
  - A minimum density (lot area per dwelling unit) of 400 square feet;
  - A minimum front yard of 25 feet;
  - A minimum rear yard of 25 feet;
  - A minimum interior side yard of eight (8) feet;
  - A minimum corner side yard of 20 feet; and,
  - A maximum building height of 150 feet.

TRANSPORTATION ANALYSIS

- **The applicants hired a transportation consulting firm to conduct a Transportation Impact Study (TIS).**
- **Information contained below is taken from the Conclusions and Recommendation section of the TIS report submitted by the proponent.**
    - The traffic study is based on scenarios of the establishment of 250 units and 300 units and breaks this down into phased development. The 250 units being developed by 2025 and the additional 50 units established by 2028.
    - Note - the proposed development is for 229 units, which is lower than what the traffic analysis was based on.
- *The proposed development is forecast to generate the following trips in the 2025, 250-unit scenario.*
    - *90 AM peak period trips*
    - *110 PM peak period trips*
    - *1,360 trips per weekday*
- *The proposed development is forecast to generate the following trips in the 2028, 300-unit scenario:*
    - *108 AM peak period trips*
    - *132 PM peak period trips*
    - *1,632 trips per weekday*
- *The development is expected to increase traffic volumes by 8% on Roblin Boulevard in the 2025 scenario, and by 10% in the 2028 scenario.*
- *Three development access scenarios were reviewed for the TIS:*

  Scenario 1: Access via the Existing RIRO Access Only

  Scenario 2: Access via the Existing RIRO Access and All-Directional McQuaker Drive Access

  Scenario 3: Access via the Existing RIRO Access and Exit Only McQuaker Drive Access
- *If the development has all-direction access to McQuaker Drive, volumes on McQuaker Drive are forecast to increase from an existing 100 vpd to 800 vpd in the 2025 scenario and 900 vpd in the 2028 scenario. If the connection to McQuaker Drive is only for vehicles exiting the development, the daily volume on McQuaker Drive is forecast to be 600 vpd in 2025 and 700 vpd in 2028. These daily volumes are below Transportation Association of Canada and City of Winnipeg guideline thresholds for local urban streets*.
- *The intersection on Roblin Boulevard at Oakdale Drive, McQuaker Drive, and the right-in/right-out development access are forecast to provide acceptable performance for all access scenarios in 2025 and 2028 without development traffic.*
- *If access is provided solely via the right-in/right-out access on Roblin Blvd (Scenario 1), westbound u-turns should be prohibited at McQuaker Drive so the u-turn movement takes place at Oakdale Drive. Comfortable accommodation of the westbound u-turn at the Roblin Boulevard/Oakdale Drive intersection would require a short section of the south curb on Roblin Boulevard immediately east of Oakdale Drive to be moved 1.5 to*

2.0 m into the boulevard to accommodate the u-turn radius for passenger vehicles in one movement.

- *If an all-direction access is provided via a connection to McQuaker Drive (Scenario 2), a 15 m EBL storage lane should be provided. No intersection modifications are required if the access to McQuaker Drive is exit-only (Scenario 3).*
- *The development site plans do not currently show on-site provisions for walking and cycling. There should be an internal connection included for walking to the existing sidewalk on Roblin Boulevard, and there should be an internal connection included for walking and cycling to the active transportation paths along William R Clement Parkway as the site plan evolves.*

The study team offers the following recommendations:

- *If access is provided solely from the right-in/right-out access on Roblin Boulevard (Scenario 1), install an RB-16 sign to prohibit westbound u-turns at McQuaker Drive. Relocate a short section of the south curb on Roblin Boulevard east of Oakdale Drive by moving it 1.5 to 2.0 m to the south to make space for westbound u-turn vehicles to complete their maneuver comfortably in one movement.*
- *If access is provided via an all-direction connection to McQuaker Drive (Scenario 2), the intersection of Roblin Boulevard and McQuaker Drive should be modified to include an eastbound left-turn lane with 15 m storage. If the connection to McQuaker Drive is exit-only (Scenario 3), no intersection modifications are required.*
- *The development site plan should include a 1.5 m wide sidewalk connecting the building doors to the existing sidewalk on Roblin Boulevard. The site plan should also include a 3.0 m wide active transportation (AT) path connecting the main building door to the AT path along the west side of the William R Clement Parkway, on an alignment along the north edge of the site.*

Summary

- **The proponents indicated that the study took a conservative approach and is based on a unit count of 300 units, while the proposal is for 229. Further, general multi family was used as the baseline land use while it is anticipated that the majority of tenants would be in the 55+ age range, which could have a lesser impact on traffic volumes.**
- **The Public Works Department has reviewed the findings of the TIS and is recommending that access to the site be granted via McQuaker Drive (in addition to the Roblin access) in order to reduce the need for westbound u-turn movements at Oakdale Drive, as indicated in the proponents' study. Should access to the site be granted via McQuaker, the administration believes that this approach should be located as close to McQuaker as possible and that the access design be configured in a manner that limits the glare of vehicle traffic exiting the site while facing residential dwelling units to the west. As indicated in the servicing agreement (Schedule B of this report) the developer will be responsible to upgrade the portion of McQuaker Drive to an urban standard roadway between Roblin Blvd. and the approach location to the site.**

TRANSIT

- **The site is serviced by two transit stops along Roblin Blvd and two stops at the intersection of the William Clement Parkway and Roblin Blvd. Based on current weekday schedules, 52 buses serve stop 60495 heading westbound along Roblin Blvd. serving the Westdale area. 47 buses serve stop 60494 which head to Polo Park and Downtown. 10 buses serve stop 60001, which heads northbound to the Grace Hospital. 10 buses serve stop 60488 with service to Unicity. See Figure 3 below for stop number locations.**

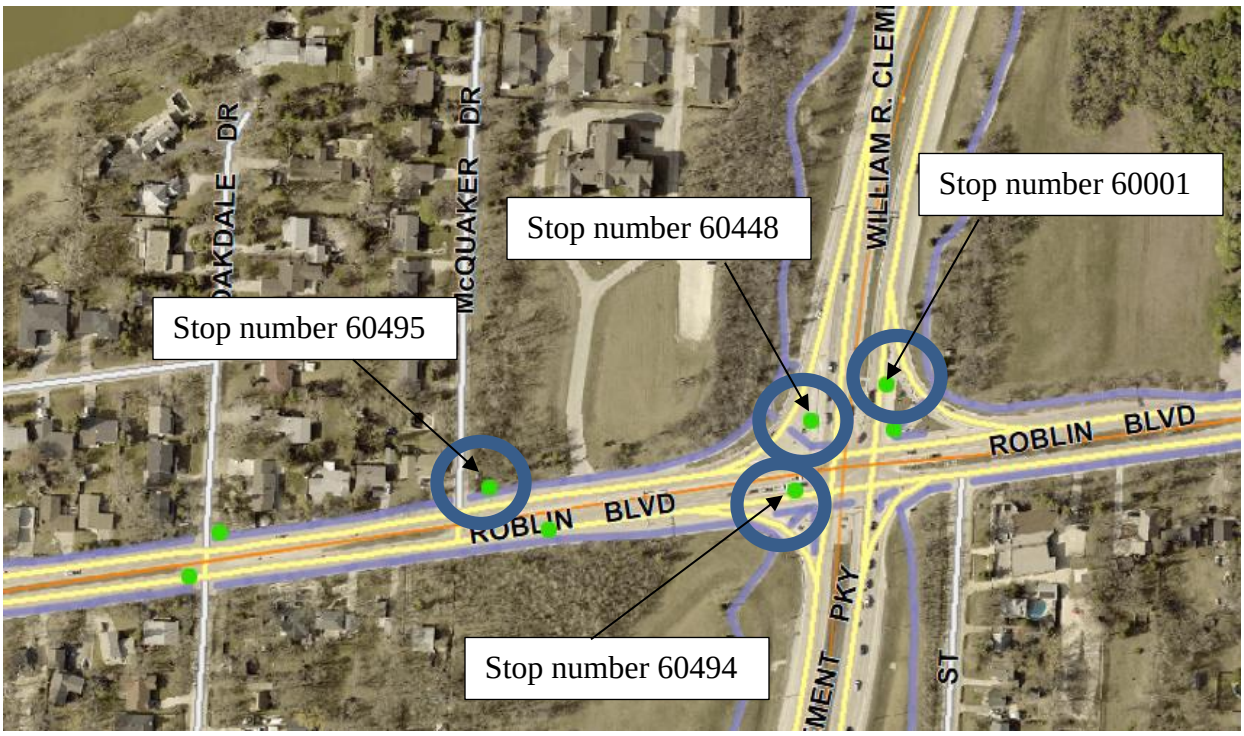


Figure 3: Transit stops along William Clement Parkway in close proximity to the subject site

- **The Transit Master Plan identifies the William Clement Parkway as part of the Rapid Transit Network 'Rose Line'.**
- As indicated in the Transit Master Plan, the ROSE Line is intended to form the primary east-west connector providing a direct connection from Transcona in the east to Grace Hospital in the west, making use of the rapid transit infrastructure proposed for both the BLUE and ORANGE Lines through downtown (see Figure 4 below).
- The Transit Master Plan identifies these lines being established by 2045 and that they can be adapted as required from on-street to separated routes based on increases in demand.

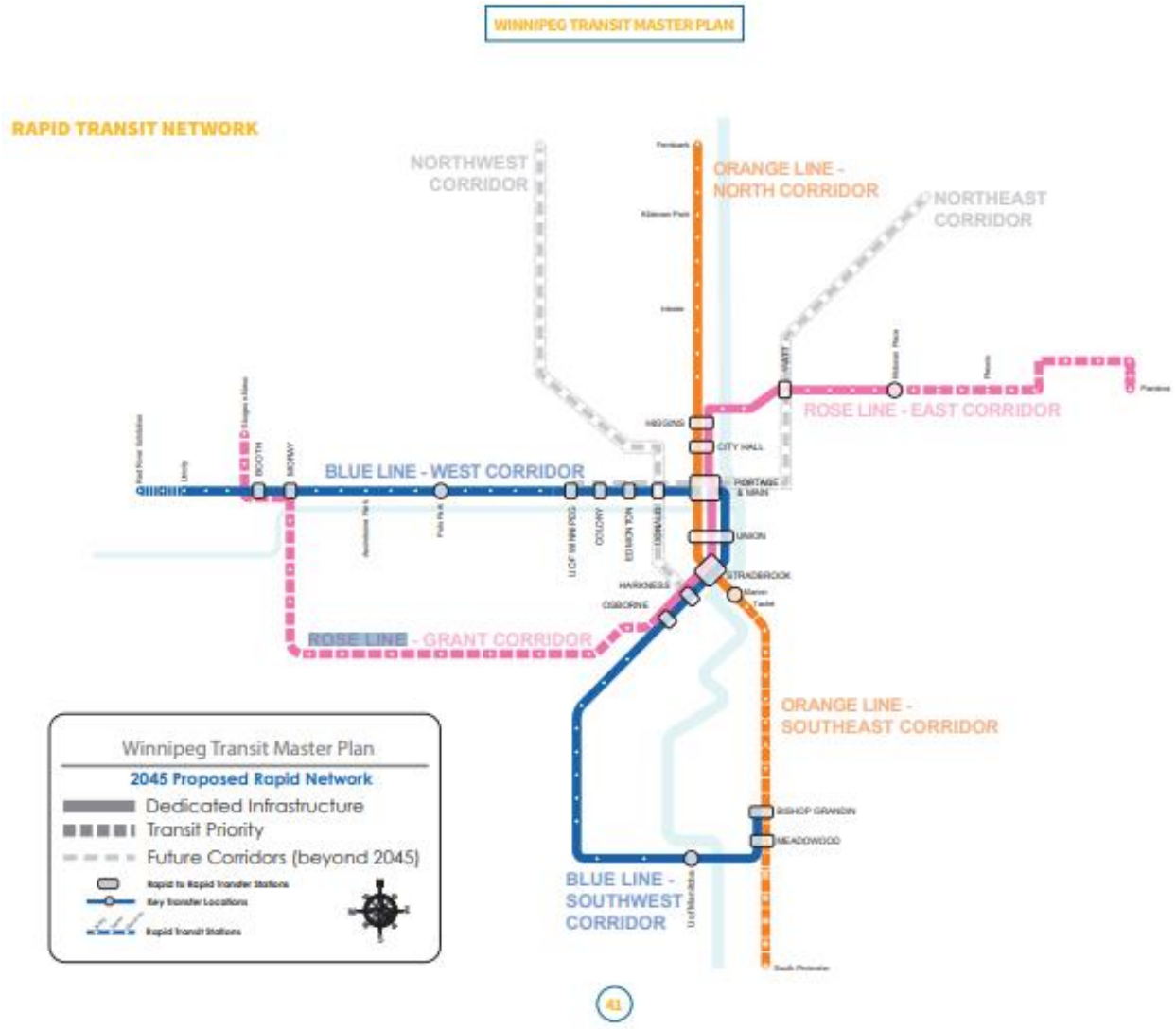


Figure 4: Proposed Rapid Transit Network

PEDESTRIAN AND CYCLING NETWORK

In section 2B of the Pedestrian and Cycling Strategy the desire to increase and Improve multi-modal connections is identified.

- *Improving pedestrian and bicycle access to transit increases multi-modal transportation choices and helps to extend the reach of public transit. To develop a comprehensive pedestrian and bicycle network, it is important to look for opportunities to integrate walking and cycling with other modes of transportation, particularly in regards to opportunities for better integration with transit (p.198)*
- The cycling network around the subject site is already established, with a separated cycling facility that runs along both sides of the William Clement Parkway.
- Existing sidewalks are also established on both sides of Roblin Blvd.

PUBLIC CONSULTATION

- The applicant provided the Urban Planning Division with a summary of the public consultation process that was undertaken with area residents. A brief summary of this consultation provided by the applicant is included below and they have indicated the following:
    - *Three rounds of stakeholder meetings took place with adjacent and nearby residents and those most likely to be potentially impacted by the proposal. Eight meetings in a three round format took place.*
    - *The first round of meetings took place on Jun 22nd and 23rd. At these meetings the project team introduced the planning process, timeline and anticipated next steps. The team also sought residents' input and looked to address any concerns or questions that they had. Following this initial round of meetings, the project team worked to address the questions, comments, and concerns of residents, namely related to privacy, parking, traffic, height, trees, shadows, setbacks, and aesthetics.*
    - *An online comment form was made available to stakeholders and residents in all three rounds or engagement, offering further opportunities for input (particularly for those unable to attend the online meetings).*
    - *A second round of stakeholder meetings was held on October 5th and 6th, 2020 over a series of three Zoom meetings. The purpose of the second round of engagement was to introduce preliminary design concepts (three conceptual options), show how early feedback was addressed, to continue to receive input from residents and stakeholders, and to outline the next steps in the planning process. The meetings were well attended, and again included adjacent residents (particularly those along McQuaker Drive and in the Assiniboine Crossing Condominiums).*
    - *A third round of stakeholder meetings was held on January 26th, 2021 over a series of two Zoom meetings. The purpose of the third round of engagement was to share the preferred design concept, show how feedback from Rounds 1 and 2 was considered and addressed, to continue to receive feedback, and to outline the formal approvals process. The meetings were again well-attended by adjacent residents and stakeholder groups.*
    - *In terms of notification in each of the three rounds, residents in the immediate vicinity of the project received direct invites to the stakeholder meetings via hand delivered notices. For the second and third round, the project team undertook direct notification again, as well as email notification to all those who attended the first round (or second round) and provided their contact information. All display materials were made available digitally on the Landmark Planning website, while hard copies were mailed to those who requested them.*
- *Addressing feedback.*
    - *Several comments and concerns were raised by stakeholders during the engagement process. The Project Team summarized and synthesized these comments and concerns into themes, and then worked to address them where possible. The chart below outlines how the Project Team considered and addressed feedback from the engagement process:*

- *Traffic and site access – A traffic study was undertaken to assess potential impacts. The results of the traffic study show that from a traffic engineering perspective, the site will function adequately.*

- *Certain modifications are recommended*
  - *The City of Winnipeg Public Works department will consider traffic in its evaluation of the rezoning application.*
  - *Property values – Research indicates that new developments generally don't negatively impact property values of existing homes once construction is complete.*
  - *Building height, shadows, views and privacy – The proposed building has been located as far from the existing homes as possible, along the east property line and in the southeast corner of the site. The existing treed areas on all sides would be preserved and would provide a visual buffer to help mitigate privacy concerns, particularly for McQuaker Drive residents.*
  - *Parking – the Zoning By-law requirement for on-site parking has been exceeded. Ample visitor parking will help alleviate concerns regarding on-street parking availability along McQuaker Drive.*
  - *Trees and greenspace – trees are a valuable amenity, and the preferred design concept minimizes the impacts to the on-site tree canopy. The project team will retain an arborist to prepare a tree protection plan as part of the Plan Approval process. Trees provide an important buffer between the proposed development and existing residents.*
  - *Setbacks and privacy – The proposed setbacks between the proposed building existing residences to the north and west far exceed the minimums in the Zoning By-law. For residents on McQuaker Drive, the closest building façade ranges from between 230 feet and 390 feet from their homes; the closest condominium unit to the north is over 100 feet away from the closest building façade.*
  - *Garbage, recycling, and emergency access for existing condominium owners – Assiniboine Crossing Condominiums' access to Roblin would continue to be provided via the site, as will emergency access. Garbage and recycling services for condo owners would continue as they do now.*
  - *Existing Building – During the first two rounds of meetings, several stakeholders noted their desire to see the existing Odd Fellows Home preserved, although some did not. The preferred concept incorporates the existing Odd Fellows Home into the design.*
  - *Pathway connections and public access to the River – The proposed development would be connected to the existing sidewalk and active transportation network.*
  - *Aesthetics – Affinity Architecture has been retained to design a high-quality development, and has produced preliminary renderings. The development will feature a mix of colours, materials, and articulation. The Oddfellows Home will be integrated into the design.*

- *Impacts to wildlife – Wildlife (particularly deer) would continue to co-exist with the proposed development, as they do throughout Charleswood.*
- *Drainage – Land drainage will need to be addressed through a servicing study. New development will not be permitted to negatively impact existing development in terms of water run-off.*
- *Desire for seniors housing – The proposed development would be geared towards those aged 55+. Seniors-oriented amenities would be incorporated (such things as spa, fitness centre, sauna, bocci, gardens, library, games room, etc.)*

ARBORIST REPORT

- According to the information submitted in the application package, an inspection of the trees on site was conducted on July 8th, 2021 by and ISA (International Society of Arboriculture) certified Arborist.
- The report provided a note indicating that trees discussed in this report include generalized areas which may also include many other shrubbery and perennials which can be included with considerations set aside for the trees. The report breaks down the analysis into three areas. Area 1 refers to the area of trees located along the west edge of the property. Area 2 refers to the area located along Roblin Blvd, and Area 3 refers to trees located outside of the property, to the east of the subject site, on City land.
- Area 1 is identified by the arborist as consisting of various undisturbed native bush, comprised of maple, ash, poplar, elm and various shrubs and perennials.
    - Location: West property line
    - Approximate Age: Assorted
    - Caliper: Assorted
    - Notes: Area #1 is a native forested area, comprised of many trees and shrubs and perennial plants. The area is healthy, well drained and is comprised of all different species, ages and sizes of trees which is integral to having a well sustained forest area.
- Area #2: Various ornamental planted trees.
    - Location: South property along Roblin sidewalk.
    - Approximate Age: 25-30 years
    - Caliper: Approx. 4in - 8 inches – shoulder height
    - Notes: Trees along the south property line are currently planted in a mowed turfgrass area, are of various age, size and species. A couple spruce could be slated for removal, otherwise all the trees in this section are desirable and could benefit from some generic care.
    - Disturbance: In the case of any construction in or around these trees, any possible compaction of the existing soil, damage to bark, changing of existing soil elevations or abnormal pruning practices should be avoided. Trees such as these would be described as moderately adaptable, with regards to dramatic changes in existing conditions and other disturbances from a typical construction process

of a new dwelling. During the case of extensive root damage, any altering in soil conditions or elevations should be avoided.

    - Retention / Mitigation: A general recommendation for this area would be to retain all the turf grass and current elevations, assuming no additional runoff would be added, and to maintain area #2 as is, this would in turn assure easy preservation of the trees along the south property line on either side of the current driveway. Any trees being maintained should be pruned heavily to remove dead or damaged limbs, undesirable growth and to direct growth habits in positive directions, adequate watering as well as seasonal fertilization would be recommended.

- Notes: Area #3 is a native forested area, comprised of many trees and shrubs and perennial plants. The area is healthy, well drained and is comprised of all different species, ages and sizes of trees which is integral to having a well sustained forest area.
- The majority of this area is contained to the adjacent property bordering the Charleswood Parkway however steps should be taken to preserve it as it is a highly desirable area.
    - Recommended protection measures for trees to remain: During construction several methods of protection for the on-site trees should be adhered to in order protect the trees.
        - 1. Prior to any equipment being mobilized to site, trees trunks should be protected roughly 10ft. from ground level with 2x6 or 2x8 rough sawn lumber banded around the tree. This will protect the bark from physical damage.
        - 2. Set up buffer zones around the trees as large as possible, this will prevent soil compaction from heavy equipment.
        - 3. Avoid stock piling soil, aggregate or materials within close proximity of the tree.
        - 4. Assure grading elevations prior, during and after construction remain the same. Altering soil elevations are stressful on trees.
        - 5. Assure that all planned drainage for new build to be directed away and remain contained and separate from Areas #1 and #3. Excessive runoff or change in surrounding elevations could dramatically decrease the lifespan of the surrounding forested zones.
- Comments from the Naturalization and Forestry Division indicate that the request to vary the east yard setback should not be granted, and that the 25-foot requirement should be maintained, allowing greater space between the existing trees on City land. This is discussed further in the associated variance application report.

COMPATIBILITY WITH THE SURROUNDING AREA

Context

- The proposed development is to be located on a 4.5-acre site, which currently contains the Odd Fellow home. To the north are bungalow style condos on land that is zoned RMF-S Residential Multi-Family Small. To the west is McQuaker Drive and then single-family dwellings zoned R1-L “Residential Single Family – Large. To the south is City

owned land under the Parks jurisdiction and then Roblin Boulevard, which is an Arterial roadway. To the east is forested City land under Public Works "Streets' jurisdiction and then the William Clement Parkway, which is also classified as an Arterial roadway.

- The majority of the site is cleared and contains a large open grassed area within the front. A substantial treed area currently exists along the west portion of the property and a 65 foot wide setback is identified on submitted site plans.

Density

- The proposed number of units on site is 229. This includes 199 new units and maintaining 30 units in the Odd Fellows building. The permitted density for the RMF-L district allows for a lot area per dwelling unit of 400 sq. ft. To calculate lot area per dwelling unit and determine the total number of units permitted on site, the total lot size is divided by 400. In this case, 196,600 sq. ft. divided by 400 equals 491 units permitted.
- Based on the proposed number of units at 229, the lot area per dwelling unit being proposed is calculated at 858 square feet.
- The proposed density falls well below the permitted density under the RMF-L zoning district.
- The proposed density is also equal to or less than other recently approved or established multi-unit residential buildings in the surrounding area. For example:
    - 363 Oakdale – Lot area per dwelling unit of 873 square feet (270 units)
    - 170 Hendon – Lot area per dwelling unit of 333 square feet (151 units)
    - 3901 Grant – Lot area per dwelling unit of 645 (76 units)

Setbacks/Height

- The submitted plans show that the building is to be located along the east and south property lines in an "L" shape. The portion of the building along the east property line is proposed to be 10 storeys or 104' – 5". The portion of the building fronting Roblin is to be 8 storeys or 83' – 6".
- The 10 storey portion of the building is to be setback 98'-9" from the north property line, and a variance request has been made to allow 20 feet instead of 25 feet from the east property line. The portion of the building facing Roblin Blvd. is to be setback 25 feet from the south property line and approximately 127 feet from the west property line.
- A common metric used by the Urban Planning Division to calculate a reasonable building setback/height ratio involves drawing a 45-degree angular plane (beginning at 6 feet above grade) from the property line. The intent being that the building is contained below that 45-degree angular plane, and that the taller the building the greater the setback of the building to that property line (see Figure 5 below).
- In this instance, the 10 storey portion of the building is setback 98'-9" from the north property line and the building height is identified as 104'-5". When measured 6 feet above grade this establishes a 45-degree angular plane at 104'-9". As such, the building location adheres to the measurement. In addition to meeting the setback, the proponents have identified an area of trees currently located at the northeast corner of the property that is intended to be preserved, which will help further obscure and limit sightlines between the two properties.

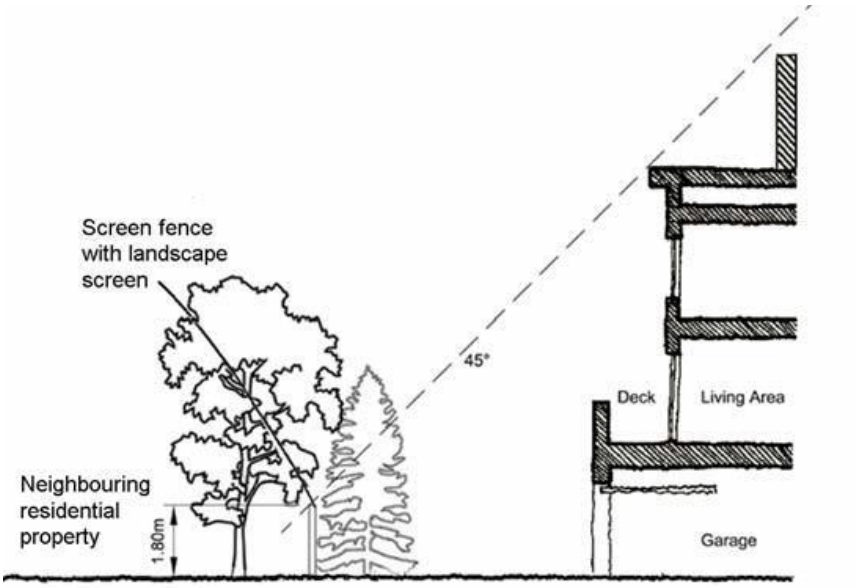


Figure 5: example image of how a building meets the criteria of being contained below the 45-degree angular plane.

Shadow study

- Submitted materials by the applicant include shadow studies that adhere to City Guidelines, which indicates that Sun/shadow tests should be conducted for March 21 and September 21 (equinox) at the following hours: 9 a.m., 12 p.m., 3 p.m. and 6 p.m. and that additional times and dates may be requested to address site specific contexts.
- The goal is to ensure that a minimum of 5 hours of uninterrupted sunlight are provided to surrounding properties.
- Upon review of the shadow impact study, the Urban Planning Division can confirm that for March 21st the shadow impacts are contained predominantly within the subject site and provide for the 5 hours of uninterrupted sunlight between 9 am and 6 pm. The majority of the shadow impacts occur at the 9 am calculation and affect the Oddfellows building and the open grassed space on site as well as a small portion of the established tree line along the west edge of the property. The front yards of three properties on McQuaker Drive are also slightly affected by the 8 storey portion of the building located on site. By noon (and possibly sooner), the shadow study shows there will be no shadowing on adjacent properties or on the tree line. At 6 pm, shadows cast eastward onto the public right-of-way and trees contained within the boulevard.
- For September 21st, the shadow impacts are predominantly contained within the subject site and allow for 5 hours of uninterrupted sunlight on adjacent properties.
- The proponent also submitted studies for Summer and Winter. The summer study demonstrates that shadows are contained within the site throughout the day. At 6 pm shadows begin to cast minimally eastward into the boulevard. The winter study indicates some shadowing at noon to a couple of condos located to the north of the building. The shadow impacts remain relatively unchanged on surrounding properties based on the winter study.

Parking

- The Zoning By-law prescribes 1.5 parking stalls per unit for multi-unit residential development. A total of 344 parking spaces are required and provided. Of these spaces 8 barrier free stalls (including 3 van accessible stalls), 34 visitor stalls, 31 small car stalls. 36 bicycle stalls are provided which exceeds the 34 that are required. Of the vehicle parking stalls, 139 will be located outdoor and 205 will be located indoor (which includes below grade and at grade parking.
- The Zoning By-law also requires that with multi-unit residential development, 10% of the required parking is provided for visitor parking.
- 42 bicycle parking stalls are also proposed on site.
- The parking provided on site meets the vehicle parking requirements of the Zoning By-law and is anticipated to adequately handle the needs of tenant and visitor parking needs. Close proximity to the Active Transportation path along the William Clement Parkway and transit amenities on Roblin Blvd. and the William Clement Parkway are available to accommodate additional and alternate modes of transportation.

Age-Friendly

- *OurWinnipeg* encourages age-friendly and accessible new development in existing neighbourhoods.
- The development is identified as being oriented toward a 55 plus tenancy.
- According to the applicant, a minimum of 15,00 square feet of floor area on site will be provided as communal amenity space. This includes a full commercial kitchen and dining hall contained within the Oddfellows building. Additional amenities are to include a fully outfitted fitness centre, spa, activity room, games room and work shop, as well as secure bicycle parking.

Landscaping

- The Zoning By-law indicates that a development shall receive credit against the amount of landscaping material otherwise required by section 190 for each healthy mature tree over 2½ inches diameter at breast height (DBH) preserved on the site. The credit for preserved trees is determined based on the size of the preserved tree, as shown below.
- The applicant has conducted an arborist report and intends to preserve several trees on the property.

TABLE 5-16: Tree Preservation Credits

Caliper of Preserved Tree (in inches)	Number of Required Trees Credited
Over 12 inches	6
8 inches to 11.9 inches	4
2.5 inches to 7.9 inches	2

- The Zoning By-law requires street edge landscaping for multi-unit residential dwellings. Accordingly, all required or voluntary yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage.

- McQuaker Drive is being considered the “front” yard and landscaping requirements along McQuaker Drive are calculated on the basis of 560.1 feet of frontage. As such, 19 trees and 84 shrubs are required. The proponent indicates the intent is to preserve the existing trees along the west edge of the property. By maintaining just 4 trees with a caliper over 12”, a credit is applied for 20 trees and satisfies the tree planting requirements along this frontage. An additional 50 + trees are identified within this location and is being considered a more than sufficient alternative to providing the 84 shrubs. This is discussed further in the associated variance report.
- The Zoning By-law indicates that at least 1 shrub must be planted per each 10 lineal feet of each façade facing a public right-of-way or containing a principal building entrance. Foundation plantings may be clustered to provide interest. Foundation planting is not required along any portion of the sides or rears of buildings. As such, 7 shrubs are required and provided for the portion of the building facing McQuaker Drive and 31 shrubs are required and provided along the portion of the building containing the main entrance.
- For the interior parking lot, landscaping requirements are calculated as 5% of the gross parking lot area. Within this space one tree must be provided for each 300 square feet and one shrub for each 100 square feet. The parking area is calculated at 54,00 square feet and 5% of this area equals 2700 square feet. As such, 9 trees and 27 shrubs are required and proposed.
- Preserving the existing trees on site was one of the key considerations for the site layout, which resulted in pushing the building to the south and east portions of the site. By preserving existing and healthy mature trees, the site maintains a high-quality natural screen that buffers the established uses from the proposed development.

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 Plan Approval include, but are not limited to:
    - Landscaping throughout the subject site
    - Private approaches
    - Traffic circulation within the subject site
    - Building design, elevations, materials, architectural details
    - Parking, bicycle parking
    - Garbage bin location and access
- The second Zoning Agreement recommendation is that the building heights/setbacks be required to fall below a 45-degree angular plane from the west and north property lines. This measurement begins 6 ft. above grade to account for the presence of a fence. This condition helps further ensure that buildings on site will remain at or below the proposed

heights and maintain relatively equal setbacks from the property lines in order to maintain a reasonable transition to existing surrounding uses.

- The third Zoning Agreement recommendation indicates that no buildings shall be located within 65 feet of the west property line. The intent is to protect the existing mature tree stand along that property line.

Caveat to be discharged

The existing Zoning Agreement (Caveat 2571526/1 - DAZ 220/2000) contained the following conditions:

- 2. The land and any building or structure on it shall not be used for, and no building or structure shall be erected, placed, altered or enlarged on the land for any use except seniors accommodations.
- 3. No more than thirty-three (33) units shall be permitted on the land.
- 4. The existing building on the land, together with its proposed addition, shall be the only principal building permitted on the land and such building shall be limited in height to three (3) storeys.
- 5. No vehicular access shall be permitted to the land from McQuaker Drive.
- 6. The Owner agrees to appropriately landscape the western edge of the land to help screen any existing and future development from McQuaker Drive.
- 7. No structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until detailed construction plans, indicating site layout, access, parking, loading, garbage enclosures, building elevations, materials and site landscaping are submitted to and approved by the Director of Planning, Property and Development Department, or his designate, and the Assiniboia Community Committee.
- The Public Service is recommending that the current caveat be removed and replaced with new conditions identified in the Zoning Agreement, which are discussed above and identified at the beginning of this report.

Servicing Agreement

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg, in order to address a number of items relating to municipal services, infrastructure, and access to the subject site. These items are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule “B.”
- A brief summary of the comments contained in that report include, but are not limited to:
    - Recommending that an access point to the site be located off of McQuaker Drive in order to reduce the number of future U-turns on Roblin Boulevard at the median openings.
    - Upgrading McQuaker Drive to an urban standard between Roblin Blvd and the yet to be determined access point to the site

- The Developer shall be responsible for re-constructing the right turn cut-off in the northwest corner of William R Clement Parkway and Roblin Boulevard as a smart channel. This is intended to slow motorists exiting William R Clement Parkway to reduce the possibility of rear-end collisions with vehicles entering the proposed development. It also inherently provides greater distance to the private approach.
- The Developer will be responsible for paying for necessary sewer and land drainage upgrades.

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 this proposed rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the increased value of the subject site as a result of the subdivision and rezoning.

REASONS FOR THE RECOMMENDATIONS

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

- The proposed development aligns with *OurWinnipeg, the Complete Communities Direction Strategy, the Climate Action Plan, Pedestrian and Cycling Strategy and Transit Master Plan,* in that it provides a variety of housing options, options for people to age in place, access to Active Transportation, access to transit and access to potential future Rapid Transit.
- The rezoning, subject to the recommended conditions, is compatible with the surrounding area, as it is adjacent to two arterial roadways, both the William Clement Parkway and Roblin Blvd., that the design of the buildings in terms of setback and height, in combination with preservation of mature trees, can help minimize the visibility of massing impacts on adjacent residential properties.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Devin Clark, RPP, MCIP
DAZ 212/2021

Schedule "A" for File No. DAZ 205/21, Assiniboia Community Committee, January 18, 2022

By–Law No. _____

File No. **DAZ 212/2021**

Atlas Sheet No. **AC15**

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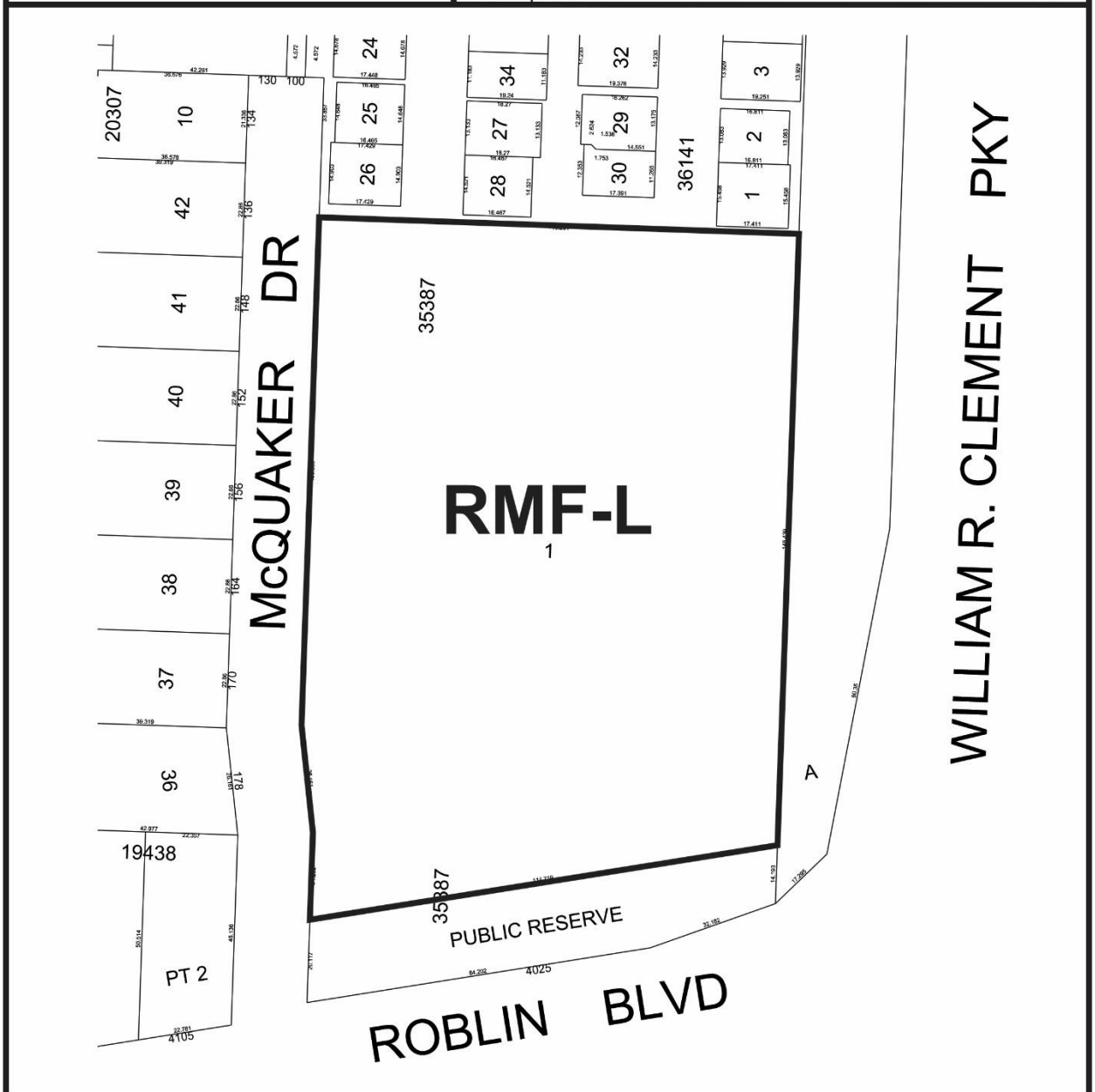
ASSINIBOIA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 4025 Roblin Boulevard from an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the redevelopment of the multi-family development.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 4025 ROBLIN BOULEVARD

It is recommended that approval of DAZ 212/2021, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

1) The Water and Waste Department has advised that there is adequate water servicing for the proposed development. Additional review will be required by their Department should the plans of development deviate from these assumptions.

2) The Public Works Department recommends a second vehicular access to McQuaker Drive to reduce the number of future U-turns on Roblin Boulevard at the median openings. The access could be located near the south limit of the Planned Area as determined by Public Works.

   Please note that it is undesirable to accommodate U-turns at the median opening at McQuaker Drive as the weaving distance between the private approach on Roblin Boulevard; this median opening is short and there is no storage lane to accommodate westbound U-turning vehicles so the vehicles could back up into the through lane blocking westbound through traffic on Roblin Boulevard. Further, the median opening at Oakdale Drive cannot accommodate the U-turns without modifications to the south boulevard by reducing the boulevard width and increasing the pavement width of the roadway, which would cause vehicles to be closer to pedestrians utilizing the sidewalk. The reduced boulevard width may also affect snow clearing operations.

3) Please note that the Developer shall be required to preserve and protect all existing trees within City-owned lands (including rights-of-way); any proposed removal of City-owned trees must be pre-approved by the Urban Forestry Branch. The Developer shall be required to compensate the City for any damage or removal thereof, as determined by Director of Public Works. Additional information can be found here:

   https://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Tree_Removal_Guidelines.pdf

4) The Developer must contact the Urban Forestry Branch, prior to commencement of construction (including construction of the proposed private approach) to inspect the site and determine the impact construction may have on existing City-owned trees and any required compensation, if applicable.

5) If necessary, as a condition of this application, the Developer shall enter into the necessary agreement(s) with the City to permit access through the park land south of the subject site. Said agreement shall ensure that the Property Owner shall be solely responsible for the construction and maintenance of the approach and any required address signage within.

Section II – Engineering Studies

1) The Developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

2) The Water and Waste Department has advised that the wastewater collection system servicing the Planned Area does not have capacity to support the proposed development. The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which will outline the wastewater upgrades required to adequately service the proposed development and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section III - Servicing Conditions

1) Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install wastewater sewer upgrades required to service the proposed subdivision and adjacent lands, in accordance with the accepted servicing report, to the satisfaction of the Director of Water and Waste.

2) Land Drainage Sewers

a) The Developer shall pay to the City, in cash, prior to release of agreements, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

3) McQuaker Drive

The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 7.5m wide by 150mm thick, in McQuaker Drive, from Roblin Boulevard to the proposed future private approach, and all related works, including but not limited to a sidewalk on the east side, an appropriate asphalt transition, boulevard landscaping, ornamental street lighting, and land drainage sewer, all as determined by the Director of Public Works and to the satisfaction of the Director of Public Works.

4) William R. Clement Parkway and Roblin Boulevard

The Developer shall, at no expense to the City, re-construct the right turn cut-off in the northwest corner of William R Clement Parkway and Roblin Boulevard as a smart channel, and all related works, all as determined by and to the satisfaction of the Director of Public Works.

This is intended to slow motorists as exiting William R Clement Parkway to reduce the possibility of rear-end collisions with vehicles entering the proposed development. It also inherently provides greater distance to the private approach.

5) Public Reserve

a) The Developer shall be solely responsible for all costs associated with the removal of the existing approach, including associated site restoration and construction of the proposed approach, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall remove the existing pillars, on either side of the existing approach, situated on City property. Any future pillars shall be located within the privately held land as private infrastructure.

6) Construction Traffic

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

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

7) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

8) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

9) Survey Monuments

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

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

Section IV – Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

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

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

3) Administration Fees

The Developer shall pay to the City, prior to the release of agreements, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 212/2021
January 13, 2022

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

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

APPENDIX B – DRAFT BY-LAW

THE CITY OF WINNIPEG
BY-LAW NO.

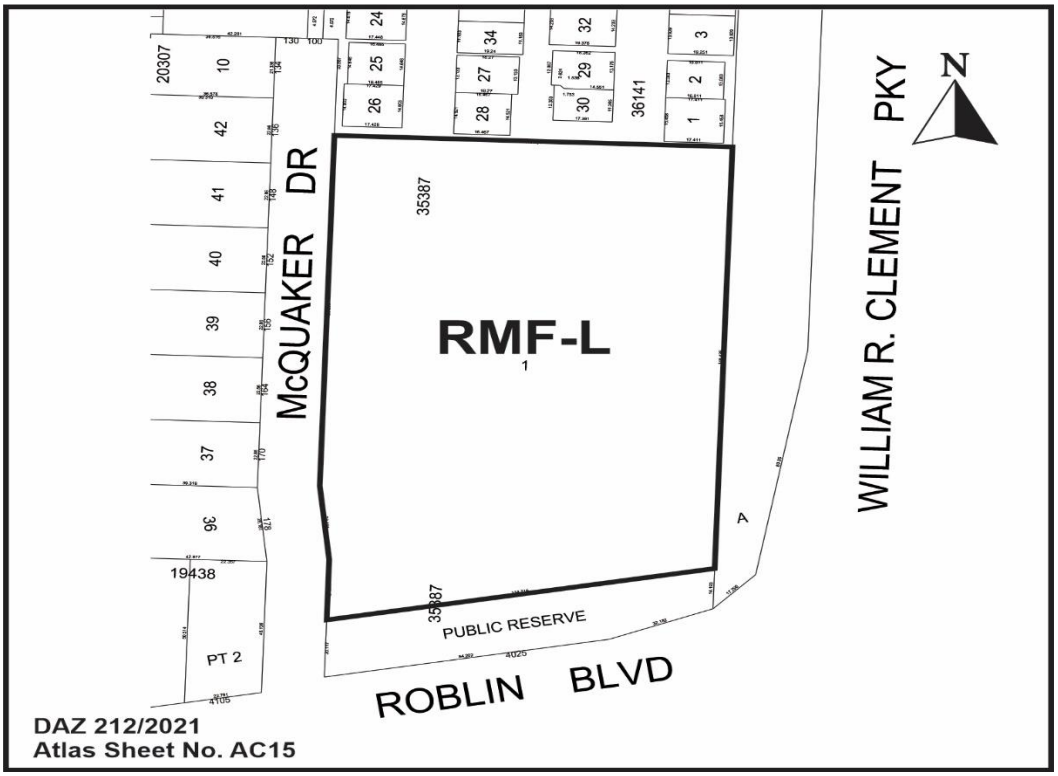
A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 4025 Roblin Boulevard in the Assiniboia Community pursuant to Development Application No. DAZ 212/2021, which was approved by Council on (TBD).

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Zoning

1 Winnipeg Zoning By-law No. 200/2006 is amended by adding the following in Schedule B:

2(634) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "RMF-L" is hereby zoned as an "RMF-L" Residential Multi-Family (Large) District, the zoning districts and zoning district boundaries are hereby located as shown on that plan, subject to a Development Agreement for Servicing and a Zoning Agreement being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.



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Coming into force

2 This By-law comes into force when the Zoning Agreement is registered at the Winnipeg Land Titles Office.

Extensions of time

3(1) Subject to subsection (2), this By-law will expire without coming into force one year after the date on which this By-law is enacted if:

(a) the Zoning Agreement has not been registered at the Winnipeg Land Titles Office; and

(b) the owner has not applied for an extension of time.

3(2) This By-law will be deemed to have expired without coming into force on the date provided in subsection (1) when

(a) the owner has applied for an extension of time prior to the date provided in subsection (1); and

(b) Council denies the extension of time.

DONE AND PASSED this day of , 2022.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Legally reviewed and certified as to form:

for Director of Legal Services and City Solicitor

DRAFT

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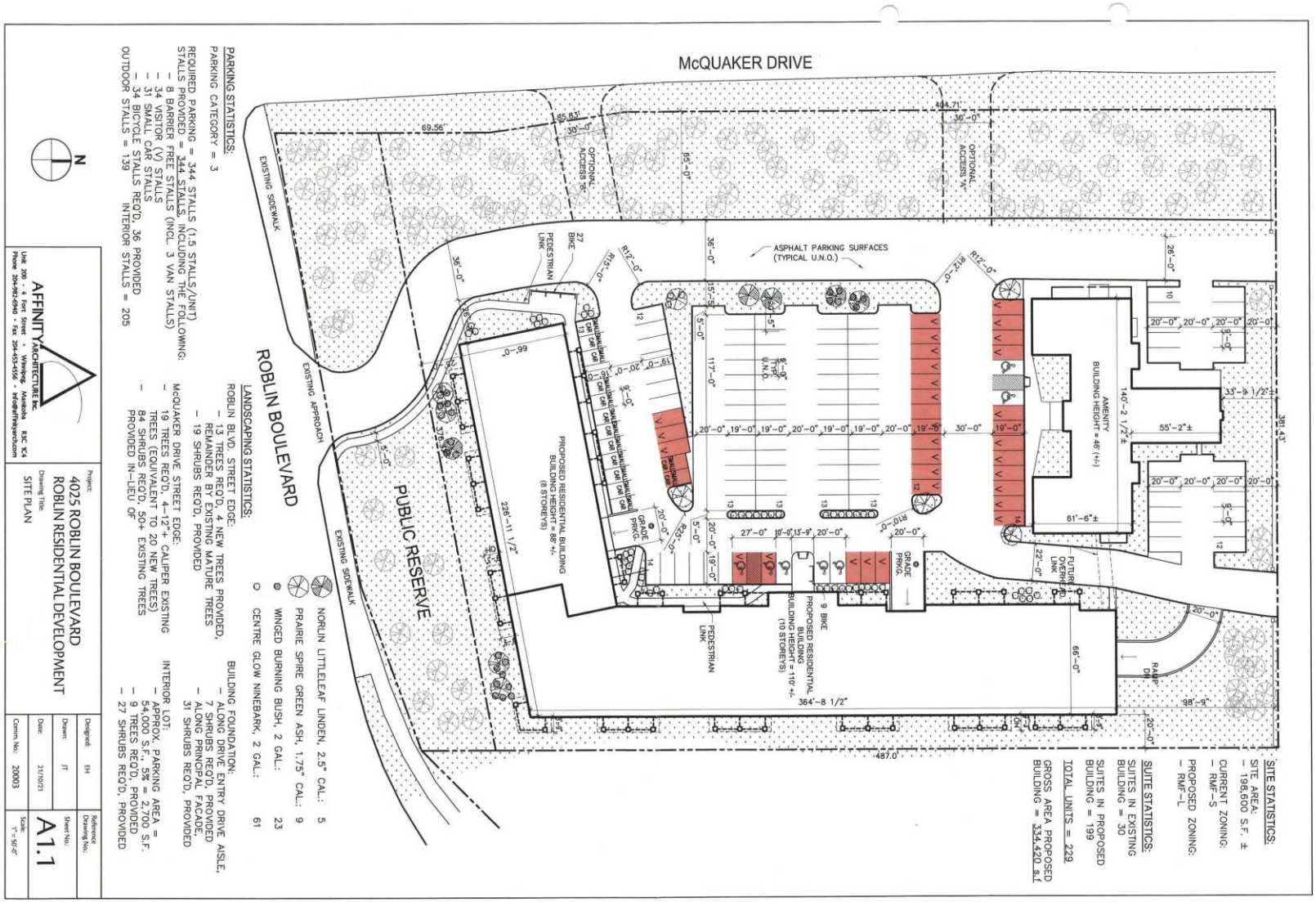
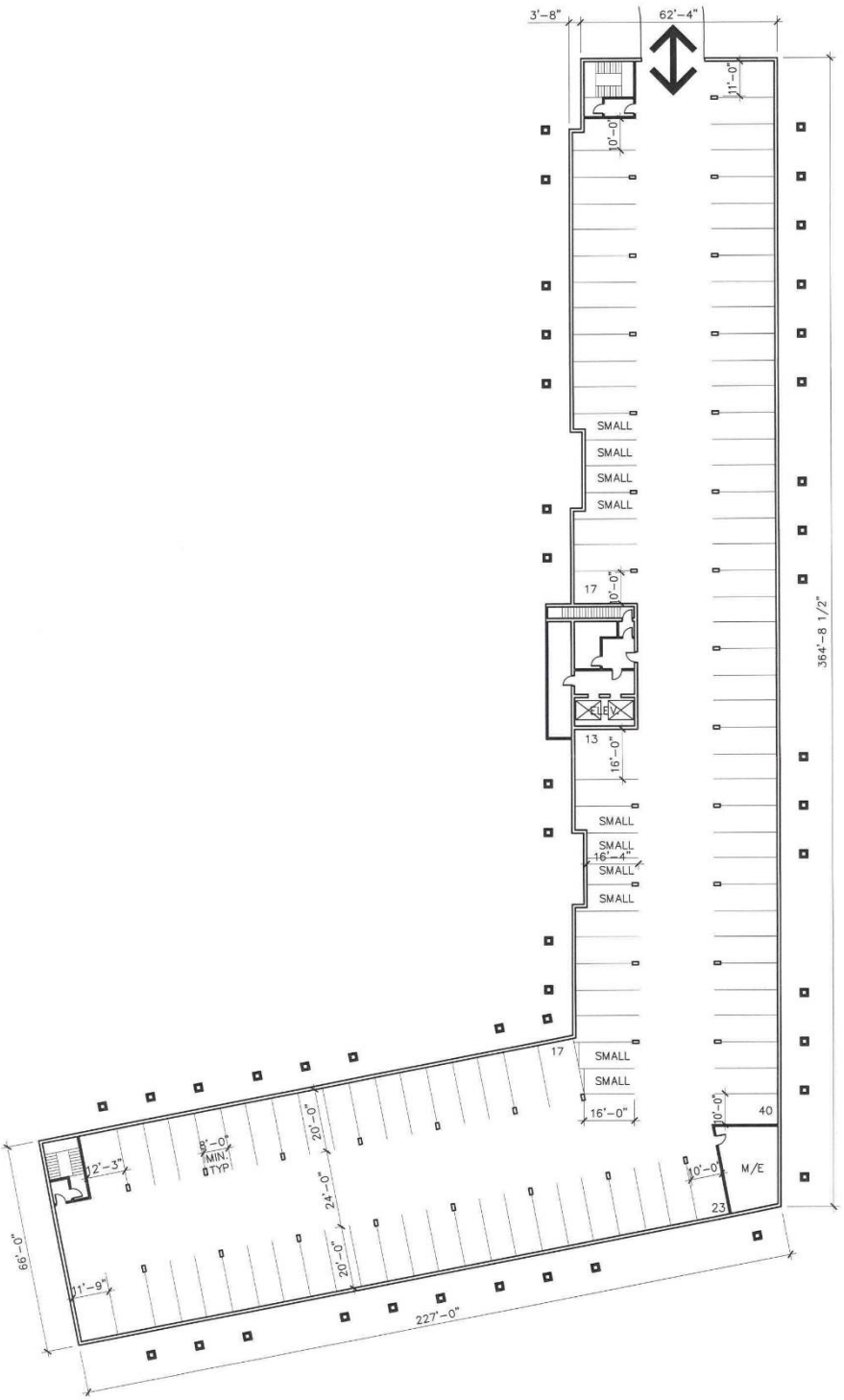
Exhibit “11” referred to in File DAZ 212/2021





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AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
4025 ROBLIN BOULEVARD
ROBLIN RESIDENTIAL DEVELOPMENT

Drawing Title:
L-B0, BELOW GRADE PARKADE

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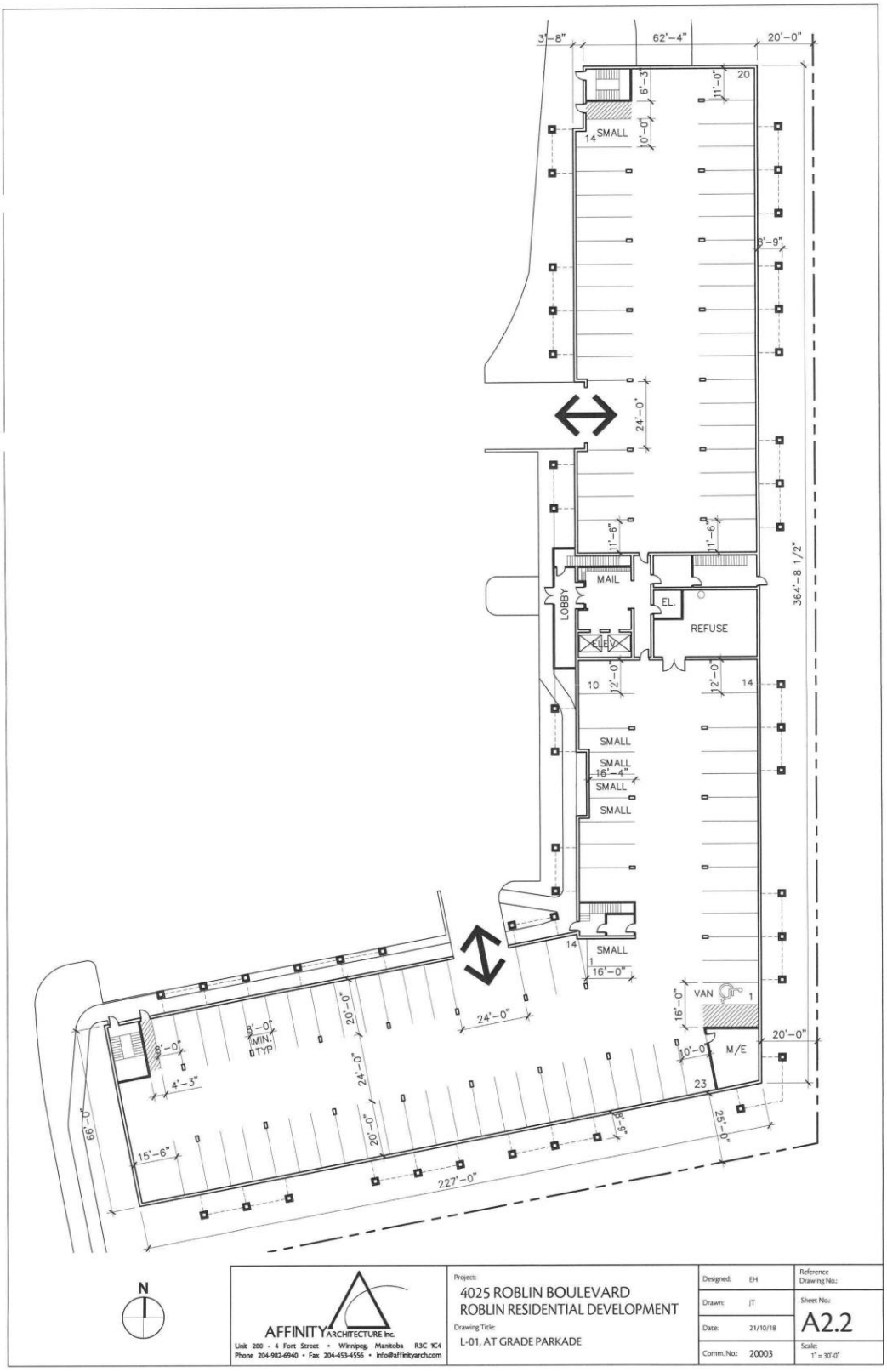

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Project:
4025 ROBLIN BOULEVARD
ROBLIN RESIDENTIAL DEVELOPMENT

Drawing Title:
L-01, AT GRADE PARKADE

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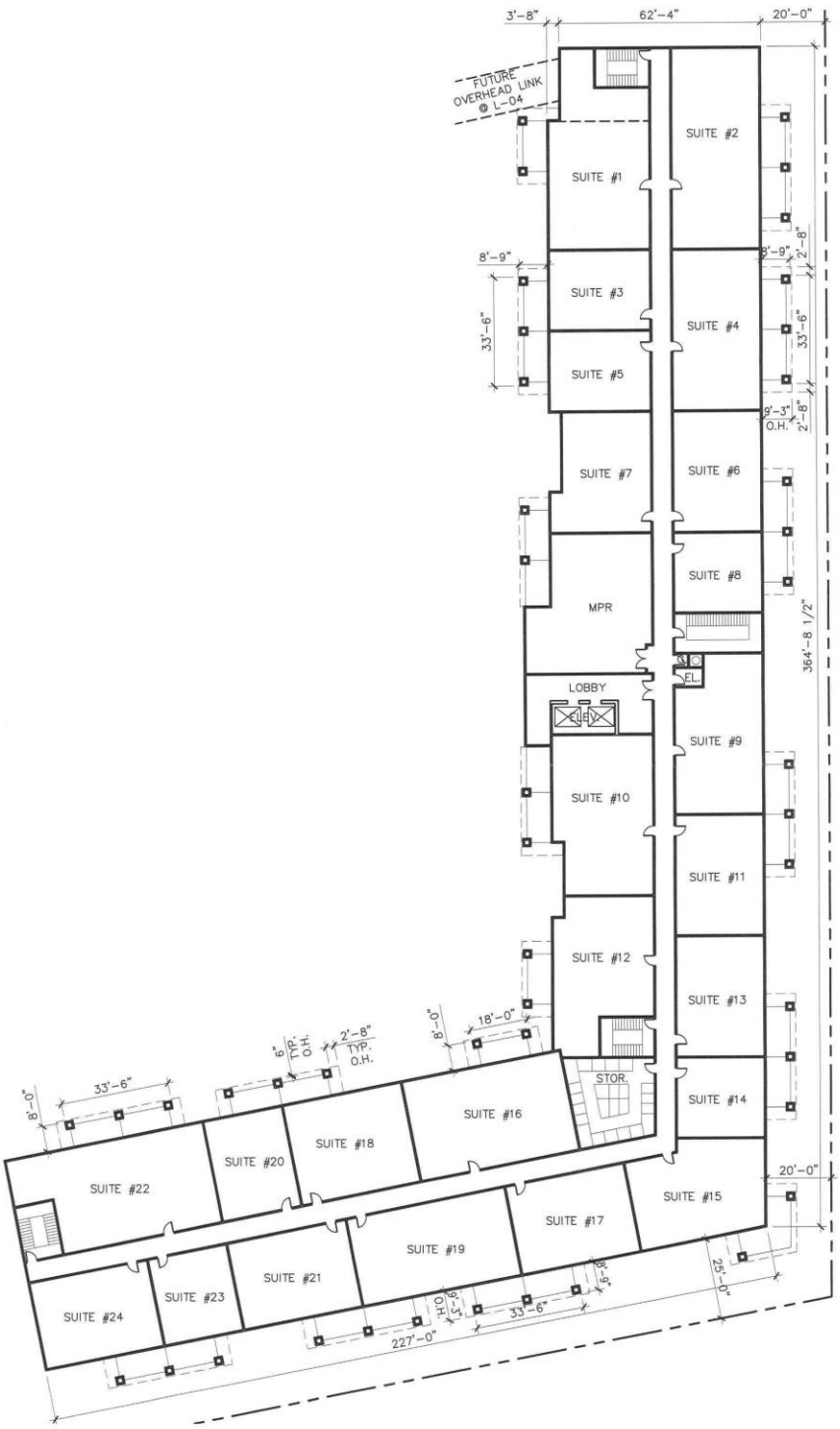

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Project:
4025 ROBLIN BOULEVARD
ROBLIN RESIDENTIAL DEVELOPMENT

Drawing Title:
TYPICAL FLOORS L-02 TO L-08

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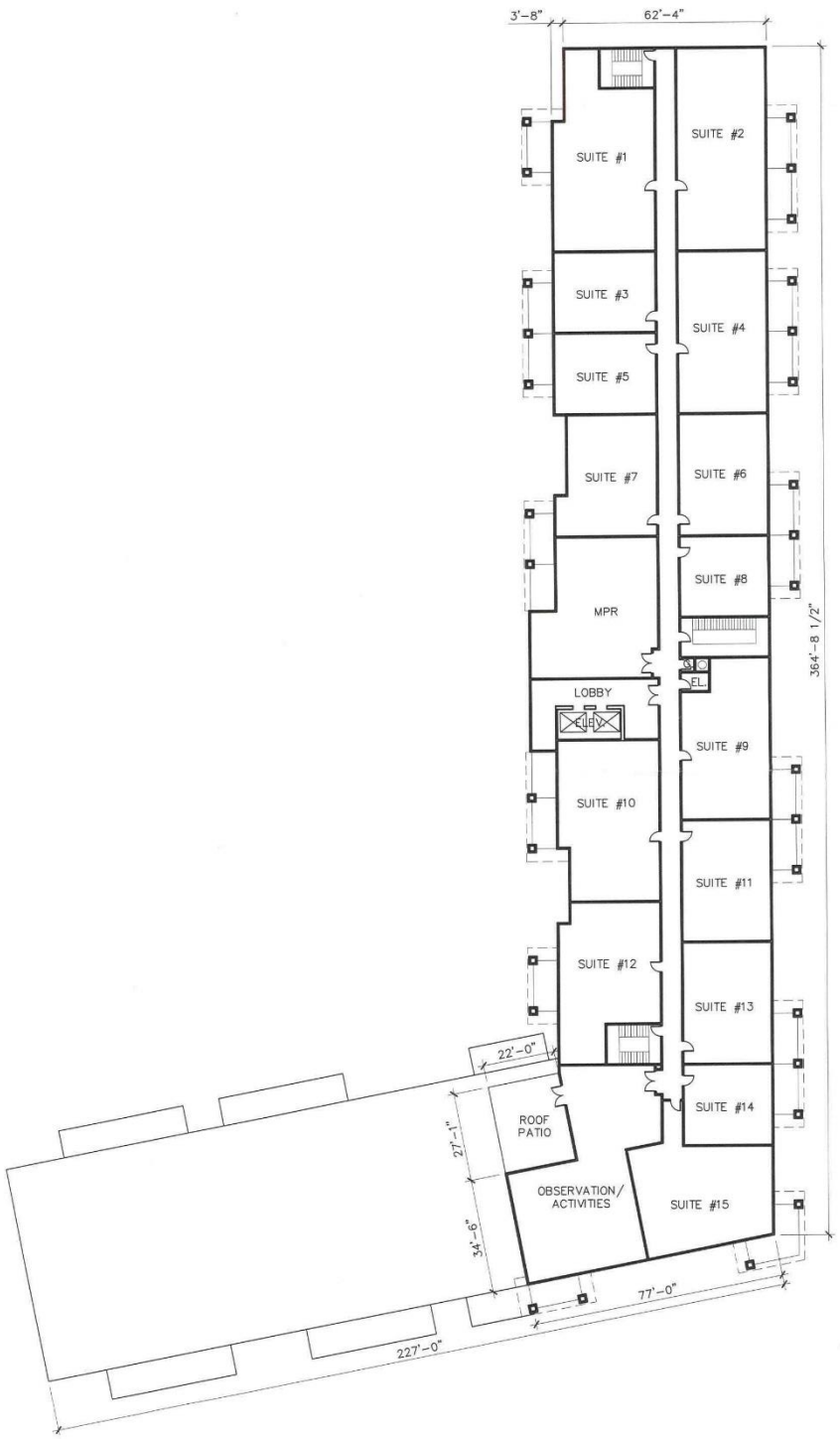

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Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
4025 ROBLIN BOULEVARD
ROBLIN RESIDENTIAL DEVELOPMENT

Drawing Title:
FLOOR L-09

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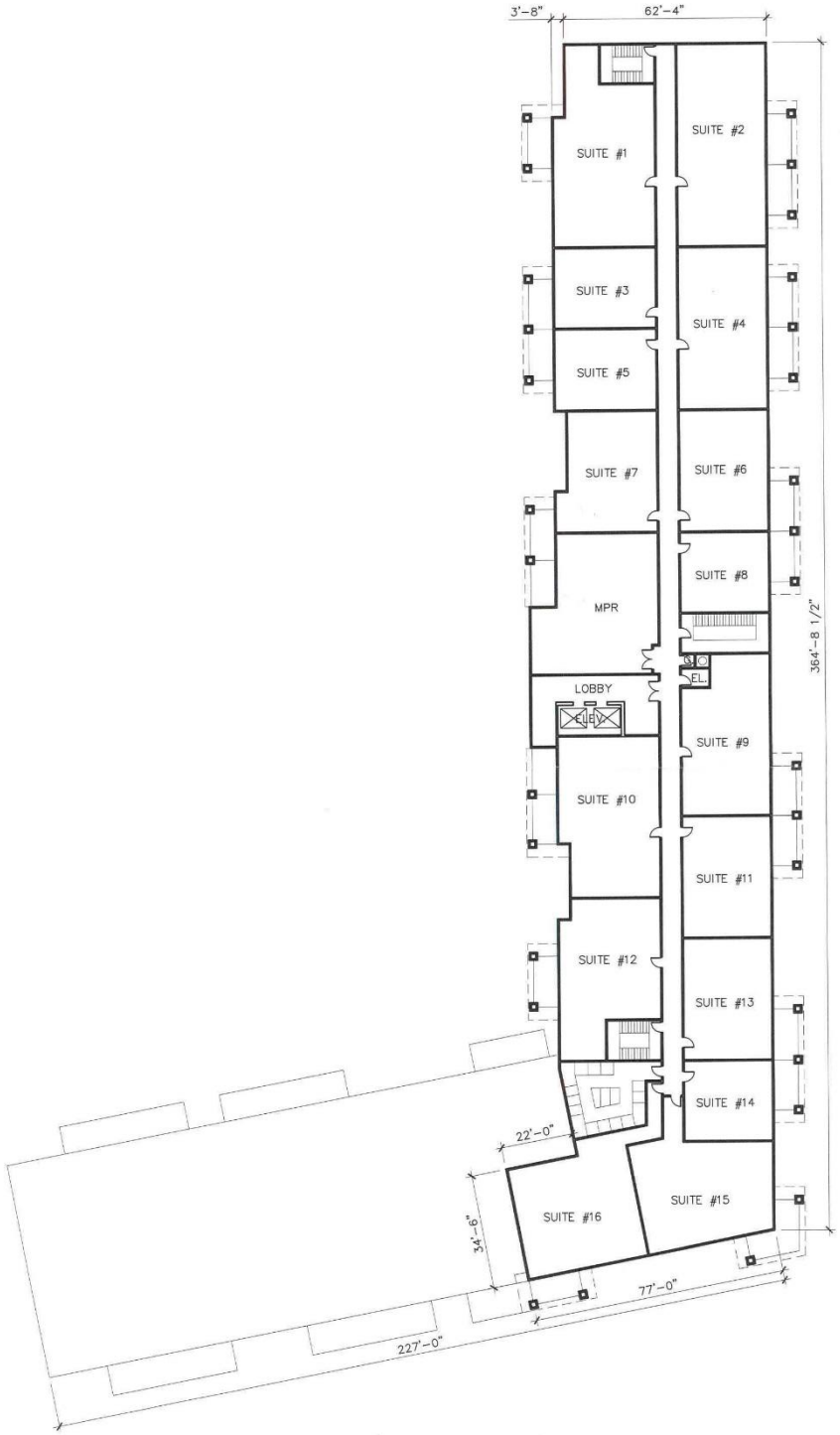

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AFFINITY ARCHITECTURE Inc.
Unit 200 - 4 Fort Street • Winnipeg, Manitoba R3C 1C4
Phone 204-982-6940 • Fax 204-453-4556 • info@affinityarch.com

Project:
4025 ROBLIN BOULEVARD
ROBLIN RESIDENTIAL DEVELOPMENT

Drawing Title:
FLOOR L-10

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Comm. No.:	20003	Scale:	1" = 30'-0"


T.O. PARAPET 218'-5"
T.O. PARAPET 213'-5"
T.O. PARAPET 209'-5"
T.O. PARAPET 208'-5"
T.O. ROOF STRUCTURE 204'-5"
T.O. FLOOR LEVEL 1000 194'-1 1/2"
T.O. FLOOR LEVEL 900 183'-8"
T.O. FLOOR LEVEL 800 173'-2 1/2"
T.O. FLOOR LEVEL 700 162'-9"
T.O. FLOOR LEVEL 600 152'-3 1/2"
T.O. FLOOR LEVEL 500 141'-10"
T.O. FLOOR LEVEL 400 131'-4 1/2"
T.O. FLOOR LEVEL 300 120'-11"
T.O. FLOOR LEVEL 200 110'-5 1/2"
T.O. FLOOR LEVEL 100 100'-0"
T.O. FLOOR PARKADE 89'-6 1/2"
PREFIN. METAL PANEL PVC/FIBREGLASS WINDOW
EIFS UNLESS NOTED OTHERWISE
FUTURE ENTRANCE LINK
EIFS PARAPET
PREFIN. METAL O/H
ALUMINUM CURTAIN WALL
ALUMINUM CURTAIN WALL
STENCILED EIFS BRICK PATTERN
PREFIN. METAL ENTRANCE CANOPY
1
FRONT ENTRANCE (WEST)
SCALE: 1/16" = 1'-0"
2
WEST ELEVATION
SCALE: 1/16" = 1'-0"
3
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
AFFINITY ARCHITECTURAL INC.
4025 ROBLIN BOULEVARD
ROBLIN RESIDENTIAL DEVELOPMENT
EXTERIOR ELEVATIONS
A4.1



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

5 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

AFFINITY ARCHITECTURE INC.

4025 ROBLIN BOULEVARD
ROBLIN RESIDENTIAL DEVELOPMENT

EXTERIOR ELEVATIONS

A4.2