Agenda – Council – February 24, 2022

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

Item No. 7 Extension of Time – Proposed Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road (St. Norbert-Seine River Ward) File DASZ 28/2014

STANDING COMMITTEE RECOMMENDATION:

On February 16, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the time limit for enactment of a subdivision and rezoning by-law for DASZ 28/2014 be extended to January 31, 2023.

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

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 16, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 7, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 26, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: Extension of Time – Proposed Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road – File No. DASZ 28/2014

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

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Jasper	J. Kiernan	N/A	N/A

EXECUTIVE SUMMARY

The time limit for enactment of the subdivision and rezoning by-law for DASZ 28/2014 expires on January 31, 2022. The Developer was not able to satisfy all the conditions prior to expiry and a request has been made for an Extension of Time to enact the by-law and complete the necessary registrations at the Winnipeg Land Titles Office.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit for enactment of a subdivision and rezoning by-law for DASZ 28/2014 be extended to January 31, 2023.

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

REASON FOR THE REPORT

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Developer will be allowed a time extension to January 31, 2023, to enact the necessary by-law and complete registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 28, 2015, Council adopted Item No. 5 of the report of the Standing Policy Committee on Property and Development dated January 13, 2015 which recommended approval of the subject subdivision and rezoning application to an "RMF-M" Residential Multi-Family District under the Winnipeg Zoning By-law 200/2006 as shown on Appendix "A" attached. Recommendation 6 contained in the Council Decision stipulates:

> "That in the event the application is not proceeded with expeditiously and the by-law is not passed within two (2) years after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this two (2) year period and Council approves the extension."

On January 25, 2017, Council adopted Item No. 10 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2017 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2018.

On January 25, 2018, Council adopted Item No. 6 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 8, 2018 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2020.

On January 30, 2020, Council adopted Item No. 1 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 6, 2020 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2022.

Subsequently, on January 6, 2022, the Developer, Monteyne Architecture Works Inc., Attention: Tom Monteyne, 194 Sherbrook Street, Winnipeg, Manitoba, R3C 2B6 on behalf of the Owner Village Canadien Co-op Ltd. made application for a fourth Extension of Time and requested that the time limit for enactment of the necessary by-law for DASZ 28/2014 be further extended to January 31, 2023. See Appendix "B" attached.

The Winnipeg Public Service has reviewed this request for an extension of time and is of the opinion that approval of the subject extension of time would be acceptable and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

This Report has been prepared in consultation with the Urban Planning Division, Area Planner.

OURWINNIPEG POLICY ALIGNMENT

The subject property is located along a Regional Mixed-Use Corridor (St. Mary's Road) under OurWinnipeg and the Complete Communities Direction Strategy. The subject subdivision and rezoning is consistent with the policies guiding development along Regional Mixed-Use Corridors.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

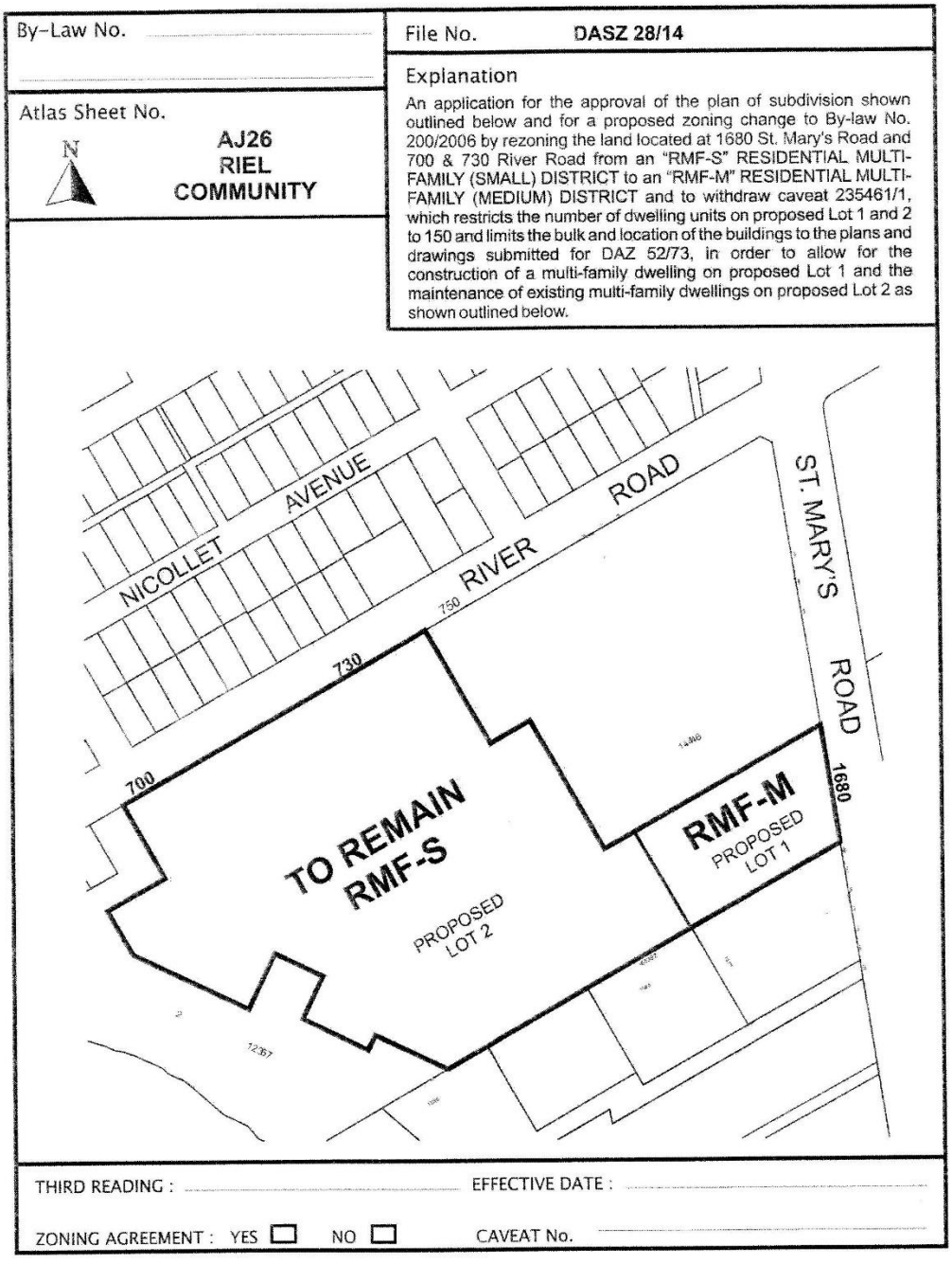
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Land Development Services Coordinator
Date: January 6, 2022
File No: DASZ 28/2014

Attachments: Appendix "A" – DASZ 28/2014 Map
Appendix "B" – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 28/2014 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

MONTEYNE
architecture works
INCORPORATED

194 SHERBROOK STREET - WINNIPEG, MB - R3C2B6-204-947-3155 - WWW.MONT-ARC.COM

Land Development Branch
Planning, Property, and Development
City of Winnipeg
65 Garry Street, Winnipeg, MB R3C 4K4

10 January 2021

RE: DASZ 28/2014 - Extension of Time

To Whom it Concerns:

We are writing you to request an extension of time for DASZ 28/2014, the subdivision and re-zoning application for the property at 1680 St.Mary's Road in the City of Winnipeg.

We are now the architectural representative for the owner of this property. The intentions for the land of the group we represent is described in our "letter of intent", which immediately follows this letter.

We now represent the owner, however we were not the representative who made the original DASZ application for this property in 2014. For various reasons unknown to us, that original development did not proceed.

We are actively pursuing the completion of the agreement, but we do not believe we will be able complete all requirements before the time on the existing application runs out. Consequently, we request an extension on DASZ 28/2014. Thank you for your consideration.

Sincerely,

Tom Monteyne

1680 St.Mary's Road Village Canadien Affordable Seniors' Intentional Community

Statement of Intent

Project Purpose

The primary goal of the project is to provide senior housing, and public gathering spaces for the co-op using Passive House design principles while also, densifying, and enhancing the St.Vital neighbourhood. We propose to construct a 5 storey residential building with a central core of amenity spaces. The form of the building is parallel with St.Mary's Road and the side yards, creating a parallelogram which is supportive of ratios required for Passive House Design. The front of our building is held back from the property line by 36'-0" allowing for public space along St.Mary's Road.

Project Size and Configuration

The proposed new property is 212'-6" wide along St.Mary's Road by 380'-3"/305'-3 1/2" deep for a total area of approximately 68,155 square feet. The amenity space will have a gross area of approximately 5,600 sf. The overall square footage of the building will be 85,000 sf, and will be comprised of 66 residential apartments on 5 floors, with 72 surface parking spaces accessed off St.Mary's Road.

Project Site and Zoning

The project is located at 1680 St.Mary's Road in the River Park South neighbourhood of the City of Winnipeg. Currently, the property has three 2-storey buildings containing 13 townhomes and is zoned RMF-S. DASZ 28/2014 has been approved by the city with a few items to be entered into a Servicing Agreement and we intend to complete this process.

Proposed Variances

Our development proposal will require, at a minimum a parking variance to allow 72 parking stalls instead of 99 for the proposed 66 dwelling unit development on Lot 1

Impact on the Surrounding Context

The immediate context around our seniors residential building is characterized by a diversity of residential and commercial building types. The proposed lot currently contains 13 units and recent construction in the area has increased density. By increasing the amount of units we will be designing a building which will support a more lively street edge, and desirable light-filled apartments above.

Building Program

- Ground Floor: Along with 11 residential units there will be a main pedestrian entry point for both the residential units as well as the offices which support the management of the Housing co-op. There will also be 1,500 sf open plan for a multi purpose room. There will be 72 surface parking spaces, including 3 accessible spaces.
- Second, third, fourth, and fifth floors: 55 Residential apartments, with 39 balconies and a common deck space on the fifth floor.

Architectural Intentions

- The primary intention is to produce desirable senior residential units at an attractive price.
- The configuration of the floor plan produces a residential building with plenty of amenity space in the core and the ability to meet the restrictive requirements for a Passive House design in our extreme climate.
- The exterior cladding and window arrangement will use modern detailing and materials, with the intention of creating a pleasing and serene urban mixed use environment while also planning for the future with the Passive House principles.

Project Schedule

- The intent is to begin construction in the Summer of 2022, with a projected completion approximately one and a half years after.