Minute No. 245
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 7, 2022

Item No. 12 **Subdivision and Rezoning – 80, 86, 90, 96 and 100 Sinclair Street, 485, 577, 581 McPhillips Street, 100 Battery Street (Mynarski Ward) File DASZ 44/2021 [c/r DAV 219198/2021D]**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

1. That the subdivision under Development Application No. DASZ 44/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 17, 2022 and attached as Schedule "A" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated January 13, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by giving first reading to the by-law, attached as Appendix "B" to this report, that rezones the subject land to a "C1" Commercial Neighbourhood District, as shown on the map dated January 17, 2022 and included within Schedule "A", with such changes as may be required.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 44/2021, as determined by the City's Director of Planning, Property and Development, to be funded from the net proceeds of future sale of the Police Service facility at 260 Hartford Avenue.

5. 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 a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 3 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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COUNCIL DECISION (continued):

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted 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.

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

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

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

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

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

12. That the variance order for File No. DAV 21-219198\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 44/2021.

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

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,
That the recommendation of the Executive Policy Committee be adopted.

In amendment,
Moved by Councillor Eadie,
Seconded by Councillor Santos,

WHEREAS taking condition "4." Out of the DASZ 44/2021 application means there is no requirement for the developer to pay the 10% cash in lieu of the dedication of land to the community as a legal agreement binding on the developer on behalf of the Winnipeg Police Service;

THEREFORE BE IT RESOLVED that Item 12 of the Report of the Standing Policy Committee on Property, Development Heritage and Downtown Development be amended by reinserting the following Recommendation 4 and renumbering the following remain accordingly:

"4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 44/2021, as determined by the City's Director of Planning, Property and Development."

In amendment,
Moved by Councillor Mayes,
Seconded by Councillor Gilroy

BE IT RESOLVED that Motion 9 be amended to add the following words to the end of Recommendation 4:

"to be funded from the net proceeds of future sale of the Police Service facility at 260 Hartford Avenue."

The motion for the adoption of the amendment moved by Councillor Mayes and seconded by Councillor Gilroy was put and declared carried.

The motion for the adoption of the amendment moved by Councillor Eadie and seconded by Councillor Santos was put and declared carried.

His Worship Mayor Bowman asked to be recorded as having voted against the amendment moved by Councillor Eadie and seconded by Councillor Santos, in accordance with Rule 47(7) of the Procedure Bylaw.

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

DECISION MAKING HISTORY (continued):

The motion for the adoption of the item, as amended, was put and declared carried.

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, with the following amendment:

- Delete Recommendation 4 in its entirety and renumber the remaining recommendations accordingly.

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 Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 28, 2022, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following new Recommendation 4.A.:

  "4.A. That the cash payment referred to in Recommendation 4 is not considered to be part of any Community Services or Parks and Open Spaces investments on the Old Exhibition Grounds and the Land Dedication Reserve Policy of the City of Winnipeg be suspended and thirty-three percent (33%) of the cash be deposited in the Point Douglas Ward Land Dedication Reserve Fund, thirty-four percent (34%) of the cash be deposited in the Mynarski Ward Land Dedication Reserve Fund, and thirty-three percent (33%) of the cash be deposited in the Old Kildonan Ward Land Dedication Reserve Fund."

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

PUBLIC HEARING SUMMARY

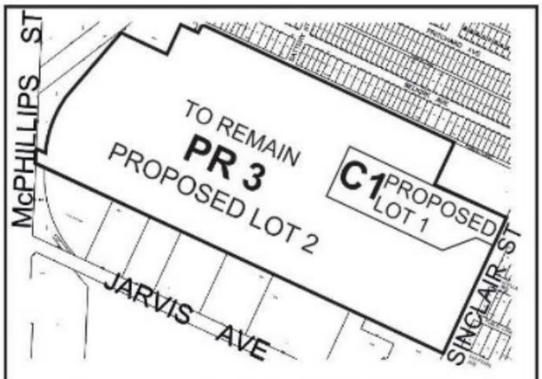
File: DASZ 44/2021

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Eadie, Chairperson
Councillor Santos
Councillor Sharma

Public Hearing: January 31, 2022
Council Building, 510 Main Street

Applicant: Number Ten Architect Group (Barrie Ottenbreit)

Subject:



LORD SELKIRK
WEST KILDONAN
COMMUNITY

APPLICANT : Number Ten Architectural Group (Barrie Ottenbreit)
FILE : DASZ 44/2021
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "PR3" PARKS AND RECREATION 3 (REGIONAL) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow for the construction of the North District Police Station. **For information, phone Mr. R. Hayer, Planner at 204-986-7168.**

Premises Affected:	80, 86, 90, 96 and 100 Sinclair Street, 485, 577, 581 McPhillips Street, 100 Battery Street
For submission to:	The Standing Policy Committee on Property and Development, Heritage and Downtown Development
Prepared by:	P. Prinsloo, Senior Committee Clerk Lord Selkirk-West Kildonan Community Committee
Report date:	February 1, 2022

Community Committee Recommendation:

On January 31, 2022, the Lord Selkirk-West Kildonan 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 the subdivision under Development Application No. DASZ 44/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 17, 2022 and attached as Schedule "A" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated January 13, 2022, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/06 be amended by giving first reading to the by-law, attached as Appendix "B" to this report, that rezones the subject land to a "C1" Commercial Neighbourhood District, as shown on the map dated January 17, 2022 and included within Schedule "A", with such changes as may be required.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 44/2021, as determined by the City's Director of Planning, Property and Development.

    A. That the cash payment referred to in Recommendation 4 is not considered to be part of any Community Services or Parks and Open Spaces investments on the Old Exhibition Grounds and the Land Dedication Reserve Policy of the City of Winnipeg be suspended and forty percent (40%) of the cash be deposited in the Point Douglas Ward Land Dedication Reserve Fund, forty percent (40%) of the cash be deposited in the Mynarski Ward Land Dedication Reserve Fund, and twenty percent (20%) of the cash be deposited in the Old Kildonan Ward Land Dedication Reserve Fund.

5. 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 a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 3 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted 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.

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

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

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

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

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

12. That the variance order for File No. DAV 21-219198\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 44/2021.

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. For the North End it is not just the Mynarksi Ward, but the whole North End, it is unfortunate that the Winnipeg Police Service and Public Service was unable to find an

appropriate location under an EOI that was undertaken and our Public Service feel that none of those would work and we are in a position here where the North End which is the North End parks space we are losing, the application is going to change somewhat, but I'll just use the 4.9 acres for now, a parks space, we are going to lose that, it is a net loss to the neighbourhood and to the North End. The North End goes from Red River all the way to Keewatin and Young, because this is a regional parks space, the Old Exhibition Grounds, Nomads for example use this space, it is not just about WASAC, this is recreation sport area for all of the North End and that there are people in Old Kildonan who play for the Nomads and so on, and there is some effect on the informal practise field; that the Nomads, if there are too many people practising and they don't want to wreck their playing field they usually practise off of the main field and so and we are losing a little piece of the Sergeant Tommy Prince Veteran Park which will be merged into the Old Exhibition Grounds and being that it is merged maybe we should stop calling it the Old Exhibition Grounds which is what its been for since the turn of the 1900s, it even pre-1900 it was the Old Exhibition Grounds where they had all sorts of sports and recreation race cars and everything. So, this is what the North End is losing and at one point, people from all over the city were attending in utilizing this space which was green and all sorts of things.

2. The Winnipeg Police Service does needs a North District Police Station and we're in this position, the Officers, it's untenable at Hartford and Aikins where I know many people live around there and just the amount of motor vehicles that take up parking that condition of the lot and the I think the size of the lot is the size of the new Police Services Building will be in that it is a little over 33,000 square feet. As the Councillor for the area I just believe that the amendment, and I want to make it clear for the record, for my colleagues, the amendment I'm making in regards to the land dedication reserve is to buy, we are losing 4.9 acres of parkland. In order to buy space in this City of Winnipeg, 4.9 acres, it would be quite a substantial amount of money for us to find more park space and invest in park space in our three different wards and so that is why I am moving the amendment to suspend the Land Dedication Reserve Policy for my Council Colleagues who will be looking at this at PDHDD and EPC and Council, I would just say if they feel they want to remove it, just remember all the discussion about the loss of green space at various places and potential sales and how we voted on that and I'll just leave it at that. I think the Police Service j, just to finish, while most of their consultations were prior to this iteration.I think that they are being very respectful of various groups that are part of utilising the Old Exhibition Grounds, I think that having a front yard with indigenous ceremonial area, I think, that's a positive look for Sinclair and this community and there will be new developments on Sinclair at some degree but it will think, tone down some of the activities related to our social ills, might cut down on it. I will go back to the 1970 was the first time I spent time I spent any time at the Old Ex grounds when I was 10 years old and I have to say that over the years of my being over there some of the socials ills that existed for a long time, as the Indigenous people of Winnipeg and Manitoba and Canada will tell you, there's great difficulties and anyway, that it will provide some higher level of safety for the area and leave it at that, and hopefully I'll just say, hopefully

in the end they shouldn’t shrink that parking space in the front because there is a lack of parking in that area .

Exhibits Filed:

1. Application dated November 4, 2021
2. Notification of Public Hearing dated January 6, 2022
3. Manitoba Status of Title 2934661/1, 2186383/1
4. Letter of authorization dated July 16, 2021 from Brad Erickson, Manager of Municipal Accommodations Division, Assets and Project Management Department, City of Winnipeg to Barrie Ottenbreit, Number Ten Architectural Group
5. Caveat 219389/1
6. Easement 4830889/1
7. Title Information
8. Title Plot of Lands Situated in Part R.L. 35 Parish of St. John
9. Plans (8 pages)
10. Report from the Urban Planning Division dated January, 20, 2022
11. Inspection Report
12. Communication dated January 25, 2022 from Albert D. Moman in opposition to the application
13. Communication dated January 25, 2022 from Tabitha MacDougall in opposition to the application
14. Communication dated January 25, 2022 from Melissa Staples in opposition to the application
15. Communication dated January 28, 2022 from Edward Cloud, Point Douglas Residents Committee, in opposition to the application
16. Communication dated January 31, 2022 from Arthur Cabel in opposition to the application
17. Recording of Representations

REPRESENTATIONS:

In Support:

Barrie Ottenbreit, Number Ten Architect Group
Marnie Gartrell
Kerry Feeney
Don Beaton
Ben McGillivary

In Opposition:

Albert D. Moman
Tabitha MacDougall
Melissa Staples
Edward Cloud, Point Douglas Residents Committee
Arthur Cabel

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department
B. Erickson, Manager, Municipal Accommodations, Planning, Property and Development Department
B. Piniuta, Manager, Project Delivery Office, Planning, Property and Development Department
Iain Currie, Project Coordinator, Planning, Property and Development Department
G. Patton, Director of Asset Management and Project Management
Chief Smyth, Winnipeg Police Service
A. Aziz, Services Manager, Winnipeg Police Service

Exhibit "10" referred to in File DASZ 44/2021

ADMINISTRATIVE REPORT

Title: DASZ 44/2021 – 80 to 100 Sinclair Street, 485, 577 and 581 McPhillips Street, and 100 Battery Street.

Issue: For consideration at the Public Hearing for a Subdivision and Rezoning to subdivide the property into (2) lots and rezone proposed Lot 1 to a "C1" Commercial Neighbourhood District.

Critical Path: Lord Selkirk-West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 44/2021 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 17, 2022 and attached as Schedule "A" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated January 13, 2022, to the satisfaction of the Director of Planning, Property and Development.
3. That the Winnipeg Zoning By-law No. 200/06 be amended by giving first reading to the by-law, attached as Appendix "B" to this report, that rezones the subject land to a "C1" Commercial Neighbourhood District, as shown on the map dated January 17, 2022 and included within Schedule "A", with such changes as may be required.
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 44/2021, as determined by the City's Director of Planning, Property and Development.

5. 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 a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 3 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.
6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted 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.
7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are is not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension
10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1-year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing
12. That the variance order for File No. DAV 21-219198\D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 44/2021.

REASON FOR THE REPORT

- The applicant intends to rezone the subject property and create two (2) lots in a plan of subdivision. Proposed Lot 1 will be rezoned to a "C1" District to allow the construction of the North District Police Station. The balance of the lands, described as proposed Lot 2, will remain zoned "PR3" Parks and Recreation 3 (Regional) District.
- 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.

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg Approach to City Building: Promote compact urban form and manage the extension of municipal services for new growth. Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	R. Hayer, RPP, MCIP
Date:	January, 20, 2022
File No.	DASZ 44/2021

List of Schedules and Attachments

- Appendix ‘A’ – Planning Discussion.
- Schedule “A” of File 44/2021**,** Lord Selkirk - West Kildonan Community Committee, dated January 17, 2022**.**
- Schedule “B” Report of the Administrative Co-ordinating group, RE: Proposed Subdivision and Rezoning of Land Located at 80, 86, 90, 96 and 100 Sinclair Street, 485, 577 and 581 McPhillips Street and 100 Battery Street.
- Schedule “C” Public Engagement Summary Report.
- Appendix B – Draft By-law.

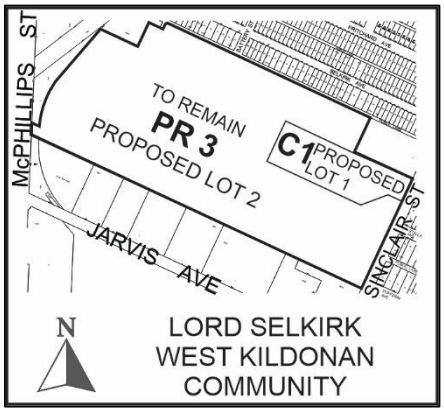
APPENDIX 'A'

DATE: January 17, 2022
FILE: **DASZ 44/2021**
RELATED FILES: DAV 21-219198\D
COMMUNITY: Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #: 3.301 (Dufferin)

SUBJECT: For Subdivision and Rezoning to subdivide the property into (2) lots and rezone proposed Lot 1 to a "C1" Commercial Neighbourhood District.

LOCATION: 80, 86, 90, 96 and 100 Sinclair Street, 485, 577 and 581 McPhillips Street, 100 Battery Street

LEGAL DESCRIPTION: LOT 2 PLAN 45537 WLTO EXC ALL MINES AND MINERALS AS RESERVED IN THE GRANT FROM THE CROWN IN RL 35 PARISH OF ST JOHN & ALL THAT PORTION OF RL 35 OF THE PARISH OF ST. JOHN WHICH LIES TO THE NORTH OF THE NORTHERN LIMIT OF JARVIS AVENUE AND TO THE WEST OF THE WESTERN LIMIT OF SINCLAIR STREET EXCEPT FIRSTLY: RIGHT OF WAY DEED 156221 (PART 1) SHOWN COLOURED BLUE ON PLAN 4791 WLTO SECONDLY: PARCELS "A" AND "B" PLAN 4791 WLTO THIRDLY: PLANS 6691, 15449, 16951, 28210, 42750 AND 45537 WLTO FOURTHLY: BATTERY STREET AND PUBLIC LANE PLAN 7847 WLTO FIFTHLY: ALL THAT PORTION OF RL 35 LYING BETWEEN THE NORTHERN LIMIT OF JARVIS AVENUE AND A LINE DRAWN NORTH OF PARALLEL WITH AND PERPENDICULARLY DISTANT 330.4 FEET FROM SAID NORTHERN LIMIT WHICH LIES TO THE WEST OF THE WESTERN LIMIT OF PARCEL 1 PLAN 6691 WLTO AND SIXTHLY: ALL MINES AND MINERALS AS RESERVED IN THE GRANT FROM THE CROWN



APPLICANT: Barrie J. Ottenbreit (Number Ten Architectural Group)
115 Bannatyne Ave Unit 310
Winnipeg, MB R3B 0R3

OWNER: The City of Winnipeg
65 Garry Street, 3rd Floor
Winnipeg, MB R3C 4K4

SITE DESCRIPTION

- The subject site extends west from Sinclair Street to McPhillips Street, and is south of the southernmost terminus of Battery Street, in the Dufferin neighbourhood of the Mynarski ward.
- The site encompasses the Old Exhibition Grounds (36.45 acres) and Sargent Tommy Prince MM Veterans park (8.36 acres).
- Currently on the Old Exhibition Grounds property are baseball diamonds, a football field, the Sergeant Tommy Prince recreation and leisure facility, the Winnipeg Aboriginal Sport Achievement Centre (WASAC), an outdoor hockey rink, and garden boxes.
- The Sargent Tommy Prince MM Veterans park site is immediately north of the Old Exhibition Grounds, and contains walking paths, seating areas, and a memorial monument and plaque.
- The total combined site area is approximately 44.8 acres. The site is currently zoned "PR3" Parks and Recreational (Regional) under the Winnipeg Zoning By-law.
- Under the *Complete Communities Direction Strategy* of *OurWinnipeg*, the property is designated "Areas of Stability-Mature Community" policy area.

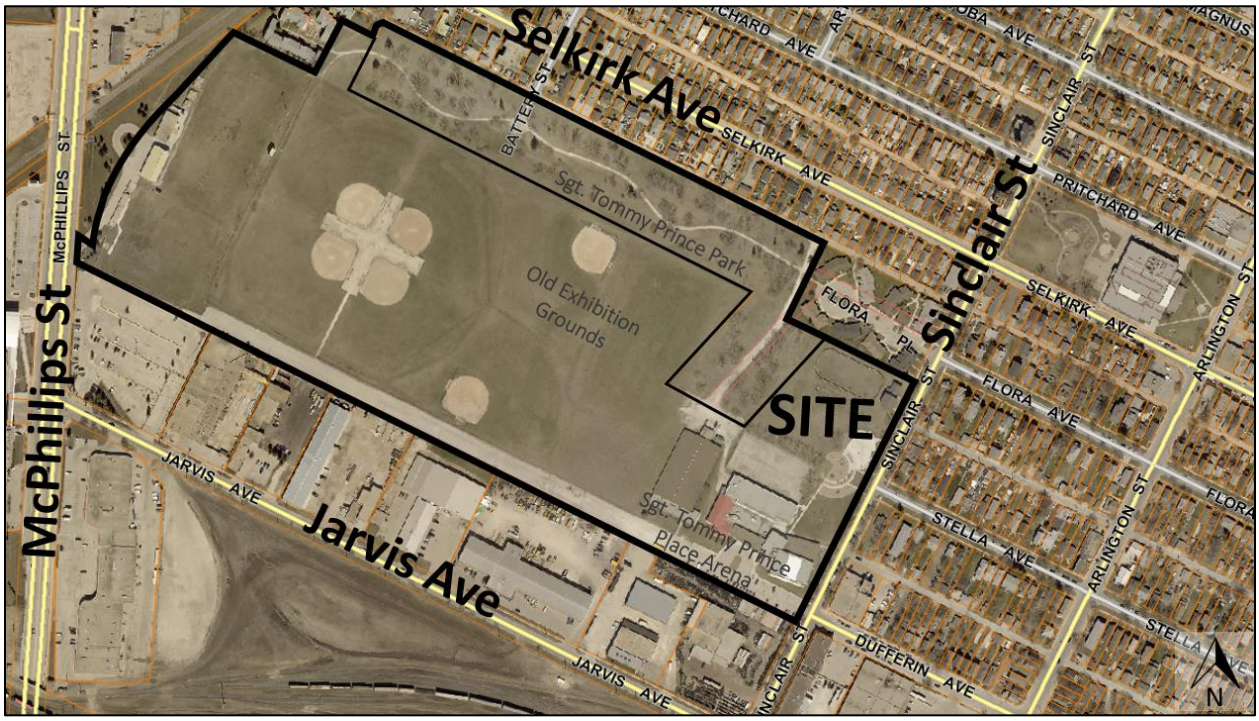


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential multi-family development containing 28-units zoned “RMF-S” Residential Multi-Family (Small) District; and a public lane servicing lots fronting onto Selkirk Avenue; and a residential multi-family development containing 46-units zoned “R2” Residential Two-Family District.

South: Industrial uses zoned “M2” Manufacturing General District.

East: Sinclair Street; then residential uses in the Dufferin neighbourhood zoned “R2” Residential Two-Family District.

West: McPhillips Street; then the McPhillips Station Casino zoned “M1” Manufacturing Light District.

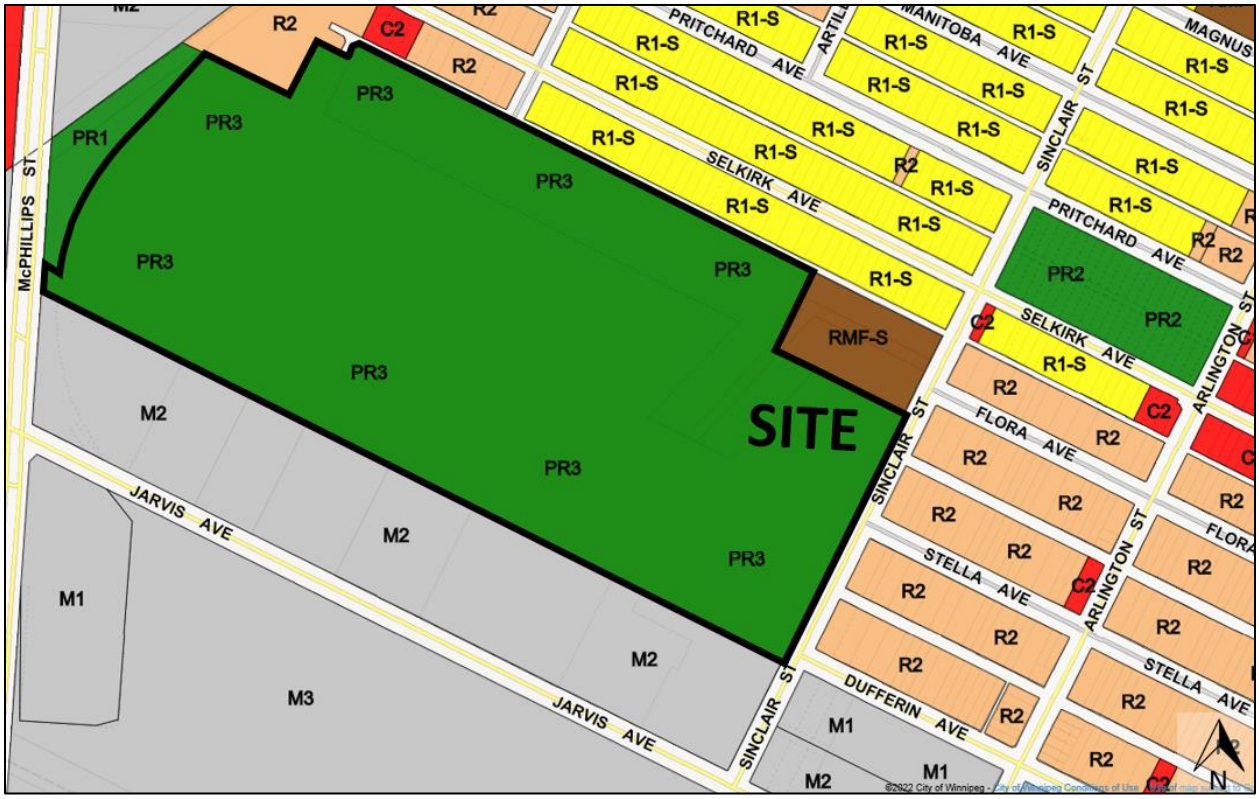


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposal involves subdividing the subject property into two (2) lots and rezoning proposed Lot 1 (+/- 4.90 acres) to a “C1” Commercial Neighbourhood District
- The proposed development is construction of a Protection and Emergency Services use (North District Police Station) on the proposed Lot 1.
- The proposed Lot 1 would have approximately +/- 150 feet of frontage along Sinclair Street. It would be situated +/- 1,800 feet east from the western limit of the Old Exhibition Grounds property, where the grounds abut a CPR right-of-way line.
- The balance of the lands, described as proposed Lot 2, would remain zoned “PR3” District.

- The proposed North District Police Station (NDPS), which is intended to replace the existing station #13 (266 Hartford Ave) would have a floor area of +/- 33,465 square feet.
- The proposed police station would be a predominately a single storey building, apart from a two-story portion which provides an atrium and mechanical penthouse.
- The proposed building would be setback +/- 280 feet west from Sinclair Street; +/- 67 feet from the north lot line; +/-20 feet from the south lot line; and +/- 290 feet from the west lot line.
- The proposed accessory parking area would include a total of 178 parking spaces.
- Parking areas would be located to the east and west of the proposed building and a drive-way would run along the north side of the building.
- A new driveway would be constructed, with access from a new private approach on the west side of Sinclair Street. Approximately 90 feet into the site, the proposed driveway would fork into two (2) driveways.
- Going south, the driveway would lead to a visitor/public parking area, containing 25 parking spaces. Going north, the driveway would lead to a secure area for Winnipeg Police Service vehicles, controlled by a security gate. Beyond the security gate would be staff and cruiser parking lots.
- Staff and cruiser parking areas would be secured with a +/- 6.0 ft. tall chain link fence, which would be constructed on top of a 1.8 ft. tall retaining wall. The retaining wall with chain link fence would run along the perimeter of the staff and cruiser parking lot.
- To the rear of the proposed building would be bike parking areas (for staff) as well as garbage and recycling storage areas.
- The proposed building and parking areas would be monitored by a CCTV security system which will include surveillance of the garbage enclosure which opens into the site.
- A community ceremonial garden, including medicinal plants, birch trees, a lockable fire pit and natural seating elements such as stumps and boulders would be constructed near the entrance to the site adjacent to Sinclair Street.
- The area for the ceremonial garden would be sited to permit the installation of a teepee. The garden area would have paths linking it to the sidewalk that runs along the west side of Sinclair Street.
- The building addressed as 100 Sinclair Street, which houses the Winnipeg Aboriginal Sport Achievement Centre (WASAC), would be demolished to facilitate establishment of the proposed Lot 1 and construction of the police station. The WASAC organization is being relocated to a new office facility at the at Sergeant Tommy Prince Place arena.
- The existing outdoor hockey rink and garden boxes near the north east corner of the Old Exhibition Grounds would also be removed.
- The related Variance File No. DAV 21-219198/D deals with the proposed “C1” Dimensional Standards of Zoning By-Law 200/2006 for the placement of a garbage closure (three-sided) that is not fully enclosed and a fence in the required rear yard that exceeds the height allowed under the Zoning By-law. Please refer to the related Planners report for analysis on the proposed variances.

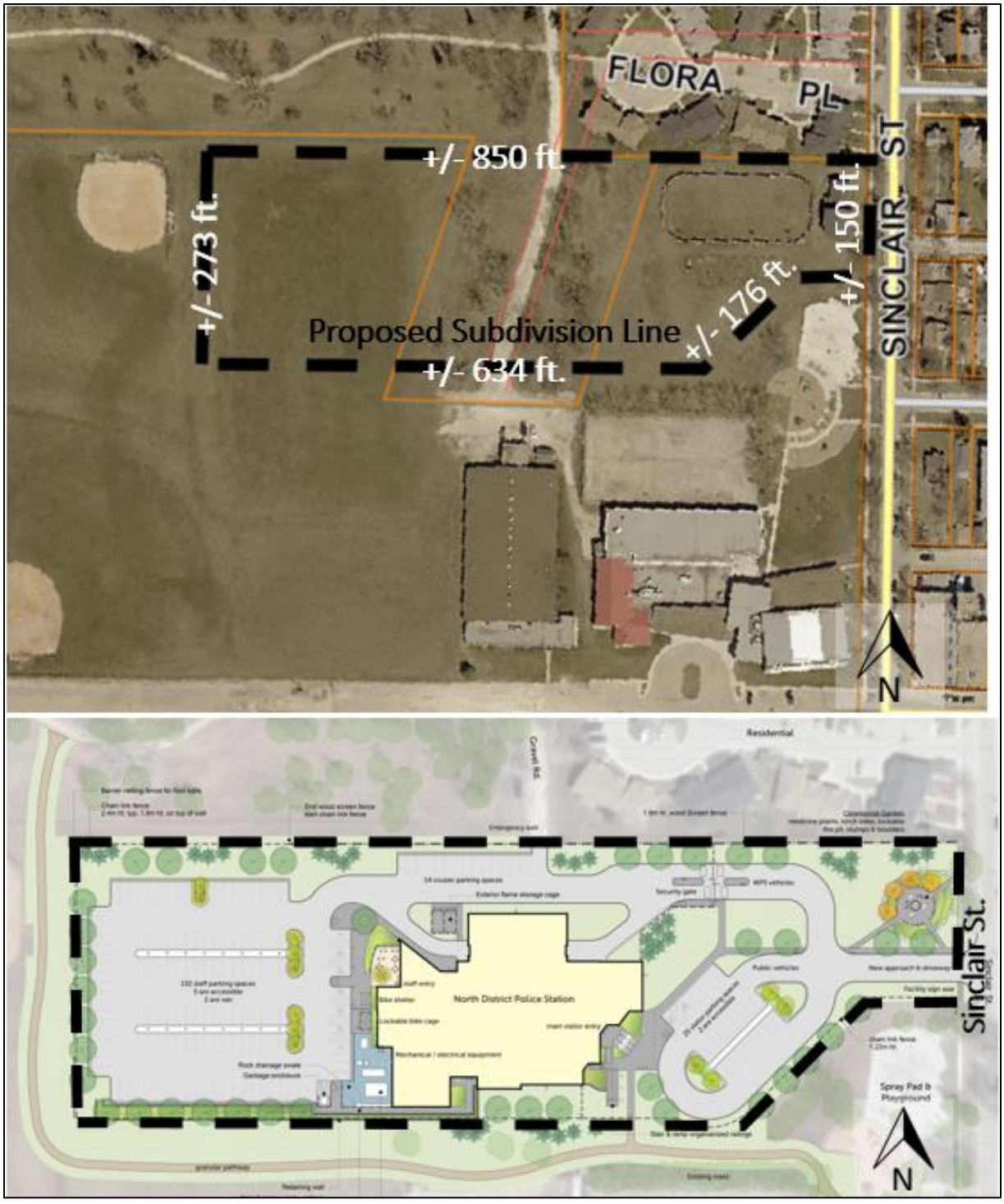


Figure3: Proposed subdivision (top) and proposed site plan (bottom).

Collaborative Planning:

- Public engagement for the NDPS began in 2017 and included a number of stakeholder meetings, resident information sessions, online surveys, in-person surveys, and a public workshop.
- Through community consultation, the applicant states changes were made which included providing a direct pedestrian walkway from the splash pad to the existing sports field and providing a green space buffer around the existing splash pad and playground.
- The applicant has submitted a comprehensive public engagement report summarizing the various stakeholder engagement events and related feedback. Please refer to the attached public engagement report (Schedule C to this report) for more information or visit the project website: https://www.winnipeg.ca/police/projects/nds/nds.stm#10
- Prior to submitting the subject application, the applicant also consulted with City of Winnipeg representatives from the Planning, Property and Development Department to obtain feedback and direction on the conceptual site plan for the NDPS.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY:

Under the *Complete Communities Direction Strategy* of *OurWinnipeg*, the property is designated “Areas of Stability-Mature Community” policy area. Key policies include:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*
- *Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.*
- *Encourage intensification to occur at centres and along corridors.*
- *Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.*
- *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*
- *Ensure that existing public open spaces meet the neighborhood’s current and future requirements.*

The proposed subdivision & rezoning is consistent with the *Complete Communities Direction Strategy*. Key reasons are as follows:

- The proposed subdivision would not result in a net increase to the number of lots in the area. The property containing the Sergeant Tommy Prince MM Veterans park (8.36 acres) would be consolidated with the property known as the Old Exhibition Grounds (36.45 acres), resulting in the creation of a new +/- 40.0-acre lot that would retain the existing “PR3” Parks and Recreation (Regional) zoning. The proposed police station would be built on the proposed +/- 4.90-acre lot.
- Sergeant Tommy Prince MM Veterans park at one time served as a housing development known as Flora Place, which was constructed following the Second World War. Demolition of Flora Place was completed sometime between 2006 and 2007 and

most of the left over former residential land became the Sergeant Tommy Prince MM Veterans park, with a smaller portion of the land being redeveloped as a 28-unit residential development with a cul-de-sac off of the west side of Sinclair Street. Approximately 1.80-acres of the former residential land is included in this application and would become part of the proposed Lot 1, where construction of the NDPS is proposed.

- Existing recreational facilities at the Old Exhibition Grounds and Sergeant Tommy Prince MM Veterans park would not be significantly impacted. The WASAC organization is intended to be relocated to a new office facility at the at Sergeant Tommy Prince Place arena. As compensation, Community Services will renovate the old arena, establishing new offices at the south end and converting the arena portion to a fieldhouse for WASAC. Parks will receive funds to improve the old tennis courts and surrounding area.
- Parks-related comments including design feedback and input will continue to be addressed through the design review process managed by Municipal Accommodations.
- The proposed rezoning to “C1” Commercial Neighbourhood District is appropriate to accommodate the North District Police Station as it permits the proposed “protection and emergency services” use and accommodates the proposed new construction in terms of front, rear and side yard setbacks, site coverage and building height.
- Since the coming into force and effect of the current City of Winnipeg Zoning By-law 200/2006, all new police stations, fire halls and ambulance stations have been classified as “Protection and Emergency Services” and thus the proposed rezoning is consistent with how other similar uses have been established across the City.
- In terms of the compatibility of the proposed rezoning with the surrounding area, this block of Sinclair Street is a collector right-of-way with transit service and a mix of zoning. A property at the north east corner of the subject block is zoned “C2” Commercial Community District.
- Along the west side of the subject block are other properties with a mix of zoning, including “R1-S” Residential Single-Family (Small); “RMF-S” Residential Multi-Family (Small) and “M2” Manufacturing General.
- The proposed Lot 1 would be established within 400 feet walking distance from Selkirk Avenue; which is identified as part of the Primary Transit Network under the Transit Master Plan.

REASONS FOR RECOMMENDATIONS

The Urban Planning Division supports the subdivision and rezoning for the following reasons:

- The proposed subdivision is context sensitive and the proposed rezoning would promote accessibility to community services.
- The applicant has undertaken in-depth public consultation and attempted to reflect feedback in the proposed plan.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: R. Hayer RPP, MCIP
DASZ 44/2021

SCHEDULE "A" FOR FILE NO. DASZ 44/21, LORD SELKIRK COMMUNITY COMMITTEE, JANUARY 17, 2022

By-Law No. _____

File No. **DASZ 44/2021**

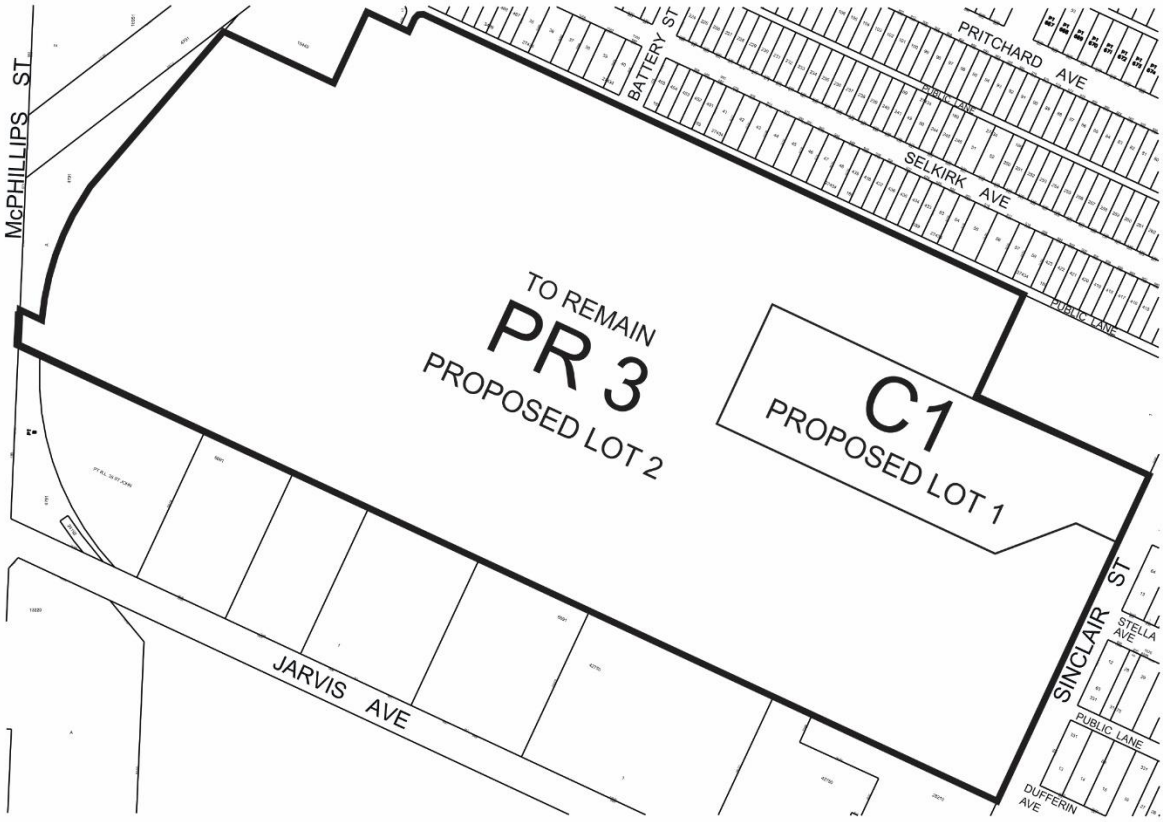
Atlas Sheet No. **W23**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 80, 86, 90, 96 and 100 Sinclair Street, 485, 577 and 581 McPhillips Street and 100 Battery Street from a "PR3" PARKS AND RECREATION 3 (REGIONAL) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow for the construction of the North District Police Station.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE "B"

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 80, 86, 90, 96 AND 100 SINCLAIR STREET, 485, 577 AND 581 MCPHILLIPS STREET AND 100 BATTERY STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 44/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the process.

2) The site does not have a fronting wastewater sewer and it is proposed by the applicant to reclassify the existing 300mm LDS that terminates at Sinclair Street and Flora Avenue to a wastewater sewer. As part of the reclassification, the applicant is required to remove all land drainage connections from the land drainage sewer and reconnect them to the stormwater relief sewer in Sinclair Street.

3) The Public Works Department wishes to advise that private approaches require separate application to the Public Works Department, however the Department does not have authority to approve non-conforming private approaches.

   The applicant is encouraged to review the Private Access By-law 49/2008, including all amendments, for details on private approaches.

   Please contact Public Works at PWDPrivateAccess@winnipeg.ca to discuss further.

Section II - Servicing Conditions

1) Combined Sewer District

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

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

   ii. The peak land drainage discharged from the site must be based on a c-value of 0.20, with a 5-year rainfall event applied.

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 44/2021
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 C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

SCHEDULE "C": PUBLIC ENGAGEMENT SUMMARY REPORT:

APPENDIX B – DRAFT BY-LAW

THE CITY OF WINNIPEG

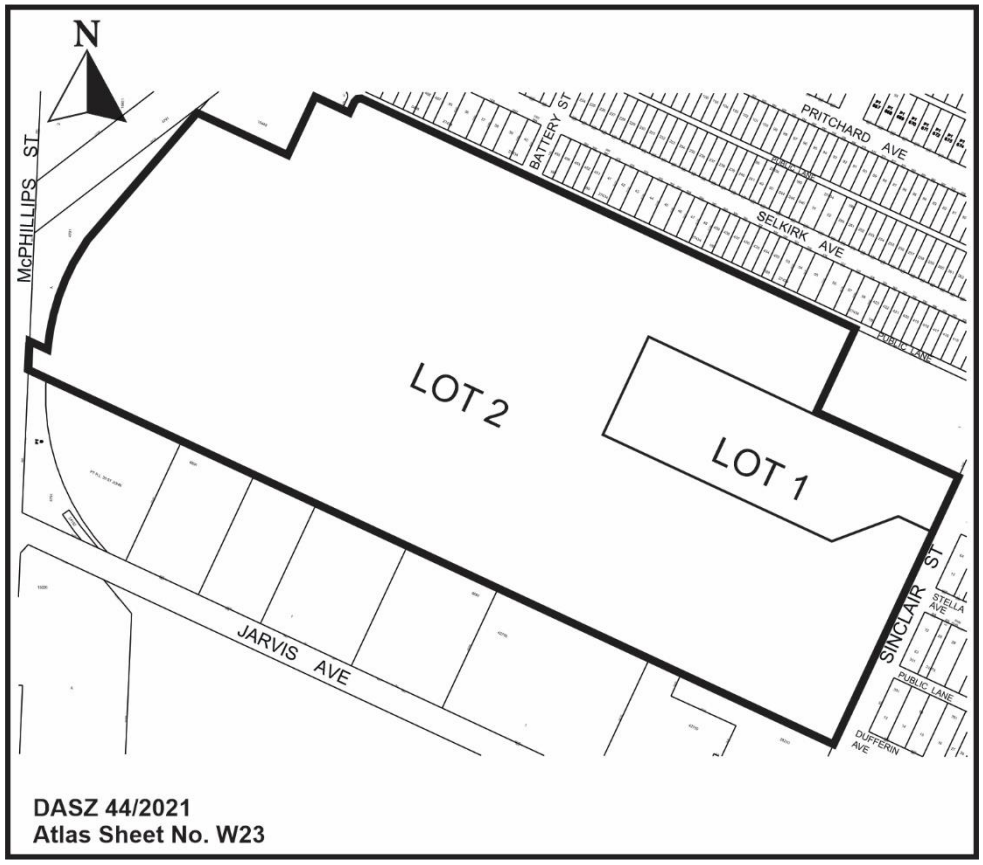
1 **BY-LAW NO.**

A By-law of THE CITY OF WINNIPEG to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 80, 86, 90, 96 and 100 Sinclair Street, 485, 577 and 581 McPhillips Street, 100 Battery Street in the Lord Selkirk-West Kildonan Community pursuant to Development Application No. DASZ 44/2021, which was approved by Council on (TBD).

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

Plan of subdivision

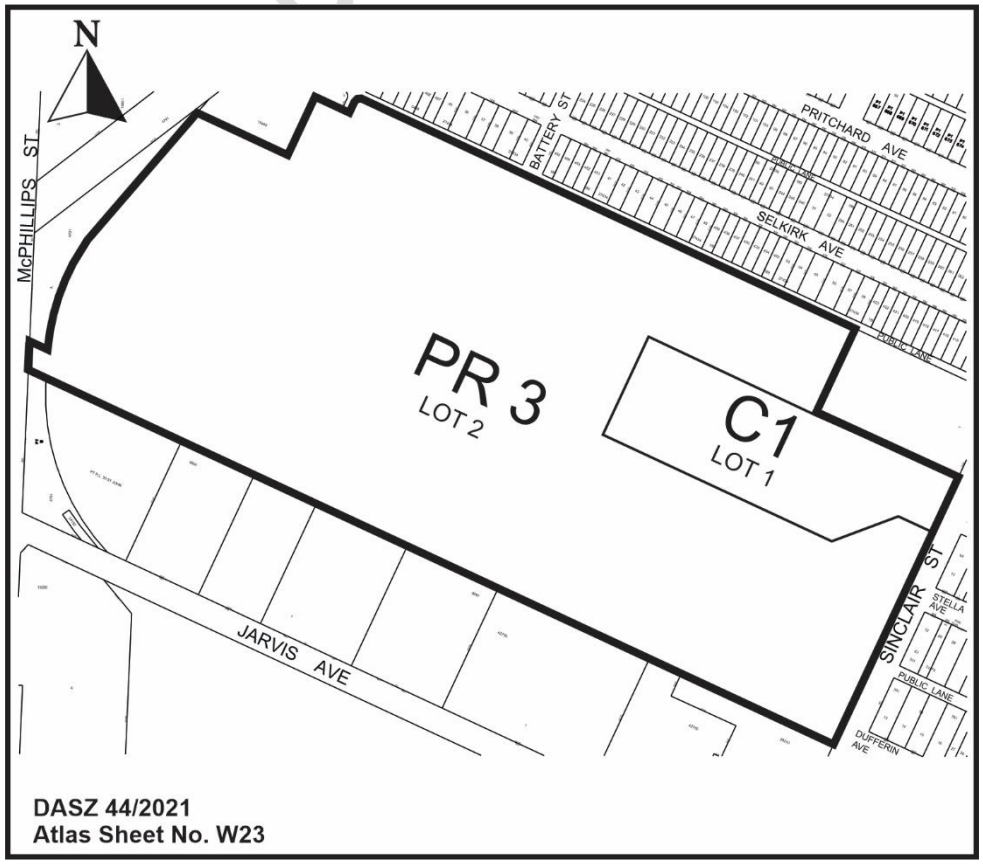
1 The plan of subdivision shown below is approved with such changes as may be required.



Zoning

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

2(633) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the lands designated on the plan below as "C1" are hereby zoned as a "C1" Commercial Neighbourhood District, the zoning districts and zoning district boundaries are hereby located as shown on that plan, and the Zoning Maps shall hereafter be read and construed as shown on that plan.



Coming into force

3 This By-law comes into force when the plan of subdivision is registered at the Winnipeg Land Titles Office.

Extensions of time

4(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 plan of subdivision has not been registered at the Winnipeg Land Titles Office; and

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

4(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:

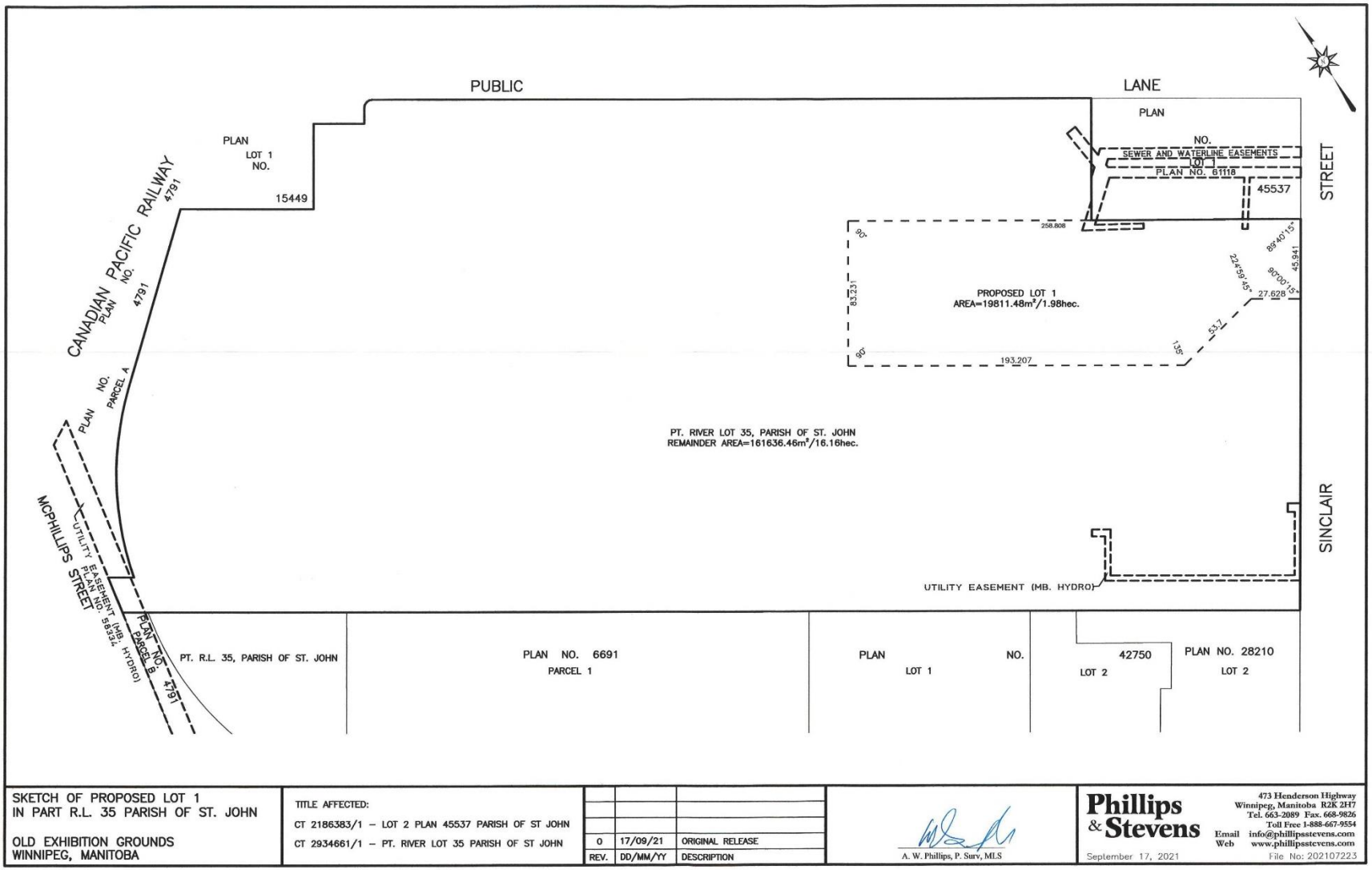
for Director of Planning, Property and Development

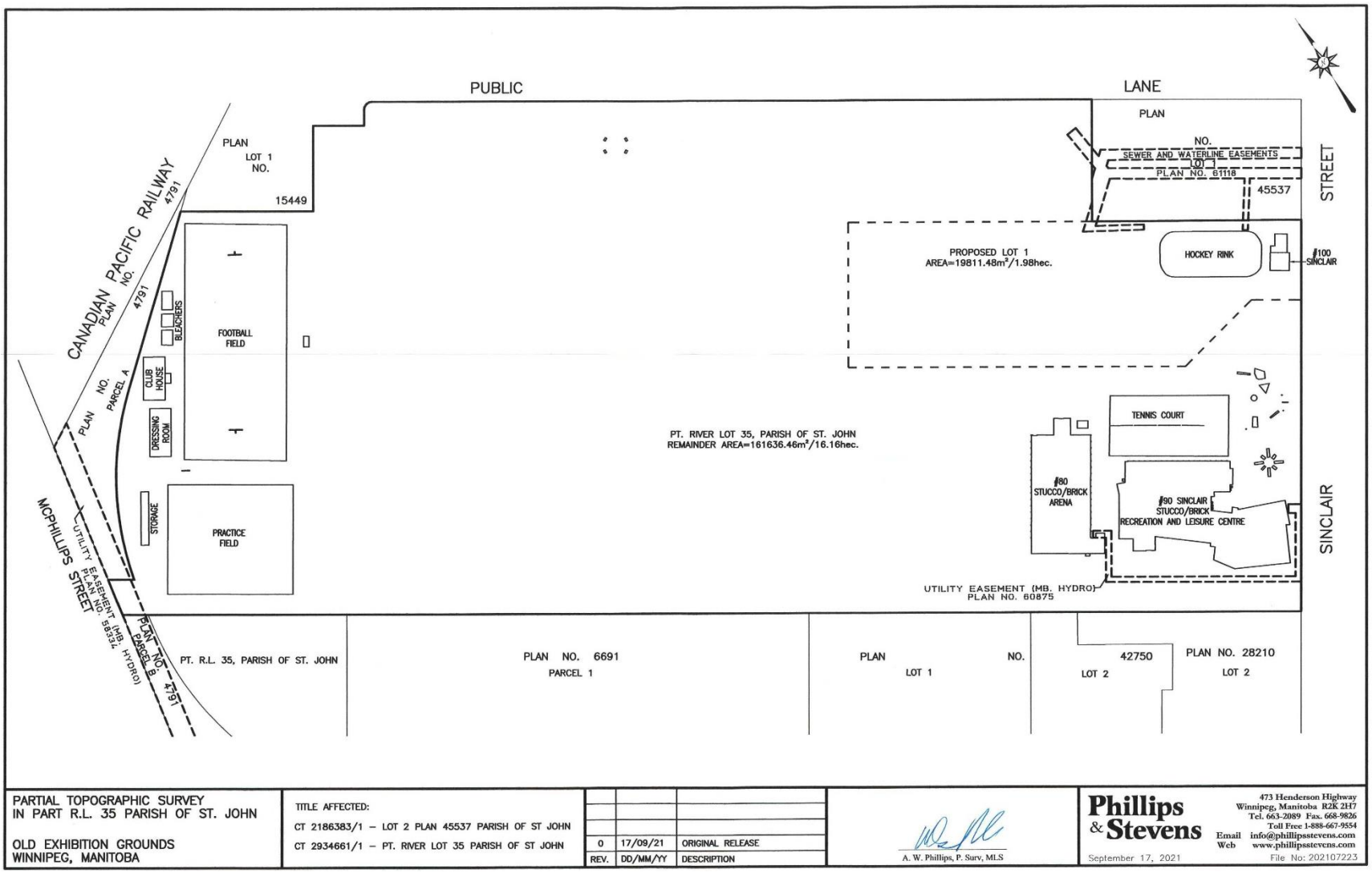
Legally reviewed and certified as to form:

for Director of Legal Services and City Solicitor

DRAFT

Exhibit "9" referred to in File DASZ 44/2021





PARTIAL TOPOGRAPHIC SURVEY
IN PART R.L. 35 PARISH OF ST. JOHN

OLD EXHIBITION GROUNDS
WINNIPEG, MANITOBA

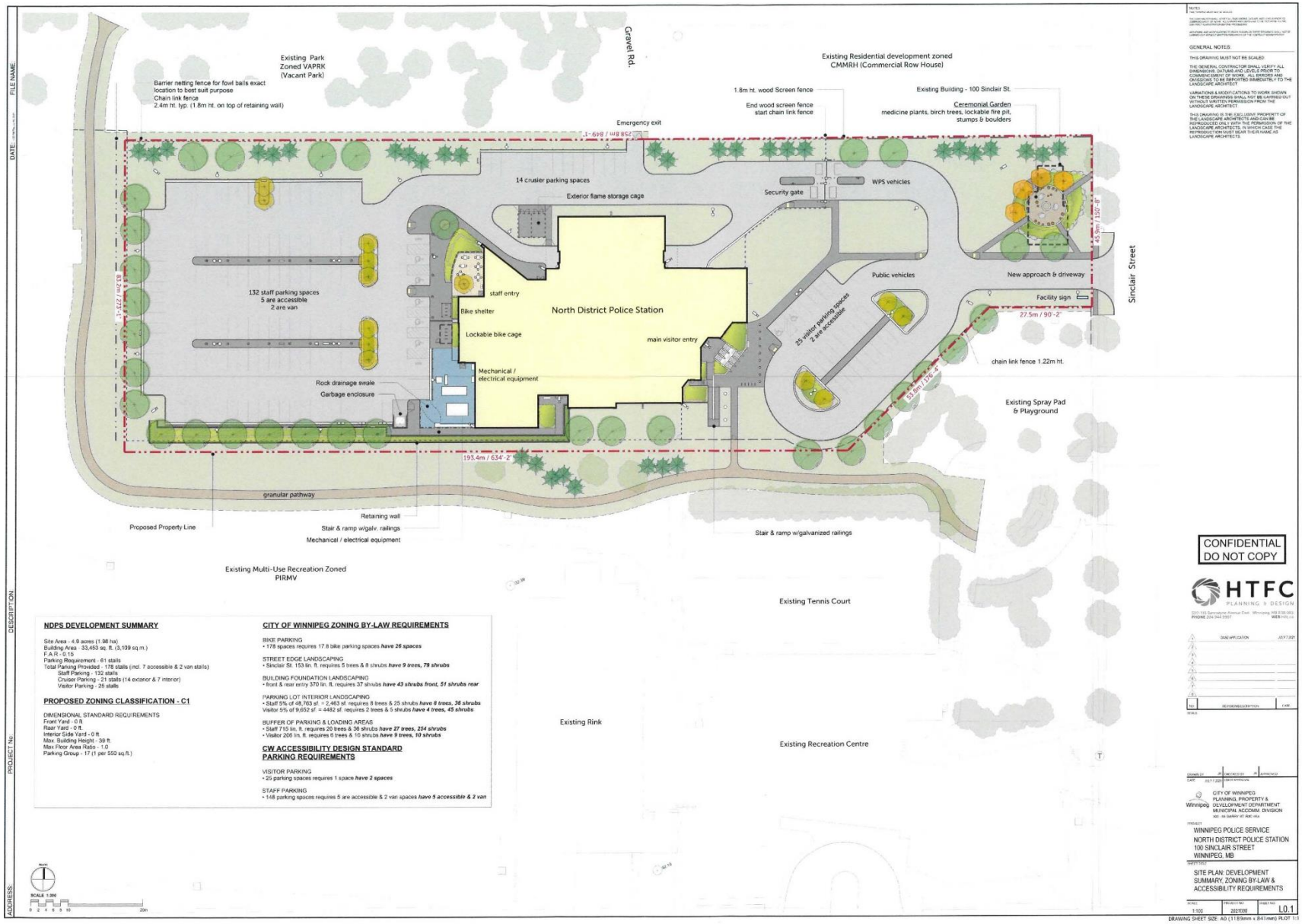
TITLE AFFECTED:
CT 2186383/1 – LOT 2 PLAN 45537 PARISH OF ST JOHN
CT 2934661/1 – PT. RIVER LOT 35 PARISH OF ST JOHN

REV.	DD/MM/YY	DESCRIPTION
0	17/09/21	ORIGINAL RELEASE

A. W. Phillips, P. Surv, MLS

Phillips & Stevens
473 Henderson Highway
Winnipeg, Manitoba R2K 2H7
Tel. 663-2089 Fax. 668-9826
Toll Free 1-888-667-9554
Email info@phillipsstevens.com
Web www.phillipsstevens.com

September 17, 2021 File No: 202107223


Existing Park
Zoned VAPRK
(Vacant Park)
Barrier netting fence for fowl balls exact location to best suit purpose
Chain link fence
2.4m ht. typ. (1.8m ht. on top of retaining wall)
Gravel Rd.
Existing Residential development zoned CMMRH (Commercial Row House)
1.8m ht. wood Screen fence
End wood screen fence start chain link fence
Existing Building - 100 Sinclair St.
Ceremonial Garden
medicine plants, birch trees, lockable fire pit, stumps & boulders
Emergency exit
14 crusier parking spaces
Exterior flame storage cage
Security gate
WPS vehicles
132 staff parking spaces
5 are accessible
2 are van
staff entry
Bike shelter
Lockable bike cage
North District Police Station
main visitor entry
Mechanical / electrical equipment
Rock drainage swale
Garbage enclosure
Public vehicles
New approach & driveway
Facility sign
25 visitor parking spaces 2 are accessible
chain link fence 1.22m ht.
Existing Spray Pad & Playground
Sinclair Street
193.4m / 634'-2"
granular pathway
Retaining wall
Proposed Property Line
Stair & ramp w/galv. railings
Mechanical / electrical equipment
Stair & ramp w/galvanized railings
Existing Multi-Use Recreation Zoned PIRMV
Existing Tennis Court
Existing Rink
Existing Recreation Centre
NDPS DEVELOPMENT SUMMARY
Site Area - 4.8 acres (1.96 ha)
Building Area - 33,453 sq. ft. (3,109 sq.m.)
F.A.R. - 0.15
Parking Requirement - 61 stalls
Total Parking Provided - 178 stalls (incl. 7 accessible & 2 van stalls)
Staff Parking - 132 stalls
Cruiser Parking - 21 stalls (14 exterior & 7 interior)
Visitor Parking - 25 stalls
PROPOSED ZONING CLASSIFICATION - C1
DIMENSIONAL STANDARD REQUIREMENTS
Front Yard - 0 ft.
Rear Yard - 0 ft.
Interior Side Yard - 0 ft.
Max. Building Height - 39 ft.
Max Floor Area Ratio - 1.0
Parking Group - 17 (1 per 550 sq.ft.)
CITY OF WINNIPEG ZONING BY-LAW REQUIREMENTS
BIKE PARKING
• 178 spaces requires 17.8 bike parking spaces have 26 spaces
STREET EDGE LANDSCAPING
• Sinclair St. 153 lin. ft. requires 5 trees & 8 shrubs have 9 trees, 79 shrubs
BUILDING FOUNDATION LANDSCAPING
• front & rear entry 370 lin. ft. requires 37 shrubs have 43 shrubs front, 51 shrubs rear
PARKING LOT INTERIOR LANDSCAPING
• Staff 5% of 48,763 sf. = 2,463 sf. requires 8 trees & 25 shrubs have 8 trees, 36 shrubs
Visitor 5% of 9,652 sf. = 4482 sf. requires 2 trees & 5 shrubs have 4 trees, 45 shrubs
BUFFER OF PARKING & LOADING AREAS
• Staff 715 lin. ft. requires 20 trees & 36 shrubs have 27 trees, 254 shrubs
• Visitor 206 lin. ft. requires 6 trees & 10 shrubs have 9 trees, 10 shrubs
CW ACCESSIBILITY DESIGN STANDARD PARKING REQUIREMENTS
VISITOR PARKING
• 25 parking spaces requires 1 space have 2 spaces
STAFF PARKING
• 148 parking spaces requires 5 are accessible & 2 van spaces have 5 accessible & 2 van
GENERAL NOTES:
THIS DRAWING MUST NOT BE SCALED.
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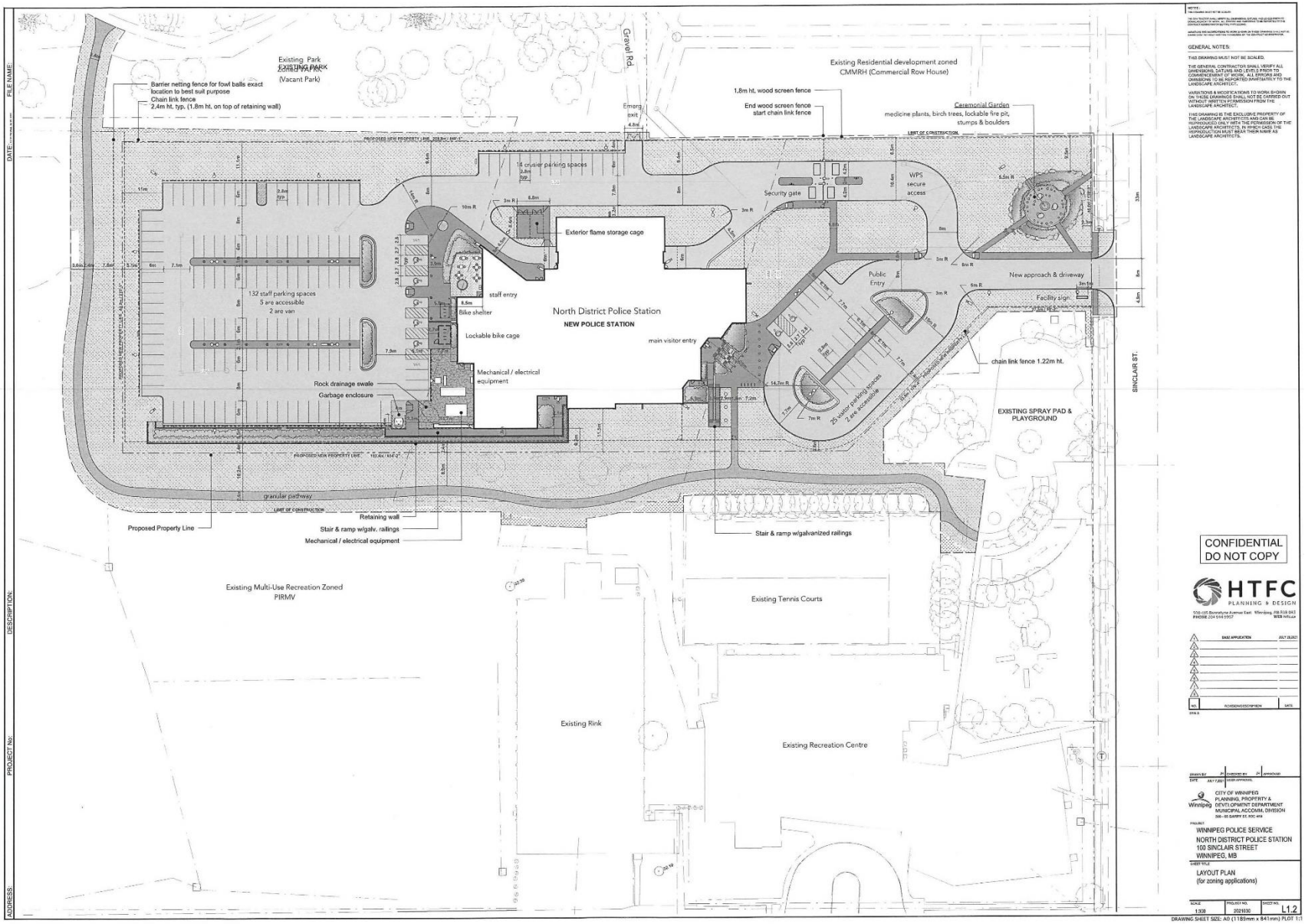
HTFC
PLANNING & DESIGN
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPARTMENT
MUNICIPAL ACCOMM. DIVISION
WINNIPEG POLICE SERVICE
NORTH DISTRICT POLICE STATION
100 SINCLAIR STREET
WINNIPEG, MB
SITE PLAN: DEVELOPMENT SUMMARY, ZONING BY-LAW & ACCESSIBILITY REQUIREMENTS
L0.1
DRAWING SHEET SIZE: A0 (1189mm x 841mm) PLOT 1:1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End wood screen fence start chain link fence
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Emerg. exit
LIMIT OF CONSTRUCTION
18 cruiser parking spaces
WPS secure access
Security gate
Exterior flame storage cage
132 staff parking spaces
5 are accessible
2 are van
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Bike shelter
Lockable bike cage
North District Police Station
NEW POLICE STATION
main visitor entry
Public Entry
New approach & driveway
Facility sign
chain link fence 1.22m ht.
SINCLAIR ST.
Mechanical / electrical equipment
Rock drainage swale
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Existing Recreation Centre
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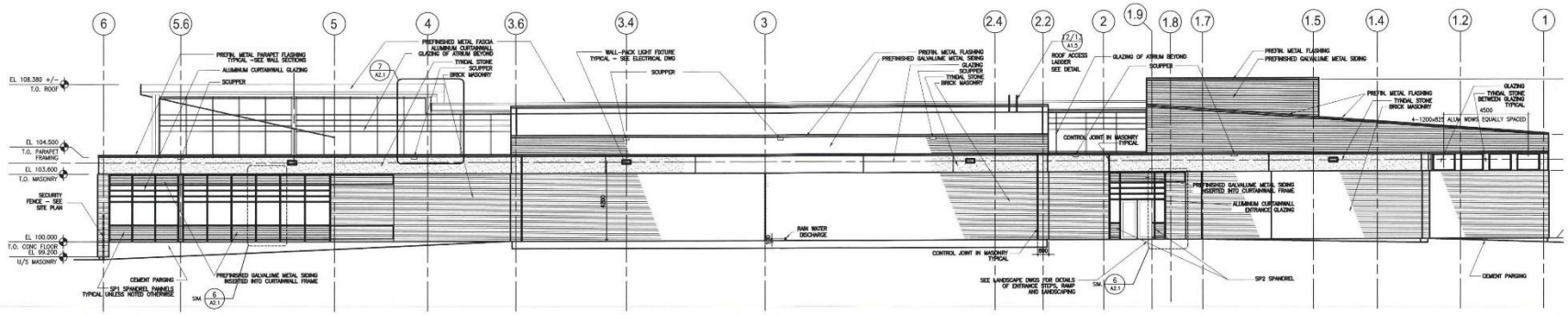
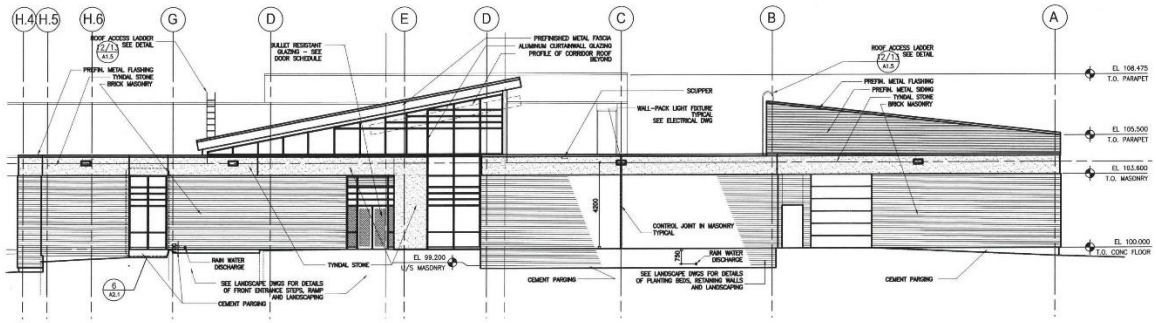
MUNICIPAL ACCOMM. DIVISION
WINNIPEG POLICE SERVICE
NORTH DISTRICT POLICE STATION
100 SINCLAIR STREET
WINNIPEG, MB
LAYOUT PLAN
(for zoning applications)
1:300
2021030
L1.2
DRAWING SHEET SIZE: A0 (1189mm x 841mm) PLOT 1:1



1 SK–1 BUILDING ELEVATION – NORTH

SCALE 1:200



2 SK–1 BUILDING ELEVATION – EAST

SCALE 1:200

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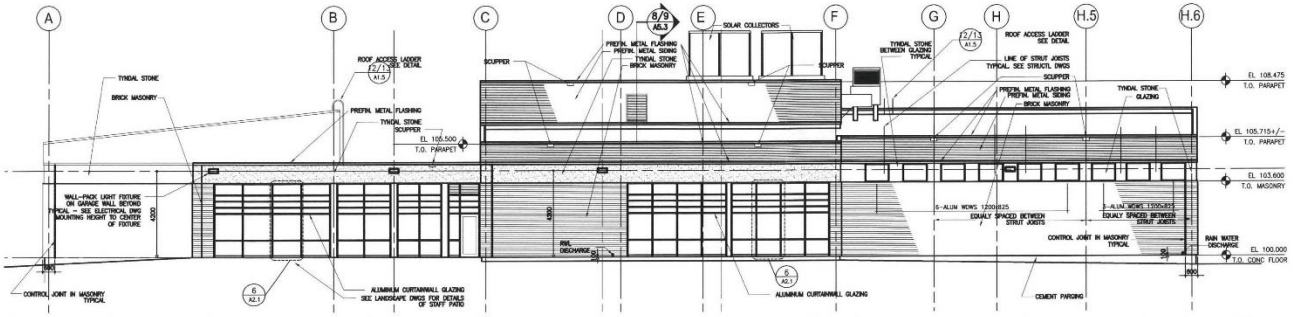
project: WINNIPEG POLICE SERVICE - NORTH DITRICT POLICE STATION
100 SINCLAIR ST., WINNIPEG, MB

sheet title: BUILDING ELEVATIONS

scale: AS INDICATED
drawn by: DB
checked by: BO
date: Jul 12/21

project no. 2021030
sheet no. SK-1

number TEN architectural group
Winnipeg office 204.942.0981
Victoria office 250.940.2104
architecture • interior design • planning



1 SK–2 BUILDING ELEVATION – WEST

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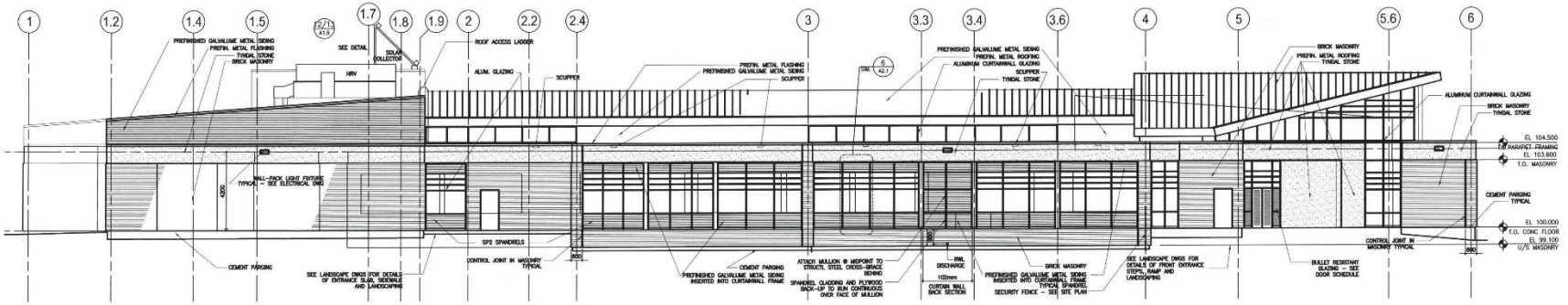

2 SK–2 BUILDING ELEVATION – SOUTH

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100 SINCLAIR ST., WINNIPEG, MB

sheet title: BUILDING ELEVATIONS

scale: AS INDICATED

drawn by: DB

checked by: BO

date: Jul 12/21

project no.: 2021030

sheet no.: SK-2

number TEN architectural group
winnipeg office 204 942 0981
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Winnipeg Police Service

Winnipeg

NORTH DISTRICT POLICE STATION





Winnipeg Police Service

Winnipeg

NORTH DISTRICT POLICE STATION