**Agenda – Council – May 26, 2022**

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022**

**Item No. 14 Subdivision and Rezoning – 490 Shaftesbury Boulevard (Charleswood-Tuxedo-Westwood Ward) File DASZ 3/2022 [c/r DAV 102389/2022D]**

STANDING COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 3/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 15, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 13, 2022 to the satisfaction of the Director of Planning, Property and Development, with the following amendment:

        i. In Section III – Servicing Conditions, add the following new Condition:

            "3) <u>Boulevards</u>

                a) The Developer shall, at no expense to the City, plant trees on all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

                b) The Developer shall, at no expense to the City, maintain the trees for a period of two years, in accordance with specifications approved by the Director of Public Works."

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022**

STANDING COMMITTEE RECOMMENDATION (continued):

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi Family (Medium) District and "PR2" Parks and Recreation (Community) 2 District, as shown on the map dated April 15, 2022 and included within Schedule "A", subject to the following conditions:

   A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. For those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), the Owner must submit plans showing the location and design of any and all proposed:

         a. buildings
         b. accessory parking areas
         c. private approaches
         d. garbage enclosures
         e. fencing;
         f. landscaping
         g. 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 maximum building height for building C as identified in Schedule C of this report shall be limited to 50 feet, as measured from grade to top of roof.

      iii. That the top floors of all buildings to be located on site shall be recessed between 7 and 10 feet as measured from the main floor building wall.

   B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022**

STANDING COMMITTEE RECOMMENDATION (continued):

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor 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 6 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.

5. 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.

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

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

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

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022**

STANDING COMMITTEE RECOMMENDATION (continued):

9. 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.

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

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/2022.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022**

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 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 May 9, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 27, 2022 the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A., delete the period after the words "Planning, Property and Development" and replace with the following:

  ", with the following amendment:

  i. In Section III – Servicing Conditions, add the following new Condition:

     "3) <u>Boulevards</u>

        a) The Developer shall, at no expense to the City, plant trees on all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

        b) The Developer shall, at no expense to the City, maintain the trees for a period of two years, in accordance with specifications approved by the Director of Public Works."

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

## PUBLIC HEARING SUMMARY

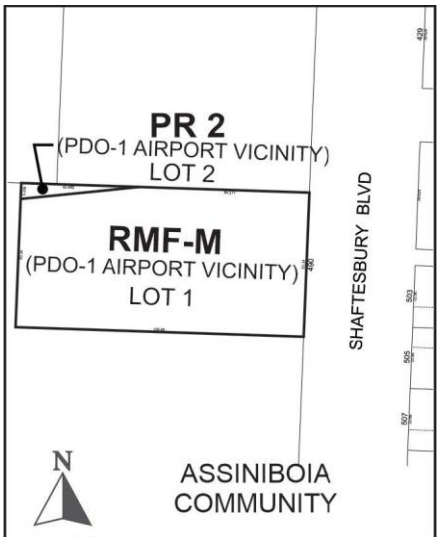
**File:** DASZ 3/2022

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

**Public Hearing:** April 27, 2022
Council Building, 510 Main Street

**Applicant:** Landmark Planning and Design Inc. (Brennan Johnson)

**Subject:**




**APPLICANT : Landmark Planning & Design Inc. (Brennan Johnson)**
**FILE : DASZ 3/2022**
**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 "PR1 PDO-1 AIRPORT VICINITY" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to an "RMF-M PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT and a "PR2 PDO-1 AIRPORT VICINITY" PARKS AND RECREATION 2 (COMMUNITY) DISTRICT to facilitate the establishment of lots to allow the construction of a Multi-Family Dwelling development and to facilitate the conveyance of land for a golf course. **For information, phone Mr. D. Clark, Planner at 204-986-5684.**

**Premises Affected:** 490 Shaftesbury 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:** April 29, 2022

**Community Committee Recommendation:**

On April 27, 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 the subdivision under Development Application No. DASZ 3/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 15, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

    A. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 13, 2022 to the satisfaction of the Director of Planning, Property and Development***, with the following amendment:***

        ***i. In Section III – Servicing Conditions, add the following new Condition:***

            ***"3) <u>Boulevards</u>***

                ***a) The Developer shall, at no expense to the City, plant trees on all boulevards within and fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.***

                ***b) The Developer shall, at no expense to the City, maintain the trees for a period of two years, in accordance with specifications approved by the Director of Public Works."***

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-M” Residential Multi Family (Medium) District and “PR2” Parks and Recreation (Community) 2 District, as shown on the map dated April 15, 2022 and included within Schedule “A”, subject to the following conditions:

A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. For those portions of the Owner’s Land zoned “RMF-M” Residential Multi-Family (Medium), the Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing;
f. landscaping
g. 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 maximum building height for building C as identified in Schedule C of this report shall be limited to 50 feet, as measured from grade to top of roof.

iii. That, the top floors of all buildings to be located on site shall be recessed between 7 and 10 feet as measured from the main floor building wall.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City’s Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Development/Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor 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 6 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.

5. 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.

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

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

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

9. 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.

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

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/2022.

***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. First of all, I want to thank the residents who've come down and provided their perspectives on how this development does or doesn't comply to Our Winnipeg and Complete Communities. And we've heard there's a wide range of interpretations. From my understanding and perspective of the proposal that's in front of us, it supports the many, many, policies Council has set out in Our Winnipeg and Complete Communities. It supports transit policy, active transportation policies, it supports housing options in neighbourhoods throughout the city, supports low to moderate change in low-density neighbourhoods.

2. I recognize there are concerns about site lines related to CMU, but, for this evening's purpose, that's something that will have to be worked out independent of tonight and with CMU and the Province, so we can't really rule on that, there's no decision.

3. I did want to comment, I heard a lot of 'out of character' statements this evening, and I ask you, does Winnipeg look like it did 100 years ago, or even 50 years ago? I live near St Norbert. St Norbert used to be 'cottage country' for many downtown Winnipeggers dwellers.

4. Cities are living, breathing entities. They grow, they grow out, they grow up, and they change. And is that change that is one of the most difficult aspects in a growing city. And yes, any type of development is change. And this is change, and change can be difficult for communities to accept.

5. But there is a need for all types of housing products and there is a need for this product that's being presented here this evening. I am confident this place will fill up.

6. The green roof is an incredible amenity, the glass balconies, it's going to be highly desirable.

7. Winnipeg is a low-density city. We have one of the lowest densities of cities across Canada. And all we have to do is pick up the paper and see how our infrastructure is falling apart and failing. We need density, we need more housing. And in my opinion, and I've sat here now, in seven years, and have done an awful lot of development in my ward, this does follow all the policies Council has set out in OurWinnipeg and Complete Communities, and for those reasons, that's why I'm supporting the project.

**Objections under the Charter:**

Total number of **v**alid objections as per section 125(2) – 109

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

Exhibits Filed:

1. Application dated April 12, 2022
2. Notification of Public Hearing dated March 4, 2022
3. Manitoba Status of Title 3136682/1
4. Letter of authorization dated December 15, 2021 from 490 Shaftesbury Inc. (Kevin Prins) to Landmark Planning and Design
5. Caveat 2735771/1
6. Easement agreement
7. Shadow study
8. Traffic Impact Study for 490 Shaftesbury Boulevard dated December 13, 2021
9. Arborist Report – 490 Shaftesbury Blvd. Winnipeg MB. dated December 17, 2021
10. 490 Shaftesbury Aerial Images
11. Shaftesbury North Landscaping Images
12. Shaftesbury South Landscaping Images
13. 490 Shaftesbury Landscaping Details
14. 490 Shaftesbury Building Elevations
15. Plan of Subdivision – 490 Shaftesbury Boulevard
16. Plans (8 pages)
17. Report from the Urban Planning Division dated April 15, 2022
18. Inspection Report
19. Communication dated March 31, 2022, from Julie Gervino in opposition to the application
20. Communication dated April 9, 2022, from Darrel Donen in opposition to the application
21. Communication dated April 13, 2022, from Steven Z. Raber in opposition to the application
22. Communication dated April 13, 2022 from Susan Eleanor Foote in opposition to the application
23. Communication dated April 17, 2022 from Don White in support of the application
24. Communication dated April 18, 2022 from Ryan Toth in support of the application
25. Communication dated April 18, 2022 from Kevin Prins in support of the application
26. Communication dated April 18, 2022 from Nigel Thompson in support of the application
27. Communication dated April 18, 2022 from Jeff Hawryluk in support of the application
28. Communication dated April 18, 2022 from Earl Coleman in support of the application

Exhibits Filed (continued):

29. Communication dated April 18, 2022 from Paul Brisebois in support of the application
30. Communication dated April 18, 2022 from Hartley Klapman in support of the application
31. Communication dated April 18, 2022 from Francisco Azevedo in support of the application
32. Communication dated April 18, 2022 from Brett Becker in support of the application
33. Communication dated April 18, 2022 from Ken Powell in support of the application
34. Communication dated April 18, 2022 from Christy Holnbeck in opposition to the application
35. Communication dated April 18, 2022 from Karen Shanski in support of the application
36. Communication dated April 18, 2022 from Bruce Caplan in support of the application
37. Communication dated April 18, 2022 from Richard Brownscombe in support of the application
38. Communication dated April 20, 2022 from Leslie Scaletta in opposition to the application
39. Communication dated April 19, 2022 from Ashleigh Mutcher in support of the application
40. Communication dated April 20, 2022 from Jacqueline Black in support of the application
41. Communication dated April 19, 2022 from Garth Nemy in opposition to the application
42. Communication dated April 20, 2022 from Hardev Bains in support of the application
43. Communication dated April 20, 2022 from Matt Baker in support of the application
44. Communication dated April 20, 2022 from Donna Law in opposition to the application
45. Communication dated April 20, 2022 from Colleen Woods in opposition to the application
46. Communication dated April 20, 2022 from Melissa McDonald in opposition to the application
47. Communication dated April 20, 2022 from Jasmine Masse in opposition to the application
48. Communication dated April 21, 2022 from Lou Caci in support of the application
49. Communication dated April 21, 2022 from Andrea Gruber in opposition to the application.
50. Communication dated April 21, 2022 from Michael Gruber in opposition to the application
51. Communication dated April 21, 2022 from Phillip Dunphy in support of the application
52. Communication dated April 21, 2022 from Brennan Platt in support of the application

Exhibits Filed (continued):

53. Communication dated April 21, 2022 from Drew Salter in support of the application
54. Communication dated April 21, 2022 from Armik Babakhanians in support of the application
55. Communication dated April 21, 2022 from Katharina Koop in opposition to the application
56. Communication dated April 21, 2022 from Shale Chochinov in support of the application
57. Communication dated April 21, 2022 from Theresa Gourlay in opposition to the application
58. Communication dated April 22, 2022 from Dianne Popseki in opposition to the application
59. Communication dated April 22, 2022 from Chris Radcliffe in opposition to the application
60. Communication dated April 22, 2022 from Ross Eagleton in opposition to the application
61. Communication dated April 22, 2022 from Laura Matlashewski in opposition to the application
62. Communication dated April 22, 2022 from Rita Burgess in opposition to the application
63. Communication dated April 22, 2022 from Lori Penner in opposition to the application
64. Communication dated April 22, 2022 from Jim Marr in opposition to the application
65. Communication dated April 22, 2022 from Sheldon Glass in opposition to the application
66. Communication dated April 22, 2022 from Rachel Cooper in opposition to the application
67. Communication dated April 22, 2022 from Gary Miles in opposition to the application
68. Communication dated April 22, 2022 from Terry Murray in opposition to the application
69. Communication dated April 22, 2022 from Peter Mitchell in support of the application
70. Communication dated April 22, 2022 from Lisa Antilla in opposition to the application
71. Communication dated April 22, 2022 from Karl Koop in opposition to the application
72. Communication dated April 22, 2022 from Megan Berntt in opposition to the application
73. Communication dated April 22, 2022 from Lori Wazny in opposition to the application
74. Communication dated April 22, 2022 from Tracie Afifi in opposition to the application
75. Communication dated April 23, 2022 from Bronya Rae-Pemberton in opposition to the application
76. Communication dated April 23, 2022 from Ron Suchy in support of the application

Exhibits Filed (continued):

77. Communication dated April 23, 2022 from Kathy Ellis in opposition to the application
78. Communication dated April 23, 2022 from James R Speirs in opposition to the application
79. Communication dated April 23, 2022 from Eric Mann in opposition to the application
80. Communication dated April 23, 2022 from Pam White in opposition to the application
81. Communication dated April 23, 2022 from Leesa Streifler in opposition to the application
82. Communication dated April 23, 2022 from Leigh Halprin in opposition to the application
83. Communication dated April 23, 2022 from Jean Neron in opposition to the application
84. Communication dated April 23, 2022 from Kevin Anderson in opposition to the application
85. Communication dated April 23, 2022 from Garth Minish in support of the application
86. Communication dated April 23, 2022 from Adriana Lombardini in opposition to the application
87. Communication dated April 23, 2022 from Julia Mann in opposition to the application
88. Communication dated April 23, 2022 from Cameron Mann in opposition to the application
89. Communication dated April 23, 2022 from Scott Mann in opposition to the application
90. Communication dated April 24, 2022 from Philipa Caplan in opposition to the application
91. Communication dated April 24, 2022 from Jenna Ghuman in opposition to the application
92. Communication dated April 24, 2022 from Jeremy Wald in opposition to the application
93. Communication dated April 24, 2022 from Ted Wald in opposition to the application
94. Communication dated April 24, 2022 from Edward Shinewald in opposition to the application
95. Communication dated April 24, 2022 from John Rooney in opposition to the application
96. Communication dated April 24, 2022 from Aedan Rooney in opposition to the application
97. Communication dated April 24, 2022 from Jennifer Holmes in support of the application
98. Communication dated April 25, 2022 from Chelsey Himmelman in opposition to the application
99. Communication dated April 25, 2022 from Lorane Poersch in opposition to the application
100. Communication dated April 24, 2022 from Alana Wald in opposition to the application

Exhibits Filed (continued):

101. Photograph dated April 25, 2022 from Lisa Haydey in opposition to the application
102. Communication dated April 25, 2022 from Mike Bell in opposition to the application
103. Communication dated April 25, 2022 from Clarise Maré in support of the application
104. Communication dated April 25, 2022 from Scott Mackenzie in support of the application
105. Communication dated April 25, 2022 from Kelly Radcliffe in opposition to the application
106. Communication dated April 25, 2022 from Jeffery Oakes in support of the application
107. Communication dated April 25, 2022 from Donna Copsey Haydey in opposition to the application
108. Communication dated April 25, 2022 from Jonathan Wald in opposition to the application
109. Communication dated April 25, 2022 from Rick Steinke in support of the application
110. Communication from Dagmar Svecova dated April 25, 2022 in opposition to the application
111. Communication dated April 25, 2022 from Christianna Klassen in opposition to the application
112. Communication dated April 25, 2022 from Cherie Davey in opposition to the application
113. Communication dated April 25, 2022 from George Vis in support of the application
114. Communication dated April 25, 2022 from Joanne Davidson-Jury in opposition to the application
115. Communication dated April 25, 2022 from Michelle Vis in support of the application
116. Communication dated April 25, 2022 from Danielle Koslowsky in opposition to the application
117. Communication dated April 25, 2022 from Sandra Marles in opposition to the application
118. Communication dated April 25, 2022 from Beverley Underhill in opposition to the application
119. Communication dated April 25, 2022 from Robbie Macdonald in opposition to the application
120. Communication dated April 25, 2022 from Peter Sheridan in opposition to the application
121. Communication dated April 25, 2022 from Deborah Axelrod in opposition to the application
122. Communication dated April 25, 2022 from Kenneth Bell in opposition to the application
123. Communication dated April 25, 2022 from Clara Baricz in opposition to the application
124. Communication dated April 25, 2022 from Kieran Rooney in opposition to the application

Exhibits Filed (continued):

125. Communication dated April 25, 2022 from Gail Gel in opposition to the application
126. Communication dated April 25, 2022 from Brandon MacDonald in opposition to the application
127. Communication dated April 25, 2022 from David and Barbara King in opposition to the application
128. Communication dated April 25, 2022 from Mark Wolch in opposition to the application
129. Communication dated April 25, 2022 from Shelagh Yovic in opposition to the application
130. Communication dated April 26, 2022 from Ann Lovell in opposition to the application
131. Communication dated April 26, 2022 from Jolene Bailie in opposition to the application
132. Communication dated April 26, 2022 from Art DeFehr in opposition to the application
133. Communication dated April 26, 2022 from Emily Katsman in opposition to the application
134. Communication dated April 26, 2022 from Chummy Plummer in opposition to the application
135. Communication dated April 26, 2022 from Susan Rusk in opposition to the application
136. Communication dated April 26, 2022 from Terri Fuglem in opposition to the application
137. Communication dated April 26, 2022 from Andrew Chan in opposition to the application
138. Communication dated April 26, 2022 from Rhea Mossman Sims in opposition to the application
139. Communication dated April 26, 2022 from Julene Sawatzky in opposition to the application
140. Communication dated April 26, 2022 from John Reimer-Epp in opposition to the application
141. Communication dated April 26, 2022 from Avis Raber in opposition to the application
142. Communication dated April 26, 2022 from Gary Sewell in opposition to the application
143. Communication dated April 26, 2022 from Nancy Vardalos Ginakes in opposition to the application
144. Communication dated April 26, 2022 from Rosemary Chan in opposition to the application
145. Communication dated April 26, 2022 from Greg Skinner in opposition to the application
146. Communication dated April 26, 2022 from Cathy Skinner in opposition to the application
147. Communication dated April 26, 2022 from Dimos Ginakes in opposition to the application
148. Communication dated April 26, 2022 from Foti Ginakes in opposition to the application

Exhibits Filed (continued):

149. Communication dated April 26, 2022 from John Unger in opposition to the application
150. Communication dated April 26, 2022 from Constantine Ginakes in opposition to the application
151. Communication titled “490 Opposition” dated April 26, 2022 from Samantha MacDonald in opposition to the application
152. Presentation titled “490 Shaftesbury Boulevard” dated April 27, 2022 submitted by the applicant in support of the application
153. Communication dated April 26, 2022 from Zachary Nemy in opposition to the application
154. Communication dated April 26, 2022 from Cheryl MacInnis in opposition to application
155. Communication dated April 26, 2022 from Michael Richard Scott in opposition to the application
156. Communication dated April 26, 2022 from Bryce Matlashewski in opposition to the application
157. Communication dated April 25, 2022 from Chantal Beck in opposition to the application
158. Communication dated April 27, 2022 from Maria Toth in support of the application
159. Communication titled “490 Shaftesbury Opposition” dated April 27, 2022 from Samantha MacDonald in opposition to the application
160. Communication dated April 26, 2022 from Charlie Peronto with respect to the application
161. Recording of Representations

REPRESENTATIONS:

In Support:

Francisco Azevedo
Armik Babakhanians
Hardev Bains
Matt Baker
Brett Becker
Jacqueline Black
Paul Brisebois
Richard Brownscombe
Lou Caci
Bruce Caplan
Shale Chochinov
Earl Coleman
Phillip Dunphy
Jeff Hawryluk
Mark Hearson
Jennifer Holmes
Brennan Johnson
Hartley Klapman
Scott Mackenzie
Clarise Maré
Garth Minish
Peter Mitchell
Ashleigh Mutcher
Jeffery Oakes
Ken Powell
Brennan Pratt
Kevin Prins
Drew Salter
Karen Shanski
Rick Steinke
Ron Suchy
Nigel Thompson
Donovan Toews
Maria Toth
Ryan Toth
George Vis
Michelle Vis
Don White

In Opposition:

Tracie Afifi
Kevin Anderson
Lisa Anttila
Deborah Axelrod
Jolene Bailie
Clara Baricz
Chantal Beck
Kenneth Bell
Mike Bell
Megan Berntt
Rita Burgess
Philipa Caplan
Andrew Chan
Rosemary Chan
Rachel Cooper
Donna Copsey Haydey
Cherie Davey
Joanne Davidson-Jury
Art DeFehr
Darrel Donen
Ross Eagleton
Susan Eleanor Foote
Kathy Ellis
Terri Fuglem
George Gamby
Gail Gel
Julie Gervino
Jenna Ghuman
Constantine Ginakes
Dimos Ginakes
Foti Ginakes
Sheldon Glass
Theresa Gourlay
Andrea Gruber
Michael Gruber
Leigh Halprin
Lisa Haydey
Chelsey Himmelman
Christy Holnbeck
Andrew Holtmann
Emily Katsman
Barbara King
David King
Christianna Klassen
Karl Koop
Katharina Koop
Danielle Koslowsky
Donna Law
Adriana Lombardini
Ann Lovell
Robbie Macdonald
Brandon MacDonald
Samantha MacDonald
Cheryl MacInnis
Angelos Macrodimitris
Mike Mager
Cameron Mann
Eric Mann
Julia Mann
Scott Mann
Sandra Marles
Jim Marr
Jasmine Masse
Bryce Matlashewski
Laura Matlashewski
Melissa McDonald
Gary Miles
Rhea Mossman Sims
Terry Murray
Garth Nemy
Zachary Nemy
Jean Neron
Lori Penner
Chummy Plummer
Lorane Poersch
Dianne Popseki
Avis Raber
Steven Z. Raber
Chris Radcliffe
Kelly Radcliffe
Bronya Rae-Pemberton

John Reimer-Epp
Aedan Rooney
John Rooney
Kieran Rooney
Susan Rusk
Julene Sawatzky
Leslie Scaletta
Michael Richard Scott
Gary Sewell
Peter Sheridan
Edward Shinewald
Cathy Skinner
Greg Skinner
James R Speirs
Leesa Streifler
Dagmar Svecova
Beverley Underhill
John Unger
Nancy Vardalos Ginakes
Alana Wald
Jeremy Wald
Jonathan Wald
Ted Wald
David Warrenchuk
Lori Wazny
Colleen Woods
Pam White
Mark Wolch
Shelagh Yovic

For Information:

David Greenberg
Charlie Peronto
Kenneth Zaifman

For the City:

D. Clark, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "17" referred to in File DASZ 3/2022

# ADMINISTRATIVE REPORT

**Title:** DASZ 3/2022 – 490 Shaftesbury

**Issue:** For consideration at the Public Hearing for an application to subdivide and rezone the subject property for the purpose of establishing multi-unit residential dwellings.

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

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| D. Clark, RPP, MCIP | n/a | n/a | |

## RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 3/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 15, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions:

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

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi Family (Medium) District and "PR2" Parks and Recreation (Community) 2 District, as shown on the map dated April 15, 2022 and included within Schedule "A", subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. {For those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium)}, the Owner must submit plans showing the location and design of any and all proposed:

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) 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 maximum building height for building C as identified in Schedule C of this report shall be limited to 50 feet, as measured from grade to top of roof.

iii. That, the top floors of all buildings to be located on site shall be recessed between 7 and 10 feet as measured from the main floor building wall.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Development/Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor 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 6 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.

5. 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.

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

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

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

9. 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.

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

11. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 3/2022;

## REASON FOR THE REPORT

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

## IMPLICATIONS OF THE RECOMMENDATIONS

- *If the recommendations of the Winnipeg Public Service are concurred in, the subject property may be subdivided and rezoned to the RMF-M zoning district and the PR-2 zoning district.*

## CONSULTATION

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

## OURWINNIPEG POLICY ALIGNMENT

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

01-1b Key Directions for the Entire City

- *Dynamically integrate transportation with land use.*
- *Create a safe, efficient and equitable transportation system for people, goods and services.*
- *Create a transportation system that supports active, accessible and healthy lifestyle options.*

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*

Strategic Opportunity #5 *Low Carbon and Energy Efficient Buildings*

*In order to lower energy and greenhouse gases used in Winnipeg's new and existing buildings, the City and community need to find better ways to understand the energy use and emissions from buildings and provide builders with the tools and resources (where needed and feasible) to support these retrofits and designs.*

> *5.2 Improve energy performance of new buildings*

## SUBMITTED BY

| | |
|---|---|
| Department | Planning, Property and Development |
| Division | Urban Planning |
| Prepared by | D. Clark, RPP, MCIP |
| Date: | April 15, 2022 |
| File No. | DASZ 3/2022 |

**List of Schedules and Attachments**

- **Appendix "A," Planning Discussion.**
- **Schedule "A," of File** DASZ 3/2022**,** Assiniboia **Community Committee, dated April 15, 2022.**

- **Schedule “B,” Report of the Administrative Co-ordinating group, dated April 13, 2022, Re: Proposed Subdivision and Rezoning of land located at 490 Shaftesbury Blvd.**
- **Schedule “C” Site plans for Reference to Zoning Agreement condition.**

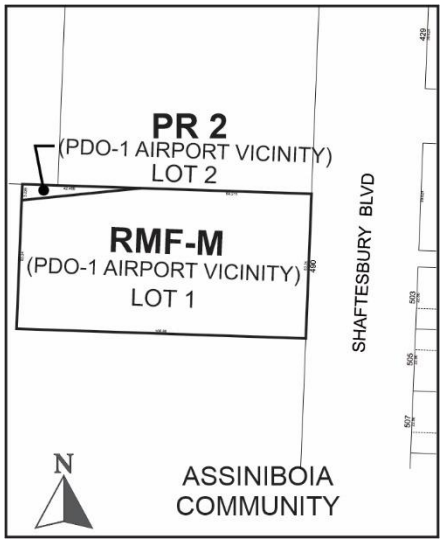
**APPENDIX 'A'**

| | |
|---|---|
| **DATE:** | April 15, 2022 |
| **FILE:** | **DASZ 3/2022** |
| **RELATED FILES:** | DAV 22-102389/D |
| **COMMUNITY:** | Assiniboia Community |
| **NEIGHBOURHOOD #:** | 2.619 (Tuxedo) |

**SUBJECT:** For consideration at the public hearing for a subdivision and rezoning to create two lots and rezone one of the lots to the "RMF-M" Residential Multi-Family Medium District and Lot 2 to remain as "PR2" Parks and Recreation.

**LOCATION:** 490 Shaftesbury Blvd.

**LEGAL DESCRIPTION:** Parcel 2 Plan 12444 WLTO EXC: All Mines and Minerals and Other Matters as set Forth in the Crown Lands Act in RL 18 TO 20 Parish of St. Charles.




**APPLICANT:** Landmark Planning & Design Inc. (Brennan Johnson)
298 Waterfront Drive
Winnipeg, MB R3B 0G5

**OWNERS:** 490 Shaftesbury Inc.
301-99 Osborne Street
Winnipeg, MB R3L 2R4

**RECOMMENDATION:** Approval with Conditions

## HISTORY

**N/A**

## DISCUSSION

### SITE DESCRIPTION

- The subject site is located on the west side of Shaftesbury Boulevard in the Tuxedo Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject site has a total lot area of 61,211 square feet (1.41 acres). Presently there is a single-family dwelling that was built in 1978 located on the subject lands, which is currently operating as a care home facility.
- The property is zoned Parks and Recreation (Neighbourhood) 1 "PR-1" and is located within the Areas of Stability – Recent Communities Policy Area under *the Complete Communities Direction Strategy*.

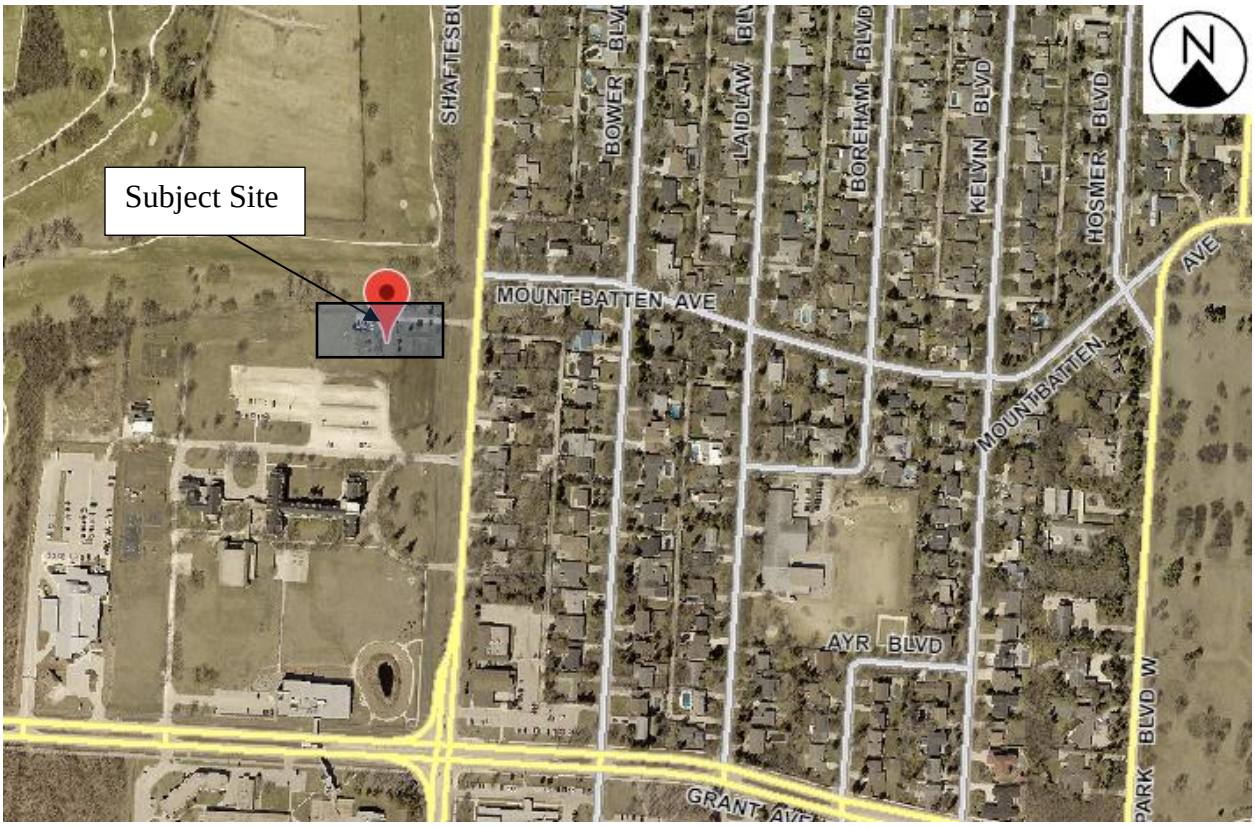



**Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)***

### SURROUNDING LAND USE AND ZONING (See Figure 2)

**North:** Golf course lands zoned "PR-2" Parks and Recreation 2.

**South:** University lands zoned "EI" Education and Institutional.

**East:** Shaftesbury Blvd. then single family dwellings zoned “R1-L” Residential Single Family – Large.

**West:** University lands zoned “EI” Education and Institutional.




**Figure 2: Zoning of the site and surrounding area.**

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- **The proposed development involves rezoning the property to the RMF-M zoning district and subdividing a small portion (~740 sq. ft.) of the northwest corner of the lot that is to be rezoned to the PR-2 zoning district. The subdivision formalizes an easement agreement that has been in place that allows the City to use this portion of the subject land for the golf course.**
- **3 buildings are proposed on site, identified in submitted plans as buildings A, B and C. Building A is proposed at the westernmost portion of the property and is to be 6 storeys (72 feet) with 22 units. Building B is in the middle of the site and is proposed to be 5 storeys (60 feet) with 20 units. Building C is proposed at the eastern portion of the site and is proposed to be 4 storeys (50 feet) with 16 units. In total, 58 units are proposed between the three buildings.**
- **A total of 87 parking stalls are proposed. 83 of the stalls are to be located below grade and 4 visitor stalls above grade. 6 additional visitor stalls are to be located below grade for a total of 10 visitor stalls where 9 are required per the Zoning By-law. 11 accessible vehicle stalls are provided where 4 are required per the Zoning and By-law and 2 van accessible stalls where 1 is required.**
- **Plans indicate that a minimum of 16 bicycle parking stalls will be provided with the development. 7 exterior bike lock ups and 9 secure bike parking stalls located below grade are proposed.**

- Landscaping on site is proposed in a manner that conforms with and exceeds the minimum requirement for landscaping in the Zoning By-law.
- **The proposed development requires 2 variances, one for a building height of 72 feet instead of 60 feet and one for a north side yard setback of 16 feet instead of 18 feet. Further discussion of variances can be found in the associated variance report under file DAV 22-102389D.**

**Background and Collaboration:**

- **The applicant applied for a pre-application to explore the development potential for this site. Further to the pre-app, the applicant engaged in follow up discussions regarding public consultation that was conducted and modifications made to the site plan.**

**ANALYSIS AND ISSUES**

OUR WINNIPEG

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

01-1b Key Directions for the Entire City

- *Dynamically integrate transportation with land use.*
- *Create a safe, efficient and equitable transportation system for people, goods and services.*
- *Create a transportation system that supports active, accessible and healthy lifestyle options.*

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 *Areas of Stability - Recent Communities* policy area.

- With regard to this proposal, key policies guiding development of Recent Communities include:
    - *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.*

**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)

**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*

- Strategic Opportunity #5 *Low Carbon and Energy Efficient Buildings*

  *5.2 Improve energy performance of new buildings*

SUBDIVISION

- The proposal is to subdivide the existing property into two lots. One lot is to be rezoned to PR-2 and the other to be rezoned to the RMF-M Zoning District.
- The PR-2 land was identified as a requirement by the Parks Department and Golf Services as it followed an existing fence line that defines the limits for that particular golf hole.

- There is currently an easement registered to the title of the subject land, which permits the golf course to encroach upon this portion of this property. With the subdivision and transfer of land to the City, the easement agreement is no longer required.

REZONING

- The site is currently zoned *"PR-1" Parks and Recreation Passive Neighbourhood/Community*
- The dimensional standards for development in the PR-1 zone are:
  - Minimum lot area – N/A
  - Minimum lot width – N/A
  - Minimum front yard – 20 feet
  - Minimum rear yard – 25 feet
  - Minimum side yard – 8 feet
  - Maximum height of buildings – 30
- The proposed zoning district for development is *"RMF-M" Residential Multi Family – Medium. D*imensional standards for multi-family structures in the RMF-M zone are:
  - a minimum front yard of 25 feet;
  - a minimum rear yard of 25 feet;
  - a minimum interior side yard of 8 feet, plus an additional 2 feet for every storey above the ground floor, up to a maximum of 20 feet;
  - a minimum corner side yard of 20 feet; and,
  - a maximum building height of 60 feet.
- The minimum lot area in the RMF-M district is 9,000 square feet and the minimum lot area per dwelling unit is 800 square feet.

**TRANSPORTATION ANALYSIS**

- **The applicants hired a transportation consulting firm to conduct a Traffic Impact Study.**
- **Materials submitted by the applicant indicate that a traffic study concluded the following:**
  - *Additional vehicle traffic from the development is not expected to result in significant changes to the performance of the road network;*
  - *The proposed development option is forecast to generate approximately 20 vehicle trips during the weekday AM peak hour (7:30-8:30 AM), 26 vehicle trips during the weekday PM peak (4:00-5:00 PM), and 314 vehicle trips during an average weekday;*
    - *At peak morning rush hour, it is anticipated there would be an additional car every 3 minutes*

        - *At peak evening rush hour, it is anticipated there would be an additional car every two and a half minutes.*
    - *There are no recommended infrastructure improvements as a result of the proposed development.*

**TRANSIT**

- **The site is served by transit along Grant Avenue, with stops located approximately 350 metres from the subject site (see Figure 3 below). The weekday scheduling indicates that approximately 53 buses per day will arrive at the westbound stop and approximately 72 buses per day will arrive at the eastbound stop, which includes service to both Downtown and Polo Park as well as three school-chartered buses. The majority of the bus travel occurs in the AM and PM peak periods coinciding with a typical work day.**
- **Bus stops are also located at Corydon Ave. which is approximately 650 metres from the subject site. The weekday scheduling indicates that approximately 52 buses per day arrive at the westbound stop and approximately 47 buses will arrive at the eastbound stop, which also includes service to downtown and Polo Park. The majority of the bus travel occurs in the AM and PM peak periods as well.**

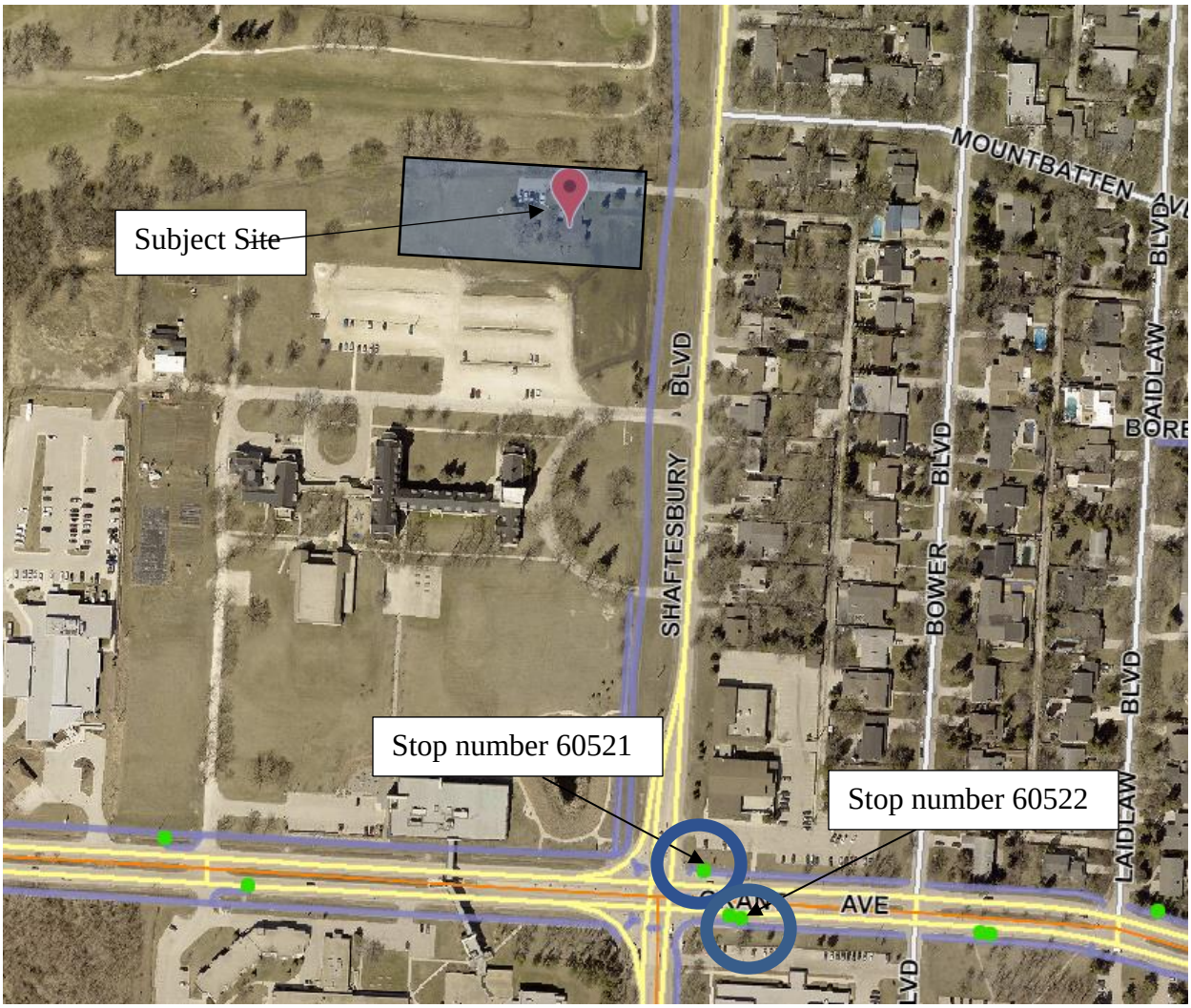



**Figure 3: Transit stops along Grant Ave. in close proximity to the subject site**

- Under the approved Winnipeg Transit Master Plan's long-term plan, service on Grant Avenue will be upgraded to Class 1 Rapid Transit. In the short term, within 4 years, this service will be offered at the Class 2 Frequent Transit level during all hours of transit service.
- In the Transit Master Plan, service along Grant Ave is identified as the 'Rose Line,' which 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 proposal aligns with OurWinnipeg policy 01-1 City Building, which seeks to:

  *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)

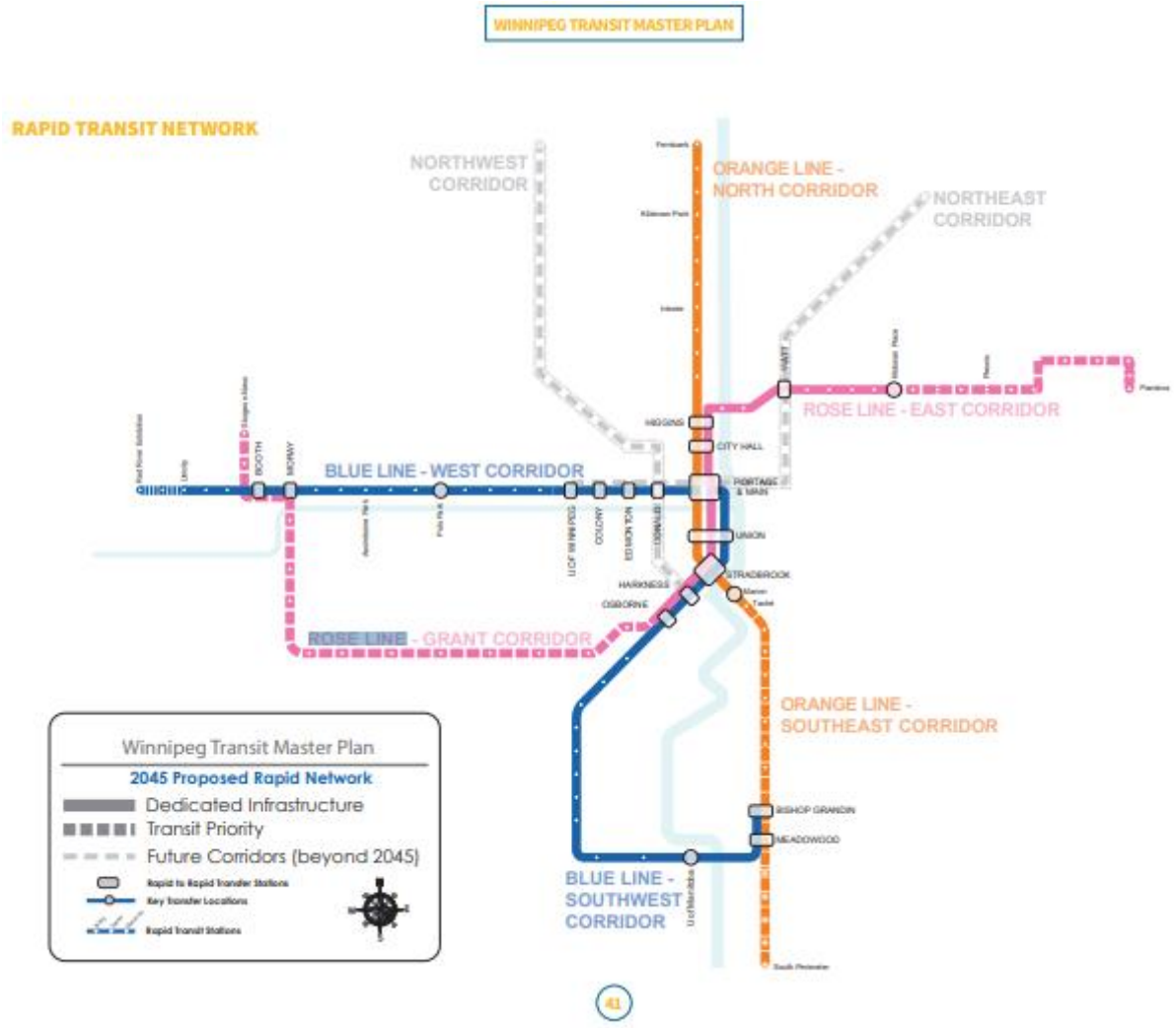



**Figure 4: Planned Rapid Transit Network**

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 and well connected to the surrounding area. A separated, paved, multi-use path runs along the west side of Shaftesbury Boulevard and ties into paved multi-use pathways that run along Grant Avenue and Corydon Avenue to the west. These facilities also continue further north into Assiniboine Park and beyond, and further south through the Assiniboine Forest and beyond.

- A direct connection from the subject site is also proposed to the existing A.T. path along Shaftesbury.

PUBLIC CONSULTATION

- The applicant provided the Urban Planning Division with a summary of the public consultation process that was undertaken with the area residents. A brief summary of this consultation provided by the applicant indicates the following:
    - *A thorough public engagement process was undertaken as part of this project, including a series of stakeholder meetings and public open houses over a 9-month period between March 2021 and November 2021. A set of initial meetings and the first public open hose was held by 490 Shaftesbury Inc. (Private Pension Partners) prior to Landmark Planning and Design Inc. re-initiating the engagement process this past summer. The Project Team met directly with adjacent residents, businesses, and stakeholders, those most likely to be potentially impacted by this proposal and members of the general public on a total of three occasions.*
    - *At the first set of meetings and public open houses (March 24th, 2021 – 7PM via Zoom and March 27th, 2021 – 3 PM via Zoom), the Project Team introduced themselves to stakeholders, introduced the project, shared a preliminary design concept for the site, received feedback, and outlined next steps in the planning process.*
    - *At the second set of meetings and public open houses (September 29th, 2021 – 4 PM and 7PM via Zoom), the Project Team provided an update on project progress, shared an updated design concept, and discussed feedback received to date. Residents, business owners, and stakeholders were provided another opportunity to share input.*
    - *A third set of stakeholder meetings and public open houses were held on November 25th, 2021 (4PM and 7 PM via Zoom). The purpose of this third round of engagement was to introduce the preferred design concept, share the results of various background studies, show how feedback was considered and addressed, continue to receive input, and outline next steps in the planning process.*
    - *In terms of notification, residents and businesses in the immediate vicinity of the project received direct invitations to the stakeholder meetings via hand delivered notices for both the second and third sets of meetings. Other stakeholders (e.g. Canadian Mennonite University) received notice via email or phone call. For the public open houses, notices were delivered to the surrounding blocks and notifications were published in the Sou'wester and Metro newspapers (CanStar Weekly). All display materials were posted on Landmark Planning's project website for those who may not have been able to attend the meetings or public open houses.*
- Addressing Feedback
    - A number of topics 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.

| Comment | Study Team Response |
|---|---|
| **Community Stakeholder Comments** | |
| Building height, shadows, and views | • The proposed development is broken up into three separate buildings at 6-, 5-, and 4- storeys from the west to east respectively, creating a tiered or tapered down effect to the street; previous design concepts featured three buildings at 5 storeys each.<br>• The street fronting building was reduced to four storeys to reduce the scale of the development at street level and to limit shadow impact to adjacent homes on Shaftesbury Boulevard.<br>• BLDG architecture office Inc., the project architect, prepared a shadow study as part of the planning process, the results of which are included in this letter. The final design will exceed City of Winnipeg requirements for minimum sunlight.<br>• The proposed development and configuration of the site allows for continued and ample sight lines to the Canadian Mennonite University tower structure. |
| Natural features and on-site landscaping | • An arborist report was undertaken to provide recommendations on how to protect trees on the subject site and property lines as part of this development, the results of which are included in this letter. The results indicate that trees selected to be preserved should be protected with banding and buffer zones to prevent soil compaction and physical damage to the bark. |
| Design and aesthetics | • BLDG architecture office Inc. has led the design process.<br>• The proposal features high-quality buildings with a variety of colours, materials, and articulation.<br>• The proposed development has been broken up into three separate buildings to reduce scale, provide better suite layouts, and to allow for additional landscaping elements on site. |
| Traffic, parking, and safety | • Anticipated increased demand for on-street parking and increased traffic volumes were noted by participants.<br>• The preferred design concept includes an underground parkade, as well as surface visitor parking stalls.<br>• The proposal features a parking ratio of 1.5 stalls per unit, which meets the Zoning by-law requirement. |

| | |
|---|---|
| | • The existing approach to the site will be widened and a sidewalk will be added to connect the proposed residential building to the existing Active Transportation pathway along Shaftesbury Boulevard.<br>• Stantec Consulting Ltd. Prepared a Traffic Impact Study (TIS), the results of which are included in this letter. The study indicates that traffic volumes would be acceptable and no infrastructure improvements would be required. |
| Construction and phasing | • The proposed development is intended to be constructed in one phase to minimize construction period disturbance to area residents. |
| Property values | • The study team shared research that demonstrates that multi-family development within a single-family home context generally does not negatively impact property values upon completion. |
| Golf Course land | • The City-owned golf course to the north of the site will not be affected by the proposed development.<br>• Land at the northwest corner of the site will be subdivided out and dedicated to the City as part of this application. |

COMPATIBILITY WITH THE SURROUNDING AREA

- The proposed development is to be located on a 61,211 sq. ft. (1.41-acre) parcel of land located between the Tuxedo Golf Course to the north and the Canadian Mennonite University to the west and south. To the east is Shaftesbury Boulevard then single-family dwellings. Further west is the Assiniboine Forest and to the north is Assiniboine Park.
- The site is somewhat of an anomaly to the character of the immediate area, which is predominantly established with single family dwellings across the street and then large properties including the golf course and University lands. Lot sizes on Shaftesbury Blvd. range from approximately 9,000 square feet to 20,000 square feet. Lot sizes directly across the street from the subject site are around 15,000 square feet.
- Looking more broadly at the surrounding area, there are examples of multi-unit residential dwellings near the Tuxedo Village shopping centre and within the southeast quadrant of the neighbourhood off Taylor Ave.
- The following is a brief description of multi-unit residential buildings located within the Tuxedo neighbourhood along Tuxedo Avenue. See Figure 5 below for reference.
    - 200 Tuxedo Ave. – Zoned RMF-S with a lot size of approximately 141,000 sq. ft. and 93 units, resulting in a lot area per dwelling unit of 1,516 sq. ft. The building height is approximately 170 feet. Distance of property lines between this site and single family residential across the street is approximately 90 feet. The distance between buildings is approximately 240 feet. The site is well landscaped and presently has several mature trees located around the edge of the property.

- 160 Tuxedo Ave – Zoned RMF-S with a lot size of approximately 77,000 sq. ft. and 54 units, resulting in a lot area per dwelling unit of 1,425. The building height is approximately 150 feet. Distance to property lines between this site and single family residential across the street to the north is approximately 110 feet. The distance between buildings is approximately 250 feet. The site is well landscaped and presently has several mature trees located around the edge of the property.
- 1800 Wellington Cres – Zoned RMF-S with a lot size of approximately 188,000 sq. ft. 28 units, resulting in a lot area per dwelling unit of 6,714 sq. ft. The building height is approximately 20 feet. Property line distance is approximately 24 feet to single family dwellings to the west, and building separation distance is approximately between 75 and 90 feet. The site is well landscaped and has several mature trees buffering uses from one another.
- 139 Tuxedo Ave – Zoned RMF-M with a lot size of approximately 85,000 sq. ft. and 66 units, resulting in a lot area per dwelling unit of 1,288 sq. ft. The building height is approximately 50 feet and property line distance to single family dwellings to the west is approximately 215 feet. The site is buffered by the low-rise units at 1800 Wellington and mature trees on that site.




**Figure 5: Map of multi-unit residential along Tuxedo Ave.**

- Other multi-unit buildings are located within the southeast quadrant of the Tuxedo neighbourhood off Taylor Avenue. See Figure 6 below for reference.

- 123 Swindon Way – Zoned RMF-S with a lot size of approximately 242,000 sq. ft. and 141 units, resulting in a lot area per dwelling unit of 1,716 sq. ft. The building height is approximately 35 feet to mid-point of pitched roof. Distance between property lines to single family dwellings at the south is approximately 120 feet. There are several mature trees in place to buffer the uses from one another. Separation distance between building faces is approximately 210 feet.
- 88 Swindon Way – Zoned RMF-M with a lot size is 64,688 square feet and 63 units, resulting in a lot area per dwelling unit of 1,026 sq. ft. The building height is approximately 56 feet to the top of a flat roof. North property line is 45 feet from a single-family property line to the north and building faces are approximately 128 feet apart.
- 125 Portsmouth – Zoned RMF-S with a lot size of 154,427 sq. ft. and 124 units, resulting in a lot area per dwelling unit of 1,245 sq. ft. The building height is approximately 35 feet to the midpoint of a pitched roof. The site shares a property line with a single-family dwelling lot to the north. The distance between building faces is approximately 50 feet. There are several mature trees between the two buildings.
- 122-148 Portsmouth – Zoned RMF-S with a lot size of 360,000 sq. ft. and 188 units, resulting in a lot area per dwelling unit of 1,914 sq. ft. The building heights are approximately 26 feet to the mid-point of the pitched roof. The distance between this site and the single-family dwelling property lines to the west is approximately 60 feet and the distance between building faces is approximately 110 feet. Several mature trees on site buffer the sites from one another.
- 65 Swindon Way – Zoned RMF-S with a lot size of approximately 130,000 sq. ft. and 72 units. As such, a lot area per dwelling unit is 1,805 sq. ft. The building height is approximately 35 feet to the mid-point of a pitched roof. The site shares a property line with single-family dwellings to the west and north. The distance between buildings ranges between 65 feet and 80 feet to the north and 65 feet to the west. Mature trees are established on both properties, which helps buffer the transition between the two housing typologies.




**Figure 6: Map of multi-unit residential north of Taylor Ave.**

- These examples of multi-unit residential buildings demonstrate that a variety of densities, building heights and separation distances adjacent to or abutting single family residential dwellings have been established in the Tuxedo neighbourhood. In a general sense, shorter buildings are located in closer proximity to single family residential properties and taller buildings have a greater setback, such as those seen on Tuxedo Ave. In some instances, multi-unit buildings share property lines with single family dwellings and in other instances they are located across the street. Further, in many instances mature trees are present on the sites, which help buffer and minimize visibility between different building typologies.
- An additional note is that the sites with taller buildings along Tuxedo Ave. provide far fewer surface parking stalls than the sites located near Taylor Ave.

- The above discussion demonstrates that multi-unit residential dwellings can transition and relate to single family residential dwellings in a variety of ways and currently do so in the Tuxedo neighbourhood.

*Density*

The following is a discussion about density in accordance with the *Recent Communities* policy from *Complete Communities* that seeks to *support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*

- The proposed number of units on site is 58. The permitted density for the RMF-M district allows for a lot area per dwelling unit of 800 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 800. In this case, 61,211 sq. ft. divided by 800 equals 76 units permitted.
- Based on the proposed 58 units, the lot area per dwelling unit is calculated at 1,055 square feet. This density falls below the permitted density of the RMF-M zoning district.
- The proposed density is on the higher range of densities of buildings discussed above, though it is not the densest. The densest development is at 88 Swindon Way with a lot area per dwelling unit of 1,026 sq. ft. The subject site and 88 Swindon Way are similar in terms of height and density. Swindon Way is separated from a single-family dwelling property line by 45 feet and building separation distances are approximately 128 feet. In comparison, building face setbacks between the proposed development and single-family dwellings on Shaftesbury range between 190 feet and 205 feet.
- While density is one consideration for determining compatibility, there are also a number of other factors that can be considered for compatibility, such as alignment with other policy directions, consideration of impacts based on setbacks and height, landscaping, shadow impacts, etc. These items are discussed further below.

*Separation Distances and Yard Setbacks*

The following is a discussion about separation distances and yard setbacks in accordance with the *Recent Communities* policy from *Complete Communities* that seeks to *promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments*

- Three buildings are proposed on site. Building A, located nearest the west portion of the site, Building B in the middle and Building C, located at the east portion of the site, closest to Shaftesbury Blvd.
- The road right-of-way width for Shaftesbury Blvd is approximately 135 feet. Building C is to be setback 25 feet from the front property line. The existing dwellings directly across the street include 120 Mountbatten Ave. 503 Shaftesbury Blvd. and 505 Shaftesbury Blvd. with setbacks to the west property line of 30 feet, 48 feet and 30 feet respectively.
- Measuring the proposed building face from the existing dwellings across the street there is a separation distance of approximately 190 feet from 120 Mountbatten and 505 Shaftesbury and 208 feet from 503 Shaftesbury. The separation distance between buildings and property lines is fairly substantial and helps with the transition between a four storey building and single-family dwellings.
- In addition to the setbacks, at present, there are several mature coniferous trees located within the front yard of the property at 503 Shaftesbury. In addition to the proposed

landscaping on the subject site, the established mature trees on the neighbouring property should help serve as a visual buffer to/from the proposed multi-unit buildings.

- 120 Mountbatten and 505 Shaftesbury also have trees located within the yards facing the subject site, though they are primarily deciduous, meaning in the winter months, visibility will likely be clearer to the subject site. While the proposed development includes 13 new trees within the front yard, additional coniferous trees as well as boulevard street trees may be an option to enhance the visual buffer between these two properties.
- To help understand the effects of mature landscaping on sightlines, Figure 7 below is a street view image looking at the development at 88 Swindon Way. The single-family dwelling in the right portion of the image also has limited visibility and this demonstrates how trees can, over time, help reduce visibility of multi-unit residential buildings and provide a buffer between single family dwellings.



**Figure 7: Street view image of 88 Swindon Way**

- Side yard setbacks for multi-unit dwellings in the RMF-M zoning district require 8 feet then 2 additional feet for every floor above the ground floor. As such, the side yard setback requirements for Building A is 18 feet for a six storey building, Building B is 16 feet for a 5 storey building and Building C is 14 feet for a 4 storey building.
- Building setbacks from the south property line are proposed to be 16 feet for buildings B and C. Building A is shown to be located approximately 50 feet from the south property line. As such, the proposed building setbacks in relation to the shared property line with the University follow the Zoning By-law requirements.
- A variance is being sought for the north side yard setback to Building A to allow for 16 feet instead of 18 feet. This variance is the result of land being taken for dedication (~740 sq. ft.) and consolidation with the golf course. Details on this variance are discussed further in the associated variance report for DAV 22-102389/D.
- The proposed plan also breaks up the building massing into three separate structures. This allows for spaces of approximately 25 feet between the buildings, which allows for landscaping and other outdoor amenity space. Further, the parking proposed on site is

primarily underground, which also frees up space for grass or another soft surface landscaping of the site.

*Building Heights*

The following is a discussion about building heights in accordance with the *Complete Communities, Recent Communities* policy that seeks to *promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments*

- The building height for Building C is 50 feet from grade to top of a flat roof. The top floor is recessed 10 feet from the primary building façade, which further helps to minimize the visual massing effect from the street and neighbouring properties.
- Building B is proposed to be 60 feet in height from grade to top of flat roof. The top floor is also setback 10 feet on all sides from the primary building façade.
- Building A is proposed to be 72 feet in height from grade to top of flat roof. Again, the top floor is setback on all sides at 10 feet from the primary building façade.
- The building heights are proposed in a manner that step down from the rear of the property to the front in order to transition the scale of the massing as it gets closer to the front property line and single-family dwellings across the street. For someone facing the development from the front street the difference in building height will likely be imperceptible as sightlines from grade will be limited by the building located at the front of the site. See Figure 8 below.

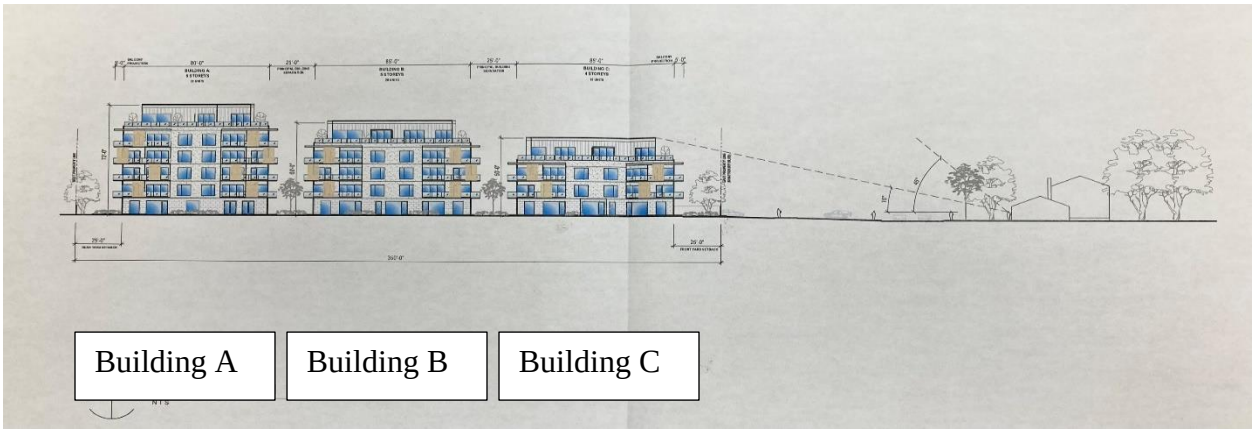



**Figure 8: Demonstration of street level perspective and sight lines to buildings**

- One common tool the Urban Planning Division uses is a 45-degree angular plane (see Figure 9 below), which helps understand how the building heights and setbacks can create a reasonable transition to other residential uses. This is done by drawing a line at a 45-degree angle (starting 6 feet above grade) from a shared or adjacent property line between the two sites. In this instance the single-family dwellings are located approximately 138 feet from the building wall to the nearest property line. As such, the 45-degree angular plane is satisfied.

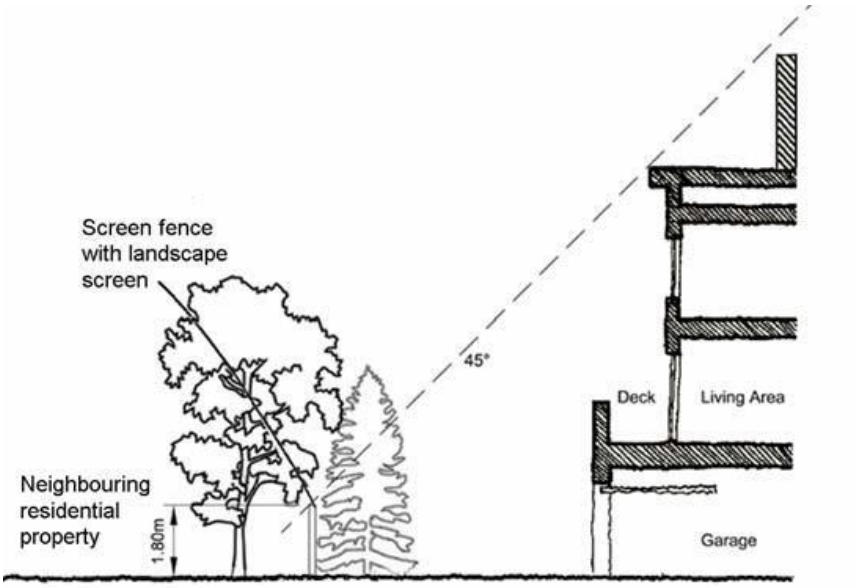



**Figure 9: example image of how a building meets the criteria of being contained below the 45-degree angular plane.**

*Relation to the Canadian Mennonite University Site*

- The building on site is identified within the Provinces Heritage Resources Act (C.C.S.M. c.H39.1) and is referred to as the Former Manitoba School for the Deaf. The Heritage Resource Act indicates the following with respect to the site and building including the following specific site features:

  (a) the exterior of the school building and the dining hall;
  (b) the school building's main entrance hall, auditorium and main and second floor central hallway;
  (c) the dining hall interior including the two end rooms and the Bruce Head mural;
  (d) sight lines as seen from Shaftesbury Boulevard and Grant Avenue.

- It is the understanding of the City of Winnipeg Public Service that the provisions of these criteria apply to the University site itself and do not apply to surrounding lands.
- It is understood that the building on site is of heritage significance and does merit considerations to celebrate and preserve the heritage elements on site. To this point, the proponents have made efforts to set the buildings back in a manner that still maintain clear sightlines to the heritage tower on site from Shaftesbury Blvd. See the pre and post development images below as part of figure 10.
- At present, the sightlines to the site from the multi-use pathway are obscured by trees established on the subject property. See figure 11 below.
- For further context, the south property line of the subject site is setback approximately 330 feet from the historical building. At present, the proposed plans include landscaping along the south property edge in a manner that should help to some extent visibly screen portions of the proposed buildings from the vantage of the University building.




**Figure 10: Sightlines to the University site from Shaftesbury Blvd. positioned slightly south of Mountbatten Ave.**



**Figure 11: Sightlines to CMU site from multi-use pathway on Shaftesbury**

*Parking*

- The Zoning By-law prescribes 1.5 parking stalls per unit for multi-unit residential development. With 58 dwelling units proposed the total parking required is 87 stalls
- The Zoning By-law also requires that with multi-unit residential development, at least 10% of the required parking is allocated toward visitor parking. As such, the required amount of visitor parking is 9 stalls. Submitted plans indicate that 10 stalls are to be provided with 4 above grade and 6 below grade.
- 83 underground parking stalls are being provided and 4 surface visitor stalls.
- 4 accessible stalls and one van accessible stall are required per the Zoning By-law. The application is for 15 accessible stalls and 2 van accessible stalls
- 16 bicycle parking stalls are also proposed on site.
- The proposed number of stalls satisfies the Zoning By-law requirements for a multi-unit residential development.

*Age-Friendly*

The following is a discussion about age-friendly development in accordance with the OurWinnipeg policy, which states, *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population*

- Our Winnipeg and Complete Communities encourage age-friendly and accessible new development in existing neighbourhoods. With respect to this proposal the proponents have indicated the following to address this policy direction.
- *Accessible/Adaptable suites have been designed to allow people of different ability levels to use the suite to the greatest extent. Balconies with no step allow for users to access fresh air, light, and a connection to the outdoors from the suite. Windows with lower sills accommodate views and operation for ease of access.*
- *Out of the total of 58 suites proposed across 3 buildings, 2 are Universal, & 4 are Adaptable. The intent is to provide 10% of the final suite count.*

- *The building and all common areas are accessible as regulated locally by the Manitoba Building Code including the amendments to the 2010 National Building Code with respect to Section 3.8 Accessibility.*
- *Accessibility features from the Manitoba Building Code include:*
    - *Pedestrian entrances to be barrier free and shall lead from outdoors at either sidewalk level or a ramp.*
    - *Barrier-free path of travel to be 1100mm*
    - *Detectable warning surfaces provided where there is a change in elevation greater than 225mm*
    - *Interior building signage and accessibility signs as indicated in the MBC*

The proponents also identify an Accessible Lifestyle Strategy for the site and have shared the following with the Public Service.

- *The accessibility strategy for the multi-family building will be to incorporate these features from the scale of the entire site including outdoor features, through the building to all levels, and into the suites.*
- *Outdoor Space & Approach:*
    - *Parking will be provided near principal entrances to provide ease of use, circulation and convenient entry to the building and the main elevator core. Drop-off and pick-up will also provide convenient access. Parking areas will be well lit with most of the parking provided in the secure underground parkade.*
    - *An accessible outdoor landscape garden has been incorporated to the main design of the development accessed by a raised pedestrian walkway, to provide convenient social spaces and access to healthy outdoor exercise. An additional accessible patio space is being provided off the main lobby to incorporate multiple areas with various options sun and shade. Walkways and landscaping will be provided throughout the site that meet current barrier-free standards and provide accessible pathways to the adjacent park. Varied surface textures will be incorporated to provide users cues to their location throughout. The landscaping will incorporate frequent seating areas along pathways, and a variety of planting to provide shade, interest, and stimuli throughout.*
    - *Entries will be clearly signed, marked, and identified easily in the massing of the building. Vestibules with power door operators will be incorporated into the design to provide protection while entering the building. All vestibules will include 1500mm turning radius' between doors.*
- *Building & Common Areas:*
    - *The main lobby areas in each building will be designed to be accessible from multiple points of the building to allow easy entry points from the main parking area. The entries will be graded up to avoid stairs or ramps and provide entry at grade. The lobbies will incorporate seating and waiting areas for drop-off/pick-up and encourage residents to informally encounter each other.*
    - *Barrier free entries with power door operators, including guardrails at doors will be in place to assist entry to the building. Clear signage will be provided throughout the building including the parking level, lobbies, and elevators.*

- *An amenity lobby will be located adjacent the entry to provide convenient access for residents. The amenity lobby will allow for residents and guests of all abilities to meet and socialize while providing views to the exterior.*
- *Accessible access via elevator and outdoor at grade pathways into BLDG A where the fitness room, games room, pool and BBQ. This will allow for interior and exterior options for exercise, healthy living, and social experiences.*
- *BLDG A also provides for a common lounge area/games room and a communal kitchen to allow for additional social spaces and sharing of meals.*
- *Interior heated parking will be provided with barrier free stalls provided to accommodate accessible suites. Additional interior parking stalls have been provided to meet local barrier free requirements (10' width) to accommodate any future barrier free stalls when needed. Entries from the parking level will be signed and include power door actuators to the elevator lobby.*

*Arborist Report*

- A certified arborist conducted a review of the existing trees on site on December 1, 2021. A total of 25 trees were considered and evaluated for their location on site, approximate age, species, caliper size at shoulder height and condition.
- Generally, the trees that were identified were considered to be mostly in good health, while some needed extensive pruning to salvage them.
- Most of the identified trees fall within the interior portion of the site and consequently, will not likely be maintained.

*Landscaping*

- The breakdown of landscaping requirements versus what is being proposed is as follows:
  - For street edge landscaping (based on a 175-foot frontage) a total of 6 trees and 27 shrubs are required. The applicant is proposing 13 trees and 50 shrubs.
  - Building foundation landscaping required at principle entrances is 29 shrubs. The applicant is proposing 40.
  - Of the 25 trees evaluated on site, the submitted site plans indicate that 2 trees will fall outside of the building footprint area and efforts will be made to preserve these trees.
- The proposed trees and shrubs around site will help buffer the multi-unit buildings from surrounding properties and helps soften the transition between uses. The 13 street edge trees instead of the 6 that are required enhances the ability to buffer the buildings from the neighbouring properties on the other side of Shaftesbury Blvd.
- Additional numbers of trees may be considered to help further visually buffer the site from surrounding uses and may be considered at the plan approval stage of development.

*Innovative and Energy Efficient Building Design*

With respect to energy efficiency and innovative building design in accordance with Strategic Opportunity number 5 of the Climate Change Action Plan *5.2 Improve energy performance of new buildings*, the applicant provided the following information on the proposed green roofs.

- *The uppermost roof areas on all three buildings proposed is intended to be a typical extensive green roof system planted with climate-appropriate species as indicated on the conceptual drawings.*
- *In general, a green roof system is designed specifically to benefit both the building and surrounding municipal infrastructure. The roof system provides added insulation to the building in that it screens the envelope from solar gain, while also reducing the Urban Heat Island effect by retaining the solar energy within the planting layers.*
- *Green roof systems are also a proven method of limiting run-off into municipal drainage systems as they are generally anticipated to retain between 70-90% of the summer precipitation they receive. The system achieves this by holding water in a storage layer for plant roots to access long after rain events.*
- *The perimeter portion of roof accessed by residents of the top floor are anticipated to be provided with a raised deck system over a more conventional roof system. These portions of roof would be internally drained using an engineered control-flow drain system, with flow rates calculated to follow City of Winnipeg requirements. The deck covering the roof system also provides shading of the envelope which reduces energy consumption.*
- *The areas of accessible roof deck would be designed to carry smaller shrubs in planters to provide residents with privacy screening and shade, while presenting a view of the planting from the surrounding neighborhood.*
- *In both cases, the coverage of the roof membranes by planting and decking will prolong the life of the systems which will generate less material to be discarded over the life of the building.*

*Shadow study*

In accordance with the Recent Communities policy that seeks to *promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments,* shadow studies are often requested to understand how the proposed massing may impact neighbouring uses.

- Submitted materials by the applicant indicate that the shadow impacts are minor on surrounding properties based on March 21st and September 21st studies
- 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.
- For September, similarly, the shadow impacts are predominantly contained within the subject site and allow for 5 hours of uninterrupted sunlight on adjacent properties.

- Times when the shadows do cast onto neighbouring properties are at 6:00 PM for the March 21st and September 21st scenarios. The shadows fall within the front yard of the property located at 503 Shaftesbury. On December 21st at 3:00 PM, shadows cast to the northeast and appear to fall within the front yards of dwellings located further north along Shaftesbury Blvd. Though shadows do land on some of the neighbouring properties for a brief period of time in the evenings, the proposal does meet the criteria of providing 5 hours of uninterrupted sunlight during the day.

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 Public Service recommends that the maximum building height for building C shall be limited to 50 feet as measured from grade to top of roof and that, the top floors of all buildings to be located on site shall be recessed between 7 and 10 feet as measured from the main floor building wall.
- The condition for recessed top floors further reduces the visual massing effect and provides visual interest to the building through the recesses. The intent is to ensure building designs maintain a reasonable relation to the front portion of the site and transition to neighbouring residential uses.

*Servicing Agreement*

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg. 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:
    - The provision of subdividing and dedicating lands contained within the northwest portion of the site to the City, to be consolidated with the golf course lands to the north.
    - The Water and Waste Department confirms adequate capacity for the proposed development.

**RECOMMENDATION**

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 and access to high frequency transit.
- The proposal aligns with the following *OurWinnipeg* policy objectives:
    - *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*
    - *Promote Compact Urban Form and Manage the Extension of Municipal Services for New Growth.*
    - *Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city.*
- The proposal aligns with Complete Communities in the following manner:
    - *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.*

      The review of existing multi-unit residential in the Tuxedo neighbourhood demonstrates that there is a mix of low-rise, mid-rise and high-rise multi unit residential buildings established in close relation to single family dwellings. These sites vary in the way that they transition to the single-family dwellings in terms of building heights, setbacks to property lines, and separation distances to adjacent uses. These sites also planted landscaping, which has grown out over time and now serves to effectively visually screen many of these developments. The proposed site design, building heights, setbacks to the property line and separation distance of the buildings on site to adjacent buildings is comparable. Landscaping on site will help, over time, further buffer and transition these buildings from surrounding uses.
    - *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*

      The tiering down of the taller building at the back of the site to the shorter building at the front of the site, in combination with landscaping and separation distance of properties provides for a reasonable transition of the multi-unit housing to single family dwellings.
    - *Support Complete Communities by ensuring diverse and high-quality housing stock.*

      The proposal includes diverse housing stock in that there are limited number of housing options in the area aside from single family dwellings. The proposed housing is to be of high quality that incorporates a number of aesthetically pleasing design features and environmentally friendly building applications such as green roofs.

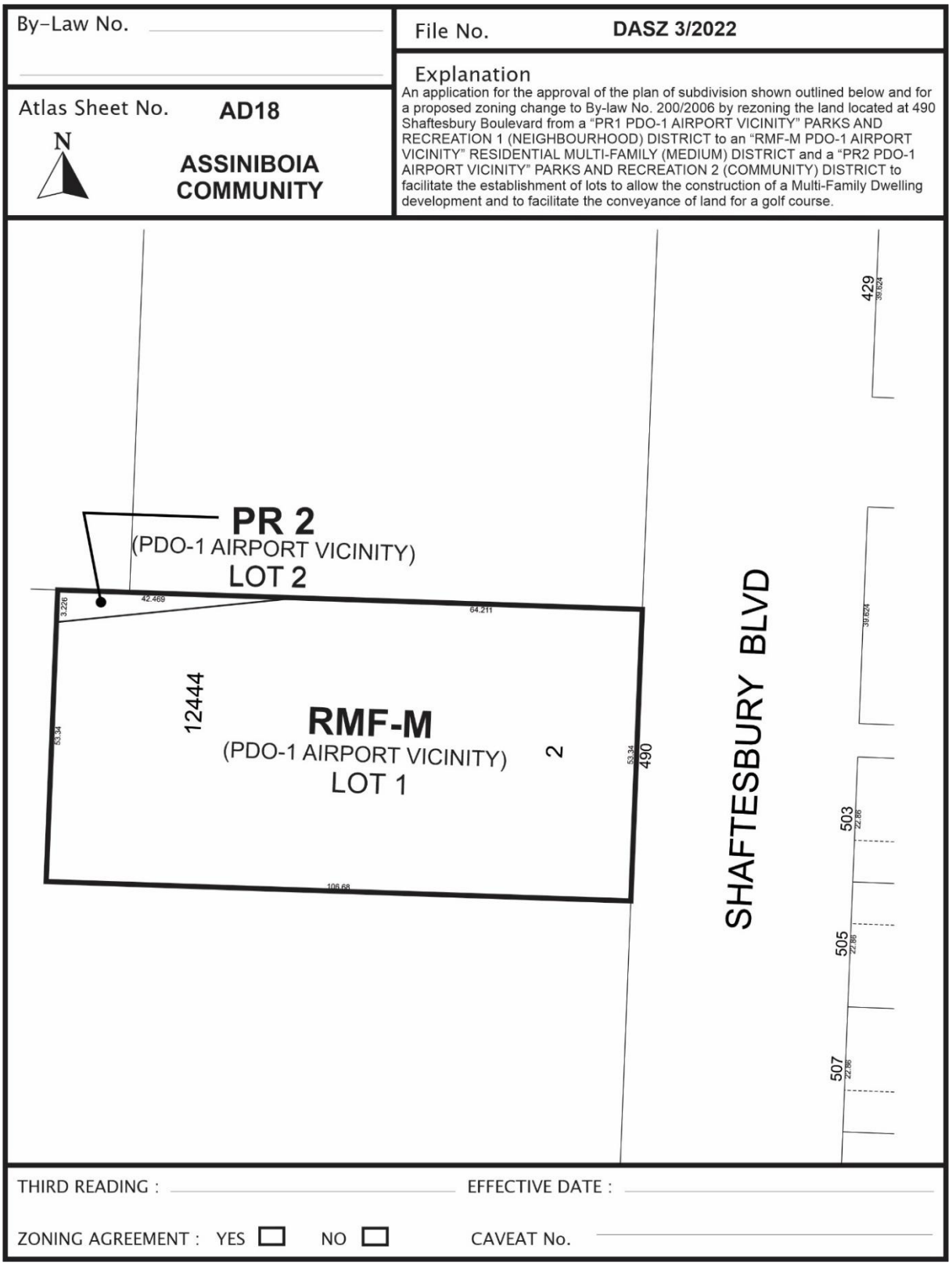
- *In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.*

  The proposal ranges between low rise at the front to mid rise at the back of the site. The term “such as” speaks in a general way to housing typologies that may help achieve a full life-cycle of housing needs within the community; however, various contexts, lot sizes, setbacks and other considerations, such as proximity to high-frequency transit, can be considered where deemed appropriate and in accordance with other policy objectives being achieved.

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

Report Prepared by: D. Clark, RPP, MCIP
PPD File #: DASZ 3/2022

**Schedule "A" for File DASZ 3/2022, Assiniboia Community Committee, dated April 15, 2021**



## SCHEDULE B

## REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

**RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 490 SHAFTESBURY BOULEVARD**

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 3/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

### Section I – Plan Considerations

1) The dedication of lands, abutting existing City lands north of the Planned Area, shall be zoned PR2 and consolidated with the adjacent property, as determined by and to the satisfaction of the Director of Public Works.

### Section II – General Comments

2) The Water and Waste Department wishes to advise that there is adequate 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 design process.

### Section III - Servicing Considerations

1) Regional Land Drainage System

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

2) Public Reserve

The Developer shall dedicate as Public Reserve at least 8% of the land contained within the overall development area. If the Developer is unable to dedicate a full 8% of the land, the Developer shall dedicate an amount of land satisfactory to the Director of Public Works and the Director of Planning, Property, and Development, and compensate the City for any shortfalls in the amount of land, servicing and improvements not provided, at the then current values, by payment of cash.

THIS REPORT SUBMITTED BY:

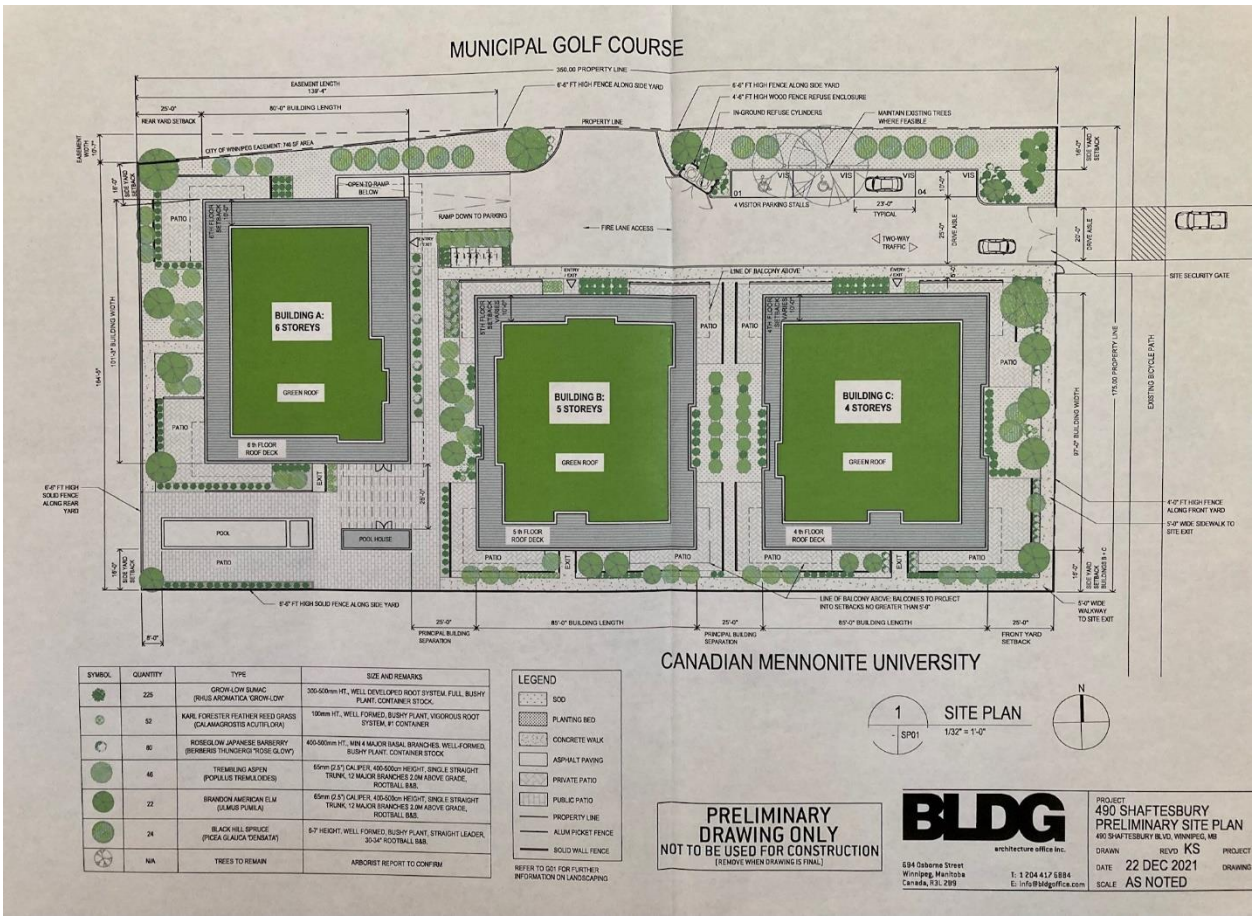
Administrative Co-ordinating Group
File No. DASZ 3/2022
April 13, 2022

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

"*Original Signed by S. Whitehouse"*
S. Whitehouse, M.L. Arch.
Urban Planning and Design Division
Planning, Property and Development Department

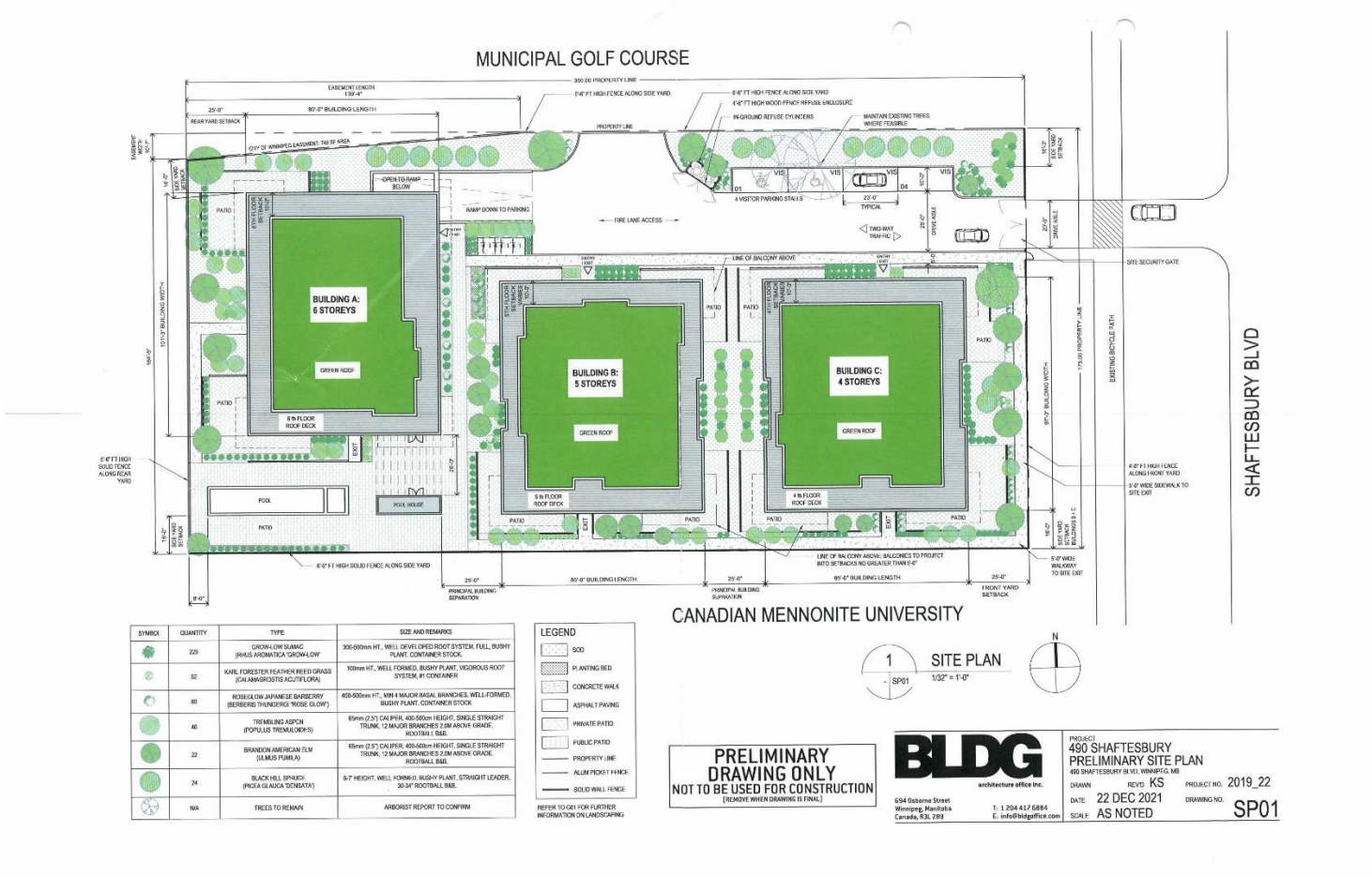
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

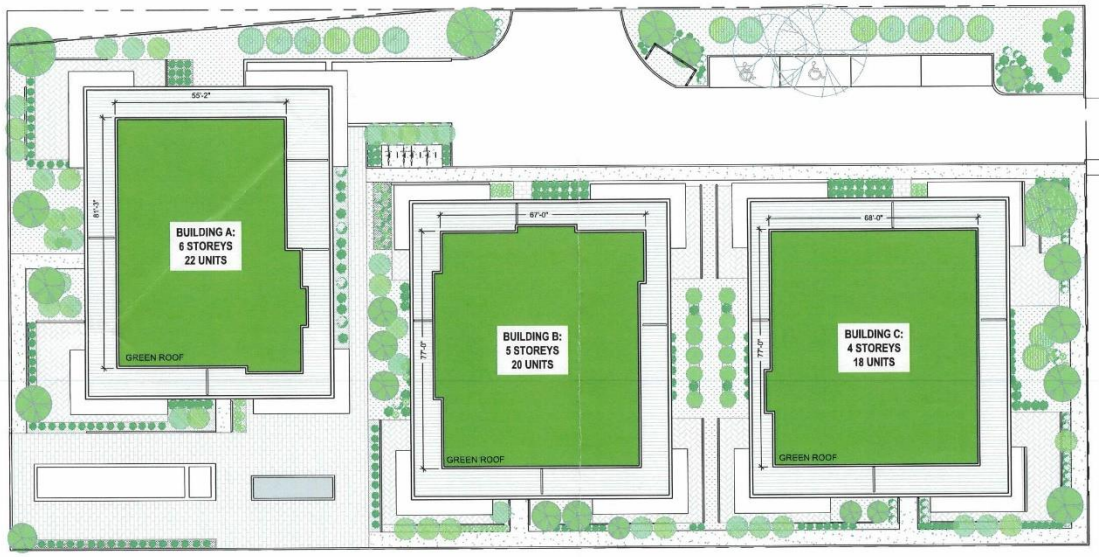
## Schedule “C” Site plans for Reference to Zoning Agreement condition




| SYMBOL | QUANTITY | TYPE | SIZE AND REMARKS |
|---|---|---|---|
| | 225 | GROW-LOW SUMAC (RHUS AROMATICA 'GROW-LOW' | 300-500mm HT., WELL DEVELOPED ROOT SYSTEM. FULL, BUSHY PLANT. CONTAINER STOCK. |
| | 52 | KARL FORESTER FEATHER REED GRASS (CALAMAGROSTIS ACUTIFLORA) | 100mm HT., WELL FORMED, BUSHY PLANT, VIGOROUS ROOT SYSTEM, #1 CONTAINER |
| | 80 | ROSEGLOW JAPANESE BARBERRY (BERBERIS THUNDERGII "ROSE GLOW") | 400-500mm HT., MIN 4 MAJOR BASAL BRANCHES, WELL-FORMED, BUSHY PLANT. CONTAINER STOCK |
| | 46 | TREMBLING ASPEN (POPULUS TREMULOIDES) | 65mm (2.5") CALIPER, 400-500cm HEIGHT, SINGLE STRAIGHT TRUNK, 12 MAJOR BRANCHES 2.0M ABOVE GRADE, ROOTBALL B&B. |
| | 22 | BRANDON AMERICAN ELM (ULMUS PUMILA) | 65mm (2.5") CALIPER, 400-500cm HEIGHT, SINGLE STRAIGHT TRUNK, 12 MAJOR BRANCHES 2.0M ABOVE GRADE, ROOTBALL B&B. |
| | 24 | BLACK HILL SPRUCE (PICEA GLAUCA 'DENSATA') | 6-7' HEIGHT, WELL FORMED, BUSHY PLANT, STRAIGHT LEADER, 30-34" ROOTBALL B&B. |
| | N/A | TREES TO REMAIN | ARBORIST REPORT TO CONFIRM |

Exhibit “16” referred to in File DASZ 3/2022






1 TYPICAL ROOF PLAN(S)
1/32" = 1'-0"

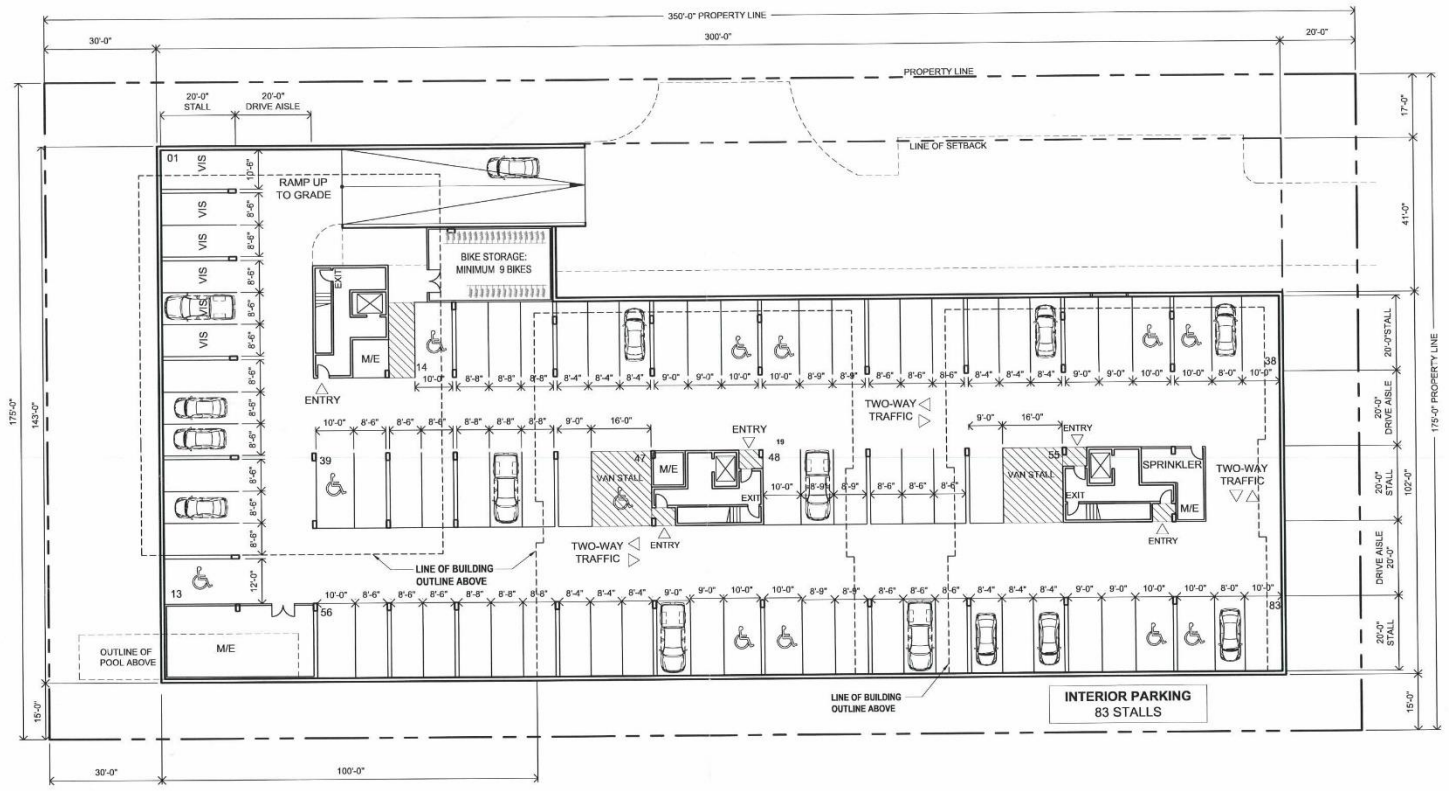
N

PRELIMINARY
DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
490 SHAFTESBURY
TYPICAL ROOF PLAN
490 SHAFTESBURY BLVD, WINNIPEG, MB

DRAWN VF REVD KS PROJECT NO. 2019_22
DATE 22 DEC 2021 DRAWING NO. A06
SCALE AS NOTED




1 LEVEL 00 (BASEMENT) PLAN

1/32" = 1'-0"

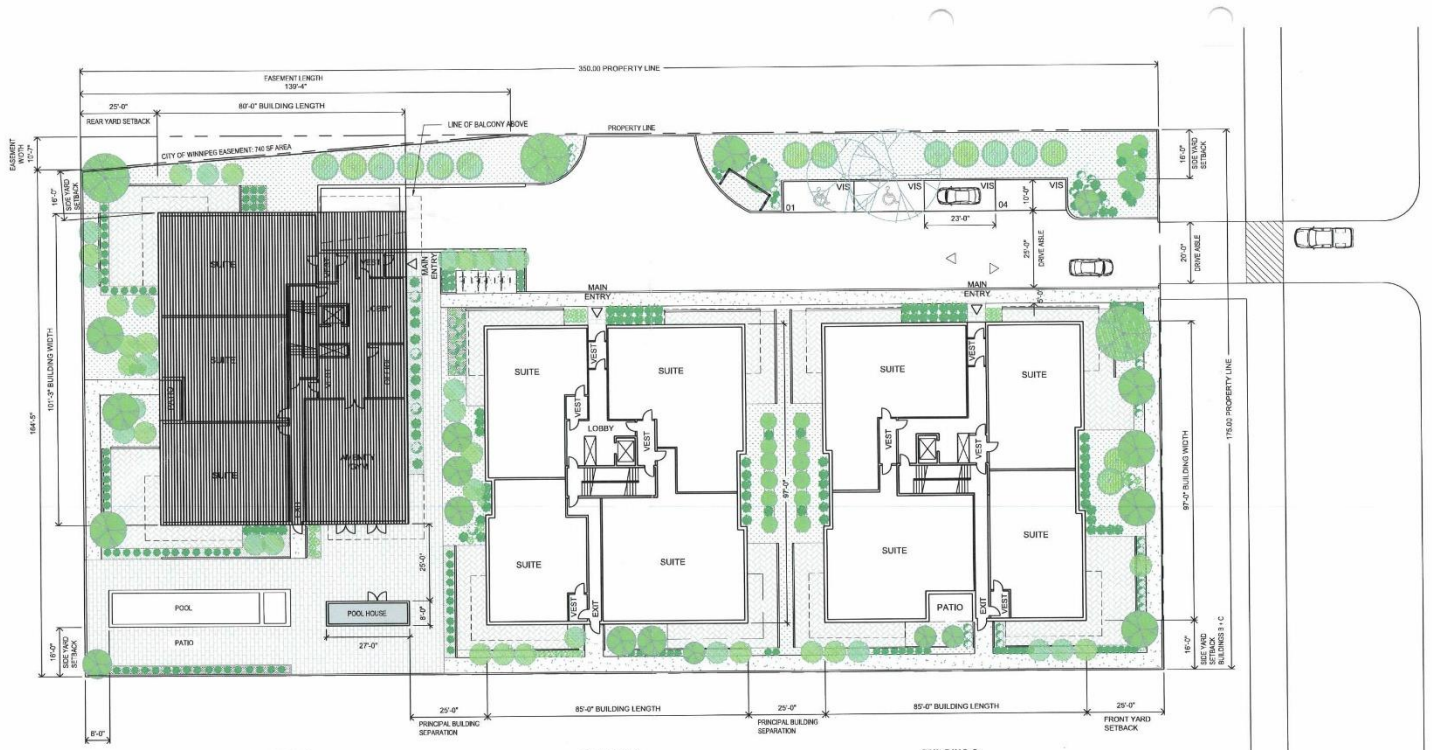
N

**PRELIMINARY DRAWING ONLY**
NOT TO BE USED FOR CONSTRUCTION
[REMOVE WHEN DRAWING IS FINAL]

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
490 SHAFTESBURY
LEVEL 00 FLOOR PLAN
490 SHAFTESBURY BLVD, WINNIPEG, MB

DRAWN VF REVD KS PROJECT NO. 2019_22
DATE 22 DEC 2021 DRAWING NO. A00
SCALE AS NOTED




**BUILDING A:**
**6 STOREYS**
**22 UNITS**

**BUILDING B:**
**5 STOREYS**
**20 UNITS**

**BUILDING C:**
**4 STOREYS**
**16 UNITS**

1 GROUND LEVEL PLAN
1/32" = 1'-0"

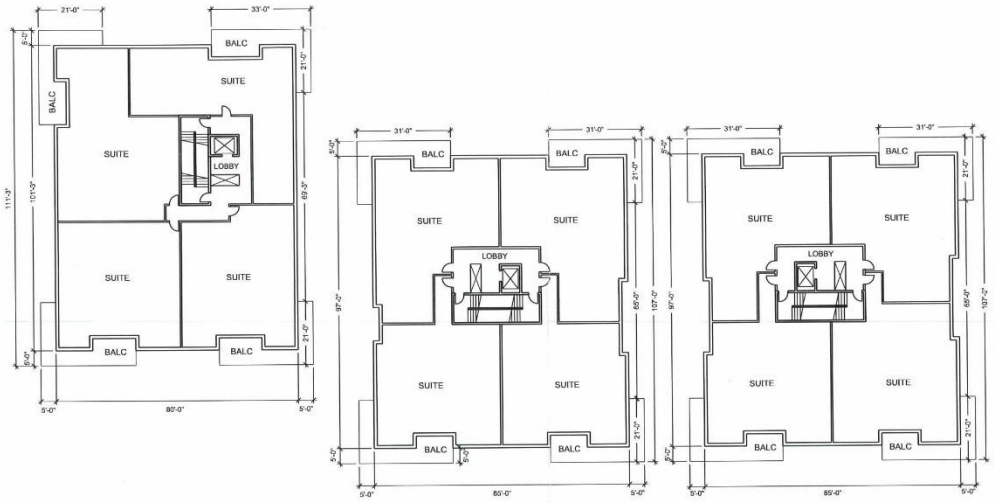
N

**PRELIMINARY DRAWING ONLY**
**NOT TO BE USED FOR CONSTRUCTION**
[REMOVE WHEN DRAWING IS FINAL]

BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
490 SHAFTESBURY
GROUND LEVEL PLAN
490 SHAFTESBURY BLVD, WINNIPEG, MB

DRAWN VF REVD KS PROJECT NO. 2019_22
DATE 22 DEC 2021 DRAWING NO. A01
SCALE AS NOTED




**BUILDING A:**
**6 STOREYS**
**22 UNITS**

**BUILDING B:**
**5 STOREYS**
**20 UNITS**

**BUILDING C:**
**4 STOREYS**
**16 UNITS**

1 TYPICAL FLOOR PLAN LEVELS 02-03

1/32" = 1'-0"

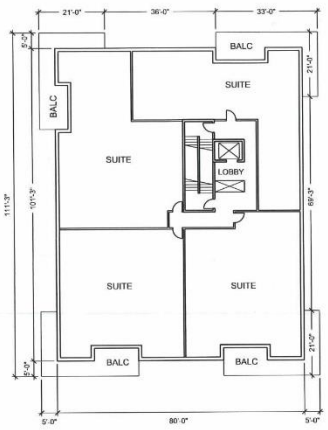
N

**PRELIMINARY DRAWING ONLY**
**NOT TO BE USED FOR CONSTRUCTION**
[REMOVE WHEN DRAWING IS FINAL]

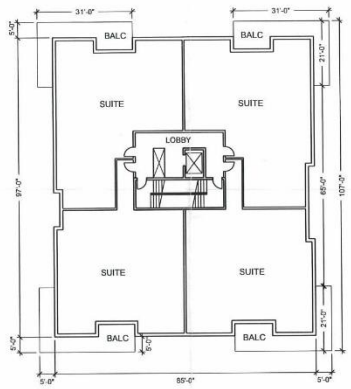
BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
490 SHAFTESBURY
TYPICAL FLOOR PLAN LEVELS 02-03
490 SHAFTESBURY BLVD, WINNIPEG, MB

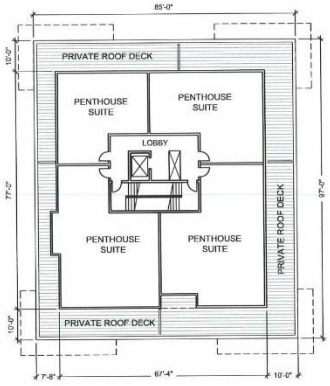
DRAWN VF REVD KS PROJECT NO. 2019_22
DATE 22 DEC 2021 DRAWING NO. A02
SCALE AS NOTED




**BUILDING A:**
**6 STOREYS**
**22 UNITS**




**BUILDING B:**
**5 STOREYS**
**20 UNITS**




**BUILDING C:**
**4 STOREYS**
**16 UNITS**

1 TYPICAL FLOOR PLAN LEVEL 04
1/32" = 1'-0"

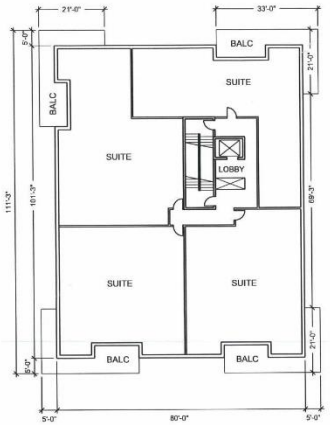
N

**PRELIMINARY DRAWING ONLY**
**NOT TO BE USED FOR CONSTRUCTION**
(REMOVE WHEN DRAWING IS FINAL)

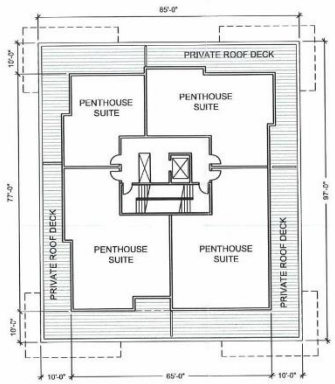
BLDG architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
490 SHAFTESBURY
TYPICAL FLOOR PLAN LEVEL 04
490 SHAFTESBURY BLVD, WINNIPEG, MB

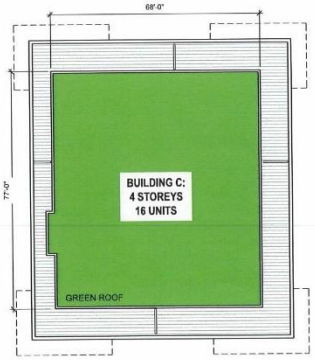
DRAWN VF REVD KS PROJECT NO. 2019_22
DATE 22 DEC 2021 DRAWING NO. A03
SCALE AS NOTED




**BUILDING A:**
**6 STOREYS**
**22 UNITS**




**BUILDING B:**
**5 STOREYS**
**20 UNITS**




1 TYPICAL FLOOR PLAN LEVEL 05
1/32" = 1'-0"

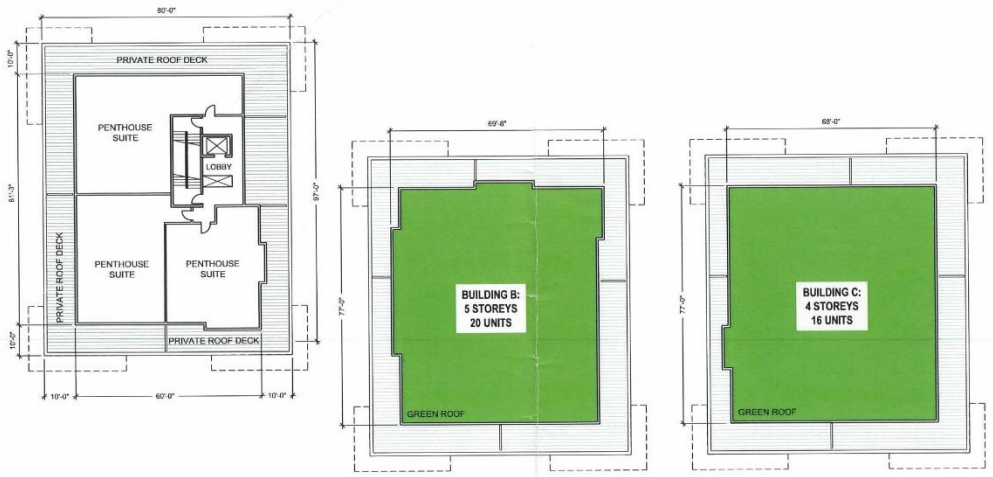
N

**PRELIMINARY DRAWING ONLY**
**NOT TO BE USED FOR CONSTRUCTION**
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
490 SHAFTESBURY
TYPICAL FLOOR PLAN LEVEL 05
490 SHAFTESBURY BLVD, WINNIPEG, MB

DRAWN VF REVD KS PROJECT NO. 2019_22
DATE 22 DEC 2021 DRAWING NO. A04
SCALE AS NOTED




**BUILDING A:**
**6 STOREYS**
**22 UNITS**

1 TYPICAL FLOOR PLAN LEVEL 06
1/32" = 1'-0"

N

**PRELIMINARY DRAWING ONLY**
**NOT TO BE USED FOR CONSTRUCTION**
(REMOVE WHEN DRAWING IS FINAL)

BLDG
architecture office inc.
694 Osborne Street
Winnipeg, Manitoba
Canada, R3L 2B9
T: 1 204 417 6884
E: info@bldgoffice.com

PROJECT
490 SHAFTESBURY
TYPICAL FLOOR PLAN LEVEL 05
490 SHAFTESBURY BLVD, WINNIPEG, MB

DRAWN VF REVD KS PROJECT NO. 2019_22
DATE 22 DEC 2021 DRAWING NO. A05
SCALE AS NOTED