Minute No. 444
Report – Executive Policy Committee – May 18, 2022

Item No. 10 **Subdivision and Rezoning – 918 Elizabeth Road (St. Boniface Ward) File DASZ 14/2022 [c/r DAV108353/2021D]**

COUNCIL DECISION:

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

1. That the subdivision under Development Application No. DASZ 14/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 8, 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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 4, 2022 to the satisfaction of the Director of Planning, Property and Development

3. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, as shown on the map dated April 8, 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. That 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

Report – Executive Policy Committee – May 18, 2022

COUNCIL DECISION (continued):

On the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel 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 a maximum of one (1) private vehicular approach shall be permitted on the subject property and all other existing front approaches must be removed and that the curb, sidewalk and boulevard be restored as determined by and to the satisfaction of the Director of Public Works at no cost to the City. The applicant shall make an application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/200.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 3.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 14/2022, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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 5 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.

Report – Executive Policy Committee – May 18, 2022

COUNCIL DECISION (continued):

7. 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.

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. 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.

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

Report – Executive Policy Committee – May 18, 2022

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 26, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

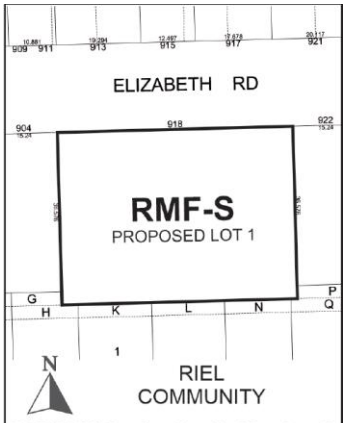
File: DASZ 14/2022

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

Public Hearing: April 26, 2022
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brendan Salakoh)

Subject:



APPLICANT : Landmark Planning & Design Inc. (Brendan Salakoh)
FILE : DASZ 14/2022
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 an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands and to allow the construction of a multi-family dwelling development. **For information, phone Mr. D. Iskierski, Planner at 204-986-5337.**
DEMANDEUR : Landmark Planning & Design Inc. (Brendan Salakoh)
N° DE DOSSIER : DALZ 14/2022
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie RMF-S (secteur de petites habitations multifamiliales) en vue de faciliter le remembrement des terres et de permettre la construction d'un ensemble d'habitations multifamiliales. **Pour plus de renseignements, communiquez avec D. Iskierski, urbaniste, au 204-986-5337.**

Premises Affected: 918 Elizabeth Road

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Senior Committee Clerk
Riel Community Committee

Report date: April 26, 2022

Community Committee Recommendation:

On April 26, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 14/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 8, 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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 4, 2022 to the satisfaction of the Director of Planning, Property and Development

3. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, as shown on the map dated April 8, 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. That 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 Riel 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 a maximum of one (1) private vehicular approach shall be permitted on the subject property and all other existing front approaches must be removed and that the curb, sidewalk and boulevard be restored as determined by and to the satisfaction of the Director of Public Works at no cost to the City. The applicant shall make an application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/200.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 3.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 14/2022, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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 5 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.

7. 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.

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. 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.

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

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

1. This is a development that's going to ensure residential use in the future. It's currently a machine shop there and I think residents will welcome the change of having more appropriate use on the street and at the same time it's brining a more modest densification on the street. There's Ample on street parking

2. Proponent has done well in engaging with the community and addressing the concerns that were raised in the community engagement and we can see that that has been done in the extent that we haven't seen any opposition in this public hearing.

3. This is an infill project in an existing community where there area a lot of two family homes but there aren't a lot of multi-family homes so I think it's moving in the right direction and will be a benefit to the community. It'll mean new residents and there's excellent bus service and that's slated to continue with our Transit Master Plan with our line and feeder system.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has been met.

Exhibits Filed:

1. Application dated February 4, 2022
2. Notification of Public Hearing dated March 23, 2022
3. Manitoba Status of Titles 3166885/1, 3166886/1
4. Letter of authorization dated December 20, 2021 from 918 Elizabeth Rd Ltd. (David Chan) to Landmark Planning & Design Inc.
5. Site Plan
6. Plans (6 pages)
7. Title Plot
8. Tree Condition Report for proposed 918 Elizabeth Road
9. Report from the Urban Planning Division dated April 8, 2022
10. Inspection Report
11. Presentation dated April 26, 2022 from Brendan Salakoh, Landmark Planning & Design, in support of the application
12. Communication dated April 25, 2022 from Casey Morrissette in support of the application

REPRESENTATIONS:

In Support:

Brendan Salakoh
David Chan
Aldrive Eisma
Casey Morrissette

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ /2022

ADMINISTRATIVE REPORT

Title: DASZ 14/2022 – 918 Elizabeth Road

Issue: An application for consideration at the Public Hearing to consolidate underlying lots and rezone from 'R1-M' Residential Single-Family (Medium) to 'RMF-S' Residential Multi-Family (Small) for the construction of a residential multi-family building.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and 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. Iskierski, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 14/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 8, 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.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 4, 2022 to the satisfaction of the Director of Planning, Property and Development

3. That, the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to an "RMF-S" Residential Multi-Family (Small) District, as shown on the map dated April 8, 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. That 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 Riel 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, a maximum of one (1) private vehicular approach shall be permitted on the subject property and all other existing front approaches must be removed and that the curb, sidewalk and boulevard be restored as determined by and to the satisfaction of the Director of Public Works at no cost to the City. The applicant shall make an application to the Public Works Department to remove the private approach as per the Private Access By-law No. 49/200.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 3.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. That, in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 14/2022, as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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 5 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.

7. 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 timew before the expiration of the 2 year period and Council approves the extension.

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. 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 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. 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.

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

REASON FOR THE REPORT

- The applicant is proposing to consolidate the underlying lots and rezone from 'R1-M' Residential Single-Family (Medium) District to 'RMF-S' Residential Multi-Family (Small) District for the construction of a residential multi-family building.
- Subdivisions and rezonings require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning & Design Division are concurred in, the subject site will be consolidated and rezoned consistent with the map provided in Schedule "A" of this report.

HISTORY

N/A

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
    - Enable the intensification of land-uses through the development application process only when a full range of municipal services is provided.
    - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.

01-1c Key Directions for Specific City Areas – Areas of Stability

- **Key Direction:** Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service
- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design
Prepared by:	Dan Iskierski, MCP
Date:	April 8, 2022
File No.	DASZ 14/2022

List of Schedules and Attachments

1. Appendix A Planning Discussion
2. Appendix B Proposed By-law
3. Appendix C Plan Approval Design Guidelines
4. Schedule “A” Recommended File No. DASZ 14/2022 Riel Community Committee, dated April 8, 2022
5. Schedule “B” Report of the Administrative Working Group – April 4, 2022
6. Schedule “C” Arborist Report

APPENDIX 'A'

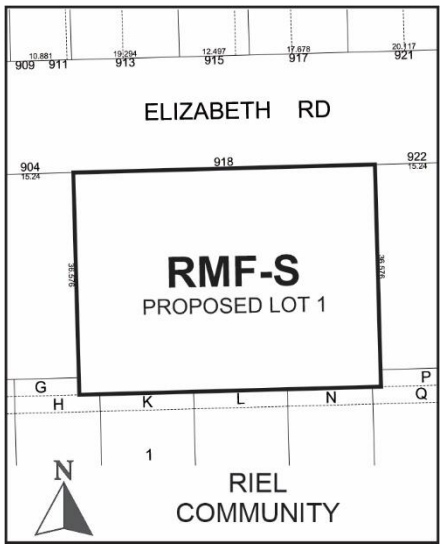
DATE: April 8, 2022

FILE: **DASZ 14/2022**
RELATED FILES: DAV 22-108353\D

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.525 – Windsor Park

SUBJECT: An application to consolidate the underlying lots and rezone to 'RMF-S' (Residential Multi-Family Small) for the construction of a residential multi-family building.

LOCATION: 918 Elizabeth (see map below)



APPLICANT: Brendan Salakoh (Landmark Planning and Design INC)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: JOE'S MACHINE SHOP CO LTD
918 Elizabeth Rd
Winnipeg, MB R2J 1B1

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject property is located on the south side of Elizabeth Road between De Bourmont Avenue and Harper Avenue in the Windsor Park neighbourhood of the St Boniface ward.
- The site has underlying lot lines, encompasses approximately 23,005 square feet (2,137 square metres) in area and currently has a machine shop on the property.
- Under the *Complete Communities Direction Strategy*, the property is located within the "Areas of Stability – Recent Community" policy area and is zoned "R1-M" Residential Single-Family (Medium) district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Elizabeth Road then a mix of single-family detached dwellings and two-family dwellings zoned "R2" Residential Two-Family District.

South: Single family detached homes zoned "R1-M" Residential Single-Family (Medium) District.

East: Single family detached homes zoned "R1-M" Residential Single-Family (Medium) District.

West: Single family detached homes zoned "R1-M" Residential Single-Family (Medium) District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate the underlying lots into one parcel and rezone from 'R1-M' Residential Single-Family (Medium) District to 'RMF-S' Residential Multi-Family (Small) District for the purposes of constructing two 2-storey multi-family residential buildings encompassing 18 units.
- A total of 25 parking stalls will be provided at the rear of the property behind the building and screened from view of the public street.
- As part of the 25 parking stalls, there will be two (2) accessible parking stalls which are also the visitor parking stalls, and eight (8) small car parking stalls.
- Vehicular access to the property is proposed by way of an approach from Elizabeth Road.
- Ten bicycle parking stalls will be provided at-grade at the south end of the property adjacent to the refuse enclosure where the garbage and recycling bins will be located.
- The proposed development requires variances for a reduction in the front yard setback and parking requirements of the Winnipeg Zoning Bylaw (see associated variance application DAV 22-108353\D).

COLLABORRATIVE PLANNING & CONSULTATION

With the Urban Planning & Design Division

The applicant engaged the Urban Planning & Design Division for preliminary discussions prior to making a formal application and revised the site plan and elevation drawings as per the recommendations of the Division.

With the Public

The applicant held two rounds of engagement with two meetings in September and two meetings in December. Invitees, attendants and participants were also invited to submit

comments, questions or concerns. Virtual open houses were held on September 14, 2021 and December 1, 2021 via Zoom. In advance of the open houses, notices were hand delivered to nearby residences and businesses as well as to Entreprise Riel. A total of twelve people attended the events. The applicant indicates the comments received were generally focused on the design, aesthetics, trees, privacy, land drainage and potential construction impacts. Between the first and second round of engagements, the design was refined to incorporate public feedback.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

- *The Complete Communities Direction Strategy* (CCDS) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Area of Stability – Recent Community" in *Complete Communities'* Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- With regard to this proposal, the key policies guiding the development of Areas of Stability 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 that address the transition between new and existing development.*
    - *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.*
    - *Support Complete Communities by ensuring diverse and high-quality housing stock.*
    - *Focus housing growth to areas that have municipal servicing capacity to support intensification in addition to commercial and recreational amenities.*
    - *Provide opportunities to increase multi-modal connectivity when redevelopment occurs.*
- Infill development is discussed within the Recent Communities introduction under the *CCDS*, that states:
    - *Recent Communities can also accommodate some infill development to increase housing choice, increase options for aging in place, and to maximize the use of existing infrastructure.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently, the lands are zoned "R1-M" Residential Single-Family (Medium). The Residential Single-Family (R1) district is intended to accommodate primarily single-family residential development in lower-density areas.

- The applicant is proposing to rezone the property to "RMF-S" – Residential Multi-Family Small to permit a lot area per dwelling unit of 1,278 square feet which is required for the proposed two 2-storey, 18 unit multi-family residential development. The dimensional standards for multi-family structures in the "RMF-S" zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 4 feet, a minimum corner side yard of 5 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1,250 square feet.

CONSISTENCY WITH OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed multi-family residential development fits well within the immediate context of the surrounding neighbourhood which is characterized by a mix of multi-family, single family, and two family land uses. The property is large with frontage on Elizabeth Road.
- The proposed development is consistent with the objectives and policies directing development under Areas of Stability – Recent Communities of the *Complete Communities Direction Strategy*. More specifically:
    - The proposal to construct a multi-family residential building with a lot area per dwelling unit of 1,278 square feet aligns with the objectives of the Areas of Stability – Recent Communities policy area. Introducing multi-family housing at this location contributes to the range of housing options available to residents and maximizes existing infrastructure. The additional density will help introduce more people to utilize existing community amenities in the neighbourhood such as libraries, schools, recreational facilities and park space.
    - The applicant has worked closely with the Urban Planning & Design Division to develop a proposal that is complementary to the existing scale, character and built form of the area. More specifically, the building and site design encompass the following considerations:
        - The building has a similar front yard setback as the neighbouring properties along Elizabeth Road with residential units at-grade as well as an attractive landscaping design which helps to support a more pedestrian-oriented, active street edge;
        - The ground floor units along Elizabeth Road include individual, private front entries and landscaped yards which is characteristic of the single-family homes along the street and helps to encourage interaction with the community and create a stronger connection to the street;
        - The parking area is located to the rear of the building concealed from street view and includes a landscape buffer between the parking area and neighbouring properties;
        - The applicant submitted an arborist report detailing the conditions of the trees on the property, which ones can be saved and includes measures and techniques for their preservation. Based on the recommendations of the arborist, the proposed development will preserve as many trees as possible, more specifically a patch of mature vegetation in the north east corner; and;
        - The building incorporates a high-quality façade design with varying articulations, a combination of cladding materials and colours which helps to

break-up the massing of the building and enhance the overall look of the street edge along Elizabeth Road.

- The proposal helps the community context by transitioning out an unsightly property that has been underutilized as an incompatible use within the current zoning district.
- The proposed development also meets sustainable development objectives by minimizing the spatial use of land.

RECOMMENDED ZONING AGREEMENT

Plan Approval

The Urban Planning & Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning & Design Division and the Riel Community Committee to review final plans and design details before any future development takes place on the site. Noting the amount of work that has been done on the design of the project in consultation with the Urban Planning & Design Division to-date, the expectation for the Plan Approval will be that the final plans are substantially consistent with those submitted as part of the DASZ application. Recommended design guidelines for approval are included in Appendix B to assist with any future plan approval review.

Limited vehicular approaches

The Urban Planning & Design Division is recommending that a maximum of one private vehicular approach be permitted on Elizabeth Road to help ensure the safety and comfort of pedestrians and cyclists is maintained.

LAND DEDICATION

- *As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes or an equivalent amount as a cash dedication (cash in lieu).*
- *The amount of land is not less than 10%.*
- *In this instance, the Public Service is recommending the developer provide 'cash in lieu' as determined by the Planning, Property and Development Department.*

RECOMMENDATION

The Urban Planning & Design Division recommends **approval with conditions** for the following reasons:

- The proposed development is consistent with the policies of *OurWinnipeg* and the *Complete Communities Direction Strategy*;
- The proposal is consistent with the policies guiding development in Areas of Stability – Recent Communities in the *Complete Communities Direction Strategy* by increase housing

choice, options for aging in place, and maximizing the use of existing infrastructure while supporting low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form; and

- The proposal is designed with a high degree of quality and enhances the overall look of the street edge along Elizabeth Road.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning & Design Division
Report Prepared By: Dan Iskierski, MCP
PPD File # DASZ 14/2022

APPENDIX 'C' Design Guidelines

Design Review Guidelines for DASZ 14/2022 – 918 Elizabeth Road

1. Site Planning

1.1 The site layout and building orientation should ensure that the building relates appropriately to the street and surrounding developments and creates a cohesive visual identity for the neighbourhood.

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

1.3 Parking areas should be completely screened from view of the street.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

2. Building Orientation and Design

2.1 The building façades should be well-articulated and should avoid featureless building massing.

2.2 The overall design should be made up of a distinctive, quality, architectural character and style that also avoids monotonous and featureless building massing and design.

2.3 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, balconies, etc. to break up tracts of continuous blank walls.

2.4 Ground floor residential units facing the street should include individual, private front entries and private amenity space (i.e., patios, terraces, etc.) to help encourage a stronger connection with the street.

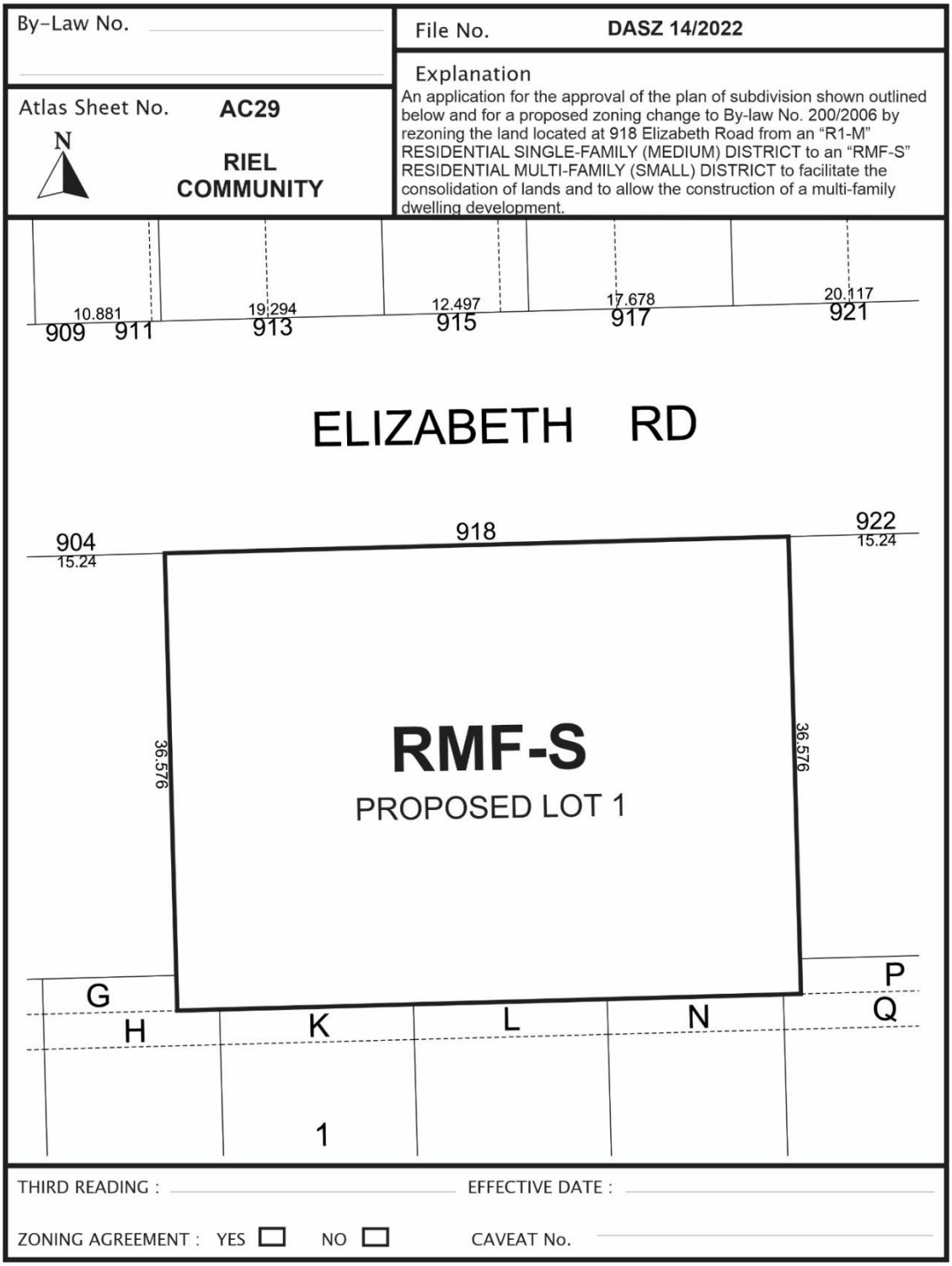
3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

3.2 High-quality landscaping is required along the street front (i.e., along Elizabeth Road) as well as within the rear yard of the development.

3.3 A high-quality landscape buffer, including a combination of trees and shrubs, shall be provided at the rear of the property (i.e., south property line) to screen parking area from neighbouring property.

Schedule "A" for File No. DASZ 14/2022, Riel Community Committee, dated April 8, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 918 ELIZABETH ROAD

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 14/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

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

Section II - Servicing Considerations

1) Combined Sewer District

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

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

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

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

2) Regional Land Drainage System

The Developer shall pay to the City, in cash, on demand, 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.

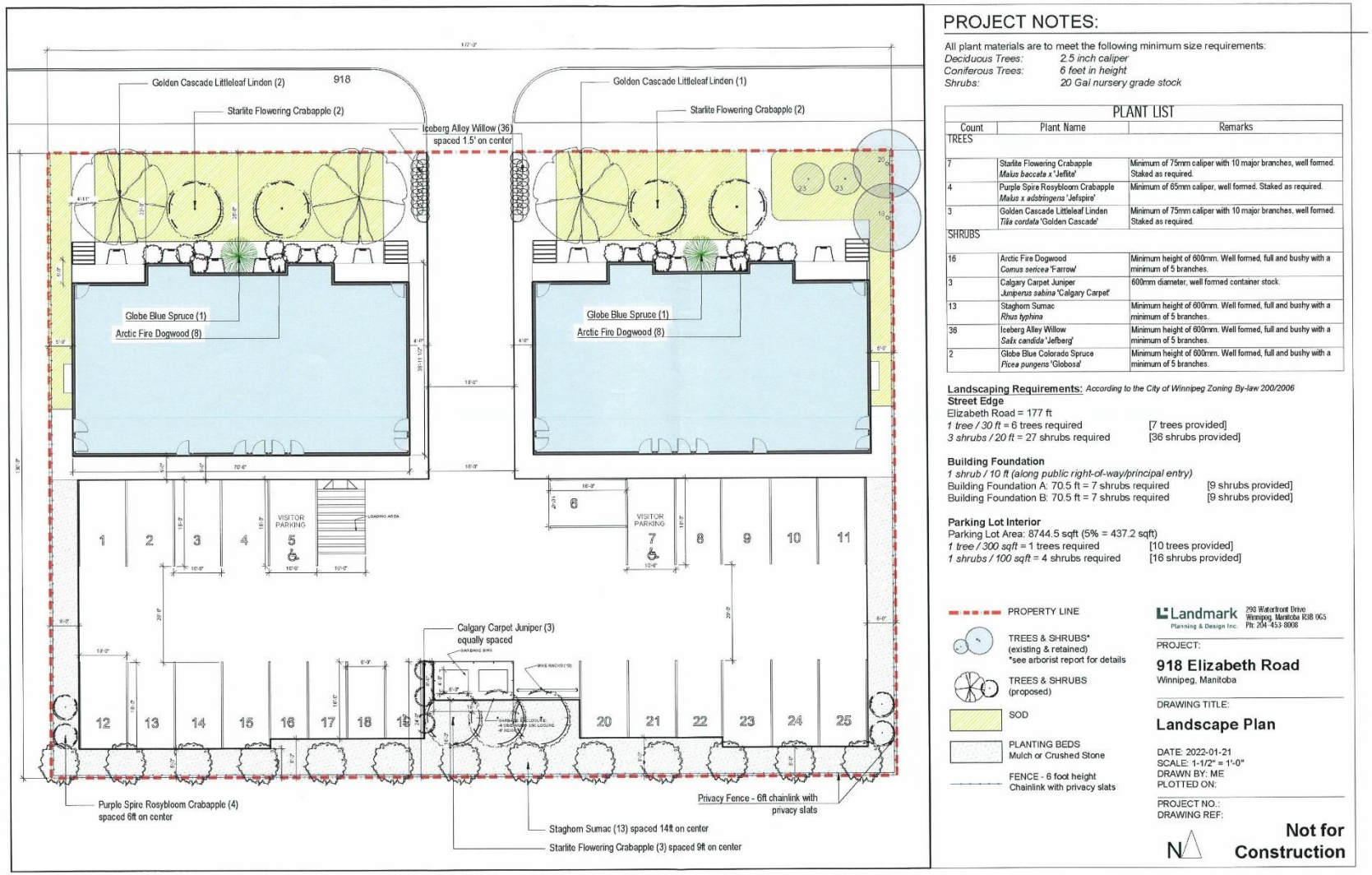
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 14/2022
April 4, 2022

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

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

Exhibit "6" referred to in File DASZ 14/2022



PROJECT NOTES:

All plant materials are to meet the following minimum size requirements:

Deciduous Trees: *2.5 inch caliper*
Coniferous Trees: *6 feet in height*
Shrubs: *20 Gal nursery grade stock*

PLANT LIST

Count	Plant Name	Remarks
TREES		
7	Starlite Flowering Crabapple *Malus baccata x 'Jeflite'*	Minimum of 75mm caliper with 10 major branches, well formed. Staked as required.
4	Purple Spire Rosybloom Crabapple *Malus x adstringens 'Jefspire'*	Minimum of 65mm caliper, well formed. Staked as required.
3	Golden Cascade Littleleaf Linden *Tilia cordata 'Golden Cascade'*	Minimum of 75mm caliper with 10 major branches, well formed. Staked as required.
SHRUBS		
16	Arctic Fire Dogwood *Cornus sericea 'Farrow'*	Minimum height of 600mm. Well formed, full and bushy with a minimum of 5 branches.
3	Calgary Carpet Juniper *Juniperus sabina 'Calgary Carpet'*	600mm diameter, well formed container stock.
13	Staghorn Sumac *Rhus typhina*	Minimum height of 600mm. Well formed, full and bushy with a minimum of 5 branches.
36	Iceberg Alley Willow *Salix candida 'Jefberg'*	Minimum height of 600mm. Well formed, full and bushy with a minimum of 5 branches.
2	Globe Blue Colorado Spruce *Picea pungens 'Globosa'*	Minimum height of 600mm. Well formed, full and bushy with a minimum of 5 branches.

Landscaping Requirements: *According to the City of Winnipeg Zoning By-law 200/2006*

Street Edge
Elizabeth Road = 177 ft
1 tree / 30 ft = 6 trees required [7 trees provided]
3 shrubs / 20 ft = 27 shrubs required [36 shrubs provided]

Building Foundation
1 shrub / 10 ft (along public right-of-way/principal entry)
Building Foundation A: 70.5 ft = 7 shrubs required [9 shrubs provided]
Building Foundation B: 70.5 ft = 7 shrubs required [9 shrubs provided]

Parking Lot Interior
Parking Lot Area: 8744.5 sqft (5% = 437.2 sqft)
1 tree / 300 sqft = 1 trees required [10 trees provided]
1 shrubs / 100 sqft = 4 shrubs required [16 shrubs provided]

PROPERTY LINE
TREES & SHRUBS* (existing & retained) *see arborist report for details
TREES & SHRUBS (proposed)
SOD
PLANTING BEDS Mulch or Crushed Stone
FENCE - 6 foot height Chainlink with privacy slats

Landmark Planning & Design Inc. 200 Waterfront Drive Winnipeg, Manitoba R3B 0G5 Ph: 204-453-8008

PROJECT:
918 Elizabeth Road
Winnipeg, Manitoba

DRAWING TITLE:
Landscape Plan

DATE: 2022-01-21
SCALE: 1-1/2" = 1'-0"
DRAWN BY: ME
PLOTTED ON:

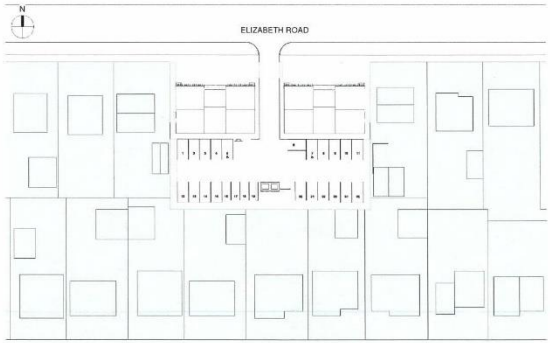
PROJECT NO.:
DRAWING REF:

Not for Construction

PROJECT NAME

918 Elizabeth Housing Development

01/20/2022





LIST OF DRAWINGS

SHEET #	SHEET NAME
01 ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	SITE PLAN - GARBAGE PICKUP
A2.0	FLOOR PLANS
A3.0	ELEVATIONS

SITE ZONING INFORMATION:
ADDRESS: 918 ELIZABETH ROAD

ZONING: RESIDENTIAL SINGLE-FAMILY (R1-M)
PROPOSED: RESIDENTIAL MULTI-FAMILY - SMALL (RMF-S)
TOTAL SITE AREA: 23010SF OVER 1 LOT

BUILDING AREA:
BUILDING: 5550SF BUILDING AREA
SETBACKS:
REAR YARD: 6'
SIDE YARDS: 5'
FRONT YARD: 23'
HEIGHT: 29'

PARKING:
TOTAL MULTI-FAMILY STALLS REQ: 1.5 PER 1 UNIT
TOTAL STALLS REQ: 27 STALLS

TOTAL ACCESSIBLE STALLS REQ:
1 STALL FOR EVERY 25 REQ STALLS
27 STALLS REQ = 2 ACCESSIBLE STALLS REQ, 1 ACCESSIBLE VAN

TOTAL STALLS PROVIDED:
23 PARKING STALLS +
2 ACCESSIBLE STALLS (1 ACCESSIBLE VAN)
24 TOTAL STALLS PROVIDED

TOTAL SMALL CAR STALLS ALLOWED:
33% OF TOTAL STALLS CAN BE SMALL CAR
8.25 STALLS ALLOWED = 8 PROVIDED

f-BLOK architecture inc
217-1460 Chevrier BLVD
Winnipeg | Manitoba | CANADA | R3T 1Y6
204.943.5067 | www.f-BLOK.ca |
info@f-BLOK.ca

SEALS

NOT FOR CONSTRUCTION

PROJECT # 2129

#	DATE	REVISION/ISSUANCE

DATE ISSUED

SHEET TITLE
COVER SHEET

DRAWN BY JWD
CHECKED BY
SCALE 1" = 40'-0"
SHEET NUMBER
A0.0



f-BLOK architecture inc
217-1460 Chevrier BLVD
Winnipeg | Manitoba | CANADA | R3T 1Y6
204.943.5087 | www.f-BLOK.ca |
info@f-BLOK.ca

#	DATE	REVISION/ISSUANCE

DATE ISSUED
01/20/2022

SEALS

NOT FOR CONSTRUCTION

PROJECT #
2129

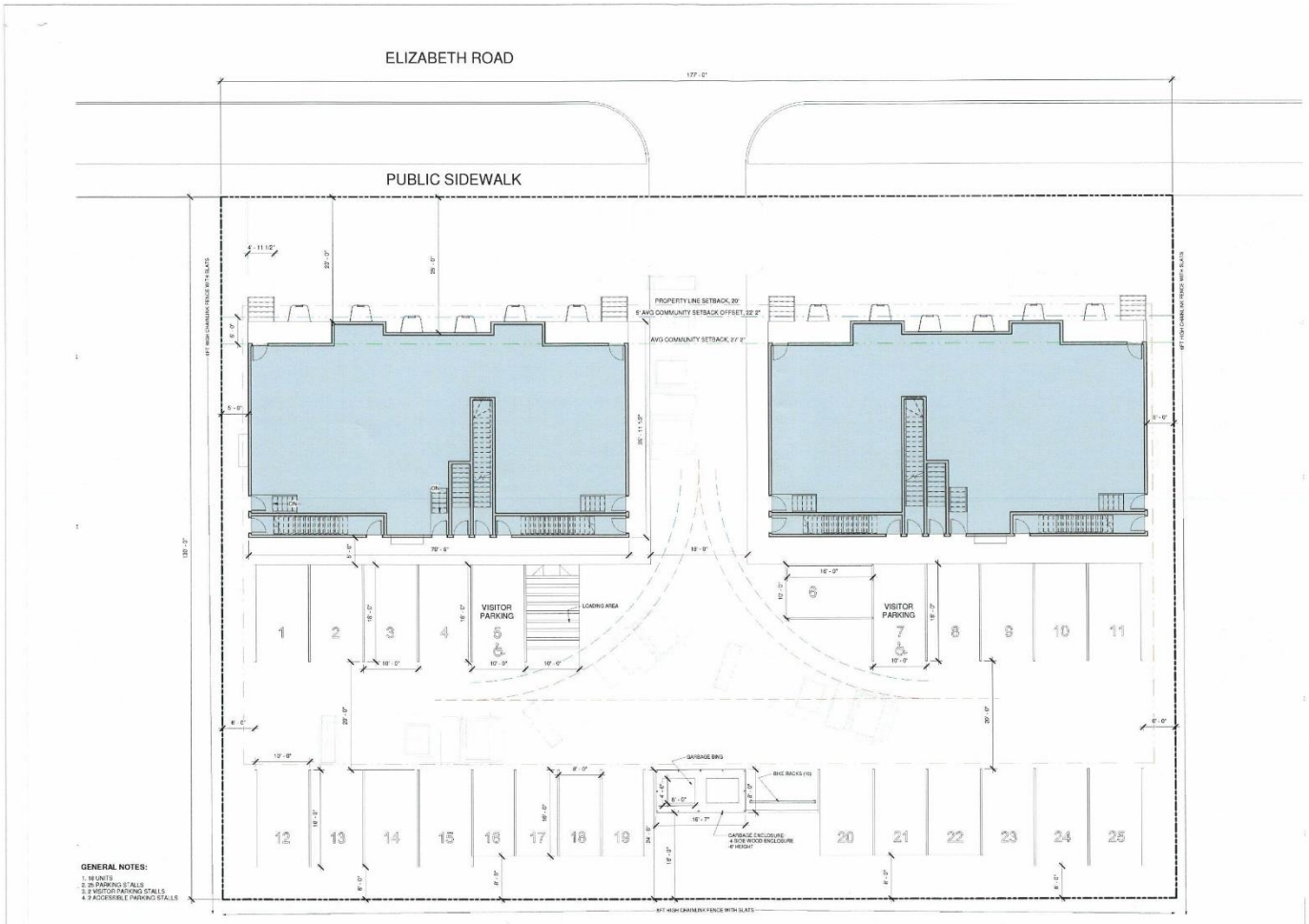
PROJECT NAME
918 Elizabeth Housing Development

SHEET TITLE
SITE PLAN

DRAWN BY	JWD
CHECKED BY	
SCALE	1/8" = 1'-0"

SHEET NUMBER
A1.0

f-BLOK architecture inc.



f-BLOK architecture inc
217-1460 Chevrier BLVD
Winnipeg | Manitoba | CANADA | R3T 1Y6
204.943.5087 | www.f-BLOK.ca |
info@f-BLOK.ca

#	DATE	REVISION/ISSUANCE

DATE ISSUED
01/20/2022

SEALS

NOT FOR CONSTRUCTION

PROJECT # 2129

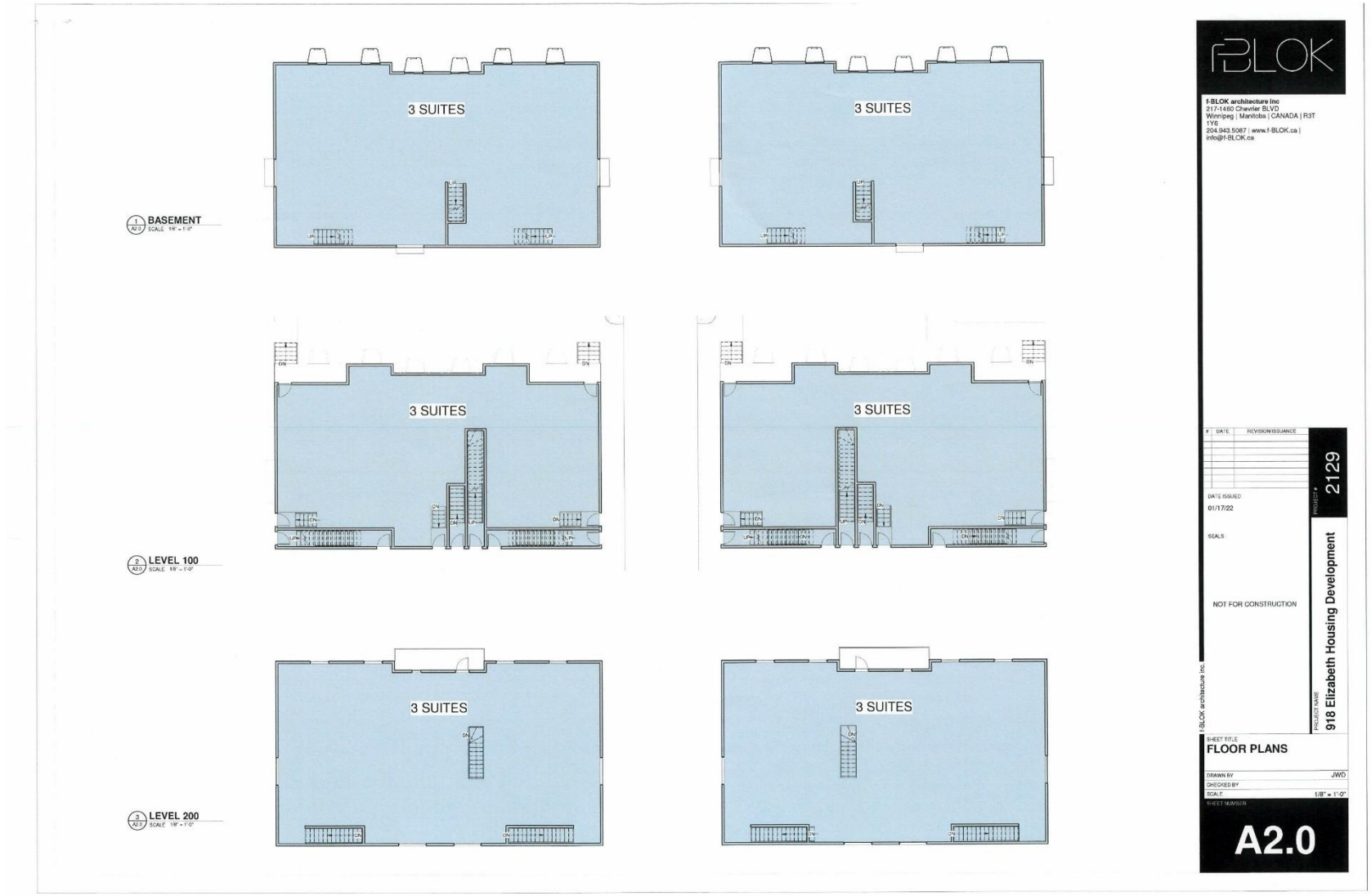
PROJECT NAME
918 Elizabeth Housing Development

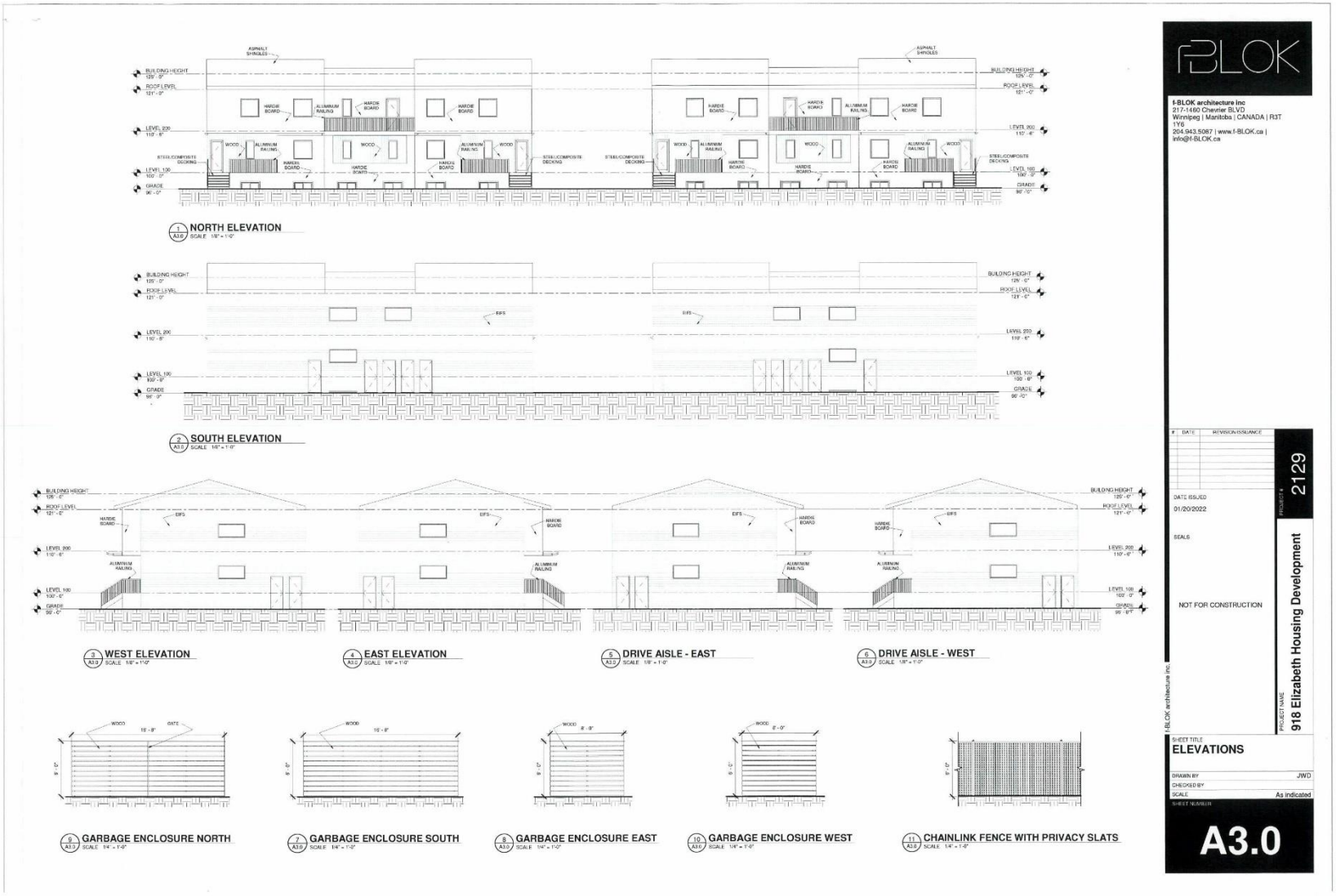
SHEET TITLE
SITE PLAN - GARBAGE PICKUP

DRAWN BY	JWD
CHECKED BY	
SCALE	1/8" = 1'-0"

SHEET NUMBER
A1.1

f-BLOK architecture inc


BASEMENT
SCALE 1/8" = 1'-0"
3 SUITES
3 SUITES
LEVEL 100
SCALE 1/8" = 1'-0"
3 SUITES
3 SUITES
LEVEL 200
SCALE 1/8" = 1'-0"
3 SUITES
3 SUITES
f-BLOK architecture inc
217-1460 Chevrier BLVD
Winnipeg | Manitoba | CANADA | R3T 1Y6
204.943.5087 | www.f-BLOK.ca | info@f-BLOK.ca
DATE REVISION/ISSUANCE
DATE ISSUED
01/17/22
SEALS
NOT FOR CONSTRUCTION
PROJECT #
2129
PROJECT NAME
918 Elizabeth Housing Development
SHEET TITLE
FLOOR PLANS
DRAWN BY
JWD
CHECKED BY
SCALE
1/8" = 1'-0"
SHEET NUMBER
A2.0
f-BLOK architecture inc.


NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
EAST ELEVATION
DRIVE AISLE - EAST
DRIVE AISLE - WEST
GARBAGE ENCLOSURE NORTH
GARBAGE ENCLOSURE SOUTH
GARBAGE ENCLOSURE EAST
GARBAGE ENCLOSURE WEST
CHAINLINK FENCE WITH PRIVACY SLATS
I-BLOK architecture inc
217-1460 Chevrier BLVD
Winnipeg | Manitoba | CANADA | R3T 1Y6
204.943.5087 | www.I-BLOK.ca | info@I-BLOK.ca
DATE ISSUED
01/20/2022
SEALS
NOT FOR CONSTRUCTION
PROJECT # 2129
PROJECT NAME 918 Elizabeth Housing Development
SHEET TITLE ELEVATIONS
DRAWN BY JWD
CHECKED BY
SCALE As indicated
SHEET NUMBER A3.0