Minutes – Executive Policy Committee – June 15, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

Item No. 3 Subdivision and Rezoning – 158 and 160 Dumoulin Street (St. Boniface Ward) File DASZ 7/2022 [c/r DAV 103775/2022D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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 7/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 9th, 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 May 5th, 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-L" Residential Multi-Family Large District, as shown on the map dated May 9th, 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 excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property shall not exceed 60 feet.

    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").

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

EXECUTIVE POLICY 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 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 Caveat No. 3347666 be discharged as it affects the subject plan area.

5. 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 7/2022, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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.

8. 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.

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

10. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

11. 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 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 6, 2022

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Yea:	Bowman, Allard, Browaty, Chambers, Gilroy, Mayes, Rollins	7
Nay:		0

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 6, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 24, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

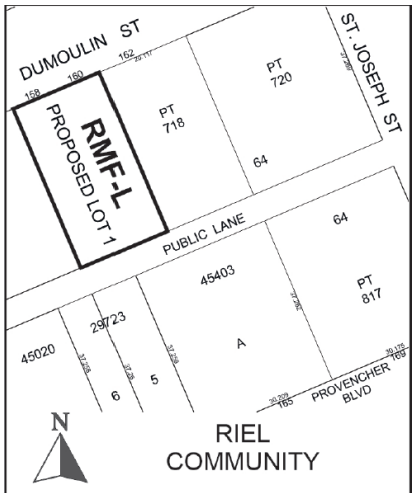
File: DASZ 7/2022

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

Public Hearing: May 24, 2022
Council Building, 510 Main Street

Applicant: Verne Reimer Architecture Incorporated (Daryl Holloway)

Subject:



APPLICANT : Verne Reimer Architecture Inc. (Daryl Holloway)
FILE : DASZ 7/2022
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 "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling building. **For information, phone E. Finnigan, Planner at 204-986-8602.**

DEMANDEUR : Verne Reimer Architecture Inc. (Daryl Holloway)
N° DE DOSSIER : DALZ 7/2022
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 C2 (secteur commercial communautaire) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) en vue de faciliter le remembrement des terres et de permettre la construction d'une habitation multifamiliale. **Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 158 and 160 Dumoulin Street

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

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: May 25, 2022

Community Committee Recommendation:

On May 24, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 7/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 9th, 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 May 5th, 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-L" Residential Multi-Family Large District, as shown on the map dated May 9th, 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 excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property shall not exceed 60 feet.

    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 Caveat No. 3347666 be discharged as it affects the subject plan area.

5. 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 7/2022, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. 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.

8. 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.

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

10. 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.

11. 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 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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.

13. 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. I heard from the delegation in opposition, I heard the arguments made. We went in to some detail in to understanding the objections of the objector, the person who had registered in opposition.

2 I believe based on conversations, that this is very-much in-line with other buildings that have been approved in the high-density policy area of the North St. Boniface planning area. We have had this conversation on the North St. Boniface Secondary Plan in some substance not long ago. This is a plan the community has endorsed. The plan had more support than it had opposition. The plan had support from the resident's association. The plan had support from many stakeholders in the area. One of the groups supporting, if I recall, was a group that was interested in providing alternative, tight housing arrangements, which we need more of.

3. According to a bank advertisement recently sent to my social media feed, the average house is $750,000, that's a single-family house, which is bringing it way out of line in terms of affordability for what many young people, or seniors, or families can afford.

4. I'm very much interested in this concept of having a shared living space with eight bedrooms. I think that more and more people are looking for arrangements like that one, where they can have the company of others, where they can share resources like who's responsible for cooking, where there are not many opportunities in Winnipeg for that type of living.

5. This is a very sought-out area and I think if this building is constructed, it will be very successful, and will be very-much in-line with other buildings that have been approved and supported by the resident's association with almost identical densities, heights, square feet per person.

6. I don't think I have ever seen a time where housing is so expensive. We need more housing. This is more density and its right beside the gateway to the downtown, its right beside Provencher Boulevard, where the restaurants there need support from the residents. If constructed, this building would bring that to the boulevard

7. I could say more but I'll leave my comments at that.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 4 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated March 1, 2022 2. Notification of Public Hearing dated April 8, 2022 3. Manitoba Status of Titles 2970911/1 & 2970915/1 4. Letter of authorization dated February 19, 2020 from Colin Spark (MB LTD 7471344) to Verne Reimer Architecture 5. Caveat 3347694 6. Plans (10 pages) 7. Parking Study dated July 12, 2021 8. Visual Study dated June 2, 2021 9. Report from the Urban Planning Division dated May 9, 2022 10. Inspection Report 11. Communication from Joseph Constant dated May 20, 2022 in opposition to the application 12. Communication from Claudette Toupin dated May 20, 2022 in opposition to the application 13. Communication from Walter Kleinschmit dated May 24, 2022 in opposition to the application 14. Communication from Daryl Kuhl dated May 22, 2022 in opposition to the application 15. Recording of Representations

REPRESENTATIONS:

In Support:

Daryl Holloway
Darren Desrochers
Verne Reimer
Colin Spark

In Opposition:

Walter Kleinschmit
Joseph Constant
Claudette Toupin
Daryl Kuhl

For Information:

Nil

REPRESENTATIONS (continued):

For the City:

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

Exhibit "9" referred to in File DASZ 7/2022

ADMINISTRATIVE REPORT

Title: DASZ 7/2022 – 158 & 160 Dumoulin Street

Issue: An application for consideration at the Public Hearing to consolidate two lots and rezone from 'C2' (Commercial Community) to 'RMF-L' (Residential Multi-Family Large) 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
E. Finnigan, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 7/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 9th, 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 May 5th, 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-L" Residential Multi-Family Large District, as shown on the map dated May 9th, 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, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property shall not exceed 60 feet.

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 Caveat No. 3347666 be discharged as it affects the subject plan area.

5. 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 7/2022, as determined by the City’s Director of Planning, Property and Development.

6. 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.

7. 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.

8. 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.

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10. 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.

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12. 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.

13. 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 two lots and rezone from ‘C2’ (Commercial Community) to ‘RMF-L’ (Residential Multi-Family Large) 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 Division are concurred in, the subject site will be consolidated and rezoned consistent with the map provided in Schedule “A” of this report.

HISTORY

North St. Boniface Secondary Plan Amendment SPA 1/2017

- On June 26, 2015, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Public Service to initiate a review of the North St. Boniface Secondary Plan to:

  A. Update the Plan;

  B. Align the Plan with the *Complete Communities Direction Strategy*;

  C. Ensure the Plan is consistent with and supports any amendments the Urban Planning Division will recommend be made to the Boulevard Provencher Planned Development Overlay 1;

  D. Consider possible amendments to the Lower Density Residential and Higher Density Residential policies contained in the IMPLEMENTATION section of the Plan; and

  E. Consider amending the Plan’s Proposed Land Use Map to depict the Lower Density Residential and Higher Density Residential areas separately, instead of depicting them together as "Residential Policy Area" (which is currently the case).

- Following extensive community consultations a number of changes were made to the Plan to provide better alignment with *Complete Communities* as well as clearer policy direction for the mapped land use designation areas.
- On July 19, 2017, Council approved the amendments to the North St. Boniface Secondary Plan under file SPA 1/2017.
- The subject site is located within the North St. Boniface Secondary Plan and thus subject to its policies.

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 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Elise Finnigan, MA Planning
Date:	May 9th, 2022
File No.	DASZ 7/2022

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 7/2022 Riel Community Committee, dated April May 9th, 2022.
4. Schedule 'B' Report of the Administrative Working Group – May 5th, 2022.
5. Schedule 'C' Visual Study of proposed balconies in relation to 154 Dumoulin.
6. Schedule 'D' On-Street Parking Analysis

APPENDIX 'A'

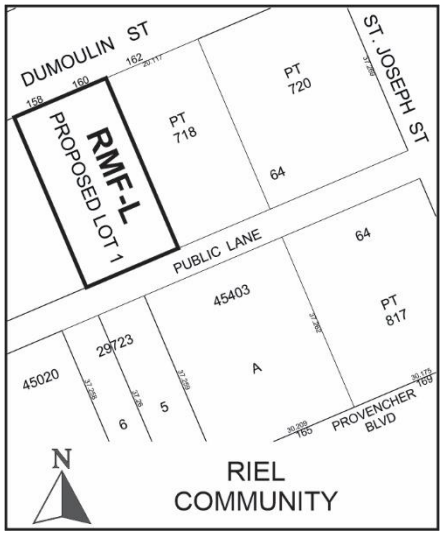
DATE: May 9th, 2022

FILE: **DASZ 7/2022**
RELATED FILES: DAV 22-103775\D

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.501 – North St. Boniface neighbourhood

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

LOCATION: 158 & 160 Dumoulin Street (see map below)



APPLICANT: Daryl Holloway (Verne Reimer Architecture Incorporated)
374 River Ave Unit 109
Winnipeg, MB R3L 0E4

OWNER: 7471344 MANITOBA LTD.
209 Blue Sun Dr
Winnipeg, MB R3X 0G9

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject property is located on the south side of rue Dumoulin between Taché Avenue and rue St. Joseph in the North St. Boniface neighbourhood of the St Boniface ward.
- The site is **approximately 8,068 square feet** in area and is comprised of two (2) separate lots (i.e., 158 and 160 rue Dumoulin).
- The subject site is currently vacant land.
- The site is located within the High Density Residential Policy Area under the *North St. Boniface Secondary Plan*.
- The subject property is zoned Commercial Community ('C2') and is located within the Areas of Stability – Mature 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: A mix of single family-, two family-, and multi-family residential uses on land zoned Residential Two-Family ('R2'); then a hotel/restaurant use (i.e., Club St. B) on land zoned Commercial Community ('C2').

South: A public lane; then vacant land rezoned under DASZ 8/2021 to Residential Mixed Use ('RMU'); and a mixed use building ('Place Joseph Royal') on land zoned Commercial Community ('C2').

East: A vehicle service/sales use on land zoned Residential Multi-Family Medium ('RMF-M') and Manufacturing Light ('M1').

West: A duplex on land zoned Residential Two-Family ('R2'); then surface parking lot on land zoned Commercial Community ('C2').

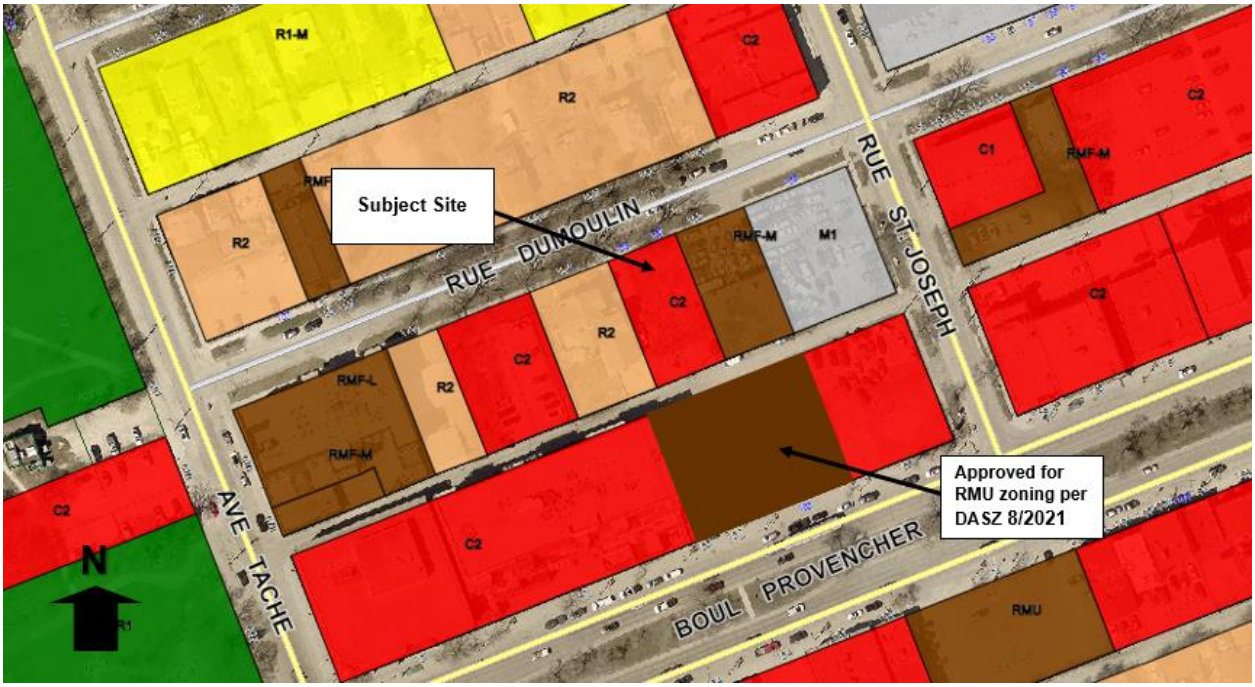


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate two existing lots and rezone from 'C2' (Commercial Community) to 'RMF-L' (Residential Multi-Family Large) for the purposes of constructing a 6-storey multi-family residential building encompassing 20 self-contained units and 8 single room occupancy units.
- The development will include 3 one-bedroom units, 16 two bedroom units ranging in size from 776 square feet to 1109 square feet, and one three bedroom unit. The 8 single room occupancy units will be located on the second floor and have access to a shared kitchen/lounge room.
- A total of 20 parking stalls will be provided and located at-grade under the building. Nineteen of the parking stalls will be small car stalls with two of the stalls designated as accessible parking stalls.
- Vehicular access to the property is proposed by way of the public lane.
- Eight bicycle parking stalls will be provided at-grade near the main entrance to the building.
- The garbage and recycling bins will be located in an enclosure abutting the public lane.
- The proposed development requires variances for yard setbacks, parking, visitor parking, lot area, parking stall dimensions, the garbage enclosure as well as insufficient landscaping (see associated variance application DAV 22-103775\D).

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning Division has been in communication with the applicant about the proposed development since an initial pre-application submission in June 2020 as well as via subsequent emails and meetings in which the details of the proposed development were discussed including additional refinements to the design.

With the Public

- The applicant indicates in the letter of intent that an information mailer was distributed to all households within the area east of Taché Avenue, south of rue Notre Dame, west of rue Langevin, and north of rue Masson. The mailer invited individuals to view an information webpage and provide written email responses. The applicant indicates that four responses were received.
- The applicant also held a meeting with the residents of 154 rue Dumoulin in which their concerns about potential shadow impacts as well as concerns with construction noise, dust, and debris were discussed.

ANALYSIS AND ISSUES

NORTH ST. BONIFACE SECONDARY PLAN (By-Law 30/2017)

- The objectives of the North St. Boniface Secondary Plan are:

  1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.

  2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.

  3. To encourage site and building plans that promote good urban design and are pedestrian focused.

  4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.

  5. To develop safe, convenient and functional community wide ‘complete street’ networks for public transit users, pedestrians and cyclists.

  6. To transition out industrial uses from residential areas.

  7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.

  8. To recognize and celebrate the neighbourhood’s cultural assets.

  9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

- Under the North St. Boniface Secondary Plan, the subject property falls within the High Density Residential Policy Area. The objectives of this policy area are:

1) To continue to provide a range of housing options with a focus on meeting multi-family housing needs;
2) To ensure the design of all buildings reinforces and contributes to a strong residential streetscape character and pedestrian environment; and
3) To ensure the design of all buildings reinforces the relationship between the buildings and the street and contributes to the activity and vitality at the ground level facing the street.

- The policies guiding development within the High Density Residential Policy Area include:

  3.3.2.1 Single-family dwellings are permitted.

  3.3.2.2 Two-family and multi-family uses will be encouraged where there is a back lane.

  3.3.2.3 Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses shall only be considered where the property is at least 9,000 square feet in area.

  3.3.2.4 New commercial uses will only be permitted along avenue Taché and rue St. Joseph when part of a residential-commercial mixed use building.

  3.3.2.5 New standalone commercial development is not permitted. Applications for rezoning, subdivision, conditional use, variance, consent to registration or filing of a conveyance associated with new standalone commercial development shall be refused as per the City of Winnipeg Charter.

  3.3.2.6. Parking areas shall not be established in the front yard of residential multi-family or mixed-use buildings.

  3.3.2.7. All development applications for residential multi-family uses that seek to reduce the parking standards shall provide an analysis of how their project will minimize its impact of on-street parking capacity within the immediate area.

  3.3.2.8 New industrial uses or the expansion of existing industrial uses shall not be permitted.

  3.3.2.9 With the exception of structured parking, new private motor vehicle related uses or the expansion of existing private motor vehicle related uses shall not be permitted.

  3.3.2.10 The minimum lot area per dwelling unit for a multi-family residential development within the High Density Residential Policy Area should not be less than 400 square feet.

- This proposal meets all of the objectives and policies guiding development in the High Density Residential Policy Area.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently, the lands are zoned Commercial Community ('C2'). The 'C2' zone is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. 'C2' districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors. The dimensional standards in the 'C2' zone are: a minimum front yard of 10 feet to open parking and no front yard to a building wall; a minimum rear yard of 25 feet; no side yard requirement and, a maximum building height of 49 feet.
- The applicant is proposing to rezone the property to 'RMF-L' – Residential Multi-Family Large in order to permit a lot area per dwelling unit of 403 square feet which is required for the proposed 6-storey, 20 unit multi-family residential development. The dimensional standards for multi-family structures in the 'RMF-L' zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet), a minimum corner side yard of 20 feet and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.

CONSISTENCY WITH THE NORTH ST. BONIFACE SECONDARY PLAN 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, two family, mixed use and commercial land uses.
- The proposed development is consistent with the objectives and policies directing development under High Density Residential Policy Area of the *North St. Boniface Secondary Plan*. More specifically:
    - The proposal to construct a multi-family residential building with a lot area per dwelling unit of 403 square feet on a large corner lot aligns completely with the objectives of the High Density Policy area as well as the overall vision of the secondary plan. Introducing multi-family housing at this location contributes to the range of housing options available to residents. It also helps to support the vision for a thriving boulevard Provencher introducing more people to patronize local businesses and services along the boulevard. The additional density will also help introduce more people to utilize existing community amenities in the neighbourhood such as libraries and park space.
    - The applicant has worked closely with the Urban Planning Division to develop a proposal that is complementary to the existing scale, character and built form of the area as well as the design objectives included in the secondary plan. More specifically, the building and site design encompass the following considerations:
        - the building is sited close to the sidewalk with a residential unit at-grade and the main building entrance which helps to support a more pedestrian-oriented, active street edge;

        - the ground floor unit includes an individual, private front entry and landscaped yard which is characteristic of the single- and two-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 concealed from street view;
        - 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 streetedge along rue Dumoulin.
    - The proposal helps the community context by transitioning out unsightly vacant land.
    - The proposed development also meets the secondary plan objectives of promoting sustainable development which is designed to minimize the spatial use of land.

RECOMMENDED ZONING AGREEMENT

Height

To limit the potential shadowing of the neighbouring properties by the proposed development and recognizing the maximum building height permitted in the 'RMF-L' zone is 150 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to 60 feet.

Plan Approval

Normally the Division would recommend that plan approval be included in the zoning agreement. However, design review is required for all development in the North St. Boniface Secondary Plan area, therefore the Urban Planning Division does not need to include a plan approval with this application. Recommended design guidelines for approval are included in Appendix B to assist in the plan package evaluation.

LAND DEDICATION

- *When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.*
- *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.*
- *The amount of land is not less than 10%.*
- *The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.*
- *The Public Service is requesting cash in lieu for this application.*

RECOMMENDATION

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

- The proposed development is consistent with the policies of the North St. Boniface Secondary Plan;
- The proposed development is located in the High Density Residential Policy Area, where high density residential developments are encouraged; and
- The proposed project incorporates all of the design elements envisaged for infill development in the High Density Residential Policy Area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Elise Finnigan, MA Planning
PPD File # DASZ 7/2022

APPENDIX 'C' Design Guidelines

Design Review Guidelines for DASZ 7/2022 – 158 & 160 Dumoulin Street

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.

Schedule 'A' for File No. DASZ 7/2022, Riel Community Committee, dated May 9th, 2022

By-Law No. _____

File No. **DASZ 7/2022**

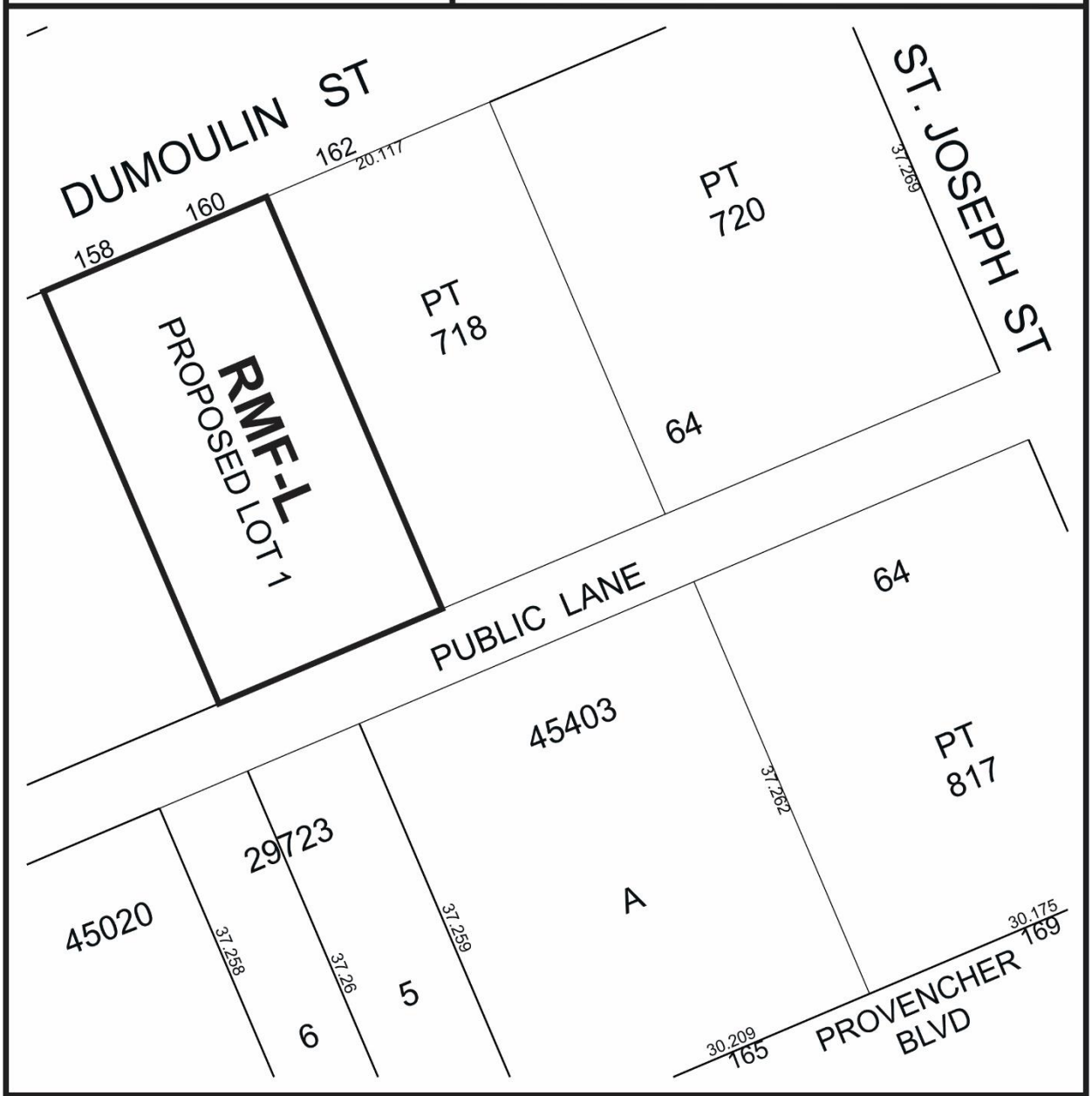
Atlas Sheet No. **Z26**

N

RIEL COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 158 and 160 Dumoulin Street from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 158 AND 160 DUMOULIN STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 7/2022. 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 0.35, with a 5 year rainfall event applied.

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

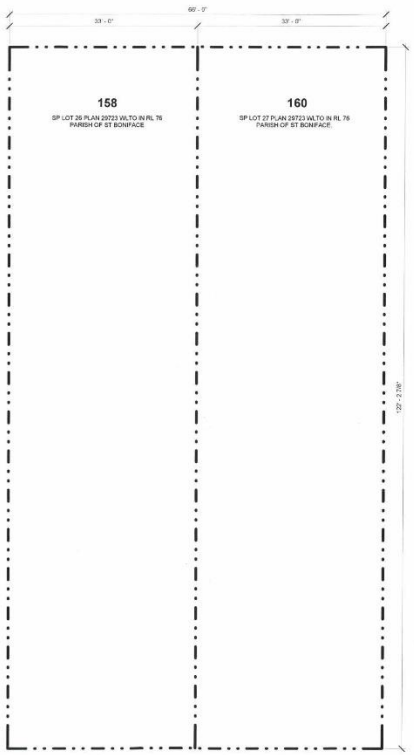
THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 7/2022
May 5, 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 7/2022

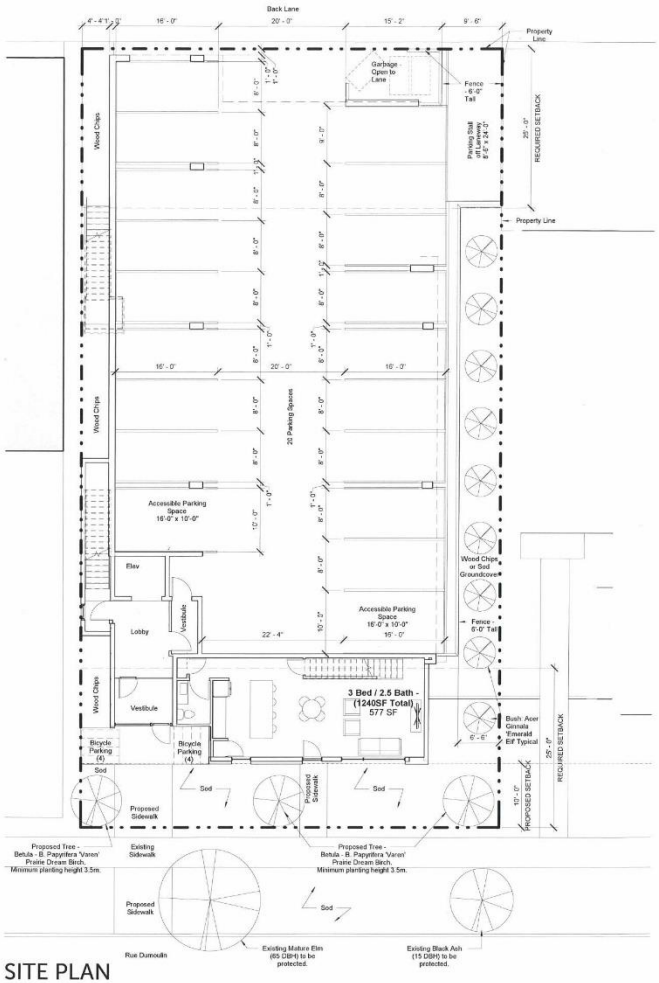


Properties to be consolidated and rezoned from C2 to RMF-L

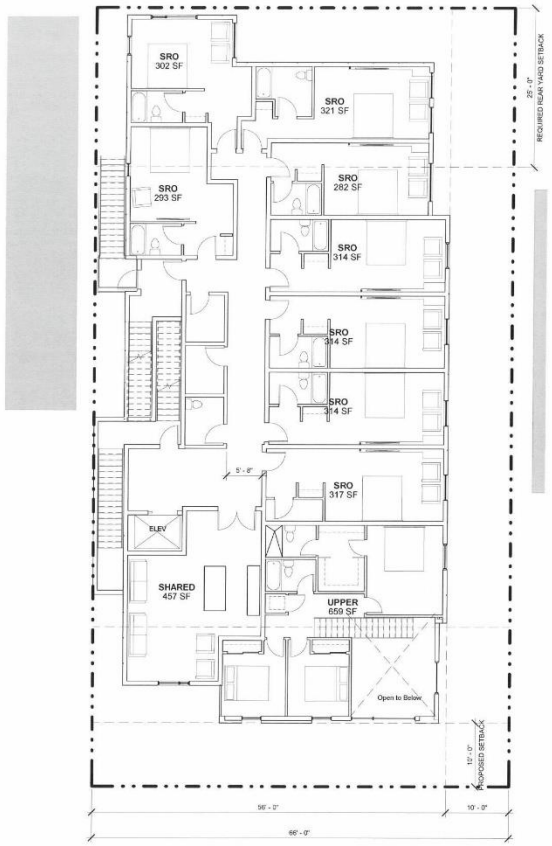
DUMOULIN APARTMENTS
WINNIPEG MANITOBA

Title Plot
SCALE: 1/16" = 1'-0"
PROJECT NUMBER:
DATE: 20211020

VERNE REIMER ARCHITECTURE INCORPORATED



SITE PLAN
MAIN FLOOR

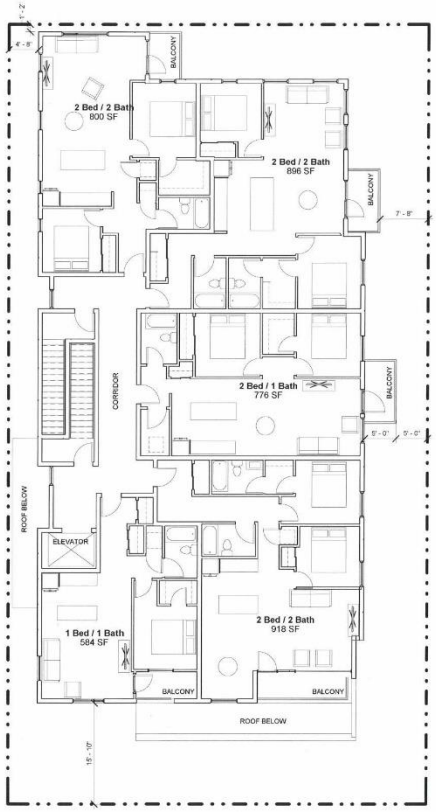


SECOND FLOOR

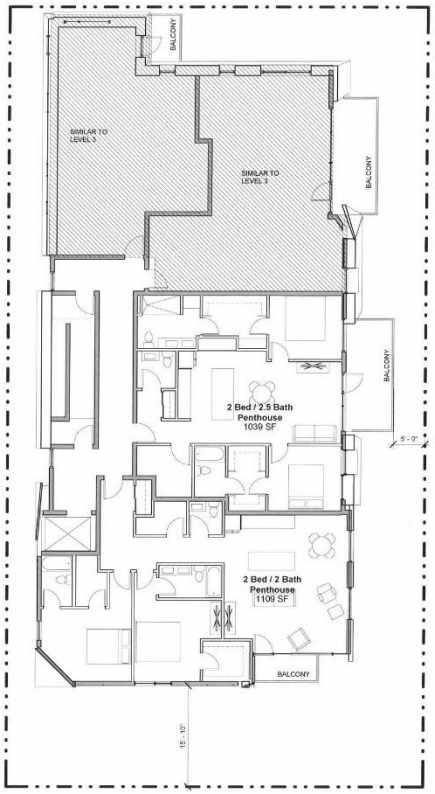
DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE: 1/16 = 1'-0"
PROJECT NUMBER:
DATE: 20211020

VERNE REIMER ARCHITECTURE INCORPORATED



THIRD / FOURTH / FIFTH FLOOR



SIXTH FLOOR

N

DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE:	1/16" = 1'-0"
PROJECT NUMBER:	
DATE:	20210920

VERNE REIMER ARCHITECTURE INCORPORATED

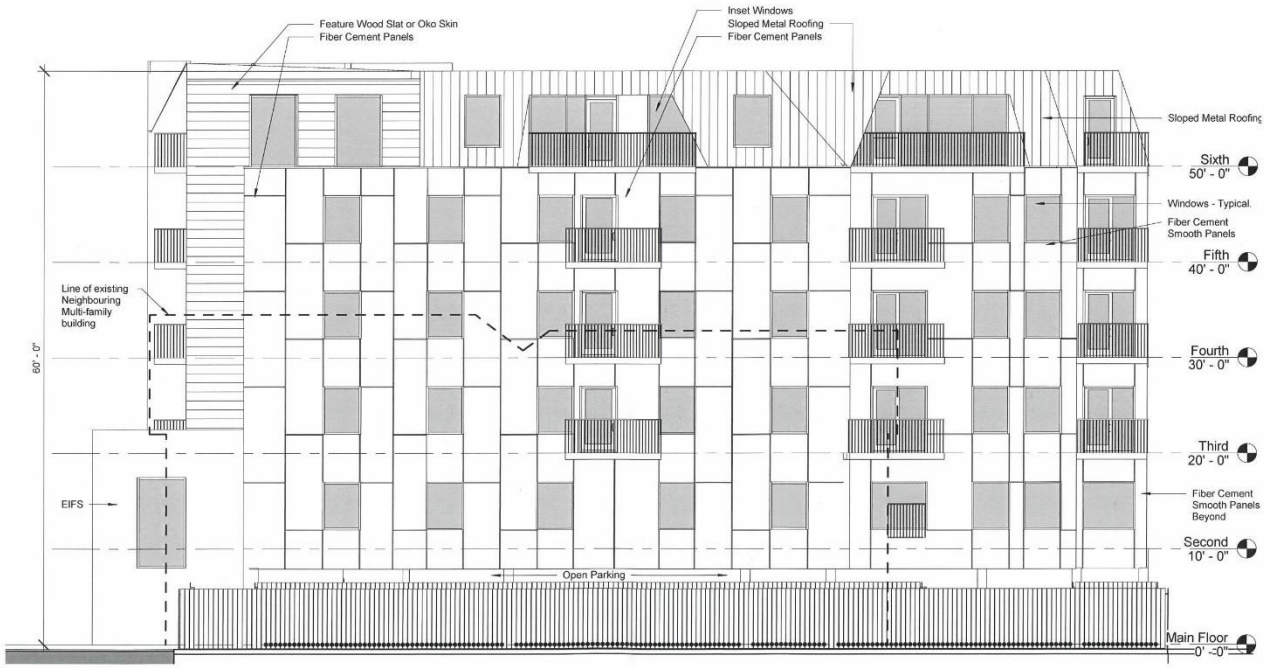


NORTH ELEVATION

DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE: 3/32" = 1'-0"
PROJECT NUMBER:
DATE: 20210920

VERNE REIMER ARCHITECTURE INCORPORATED



WEST ELEVATION

DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE: 3/32" = 1'-0"
PROJECT NUMBER:
DATE: 20210920

VERNE REIMER ARCHITECTURE INCORPORATED



WEST ELEVATION

DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE: 3/32" = 1'-0"
PROJECT NUMBER:
DATE: 20210920

VERNE REIMER ARCHITECTURE INCORPORATED



SOUTH ELEVATION

DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE:	3/32" = 1'-0"
PROJECT NUMBER:	
DATE:	20210920

VERNE REIMER ARCHITECTURE INCORPORATED



PERSPECTIVE FROM DUMOULIN

DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE: 3/32" = 1'-0"
PROJECT NUMBER:
DATE: 20210920

VERNE REIMER ARCHITECTURE INCORPORATED



WEST ELEVATION IN-SITU

DUMOULIN APARTMENTS
WINNIPEG MANITOBA

SCALE:	3/32" = 1'-0"
PROJECT NUMBER:	
DATE:	20210920

VERNE REIMER ARCHITECTURE INCORPORATED



DUMOULIN APARTMENTS
WINNIPEG MANITOBA

Contextual Site Plan

SCALE: 1/16" = 1'-0"
PROJECT NUMBER:
DATE: 20210920

VERNE REIMER ARCHITECTURE INCORPORATED