Minute No. 639
Report – Executive Policy Committee – July 13, 2022

Item No. 12 Rezoning – 613 Parkdale Street
(St. James Ward)
File DAZ 207/2022 [c/r DAV 132931/2022D]

COUNCIL DECISION:

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

1. 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 June 17, 2022 and included within Schedule "A" and the proposed By-law attached as Appendix "B", subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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. the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.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 – Executive Policy Committee – July 13, 2022

COUNCIL DECISION (continued):

C. That authority be delegated to the City's Director of Planning, Property and Development 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.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 207/2022, as determined by the City's Director of Planning, Property and Development.

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

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under recommendation 2-and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

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

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 207/2022.

Report – Executive Policy Committee – July 13, 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 July 13, 2022, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 27, 2022, the Assiniboia 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

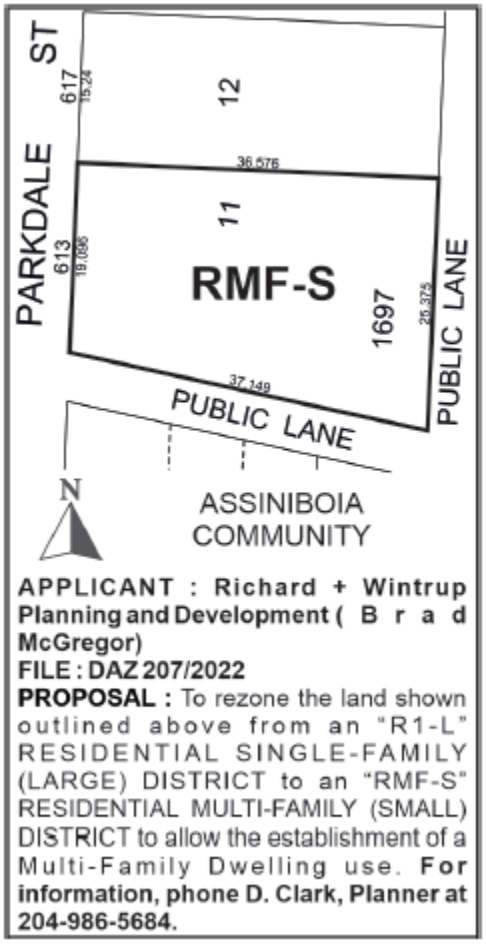
File: DAZ 207/2022

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

Public Hearing: June 27, 2022
Council Building, 510 Main Street

Applicant: Richard + Wintrup Planning and Development (Brad McGregor)

Subject:



Premises Affected: 613 Parkdale Street

For submission to: The Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: June 29, 2022

Community Committee Recommendation:

On June 27, 2022, the Assiniboia 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 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 June 17, 2022 and included within Schedule "A" and the proposed By-law attached as Appendix "B", subject to the following conditions:

    A. That the owner of the subject land (the "Owner") 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. the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
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            e. fencing
            f. landscaping
            g. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1.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 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.

2. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 207/2022, as determined by the City's Director of Planning, Property and Development.

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

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if the developer pays the amount required under recommendation 2-and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

5. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

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

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

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

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 207/2022.

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

1. This proposal represents a good infill project that will increase density.
2. It is located at the end of the block with immediate access to major transit routes, including express routes.

3. The site can accommodate the proposed development.

4. It aligns with the policies and goals of Complete Communities.

5. It is close proximity to all services, shopping, including banking, and recreational amenities such as the St. James Centennial Pool and Fitness Centre.

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 not been met.

Exhibits Filed:

1. Application dated April 29, 2022
2. Notification of Public Hearing dated May 24, 2022
3. Manitoba Status of Title 2179620/1
4. Letter of authorization dated March 2, 2022 from Beverley Blue to 7313617 Manitoba Ltd (Amit Bindra)
5. Letter of authorization dated March 2, 2022 from 7313617 Manitoba Ltd. (Amit Bindra) to John S. Wintrup
6. Site Map
7. Plans (7 pages)
8. Report from the Urban Planning Division dated June 17, 2022
9. Inspection Report
10. Presentation titled "613 Parkdale Street" dated June 27, 2022 from Brad McGregor in support of the application
11. Recording of Representations

REPRESENTATIONS:

In Support:

Brad McGregor
John Wintrup

In Opposition:

Nil

For Information:

Nil

For the City:

R Galston, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DAZ 207/2022

ADMINISTRATIVE REPORT

Title: DAZ 207/2022 – 613 Parkdale St.

Issue: For consideration at the public hearing for an application to rezone the property to the RMF-S zoning district for the purpose of establishing a six unit dwelling.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the 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 June 17, 2022 and included within Schedule "A" and the proposed By-law attached as Appendix "B", subject to the following conditions:

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            (c) private approaches;

            (d) garbage enclosures;

            (e) fencing;

(f) landscaping; and

(g) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

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

9. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 207/2022;

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Winnipeg Public Service are concurred in, the subject property may be rezoned to the "RMF-S" zoning district, consistent with the map provided in Schedule "A" of this report.

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

OUR WINNIPEG 2045

Key policies applicable to the proposed development include:

OurWinnipeg Goal - City Building

1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals. municipal infrastructure capacity.

2. Integrate resilient land use, transportation and infrastructure planning, and investments. Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and

3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset. New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to

elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Vision Statement's in the Climate Action Plan is that:

> *Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.*

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

> *Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities* (p.vi)
>
> *3.1 Increase Use and Efficiency of Public Transit Systems*
>
> *3.2 Increase the Density of Urban Development Along Key Transit Corridors.*

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

> *4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*
>
> *4.3 Pursue Transit-Oriented Development*

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

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

> *5.2 Improve energy performance of new buildings*

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
Prepared by	D. Clark, RPP, MCIP
Date:	June 17,2022
File No.	DAZ 207/2022

List of Schedules and Attachments

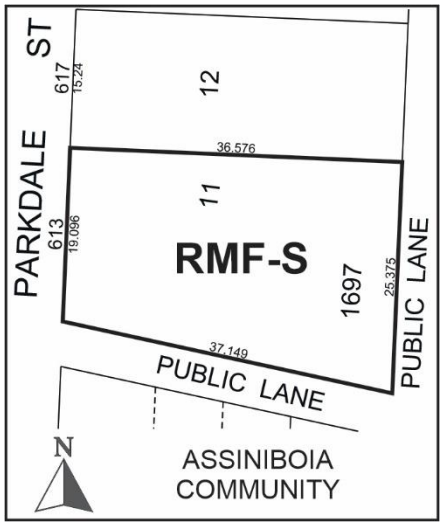
- **Appendix "A," Planning Discussion.**
- **Appendix "B," Proposed By-law**
- **Schedule "A," of File** DAZ 207/2022**,** Assiniboia **Community Committee, dated May 31,** 2022**.**

APPENDIX 'A'

DATE: June 17, 2022
FILE: **DAZ 207/2022**
RELATED FILES: DAV 22-132931\D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.241 (Sturgeon Creek)

SUBJECT: For consideration at the public hearing for a rezoning to the RMF-S zoning district to permit a 6-unit dwelling.

LOCATION: 613 Parkdale St.
LEGAL DESCRIPTION: LOT 11 BLOCK 2 PLAN 1697 4/5 ST JA



APPLICANT: Richard + Wintrup Planning and Development (Brad McGregor)
202-885 Notre Dame Avenue
Winnipeg, MB R3E 0M4

OWNER: Beverley Elizabeth Blue
613 Parkdale Street
Winnipeg, MB R2Y 0X3

RECOMMENDATION: Approval with Conditions

HISTORY

N/A

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the east side of Parkdale St. in the Sturgeon Creek Neighbourhood of the St. James ward.
- The subject site is comprised of one lot with an area of 8,757 square feet.
- Currently, there is a two-storey single family dwelling on the property that was built in 1949. The total livable area is 1,087 sq. ft.
- The site is located within the Areas of Stability - Recent Communities Policy Area under *the Complete Communities 2.0 Direction Strategy*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family dwellings zoned “R1-L” Residential Single Family - Large

South: Commercial uses zoned “C2” Commercial Community.

East: Single-family dwellings zoned “R1-L” Residential Single Family - Large

West: Commercial uses zoned “C3” Commercial Corridor.

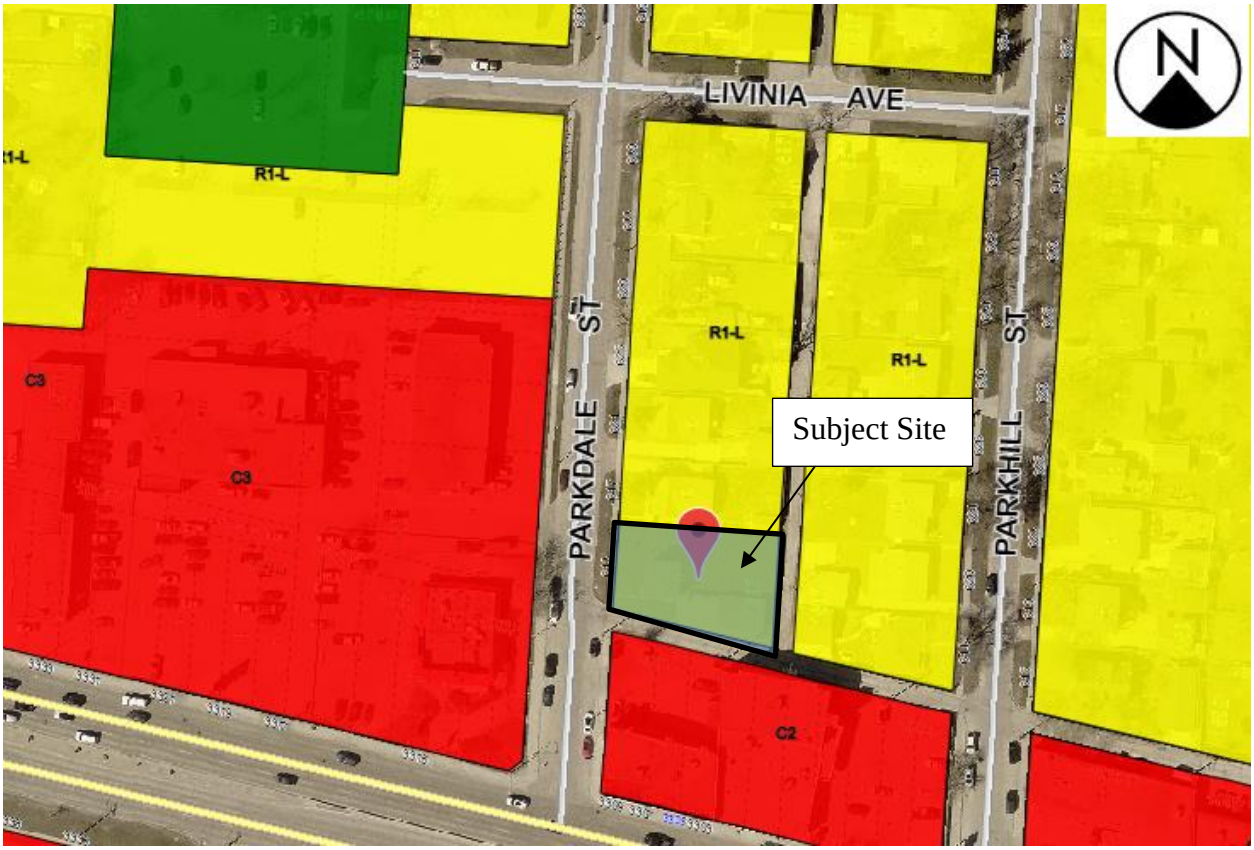


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- **The proposed development involves rezoning the property to the “RMF-S” Residential Multi Family – Small Zoning District.**
- **The intent is to remove the existing dwelling on site and build a two storey, six (6) unit building.**
- **The building height is proposed to be 27 feet in height as measured to the mid point of a sloped roof.**

- **The building frontage is to be 54 feet in width and building footprint is approximately 3,240 square feet.**
- **The side yard setback to the majority of the building along the north property line is 7 feet and as low as 3.7 feet for a projection of a staircase.**
- **9 parking stalls are proposed**
- **Landscaping is proposed in a manner that conforms with the Zoning By-law. 2 trees and 9 shrubs are required for the street edge frontage and 5 shrubs are required along the building foundation.**
- **The proposed development requires 2 variances, one for front yard setback to allow 18.25 feet instead of 21 feet and one for buffering of parking from the rear yard. Further discussion of variances can be found in the associated variance report under file DAV 22-102389D.**

ANALYSIS AND ISSUES

OUR WINNIPEG 2045

Key policies applicable to the proposed development include:

OurWinnipeg Goal - City Building

1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals. municipal infrastructure capacity.

2. Integrate resilient land use, transportation and infrastructure planning, and investments. Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and

3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset. New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The subject site is located within the Established Neighbourhoods – Recent Communities Policy Area. Key policies applicable to the proposed development include:

VISION Statement

Established Neighbourhoods will continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.

Goal1 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

a. Existing zoning of the property and adjacent properties;

b. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

c. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

d. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

e. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

f. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

g. The supporting transit, pedestrian and active transportation network; and

h. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

Goal 2 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

General policies

Building setbacks

2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

Building design

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood (p.96).

Pedestrian orientation

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a. Window placement that supports passive surveillance;

b. Unit entrances with direct access to the street;

c. Front porches;

d. Balconies;

e. Awnings;

f. Lighting; and

g. Height of primary entrances.

Massing and scale

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of newbuilding mass.

Parking and loading

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

Site design

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

Goal 3 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

General policies

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

Goal 8 8.0 Facilitate the redevelopment of Established Neighbourhoods that contributes to the further development of walkable, bikeable and transit-oriented communities in accordance with city pedestrian and cycling strategies.

8.1 Protect, maintain and expand the pedestrian network within Established Neighbourhoods to create a more comfortable and accessible pedestrian environment.

8.5 All developments should provide a private pedestrian pathway that connects to a public sidewalk or multi-use pathway where present.

CLIMATE CHANGE ACTION PLAN

2030 Land Use Performance Indicators

The contribution of land use to GHG emission reductions is primarily realized through other sectors (i.e., transportation and buildings). For example, as the City becomes more spread out with growth occurring primarily at the periphery, the number and length of personal vehicle travel increases, and other mobility options become less viable or more costly to implement. The type of residential development influences building emissions – in general single detached houses are more energy intensive than multi-unit residential buildings. Therefore, supporting

diverse housing forms, density, complete community and transit-oriented development are land use strategies that support the reduction of GHG emissions from transportation and buildings. Evaluating the success of land use related actions therefore necessitates a consideration of indicators in these other sectors. To work towards the City's overall emission reduction goals, the City seeks to support residential infill and greater densities in strategic locations that provide convenient access to transit. More specifically, it is envisioned that by 2031:

» 50% of all new residential construction takes place in strategic infill locations (p.22)

- Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles:*

  3.1 Increase Use and Efficiency of Public Transit Systems

  3.2 Increase the Density of Urban Development Along Key Transit Corridors.

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

  4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

  4.3 Pursue Transit-Oriented Development

REZONING

- The site is currently zoned *"R1-L" Residential Single Family – Large*
- The dimensional standards for development in the R1-L zone are:
  - Minimum lot area – 5,500
  - Minimum lot width – 25
  - Minimum front yard – 20 feet
  - Minimum rear yard – 25 feet
  - Minimum side yard – 4 feet
  - Maximum height of buildings – 35
  - Maximum Lot Coverage (%) - 40
- The proposed zoning district is *"RMF-S" Residential Multi Family - Small*
- The dimensional standards for multi-family structures in the "RMF-S" zone are:
  - Minimum lot area – 9,000
  - Minimum lot area per dwelling unit – 1,250 sq. ft.
  - Minimum front yard – 20 feet
  - Minimum rear yard – 25 feet
  - Minimum side yard – 4 feet
  - Maximum height of buildings – 35

PUBLIC CONSULTATION

- The applicant has indicated that no public consultation has occurred with respect to this proposal.

TRANSIT

- Express Transit via routes 21 and 22 along Portage Avenue are within a 2 minute walk of the subject site.
- Downtown transit via route 11 is also available within a 2 minute walk of the subject site.
- Express transit via routes 24 and 25 along Ness Avenue are within a 10 minute walk of the subject site.

PEDESTRIAN AND CYCLING NETWORK

- No formal or separated Active Transportation paths located in close proximity to the subject site. Informal on street A.T. is available.
- Sidewalks are located on both sides of Parkdale St., with connection to Portage Avenue to the south and Ness Ave. and beyond to the north.
- With respect to policies 8.1 and 8.5 *of Complete Communities 2.0* which seek to promote a quality pedestrian environment, the applicant is proposing 5-foot-wide pedestrian walkways that connect to existing sidewalks on Parkdale St. and landscaping along the street edge.

COMPATIBILITY WITH THE SURROUNDING AREA

- The subject site is located at an interior corner lot on Parkdale St. with commercial uses to the south on Portage Avenue and across the street to the west. Further north up the street is the St. James Assiniboia Centennial Pool and Fitness centre. To the north and east of the site are single family dwellings.
- The subject site is located one property off of Portage Avenue, which is identified as a Regional Mixed-Use corridor intended to accommodate higher levels of development in order to capitalize on existing transit infrastructure and proximity to commercial amenities. The subject site's proximity to Portage Avenue is within close walking distance to available transit service.
- The proposed development provides a reasonable and context sensitive transition between commercial uses fronting onto Portage Avenue and single-family dwellings to the north.
- The surrounding commercial and institutional uses provide elements of a community node that facilitate and encourage more convenient and walkable access by residents to existing amenities.
- In accordance with *Complete Communities 2.0* policy, the proposed development aligns with several of the policies previously identified in this report.

- To summarize briefly:
    - The proposed development conforms with policy 1.16 from Complete Communities, which states:

      Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.
    - In accordance with policies 1.1, 1.2 and 3.1 of *Complete Communities 2.0* the development promotes greater density within an established neighbourhood and contributes to the physical renewal of older neighbourhoods, offering a different form of housing beyond single family dwellings that accommodate people with a variety of needs or different life stages to remain in their neighbourhood.
    - In accordance with policies 2.12, 2.15 and 2.21 of *Complete Communities 2.0,* the developer proposes a 2 storey building massing that is in scale and character of the single-family character of the neighbourhood.

Density

- The "RMF-S" zoning district prescribes a lot area per dwelling unit of 1,250 square feet.
- The applicant is proposing 6 units, which results in a lot area per dwelling unit of 1,457 square feet.
- The proposed number of units on site is 6. The permitted density for the "RMF-S" district allows for a lot area per dwelling unit of 1,250 sq. ft. To calculate lot area per dwelling unit and determine the total number of units permitted on site, the total lot size is divided by 1,250. In this case, 8,757 sq. ft. divided by 1,250 equals 7 units permitted.
- The applicant is proposing 6 units. Based on this proposal, the lot area per dwelling unit is calculated at 1,457 square feet. This density falls below the permitted density of the "RMF-S" zoning district.

Arborist Report

- At present, there does not appear to be any significant or mature landscaping on site that would warrant the request of an arborist report.

Landscaping

- The applicant has not provided a detailed list of planting and landscaping proposed with the development.
- They did generally identify landscaping on a site plan in conformance with the Zoning By-law. As such, a variance was not required. However, details of the landscaping plans will need to be sorted out at the plan approval stage.
- Per the Zoning By-law, street edge landscaping requires one tree for each 30 feet of linear street frontage and 3 shrubs for each 20 feet of linear street frontage. As such, with the proposed development having a street edge width of 62 feet, 2 trees and 9 shrubs are required.
- With respect to building foundation landscaping, per the Zoning By-law, one shrub must be planted for each 10 lineal feet of the building façade facing a public right-of-way. As

such, with the proposed development having a building façade frontage of 54 feet, 5 shrubs are required.

Shadow study

- A shadow study was not requested with this application as the building height and massing is similar in scale to the neighbouring single family dwellings.

Parking

- The Zoning By-law prescribes 1.5 parking stalls per unit for multi-unit residential development. With 6 units being proposed, 9 parking stalls are required.
- The Zoning By-law also requires that with multi-unit residential development, at least 10% of the required parking is allocated toward visitor parking. As such, 1 visitor parking stall is required.
- 1 lockable bike space is required for every 10 stalls required. In this case, only 1 lockable bike stall is required.
- Per the Zoning By-law, one accessible parking stall is required.
- The parking takes access from the public lane and is consistent with policy 2.16 from Complete Communities 2.0, which states:
    - *For properties with public lane access, vehicular access should be taken from the public lane in order to:*
        - *a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
        - *b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
        - *c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

Privacy

- To the north of the subject site is a single-family dwelling. The application proposes to either maintain the existing fence along the property line, or build a new 5-foot-tall fence. Along the north portion of the property, the pedestrian sidewalk continues to the back of the property and stairs leading up to the second-floor unit.
- Should concerns about privacy be raised in relation to the north portion of the property, additional landscaping could be considered as part of the plan approval stage.

CONDITIONS OF APPROVAL

Zoning Agreement

- The Winnipeg Public Service recommends that the developer enter into a Zoning Agreement with the City of Winnipeg for plan approval by the Director of Planning, Property and Development and the Assiniboia Community Committee, prior to the issuance of building permits.

- The intent of this Plan Approval is to review the final plans with respect to site and building design before building permits are issued. Particular elements of the proposal that will be reviewed at Plan Approval include, but are not limited to:
    - Landscaping throughout the subject site
    - Building design, elevations, materials, architectural details
    - Private approaches
    - Fencing
    - Parking, bicycle parking
    - Garbage enclosures
- One concern the Urban Planning Division has flagged with respect to the current plans is the door located in the middle of the front elevation. This door is used to screen and contain water metres, and is not used for access to a residential unit. This particular design issue has come up in the past, and the preference of the Urban Planning Division is that the water metres be located either at the rear or side of the building in a manner that is not visible from the street and does not result in the use of a door similar in appearance to a door that leads to a residential unit. Should an alternate design and location of the water metres not be possible, the Urban Planning Division would encourage additional landscaping around this access point, and possibly a different door design from the residential units to distinguish a difference.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes or cash-in-lieu of land. The amount of land is not less than 8 percent.
- With respect to this application, the Public Service is recommending the developer provide 'cash in lieu' as determined by the Planning, Property and Development Department.

RECOMMENDATION

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

- The proposed development aligns with policies that guide development in *OurWinnipeg 2045, the Complete Communities Direction Strategy 2.0 and the Climate Action Plan,* with respect to providing a variety of housing typologies, increasing density in established neighbourhoods, encouraging density in proximity to frequent transit and accommodating multi-family development in a form that is compatible with the surrounding uses.
- Finer details with respect to final plans can be addressed at the plan approval stage.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: D. Clark, RPP, MCIP
PPD File #: DAZ 207/2022

Schedule "A" for File DAZ 207/2022, Assiniboia Community Committee, dated June 17, 2022

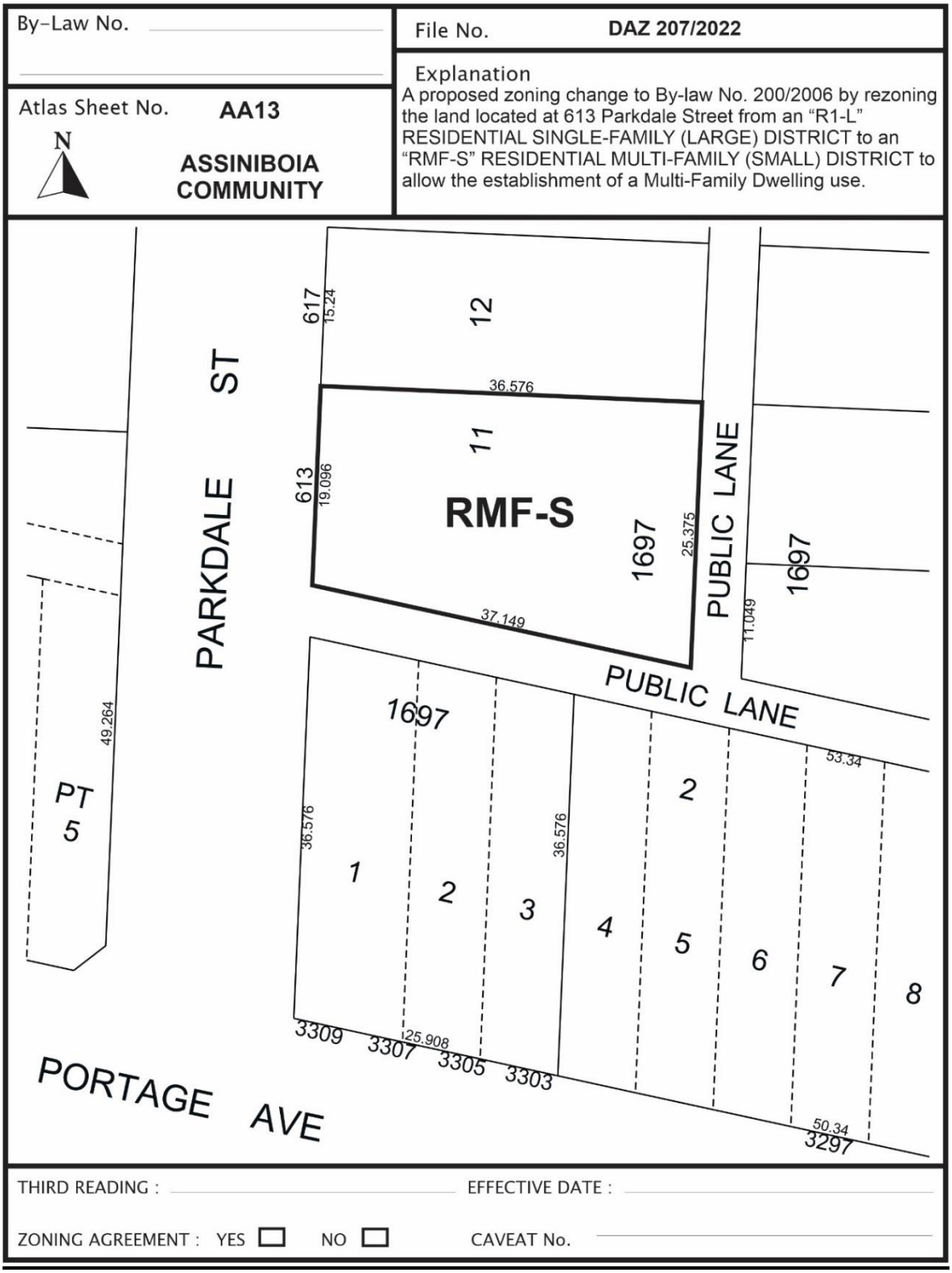
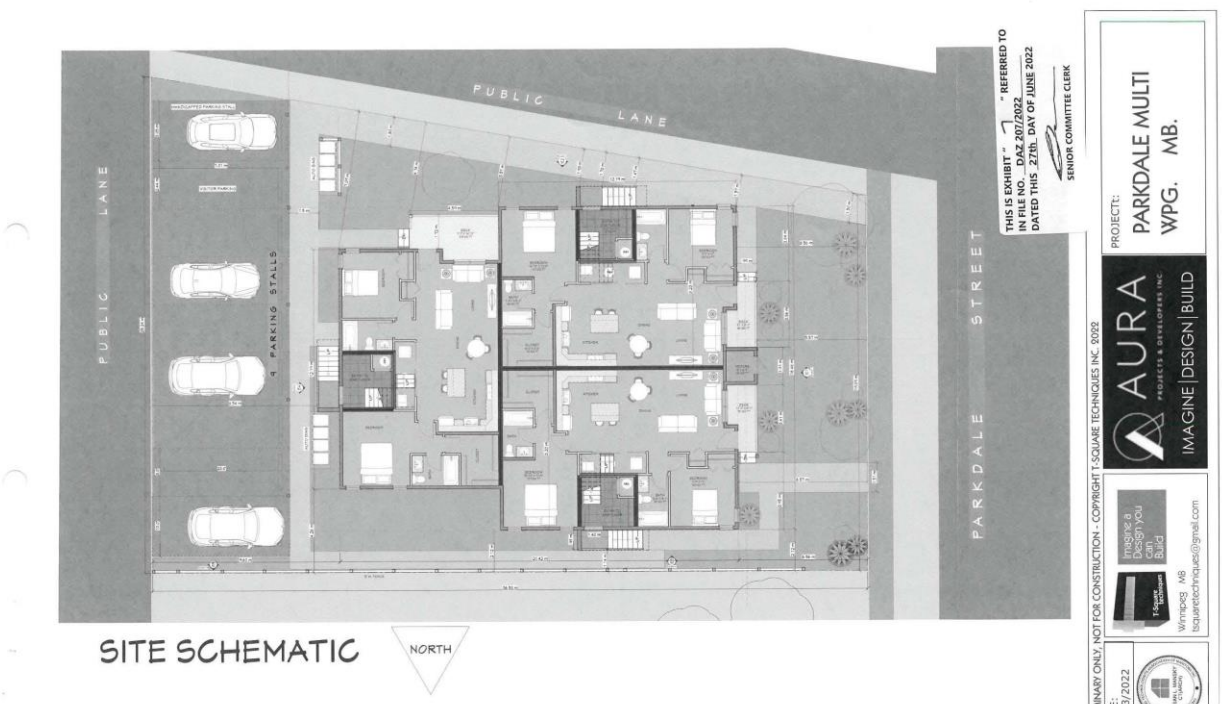
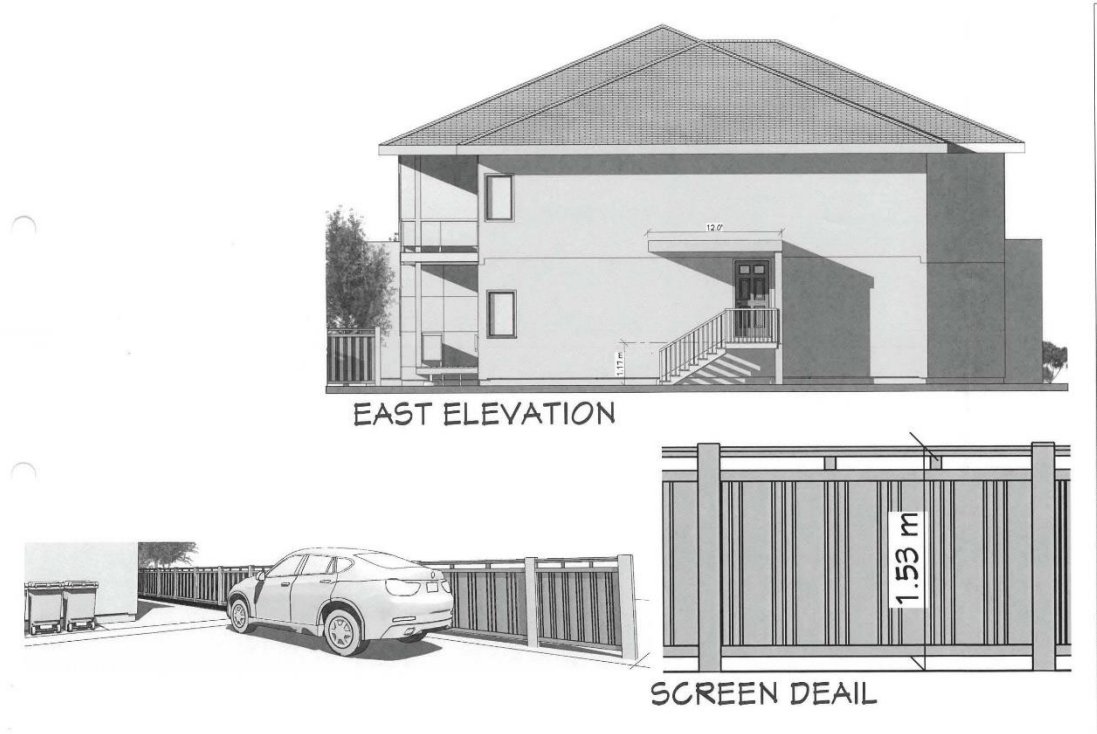


Exhibit "7" referred to in File DAZ 207/2022






12
5
11.8'
T.O. 2ND. FLOOR ENTRY
T.O. MAIN FLOOR
SOUTH ELEVATION
12.0'
T.O. LANDING
NORTH ELEVATION
PROJECT:
PARKDALE MULTI
WPG. MB.
AURA
PROJECTS & DEVELOPERS INC.
IMAGINE | DESIGN | BUILD
Imagine a Design you can Build
Winnipeg MB
tsquaretechniques@gmail.com
DATE:
29/03/2022
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12.0'
EAST ELEVATION
1.53 m
SCREEN DEAIL
PROJECT:
PARKDALE MULTI
WPG. MB.
AURA
PROJECTS & DEVELOPERS INC.
IMAGINE | DESIGN | BUILD
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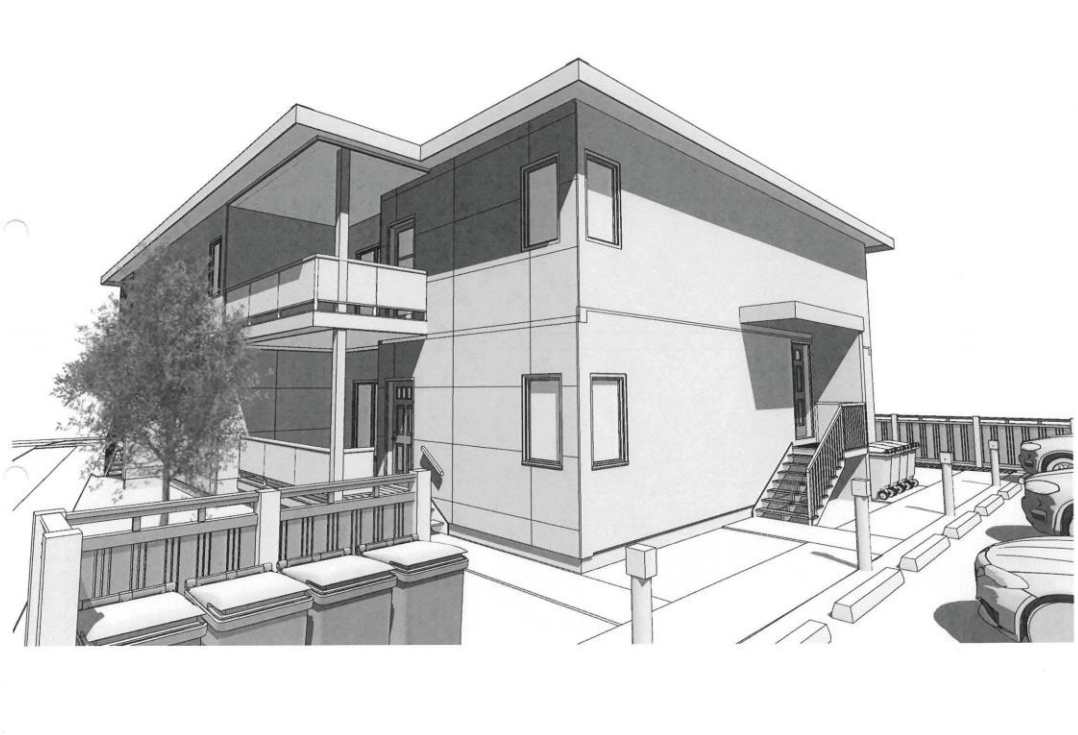
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