**Agenda – Executive Policy Committee – December 7, 2022**

**Report – Standing Policy Committee on Property and Development – November 30, 2022**

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

**Item No. 14 Zoning Agreement Amendment – 1500 Dakota Street (St. Norbert-Seine River Ward) File ZAA 5/2022 [c/r DCU 146762/2022D]**

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2022, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That Zoning Agreement Caveat No. 1752004 under File DASZ 12A/82 (ZAA 5/91) dated February 8th, 1984 and September 25, 1991 (By-laws 3740/84 and 3741/84), be amended as follows:

   A. That Clause 14(a) be deleted.

2. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 12A/82 (By-laws 3740/84 and 3741/84) as approved in aforesaid Recommendation 1.

3. That the Owner of the subject land (the "Owner") enter into the aforementioned Amending Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter.

4. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

5. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

**Agenda – Executive Policy Committee – December 7, 2022**

**Report – Standing Policy Committee on Property and Development – November 30, 2022**

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2022, the Standing Policy Committee on Property and 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 November 14, 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.

On August 30, 2022, the Riel Community Committee adjourned the public hearing to its meeting on November 14, 2022 at 10:30 a.m. in the Council Building at 510 Main Street.

## PUBLIC HEARING SUMMARY

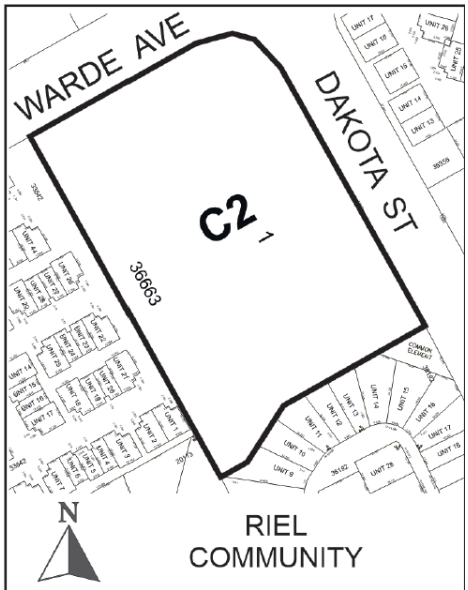
**File:** ZAA 5/2022

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

**Public Hearing:** November 14, 2022
August 30, 2022
Council Building, 510 Main Street

**Applicant:** Nejmark Architect Inc. (Kyle Kartzmark)

**Subject:**




**APPLICANT : Nejmark Architect Inc. (Kyle Kartzmark)**
**FILE : ZAA 5/2022**
**PROPOSAL :** To amend the Zoning Agreement DASZ 12A/82 (By-laws No. 3740/84 and 3741/84) affecting the land shown outlined above by amending Clause 14.(a) to allow a maximum floor area ratio of 0.3 in order to allow the construction of three (3) commercial buildings along the east side of the property. **For information, phone E. Finnigan, Planner at 204-986-8602.**
**DEMANDEUR : Nejmark Architect Inc. (Kyle Kartzmark)**
**N° DE DOSSIER : MCZ 5/2022**
**PROJET :** Modification de la convention de zonage DALZ 12A/82 (règlements municipaux n$^{os}$ 3740/84 et 3741/84) touchant le bien-fonds indiqué ci-dessus par la modification du paragraphe 14(a) pour permettre un plafond légal de densité de 0,3 afin de permettre la construction de trois immeubles commerciaux le long du côté est du bien. **Pour obtenir des renseignements, appelez E. Finnigan, urbaniste, au 204-986-8602.**

**Premises Affected:** 1500 Dakota Street

**For submission to:** The Standing Policy Committee on Property and Development

**Prepared by:** R. Ford, Committee Clerk
Riel Community Committee

**Report date:** November 16, 2022

**Community Committee Recommendation:**

On November 14, 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:

1. That Zoning Agreement Caveat No. 1752004 under File DASZ 12A/82 (ZAA 5/91) dated February 8th, 1984 and September 25, 1991 (By-laws 3740/84 and 3741/84), be amended as follows:

   A. That Clause 14(a) be deleted.

2. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 12A/82 (By-laws 3740/84 and 3741/84) as approved in aforesaid Recommendation 1.

3. That the Owner of the subject land (the "Owner") enter into the aforementioned Amending Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter.

4. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

5. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

1. Prior to the August 30 Riel Community Committee, I was kind of shocked to find out there hadn't been the community consultation necessary to make sure the community is aware and has a role in providing perspective on a development that directly impacts them.

2. Laying it over to this November meeting, allowing the developer to meet with the community, which they did on two occasions, to provide presentations and a Q&A. As a result of those community consultations, there have been revised plans that have been provided to this committee. There have been some alterations done to the original plans that can seemingly accommodate the development that the developer is striving to achieve.

3. Notable concessions made on the part of the developers is relocating the larger mass building to another location so that it does not directly impact the residents to the south in the development that directly abuts the parking lot, as well as the reduction of one of the drive-through aisles.

4. There is still some contention with regards to a buffer zone that will allow for proper landscaping to occur, that will mitigate some of the sounds, some of the noise, some of the smells perhaps if there is an outdoor patio and just the livability aspects of those that are living directly close to where these buildings are to be located.

5. The other parts we did talked about is the snow clearing. Ensuring that snow is not left on the site and that it would be removed. Again, these are probably more subject to the plan approval and making sure the conditional use pieces of it are buttoned-up and ensuring that there's a minimal impact to the residents that are living to the south of this proposed plan.

6. Given that, those are my reasons that I would mainly support this. There has been consultation. There have been concessions made. I think we're moving in the right direction to ensure that the residents are minimally impacted. Recognizing that on both sides we have to be considerate of developments like this to ensure that the community has amenities within walking distance as we move towards Complete Communities 2.0, but also recognizing the rights and liveability issues of the residents which could potentially be impacted living so nearby.

Exhibits Filed:

1. Application dated May 20, 2022
2. Notification of Public Hearing dated June 7, 2022
3. Manitoba Status of Title 1611041/1
4. Letter of authorization dated February 24, 2022 from River Park Village Shopping Centre Ltd. (Colm Sheridan) to Nejmark Architect
5. Surveyor's Building Location Certificate and sketch dated May 31, 2022
6. Caveats 1752004, 86-82336, 84-103589
7. Amending Agreement dated May 5, 1994
8. Plans (6 pages)
9. Report from the Urban Planning Division dated August 4, 2022
10. Inspection Report

Exhibits Filed (continued):

11. Communication dated August 25, 2022 from Ben McGillivary in support of the application
12. Communications dated August 26 and August 29, 2022 from Collette Durand in opposition to the application
13. Photos from Robin Zaffino in opposition to the application
14. Communication dated August 28, 2022 from Beth Watters in opposition to the application
15. Communication dated August 28, 2022 from Rosemary Carver in opposition to the application
16. Communication dated August 28, 2022 from Craig Hornby in opposition to the application
17. Communication dated August 28, 2022 from Bill Wilford in opposition to the application
18. Communication dated August 29, 2022 from E. Taylor in opposition to the application
19. Copy of Landscape Masterplan from Paul Brett received August 30, 2022
20. Petition in opposition to the application purporting to contain 94 signatures, submitted by Colette Durand
21. Recording of representations of the adjourned public hearing held on August 30, 2022
22. Notice of Adjournment dated September 1, 2022
23. Communication dated November 9, 2022, from Diana Leslie in opposition to the application
24. Presentation/Photos/Documentation dated November 14, 2022, in support of the application submitted by Jeff Pratte
25. Communication dated November 13, 2022, from Les Recksiedler in opposition to the application
26. Communication dated November 13, 2022, from Candice Lui in opposition to the application
27. Communication received November 14, 2022 from Beth Watters in opposition to the application
28. Recording of Representations of public hearing held on November 14, 2022

REPRESENTATIONS:

In Support:

Tat-Liang Fabio Cheam
Alyssa Hornick
Ben McGillivary
Kerra Mruss
Jeff Pratte
Colm Sheridan
Dean Spearman
Bryan Ward

In Opposition:

Paul Brett
Rosemary Carver
Colette Durand
Craig Hornby
John Kadynuik
Diana Leslie
Candice Lui
Leslie Recksiedler
Rhona Recksiedler
E. Taylor
Beth Watters
Bill Wilford
Luigi Zaffino
Robin Zaffino

For Information:

Nil

For the City:

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

Exhibit "9" referred to in File ZAA 5/2022

# ADMINISTRATIVE REPORT

**Title:** ZAA 5/2022 – 1500 Dakota Street

**Issue:** For consideration at the public hearing to amend a Zoning Agreement under File DASZ 12A/82, to delete Clause 14(a) which restricts the maximum floor area ratio on the site to 0.25 in order to permit the construction of three commercial buildings.

**Critical Path:** Riel Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee - Council

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| E. Finnigan | N/A | N/A | |

## RECOMMENDATIONS

1. That Zoning Agreement Caveat No. 1752004 under File DASZ 12A/82 (ZAA 5/91) dated February 8th, 1984 and September 25, 1991 (By-laws 3740/84 and 3741/84), be amended as follows:

   A. That Clause 14(a) be deleted.

2. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 12A/82 (By-laws 3740/84 and 3741/84) as approved in aforesaid Recommendation 1.
3. That the Owner of the subject land (the "Owner") enter into the aforementioned Amending Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter.
4. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.
5. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

## REASON FOR THE REPORT

- The applicant is proposing to construct three new commercial buildings on the property and maintain the existing shopping centre building. The new construction will result in a floor area ratio for the property that exceeds the maximum floor area ratio permitted per clause 14(a) in the zoning agreement of 0.25.
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- Approval of a Zoning Agreement Amendment application requires 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 Zoning Agreement will be **amended** and the caveat will be modified as recommended.

## HISTORY

*DASZ 12A/82*

In 1982 Council approved DASZ 12A/82 which involved the subdivision and rezoning of approximately 182 hectares (450.3 acres) of land located south of Warde Avenue, west of Dakota Street, and east of St. Mary Road. This site is now part of the River Park South neighbourhood. A condition of approval for DASZ 12A/82 was that the applicant enter into a zoning agreement with the City of Winnipeg. Among the conditions included in the recommended zoning agreement was a condition restricting any development on the subject property (defined in the zoning agreement as the "CP land") until such time as Dakota Street was constructed.

*ZAA 5/91*

In 1991 Council approved an amendment to the original zoning agreement for DASZ 12A/82 allowing development to proceed on the subject property noting the construction of Dakota Street, however, several conditions were added to the zoning agreement restricting development on the subject property including Clause 14 which notes the following:

a) Development on the land shall be limited to a maximum floor area ratio of 0.25.

b) No building or structure shall be located on the land exceeding a height of 25 feet.

c) Parking spaces for motor vehicles shall be provided and maintained on the land equal to at least one space for each 200 square feet of floor area of buildings located on the land.

d) An opaque wooden fence not less than 6 feet high shall be established and maintained along the west limit of the land.

e) No access to the land for motor vehicles shall be permitted from the public lane abutting the west limit of the land.

f) Except as permitted by subclause (g) and subject to the requirements of subclause (h), hereof, the Owner shall provide and maintain along the entire west limit of the land a landscaped set-back area between that limit and any building, structure, parking or loading area or refuse storage facility constructed on the land which set-back area shall be at least 25 feet in depth and shall be landscaped in accordance with Schedule 'A' approved pursuant to subclause (i) hereof.

g) Within the northerly 170 feet of the proposed setback area referred to in subclause (f) above the Owner may construct not more than one loading space, maximum 20 feet in width, provided that the design of such loading area including a noise attenuation barrier is first approved by the Commissioner of Planning and Community Services.

h) The Owner shall construct and maintain a masonry wall, not less than 8 feet in height, at a distance 20 feet from and parallel to the west limit of the land as follows:

   i. along the entire length of any space between buildings, and overlapping each such building for a distance of 5 feet, where such buildings face the landscaped set-back area abutting the west limit of the land;

   ii. along the entire length of any refuse storage facility or loading area, and overlapping each such facility or loading area for a distance of 10 feet, where such refuse storage facilities or loading areas face the landscaped set-back area abutting the west limit of the land.

i) No building or structure shall be erected or located on the land and no building permit issued for construction on the land unless and until plans including the location and design for the proposed buildings and structures, parking or loading area, fencing, landscaping and signs are submitted to and approved by the relevant Community Committee and the Commissioner of Planning and Community Services.

## OUR WINNIPEG POLICY ALIGNMENT

**City Building Objective 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.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

**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.

## 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: | Elise Finnigan, MA Planning |
| Date: | August 4th, 2022 |
| File No. | ZAA 5/2022 |

**List of Schedules and Attachments**

1. Appendix A – Planning Discussion

**APPENDIX 'A'**

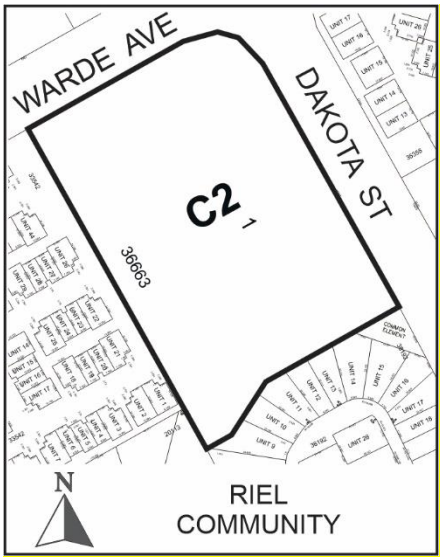
**DATE:** August 4th, 2022

**FILE:** **ZAA 5/2022**
**RELATED FILES:** DCU 22-146762\D
**COMMUNITY:** Riel Committee
**NEIGHBOURHOOD #:** 5.529 – River Park South neighbourhood

**SUBJECT:** For consideration at the Public Hearing to amend a Zoning Agreement under File DASZ 12A/82, to delete Clause 14(a) which restricts the maximum floor area ratio on the property to 0.25 in order to permit the construction of three commercial buildings.

**LOCATION:** 1500 Dakota

**LEGAL DESCRIPTION:** LOT 1 PLAN 36663 134/138 ST N




**APPLICANT:** Kyle Kartzmark (Nejmark Architect)
54 Adelaide St Unit 2
Winnipeg, MB R3A 0V7

**OWNER:** RIVER PARK VILLAGE SHOPPING CENTRE LTD
1 Dr. David Friesen Dr (C/O RANCHO REALTY SERVICES)
Winnipeg, MB R3X 0G8

**RECOMMENDATION:** Approval

**SITE DESCRIPTION**

- The subject property is located at the southwest corner of the Dakota Street and Warde Avenue intersection in the River Park South neighbourhood of the St Norbert - Seine River ward.
- The site is approximately 6.4 acres in areas and is occupied by a commercial shopping mall (i.e., the River Park Village Shopping Centre) consisting of a grocery store (i.e., Sobeys) and retail units.
- The subject property is located within an "Established Neighbourhood – Recent Community" under the *Complete Communities Direction Strategy 2.0*. The property is zoned 'C2' Commercial Community.

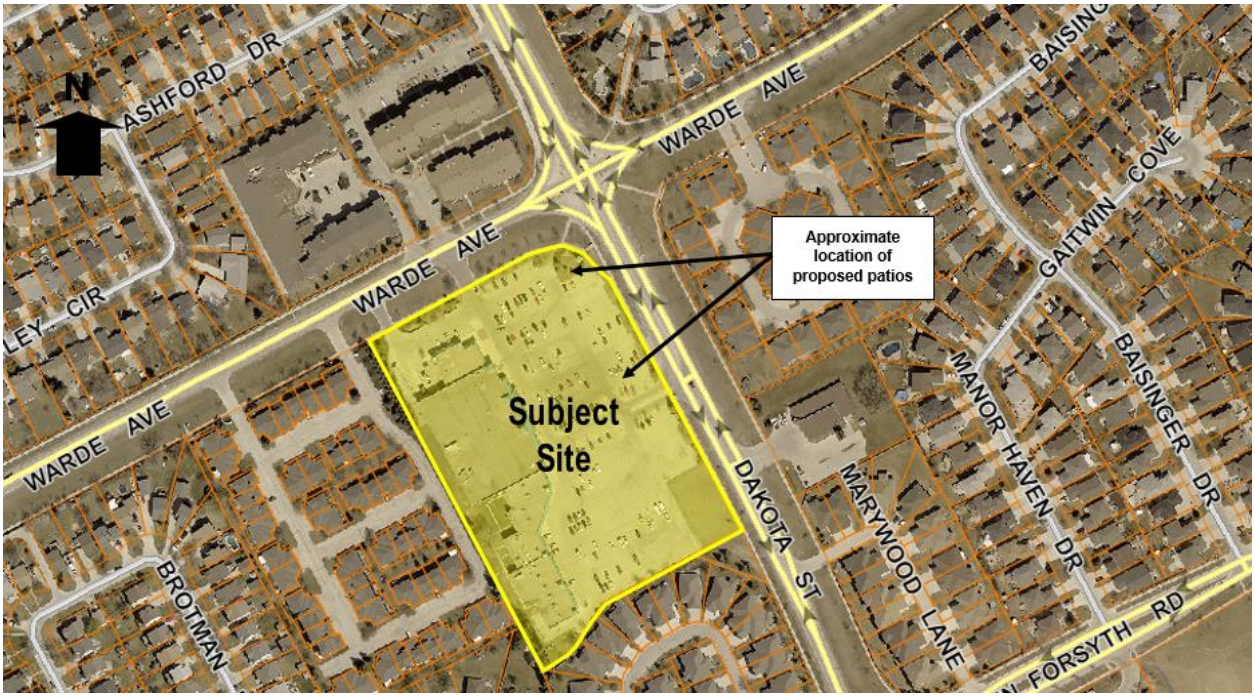



**Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)***

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

**North:** Warde Avenue; then residential multi-family buildings on land zoned 'RMF-S' Residential Multi-Family Small.

**South:** Townhouse units on land zoned 'RMF-S' Residential Multi-Family Small.

**East:** Dakota Street; then townhouse units and a Fire and Paramedic Station both on land zoned 'RMF-S' Residential Multi-Family Small.

**West:** Townhouse units on land zoned 'RMF-S' Residential Multi-Family Small.




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

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct three one-storey commercial buildings located in the existing parking area along the Dakota Street frontage:
    - 'Building A' will be located at the northeast corner of the site and will have a total floor area of approximately 6,868 square feet. The building will consist of 5 commercial units ranging in size from 2,638 square feet to 994 square feet. Two outdoor dining/drinking areas (i.e., patios) are proposed. One patio will be located along the northern end of the building (where a future Dairy Queen restaurant is proposed to be located) and will be approximately 454 square feet. The second patio will be located along the southern end of the building and will be approximately 282 square feet. 'Building A' will also include a drive-through facility along the western end of the building.
    - 'Building B' will be located south of the existing vehicular approach off Dakota Street. The building will have a total floor area of approximately 3,000 square feet and will consist of two commercial units. A drive-through facility is proposed along the western end of the building.
    - The 'Dollarama Building' will be located at the southeast corner of the site. The building will have a total floor area of approximately 10,543 square feet and will house a future Dollarama store.
- The applicant is proposing to maintain the existing commercial shopping mall.
- A total of 320 parking stalls will be provided at-grade.
- As part of the 320 parking stalls, there will be 12 accessible parking stalls, 4 van accessible parking stalls, and 16 small car parking stalls.
- Vehicular access to the property is proposed by way of the existing approaches off Dakota Street and Warde Avenue.

- Fifty-six bicycle parking stalls will be provided.
- A number of improvements to pedestrian circulation and safety are proposed including the addition of two universally accessible pedestrian pathways to the main entrance of the Sobeys store from both Dakota Street and Warde Avenue. The new commercial buildings will also include universally accessible pedestrian pathways from the main entrances to the commercial units leading to the sidewalk on Dakota Street.
- The existing landscaping along Dakota Street and Warde Avenue will be maintained. The applicant is also proposing to plant new landscaping along both streets as well as within the parking area to help screen the proposed drive-through facilities.
- Six semi-recessed waste bins (i.e., 'Moloks Bins') are proposed in total with two bins each sited along the western end of the proposed new commercial buildings. The existing garbage enclosure for the shopping mall located at the southeast corner of the site will remain.
- The existing free-standing sign will be removed.
- The proposed development requires a Conditional Use to permit two outdoor patios exceeding 100 square feet (see associated Conditional Use application and planner's report for DCU 22-146762\D).

## COLLABORATION

*With the Urban Planning and Design Division*

The Urban Planning and Design Division has been in communication with the applicant about the proposal since September 2020 via emails and meetings in which the details of the proposed development were discussed.

*With the Public*

The applicant did not indicate in the application submission whether any public consultation was undertaken.

## ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an "Established Neighbourhood – Recent Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policy guiding the development of Established Neighbourhoods include:
    - ***Goal 2:*** *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.*

- *Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation. Use setbacks to reinforce the public realm through landscaping and pedestrian amenities, such as entryways, patios, benches, and bicycle parking.*
- *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.*
- *Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest such as:*
    a. *Direct pedestrian access to main building entrances from the street;*
    b. *Transparent storefront displays;*
    c. *Human scaled signage; and*
    d. *Decorative lighting, awnings, benches and other pedestrian oriented amenities.*
- *Discourage building designs that orient the back of the building to the street.*
- *Avoid buildings that create long blank walls facing public streets.*
- *Strongly discourage locating surface parking lots between streets and building fronts.*
- *Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*
- *Where loading areas require access from a street, they should be discreet and incorporated into the building in a manner that contributes to the attractiveness of the streetscape.*
- *Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

- ***Goal 4:*** *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*
    - *In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*
    - *Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.*
- *Improve the quality and increase the coverage of the urban tree canopy in Established Neighbourhoods by 10% over the next five years.*

WINNIPEG ZONING BY-LAW 200/2006

*Zoning District*

The property is zoned 'C2' Commercial Community. 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 maximum floor area ratio in the 'C2' zone is 3.0.

*Floor Area Ratio*

The Zoning By-law provides the following explanation of Floor Area Ratio:

> *'Floor area ratio (FAR) is measured as the gross floor area of all buildings on a lot or parcel, divided by the lot area, except that such floor area does not include any area used for parking within the principal building and does not include any area used for incidental service storage, installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses. (See Illustration 2.)'*

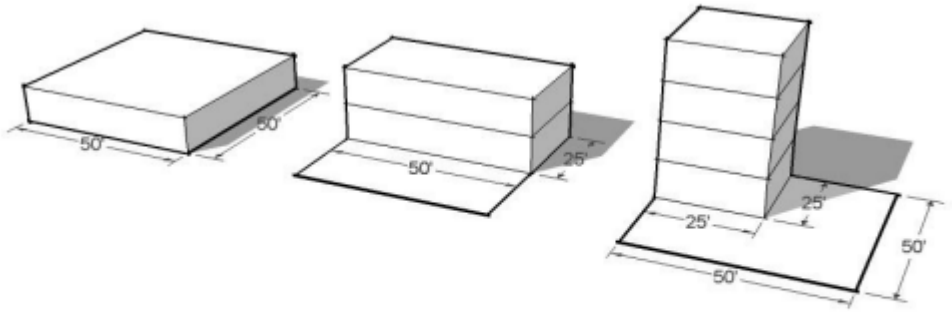



**Illustration 2: Floor Area Ratio**
*In this illustration, a floor area ratio (FAR) of 1.0 is depicted in three ways: a single-storey building occupying the entire lot; a two-storey building occupying one-half the lot; and, a 4-storey building occupying one-quarter of the lot. In each case, the total floor area is equal to the lot size.*

*Reason for the Zoning Agreement Amendment*

The applicant is proposing to construct three new commercial buildings on the property while maintaining the existing shopping centre building. The new construction will result in a floor area ratio for the property of 0.30 which exceeds the maximum floor area ratio permitted per clause 14(a) in the zoning agreement of 0.25. As such, the project can only proceed if the zoning agreement is amended to remove clause 14(a).

ZONING AGREEMENT ANALYSIS

- As noted in the *CCDS 2.0* policies above, a key policy for commercial development in Established Neighbourhoods is to protect the vitality and viability of existing commercial areas, by encouraging the redevelopment and infilling of existing commercial areas as the preferred method of accommodating new commercial development. CCDS 2.0 also encourages commercial areas to transition into mixed-use, pedestrian-oriented and transit-supported developments.
- The applicant's proposal to infill the existing parking area with three commercial buildings sited close to Dakota Street including additional street edge landscaping, patios, and universally accessible pedestrian pathways aligns with the *CCDS 2.0* policies for commercial areas in Established Neighbourhoods. The subject proposal will significantly improve the pedestrian orientation of the site.
- The maximum FAR in the zoning agreement of 0.25 results in the type of auto-oriented built form currently found on the site and, as such, a less efficient use of the land.
- It is also important to note the FAR in the zoning agreement is more restrictive than the maximum FARs currently permitted in all of the zoning districts where FAR is regulated.
- Under the Zoning By-law, a maximum FAR of 3.0 is permitted in the 'C2' zoning district. Noting the *CCDS 2.0* policies for the site, the Urban Planning and Design Division views the FAR permitted under the 'C2' zoning as most appropriate for the property.
- For the reasons cited above, the Urban Planning and Design Division recommends clause 14(a) be deleted from the zoning agreement.

**RECOMMENDATION**

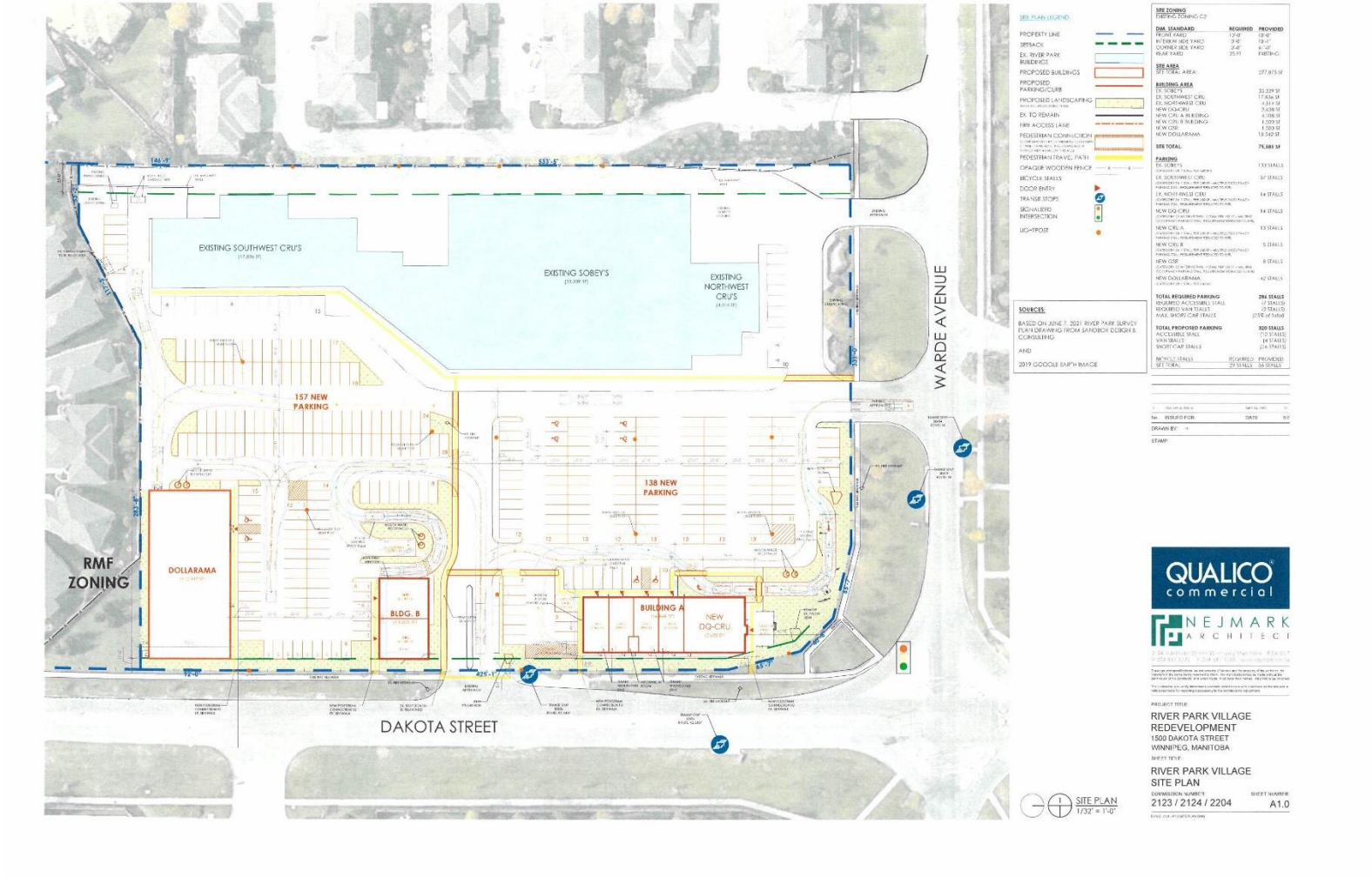
The Urban Planning Division recommends **approval** for the following reasons:

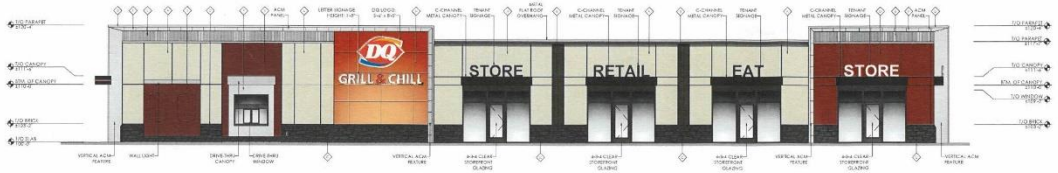
- The subject proposal to infill the existing parking area with three commercial buildings sited close to Dakota Street including additional street edge landscaping, patios, and universally accessible pedestrian pathways aligns with the CCDS 2.0 policies for commercial areas in Established Neighbourhoods. Deleting clause 14(a) from the zoning agreement will allow the proposal to proceed.
- Clause 14(a) is overly restrictive and encourages a built form that does not align with the *CCDS 2.0* policies guiding commercial development in Established Neighbourhoods.
- The maximum FAR permitted in the 'C2' zoning district is viewed as most appropriate for the site noting the *CCDS 2.0* policies.

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

Report Prepared By: Elise Finnigan, MA Planning
PPD File # ZAA 5/2022

Exhibit “8” referred to in File ZAA 5/2022






1 WEST ELEVATION (DRIVE-THRU)
SCALE: 1/8" = 1'-0"




2 NORTH ELEVATION (ENTRANCE)
SCALE: 1/8" = 1'-0"




3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




4 EAST ELEVATION (REAR FACING DAKOTA STREET)
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISHES | | | |
|---|---|---|---|
| A | BFS PANEL (LIGHT) | MATCH SW 7531 | |
| B | BFS PANEL (DARK) | MATCH SW 7047 | |
| C | BRICK | LEDGESTONE | |
| D | METAL CAP FLASHING/ OVERFLOW SCUPPER | SILVER METALLIC | |
| E | CORRUGATED METAL | ACRYLIC COATED GALVALUME | |
| F | ACM PANEL | SILVER METALLIC | |
| G | BFS PANEL | RED | |
| H | ACM PANEL | DQ3 MAROON GOLD | |
| I | BFS PANEL (RED) | MATCH SW 7586 | |
| J | BFS PANEL (MEDIUM) | MATCH SW 7024 | |
| K | BFS PANEL (BLUE) | MATCH SEC COLOUR 35100 | |

| No. | ISSUED FOR | DATE | BY |
|---|---|---|---|
| 1 | JSA AFFIDAVIT | MAY 14, 2022 | TC |

DRAWN BY: H

STAMP

QUALICO commercial

NEJMARK ARCHITECT

2-34 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 947 3775 F 204 947 3785 www.nejmark.mb.ca

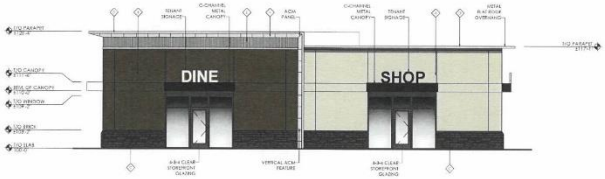
Drawings and specifications are instruments of service are the property of the architect, the copyright of the same being reserved by them. No reproduction may be made without the permission of the architects, and when made must bear their names. All prints to be returned.

The contractor is to verify all the rooms and data relative to work conditions on the site and is held responsible for reporting discrepancy to the architects for equalizers.

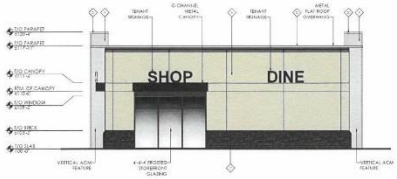
PROJECT TITLE:
RIVER PARK VILLAGE REDEVELOPMENT
1500 DAKOTA STREET
WINNIPEG, MANITOBA

SHEET TITLE:
DQ-CRU A - PRELIMINARY EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2123
SHEET NUMBER: A3.1



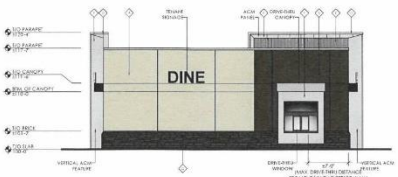

1 SOUTH ELEVATION (ENTRANCE)
SCALE: 3/16" = 1'-0"




3 EAST ELEVATION (SIDE FACING DAKOTA STREET)
SCALE: 3/16" = 1'-0"




2 NORTH ELEVATION (REAR FACING MAIN DRIVE AISLE)
SCALE: 3/16" = 1'-0"




4 WEST ELEVATION (DRIVE-THRU)
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES

| | | | |
|---|---|---|---|
| A | EIFS (LIGHT) | SW 7531 | |
| B | EIFS (DARK) | SW 7047 | |
| C | BRICK | LEDGESTONE | |
| D | METAL CAP FLASHING/ OVERFLOW SCUPPER | SILVER METALLIC | |
| E | CORRUGATED METAL | ACRYLIC COATED GALVALUME | |
| F | ACM PANEL | SILVER METALLIC | |

| No. | ISSUED FOR | DATE | BY |
|---|---|---|---|
| 1 | DA APPROVAL | MAY 14, 2021 | TC |

DRAWN BY: TR

STAMP

QUALICO commercial

NEJMARK ARCHITECT

2-54 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 947 3775 F 204 947 3769 www.nejmark.mb.ca

Drawings and specifications, as instruments of service are the property of the architect, the copyright in the same being reserved to them. No reproduction may be made without the permission of the architect, and when made, must bear their names. (If permit to be returned)

The contractor is to verify dimensions and data notes herein with conditions on the site and is held responsible for reporting discrepancy to the architects for adjustment.

PROJECT TITLE:

RIVER PARK VILLAGE REDEVELOPMENT
1500 DAKOTA STREET
WINNIPEG, MANITOBA

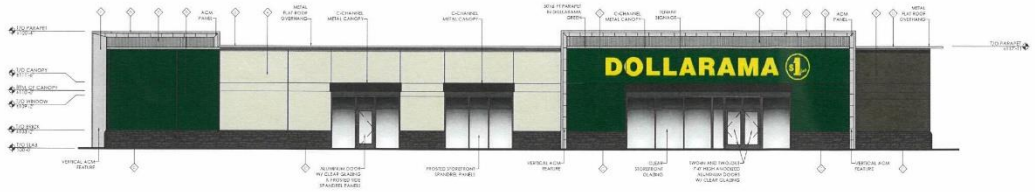
SHEET TITLE:

QSR-CRU B - PRELIMINARY EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2124

SHEET NUMBER: A3.2

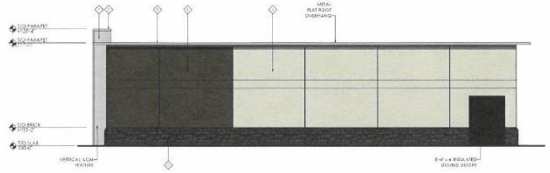
SHEET 2124 - A3.2 EXTERIOR ELEVATIONS.DWG



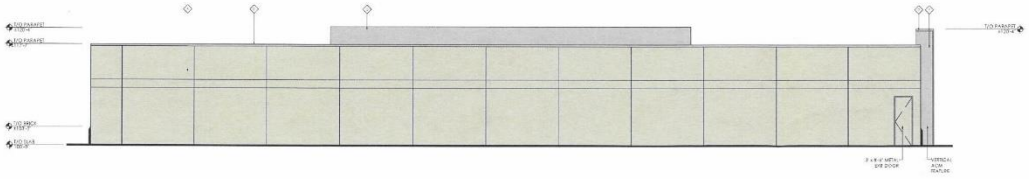

1 NORTH ELEVATION (ENTRANCE)
SCALE: 1/8" = 1'-0"




2 EAST ELEVATION (FACING DAKOTA STREET)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (LOADING AREA FACING EXISTING MALL)
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISHES | | | |
|---|---|---|---|
| A | EIFS (LIGHT) | SW 7030 | |
| B | EIFS (DARK) | SW 7047 | |
| C | BRICK | LEDGESTONE | |
| D | METAL CAP FLASHING/ OVERFLOW SCUPPER | SILVER METALLIC | |
| E | CORRUGATED METAL | ACRYLIC COATED GALVALUME | |
| F | ACM PANEL | SILVER METALLIC | |
| G | EIFS PANEL | DOLLARAMA GREEN, MATTE FINISH. | |

| No. | ISSUED FOR | DATE | BY |
|---|---|---|---|
| 1 | LAA APPLICATION | MAY 16, 2022 | RC |

DRAWN BY: HI

STAMP

QUALICO commercial

NEJMARK ARCHITECT

2-54 Adelaide Street Winnipeg Manitoba R3A 0W7
P 204 947 2775 F 204 947 3769 www.nejmark.mb.ca

Drawings and specifications, as instruments of service are the property of the architect, the copyright in the same being reserved to them. No reproduction may be made without the permission of the architects, and when made, must bear their names. All rights are reserved.

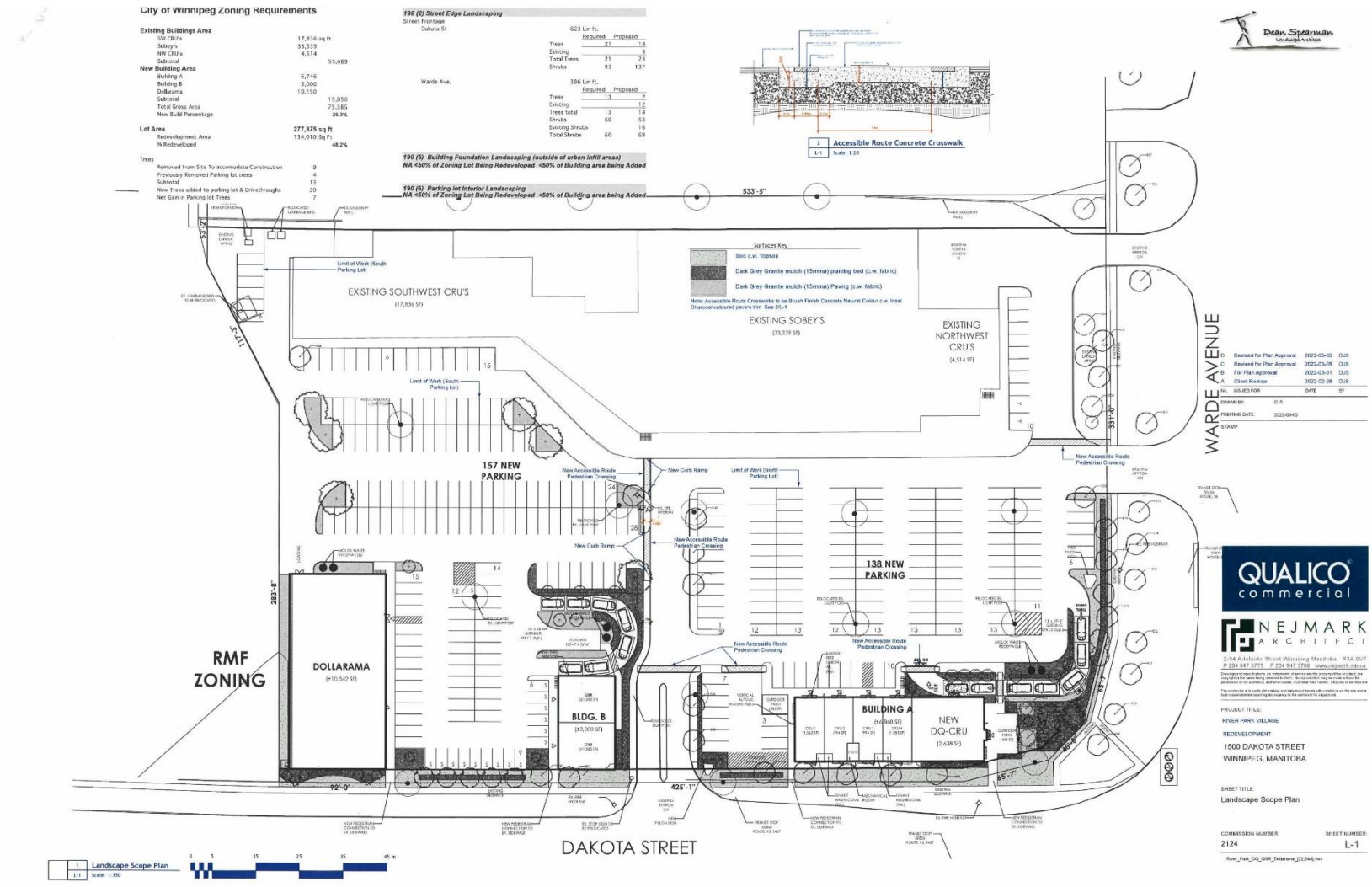
The contractor is to verify all dimensions and is to report errors and omissions on the job and is responsible for reporting discrepancy to the architects for adjustment.

PROJECT TITLE:
RIVER PARK VILLAGE
REDEVELOPMENT
1500 DAKOTA STREET
WINNIPEG, MANITOBA

SHEET TITLE:
DOLLARAMA
EXTERIOR ELEVATIONS

COMMISSION NUMBER: 2204

SHEET NUMBER: A3.3

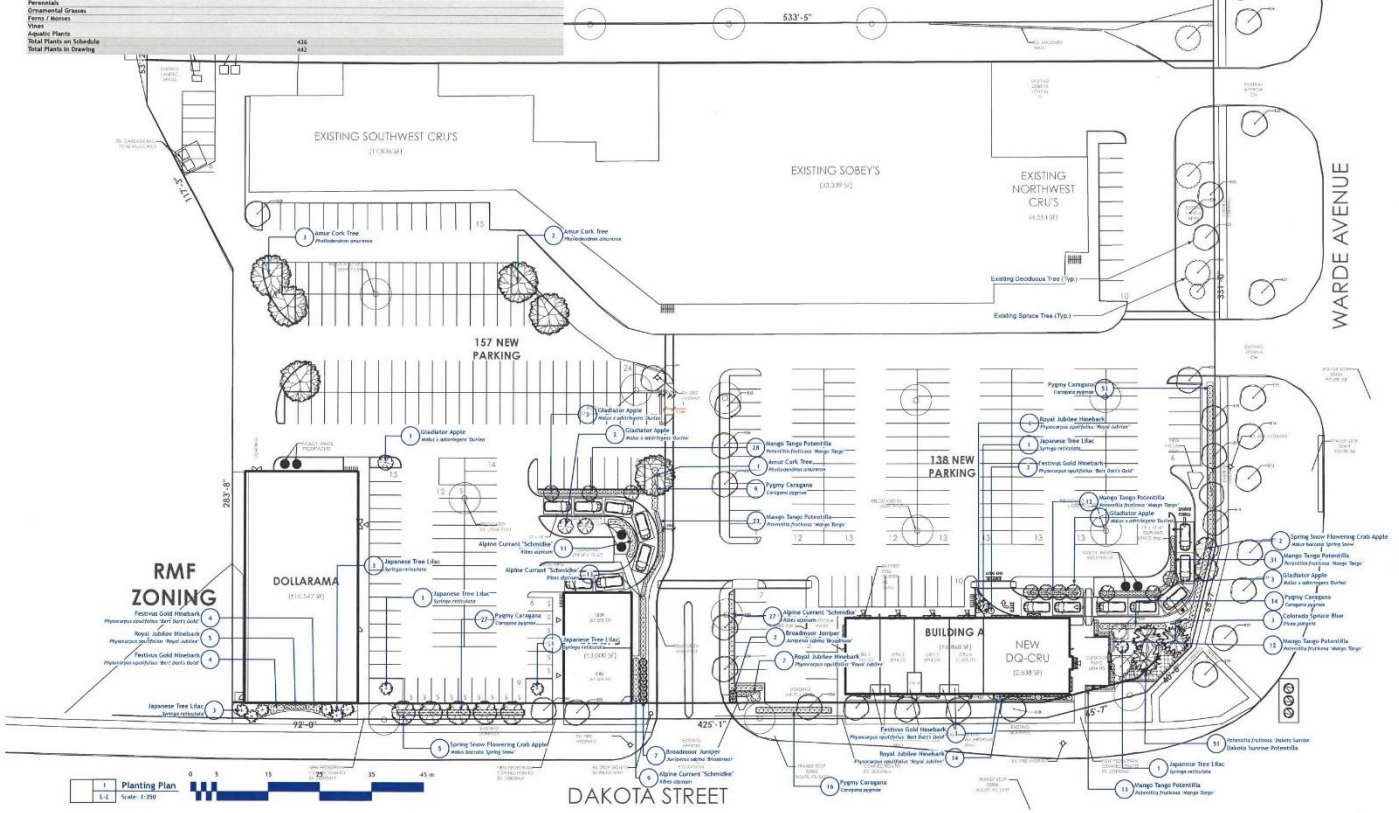

City of Winnipeg Zoning Requirements
Existing Buildings Area
SW CRU's 17,836 sq ft
Sobey's 33,339
NW CRU's 4,514
Subtotal 55,689
New Building Area
Building A 6,746
Building B 3,000
DollaRama 10,150
Subtotal 19,896
Total Gross Area 75,585
New Build Percentage 26.3%
Lot Area 277,875 sq ft
Redevelopment Area 134,010 Sq Ft
% Redeveloped 48.2%
Trees
Removed From Site To accomodate Construction 9
Previously Removed Parking lot trees 4
Subtotal 13
New Trees added to parking lot & Drivethroughs 20
Net Gain in Parking lot Trees 7
190 (2) Street Edge Landscaping
Street Frontage
Dakota St
623 Lin ft.
Required Proposed
Trees 21 14
Existing 9
Total Trees 21 23
Shrubs 93 137
Warde Ave,
396 Lin ft.
Required Proposed
Trees 13 2
Existing 12
Trees total 13 14
Shrubs 60 53
Existing Shrubs 16
Total Shrubs 60 69
190 (5) Building Foundation Landscaping (outside of urban infill areas)
NA <50% of Zoning Lot Being Redeveloped <50% of Building area being Added
190 (6) Parking lot Interior Landscaping
NA <50% of Zoning Lot Being Redeveloped <50% of Building area being Added
Dean Spearman
Landscape Architect
2 Accessible Route Concrete Crosswalk
L-1 Scale: 1:20
533'-5"
Surfaces Key
Sod c.w. Topsoil
Dark Grey Granite mulch (15mma) planting bed (c.w. fabric)
Dark Grey Granite mulch (15mma) Paving (c.w. fabric)
Note: Accessible Route Crosswalks to be Brush Finish Concrete Natural Colour c.w. Inset Charcoal coloured pavers trim See 2/L-1
EXISTING SOUTHWEST CRU'S
(17,836 SF)
EXISTING SOBEY'S
(33,339 SF)
EXISTING NORTHWEST CRU'S
(4,514 SF)
WARDE AVENUE
331'-0"
Limit of Work (South Parking Lot)
157 NEW PARKING
New Accessible Route Pedestrian Crossing
New Curb Ramp
Limit of Work (North Parking Lot)
138 NEW PARKING
283'-8"
RMF ZONING
DOLLARAMA
(±10,542 SF)
BLDG. B
(±3,000 SF)
BUILDING A
(±6,648 SF)
NEW DQ-CRU
(2,638 SF)
92'-0"
425'-1"
65'-7"
DAKOTA STREET
D Revised for Plan Approval 2022-05-05 DJS
C Revised for Plan Approval 2022-03-09 DJS
B For Plan Approval 2022-03-01 DJS
A Client Review 2022-02-28 DJS
No. ISSUED FOR DATE BY
DRAWN BY: DJS
PRINTING DATE: 2022-05-05
STAMP
QUALICO commercial
NEJMARK ARCHITECT
2-54 Adelaide Street Winnipeg Manitoba R3A 0V7
P 204 947 3775 F 204 947 3789 www.nejmark.mb.ca
PROJECT TITLE:
RIVER PARK VILLAGE
REDEVELOPMENT
1500 DAKOTA STREET
WINNIPEG, MANITOBA
SHEET TITLE:
Landscape Scope Plan
COMMISSION NUMBER: 2124
SHEET NUMBER: L-1
River_Park_DQ_DSR_Dollarama_[22,648].vwx
1 Landscape Scope Plan
L-1 Scale: 1:350
0 5 15 25 35 45 m

| Common Name | Botanical Name | Qty | Scheduled Size (Containerized trees will not be accepted) |
|---|---|---|---|
| **Evergreen Trees** | | | |
| Colorado Spruce Blue | Picea pungens | 3 | 2.4 m ht. 90 cm dia. root ball., evenly branched, full bushy trees, no broken leaders, well branched to grade, balled & burlapped or tree mover; wire basket. Guy wire. |
| **Trees** | | | |
| Spring Snow Flowering Crab Apple | Malus baccata 'Spring Snow' | 7 | 65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required. |
| Gladiator Apple | Malus x adstringens 'Durles' | 13 | 65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required. |
| Japanese Tree Lilac | Syringa reticulata | 10 | 65 mm ø 3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required. |
| **Shrubs** | | | |
| Pygmy Caragana | Caragana pygmae | 119 | 60 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Festivus Gold Ninebark | Physocarpus opulifolius 'Bert Dart's Gold' | 14 | 30 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Royal Jubilee Ninebark | Physocarpus opulifolius 'Royal Jubilee' | 30 | 45 cm ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Dakota Sunrise Potentilla | Potentilla fruticosa 'Dakota Sunrise' | 51 | 30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Mango Tango Potentilla | Potentilla fruticosa 'Mango Tango' | 120 | 30 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| Alpine Currant 'Schmidtke' | Ribes alpinum | 60 | 45 cm. ht. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| **Evergreen Shrubs** | | | |
| Broadmoor Juniper | Juniperus sabina 'Broadmoor' | 9 | 45 cm sp. 4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock. |
| **Perennials** | | | |
| **Ornamental Grasses** | | | |
| **Ferns / Mosses** | | | |
| **Vines** | | | |
| **Aquatic Plants** | | | |
| **Total Plants on Schedule** | | 436 | |
| **Total Plants in Drawing** | | 442 | |










**General Notes**

1. All work to conform to Canadian Landscape Standard (Current Edition).
2. All existing trees, sidewalks, curbs, catch basins, culverts, survey markers, to remain are to be protected during construction. Any damage to them is to be made good by the Contractor. Maintain positive drainage into all catch basins and curb inlets.
3. All work is to be warrantied for a period of not less than 1 year.
4. Contractor is to limit operations to the area within the area of work shown on the drawing. Should areas outside of this limit be damaged during the course of construction, Contractor is to make good the damage at his own expense
5. Contractor is to obtain location of all utilities prior to construction. If using power equipment to excavate contractor must notify Hydro and Gas and telephone utilities and take steps to avoid damaging their installations.
6. All dimensions are in meters unless otherwise noted
7. Contractor to confirm all dimensions and report any discrepancies to Contract Administrator prior to construction.
8. Layout is to be approved by Contract Administrator prior to any construction or demolition/removals.
9. All material depths to details are shown after compaction.

| | | | |
|---|---|---|---|
| D | Revised for Plan Approval | 2022-05-05 | DJS |
| C | Revised for Plan Approval | 2022-03-09 | DJS |
| B | For Plan Approval | 2022-03-01 | DJS |
| A | Client Review | 2022-02-28 | DJS |
| No. | ISSUED FOR | DATE | BY |

DRAWN BY: DJS
PRINTING DATE: 2022-05-05
STAMP:

QUALICO commercial

NEJMARK ARCHITECT
2-54 Adelaide Street Winnipeg Manitoba R2A 0V7
P 204 947 3775 F 204 947 3789 www.nejmark.mb.ca

PROJECT TITLE:
RIVER PARK VILLAGE
REDEVELOPMENT
1500 DAKOTA STREET
WINNIPEG, MANITOBA

SHEET TITLE:
Planting Plan

COMMISSION NUMBER: 2124
SHEET NUMBER: L-2

River_Park_DQ_OSR_Dollarama_[22.04].vwx