Minutes – Executive Policy Committee – December 7, 2022

REPORTS

Item No. 9 Subdivision and Rezoning – 516 and 518 McAdam Avenue (Mynarski Ward)
File DASZ 39/2022 [c/r DAV 177097/2022D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:

1. That the subdivision under Development Application No. DASZ 39/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 17, 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 October 25, 2022 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-family (small) District as shown on the map dated November 17, 2022 and included within Schedule "A."

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 39/2022, as determined by the City's Director of Planning, Property and Development.

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

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

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

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

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

13. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 39/2022.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to Council.

Yea:	Gillingham, Browaty, Lukes, Mayes, Orlikow, Rollins	6
Nay:		0

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On November 17, 2022, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

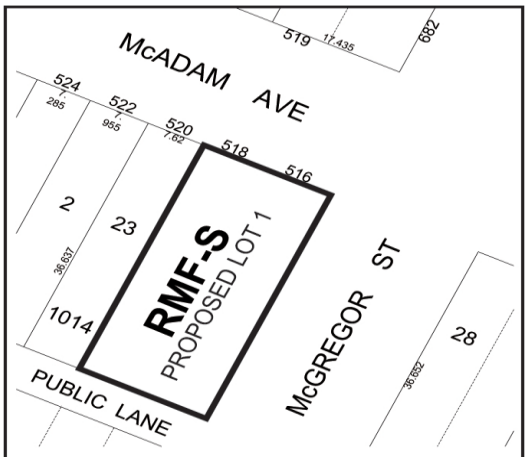
File: DASZ 39/2022

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Eadie, Chairperson
Councillor Santos
Councillor Sharma

Public Hearing: November 17, 2022
Council Building, 510 Main Street

Applicant: Architects At Play Inc. (Grant Labossiere)

Subject:



Premises Affected: 516 and 518 McAdam Avenue

For submission to: Executive Policy Committee

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: November 18, 2022

Community Committee Recommendation:

On November 17, 2022, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision under Development Application No. DASZ 39/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 17, 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 October 25, 2022 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-family (small) District as shown on the map dated November 17, 2022 and included within Schedule "A."

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 39/2022, as determined by the City's Director of Planning, Property and Development.

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 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.

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

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

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

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

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

13. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 39/2022.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. This is something that the neighbourhood is looking for, what's there is derelict and falling apart and what we saw in the design, it's a fresh design and as Councillor Santos said we haven't seen anything like that.

2. I appreciate the applicant due diligence with our planning department so very much in support.

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 September 6, 2022
2. Notification of Public Hearing dated September 27, 2022
3. Manitoba Status of Title(s) 3167114/1 and 3174735/1
4. Letter of authorization dated June 21, 2022 from 516 McAdam Avenue Ltd. to Architects At Play Inc.
5. Surveyor's Building Location Certificates and sketches dated February 10, 2022
6. Drawings of subject property (8 pages)
7. Tree Condition Report for 516 & 518 McAdam Avenue by Andrew Gatien of GBPro Arborist Services / Gatien Barton Projects
8. Site and Lot Plan dated July 11, 2022 and Main, Second and Basement Floor Plans dated June 22, 2022
9. Report from the Urban Planning Division dated October 25, 2022
10. Inspection Report
11. Communication dated November 15, 2022, from Steve Snyder, in support of the application
12. Recording of representations

REPRESENTATIONS:

In Support:

Grant Labossiere

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
S. Costello, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 39/2022

ADMINISTRATIVE REPORT

Title: DASZ 39/2022 – 516 & 518 McAdam Avenue

Issue: For consideration at the public hearing for a Lot Consolidation and Rezoning from "R1-M" to "RMF-S" Residential Multi-Family (Small).

Critical Path: Lord Selkirk West Kildonan Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Costello, BURPl.	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 39/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 17, 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 October 25, 2022 to the satisfaction of the Director of Planning, Property and Development

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi-family (small) District as shown on the map dated November 17, 2022 and included within Schedule "A."

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 39/2022, as determined by the City's Director of Planning, Property and Development.

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

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11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

13. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 39/2022.

REASON FOR THE REPORT

- The applicant intends to rezone the property from "R1-M" to "RMF-S" to establish a multi-family building on the property having a total of 6 dwelling units.
- 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.

OURWINNIPEG 2045 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, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building Objective 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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether the PRS is applicable, however it was determined that it does not apply.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Shaylyn Costello, BURPl.
Date:	October 25, 2022
File No.	DASZ 39/2022

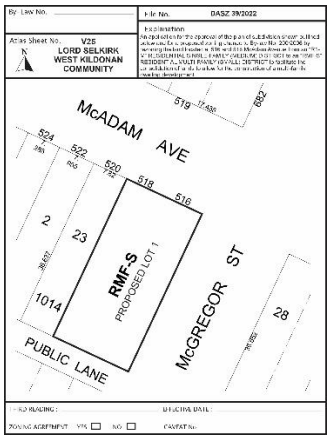
List of Schedules and Attachments

- **Appendix "A" – Planning Discussion.**
- **Schedule "A" for File no. 39/2022.**
- **Schedule "B" – Report of the Administrative Coordinating Group.**
- **Appendix "B" – Proposed By-law.**

APPENDIX 'A'

DATE: October 25, 2022
FILE: **DASZ 39/2022**
RELATED FILES: DAV 22-177097/D
COMMUNITY: Lord Selkirk-West Kildonan Committee
NEIGHBOURHOOD #: 3.309 Jefferson

SUBJECT: For a Lot Consolidation and Rezoning to "RMF-S" Residential Multi-Family (small).
LOCATION: **516 & 518 McAdam Avenue**
LEGAL DESCRIPTION: Lots 24 & 25 Plan 1014 WLTO in Lot 4 Parish of Kildonan



APPLICANT: Architects at Play (c/o Grant LaBossiere)
47 Tanoak Park Drive
Winnipeg, MB R2V 2W6

OWNER: 516 McAdam Ave LTD.
445-25 Bridgeland Dr N
Winnipeg, MB R3Y 0K5

SITE DESCRIPTION

- The subject properties are located on the south side of McAdam Avenue, west of McGregor Street, in the Jefferson neighbourhood of the Mynarski ward.
- The site is designated Established Neighbourhood - Mature Community under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0). The property is zoned "R1-M" Residential Single-family (medium).
- The subject lands comprise two properties—516 and 518 McAdam Avenue. On each lot, there is currently a single-family dwelling with vehicular access from the back lane. If consolidated, the property will be 57 feet wide and 120 feet deep, totaling 6875 square feet in lot area.



Figure 1: Air Photo Map of Property and Surrounding Area *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: McAdam Avenue, then grocery store zoned "C1" and single-family dwellings zoned "R1-M."

South: Auto repair service center zoned "C1," and single-family dwellings on Matheson Avenue.

East: McGregor Street, then single-family dwellings zoned "R1-M."

West: Single-family dwellings zoned "R1-M," then Parr Street.

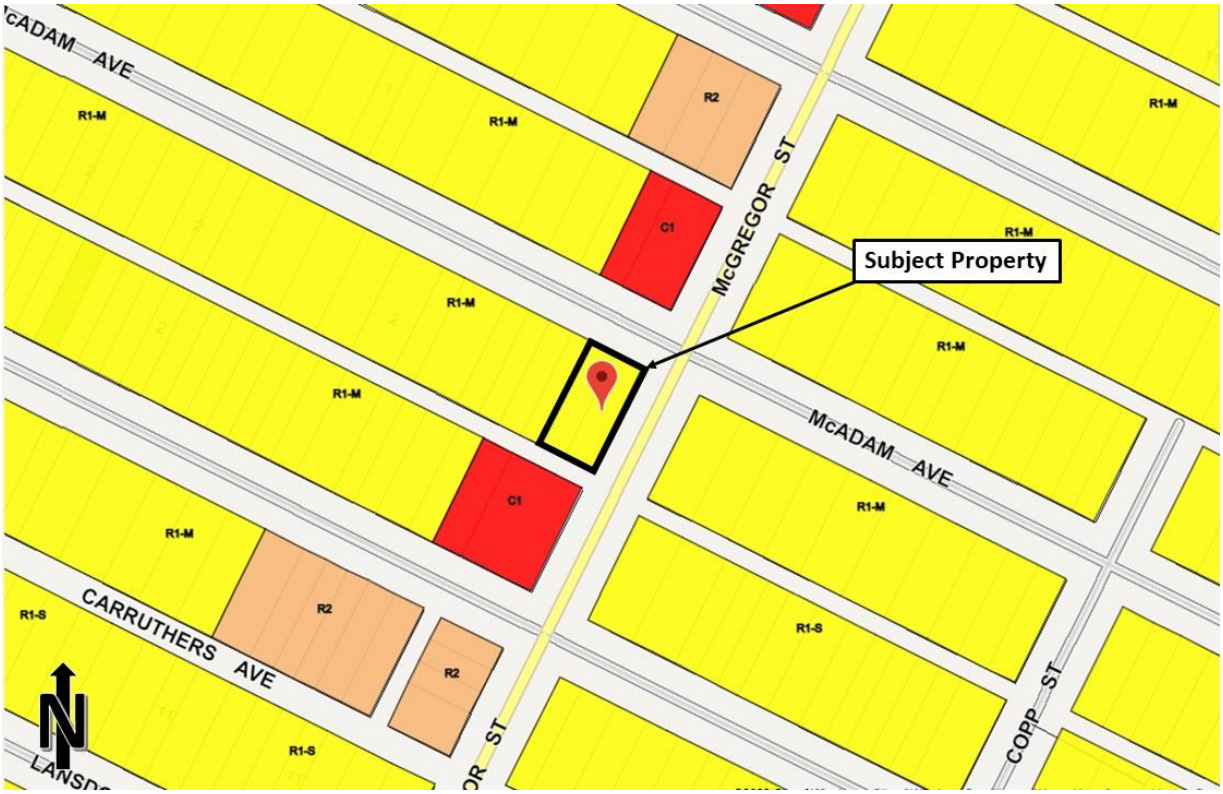


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant is proposing to consolidate 516 and 518 McAdam Avenue and rezone the lot to a residential multi-family (small) district resulting in a 57-foot-wide, 6875 square-foot lot on the south-west corner of McAdam Avenue and McGregor Street. On the lot, a two-storey, 6-unit multi-family building is being proposed. The dwelling has two rooflines, mimicking a side-by-side configuration, and is clad with aluminum, stucco, and wood siding. Front and rear balconies and recessed entries are also provided for visual interest. Plans show 6 parking stalls off the back lane, a bicycle rack for 3 bikes, and landscaping in the front and rear yards. The proposed plans were evaluated against the *Infill Guidelines* and were found to be consistent. A subdivision/rezoning, as well as variances, are required to proceed.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant contacted the Planning, Property and Development Department prior to making an application. The Department reviewed the plans against the *Infill Guidelines* and provided feedback to the applicant. A modification of the plans after the application submission included adding an accessible path to the sidewalk on McGregor Street, eliminating the need for a variance for pedestrian connections.

The applicant indicated in their letter of intent that public consultation was undertaken in June of 2022, via door-to-door canvassing and pamphlets in mailboxes on McAdam Avenue. The overall response from the public was generally positive.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The subject property is within the Established Neighbourhood – Mature Communities Policy Area under *the Complete Communities Direction Strategy 2.0*. With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:

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

General Policies

- *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.*
- *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
- *1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.*
- *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
- *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. Applicable City-endorsed policies or guidelines;*
    - *b. Existing zoning of the property and adjacent properties;*
    - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
    - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
    - *e. 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;*
    - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed-Use Corridors;*
    - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
    - *h. The supporting transit, pedestrian and active transportation network; and*

- *i. 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.*

Mature Communities

- *1.8 Low-rise residential uses will generally be accommodated on arterial and collector streets where compatible with adjacent land uses, where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

The proposed development is consistent with the *Complete Communities Direction Strategy 2.0* in the following ways:

- Low-rise multi-family is generally accommodated on arterial streets, but additional considerations allow low-rise multi-family to be considered on local streets as well, provided it satisfies the above policies. The subject property is a corner lot flanking an arterial street.
- *CCDS 2.0* sets the general framework for height, density, and typology in Mature Communities – and the *Small-scale and Low-rise Development Guidelines for Mature Communities (*the *Infill Guidelines)* provide greater detail. The proposed design is consistent with all applicable design guidelines.
- The development is proposed in close proximity to some local commercial uses on McGregor Street including a grocery store.
- The site is in close proximity to public transit stops and as a result, it will be accessible and well-connected. The #17 bus stop is steps from the front door of the property. The property is within 400 metres of transit in the Transportation Master Plan, with McGregor Street shown as a frequent route in the Primary Transit Network.
- The proposed buildings reflect high-quality multi-family design with minimized impacts to the surrounding residences, with appropriately scaled height, setbacks, and lot coverage. Parking is located behind the building off the back lane, prioritizing pedestrian orientation with connections to both abutting sidewalks.

SMALL-SCALE AND LOW-RISE DEVELOPMENT GUIDELINES FOR MATURE COMMUNITIES

The *Infill Guidelines* were approved by City Council on June 24, 2021 and apply to all residential development in the Mature Community policy area as identified in the *Complete Communities* direction strategy.

The subject property is located in Area 1 of the *Infill Guidelines* area. As a result, any proposed development will be required to meet enables low-rise either the Preferred Location Criteria or Secondary Considerations for establishing low-rise multi-family residential uses.

<u>Preferred Location Criteria</u>

2.1.6 LOW-RISE MULTI-UNIT RESIDENTIAL BUILDINGS

1. The Preferred Location Criteria for low-rise multi-unit residential buildings in Area 1 should be on the following basis:

***Scenario 1** – Where all of the following criteria are met:*

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and c. where the property abuts an arterial street; or

Scenario 2 *– Where all of the following criteria are met:*

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

c. where two or more of the following conditions are met:

i. on corner lots (including internal corner lot);

ii. on sites where a lane separates the rear yard from a commercial, multi-unit residential or non-residential use; or

iii. on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use.

- The subject property meets the Preferred Location Criteria for establishing multi-unit residential development under Scenario 2 being a corner lot separated by a back lane from a non-residential use (specifically, an auto repair and service use).
- In addition, the plans must meet all design requirements in the *Infill Guidelines* in order to be supported.

<u>Design Guidelines</u>

- The proposed low-rise multi-family development meets the design guidelines in the following ways:
    - The maximum building height is less than 35 feet, at 28 feet
    - Side yards exceeding the minimum 6 feet are provided
    - Lot coverage is a compliant 42%
    - A substantial rear yard is provided, exceeding 25% of the lot depth
    - Trees and shrubs will be planted on the site in addition to the retention of an existing tree as identified in the Arborist report, meeting the landscaping requirements
    - The front elevation of the building utilizes a variety of high-quality cladding materials
    - The building includes projections and recesses, and building articulation for visual interest
    - The front building façade provides adequate window coverage
    - Fencing is provided to screen abutting uses
    - Balcony design is considerate of adjacent uses and maintains privacy.
- Overall the submitted design is of high quality and is consistent with the Design Guidelines for low rise multi-family development. The design elements such as height, design and form are contextually-sensitive to the surrounding neighbourhood and creates a modest increase in density (from 2 units to 6 units) representing low to moderate change in a mature community.

- Based on these considerations and a submission of a site plan that is high quality, the Public Service is supportive of the submitted design.

SUBDIVISION & REZONING

- The applicant is proposing to rezone the lands from “R1-M” to “RMF-S,” the multi-family district with the lowest density.
- The “RMF-S” district is intended to accommodate the development of low-rise multi-family units. Specifically, this district accommodates a density up to 1250 sq. ft. per unit. Based on the lot area of the site, the applicant is proposing 6 dwelling units with 6 parking stalls off the back lane.
- There is a public transit stop located on east of the property on McGregor Street , steps from the property. This arterial is identified as a Frequent Transit Route of the Primary Transit Network in the Transportation Master Plan.
- The subject property, once consolidated, will be a corner lot, flanking an arterial street. The property is abutting neighbourhood commercial uses to the south across the back lane. While it also abuts a single-family property to the west, the massing, roofline and height of the building is similar to that of a side-by-side dwelling.
- In addition, there are variances to the proposed “RMF-S” District associated with the development related to parking, lot area and density requirements. These are analyzed in the Administrative Report for Associated file No. DAV 22-177097/D.
- The proposed subdivision/rezoning application is considered compatible with the surrounding area and will increase the use of the property, and is unlikely to create a substantial adverse effect on the neighbourhood.

ADDITIONAL CONSIDERATIONS

ARBORIST REPORT

An arborist report was prepared by GBPro Arborist Services and was submitted in support of the application, which provided an assessment for all 10 trees on the property. Tree #1 is identified as being in fair condition and is identified as being a potential asset to the landscape. This tree is shown on the landscaping plan for the proposed development and a condition of approval has been added to help ensure its preservation. Tree #2 is in fair-to-poor form. The remaining trees 3-10 are identified has being in poor health or form and their removal is recommended. The arborist report identifies that “well-chosen, properly placed new trees might better serve the appeal of these lots and the proposed development.” The landscaping plan also shows an existing tree to remain in the public boulevard, however, this tree is not identified in the arborist report. In addition, one new tree and 14 new shrubs are proposed as per the submitted landscaping plan. The arborist report can be found attached as Appendix “1” of the administrative report for DAV 22-177097/D.

REASONS FOR RECOMMENDATIONS

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

- The subdivision and rezoning application would conform with *OurWinnipeg 2045* and *the Complete Communities Direction Strategy 2.0*, and would be compatible with the surrounding area.
- The subject site is located within an existing residential area on a corner property flanking an arterial street, which are characteristics recognized in the *Complete Communities Direction Strategy 2.0* as suitable for low-rise multi-family.
- The area is well connected by transit, active transportation and major arterials in close proximity.
- A mix of residential and commercial uses can be found in proximity to the property, including a grocery store and restaurant uses.
- The proposed multi-family buildings represent high-quality design elements and are consistent with the *Infill Guidelines* Preferred Location Criteria and Design Guidelines.
- The Arborist Report did not identify any substantial adverse impacts caused by the proposal as the majority of trees on site were recommended for removal.
- These applications are the result of extensive consultation with City Departments.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Shaylyn Costello, B.U.R.Pl.
DASZ File Number: 39/2022

SCHEDULE "A" FOR FILE NO. DASZ 39/2022, LORD SELKIRK WEST KILDONAN COMMUNITY COMMITTEE, NOVEMBER 17, 2022

By-Law No. _____

File No. **DASZ 39/2022**

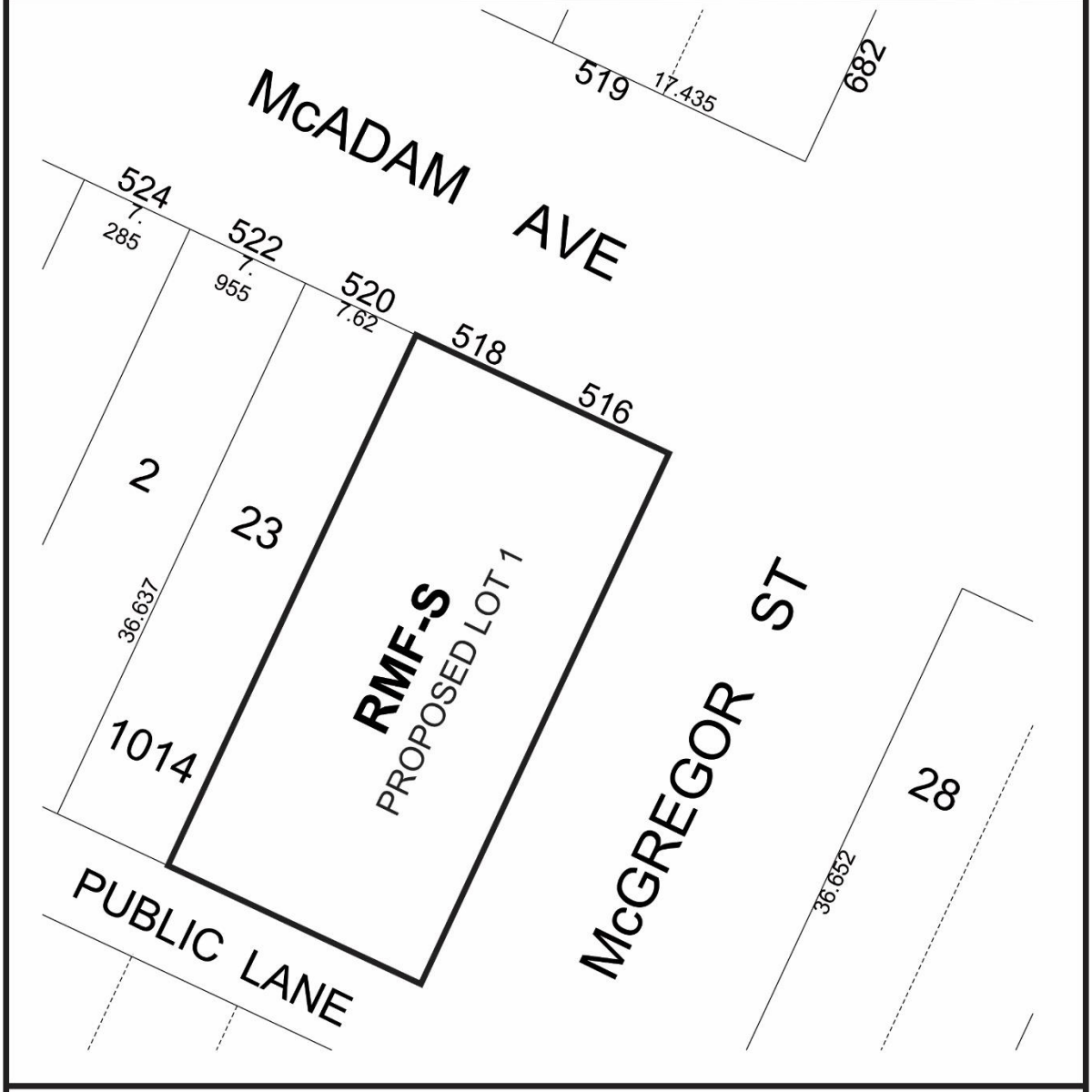
Atlas Sheet No. **V25**

N

LORD SELKIRK WEST KILDONAN 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 516 and 518 McAdam Avenue from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands to allow for the construction of a multi-family dwelling development.



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 516 AND 518 McADAM AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 39/2022. 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.

2) The Urban Forestry Division wishes to advise that the Developer is required to preserve and protect existing mature trees that are within City-owned land, including those immediately adjacent to the subject site, and within the right-of-way. The Developer shall adhere to the City's Tree Protection Specifications:

   https://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Tree_Removal_Guidelines.pdf

   The Developer will be required to compensate the City for any damage or removal thereof. The removal of City-owned trees must be pre-approved by Urban Forestry.

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 39/2022
October 25, 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 “8” referred to in File DASZ 39/2022

OVERVIEW

- LOT AREA: 6,875.44 SQ FT
- LOT COVERAGE: 42%
- SOFT LANDSCAPE AREA: 20%
- PARKING STALLS: 6

LEGEND

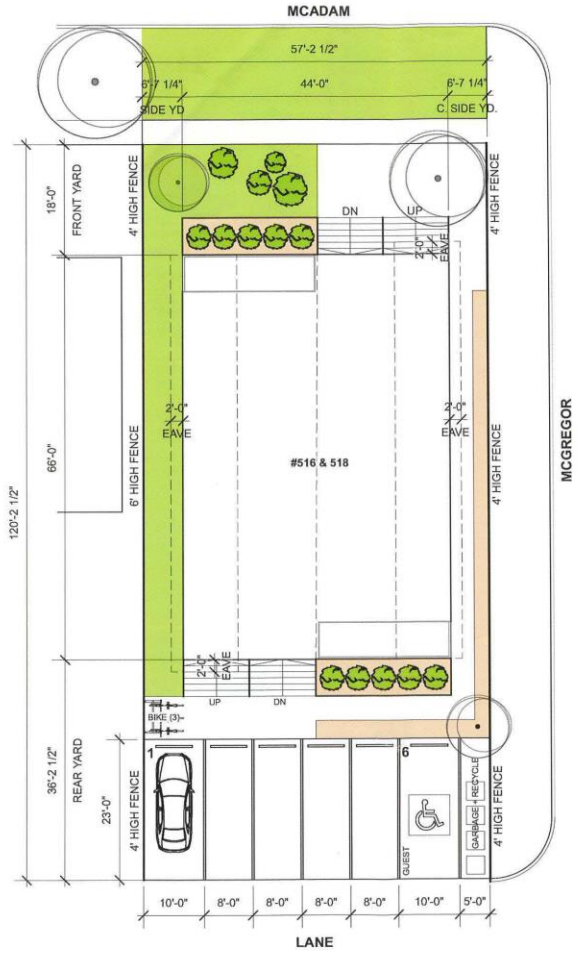
EXISTING TREE

NEW TREE

NEW SHRUB

SOD

PLANTING BEDS
CHOCOLATE BROWN MULCH





PLAN OF SUBDIVISION

516 MCADAM AVE
LOT 25 PLAN 1014 WLTO IN RL4 PARISH OF KILDONAN

518 MCADAM AVE
LOT 24 PLAN 1014 WLTO IN RL4 PARISH OF KILDONAN

SITE PLAN & LOT PLAN

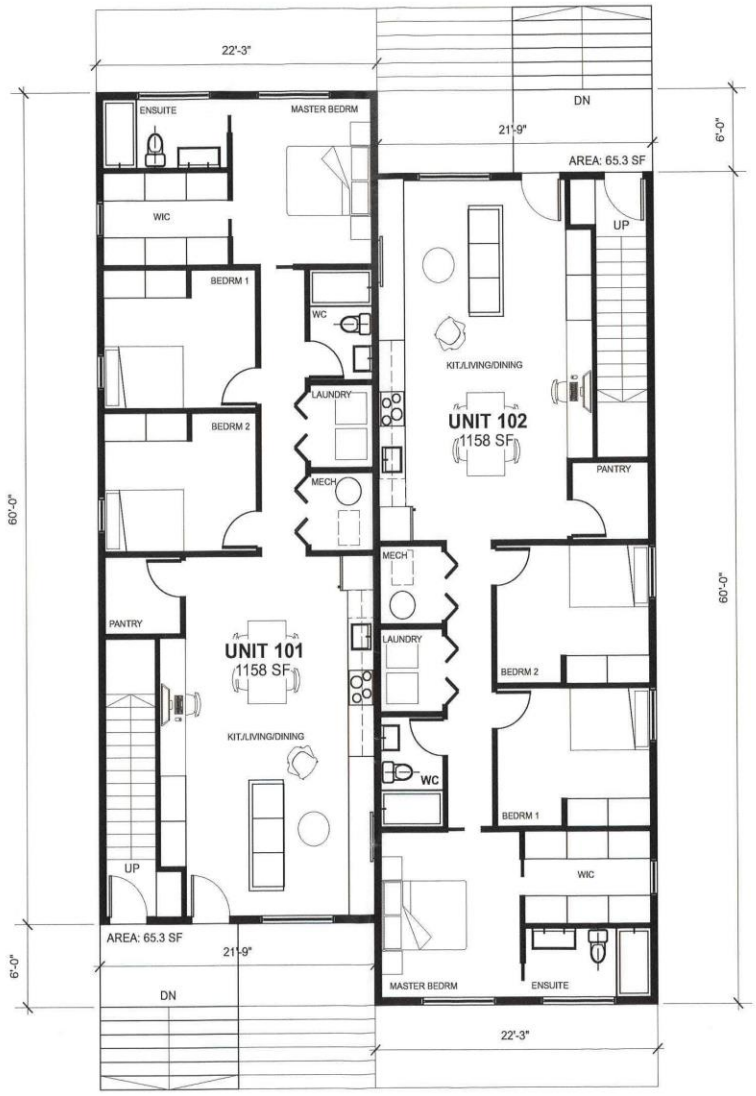
516/518 MCADAM AVE JULY 11.22

NEW 6 UNIT TOWNHOUSE

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,640 SF



MAIN FLOOR PLAN

516/518 MCADAM AVE JUNE 22.22

NEW 6 UNIT TOWNHOUSE

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,660 SF



SECOND FLOOR PLAN

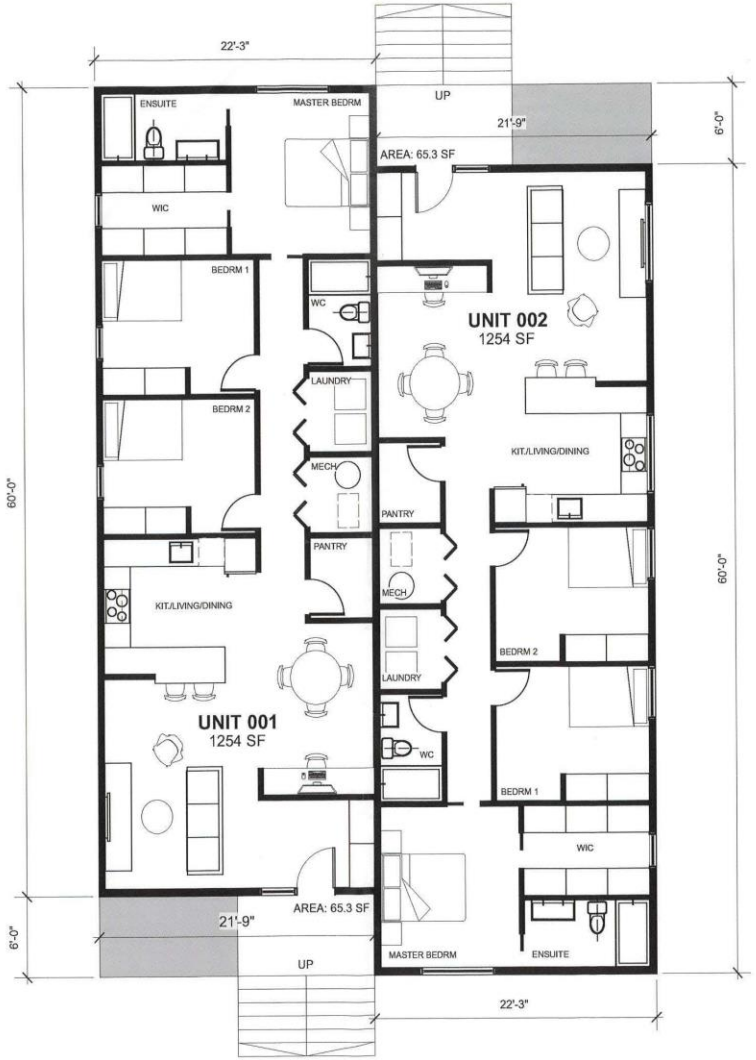
516/518 MCADAM AVE JUNE 22.22

NEW 6 UNIT TOWNHOUSE

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,640 SF



BASEMENT FLOOR PLAN

516/518 MCADAM AVE JUNE 22.22

NEW 6 UNIT TOWNHOUSE

ARCHITECTS AT PLAY