Agenda – Executive Policy Committee – February 14, 2023

REPORTS

Item No. 6 Rezoning – Southeast Corner of Molson Street and Concordia Avenue (Elmwood-East Kildonan Ward)
File DAZ 222/2022 [c/r DAV 198377/2022D]

COMMUNITY COMMITTEE RECOMMENDATION:

On January 25, 2023, the East Kildonan-Transcona 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 under Development Application File No. DAZ 222/22 by rezoning the subject land to an "RMU" Residential Mixed Use District, as shown on the map dated January 25, 2023 and included in 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 (the "Director") and the East Kildonan Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

        ii. That no building on the property shall exceed 75 feet in height.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 9, 2023 and attached as Schedule "B" to this report.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

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").

D. 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, the Servicing 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 the Development Application, 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 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.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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 5 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 associated 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 222/22.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On January 25, 2023, the East Kildonan-Transcona 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.

HEARING SUMMARY

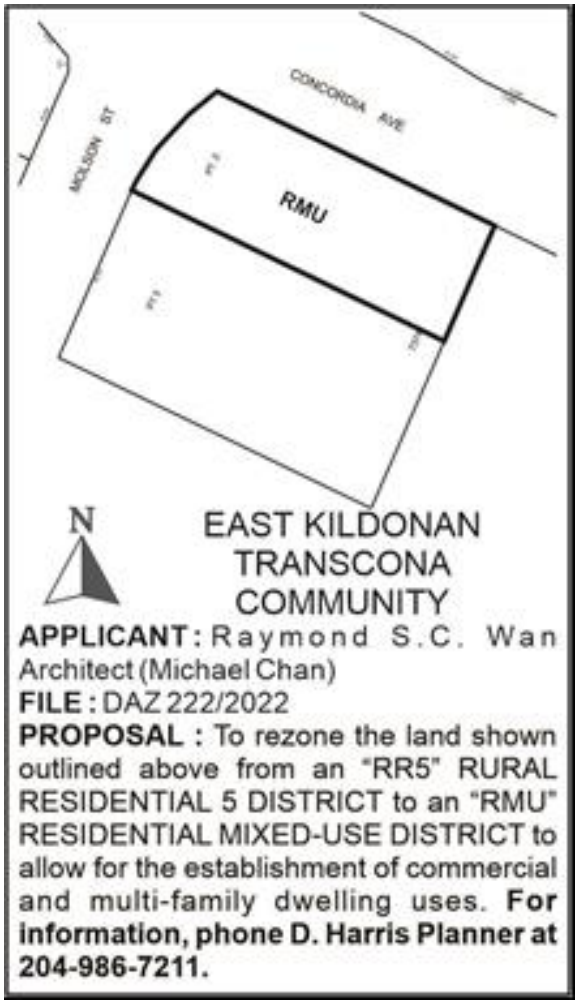
File: DAZ 222/2022

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Wyatt

Public Hearing: January 25, 2023
Council Building, 510 Main Street

Applicant: Ray Wan Architects (Michael Chan)

Subject:



Premises Affected: Southeast Corner of Molson Street and Concordia Avenue

For submission to: Executive Policy Committee

Prepared by: T. Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: January 25, 2023

Community Committee Recommendation:

On January 25, 2023, the East Kildonan-Transcona 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 under Development Application File No. DAZ 222/22 by rezoning the subject land to an "RMU" Residential Mixed Use District, as shown on the map dated January 25, 2023 and included in Schedule "A", and the Proposed By-law attached as Appendix "B" subject to the following conditions:

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

        ii. That no building on the property shall exceed 75 feet in height.

B. That the Developer enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated January 9, 2023 and attached as Schedule “B” to this report.

C. That the City enter into, execute and deliver with the Developer

i. a Zoning Agreement in accordance with recommendation 1.A.; and

ii. a Servicing Agreement in accordance with recommendation 1.B.,

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").

D. 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, the Servicing 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 the Development Application, 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 next available Council meeting.

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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 5 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 associated 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 222/22.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This is an excellent area for this type of large-scale development. This area is well developed for this kind of development. It has its bus stops and other amenities close by. It could use a little more for all the people living there for which is why there is commercial space on the bottom. We will work that out later in the plan approval process. It's the right kind of place for the right kind of area and I'm glad to see it.

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 October 28, 2022
2. Notification of Public Hearing dated December 6, 2022
3. Manitoba Status of Titles 3121995/1
4. Manitoba Status of Instruments 4471293/1, 4630189/1
5. Letter of authorization from Armin Martens Sr., 4848048 Manitoba Ltd., to Marwest Group of Companies, McGowan Russell and Raymond Wan Architects
6. Caveat 4630189/1
7. Agreement for Statutory Easement 4471293/1
8. Plans (9 pages)
9. Report from the Urban Planning Division dated January 17, 2023
10. Inspection Report
11. Presentation in support of the application submitted by Michael Chan
12. Communication dated January 20, 2023, from Karl Martens in support of the application
13. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Chan
Karl Martens
Ray Wan
Jackie Wilkie

In Opposition:

Nil

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department

Exhibit “9” referred to in File DAZ 222/2022

ADMINISTRATIVE REPORT

Title: DAZ 222/2022 at the southeast corner of Molson St. and Concordia Ave.

Issue: For consideration at the public hearing to rezone the subject property to “RMU” Residential Mixed Use district for the future construction of a mixed use commercial and residential multi-family building.

Critical Path: East Kildonan-Transcona > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Harris RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application File No. DAZ 222/22 by rezoning the subject land to an “RMU” Residential Mixed Use District, as shown on the map dated January 25, 2023 and included in Schedule “A”, and the Proposed By-law attached as Appendix “B” subject to the following conditions:

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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 associated 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 222/22;

REASON FOR THE REPORT

- The applicant wishes to rezone the existing property at the south east corner of Molson St. and Concordia Ave. into the "RMU" Mixed Use district to enable the establishment of a mixed use commercial / residential building containing a 4450 sq. ft. commercial unit and 60 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be **rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	January 17, 2023
File No.	DAZ 222/ 2022

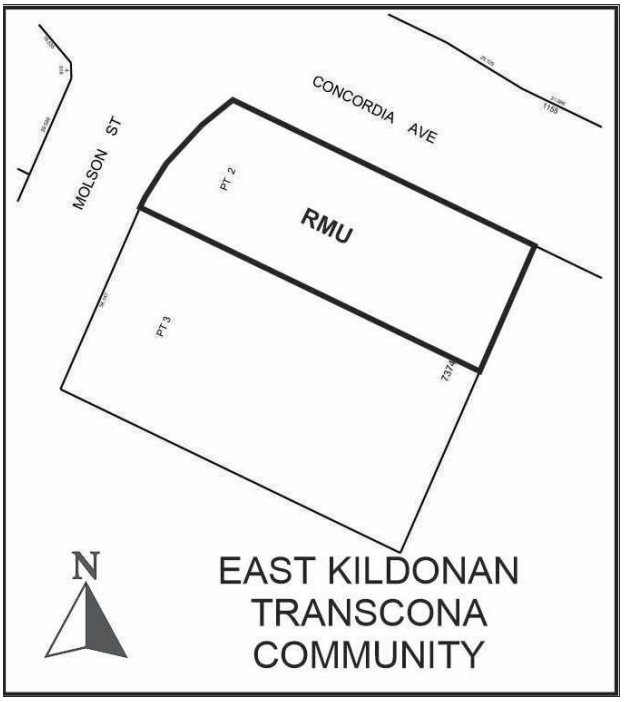
Attachments:
Appendix B: Draft by-law

APPENDIX 'A'

DATE:	January 17, 2023
FILE:	**DAZ 222/22**
RELATED FILES:	DAV 22-198377\D
COMMUNITY:	East Kildonan-Transcona
NEIGHBOURHOOD #:	4.411 Kildonan Drive

SUBJECT: For consideration at the public hearing to rezone the subject property to "RMU" Residential Mixed Use district for the future construction of a mixed use commercial and residential multi-family building.

LOCATION: Southeast corner of Molson St. and Concordia Ave.



LEGAL DESCRIPTION: EXC RD PL 9262/MOLSON ST PL 68311 LOT 2 PLAN 7374 89/90 K OTM

APPLICANT: Michael Chan (Raymond SC Wan Architect)
50 Willow Ave
Winnipeg, MB R3N 0G8

OWNER: 4848048 MANITOBA LTD
220 Portage Ave 500
Winnipeg, MB R3C 0A5

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject site is located on the south east corner of Molson St. and Concordia Ave., in the Kildonan Drive neighbourhood of the Elmwood-East Kildonan ward.
- The subject property is located in the Established Neighbourhood-Mature Community policy area as designated in *Complete Communities 2.0.*
- The subject site is currently zoned “RR5” Rural Residential Five (5) district and is 45 423 sq. ft. (1.04 acres) in area.
- The subject site is currently vacant.
- The subject site is opposite the Concordia Hospital campus located on the north west corner of Molson St. and Concordia Ave.

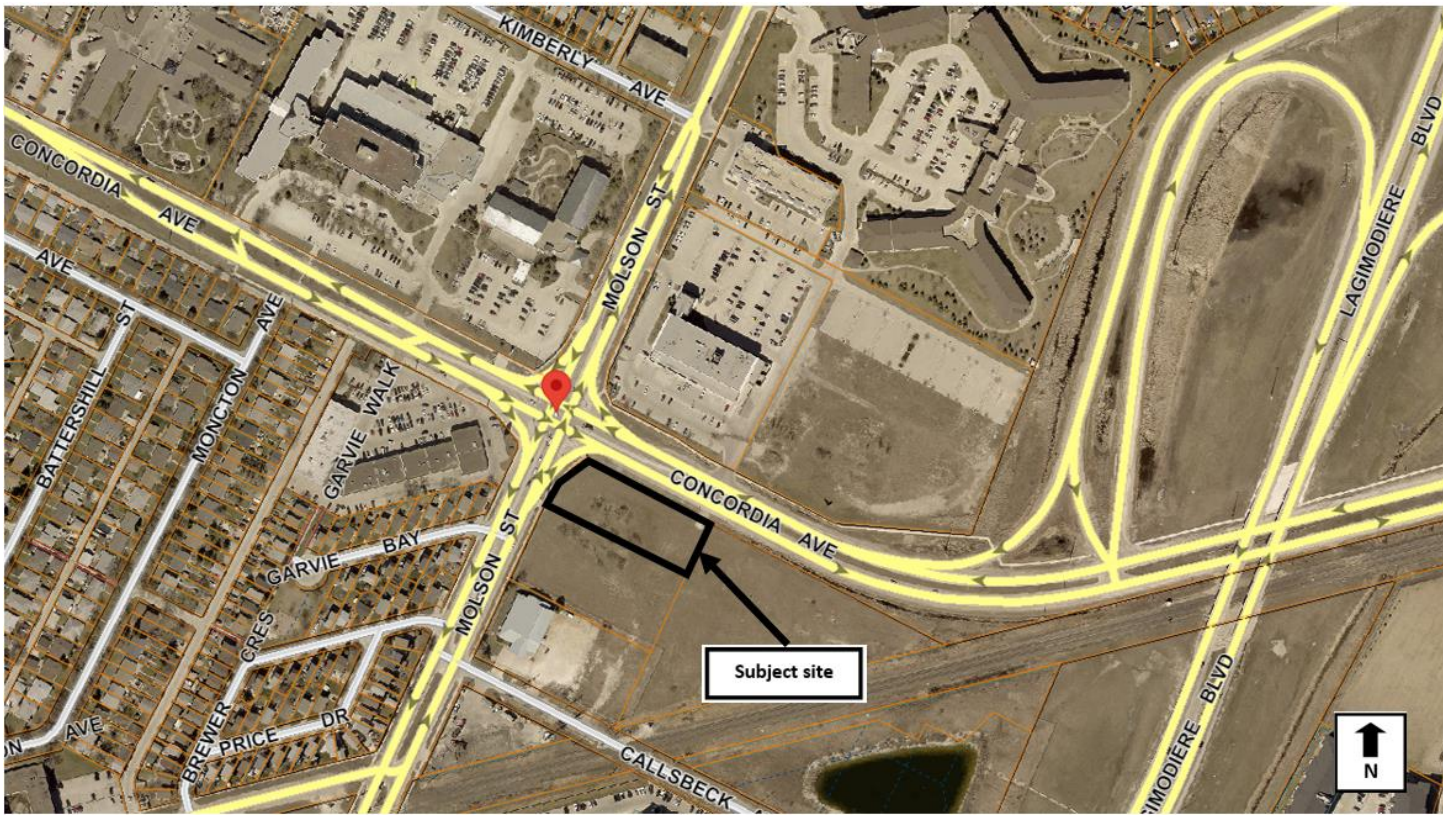


Figure 1: Subject site and surrounding area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Concordia Ave. then a large scale medical office and pharmacy zoned “C3” Commercial Corridor district.

South: Vacant land zoned “RR5” Rural Residential Five (5) district then a place of worship zoned “R1-L” Residential Single Family Large district.

East: Vacant land zoned “RR5” Rural Residential Five (5) district then then a Canadian Pacific rail line.

West: Molson St. then a neighbourhood shopping centre zoned “C3” Commercial Corridor district.

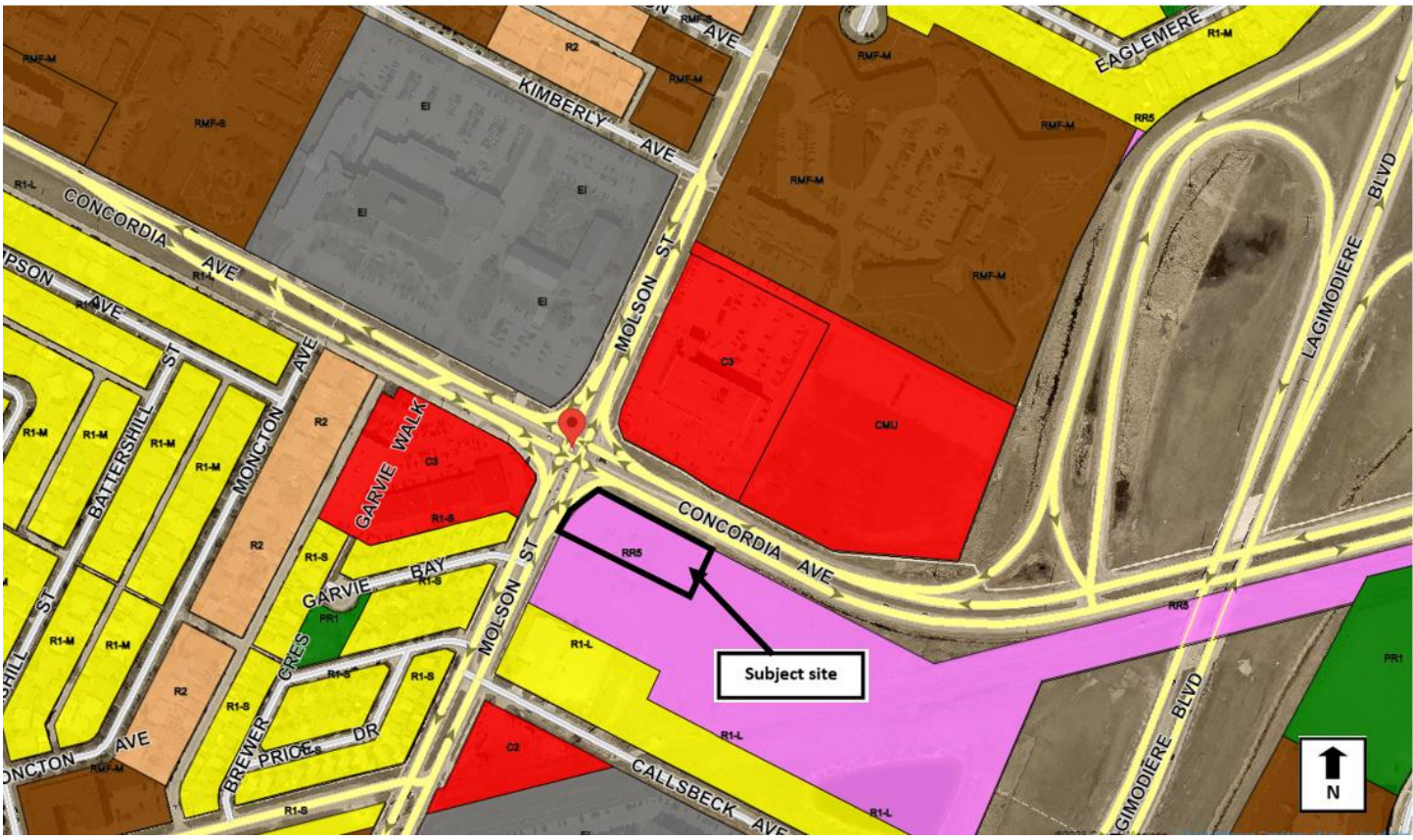


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to construct a six (6) storey, mixed-use commercial and residential building on the subject property.
- The proposed development will include one 4450 sq. ft. commercial unit at grade, oriented to Concordia Ave.
- The building will also contain 60 dwelling units located on the above five (5) floors.
- 77 motor vehicle parking spaces are provided on site in the form of surface parking located under, behind and adjacent to the proposed building.
- Access to the site will occur via two (2) approaches; one on northbound Molson St. and another on eastbound Concordia Ave.
- The proposed development is well designed in that:
    - The main floor entrance to the commercial area is oriented to the public sidewalk along Concordia Ave.
    - There is ample ground floor window glazing for the commercial use fronting Concordia Ave., resulting in an active building condition at grade
    - Proposed underbuilding parking is screened through use of decorative fencing and planting of trees and shrubs.
    - The upper elevations are well articulated through use of wall plane projection, roofline variation, balcony placement, window location and façade material variation.
    - The west building elevation facing Molson St. contains a reasonable amount of window glazing, balconies and an exit door to improve the buildings orientation to the street.
    - The applicant is proposing to use a mix of durable cladding materials including brick, EIFS stucco and pre-finished metal siding.
- A landscaping plan has been submitted which illustrates:
    - Compliant landscaping along Concordia Ave.
    - Compliant landscaping along Molson St.
    - Interior parking lot landscaping
    - Planting of six (6) coniferous trees along the eastern property line
    - Planting of numerous shrubs on site.
- As per the associated ACG report (Appendix 2) the applicant will be responsible for paying for or upgrading portions of Molson St. and Concordia Ave. These upgrades include establishment of new boulevard trees adjacent to the subject site.
- Visitor bicycle parking is provided at the main commercial unit entrance on Concordia Ave. and behind the proposed building closer to Molson Ave.
- Direct pedestrian pathways are provided connecting the building entrance to the future public sidewalk on Concordia Ave and Molson St.
- A six (6) foot wood fence will be installed to buffer the new proposed development from adjacent uses to the south and east.

- A corresponding variance application (DAV 22-198377/D) is required to enable the proposed development. Please refer to the DAV report for additional information.
- The applicant did obtain council approval to rezone the subject property to the “C2” district in 2018 (DAZ 222/17) under a previous application. They did not complete that rezoning application.
- It is our understanding that due to the high cost of necessary servicing upgrades, the applicant has pursued a rezoning to the “RMU” district to enable a higher intensity proposal that can offset the associated costs of development.

REASON FOR APPLICATION

- The subject property is currently zoned “RR5” Rural Residential Five (5) district.
- The “RR5” district does not permit the establishment of a mixed use commercial / multi-family residential use as proposed.
- In order to accommodate the proposed mixed-use commercial / residential development a rezoning application is required.
- The ‘RMU’ Residential Mixed-Use district enables a maximum residential density of one (1) residential unit per 500 sq. ft. of site area.
- Given the proposed lot area of 45 423 sq. ft., the proposed 60 unit building would result in a permitted density of 757 sq. ft. per dwelling unit.
- The applicant is proposing the establishment of a 4450 sq. ft. commercial unit in the ground floor of the building.
- The applicant has not specified the type of commercial uses that will occupy the proposed commercial unit.
- The “RMU” zone can accommodate a range of commercial uses and the associated parking supply has been designed to comply with uses including personal service, retail sales or a supermarket.
- The “RMU” district is an appropriate zoning designation in this instance in that it enables accommodation of the proposed residential density and commercial unit size.
- Variances for front yard, west side yard and parking location are required.
- For complete analysis of required variances , please see the corresponding planners report for file DAV 22-166495/D.

Collaboration with the Public Service:

- The applicant first contacted the Urban Planning Division in May of 2022 to gauge support for establishment of a mixed-use commercial / multi-family residential development at the corner of Molson St. and Concordia Ave.
- The Urban Planning Division provided preliminary feedback on the proposed concept including:
    - The applicant should be mindful of servicing constraints on site
    - That trees should be planted along all property lines

- A privacy fence should be installed along the south and east property lines
- The entrance to the commercial unit should be maintained as shown (entrances oriented to Concordia Ave. and the rear parking area)
- The ground floor should contain ample clear windows
- The applicant should be prepared to contribute to the improvement of the adjacent public streets.

- The applicant has incorporated Urban Planning Division feedback into their submitted design concepts.
- Given the applicant has worked collaboratively with the Urban Planning Division and submitted plans are consistent with requested changes, the Urban Planning Division is supportive of the proposed development.

Our Winnipeg 2045 Development Plan:

City Building

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.*

The proposed mixed use commercial / residential development. will increase residential density on a vacant, corner lot, fronting an arterial street, within an Established Neighbourhood, in proximity to existing commercial uses and a major employment centre (Concordia Hospital). The proposed six (6) storey construction is appropriate for development fronting an arterial street (Concordia Ave). A quality building design and compliant site landscaping reduce impact and improve contextual fit. The subject site is adjacent to number of established commercial uses resulting in an existing context that is accommodating of new commercial uses as proposed.

Complete Communities 2.0 An OurWinnipeg Direction Strategy

B1: General Growth

3.0 Direct the highest residential and employment densities to areas that can provide the best transit service.

3.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.

3.1.2 Medium multifamily residential densities may be encouraged in proximity to the existing and planned Primary Transit Network. Support the highest densities in this range in closest proximity to transit stations.

3.1.3 Multifamily residential densities elsewhere in the Urban Structure will be directed in accordance with other policies from other sections of this By-law.

The proposed 60 dwelling unit building results in a density of 757 sq. ft of site area per dwelling unit. This proposed density is within the medium to high range of residential densities as outlined in the Zoning By-law. Molson St. is identified as part of the primary transit network, with "direct" service provided on that corridor. As identified in Figures 3 and 4 below, *General Growth* policies support establishment of midrise, medium density residential densities in Established Neighbourhoods when properties are located on arterial streets with direct transit service. Based on these characteristics, this site is a suitable location for proposed mixed use commercial / residential development as identified in CCDS 2.0 (see figure 3 and 4 below).

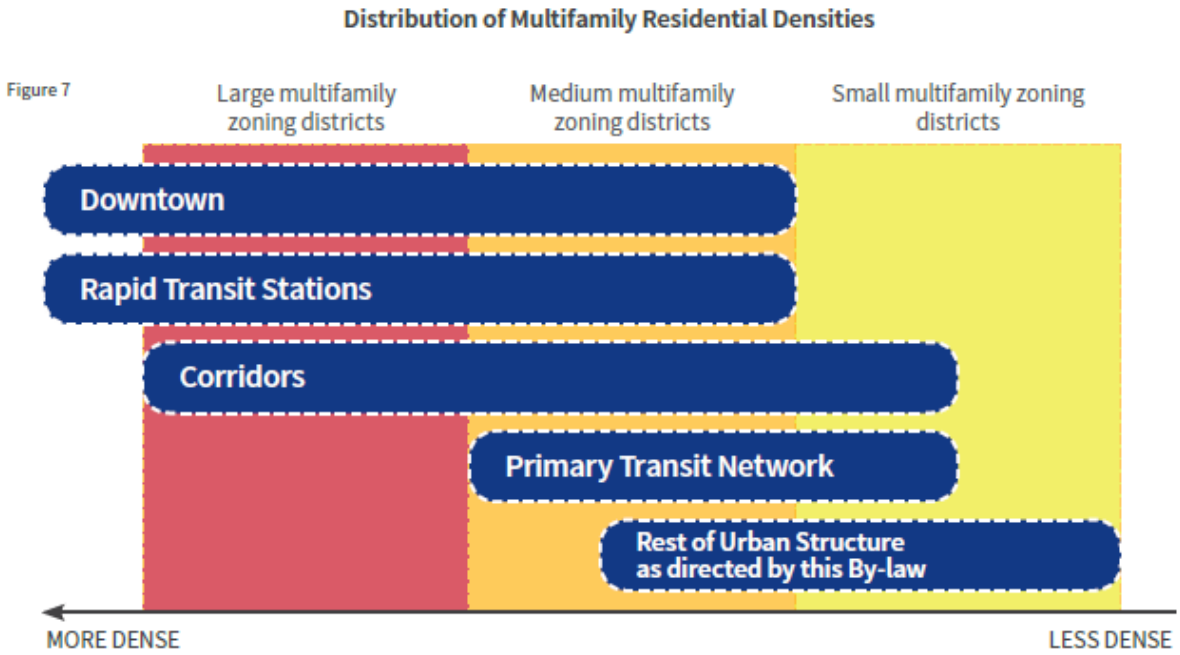


Figure 3: Distribution of Multifamily Residential Densities-General Growth-CCDS 2.0

Urban Structure Area	Density	Height	Transit Service Type	Design Guidance
ESTABLISHED NEIGHBOURHOODS				
Mature Communities Arterial street			Rapid, frequent, and direct	• *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* • Established Neighbourhoods section • Design guidelines in secondary plans • *TOD Handbook*
Mature Communities Collector street			Feeder network	• *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* • Established Neighbourhoods section • Design guidelines in secondary plans
Mature Communities Local street		 *	None	• *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* • Established Neighbourhoods section • Design guidelines in secondary plans
Recent Communities Arterial street			Rapid, frequent, and direct	• Established Neighbourhoods section • Design guidelines in secondary plans • *TOD Handbook*
Recent Communities Collector street			Feeder network	• Established Neighbourhoods section • Design guidelines in secondary plans
Recent Communities Local street			None	• Established Neighbourhoods section • Design guidelines in secondary plans

Figure 8

Figure 4: Guide to Distribution of Residential Density and Height- -*CCDS 2.0* p.25

D1: Established Neighbourhoods

Goal 1: *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. 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.*

The proposed mixed use development will add 60 dwelling units to this Established neigbhourhood, on an arterial street, with direct transit service, opposite from a major employment centre on a currently vacant lot corner lot. The proposed building program, size and orientation is consistent with area context and will contribute to the physical renewal and revitalization of this currently vacant lot, in a manner consistent with *Complete Communities 2.0* policy.

Mature Communities

> *1.7 Mid-rise residential uses will generally be accommodated on arterial 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 six (6) storey mixed use development is located on an arterial street, across the street from established commercial uses and is served by direct transit service, resulting in a context that can accommodate mid rise development on site as outlined in *Complete Communities 2.0 (*see Figure 5).

Housing Typologies in Established Neighbourhoods

SMALL SCALE RESIDENTIAL

1-3 storeys-singles, semi-detached, duplex, suites, townhouses

- A mix of ground-oriented housing of various forms, unit types and sizes mixed with existing low density residential houses.
- Includes, but is not limited to, single-detached, semi-detached, duplex, secondary suites, detached secondary suites, and townhouses up to 3 storeys in height.
- Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.



LOW RISE RESIDENTIAL

Up to 4 storeys

- A mix of low density housing forms and types from 3-4 storeys in height.
- Includes, but is not limited to low-rise apartment buildings and stacked townhouses.
- Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.



MEDIUM RISE RESIDENTIAL

Up to 6 storeys

- The design of taller buildings up to 6 storeys on the edge of existing adjacent residential neighbourhoods that may be smaller in form and lower in density.
- Allows predominantly medium scale multi-residential buildings 4-6 storeys in height.
- Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.



Figure 5: Established Neighbourhood housing typologies support establishment of medium rise residential development (CCDS 2.0 p.95)

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*

Building setbacks

2.2 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

The proposed mixed use building utilizes reduced front and corner side yards to improve pedestrian orientation, locating the building closer to the future public sidewalk. Entrances to the proposed commercial unit and residential lobby front onto Concordia Ave. Bicycle parking and quality landscaping are provided along street frontages to reinforce the public realm.

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.

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

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

The proposed building utilizes a variety of architectural details including wall plane articulation, balcony placement, window location entrance location, roof line variation and cladding material to increase visual interest. The proposed commercial unit can be accessed by a pedestrian oriented entrance on Concordia Ave. Significant window glazing at grade of the commercial unit will result in an active and interesting condition.

Parking and loading

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.18 Strongly discourage locating surface parking lots between streets and building fronts.

2.19 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.

The proposed development locates parking primarily behind the building. Portions where parking is at grade and under the building are screened and landscaped to minimize impact. Open parking and the approach at the eastern edge of the property pose minimal impact due to thoughtful landscape design.

Goal 4: *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs. Policies General policies*

> *4.4 New commercial development should be complementary and context sensitive to nearby uses.*
>
> *4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.*
>
> *4.7 Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.*

The proposed mixed-use development is located in an area characterized by other established commercial and institutional uses. The illustrated mixed-use building is on a site that can reasonable accommodate the proposed intensity. This proposal will contribute to the gradual transition of this area into a more pedestrian oriented, transit supported area.

ZONING BY-LAW 200/2006

- The “RMU” Residential Multi-Family Medium district is intended to facilitate higher density, mixed-use commercial / residential development with a maximum density of 500 sq. ft. of site area per dwelling unit.
- The subject site is located in an area characterized by a range of commercial, institutional and residential uses of various densities.
- The proposed density of 757 sq. ft. per dwelling unit is marginally above “medium” residential densities and well below “RMU” maximums.
- The established commercial and institutional context, proximity to employment opportunities and direct transit service are supporting factors in the use of the “RMU” zoning district at this location.
- The applicant has submitted a site plan and elevations that have responded to feedback from the Urban Planning Division.
- The submitted design is of high quality and is consistent with applicable planning policy.
- Conditions of approval are recommended to ensure the proposed development remains consistent with area context.
- Based on these considerations, the “RMU” zoning district is the most appropriate zoning district to enable the proposed development.

ADDITIONAL CONSIDERATIONS

Site servicing

- The proposed development will be required to meet the conditions outlined in the report by the Administrative Coordinating Group (ACG) as outlined in Schedule B of this report. The report identifies a servicing agreement is required.
- As identified in the ACG report, this site is located in a wastewater system area that is at capacity.
- The public service has communicated this constraint to the applicant and identified requirements for a servicing study and potential upgrades to adequately service the proposed development.
- The applicant is aware of this condition and has reviewed this feedback with their engineering team.
- The applicant will also be responsible to make their representative contribution to the future establishment of public sidewalks and other public improvements on Molson St. and Concordia

CONDITIONS OF APPROVAL

Plan Approval

- Plan Approval by the Director of Planning Property and Development and the East Kildonan-Transcona Community Committee is recommended as a condition of rezoning approval

Maximum height restriction

- Given the “RMU” Residential Mixed Use district enables a maximum height of 100 feet, a height cap condition is recommended to ensure contextual sensitivity is maintained on site.
- *Complete Communities 2.0* supports establishment of six (6) storey buildings that front arterial streets in Established Neighbourhoods.
- The submitted design illustrates a six (6) storey building with an acceptable height of 70 feet to the top of the decorative roof element.
- The Public Service is recommending a height cap of 75 feet to ensure any future development does not exceed this acceptable level.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject rezoning will result in the establishment of a mixed-use commercial multi-family residential development that is consistent with policies in the *OurWinnipeg 2045, Complete Communities 2.0* and area context.
- The proposed development will increase residential density and commercial amenity on this arterial street fronted property, thereby increasing housing options in this transit connected, amenity rich neighbourhood.
- Provision of 60 dwelling units and a sizeable commercial unit will further increase housing options and commercial amenity for area residents in proximity to employment opportunities and direct transit service.

RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject properties be rezoned into the “RMU” Residential Mixed-Use district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DAZ 222/2022

Schedule "A" for File DAZ 222/2022, City Centre Community Committee January 25, 2023

By–Law No. _____

File No. **DAZ 222/2022**

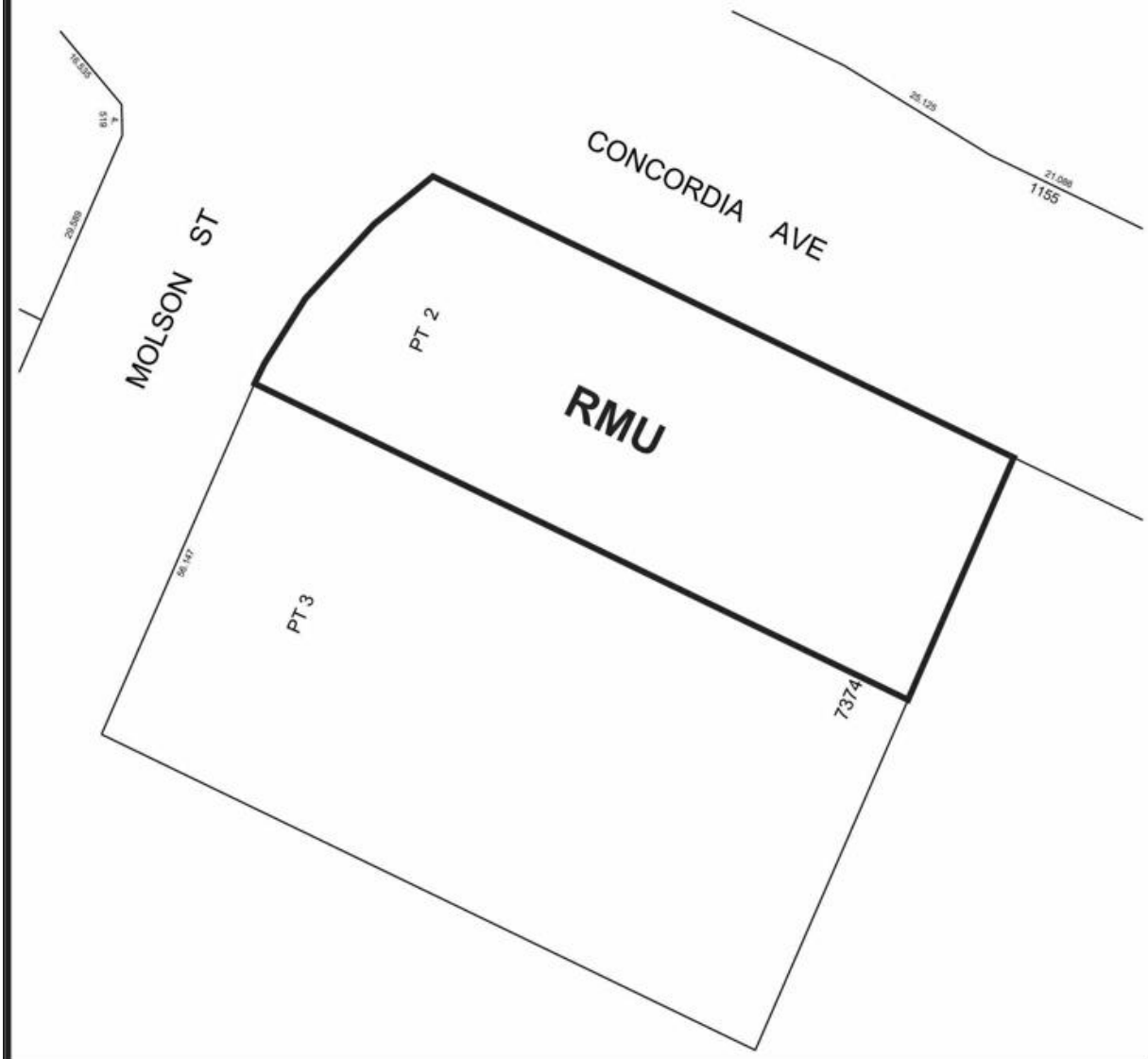
Atlas Sheet No. **X30**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning theland located at the southeast corner of Molson Street and Concordia Avenue from an "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RMU" RESIDENTIAL MIXED-USE DISTRICT to allow for the establishment of commercial and multi-family dwelling uses.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT THE SOUTHEAST CORNER OF MOLSON STREET AND CONCORDIA AVENUE

It is recommended that approval of DAZ 222/2022, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – Engineering Studies

1) The Water and Waste Department wishes to advise that the wastewater collection system servicing the Planned Area does not have adequate capacity to support the proposed development.

2) The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which shall outline the provision of upgraded wastewater sewer services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section II - Servicing Conditions

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 0.15, with a 5 year rainfall event applied.

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

2) Wastewater Sewers

a) The Developer shall, at no expense to the City, construct and install all wastewater sewers required to service the Planned Area and adjacent lands, as determined by the accepted servicing report, to the satisfaction of the Director of Water and Waste.

b) Alternatively to clause a) above, if the upgraded wastewater sewer is installed by others, the Developer shall pay their share of the cost of wastewater sewer upgrades, as determined by and to the satisfaction of the Director of Water and Waste.

3) Water Mains

The Developer pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the water main installed by others in Concordia Avenue and Molson Street, as determined by and to the satisfaction of the Director of Water and Waste.

4) Land Drainage Sewers

The Developer pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the land drainage lateral sewer installed by others in Concordia Avenue and Molson Street, as determined by and to the satisfaction of the Director of Water and Waste.

5) Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

6) Concordia Avenue

a) The Developer shall pay to the City, in cash, on demand, their share of the cost of the following services along the full length of the Planned Area abutting Concordia Avenue:

i) a 4.0m wide Portland cement concrete lane of pavement and all related works;

a Portland cement concrete sidewalk or asphalt pathway in the south boulevard;

Street lighting in the south boulevard; and,

Landscaping in the south boulevard;

All as determined by and to the satisfaction of the Director of Public Works.

b) Alternatively to clause a) above, the City may required the Developer to construct some of the above works and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

7) Molson Street

a) The Developer shall pay to the City, in cash, on demand, their share of the cost of the following services along the full length of the Planned Area abutting Molson Street:

i) a 4.0m wide Portland cement concrete lane of pavement and all related works;

a Portland cement concrete sidewalk or asphalt pathway in the east boulevard;

Street lighting in the east boulevard; and,

Landscaping in the east boulevard;

All as determined by and to the satisfaction of the Director of Public Works.

b) Alternatively to clause a) above, the City may required the Developer to construct some of the above works, all as determined by and to the satisfaction of the Director of Public Works.

8) Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

9) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

10) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

11) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Property Registry.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

Section III – Costs and Fees

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of the agreements for registration in the Land Titles Office, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

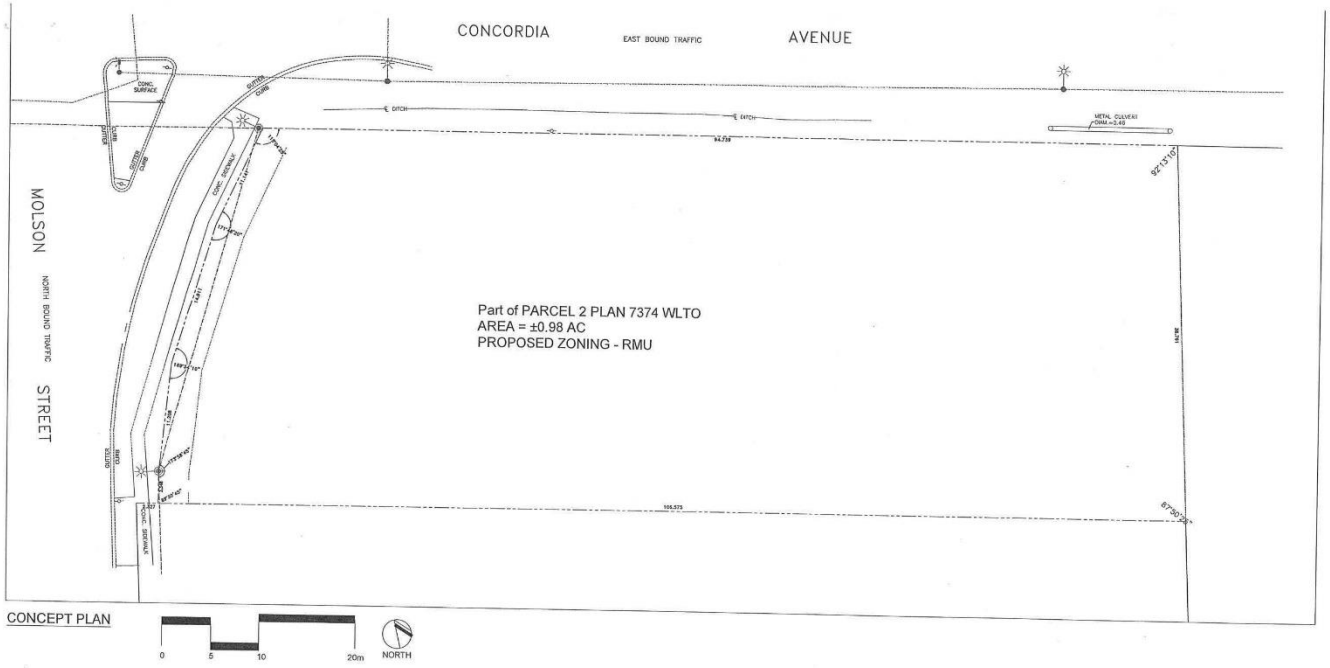
THIS REPORT SUBMITTED BY:
Administrative Co-ordinating Group
File No. DAZ 222/2022
January 9, 2023

"*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

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

Exhibit “8” referred to in File DAZ 222/2022



No.	Revisions	Date	By
1	FOR PLAN APPROVAL	2022/06/15	MN

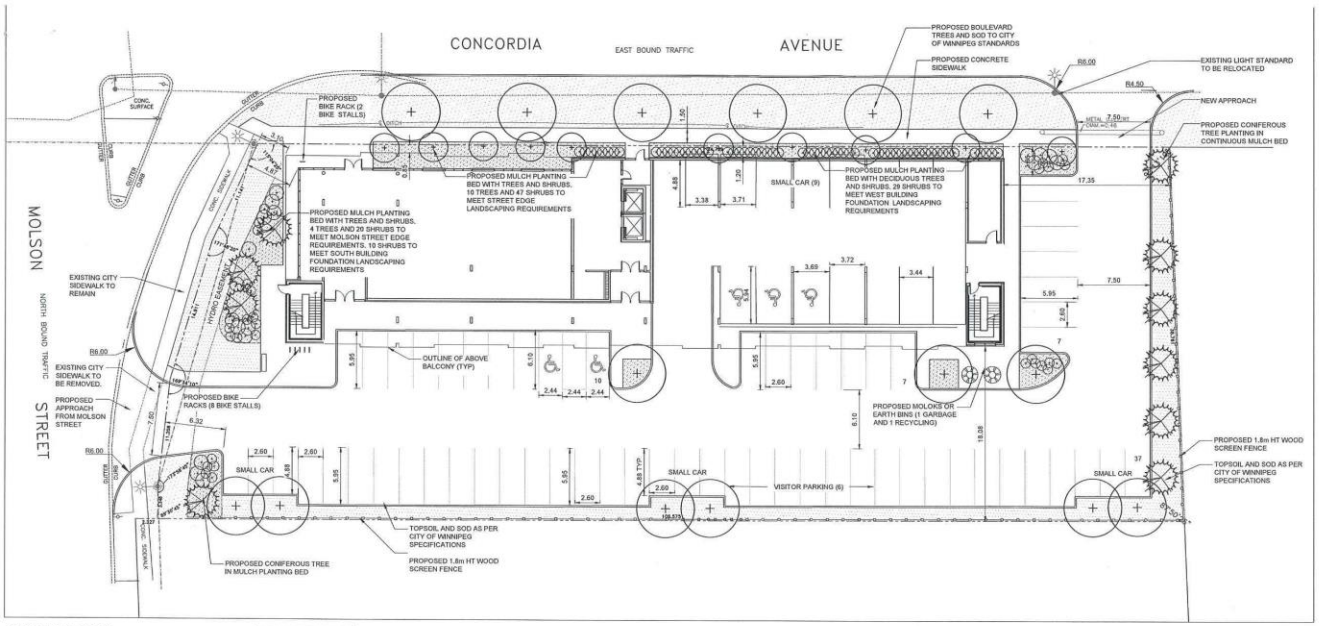
Date: 04-25-2022
Scale: AS NOTED
Designed By:
Drawn By: MD/MN
Checked By:
Seals:

McGOWAN·RUSSELL

Client:

Project Title:
MOLSON & CONCORDIA MIXED USE

Sheet Title:
LOT PLAN



CONCEPT PLAN

0 5 10 20m NORTH

LEGEND

- PROPERTY LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED GRASSES
- MULCH PLANTING BED
- SOD

PARKING STATISTICS

	REQUIRED	PROVIDED
4450 SQ FT CRU (1 stall/ 250sqft -2000 sqft)	11	
60 UNITS (1.5 stalls/unit)	90	
TOTAL	101	
REDUCTION AS PER 171 (2) TO 80%	81	
REDUCTION AS PER 171 (3) TO 80%	65	77
ACCESSIBLE STALLS (VAN)	5 (2)	5(2)
BICYCLE PARKING	10	12

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE Concordia Ave - 94.739m (310.8 ft.)		
1 TREE/30 ft.	10	10
3 SHRUBS/20 ft.	47	47
STREET EDGE (Molson Street - 40.608m 133.2 ft.)		
1 TREE/30 ft.	4	4
3 SHRUBS/20 ft.	20	20
PARKING LOT INTERIOR (1870sm 20,129sf)		
AREA	93.5sm(1006sf)	94sm(1012sf)
1 TREE/300sf	3	4
1SHRUB/100sf	10	10
BUILDING FOUNDATION		
1 SHRUB/10 ft.		
NORTH (CONCORDIA) - 287.40 ft.	29	29
WEST (MOLSON) - 97.5 ft.	10	10
TOTAL TREES	14	14
TOTAL SHRUBS	106	106

PROPOSED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
AMERICAN ELM/ ULMUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m.
CONIFEROUS TREES		
BLACK HILLS SPRUCE/PICEA GLAUCA 'BLACK HILLS'	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS		
HEDGE COTONEASTER / COTONEASTER LUCIDUS	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
TINY WINE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
FLAMING MOUND SPIREA / SPIREA X BUMALDA ' FLAMING MOUND'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
THREE LOBE SPIREA / SPIRAEA TRILOBATA	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CHARISMA LILAC/ SYRINGA X PRESTONIAE 'CHARISMA'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
BLUE MUFFIN ARROWWOOD / VIRUNUM DENTATUM 'CHRISTOM'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
PERENNIALS/ORNAMENTAL GRASSES		
KARL FOERSTER GRASS/ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
HOT ROD SWITCH GRASS/ PANICUM VIRGATUM 'HOT ROD'	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.
AWNED WHEATGRASS/ AGROPYRON SUBSECUDUM	#2 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 300mm HT.

NOTE:
1. PLANT LIST SUBJECT TO AVAILABILITY AT TIME OF PLANTING

No.	Revisions	Date	By
1	FOR PLAN APPROVAL	2022/04/6	MN

Date: 04-25-2022 Scale: AS NOTED

Designed By: SR Drawn By: MD/MN Checked By: SR

Seals:

McGOWAN·RUSSELL

Client:

Project Title:

MOLSON & CONCORDIA MIXED USE

Sheet Title:

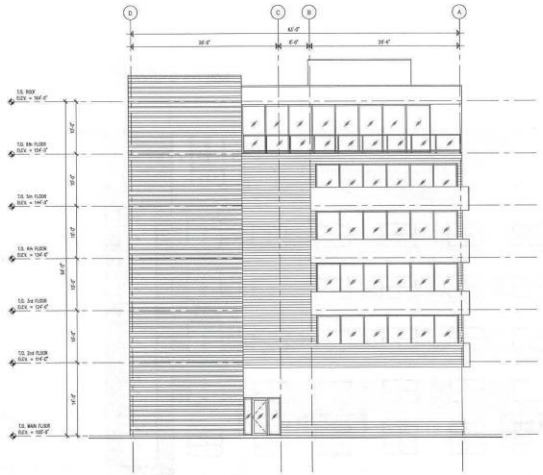
SITE PLAN

Project No. Drawing No.

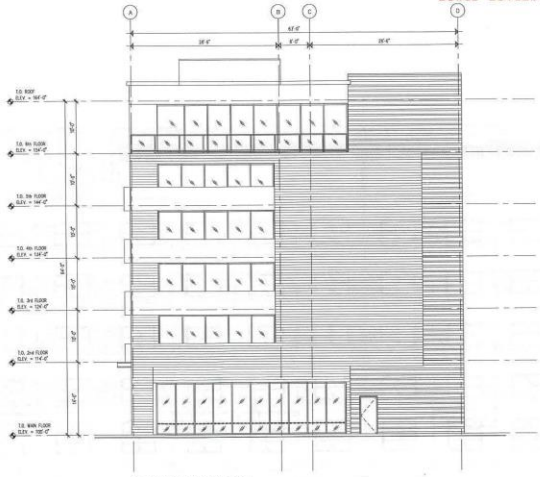


1 NORTH ELEVATION
A4.1 SCALE: 1/8" = 1'-0"

Per applicant, cladding will be a mix of Brick, EIFS, and prefinished metal panels. Glazing would be a mix of PVC windows along with aluminum curtainwall at the lower levels.



2 EAST ELEVATION
A4.1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A4.1 SCALE: 1/8" = 1'-0"

No.	Date:	Revision
1	SEP 9, 2022	- EXTERIOR ELEVATIONS
2		
3		
4		

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RAYMOND S.C. WAN ARCHITECT
WINNIPEG, MANITOBA
TEL: 204-257-8668 FAX: 204-257-8388

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT

RAYMOND S.C. WAN
ARCHITECT
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R2H 0G8
TEL: 204-257-8668
FAX: 204-257-8388

OWNER

PROJECT

MOLSON & CONCORDIA

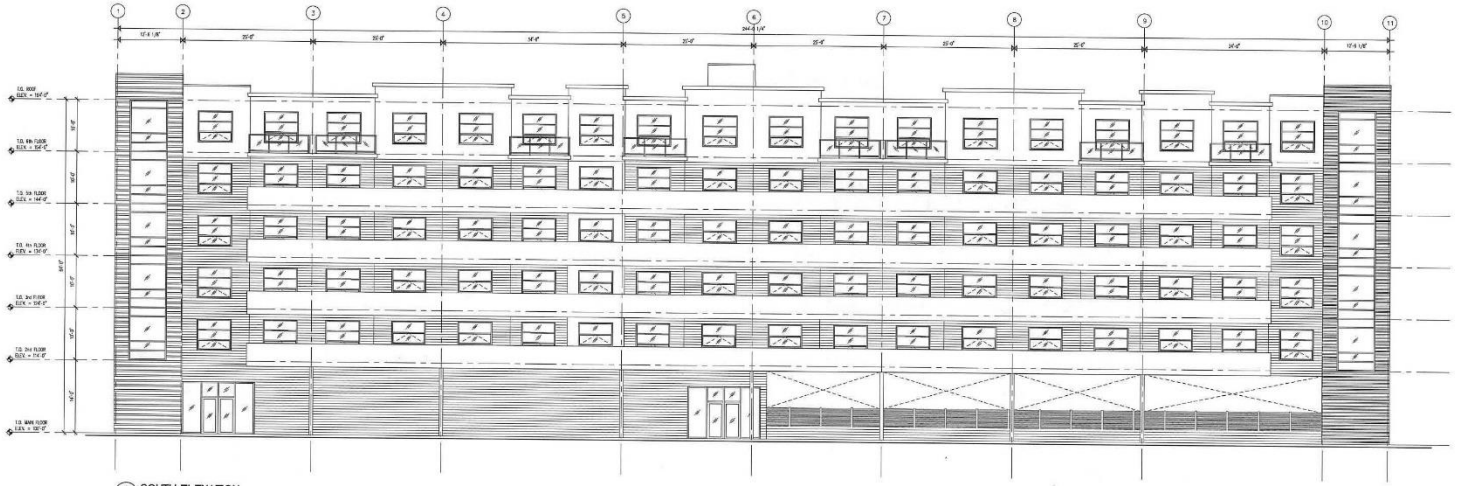
MOLSON STREET,
WINNIPEG, MANITOBA

DO NOT SCALE DRAWING

ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTE CONSULTANTS OF ANY DISCREPANCY

DRAWN BY: ND
CHECKED BY: MC
DATE: SEP 2022
SHEET 00 OF 00

PROJECT	SHEET NO
18-1874	A4.1



1 / A4.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

No.	Date	Revision
1	SEP 9, 2022	- EXPANSION ELEVATIONS
2		
3		
4		
5		

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30 MILLER AVENUE
WINNIPEG, MANITOBA
R2H 0G8
TEL: 204-287-5666
FAX: 204-287-8386

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT JOB SITE.

SEAL

CONSULTANT

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30 MILLER AVENUE
WINNIPEG, MANITOBA
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OWNER

PROJECT

MOLSON & CONCORDIA

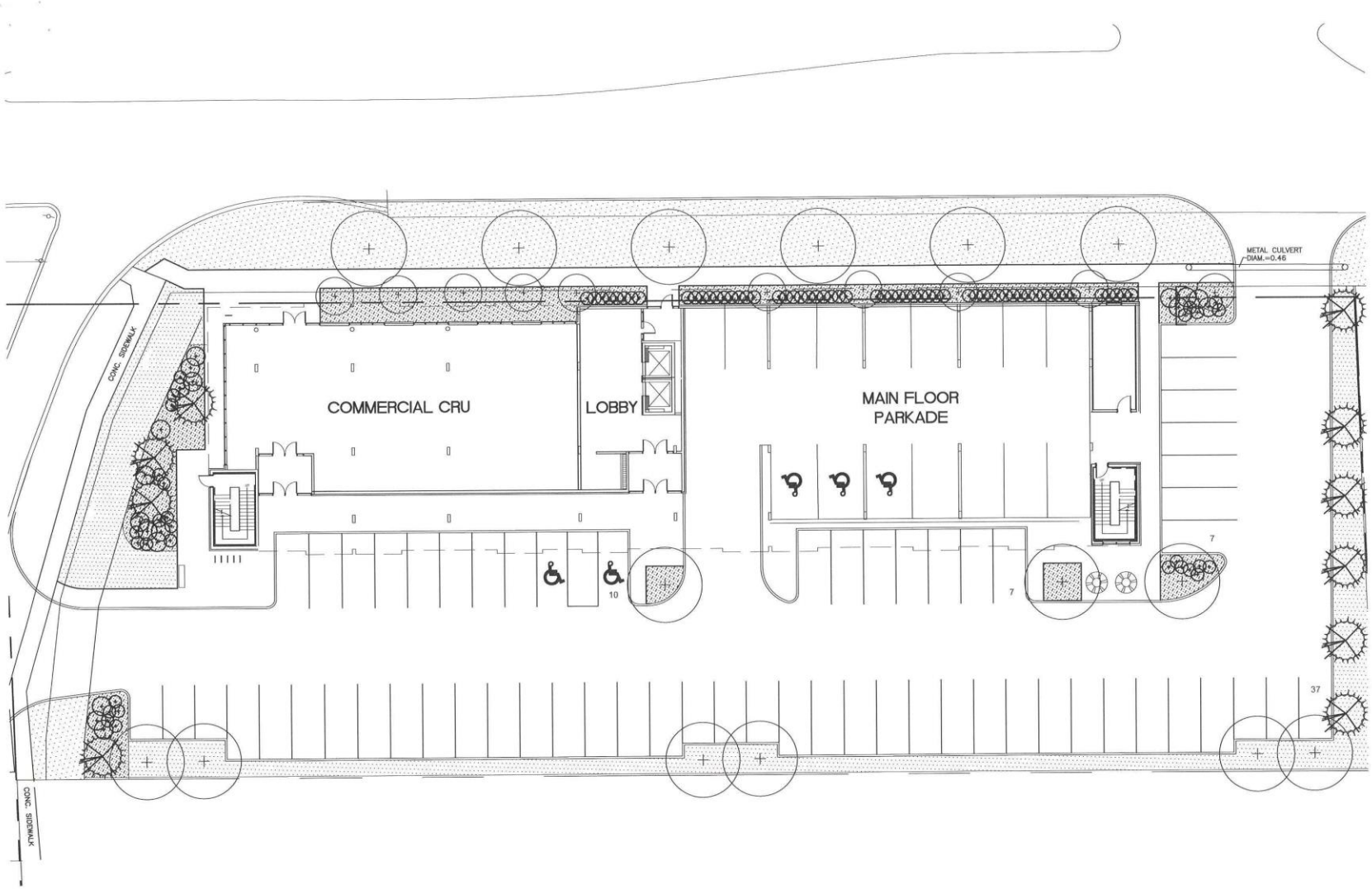
MOLSON STREET
WINNIPEG, MANITOBA

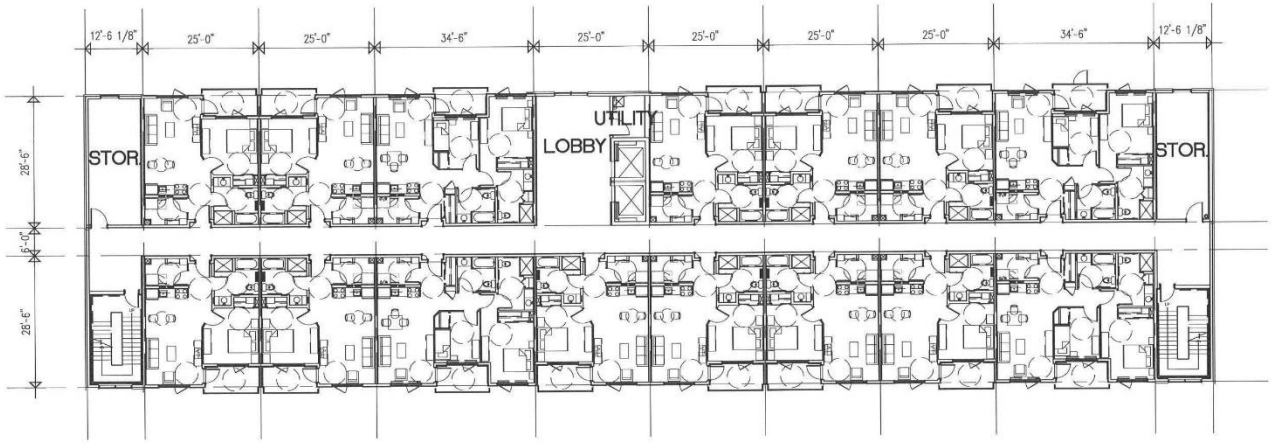
DO NOT SCALE DRAWINGS

ALL DIMENSIONS ARE TO BE CHECKED VERIFIED ON JOB. CONTRACTOR SHALL NOT SCALE DRAWINGS. NOTIFY CONSULTANTS OF ANY DISCREPANCIES.

DRAWN BY: ND
CHECKED BY: MC
DATE: SEP 2022
SHEET 00 OF 00

PROJECT	SHEET NO.
18-1874	A4.2


METAL CULVERT
DIAM.=0.46
CONC. SIDEWALK
COMMERCIAL CRU
LOBBY
MAIN FLOOR
PARKADE
10
7
7
37
CONC. SIDEWALK



2ND-5TH FLOOR PLAN

SCALE: 3/64" = 1'-0"

NORTH



MOLSON AND CONCORDIA | CONCEPT RENDERING





MOLSON AND CONCORDIA | CONCEPT RENDERING