Agenda – Council – February 23, 2023

Report – Standing Policy Committee on Property and Development – February 2, 2023

Item No. 14 Subdivision and Rezoning – 1399 McPhillips Street (Old Kildonan Ward) File DASZ 45/2022 [c/r DCU 190776/2022D & DAV 190774/2022D]

STANDING COMMITTEE RECOMMENDATION:

On February 14, 2023, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 45/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 31, 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, subject to the following conditions:

    A. That the developer be required to 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 October 18, 2022, and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District, as shown on the map dated October 31, 2022, and included within Schedule "A", subject to the following conditions:

    A. That 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large) and "C4" Commercial Regional, 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; and
            g. free-standing signage
            h. fascia signage

Report – Standing Policy Committee on Property and Development – February 2, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and Lord Selkirk-West 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), the following shall apply:

a. That for any proposed building on Lot 1, DASZ 45/2022, the following shall apply:

1. Above the second floor, buildings shall be setback a minimum of 45 feet from the east lot line.

2. The height of principal buildings shall be limited to a maximum of 60 feet, excluding indoor or outdoor communal amenity spaces, mechanical rooms, HVAC units or other ventilation equipment, and projections permitted under the Winnipeg Zoning By-law.

b. That for any proposed building on Lot 2, DASZ 45/2022, the following shall apply:

1. Above the second floor, buildings shall be setback a minimum of 45 feet from the east lot line.

2. The height of principal buildings shall be limited to a maximum of 70 feet, excluding indoor or outdoor communal amenity spaces, mechanical rooms, HVAC units or other ventilation equipment, and projections permitted under the Winnipeg Zoning By-law.

3. Principal building height and all development shall be fully contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of the Carruthers Avenue right-of-way and rising toward the proposed building.

Report – Standing Policy Committee on Property and Development – February 2, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

c. That for any proposed building on Lot 3, DASZ 45/2022, the following shall apply:

1. Principal building height and all development shall be fully contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of the Carruthers Avenue right-of-way and rising toward the proposed building.

d. That the existing Car Wash on Lot 3, DASZ 45/2022, shall cease operations within 30 days of the first occupancy permit being issued on either Lot 1 or Lot 2, DASZ 45/2022.

iii. For those portions of the Owner's Land zoned "C4" Commercial Regional, the following shall apply:

a. The following uses shall be prohibited and not permitted as conditional or temporary or accessory uses:

1. Auto/light truck/motorcycle, repair and service.
2. Auto/light truck/motorcycle, sales and rental.
3. Auto parts and supplies, sales.
4. Landscape/garden contractor or production.
5. Outside storage.
6. Pawnshop.
7. Recycling collection centre.
8. X-rated store.

b. The following uses shall be conditional uses:

1. Cultural Centre.
2. Drinking Establishment use that has a gross floor area of more than 5,000 square feet.
3. Auditorium/Concert Hall/Theatre/Cinema that has a gross floor area of more than 40,000 square feet.
4. Hall rental.
5. Amusement enterprise, outdoor.
6. Craft brewery, distillery, or winery.

Report – Standing Policy Committee on Property and Development – February 2, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

7. Restaurant use that has a gross floor area of more than 5,000 square feet.
8. Call Centre that has a gross floor area of more than 40,000 square feet.
9. Research Institution.
10. Personal Service use that has a gross floor area of more than 25,000 square feet.

11 Retail sales use (unless otherwise listed as a Principal use in the Winnipeg Zoning By-law) that has a gross floor area of more than 40,000 square feet.
12. Auction Room.
13. Car Wash.
14. Principal or Accessory Drive-in or Drive-through facility.
15. Office use containing a gross floor area of more than 5,000 square feet.

iv. That there shall be no billboard signs or mobile signs anywhere on Lot 1, 2, 3, or 4, file no. DASZ 45/2022, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

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

A. a Servicing Agreement in accordance with Recommendation 1; and
B. a Zoning Agreement in accordance with Recommendation 2,

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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

Report – Standing Policy Committee on Property and Development – February 2, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 40/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development – February 2, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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

14. That the Variance Order for related File DAV 190774/2022D and Conditional Use Order for related File DCU 190776/2022D 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 45/2022.

Report – Standing Policy Committee on Property and Development – February 2, 2023

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 14, 2023, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 2, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 23, 2023, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation:

  "2.A.i.h. fascia signage"

and forwarded the matter to the Standing Policy Committee on Property and Development.

On November 17, 2022, the Lord Selkirk-West Kildonan Community Committee adjourned the public hearing to its meeting on January 23, 2023 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

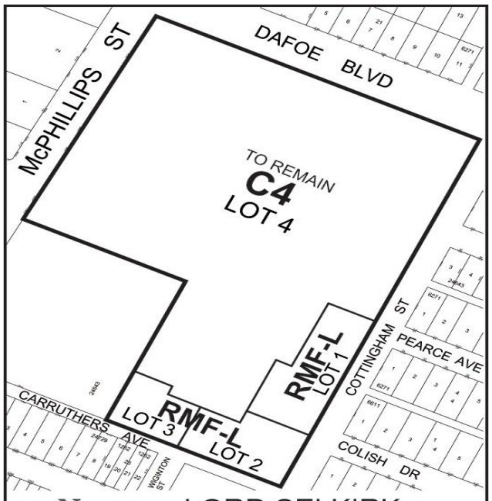
File: DASZ 45/2022

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

Public Hearing: January 23, 2023
November 17, 2022
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Vincent Hosein)

Subject:



Premises Affected: 1399 McPhillips Street

For submission to: Standing Policy Committee on Property and Development

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

Report date: January 24, 2023

Community Committee Recommendation:

On January 23, 2023, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision under Development Application No. DASZ 45/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 31, 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, subject to the following conditions:

    A. That the developer be required to 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 October 18, 2022, and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District, as shown on the map dated October 31, 2022, and included within Schedule "A", subject to the following conditions:

    A. That 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large) and "C4" Commercial Regional, 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; and
            g. free-standing signage
            h. fascia signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and Lord Selkirk-West 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), the following shall apply:

a. That for any proposed building on Lot 1, DASZ 45/2022, the following shall apply:

1. Above the second floor, buildings shall be setback a minimum of 45 feet from the east lot line.

2. The height of principal buildings shall be limited to a maximum of 60 feet, excluding indoor or outdoor communal amenity spaces, mechanical rooms, HVAC units or other ventilation equipment, and projections permitted under the Winnipeg Zoning By-law.

b. That for any proposed building on Lot 2, DASZ 45/2022, the following shall apply:

1. Above the second floor, buildings shall be setback a minimum of 45 feet from the east lot line.

2. The height of principal buildings shall be limited to a maximum of 70 feet, excluding indoor or outdoor communal amenity spaces, mechanical rooms, HVAC units or other ventilation equipment, and projections permitted under the Winnipeg Zoning By-law.

3. Principal building height and all development shall be fully contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of the Carruthers Avenue right-of-way and rising toward the proposed building.

c. That for any proposed building on Lot 3, DASZ 45/2022, the following shall apply:

1. Principal building height and all development shall be fully contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of

the Carruthers Avenue right-of-way and rising toward the proposed building.

d. That the existing Car Wash on Lot 3, DASZ 45/2022, shall cease operations within 30 days of the first occupancy permit being issued on either Lot 1 or Lot 2, DASZ 45/2022.

iii. For those portions of the Owner's Land zoned "C4" Commercial Regional, the following shall apply:

a. The following uses shall be prohibited and not permitted as conditional or temporary or accessory uses:

1. Auto/light truck/motorcycle, repair and service.
2. Auto/light truck/motorcycle, sales and rental.
3. Auto parts and supplies, sales.
4. Landscape/garden contractor or production.
5. Outside storage.
6. Pawnshop.
7. Recycling collection centre.
8. X-rated store

b. The following uses shall be conditional uses:

1. Cultural Centre.
2. Drinking Establishment use that has a gross floor area of more than 5,000 square feet.
3. Auditorium/Concert Hall/Theatre/Cinema that has a gross floor area of more than 40,000 square feet.
4. Hall rental.
5. Amusement enterprise, outdoor.
6. Craft brewery, distillery, or winery.
7. Restaurant use that has a gross floor area of more than 5,000 square feet.
8. Call Centre that has a gross floor area of more than 40,000 square feet.
9. Research Institution.
10. Personal Service use that has a gross floor area of more than 25,000 square feet.
11. Retail sales use (unless otherwise listed as a Principal use in the Winnipeg Zoning By-law) that has a gross floor area of more than 40,000 square feet.
12. Auction Room.
13. Car Wash.
14. Principal or Accessory Drive-in or Drive-through facility.

15. Office use containing a gross floor area of more than 5,000 square feet.

iv. That there shall be no billboard signs or mobile signs anywhere on Lot 1, 2, 3, or 4, file no. DASZ 45/2022, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

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

A. a Servicing Agreement in accordance with recommendation 1; and
B. a Zoning Agreement in accordance with recommendation 2,

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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 40/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

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

14. That the Variance Order for related File DAV 190774/2022D and Conditional Use Order for related File DCU 190776/2022D 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 45/2022.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. Development like this, Mr. Chair, like this can help create more complete communities and equitable communities by providing a range of housing options and addressing affordability and promoting a sustainable lifestyle. This project is designed with these considerations in mind and I believe that it will make a positive impact on the community. I also understand, and you mentioned it just a few minutes ago, that change can be difficult, and that some of the neighbours have concerns, however, I want to assure you that we have taken the time to listen to the community feedback.

2. The Developer has also made efforts to address these concerns through design and planning the projects and as was mentioned here today, these conversations have gone on for many years and we saw much higher density just a few years ago and in conversation they've had with the planner, I think this is a plan that is more workable. There are many pros and cons and ways to weigh in on, but overall this project has the potential to bring many benefits to the community and I think there will be a real source of pride for our

city. I want to thank Mr. Andy Gwaltney and Mr. Ken Yee and their entire team, McGowan Russell Group, the LDG Architecture, I think they really reached out to the community in a more approved way than when we first had this file in front of us. Community collaboration was done in a different way, so I am really happy with the team that is on this file now, and I look forward to working with you after this, I think you have to continue collaborating with the community in the design phase and certainly with the Ward Councillor, myself, and my Council colleagues they're very interested in this file and it's a hub in our community and I think residents in all of our Wards enjoy coming here.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 17

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated August 16, 2022
2. Notification of Public Hearing dated September 28, 2022
3. Manitoba Status of Title 2918834/1
4. Letter of authorization dated June 24, 2022 from 2851351 Manitoba Limited (Cornelius W. V. Martens) to McGowan Russell Group
5. Caveat(s) 1407345/1 and 2250125/1
6. Proposed Northgate Residences Public Engagement Report prepared by McGowan Russell Group Inc.
7. Shadow Study and Street Visualization drawings
8. Preliminary Drawings of subject property (20 pages)
9. Plans (12 pages)
10. Report from the Urban Planning Division dated October 31, 2022
11. Inspection Report
12. Communication dated November 12, 2022 from Ken and Allison Labelle, in opposition to the application
13. Communication dated November 13, 2022 from Julia Baryluk, in opposition to the application
14. Presentation dated November 17, 2022, in support of the application submitted by the Applicant at the public hearing
15. Recording of Representations of public hearing held on November 17, 2022
16. Notice of Adjournment dated November 21, 2022
17. Communication dated January 17, 2023 from Kathryn Walichnowski, in opposition to the application
18. Communication dated January 17, 2023 from Yolanda Wojciechowski, in opposition to the application
19. Communication dated January 17, 2023 from Melissa Denoon, in opposition to the application

20. Communication dated January 17, 2023 from Rory Walker, in opposition to the application
21. Communication dated January 18, 2023 from Ken and Allison Labelle, in opposition to the application
22. Communication dated January 18, 2023 from Sharyn Morris, in opposition to the application
23. Communication dated January 18, 2023 from Berna Walichnowski, in opposition to the application
24. Communication dated January 20, 2023 from Gregory Marsh, in opposition to the application
25. Presentation from Stephen Chapman, MORR Transportation Consulting on Subdivision and Rezoning 1399 McPhillips Street at the public hearing
26. Communication dated January 20, 2023 from Steve Snyder, in support of the application
27. Communication dated January 18, 2023 from Joanna Do in opposition to the application
28. Communication dated January 22, 2023 from Catherine White in opposition to the application
29. Communication dated January 22, 2023 from Dave Gaudreau in opposition to the application
30. Recording of Representations of public hearing held on January 23, 2023

REPRESENTATIONS:

In Support:

Karen Shanski	Jackie Wilkie	Jamie Adao
Matt Baker	Vincent Hosein	Imelda Adao
Andy Gwaltney	Ken Yee	Steve Snyder
Susan Russell	Stephen Chapman	

In Opposition:

Cathy Dion	Kathryn Walichnowski	Ken and Allison Labelle
Bruce Kazun	Yolanda Wojciechowski	Berna Walichnowski
Doug Panchuk	Melissa Denoon	Joanna Do
Gregory Marsh	Rory Walker	Catherine White
Julia Baryluk	Sharyn Morris	Dave Gaudreau

For Information:

Mile Rendulic
Alexander Speckman

For the City:

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

Exhibit "10" referred to in File DASZ 45/2022

ADMINISTRATIVE REPORT

Title: DASZ 45/2022 - 1399 McPhillips Street.

Issue: For consideration at the public hearing for a Subdivision and Rezoning to create four (4) lots and rezone proposed Lot 1, Lot 2 and Lot 3 from a "C4" Commercial Regional District to an "RMF-L" Residential Multi-Family (Large) District.

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
R. Hayer, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 45/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated October 31, 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, subject to the following conditions:
    A. That the developer be required to 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 October 18, 2022, and attached as Schedule "B" to this report.
2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District, as shown on the map dated October 31, 2022, and included within Schedule "A", subject to the following conditions:
    A. That 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large) and "C4" Commercial Regional, the Owner must submit plans showing the location and design of any and all proposed:
            i. buildings;

j. accessory parking areas;

k. private approaches;

l. garbage enclosures;

m. fencing;

n. landscaping; and

o. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and Lord Selkirk-West 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. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), the following shall apply:

e. That for any proposed building on Lot 1, DASZ 45/2022, the following shall apply:

1. Above the second floor, buildings shall be setback a minimum of 45 feet from the east lot line.

2. The height of principal buildings shall be limited to a maximum of 60 feet, excluding indoor or outdoor communal amenity spaces, mechanical rooms, HVAC units or other ventilation equipment, and projections permitted under the Winnipeg Zoning By-law.

f. That for any proposed building on Lot 2, DASZ 45/2022, the following shall apply:

1. Above the second floor, buildings shall be setback a minimum of 45 feet from the east lot line.

2. The height of principal buildings shall be limited to a maximum of 70 feet, excluding indoor or outdoor communal amenity spaces, mechanical rooms, HVAC units or other ventilation equipment, and projections permitted under the Winnipeg Zoning By-law.

3. Principal building height and all development shall be fully contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of the Carruthers Avenue right-of-way and rising toward the proposed building.

g. That for any proposed building on Lot 3, DASZ 45/2022, the following shall apply:

1. Principal building height and all development shall be fully contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of the Carruthers Avenue right-of-way and rising toward the proposed building.

h. That the existing Car Wash on Lot 3, DASZ 45/2022, shall cease operations within 30 days of the first occupancy permit being issued on either Lot 1 or Lot 2, DASZ 45/2022.

iii. For those portions of the Owner's Land zoned "C4" Commercial Regional, the following shall apply:

c. The following uses shall be prohibited and not permitted as conditional or temporary or accessory uses:

1. Auto/light truck/motorcycle, repair and service.
2. Auto/light truck/motorcycle, sales and rental.
3. Auto parts and supplies, sales.
4. Landscape/garden contractor or production.
5. Outside storage.
6. Pawnshop.
7. Recycling collection centre.
8. X-rated store.

d. The following uses shall be conditional uses:

1. Cultural Centre.
2. Drinking Establishment use that has a gross floor area of more than 5,000 square feet.
3. Auditorium/Concert Hall/Theatre/Cinema that has a gross floor area of more than 40,000 square feet.
4. Hall rental.
5. Amusement enterprise, outdoor.
6. Craft brewery, distillery, or winery.
7. Restaurant use that has a gross floor area of more than 5,000 square feet.
8. Call Centre that has a gross floor area of more than 40,000 square feet.
9. Research Institution.
10. Personal Service use that has a gross floor area of more than 25,000 square feet.
11. Retail sales use (unless otherwise listed as a Principal use in the Winnipeg Zoning By-law) that has a gross floor area of more than 40,000 square feet.
12. Auction Room.
13. Car Wash.
14. Principal or Accessory Drive-in or Drive-through facility.

15. Office use containing a gross floor area of more than 5,000 square feet.

iv. That there shall be no billboard signs or mobile signs anywhere on Lot 1, 2, 3, or 4, file no. DASZ 45/2022, except that a mobile sign shall be permitted on the site for a period of up to thirty (30) days in association with a new occupancy permit.

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

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   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").

4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 40/2022, as determined by the City's Director of Planning, Property and Development.

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

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

9. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

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

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
14. That the Variance order for related File No. DAV 22-190774\D and Conditional Use order for related File No. DCU **22-190776/D** shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 45/2022.

REASON FOR THE REPORT

- The applicant intends to subdivide the property into four (4) lots and rezone proposed Lot 1, Lot 2 and Lot 3 from "C4" Commercial Regional to "RMF-L" Residential Multi-Family (Large). Proposed Lot 4 would remain zoned "C4" Commercial Regional District.
- 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 POLICY ALIGNMENT

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.*

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

6.21: Regional Mixed-Use Corridors *- Recognize that a primary function of designated Regional Mixed-Use Corridors is for the efficient movement of people, goods and services while transitioning the functional design over time to support mixed-use intensification and transit orientation.*

6.25: Mixed Use Centres *- Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of housing, employment, amenities and services.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity No. 4: *Facilitate Compact, Complete Development and Increase Density.*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

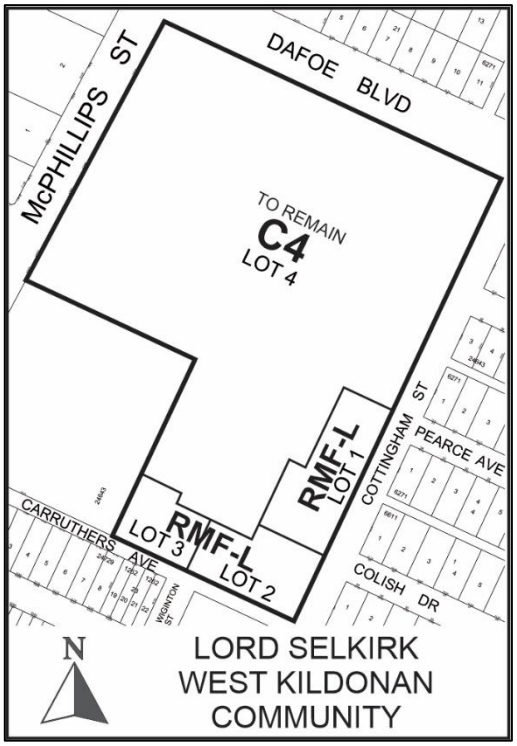
Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared by	R. Hayer, RPP, MCIP
Date:	October 31, 2022
File No.	DASZ 45/2022

List of Schedules and Attachments

1.	Appendix A:	Planning Discussion.
2.	Schedule A:	Recommended File No. DASZ 45/2022, Lord Selkirk-West Kildonan Community Committee, dated October 31, 2022.
3.	Schedule B:	Report of the Administrative Coordinating Group, RE: Proposed Subdivision and Rezoning on land located at 1361 and 1377 to 1425 McPhillips Street, dated October 18, 2022.
4.	Schedule C:	Public Engagement Report.
5.	Schedule D:	Proposed Northgate Residences Building Design.
6.	Schedule E:	Applicant's Shadow Study.
7.	Schedule F:	Applicant's Street Visualization drawings.
8.	Schedule G:	Proposed Conceptual Landscape Plans.
9.	Schedule H:	Proposed Parking Management Plan.
10.	Schedule I:	Northgate Shopping Centre Expansion, Technical Traffic Memorandum.
11.	Appendix B:	Proposed By-law.

APPENDIX 'A'

DATE:	**October 31, 2022**
FILE:	**DASZ 45/2022**
RELATED FILES:	DAV 22-190774\D, **DCU 22-190776/D**
COMMUNITY:	Lord Selkirk – West Kildonan Committee
NEIGHBOURHOOD #:	3.316 (Garden City)
SUBJECT:	For a Subdivision and Rezoning to create four (4) lots and rezone proposed Lots 1 through 3 from a "C4" Commercial Regional District to an "RMF-L" Residential Multi-Family (Large) District.
LOCATION	1399 McPhillips Street
LEGAL DESCRIPTION	PT LOT 2 PLAN 24643 4/6 K EXC N 254F IN PERP DEPTH WHICH LIES TO W OF A STR LINE DRAWN S AT RT ANGLES TO N LIMIT SAID LOT FROM A POINT IN SAME DIST ELY THEREON 140F FROM NW COR SAID LOT EXC W 140F OF E 405F OF S 154F



APPLICANT:	Vincent Hosein (McGowan Russell Group) 825 St Joseph St Winnipeg, MB R2H 3A8
OWNER:	2851351 MANITOBA LIMITED 220 Portage Ave 500 (C/O MARWEST MANAGEMENT CANADA LTD) Winnipeg, MB R3C 0A5

SITE DESCRIPTION

- The subject property is located on the east side of McPhillips Street, in the Garden City neighbourhood of the Old Kildonan Ward.
- Currently on the property is the Northgate Shopping Centre, which is comprised of a principal shopping centre building with a grocery store, cinema, retail, restaurant, medical offices, and personal services; three (3) commercial pad site buildings; three (3) accessory drive-through facilities; one (1) drive-through bank kiosk; car wash; and a gas station.
- The subject site has vehicle access points on McPhillips Street (east), Dafoe Boulevard (north), Cottingham Street (east) and Carruthers Avenue (south).
- The property is approximately 16.0 acres in land area and is currently zoned “C4” Commercial Regional District under the Winnipeg Zoning By-law.
- As per the *OurWinnipeg By-law No. 120/2020*, the subject site is in a Transformative Area.
- McPhillips Street is identified as a “Regional Mixed-Use Corridor” under the Urban Structure Map of the *Complete Communities Direction Strategy 2.0, By-law No. 119/2020* (CCDS 2.0).

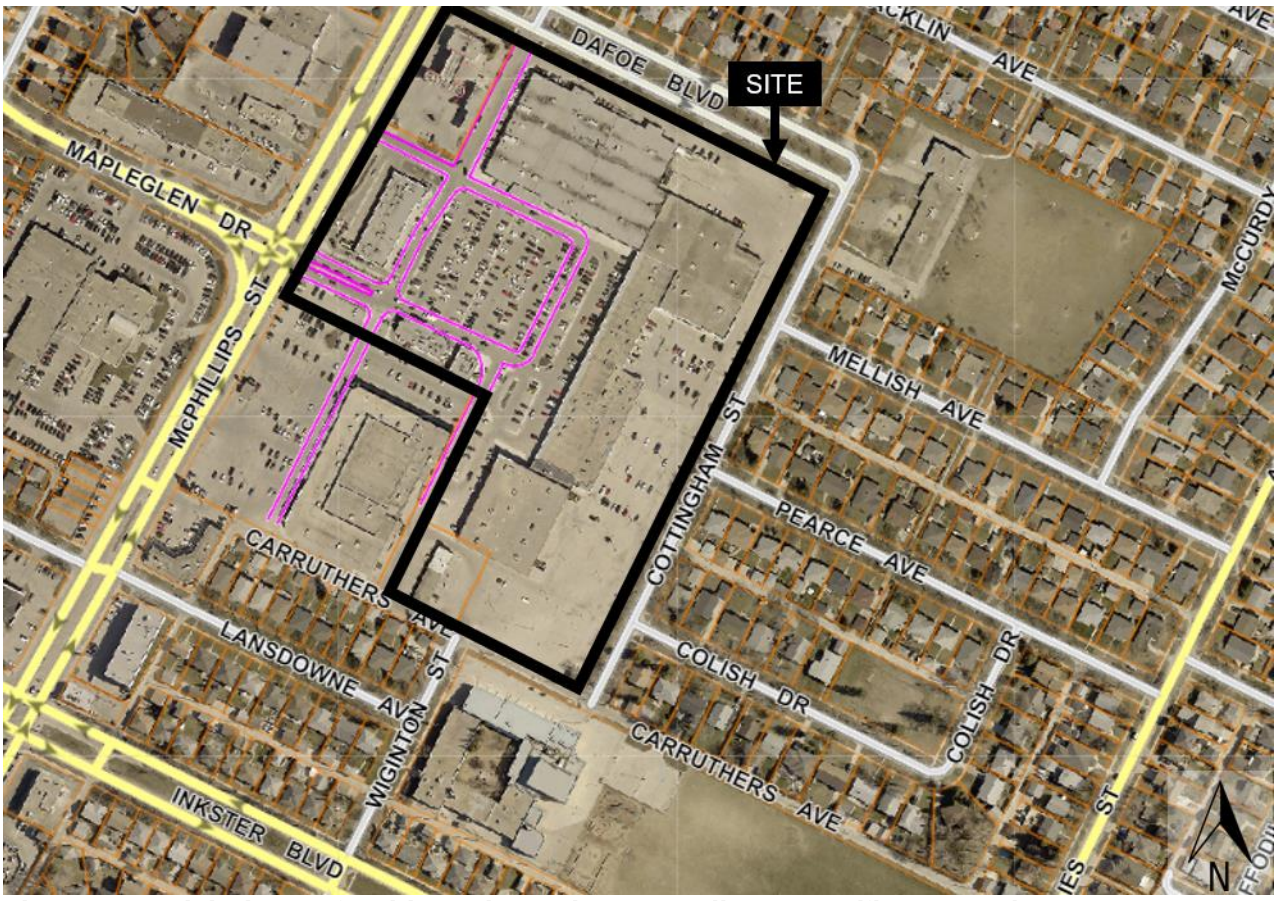


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Dafoe Boulevard; then residential dwellings zoned “R1-L” Residential Single-Family (Large).

South: Carruthers Avenue and Wiginton Street intersection; then residential dwellings zoned “R1-M” Residential Single-Family (Medium) that are located to the west of Wiginton Street, and the École Lansdowne School zoned “PR-2” Parks and Recreation (Active) district that is located to the east of Wiginton Street.

East: Cottingham Street; then residential dwellings zoned “R1-L” Residential Single-Family (Large).

West: McPhillips Street; then commercial uses zoned “C2” Commercial Community and “C3” Commercial Corridor.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the subject property into four (4) lots and rezone proposed Lot 1, Lot 2 and Lot 3 to an “RMF-L” Residential Multi-Family (Large).
- Proposed Lot 4 would remain zoned “C4” Commercial Regional.
- The proposed development on Lot 1 (1.09 acres) is:
    - a 6-storey building containing 80 residential dwelling units;
    - a main floor “sharing” library; and
    - accessory parking containing 65 stalls.
- The proposed development on Lot 2 (0.77 acres) is:
    - a 7-storey building containing 68 residential dwelling units;
    - a main floor hall rental and daycare centre; and
    - accessory parking containing 45 stalls.
- The proposed development on Lot 3 (0.56 acres) is:
    - a 9-storey building containing 56 dwelling units; and
    - accessory parking containing 27 stalls.
- The proposed development on Lot 4 (13.58 acres) is:
    - maintenance of existing commercial uses, including the principal shopping centre building; three (3) commercial pad site buildings; three (3) accessory drive-through facilities; drive-through bank kiosk; and a gas station;
    - construction of new pedestrian connections and landscaping areas; and
    - accessory parking containing 648 stalls.
- An existing car wash, located at the rear of the Northgate shopping centre near Carruthers Avenue, would be removed.
- A total of 204 residential dwelling units are proposed across Lots 1 through 3.
- A total of 785 parking stalls are proposed across Lots 1 through 4.
- The proposed buildings would be connected to one another and to the commercial mall development via shared parking areas, driveways, and pedestrian routes.
- In addition to the proposed subdivision and rezoning, Variances and a Conditional Use application are required to accommodate the proposed development. Please refer to the related Administrative reports for File Nos. DAV 22-190774\D and DCU 22-190776/D for an analysis of the related applications.
- A high-level site plan is shown in Figure 3 and a perspective rendering showing the proposed development on Lots 1 through 3 is shown in Figure 4.

COLLABORATIVE PLANNING:

- Before submitting the subject application, the Owner submitted two (2) Pre-Applications on the subject property.
- The first pre-application was submitted in 2018 and a second pre-application was submitted in 2020.
- The previous pre-applications proposed over 600 units, with building heights consisting of 15-storey mixed-use towers.
- The Urban Planning & Design Division had concerns with the development as proposed under the 2018 and 2020 pre-application and indicated the previous proposals would not be supported.
- After the pre-applications, the applicant engaged in numerous discussions with the Winnipeg Public Service and initiated a public consultation process.
- Following discussions with the Public Service, the applicant made modifications to the proposal, such as reducing the number of residential dwelling units, reducing building heights, and addressing other traffic, vehicle and accessibility issues.
- The applicant also implemented a public engagement and stakeholder consultation process consisting of two (2) phases.
- The first public engagement program consisted of a series of virtual meetings with neighbourhood residents in February of 2022.
- The second engagement process involved an in-person community meeting on May 12th, 2022.
- Both public consultation events were accompanied by questionnaires for attendees to provide their feedback.
- The public consultation events were advertised with hand-delivered flyers and emails to participants from prior engagement events.
- The on-site community meeting was also advertised through a large format poster that was posted on the shopping centre site.
- Drawings and links to questionnaires were also posted in breezeway areas of the Northgate Shopping Centre site.
- All proposed development information was posted on the Northgate Shopping Centre website (https://northgatewinnipeg.com/northgate-residential).
- The applicant has submitted a public consultation report, which is attached as Schedule C to this report.

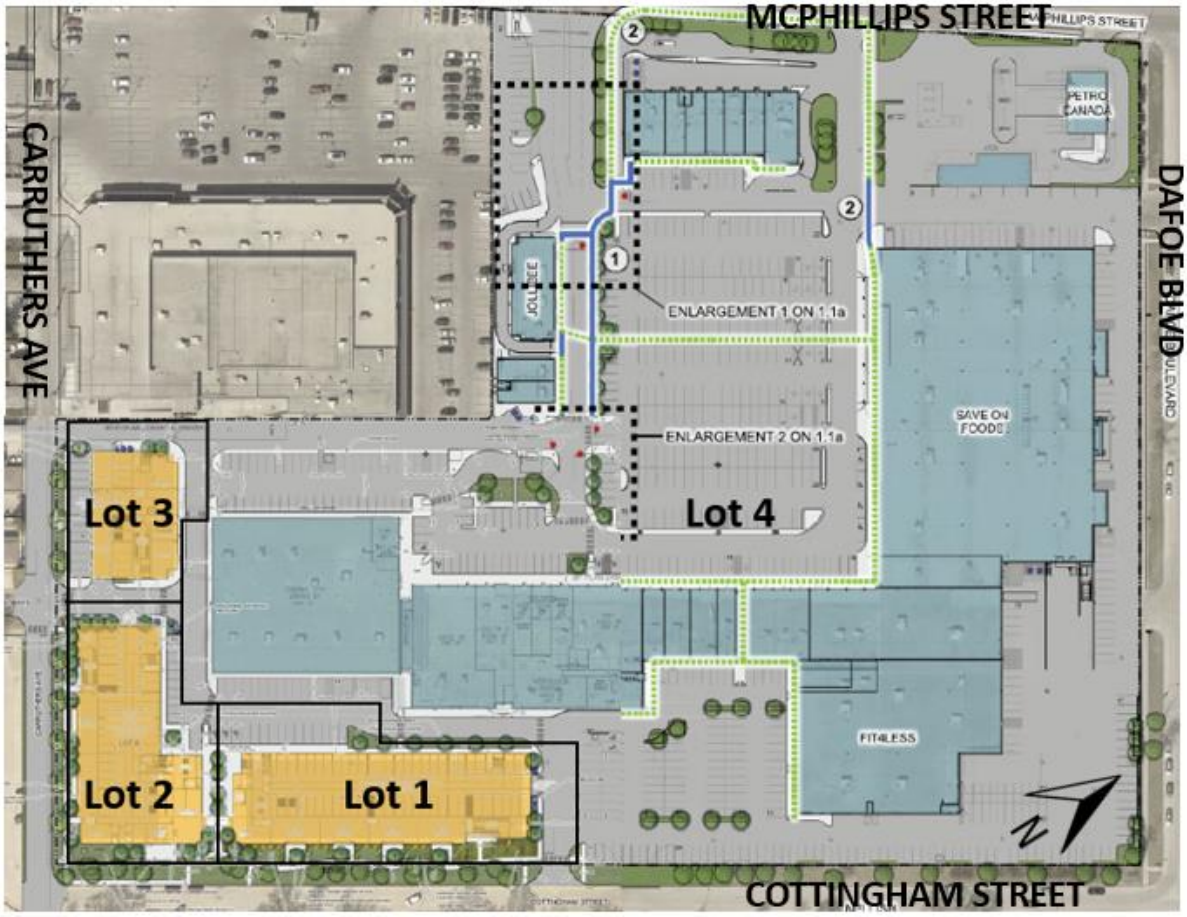


Figure 3: Proposed Site Plan (conceptual drawing).



Figure 4: Proposed Buildings, looking north from the corner of Carruthers and Cottingham.

ANALYSIS AND ISSUES

OURWINNIPEG (BY-LAW NO. 120/2020):

The *OurWinnipeg By-law No. 120/2020* is the City's development plan, which sets a vision for the next 25 years. Key applicable policies include:

- ***6.3 Urban Structure:*** *Complete Communities must prescribe land use development policy in detail to guide growth and development in the city through the Urban Structure, as reflected in an Urban Structure Map.*
- ***6.4 Urban Structure:*** *Distinguish Urban Structure areas, based on their ability to accommodate growth and change through Transformative Areas and Established Neighbourhoods.*
- ***6.6: Intensification Target*** *- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.*
- ***6.15: Transformative Areas*** *- Designate Downtown, Corridors, Mixed Use Centres, Major Redevelopment Sites and New Communities as Transformative Areas within the Urban Structure in Complete Communities, representing lands that provide the best opportunities to accommodate significant growth and change.*
- ***6.20: Corridors*** *- Designate Corridors within the Urban Structure as targeted segments of the primary transit network that provide the best opportunity for mixed use intensification outside of the Downtown. Prioritize the creation and maintenance of vibrant pedestrian and transit-oriented places in Urban Mixed-Use Corridors, while encouraging the transition of Regional Mixed-Use Corridors towards this character over the longer term*
- ***6.21: Regional Mixed-Use Corridors*** *- Recognize that a primary function of designated Regional Mixed-Use Corridors is for the efficient movement of people, goods and services, while transitioning the functional design over time to support mixed-use intensification and transit-orientation.*
- ***6.25: Mixed Use Centres*** *- Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of housing, employment, amenities and services.*
- ***6.38: Transit-Oriented Development*** *- Direct the highest residential and employment densities to areas that can provide the best transit service.*
- ***6.39: Affordable and Supportive Housing Options*** *- Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation option.*
- ***6.40 Commercial Areas*** *- Facilitate the redevelopment infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (BY-LAW NO. 119/2020):

The *Complete Communities Direction Strategy 2.0 By-law No. 119/2020* (CCDS 2.0) is one of four direction strategies supporting *OurWinnipeg*, the City's development plan, and has statutory authority as a citywide secondary plan, guiding land use and development in Winnipeg.

As part of CCDS 2.0, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the city, in which this property is located within.

The Urban Structure Map of CCDS 2.0 identifies specific areas that provide the best opportunity to accommodate growth and change in a healthy, environmentally, and socially sustainable way; these are identified as "Transformative Areas", which include Corridors and Mixed-Use Centres. McPhillips Street is mapped as a "Regional Mixed-Use Corridor", which is a Transformative Area.

Key policies applicable to the proposed development include the following:

Regional Mixed-Use Corridors:

- ***Goal 1:*** *Encourage strategic residential intensification on Corridors.*
    - *1.1: Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.*
    - *1.2: Where higher intensity commercial or residential uses are interrupted by lengths of low-density residential development along Corridors, higher intensity residential development should be directed towards established nodes.*
- ***Goal 3:*** *Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.*
- ***Goal 4:*** *Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.*
    - *4.3 Auto-oriented commercial uses such as those that cater to the drive-by or travelling customer as well as those requiring outdoor storage or sales may be permitted in Regional Mixed-Use Corridors where:*
        - *a. The proponent can demonstrate compliance with the design considerations articulated in the policies under Goal 3;*
        - *b. Negative impacts detracting from the potential achievement of this By-law's vision for Regional Corridors can be minimized through appropriate means; and*
        - *c. Strong on-site pedestrian connectivity between buildings, parking areas, public sidewalks, and/or transit is provided.*
- ***Goal 7:*** *Promote the integration of land use and transportation.*
    - *7.2 Ensure the design of Corridors encourages the use of the frequent transit service provided on routes in the Primary Transit Network as well as connections to the feeder network.*

Commercial Areas and Mixed-Use Centres:

The Northgate Shopping Centre also has the characteristics of a “Mixed-Use Centre”. Key Applicable policies include the following:

- ***Goal 4:*** *Ensure that community mixed-use centres continue to function as prominent retail areas that serve multiple Neighbourhoods.*
- ***Goal 5:*** *Allow for the long-term, residential mixed-use intensification of Mixed Use Centres.*
- ***Policy 5.3:*** *Require that proposals to add residential uses in Mixed Use Centres be accompanied by a demonstrable commitment to establish a pedestrian-oriented residential neighbourhood, by:*
    - *a. Establishing a fine-grained network of local streets with sidewalks and street trees;*
    - *b. Designing ground-floor building frontages to reinforce a pedestrian scale; and*
    - *c. Encouraging the extension of adjacent local roads and paths into the site to enhance permeability and to enable future connection opportunities, where possible.*
- ***Policy 5.4:*** *Require that proposals to add residential uses in Mixed Use Centres limit negative shadow impacts experienced by rear- and side-adjacent residential properties, by ensuring adequate sunlight penetration through appropriate building massing, setbacks, and building design.*

CLIMATE CHANGE ACTION PLAN:

Winnipeg’s *Climate Action Plan* includes a series of seven Strategic Opportunities along with supporting Key Directions and Actions that support the vision and targets, as described below. Together they provide a comprehensive package of solutions to enable climate action and help the city on a path to its desired future.

- ***Strategic Opportunity No. 3:*** *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles:*
    - *3.1: Increase Use and Efficiency of Public Transit Systems*
    - *3.2: Increase the Density of Urban Development Along Key Transit Corridors.*
- ***Strategic Opportunity No. 4:*** *Facilitate Compact, Complete Development and Increase Density:*
    - *4.1: Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*
    - *4.3: Pursue Transit-Oriented Development.*

TRANSIT MASTER PLAN:

The *Transit Master Plan* identifies the interrelated nature of land use and transit use. It promotes multimodal connections with land use that better enable people to choose to live without a car or drive less (p.28). The *Transit Master Plan* identifies McPhillips Street as part of the Primary Transit Network.

In response to the circulation of the subject application, Winnipeg Transit provided the following comments:

- *Transit supports additional residential density in this location. This location is adjacent to very good existing service on McPhillips Street. Under the Winnipeg Transit Master Plan, McPhillips Street will be served by Class 2 Frequent Transit as well as the east-west Class 4 Connector Route from Inkster to Mapleton.*



Figure 5: Subject Site in context of Winnipeg Transit Master Plan.

CONCLUSION:

- The proposed development would be consistent with the “Regional Mixed-Use Corridor” policies of CCDS 2.0, which designate the subject property as a “Transformative Area”, meaning it represents an opportunity to accommodate growth and change in a healthy, environmentally, and socially sustainable way.
- The proposed development site is conveniently serviced with transit. Under the Winnipeg Transit Master Plan, McPhillips Street will be served by Class 2 Frequent Transit as well as east-west Class 4 Connector Route from Inkster to Mapleton.
- The proposed development site is conveniently serviced with local commercial amenities, such as grocery stores, restaurants, retail, and personal services. The proposed development does not detract from these existing commercial amenities on the property and ensures the subject mixed-use centre can continue to function as a prominent retail area that serves multiple neighbourhoods.
- The proposal would contribute towards meeting the intensification targets directed by CCDS 2.0. In addition, the applicant indicates some of the units would be “affordable”. The applicant states that their intent is to meet the "minimum10% of units" affordability criteria of the CMHC MLI Select program. The program defines the rental value of a unit based on CMHC data of what constitutes the "Median Renter Income" for the location of the building i.e. Winnipeg. This number is currently in the 1100$ range, but would be defined by CMHC as a condition of their financing when that is applied for.

- For the proposed affordable units, a breakdown per building is as per below. Each building is designed to contain a minimum of 10% affordable units:
    - Building A: 80 total units / 8 affordable units
    - Building B: 68 total units / 8 affordable units
    - Building C: 56 total units / 6 affordable units
- Per the submitted plans and recommended conditions of approval, future development on the proposed Lots 1, 2 and 3 would provide building heights and overall massing that tapers down closer to the adjacent local streets and low-density neighbourhood to the east.
- Building A and Building B (Lots 1 and 2 respectively) would front on Cottingham Street. The main floors would be setback 20 feet from the east lot line. When including the width of the Cottingham Street right-of-way, the total distance between the main floor of Building A and B and the side lot lines of the adjacent “R1” Residential Single-Family properties to the east, the total distance would be approximately 86 feet. The upper floors would be recessed an additional 46 feet back, resulting in an even greater setback to the upper floors. The top floor of Building A would contain a mechanical room and amenity space which would be even further recessed from the lower floors.
- Drawings attached as Schedule D to this report contain cross-section drawings, demonstrating the various building setbacks and recesses as they relate to the adjacent single-family neighbourhood.
- Building C, on Lot 3, is the tallest proposed building and would be located closest to the existing Northgate Shopping Centre. The distance between proposed Building C and the north lot line of the adjacent “R1” Residential Single-Family properties to the south would be approximately 87 feet. Building C is proposed to have a total height of 107 feet, which is measured at the top of the mechanical room above the ninth floor.
- Vehicle access on Lot 1 would be north of Building A. The access would be a driveway approach that aligns with Pearce Avenue to the east. The site currently has a driveway approach on Cottingham that is slightly north of where the proposed access would be located.
- Vehicle access to proposed Lot 2 and Lot 3 would be between Building B and C. This access from the south would align with Wiginton Street, which is where the current southerly access to the subject property is located.
- The proposed building separation between Building A and Building B would align with Colish Drive to the east. The separation between Buildings B and C would align with Wiginton Street to the south.
- New pedestrian connections on proposed Lots 1, 2 and 3 would align with existing public sidewalks to the east and south.
- In total, 204 dwelling units and 785 parking stalls are proposed across four (4) lots. Of the proposed lots, only Lots 1 through 3 would accommodate residential uses. Lot 4 would retain the C4 zoning and would not be permitted to intensify with residential uses. The overall density on Lots 1 through 3 would be within the permitted density under the proposed “RMF-L” Residential Multi-Family (Large) District.
- When considering the entire existing 16.0-acre Northgate Shopping Centre property, the proposed residential intensification works out to approximately 3,416 square feet of lot

area per dwelling unit, with the proposed intensification being concentrated in the south and east portions of the shopping centre site.

- Buildings closer to the shopping centre would be denser (on a lot area per dwelling unit basis) compared to buildings closer to the residential neighbourhood to the east.

Shadow Study:

- The applicant submitted a shadow study which demonstrates that during the March and September equinox, there would be no substantial shadow impacts on the adjacent low-density neighbourhood to the east, during the morning or evening hours (Schedule E).
- As the building is situated north and west of existing adjacent residences, the proposed buildings would cast shadows primarily on the mall property, with the exception of the summer solstice (June 21) where there would be shadows cast on the Cottingham Street sidewalk during the evening hours.

Parking Supply:

- 785 parking spaces are proposed across all four (4) lots and 709 parking spaces are required. So, there is an excess of 76 stalls which would all be on Lot 4.
- The applicant has submitted a draft Parking Management Plan (Schedule H) that identifies locations where Lot 4 would share parking stalls with the proposed development on Lots 1, 2 and 3 to ensure all the parking requirements (as required by the Winnipeg Zoning By-law) are met on Loy 1 and 2. Per the shared parking plan, Lot 3 would have a deficit of 7 stalls, however, as indicated, there would still be an excess of 76 stalls on Lot 4.
- The Parking Management Plan proposes that proposed Lot 4 would share 108 parking spaces with Lots 1 through 3. When combined with the parking provided on Lots 1 through 3, the shared parking results in 245 parking spaces provided to serve residential uses.
- As 204 dwelling units are proposed, with shared parking, the proposed residential parking ratio is 1.20 stalls per dwelling unit, which exceeds the minimum requirements.

Pedestrian Circulation and Vehicular Traffic:

- The Public Service identifies the following issues with respect to the existing Northgate Shopping Centre:
    - There is currently no safe/accessible route for pedestrians to access the main mall building from McPhillips, nor to walk from one building to another.
    - Jersey barriers installed near the entrance to the Jollibee drive-through facility impact vehicle circulation and detract from the streetscape.
    - The existing driveways require vehicles entering the site from southbound McPhillips to drive deep into the interior of 1399 McPhillips Street (Northgate) in order to access 1371 McPhillips (commercial neighbour to the south).
- To resolve these issues, the applicant is proposing the following works, as shown on the drawings attached in Schedule G to this report:
    - Install a right-in turn to 1371 McPhillips from the private road entrance from McPhillips/Mapleglen, allowing vehicles from southbound McPhillips to access

the commercial neighbour via the primary signalled intersection. The jersey barriers would be removed and new landscaping installed.

- Reducing the number of intersections along the primary east-west private road that connects from the McPhillips/Mapleglen entrance, including better traffic control (4-way stop signs at internal intersections) and constructing a continuous and landscaped pedestrian route along the north side of the said private road.

- As per the submitted “Pedestrian Strategy” concept plan (Schedule G), new pedestrian routes are designed to integrate with existing routes and connect the development both internally (i.e. improved connectivity between existing commercial buildings on the property) and externally (i.e. improved connectivity between the Northgate Shopping Centre and public sidewalks on McPhillips).
- Pedestrian movement from the east and south, through the proposed residential development and to the Northgate Shopping Centre would be facilitated via walkways and a plaza space between Building A and B. At present, there is no pedestrian connection between the Northgate Shopping Centre and the neighbourhood to the east or to the south.

After review, subject to the recommended conditions of approval, the proposed subdivision and rezoning would be consistent with the applicable goals and policies of *OurWinnipeg*, the *Complete Communities Direction Strategy 2.0*, the *Climate Change Action Plan*, and the *Transit Master Plan.*

CONDITIONS OF APPROVAL:

Plan Approval:

- It is recommended that, prior to the issuance of any building or development permit on proposed Lot 1, Lot 2, Lot 3 or Lot 4, the Owner must submit a Plan Approval application for plan review and approval via the Director of Planning, Property and Development and the Lord Selkirk West Kildonan Community Committee.
- The Urban Planning & Design Division recommends the applicant contact the Division prior to submission of the required Plan Approval application(s) as well as consult other relevant stakeholders as necessary.

Lot 1 (Building A):

- It is recommended the maximum building height be restricted to 60 feet, excluding mechanical rooms, projections and amenity spaces. The recommended clause would align the proposed residential building height with the same maximum building height that would be otherwise permitted under the “RMF-M” Residential Multi-Family (Medium) District which is appropriate given the land use designation under CCDS 2.0 and surrounding context.
- To minimize the potential for building massing and shadow impacts on the ground floor unit front yards and public sidewalks on Cottingham, it is recommended that above the second floor, a minimum setback of 45 feet from the east lot line be provided.

Lot 2 (Building B):

- It is recommended the maximum building height be restricted to 70 feet, excluding mechanical rooms, projections and amenity spaces. As well, it is recommended that the

principal building height and all development on Lot 2 be contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of the Carruthers Avenue right-of-way and rising toward the building.

- Similar to the recommended setback requirements for Lot 1, it is recommended that above the second floor, a minimum setback of 45 feet from the east lot line be provided for any future building on Lot 2.
- The recommended height restriction and required setbacks would provide an appropriate transition between the taller building on Lot 3 and the shorter building on Lot 1, and the 45-degree angular plane is included to mitigate against potential impacts associated with the proposed development, such as potential overlook, privacy and shadowing.

Lot 3 (Building C):

- It is recommended that the principal building height and all development on Lot 3 be contained within an upward line drawn at a 45-degree angle beginning at a point 6 feet above the southern boundary of the Carruthers Avenue right-of-way and rising toward the building.
- The 45-degree angular plane is included to mitigate against potential impacts associated with the proposed development, such as potential overlook, privacy and shadowing.
- An existing car wash that would be located on Lot 3 would become non-conforming. To ensure it ceases to operate at some point in time, it is recommended the car wash cease to operate upon issuance of the first occupancy permit on Lot 1 or 2. The intent of the recommended clause is to have the car wash cease operations before residents start moving into the first new multi-family building.

Lot 4 (Commercial Development):

- Lot 4 is proposed to retain the existing “C4” Commercial Regional zoning and commercial development known as the Northgate Shopping Centre. The “C4” zone is intended to accommodate the development of large-scale regional commercial centres.
- In light of the proposed residential intensification on Lots 1 through 3, it is recommended that a use restriction be applied to proposed Lot 4.

Use Restrictions:

- It is recommended the following uses, which are deemed to be incompatible with the proposed multi-family residential intensification on Lots 1 through 3, be prohibited and not permitted anywhere on Lot 4 as principal, conditional or temporary, because they are deemed incompatible with the planned development.
    1. Auto/light truck/motorcycle, repair and service.
    2. Auto/light truck/motorcycle, sales and rental.
    3. Auto parts and supplies, sales.
    4. Landscape/garden contractor or production.
    5. Outside storage.
    6. Pawnshop.
    7. Recycling collection centre.

8. X-rated store.

- Furthermore, it is recommended the following uses require a Conditional Use application in order to be established.
    1. Cultural Centre.
    2. Drinking Establishment use that has a gross floor area of more than 5,000 square feet.
    3. Auditorium/Concert Hall/Theatre/Cinema that has a gross floor area of more than 40,000 square feet.
    4. Hall rental.
    5. Amusement enterprise, outdoor.
    6. Craft brewery, distillery, or winery.
    7. Restaurant use that has a gross floor area of more than 5,000 square feet.
    8. Call Centre that has a gross floor area of more than 40,000 square feet.
    9. Research Institution.
    10. Personal Service use that has a gross floor area of more than 25,000 square feet.
    11. Retail sales use (unless otherwise listed as a Principal use in the Winnipeg Zoning By-law) that has a gross floor area of more than 40,000 square feet.
    12. Auction Room.
    13. Car Wash.
    14. Principal or Accessory Drive-in or Drive-through facility.
    15. Office use containing a gross floor area of more than 5,000 square feet.
- The intent of deeming the research institution as a Conditional Use is because these uses can sometimes include light manufacturing, therefore an additional layer of review is warranted, should this use be proposed on Lot 4.
- The intent of deeming the other uses as Conditional is to apply the Use Specific Standards and Conditional Use review that would otherwise be required for these uses under a “C2” Commercial Community District.
- The intent of deeming office spaces with more than 5,000 square feet as Conditional is to align the permitted office land use entitlements with *CCDS 2.0*, which directs medium and major office space to certain locations within Winnipeg such as the Downtown or close to high-convenience transit areas. Should a medium or major office use be proposed, the Conditional Use process would permit an additional layer of review.
- The Public Service recognizes that some of the uses listed as Conditional above may already be established on the subject property. For example, the property contains existing drive-through facilities.
- The implication of the recommendations is that existing uses that are contrary to the recommended use restriction would become non-conforming. So, the use could be maintained, but any expansion would trigger the Conditional Use review. The Conditional Use process would involve further review and provide an opportunity to

apply use-specific conditions of approval and allow for public service input on the proposed use.

Servicing Agreement:

A servicing agreement is recommended as a condition of approval and is attached as Schedule B to this report.

Land Dedication:

As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for park purposes. The amount of land is not less than 10 percent. In the case of this proposed rezoning, the Planning, Property and Development Department is recommending that the developer provide cash in lieu of a dedication of land for the increased value of the subject site as a result of the subdivision and rezoning.

REASONS FOR RECOMMENDATIONS

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

- **Subject to the recommended conditions of approval, the proposed development would be consistent with *OurWinnipeg*, the *Complete Communities Direction Strategy 2.0*, the *Climate Change Action Plan*, and the *Transit Master Plan*.**
- **The applicant has undertaken a public consultation and planning process, including collaboration with various stakeholders (Schedule C).**
- **The proposed building heights and residential densities on Lots 1 through 3 would align with the direction provided by CCDS 2.0 and would transition down as development gets closer to the east lot line (Schedule D).**
- **A shadow study has been provided that demonstrates there is unlikely to be a substantial adverse effect on the adjacent neighbourhood (Schedule E).**
- **A parking ratio of 1.20 stalls per residential dwelling unit would be provided, as per the proposed parking management plan and shared parking strategy (Schedule H).**

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: R. Hayer, RPP, MCIP
DASZ File Number: DASZ 45/2022

SCHEDULE "A" FOR FILE NO. DASZ 45/2022, LORD SELKIRK COMMUNITY COMMITTEE, OCTOBER 31, 2022

By-Law No. _____

File No. **DASZ 45/2022**

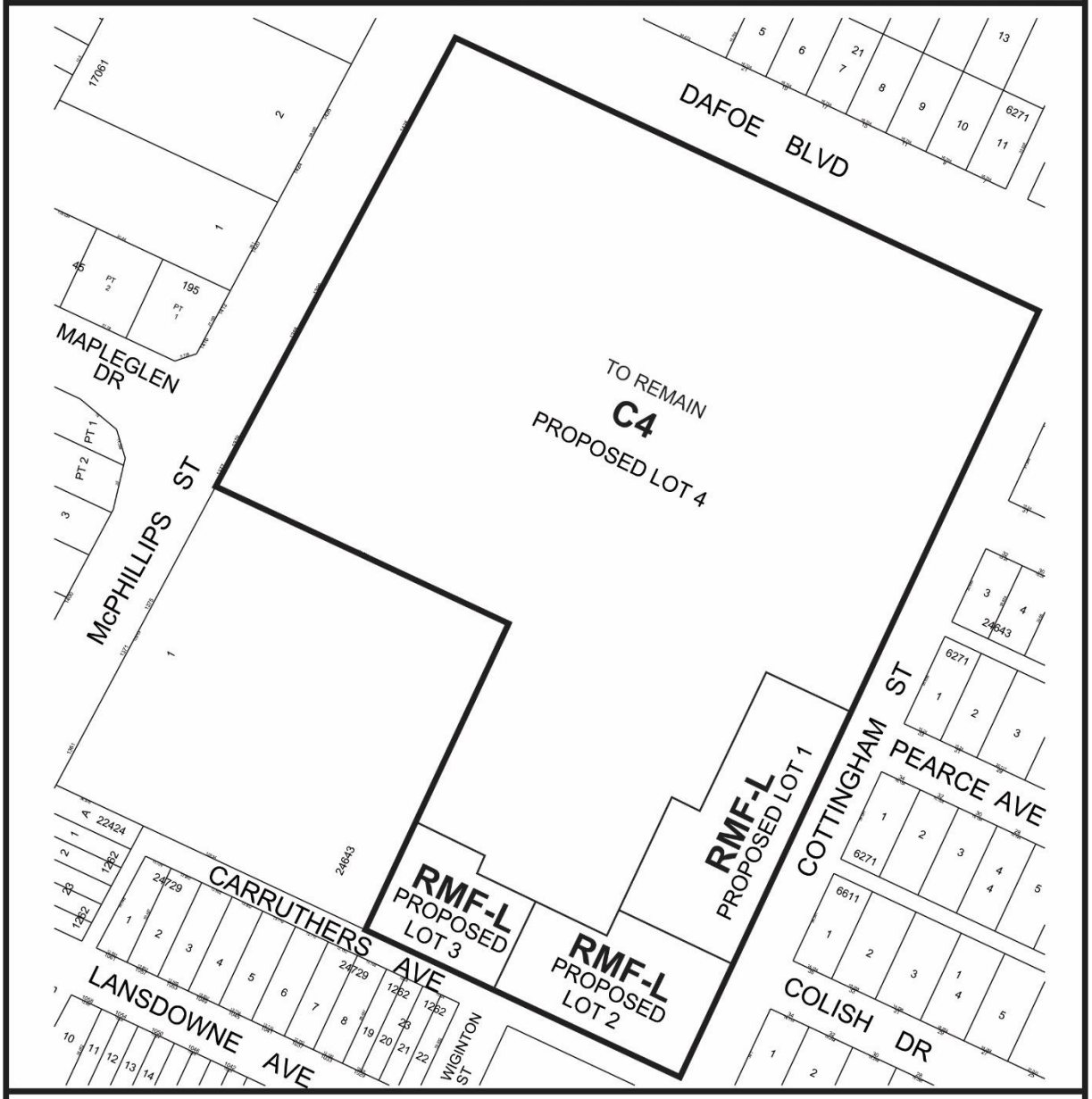
Atlas Sheet No. **U23**

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 1361 and 1377 to 1425 McPhillips Street from a "C4" COMMERCIAL REGIONAL DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the creation of lots to allow the construction of mixed-use multi-family dwellings and the maintenance of the shopping centre.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 1361 AND 1377 TO 1425 MCPHILLIPS STREET

It is recommended that approval of DASZ 45/2022, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required to widen Carruthers Avenue right-of-way by 4.0m along the Planned Area abutting Carruthers Avenue between Cottingham Street and Wiginton Street, to the satisfaction of the Director of Public Works.

Section II – Engineering Studies

1) The Developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

Section III – 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 Developer shall, prior to release of subdivision mylars for registration in the Winnipeg Land Titles Office, enter into, and register and maintain in perpetuity by way of caveat against the titles to the "affected lots", an appropriate joint services agreement or private easement agreement with owners of the other affected lots to enable the servicing of lots in the Planned Area not fronting on streets with land drainage services. Said agreement shall further absolve the City from any costs or responsibility for the private services.

3) The Developer shall, at no expense to the City, preserve and protect existing 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 IV - 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 0.40, 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) Carruthers Avenue

The Developer shall, at no expense to the City, construct Carruthers Avenue, at a width to the satisfaction of the Director of Public Works, in Portland cement concrete and all related works including but not limited to removal of existing infrastructure, installation of ornamental street lighting (if required), boulevard landscaping, land drainage sewer, if required, sidewalk on the north side of Carruthers Avenue between Cottingham Street and Wiginton Street, including a transition to Carruthers Avenue west of Wiginton Street, all as determined by and to the satisfaction of the Director of Public Works.

3) Sidewalks

a) The Developer shall, at no expense to the City, construct a 1.5m and/or 1.8m wide by 100mm thick Portland cement concrete sidewalk and all related works, including but not limited to removal of all obstructions, relocation of light standards, modification of catch basins and assessment of trees, as required, on an alignment as determined by the City, on the west side of Cottingham Street between Pearce Avenue and Carruthers Avenue, all as determined by and to the satisfaction of the Director of Public Works. If the sidewalk is not feasible to be constructed within the Cottingham Street right-of-way, then it shall be constructed on private property to City standards.

b) Please note that the sidewalk needs to be entirely on either public right-of-way (preferred) or private property as the City will not accept a curvilinear sidewalk between public and private property.

4) Boulevards

a) The Developer shall, at no expense to the City, sod (if required), and plant trees on, all boulevards within, fronting and flanking on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

b) The Developer shall, at no expense to the City, maintain the sod (if required) for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

5) 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.

6) 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.

7) 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.

8) 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 V – 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 subdivision mylars 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 Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 45/2022
October 18, 2022

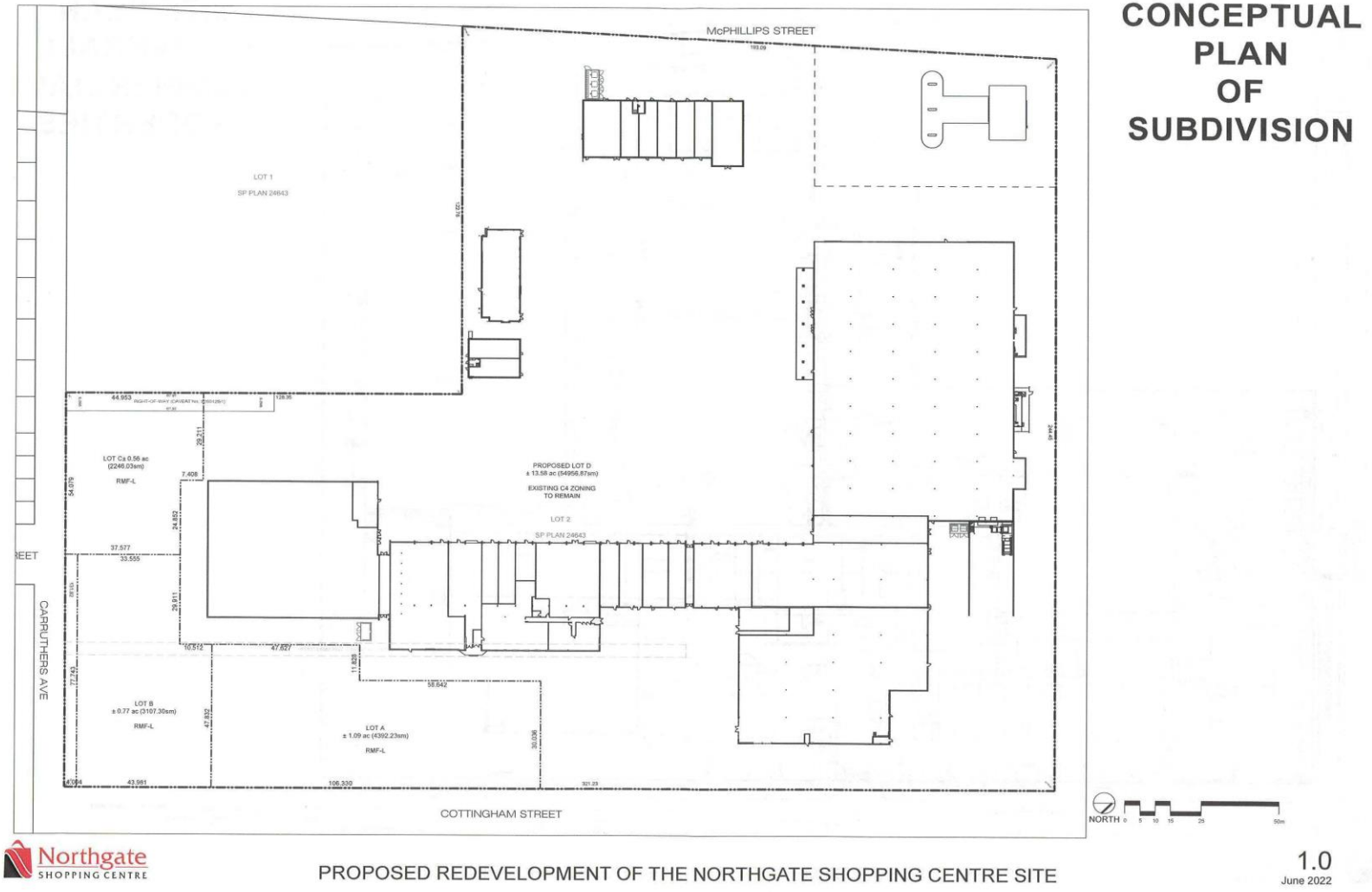
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

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

APPENDIX B – DRAFT BY-LAW

Exhibit “9” referred to in File DASZ 45/2022



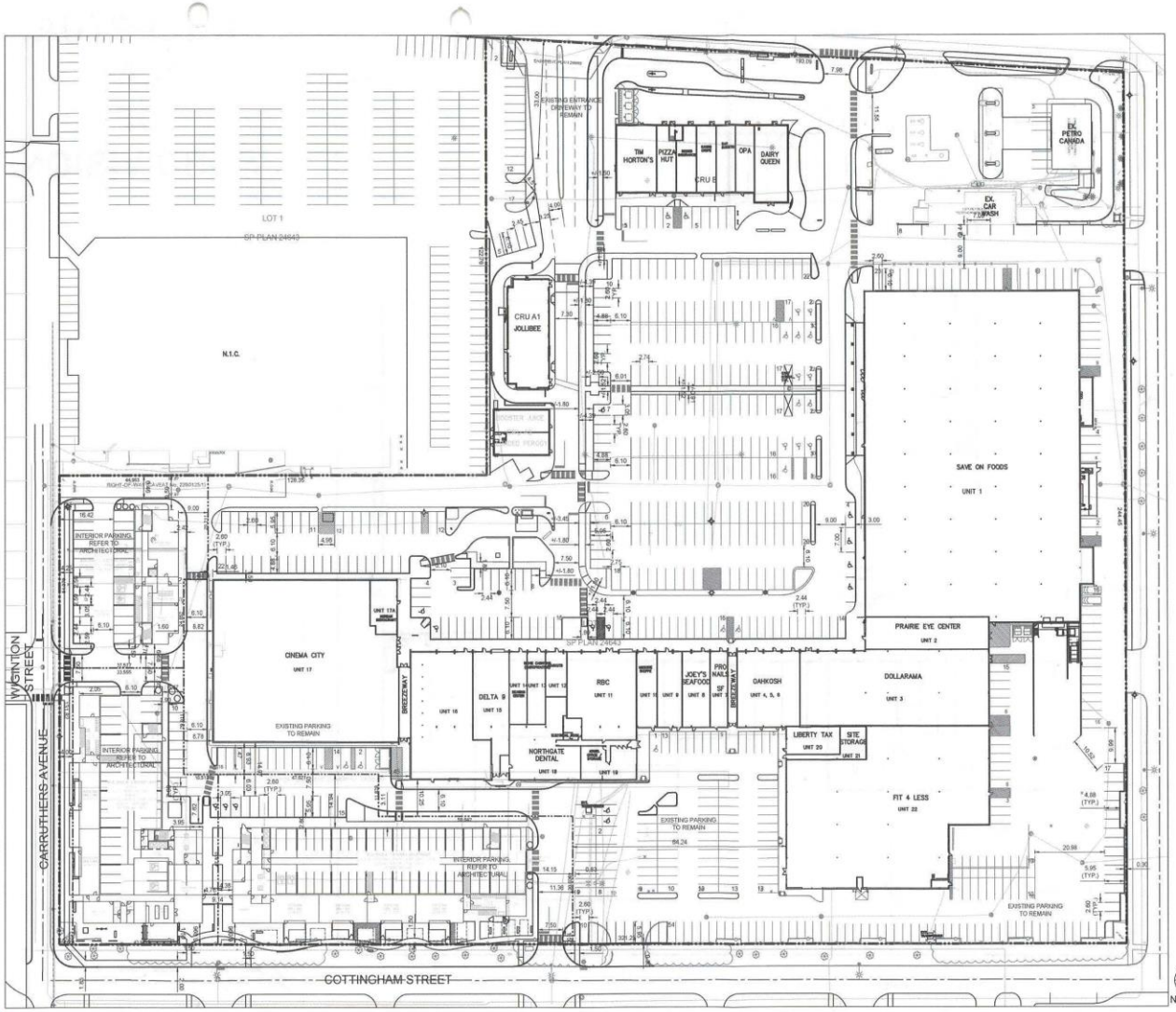
CONCEPTUAL PLAN OF SUBDIVISION

Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.0
June 2022

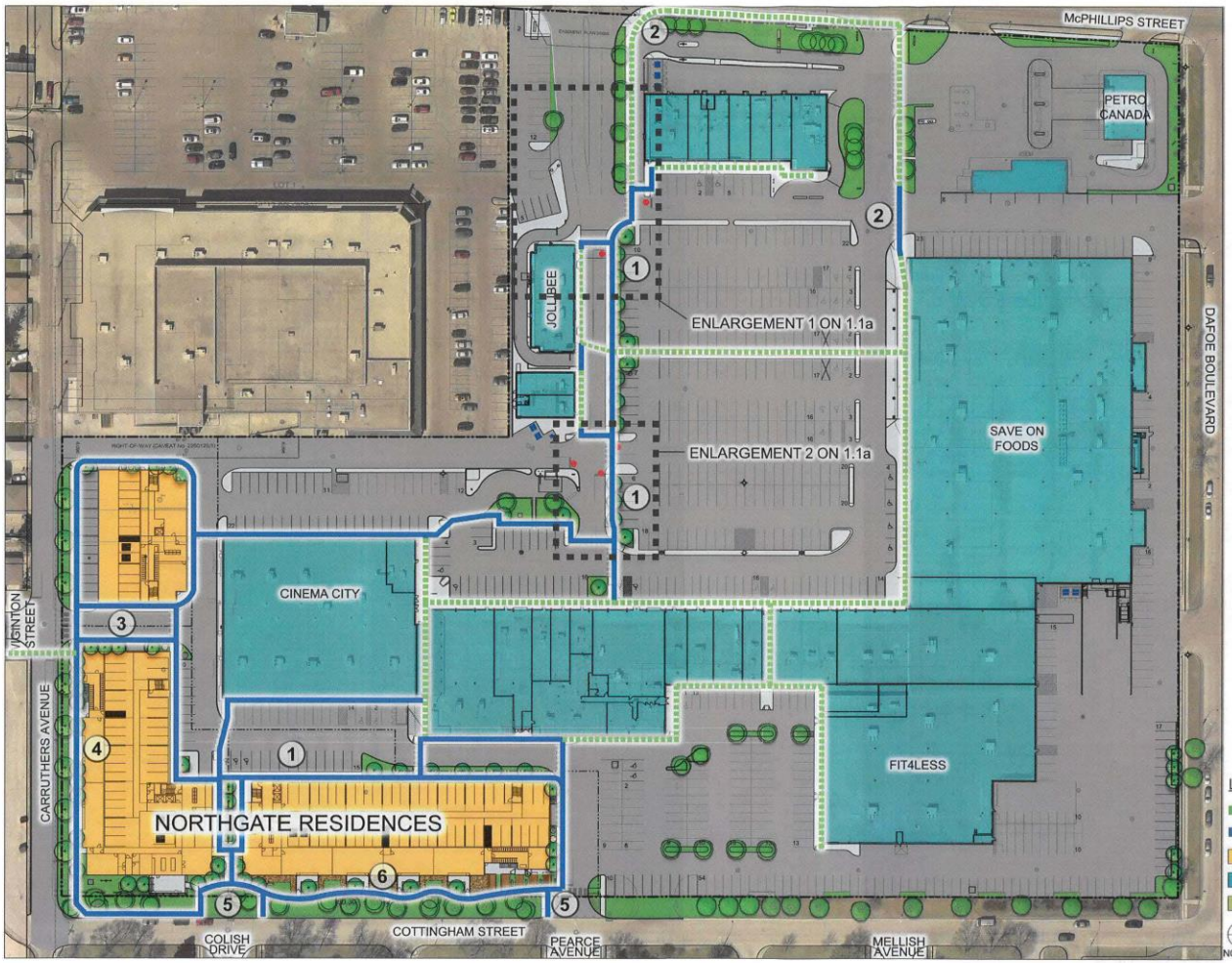
SITE PLAN OF OVERALL COMMERCIAL PROPERTIES



Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.0a
June 2022



CONTEXT PLAN

PEDESTRIAN STRATEGY

The site plan was updated to include a separate, safe, internal pedestrian network. These landscaped pedestrian sidewalk connections link the on-site buildings to bus stops on McPhillips and sidewalks in the surrounding residential neighbourhood. Newly included are the addition of sidewalks on the north side of Carruthers and on the west side of Cottingham along the frontages of the proposed Northgate Residences.

1. Improved defined pedestrian routes with sidewalks and trees, connecting the community and new residences with existing shops, restaurants, and services.
2. Enhanced Transit pedestrian network to facilitate pedestrian flow to and from transit stops.
3. Sidewalk connection to Wiginton and Carruthers.
4. Sidewalk in widened Carruthers right-of-way.
5. Sidewalk connections along Cottingham.
6. Sidewalk connecting ground floor residences to overall walkway system.

LEGEND

- EXISTING PEDESTRIAN CIRCULATION
- NEW PEDESTRIAN CIRCULATION
- RESIDENTIAL
- SIDEWALK
- COMMERCIAL
- ASPHALT
- LANDSCAPE

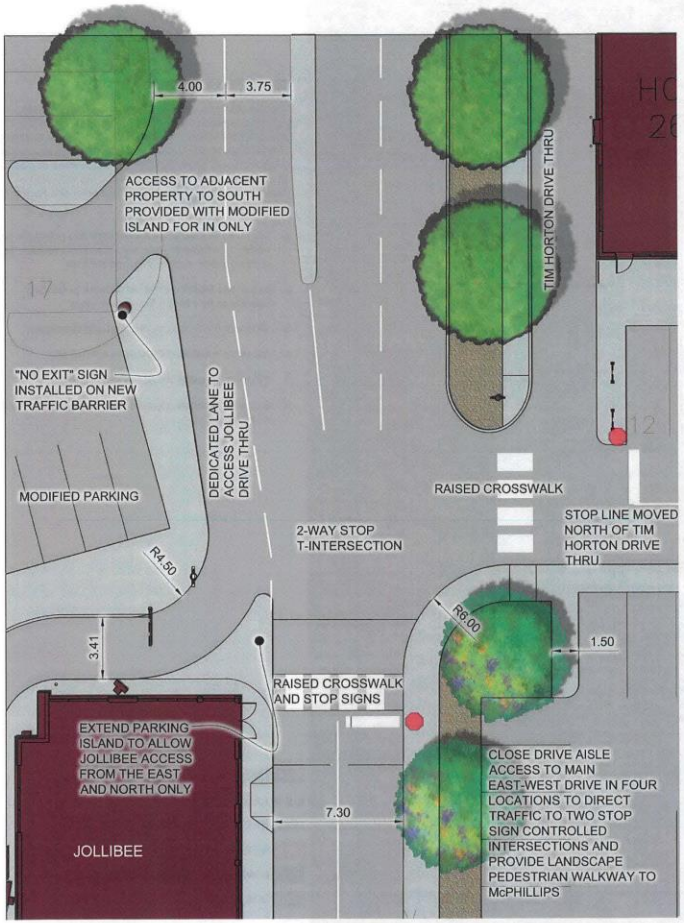
Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

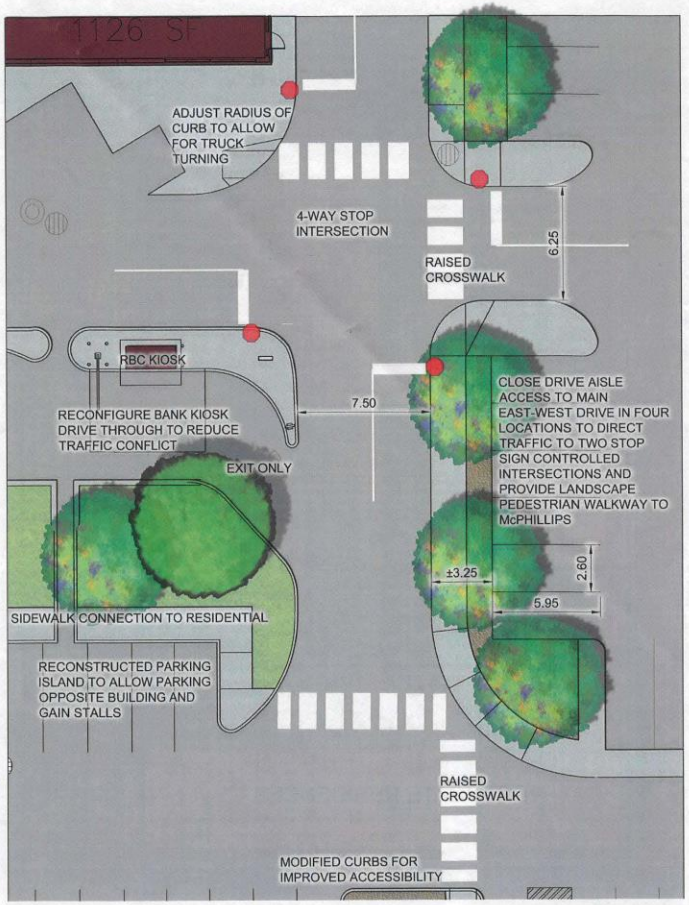
1.1

June 2022

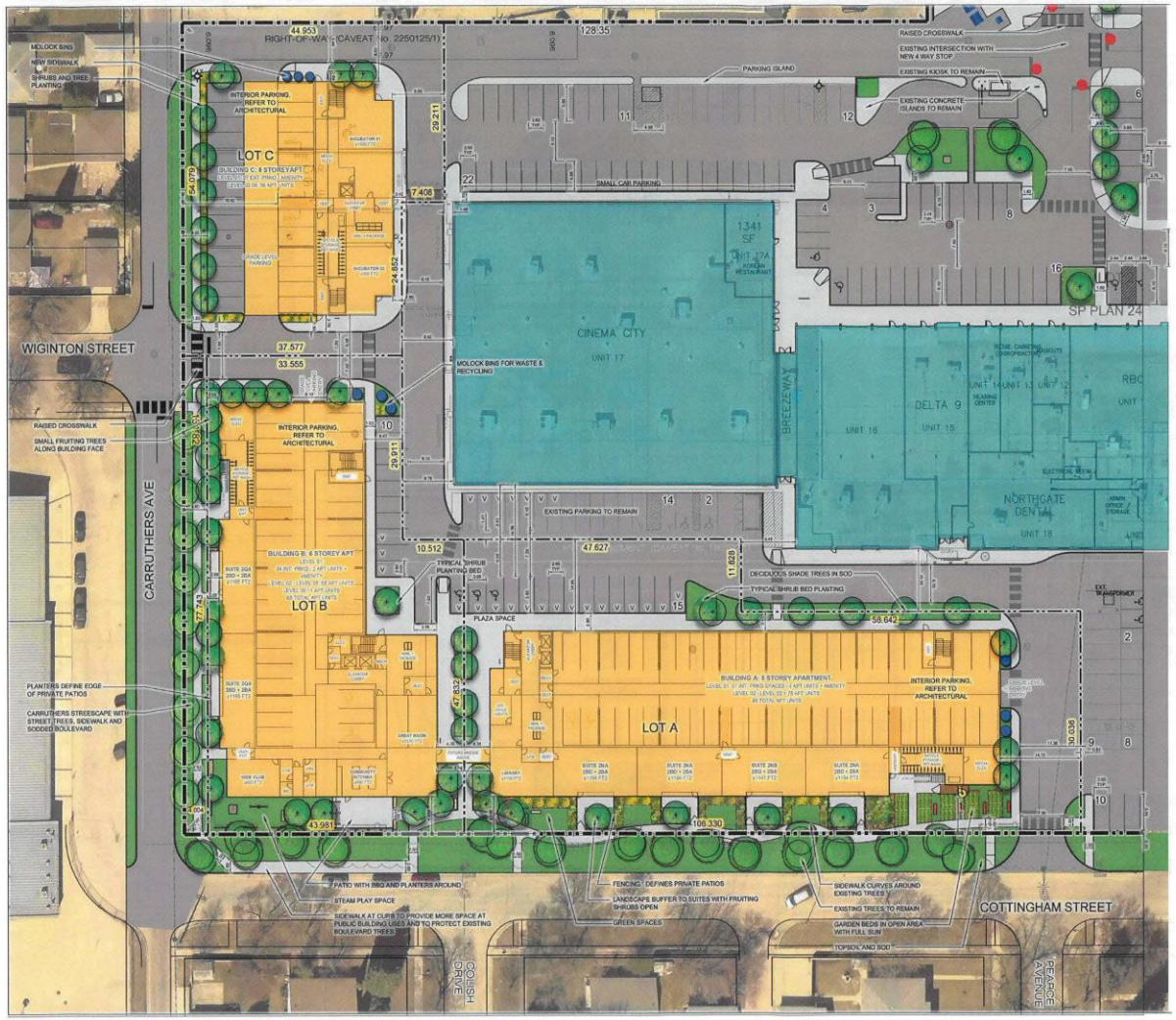
PEDESTRIAN IMPROVEMENTS ENLARGEMENT



ENLARGEMENT 1 - IMPROVEMENTS TO EXISTING EAST-WEST DRIVEWAY FROM MAPLEGLEN SIGNALIZED INTERSECTION



ENLARGEMENT 2 - IMPROVEMENTS TO EXISTING EAST-WEST DRIVEWAY



CONCEPTUAL SITE PLAN

BUILDING STATISTICS	LOT A	LOT B	LOT C
SITE AREA	1.09 ACRES	0.77 ACRES	0.56 ACRES
UNIT COUNT			
BUILDING A	81		
BUILDING B		67	
BUILDING C			56
PARKING STATS			
REQUIRED	97	80	67
(1.5 STALLS/ UNIT @ 80% FOR URBAN INFILL)			
PROPOSED			
SURFACE PARKING	14	11	27
INDOOR PARKING	51	34	
TOTAL PARKING	65	45	27

*PARKING DEFICIT ACCOUNTED FOR IN PARKING MANAGEMENT PLAN WITH MALL BELOW

ACCESSIBLE STALLS (VAN)			
REQUIRED	4(2)	4(2)	3(1)
PROPOSED	4	3(2)	2(1)

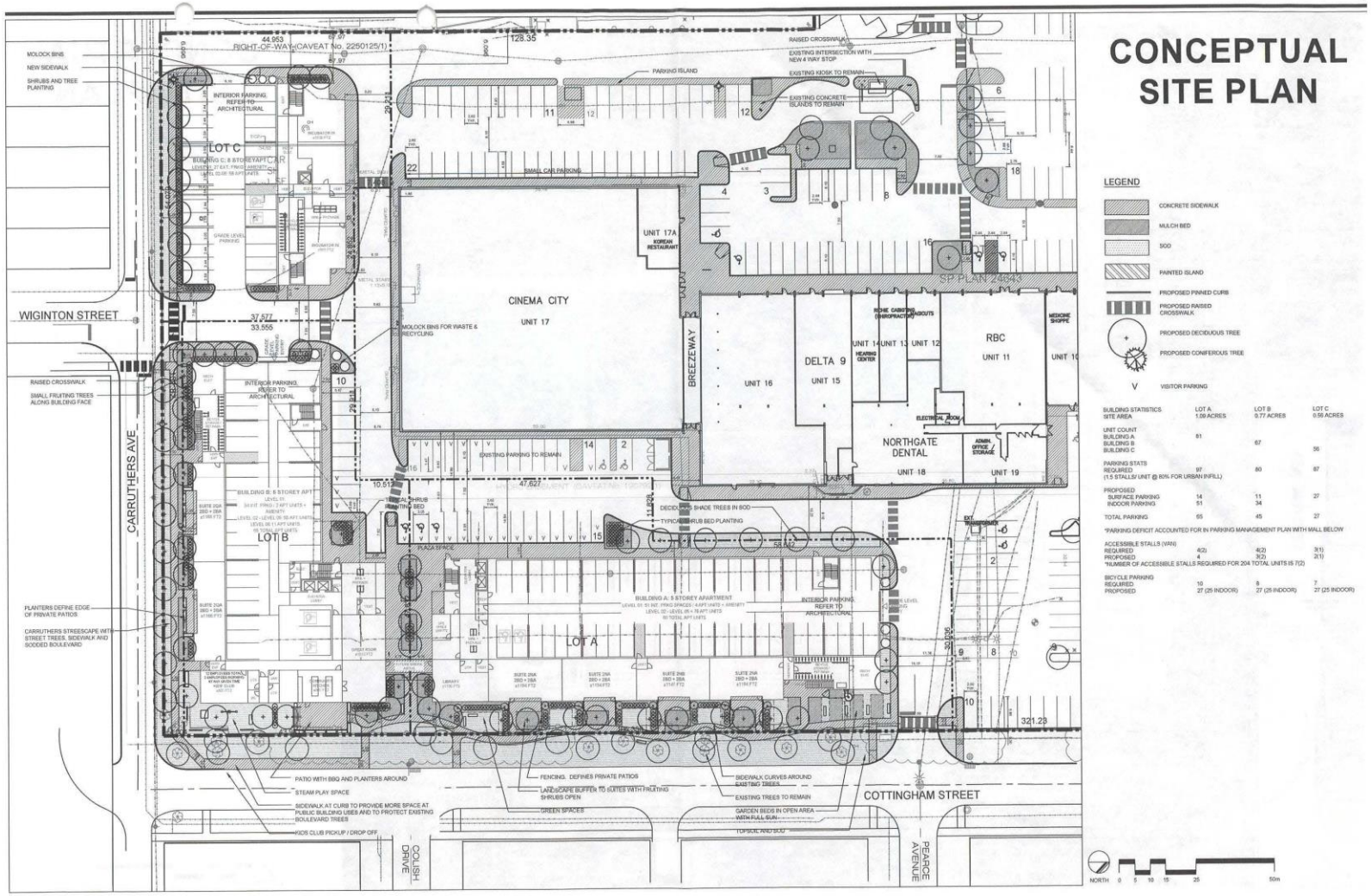
*NUMBER OF ACCESSIBLE STALLS REQUIRED FOR 204 TOTAL UNITS IS 7(2)

BICYCLE PARKING			
REQUIRED	10	8	7
PROPOSED	27 (25 INDOOR)	27 (25 INDOOR)	27 (25 INDOOR)

Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.2
June 2022

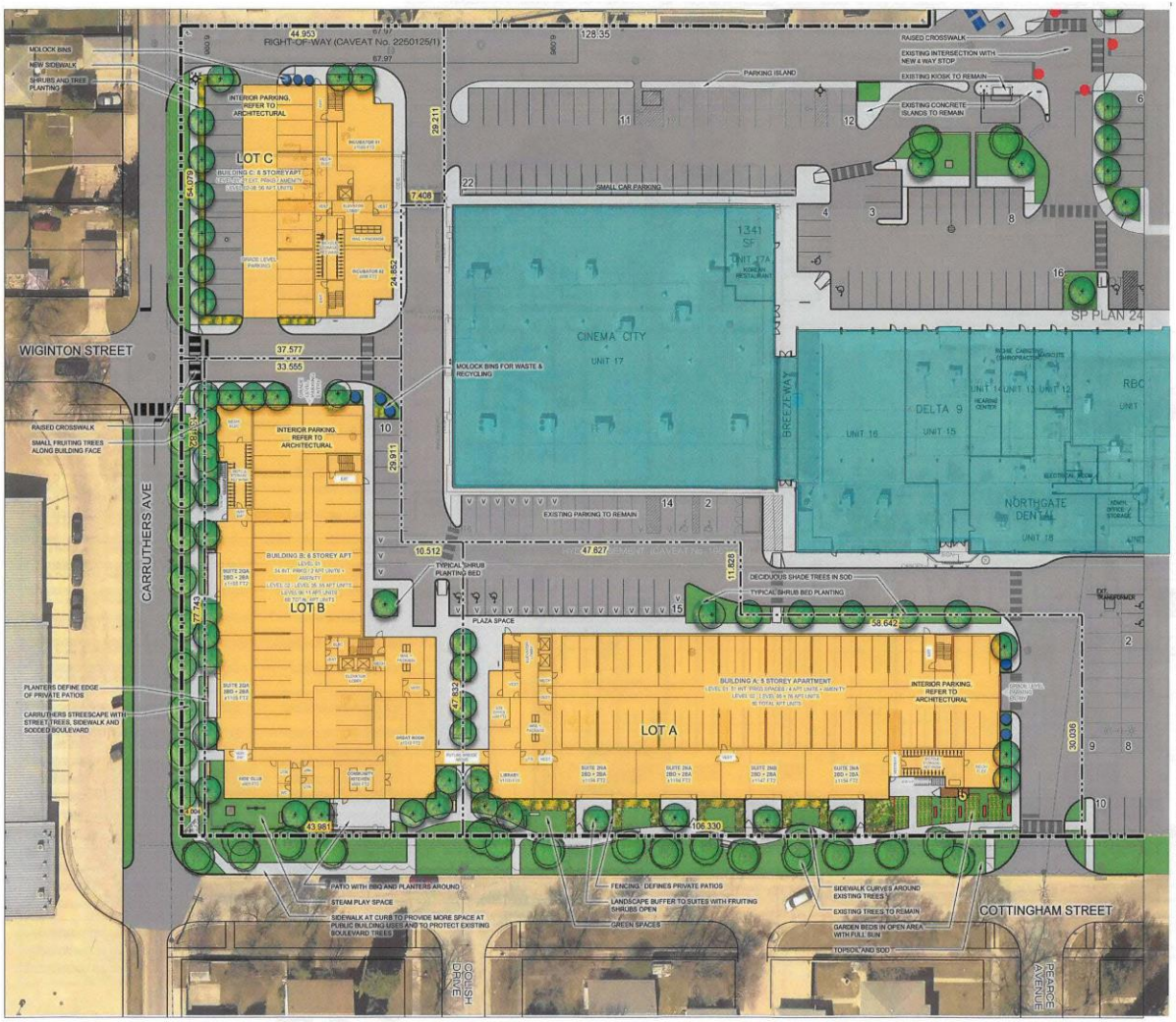


Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.2
June 2022

CONCEPTUAL LANDSCAPE PLAN



PROPOSED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
GOODLAND APPLE / MALUS X 'GOODLAND'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m. BRANCHING HT. 1.5m.
NORKENT APPLE / MALUS X 'NORKENT'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m. BRANCHING HT. 1.5m.
SPRING SNOW FLOWERING CRAB / MALUS X 'SPRING SNOW'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m. BRANCHING HT. 1.5m.
BAKER'S GOLD APRICOT / PRUNUS X 'BAKER'S GOLD'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m. BRANCHING HT. 1.5m.
EARLY GOLD PEAR / PYRUS X 'JEFGOLD'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m. BRANCHING HT. 1.5m.
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m. BRANCHING HT. 1.5m.
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 UMLUS 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.
COLORADO SPRUCE/PICEA PUNGENS	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS		
PARKHILL SASKATOON / AMELANCHIER ALNIFOLIA 'PARKHILL'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
AURORA HONEYBERRY / LONICERA CAERULEA 'AURORA'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CUPID TART CHERRY / PRUNUS X KERRASIS 'CUPID'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
BEN NEVIS BLACK CURRANT / RIBES NIGRUM 'BEN NEVIS'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CAPTIVATOR GOOSEBERRY / RIBES X CAPTIVATOR	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
BOYNE RASPBERRY / RUBUS X BOYNE	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
NORTHLAND BLUEBERRY / VACCINIUM X NORTHLAND	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
GALAHAD MOCKORANGE/ PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm 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.

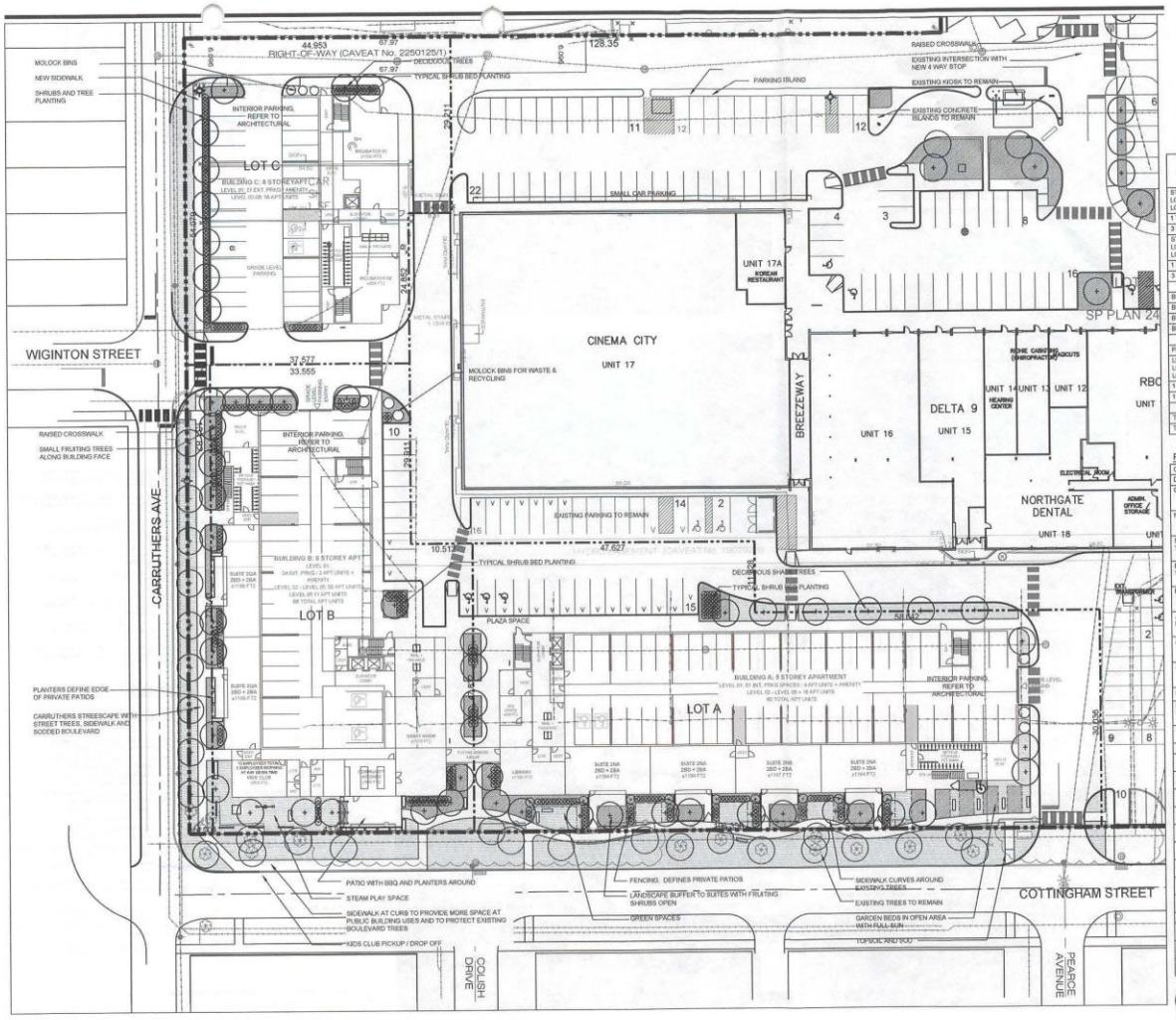
NORTH 0 5 10 15 25 50m

Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.3
June 2022

CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE STATISTICS	LOT A		LOT B		LOT C	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
STREET EDGE (Cottingham) LOT A 106.33m (348.85') LOT B 43.98m (144.29')						
1 TREE/30 ft.	12	12	5	5		
3 SHRUBS/30 ft.	52	52	22	22		
STREET EDGE (Carruthers) LOT B 77.74m (255') LOT C 54.08m (177')						
1 TREE/30 ft.			9	9	6	6
3 SHRUBS/20 ft.			38	38	27	27
BUILDING FOUNDATION (1 SHRUB/10 ft.)						
BUILDING A - 114.85m (376')	38	38				
BUILDING B - 127.39m (418')			42	42		
BUILDING C - 75.6m (249')					25	25
PARKING LOT INTERIOR						
LOT A - 5% OF 577.7 sm (6218 sf) LOT B - 5% OF 319.3 sm (3437 sf) LOT C - 5% OF 521.5 sm (5613 sf)	28.9 sm (311 sf)		15.97 sm (172 sf)		26.1 sm (281 sf)	
1 TREE/300 SQ.FT.	1	1	1	1	1	1
1 SHRUB/100 SQ.FT.	31	31	17	17	28	28
TOTAL TREES	13	13	15	15	7	7
TOTAL SHRUBS	121	121	119	119	80	80

ANY ADDITIONAL PLANTING IS AT THE DISCRETION OF THE OWNER

PROPOSED PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
GOODLAND APPLE / MALUS X 'GOODLAND'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
NORKENT APPLE / MALUS X 'NORKENT'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
SPRING SNOW FLOWERING CRAB / MALUS X 'SPRING SNOW'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
BAKER'S GOLD APRICOT / PRUNUS X 'BAKER'S GOLD'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
EARLY GOLD PEAR / PYRUS X 'JEFGOLD'	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
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 LIMLUS 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.
COLORADO SPRUCE/PICEA PUNGENS	1.8m ht.	SPECIMEN, W.B. MACHINE DUG WITH SINGLE UPRIGHT LEADER, STRAIGHT TRUNK, WELL BRANCHED, FULL FORM.
DECIDUOUS SHRUBS		
PARKHILL SASKATOON / AMELANCHIER ALNIFOLIA 'PARKHILL'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
AURORA HONEYBERRY / LONICERA CAERULEA 'AURORA'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CUPID TART CHERRY / PRUNUS X KERRASIS 'CUPID'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
BEN NEVIS BLACK CURRANT / RIBES NIGRUM 'BEN NEVIS'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
CAPTIVATOR GOOSEBERRY / RIBES X CAPTIVATOR	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
BOYNE RASPBERRY / RUBUS X BOYNE	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
NORTHLAND BLUEBERRY / VACCINIUM X NORTHLAND	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
GALAHAD MOCKORANGE/ PHILADELPHUS X 'GALAHAD'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm 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.

NORTH 0 5 10 15 25 50m

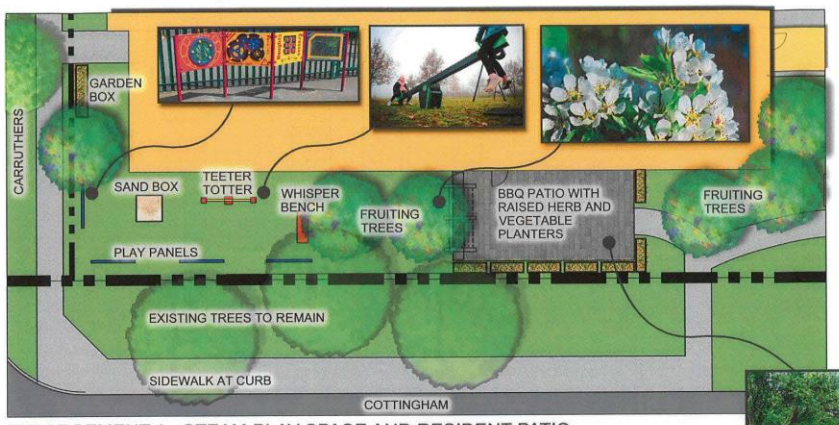
Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

1.3

June 2022

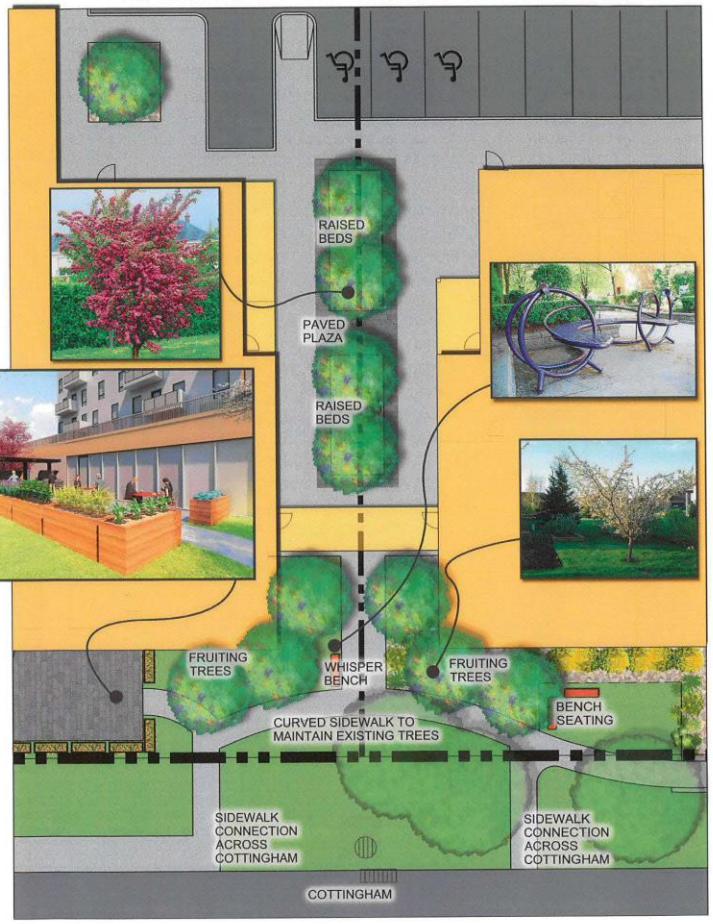
LANDSCAPE ENLARGEMENTS



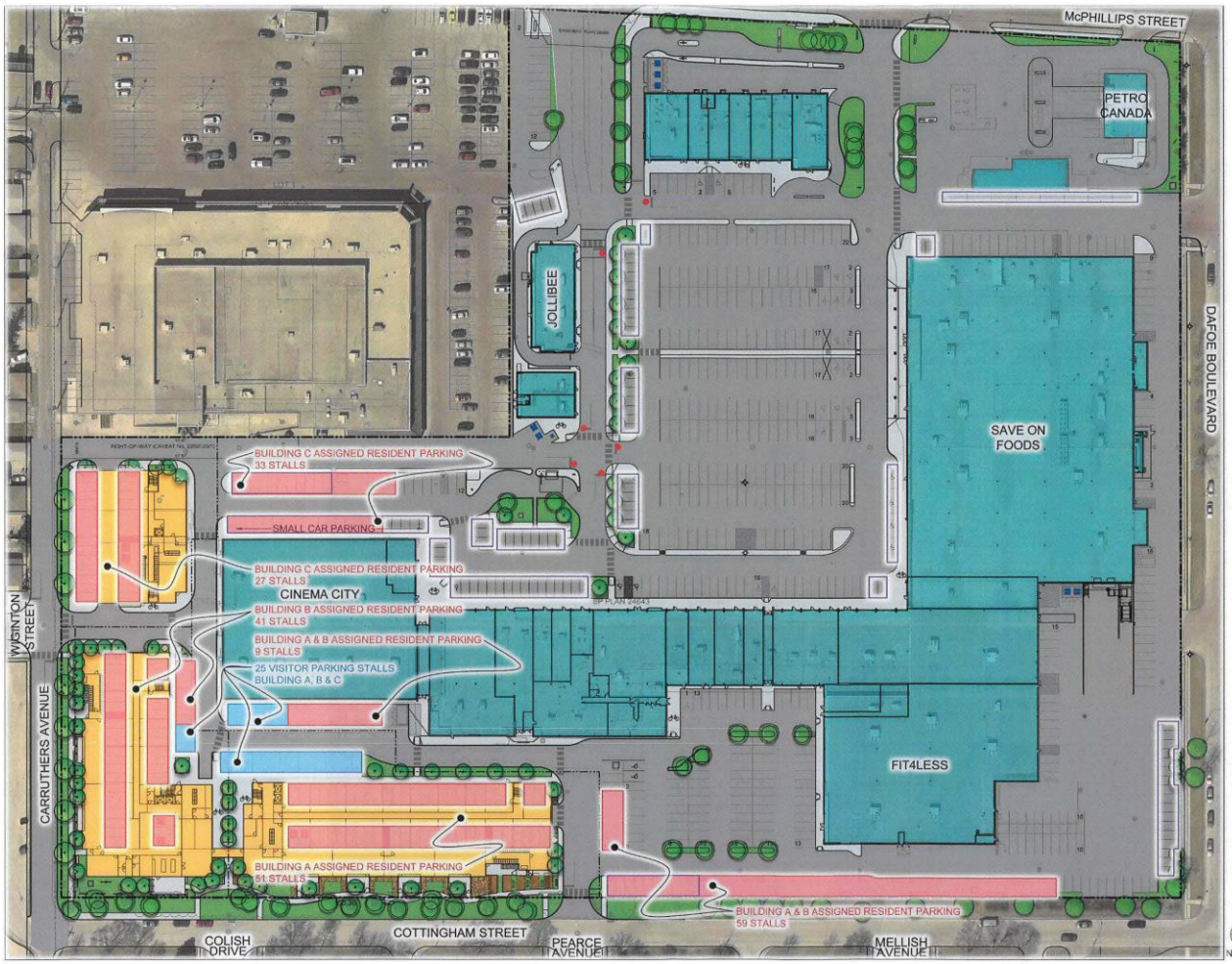
ENLARGEMENT 1 - STEAM PLAY SPACE AND RESIDENT PATIO



ENLARGEMENT 2 - SENSORY GARDEN AND EDIBLE LANDSCAPE



ENLARGEMENT 3 - CENTRAL PLAZA



SHARED PARKING PLAN

BUILDING STATISTICS	LOT A	LOT B	LOT C
SITE AREA	1.09 ACRES	0.77 ACRES	0.58 ACRES
UNIT COUNT			
BUILDING A	81		
BUILDING B		67	
BUILDING C			56
PARKING STATS			
REQUIRED (1.5 STALLS/ UNIT @ 80% FOR URBAN INFILL)	97	80	67
PROPOSED			
SURFACE PARKING	14	11	27
INDOOR PARKING	51	34	
TOTAL PARKING	65	45	27

*PARKING DEFICIT ACCOUNTED FOR IN PARKING MANAGEMENT PLAN WITH MALL BELOW

ACCESSIBLE STALLS (VAN)			
REQUIRED	4(2)	4(2)	3(1)
PROPOSED	4	3(2)	2(1)

*NUMBER OF ACCESSIBLE STALLS REQUIRED FOR 204 TOTAL UNITS IS 7(2)

BICYCLE PARKING			
REQUIRED	10	8	7
PROPOSED	27 (25 INDOOR)	27 (25 INDOOR)	27 (25 INDOOR)

NORTHGATE RESIDENCES PARKING

PARKING REQUIRED (204 UNITS)	245 STALLS
PARKING PROVIDED	137 STALLS
PARKING PROVIDED IN EXISTING SHOPPING CENTRE SURPLUS PARKING AREAS	108 STALLS
TOTAL PARKING PROVIDED	245 STALLS
ASSIGNED RESIDENT STALLS REQUIRED	220 STALLS
ASSIGNED RESIDENT STALLS PROVIDED	220 STALLS
VISITOR STALLS REQUIRED	25 STALLS
VISITOR STALLS PROVIDED	25 STALLS
BIKE PARKING REQUIRED	25 SPACES
BIKE PARKING PROVIDED	82 SPACES

EXISTING SHOPPING CENTRE PARKING
EXISTING BUILDING AREAS PROVIDED BY MARWEST OCTOBER 2020.

PRINCIPAL SHOPPING CENTRE BUILDING	171,776 SF
1399 McPHILLIPS	
SAVE ON FOODS (65,474 SF)	
FIT 4 LESS (25,326 SF)	
CINEMA CITY (26,212 SF)	
REMAINING CRU (54,764 SF)	
1385 McPHILLIPS CRU B	11,180 SF
1377 McPHILLIPS CRU A1	4,170 SF
1379 McPHILLIPS CRU A2	2,373 SF
1425 McPHILLIPS PETRO CANADA (STORE & CAR WASH)	4,621 SF
TOTAL AREA	194,120 SF
PARKING	250 SF/1 STALL
194,120SF / 250 =	776 STALLS
APPLY URBAN INFILL REDUCTION (80%) =	662 STALLS
APPLY COMBINATION OF USES REDUCTION (80%) =	497 STALLS
PARKING REQUIRED	497 STALLS
PARKING PROVIDED	644 STALLS
PARKING SURPLUS	147 STALLS
PARKING REQUIRED FOR NORTHGATE RESIDENCES	108 STALLS
OVERALL SITE PARKING SURPLUS	39 STALLS

LEGEND

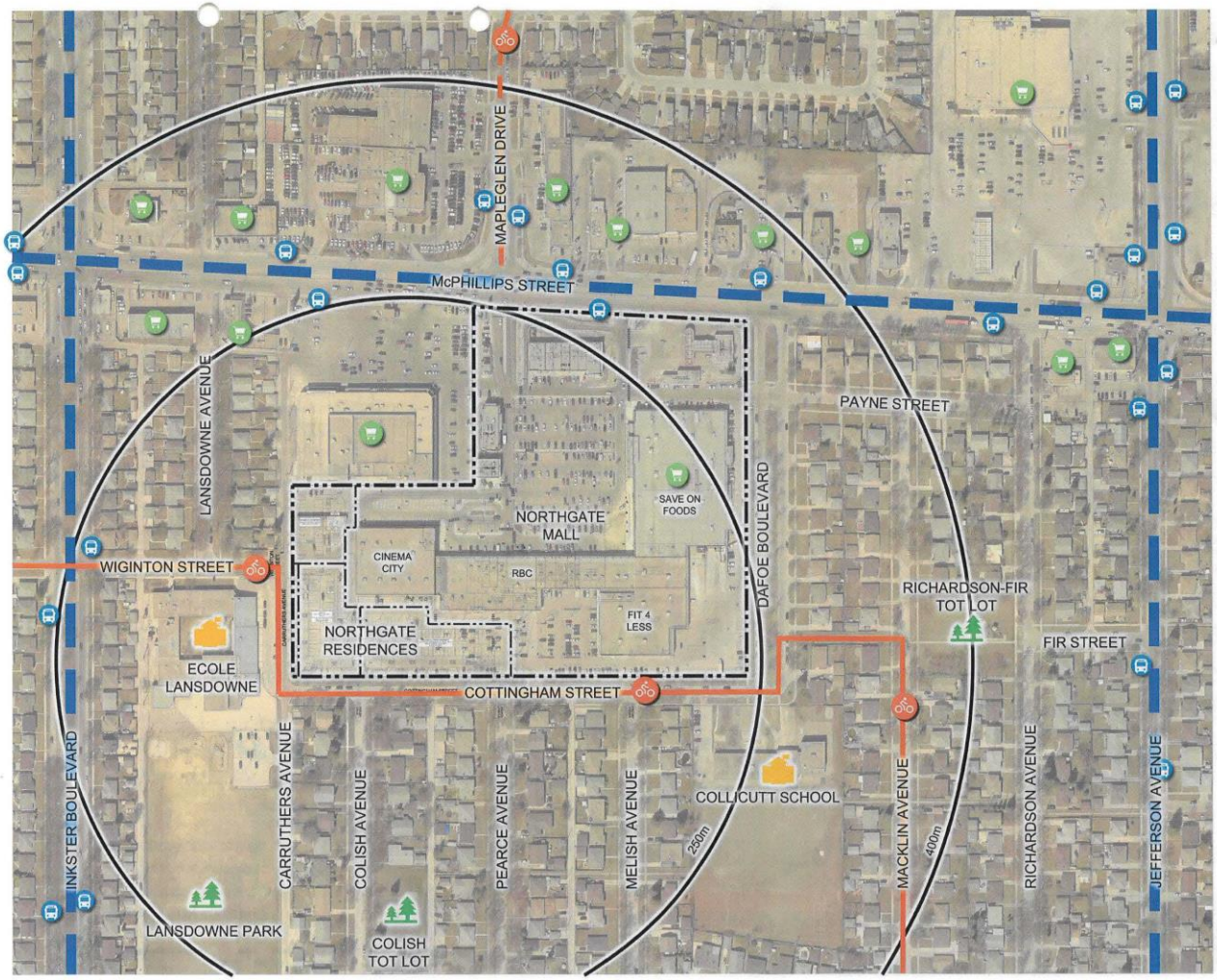
- ASSIGNED RESIDENTIAL PARKING
- ASSIGNED VISITOR PARKING
- MODIFIED PARKING STALLS
- BICYCLE PARKING

Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

PM 1
June 2022

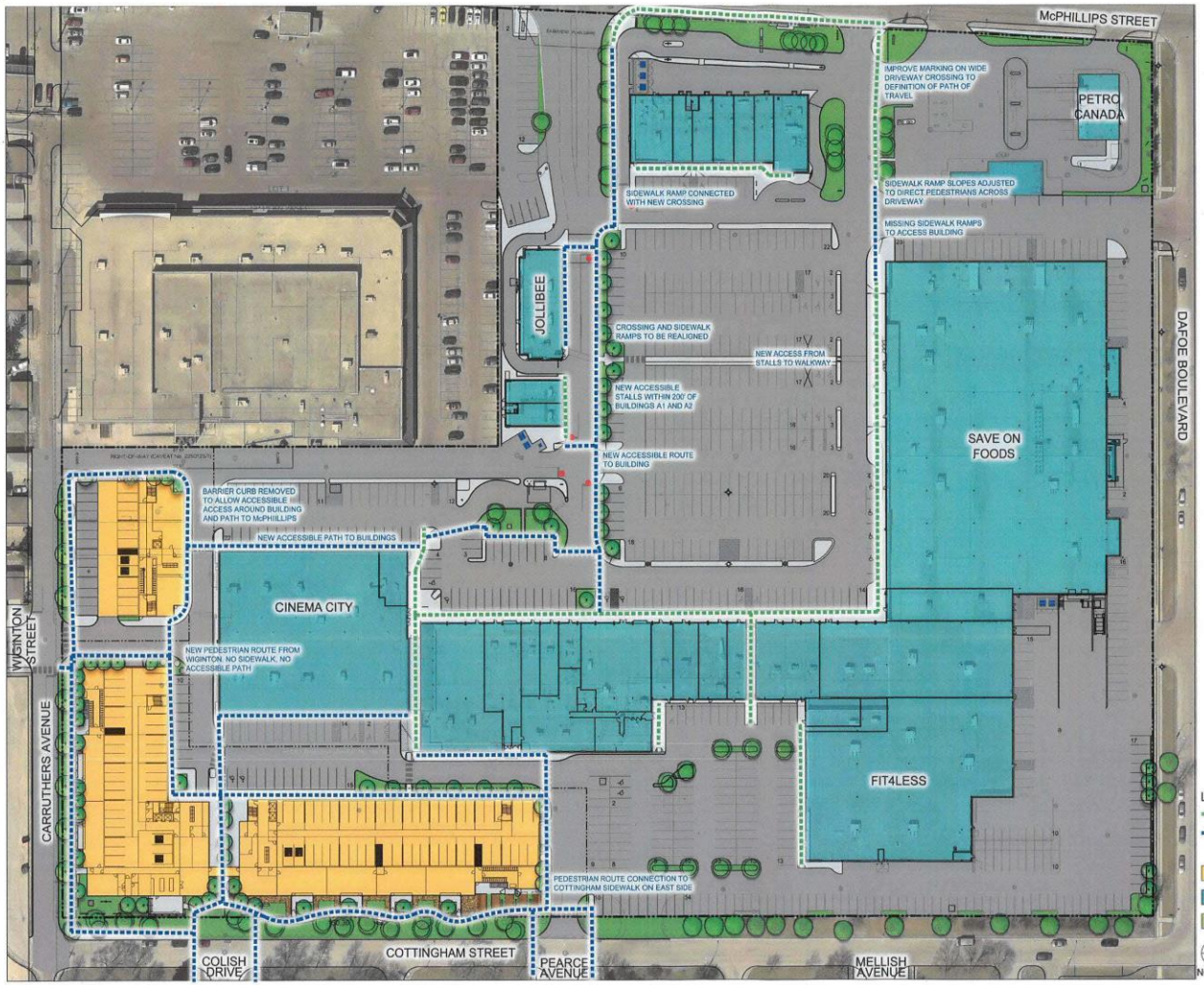
CONTEXT PLAN



Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

PM 2
June 2022



ACCESSIBILITY PLAN

As a part of the design process and in response to comments received, we reviewed Universal Accessibility across the site. This plan illustrates our recommendations.

LEGEND

- EXISTING ACCESSIBLE PATH
- NEW ACCESSIBLE PATH
- ACCESSIBILITY ISSUE ADDRESSED
- RESIDENTIAL
- COMMERCIAL
- LANDSCAPE
- SIDEWALK
- ASPHALT

Northgate SHOPPING CENTRE

PROPOSED REDEVELOPMENT OF THE NORTHGATE SHOPPING CENTRE SITE

PM 3

June 2022