June 29th 2022 [Updated July 29th 2022]

To: City of Winnipeg
Planning, Property and Development Department
Zoning and Permits Branch
Unit 31 - 30 Fort Street
Winnipeg, Manitoba R3C 4X7

Attention: Michelle Ho, City of Winnipeg Zoning Development Officer

RE: **DASZ APPLICATION – PIPELINE ROAD AND TEMPLETON AVENUE**

LOT 7 PLAN 3708 WLTO
EXC ELY 100 FEET OF NLY 217.8 FEET
IN RL 19 PARISH OF KILDONAN

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OF LOT 7 PLAN 3708 WLTO
IN OTM 19 PARISH OF KILDONAN

Title Numbers: 3179781/1, 3179800/1

Dear Ms. Ho,

Landmark Planning & Design Inc. is pleased to submit this DASZ application on behalf of Whiteland Developers (noted on Title as 10052091 MANITOBA LTD.). This application relates to the proposed development of approximately 5.4 acres total for two parcels of land in Winnipeg's Leila North neighbourhood of the Old Kildonan Ward. The subject site, at the southeast corner of Pipeline Road and Templeton Avenue, currently accommodates vacant lands and a 1-storey residential dwelling; both are in the R1 Residential Single Family zoning district. We are seeking to rezone the lots to an RMU (Residential Mixed-Use) zoning district to accommodate a Mixed-Use Residential and Commercial development. We are seeking the following planning approvals:

- To consolidate and rezone the lot from R1to RMU.

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Based on our planning analysis, we suggest that the site is well-suited for the development of a Mixed-Use Residential and Commercial development for several reasons:

- The proposal is consistent with the policies and objectives of *OurWinnipeg* and *Complete Communities;*
- A high-quality new development will visually enhance the intersection at Pipeline Road and Templeton Avenue and elevate the corner;
- The proposed development brings local commercial amenities and services closer to and within the neighbourhood;
- The development focuses improvements to the public realm, including pedestrian elements, such as a new multi-use pathway, sidewalks, pedestrian connections throughout and to the edges of the site, and outdoor amenity space.

POLICY CONTEXT

OurWinnipeg and Complete Communities

OurWinnipeg is the overall Development Plan for the City of Winnipeg. Every piece of land in the City is designated for some form of land use. The subject site is located within the "New Community" Policy Area" under the *Complete Communities Direction Strategy*. Supporting directions and enabling strategies for the development of "New Communities" include:

- Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.
- Encourage a mixture of residential, commercial, employment, and institutional uses that are supported by multiple transportation options for residents.
- Encourage greater choices in housing type, density, style, and tenure.

Precinct E Precinct Plan
Approved Secondary Plan Amendment SPA 1/2022

The subject site was recently re-designated to the "Higher Density Residential" designation of the Precinct E Precinct Plan and includes the following policies:

- Two family housing, townhouses and low-rise apartments shall be the predominant use of land within this policy area.
- These areas will develop to at least 10.0 units per gross developable acre or greater.
- Local scale commercial uses should be permitted on the main of floor buildings within this policy area.
- On-site amenity features such as benches, walking paths, and treed areas should be provided to meet active and passive recreation/leisure needs of residents.

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- Convenient pedestrian connections to all land uses on the site as well as off-site connections shall be provided.
- Develop to make efficient use of services and encourage transit use.

As part of a recent approved Secondary Plan Amendment, the City of Winnipeg Administration included wording to help clarify the intended built form of land uses:

- Two family housing, townhouses, and low-rise apartments (four storeys or less), and mid-rise apartments (generally six storeys or less) shall be the predominant use of land within this policy area.
- Mid-rise apartment uses up to a maximum of eight storeys may be considered through the development application process provided the scale and design of the proposed development is compatible with surrounding existing and planned land uses, and there is existing or planned infrastructure to accommodate the proposed use

STAKEHOLDER & PUBLIC ENGAGEMENT

As part of our due diligence, the project team undertook a thorough stakeholder and public engagement process. Across three rounds of meetings in September 2020, March 2022, and May 2022 (**see Figure 1**), we met with adjacent residents, as well as stakeholders most likely to be potentially impacted by this proposal. Many of the concerns and suggestions were considered and addressed by the project team. Across the three rounds of engagement, feedback was obtained from stakeholders using various methods, including in-person conversations, meeting minutes, comment sheets and online surveys, phone conversations, and via email correspondences. Meetings were also conducted directly with the Seven Oaks School Division (SOSD).

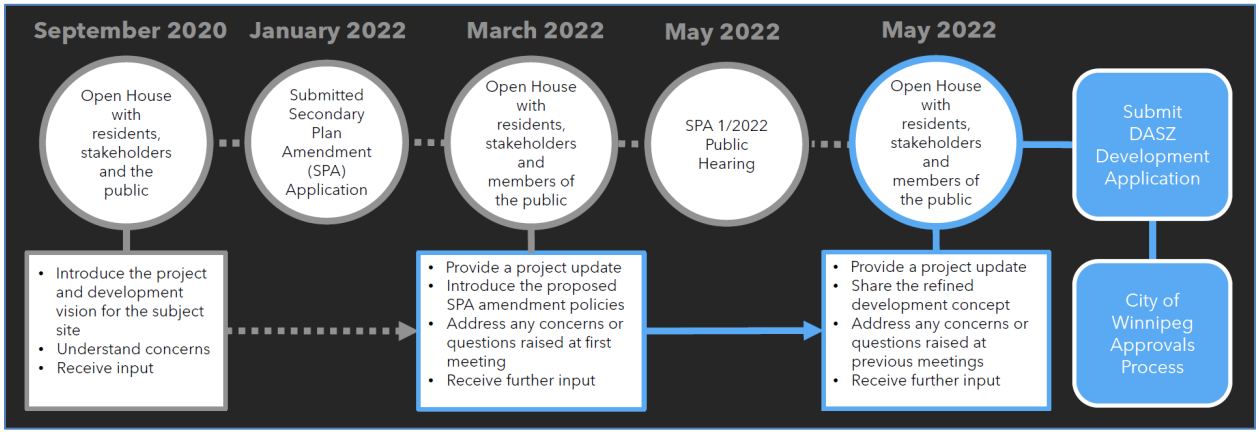


Figure 1: Stakeholder & Public Engagement Timeline

First Round of Stakeholder & Public Engagement

At the first-round stakeholder meeting (September 21st, 2020 – at Garden City Community Centre – 7PM), the project team introduced the planning process, project timeline, development vision for the subject site, and anticipated next steps. We also sought resident and stakeholder input ("What should we be thinking about at this stage in the planning and design process?") and provided responses to any concerns or questions from attendees. Following this initial meeting, the project team worked to further address the questions, comments, and concerns of stakeholders namely related to traffic, safety, amenities and services, setbacks, and density.

Second Round of Stakeholder & Public Engagement

A second-round stakeholder meeting was held on March 24th, 2022 (via Zoom – 7PM). The purpose of this round of engagement was to provide a project update, introduce the proposed Secondary Plan Amendment policies, share a potential development concept, show how feedback was considered and addressed, continue to receive further input, and outline the next steps in the planning and design process.

Third Round of Stakeholder & Public Engagement

A third-round stakeholder meeting was held on May 26th, 2022 (via Zoom – 7PM). The purpose of this round of engagement was to confirm the approval of the Secondary Plan Amendment Public Hearing, share the refined development concept, continue to receive stakeholder input, and discuss the next steps in the planning process.

Meetings with the Seven Oaks School Division

The project team conducted meetings with the SOSD in September 2020 and May 2022. Representatives of the SOSD were generally supportive of the concept and provided insights into site access. Of note, they suggested that a second point of access to the subject site, directly from Pipeline Road, would be beneficial from their perspective. The rationale for this would be to reduce the traffic at the Templeton Avenue access, directly adjacent to the School.

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Figure 2: Community Review Newspaper Advertisement

Engagement Notification

In terms of notification for the three rounds of stakeholder and public engagement, residents adjacent to the subject site received direct invites (150+) to the engagement meetings via Canada Post or hand delivered notices. For the second and third round, specifically, the project team undertook direct notification again, as well as email notifications to those who provided their contact information from the first round. An advertisement was taken out in the local Community Review (formerly Sou'Wester) newspaper for all rounds of engagement (**see Figure 2**). Communications with the School Division occurred in all three rounds of engagement. Presentation and feedback materials were forwarded via email or mail to those who requested them as well as posted to the Landmark website.

ADDRESSING FEEDBACK

A few key concerns were raised by nearby residents, and stakeholders during the engagement process. The table below outlines what we heard and how the project team considered and addressed feedback:

Concern	Response to Concerns
Traffic, Safety, Street Upgrades and Signalization	• Some stakeholders expressed concerns about traffic related to safety, street upgrades and traffic signalization • The City's Public Works department will decide which improvements to streets may be required • The City's Public Works department will also decide on whether traffic signals are required. It is anticipated that signalization will be a requirement of the future Subdivision and Re-zoning development • The developer will be required to contribute their share to on-site and off-site improvements such as street upgrades, sidewalks and potentially future signalization • We are requesting a right-in/right-out direct access from Pipeline Road (with limited turn movements); The City's Public Works department will also decide on this request
School Capacity	• Some stakeholders expressed concerns for school capacity in the area • This school capacity issue cannot be addressed through the SPA or DASZ application.
Amenities and Services	• Some stakeholders expressed the desire for local commercial services closer to and within the neighbourhood • The proposed development concept includes a mixed-used development comprised of residential units above ground floor commercial uses • The design concept also includes an outdoor amenity space
Privacy, Shadows, and Setbacks	• Some stakeholders expressed concerns about privacy related to shadows and setbacks and indicated concerns about building heights in excess of 6 storeys o The proposed development does not exceed 6-storeys in height o The Secondary Plan makes provision for up to 8 storeys • The City of Winnipeg employs many design standards to minimize impacts of new development on existing properties. These include: o 45-degree angular plane o Plan Approval process • The buildings were oriented to minimize privacy/shadow impacts on adjacent /nearby properties

Concern	Response to Concerns
	• The development and Amber Trails plus the subdivision to the north are separated by Pipeline Road and Templeton Avenue with substantial right-of-way widths
Density	• Some stakeholders expressed concerns about "Higher Density Residential" • Some stakeholders expressed the desire for more single-family housing • Market, land economics, and demographic shifts have occurred in recent years. There has been an increased demand for multi-family development • The prominent intersection of Pipeline Road and Templeton Avenue represents a logical location for increased density and mixed-use development • Developments north of Court Avenue will accommodate single-family and two-family housing • The subject site was always intended for multi-family development via the *Precinct Plan*

CITY OF WINNIPEG COLLABORATION AND DUE DILIGENCE

The project team worked closely with City of Winnipeg departments to gain insight and understand any potential concerns with the proposed development at Pipeline Road and Templeton Avenue. The Planning, Property and Development Department provided several recommendations related to site access, site design, and building massing to the project team in their preliminary feedback, which we were then able to incorporate and integrate into the development concept.

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DEVELOPMENT CONCEPT

Throughout the planning and design process, a few preliminary design concepts were developed, evaluated, and revised. Based on the results of our City of Winnipeg consultation, stakeholder and public engagement, and best practice, the project team prepared a preferred design concept (**see Figures 3, 4 and 5**). The proposed development concept includes:

- A total of three (3) buildings for the purpose of accommodating a mixed-use residential and commercial development:
  - Total Site Area: +- 226,250 sq. ft.
    - Building A – 6 storey Mixed-Use Residential with Commercial on the Main Floor
      - Proposed uses:
        - Total CRU Area: 20,584 sq. ft.
        - CRU Units ranging from 1050-1340 sq. ft.
          - Personal Services
          - Offices
          - Restaurant
    - Building B – 5 storey Mixed-Use Residential with Commercial on the Main Floor
      - Proposed uses:
        - Total CRU Area: 9,920 sq. ft.
        - CRU Units ranging from 1025-1340 sq. ft.
          - Personal Service
          - Offices
          - Restaurant
    - Building C – 6 storey L-shaped Residential
    - A total of 253 residential units
    - Approximately 30,000 sq. ft. of Main Floor Commercial Space total for Building A and B
- Approaches: In addition to the main access at the north of the site to Templeton Avenue, there is one proposed right-in/right-out approach from Pipeline Road with limited turn movements
- Parking areas (surface parking and underground parking stalls)
  - A total of 421 parking stalls (159 underground)
- Pedestrian sidewalks and connections
- Outdoor amenity space
- Landscaping to the edge of the site and throughout

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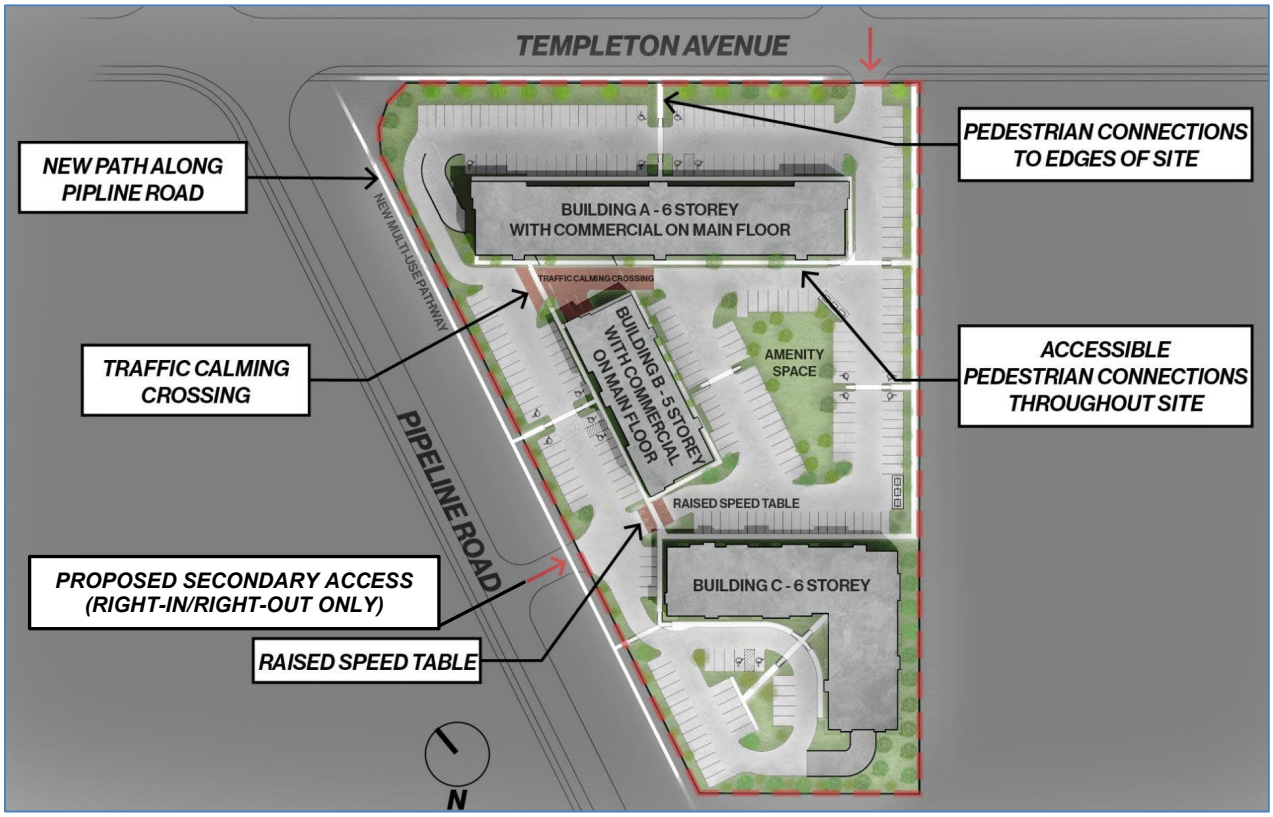


Figure 3: Preferred Design Concept



Figure 4: South Elevation for Building A showing CRU entrances



Figure 5: Rendering looking West at Building C and Building A from Ecole Templeton

In conclusion, based on the extensive due diligence completed by the project team, we believe we have been able to minimize any potential negative impacts while maximizing the benefits. The project team has addressed input and feedback from City of Winnipeg departments, resulting in changes to the design throughout the planning and design process. Our proposal will bring much desired variety in housing type, as well as local commercial amenities and services at Pipeline Road and Templeton Avenue, within the Leila North neighbourhood, and to the Old Kildonan Ward.

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APPLICATION DOCUMENTATION

We have enclosed five (5) copies of each of the following application materials:

- Current Status of Title
  - 3179781/1, 3179800/1
- Letter of Intent
- Letter of Authorization (10052091 MANITOBA LTD.)
- Building Location Certificate (Barnes & Duncan)
- Title Plot
- Plan of Subdivision (Affinity Architecture)
- Plans of Development - Site Plan, Floor Plans, Building Elevations (Affinity Architecture)
- Colour Renderings (Affinity Architecture)
- Landscape Plan (Landmark Planning & Design)

If you have any questions or require additional information, please contact the undersigned at 204-453-8008. We thank you for your consideration and we look forward to meeting with City of Winnipeg representatives on this file.

Sincerely,



Jeff Pratte, RPP, MCIP
Landmark Planning & Design Inc.

CC: Rakvinder Hayer - City of Winnipeg –
Lord Selkirk-West Kildonan Community Committee District Planner