Minute No. 175
Report – Standing Policy Committee on Property and Development – January 9, 2023

Item No. 9 Zoning Agreement Amendment – 685 St. Mary's Road (St. Vital Ward) File ZAA 4/2022 [c/r DAV 144145/2022D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Zoning Agreement Caveat No. 1791021/1 under File DAZ 223/1991 dated September 25, 1991 (By-law 6247/1993) be discharged in its entirety.

2. That the Zoning Agreement Caveat No. 1791022/1 under File DAZ 223/1991 dated September 25, 1991 (By-law 6247/1993) be amended as follows:

   A. That Clause 2 be replaced with the following condition:

      "That the following uses shall not be permitted on the land:

      i. Auto/light truck/motorcycle, repair and service
      ii. Auto/light truck/motorcycle, sales and rental
      iii. Auto parts and supplies, sales
      iv. Fuel sales
      v. Drive-in or drive-through
      vi. Billboard signs
      vii. Outside display and sales."

   B. That Clause 3 be deleted.

3. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement Caveat No. 1791022/1 under File DAZ 223/1991 as approved in aforesaid Recommendation 2.

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

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

Report – Standing Policy Committee on Property and Development – January 9, 2023

COUNCIL DECISION (continued):

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

7. That the Developer be required to enter into a Servicing Agreement with the City to construct asphalt pavement within the Public Lane serving the Planned Area, and all related works, from Sherwood Place to the East-West Public Lane serving Sherwood Place, all as determined by and to the satisfaction of the Director of Public Works.

Report – Standing Policy Committee on Property and Development – January 9, 2023

DECISION MAKING HISTORY:

Councillor Browaty advised that he would refrain from voting or participating in the discussion on the item due to a potentially perceived conflict of interest. Councillor Browaty then left the Chamber.
(See Minute No. 166 for Disclosure of Conflict of Interest)

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 17, 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 January 9, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 3, 2023, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation 7:

  "7. That the Developer be required to enter into a Servicing Agreement with the City to construct asphalt pavement within the Public Lane serving the Planned Area, and all related works, from Sherwood Place to the East-West Public Lane serving Sherwood Place, all as determined by and to the satisfaction of the Director of Public Works."

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

Report – Standing Policy Committee on Property and Development – January 9, 2023

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

On November 14, 2022, the Riel Community Committee adjourned the public hearing to its meeting on January 3, 2023 at 10:30 a.m. in the Council Chamber at 510 Main Street.

PUBLIC HEARING SUMMARY

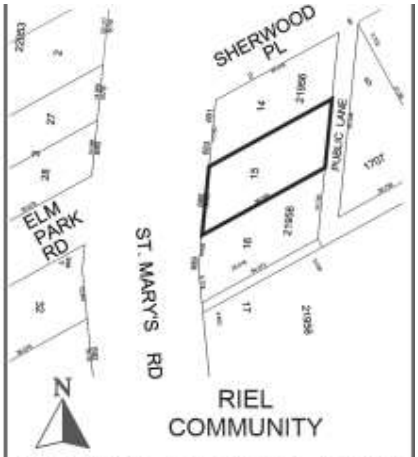
File: ZAA 4/2022

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Mayes

Public Hearing: January 3, 2023
November 14, 2022
Council Building, 510 Main Street

Applicant: BBDD Inc. (Steven Ulrich)

Subject:



APPLICANT : BBDD Inc. (Steven Ulrich)
FILE : ZAA 4/2022
PROPOSAL : To discharge the existing Zoning Agreement to DAZ 223/91 (By-law 6247/1993), Caveat No. 1791021/1, affecting the land shown outlined above, to remove the requirement for the owner to provide land for a lane widening and to amend the Zoning Agreement to DAZ 223/91, Caveat No. 1791022/1, by removing clauses 2. and 3., to allow the construction of a three (3)-storey building, containing commercial and residential uses. **For information, phone S. Jerez, Planner at 204-986-7175.**

DEMANDEUR : BBDD Inc. (Steven Ulrich)
N° DE DOSSIER : MCZ 4/2022
PROJET : Demande de retrait de la convention de zonage existante associée à la DAZ 223/91 (règlement municipal n° 6247/1993), opposition n° 1791021/1, touchant le terrain délinéé ci-dessus, pour supprimer l'exigence selon laquelle le propriétaire doit fournir un terrain pour l'élargissement de la voie, et demande de modification de la convention de zonage associée à la DAZ 223/91, opposition n° 1791022/1, en supprimant les clauses 2 et 3, afin de permettre la construction d'un immeuble de trois étages à usage commercial et résidentiel. **Pour obtenir des renseignements, appelez S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected: 685 St. Mary's Road

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

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: January 4, 2023

Community Committee Recommendation:

On January 3, 2023, the Riel 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 Zoning Agreement Caveat No. 1791021/1 under File DAZ 223/1991 dated September 25, 1991 (By-law 6247/1993) be discharged in its entirety.

2. That the Zoning Agreement Caveat No. 1791022/1 under File DAZ 223/1991 dated September 25, 1991 (By-law 6247/1993) be amended as follows:

   A. That Clause 2 be replaced with the following condition:

      "That the following uses shall not be permitted on the land:

      i. Auto/light truck/motorcycle, repair and service
      ii. Auto/light truck/motorcycle, sales and rental
      iii. Auto parts and supplies, sales
      iv. Fuel sales
      v. Drive-in or drive-through
      vi. Billboard signs
      vii. Outside display and sales."

   B. That Clause 3 be deleted.

3. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement Caveat No. 1791022/1 under File DAZ 223/1991 as approved in aforesaid Recommendation 2.

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

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

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

7. That the Developer be required to enter into a Servicing Agreement with the City to construct asphalt pavement within the Public Lane serving the Planned Area, and all related works, from Sherwood Place to the East-West Public Lane serving Sherwood Place, all as determined by and to the satisfaction of the Director of Public Works.

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

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

1. It is a bit of a tight fit – I suppose Mr. Browaty has a point there, on the other hand, I have spent much of the last four years trying to control the pace of lot-splitting-type densification and if you are going to do that, you're going to have to be open to densifying on the big, regional corridors – like St. Mary's, like St. Anne's.

2. We heard a lot of bad noise about approving a four-storey building in the Glenwood area on St. Anne's Road, this is three-storeys. I don't think the density is out of keeping with the neighbourhood.

3. We approved a lot of development along St. Anne's and St. Mary's over the last ten years or so. I actually think this is in keeping with that

4. I should have probably insisted on more lane paving over the years. I'm going to from here on in. To the credit of this developer, they've said "yep – that sounds reasonable.".

5. Mr. Wintrup's client at the last meeting, 122 St. Anne's agreed to the same thing, so we've probably paved more lanes in the Varennes area in the last two months than in the last ten years. This is positive.

6. I think it's a reasonable development given the context.

Exhibits Filed:

1. Application dated August 16, 2022
2. Notification of Public Hearing dated September 23, 2022
3. Manitoba Status of Title 3129610/1
4. Letter of authorization dated September 1, 2021 from Sohan Jammu Holdings (Sohan Jammu) to BBDD Inc. (Steven Ulrich)
5. Surveyor's Building Location Certificate and sketch dated April 30, 2021
6. Caveats 1791021, 1791022
7. Plans (6 pages)
8. Report from the Urban Planning Division dated November 1, 2022
9. Inspection Report
10. Submission received November 14, 2022 from Tim Browaty in opposition to the application
11. Submission received November 14, 2022 from Dr. Guojian Huang in opposition to the application
12. Recording of Representations
13. Notice of Adjournment dated 18, 2022

REPRESENTATIONS:

In Support:

Sohan Jammu
Steven Ulrich

In Opposition:

Tim Browaty
Guojian Huang

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "8" referred to in File ZAA 4/2022

ADMINISTRATIVE REPORT

Title: ZAA 4/2022 – 685 St. Mary's Road

Issue: For consideration at the public hearing to amend a Zoning Agreement under File DAZ 223/1991 to discharge Caveat No. 1791021/1, and to amend Clauses 2 and 3 in Caveat No. 1791022/1 to allow for the establishment of a mixed use commercial and residential building.

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, MCP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement Caveat No. 1791021/1 under File DAZ 223/1991 dated September 25, 1991 (By-law 6247/1993) be discharged in its entirety.
2. That the Zoning Agreement Caveat No. 1791022/1 under File DAZ 223/1991 dated September 25, 1991 (By-law 6247/1993) be amended as follows:

   A) That Clause 2 be replaced with the following condition:

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      i. Auto/light truck/motorcycle, repair and service;

      ii. Auto/light truck/motorcycle, sales and rental;

      iii. Auto parts and supplies, sales;

      iv. Fuel sales

      v. Drive-in or drive-through;

      vi. Billboard signs; and

      vii. Outside display and sales.

   B) That Clause 3 be deleted.

3. That the Director of Legal Services and City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement Caveat No. 1791022/1 under File DAZ 223/1991 as approved in aforesaid Recommendation 2.
4. That the Owner of the subject land (the "Owner") enter into the aforementioned Amending Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter.
5. That the proper officers of the City are hereby authorized to execute said Amending Agreement.
6. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

- The applicant is proposing to establish a mixed use commercial/residential building on the subject site consisting of one (1) retail unit and six (6) residential dwelling units.
- The existing Caveats registered on title restricts any development on the subject site as follows:
    - That the Owner agrees to convey the easterly 4 feet of land facing the back lane due to future widening that may be required, and to keep this land free of all encumbrances;
    - That no new buildings or structures be constructed on the land for any use except:
        - Offices, business or professional;
        - Printing shop, not exceeding a floor area 1,200 square feet;
        - Any use incidental or accessory to any of the above uses.
    - That no building on the land shall exceed a height of two storeys and no other structure on the land shall exceed a height of 25 feet.
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- Approval of a Zoning Agreement Amendment application requires a public hearing as per the Development Procedures By-law and The City of Winnipeg Charter.
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject Zoning Agreement under File DAZ 223/1991 will be amended such that Caveat No. 1791021/1 will be discharged, and Caveat No. 1791021/1 will be amended.

HISTORY

DAZ 252/90

- In 1990 the Commissioner of Planning and Community Services initiated an application to amend The St. Vital Town Planning Scheme 1951 by rezoning the lands on the east and west sides of St. Mary's Road between St. Anne's Road and Fermor Avenue from an "R3" Multiple- Family District to a "C1" Limited Commercial District and a "C2" Commercial District to an "R1" One-Family District thereby bringing existing uses into compliance.
- File No. DAZ 252/90 was originally initiated to re-zone 618 St. Mary's Road (and similar sites) to "R1" One-Family District. An application to establish a commercial (office) use was not approved, hence the owner proposed to restore the use of that site to a one-family dwelling, which was not permitted under the relevant zoning agreement.
- The St. Boniface-St. Vital Community Committee concurred in part, amending the approval such that lots with frontage on St. Mary's Road between Elm Park Road and Mager Drive West would be rezoned to an "R1" One-Family District to address the concerns of the residents who opposed the proposed changes to their existing zoning designation
- Approval in part was subject to conditions stipulated in a Zoning Agreement that limited future development for commercial zoning districts to specific permitted land uses, limited height, and restricted development abutting the subject public lane to accommodate for a future lane widening.

CONSULTATION

In preparing this report there was consultation with:

Public Works Department

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:

Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Simi Jerez, MCP
Date:	November 1, 2022
File No.	ZAA 4/2022

List of Schedules and Attachments

1. Appendix A – Planning Discussion

APPENDIX 'A'

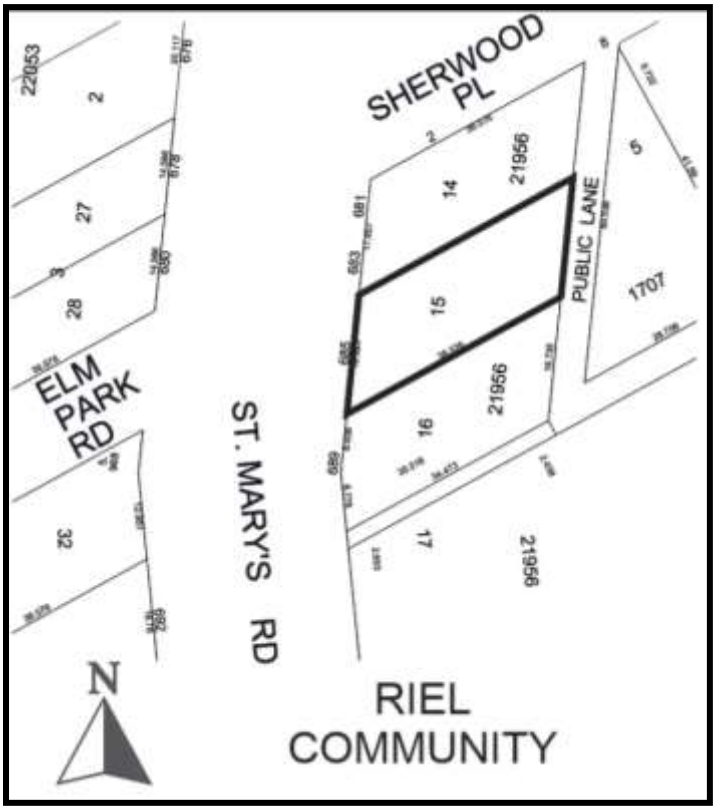
DATE: November 1, 2022

FILE: **ZAA 4/22**
RELATED FILES: DAV 22-144145\D
COMMUNITY: Riel
NEIGHBOURHOOD #: 5.516 (Varennes)

For consideration at the public hearing to amend a Zoning Agreement under File DAZ 223/1991 to discharge Caveat No. 1791021/1, and to amend Clauses 2 and 3 in Caveat No. 1791022/1 to allow for the establishment of a mixed use commercial and residential building.

LOCATION: 685 St. Mary's RD

LEGAL DESCRIPTION: LOT 15 PLAN 21956 109 111/2 ST B



APPLICANT: Steven Ulrich (Blue Bella Draft Design)
1200 Pembina Hwy Unit 302
Winnipeg, MB R3T 2A7

OWNER: 6864776 MANITOBA LTD.
311 Hargrave St 101
Winnipeg, MB R3B 0V8

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the east side of St Mary's Road between Sherwood Place and Regal Avenue, in the Varennes neighbourhood of the St Vital ward.
- The site is currently occupied by a 1,263 square foot one and three quarter storey dwelling built in 1912. Site access is taken via a gravel lane.

  The site falls within the Established Neighbourhoods - Mature Communities policy area under the *Complete Communities Direction Strategy 2.0*. The subject site is zoned "C2 "Commercial Community".



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A commercial and one-unit residential mixed use building zoned "C2" Commercial Community, then Sherwood Place.

South: A commercial use zoned "RMF-S" Residential Multi-Family (Small); then Ecole Varennes split zoned "RMF-S" Residential Multi-Family (Small) and "R1-M" Residential Single-family Medium; then a place of worship and accessory parking area zoned "RMF-S" Residential Multi-Family (Small).

East: Public lane; then single-family residential uses zoned "R1-M" Residential Single-Family (Medium) District.

West: St. Mary's Road; then single-family detached dwellings zoned "RMF-S" Residential Multi-Family (Small).



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a three storey mixed use building, approximately 37 feet in height, with one (1) commercial unit and six (6) residential units.
- The commercial units will be accessed from a door on the west (St. Mary's Road) elevation. The residential suites will be accessed by entrances in the north and south side yards.
- The applicant is proposing to provide an accessory parking area, accessed by a drive aisle from the public lane, with a loading zone and seven (7) parking spaces , including one (1) accessible visitor space. A bike rack with 3 bicycle parking spaces is also shown in the accessory parking area.
- A garbage enclosure will be located at the northeast corner of the site in the accessory parking area, abutting the public lane.
- A site plan (including landscaping details), floor plans, colour elevations and a colour rendering have been provided.
- The applicant has applied for a concurrent Zoning Agreement Amendment to caveats restricting uses and height on the subject site (ZAA 4/2022). A report for this application has been submitted for consideration by the Riel Community Committee.

COLLABORATION

The applicant has worked cooperatively with the Public Service to provide a mutually agreeable design and site plan, and to confirm support for the related Zoning Agreement Amendment.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

1. *The Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.

- The subject property is located in an "Established Neighbourhoods – Mature Communities" policy area as outlined in *CCDS 2.0*. The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods include:

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

    1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.

    1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.

    1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

    1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

        a. Applicable City-endorsed policies or guidelines;

        b. Existing zoning of the property and adjacent properties;

        c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

        d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

        e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

        f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed-Use Corridors;

        g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

        h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:

a. Window placement that supports passive surveillance;

b. Unit entrances with direct access to the street;

c. Front porches;

d. Balconies;

e. Awnings;

f. Lighting; and

g. Height of primary entrances

2.10 Discourage building designs that orient the back of the building to the street.

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.

2.14 Avoid buildings that create long blank walls facing public streets.

2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"C2 "Commercial Community"

- The "C2" Commercial Community zoning district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community.
- Multi-family residential structures in the "C2" zoning district must meet the requirements of the "RMF-M" Residential Multi-Family Small zoning district. The dimensional standards for multifamily structures in the "RMF-M" zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum side yard of 8 feet, and, a maximum building height of 60 feet. The minimum lot area is 9000 square feet and the minimum lot area per dwelling unit is 800 square feet.

Zoning Agreement DAZ 223/1991

Discharge of Caveat No. 1791021/1

- Caveat No. 1791021/1 is specific to the easterly 4 feet of land facing the back lane, of interest to the City for a potential future lane widening, with clauses related to development restrictions on this strip of land, conveyance and related fees.
- The Urban Planning and Design Division has confirmed with Public Works that the land in question is no longer required for a lane widening. The Public Service supports the discharge of Caveat No. 1791021/1 in its entirety.

Amending Clauses 2 and 3 from Caveat No. 1791022/1

- Clause 2 of Caveat No. 1791021/1 states the following:

  The land and any building or structure thereon shall not be used for, and no building or structure erected, altered or enlarged on the land for any use except:

  (a) Offices, business or professional;

  (b) Printing shop, not exceeding a floor area 1,200 square feet;

  (c) Any use incidental or accessory to any of the above uses.

- The Urban Planning and Design Division considered whether any use restrictions should continue on the subject property. It was determined that most permitted uses in the "C2" district are suitable and supportable in this location given:
  - The property fronts onto St. Mary's Road, an arterial street with high frequency transit service.
  - The property is located one block north of a portion of St. Mary's Road designated an Urban Mixed Use Corridor under the *Complete Communities Direction Strategy 2.0*.
  - The "C2" district is one of two predominant zoning districts along the east side of St. Mary's Road between Hull Avenue and Hindley Avenue.

- The Urban Planning and Design Division recommends revising Clause 2 as follows to restrict a number of car-oriented commercial uses that are not compatible with the surrounding residential neighbourhood:

  That the following uses shall not be permitted on the land:

  i. Auto/light truck/motorcycle, repair and service;

  ii. Auto/light truck/motorcycle, sales and rental;

  iii. Auto parts and supplies, sales;

  iv. Fuel sales

  v. Drive-in or drive-through;

  vi. Billboard signs; and

  vii. Outside display and sales.

- Clause 3 of Caveat No. 1791021/1 states the following:

  No building on the land shall exceed a height of two storeys and no other structure on the land shall exceed a height of 25 feet.

- The Urban Planning and Design Division notes that the permitted height under this clause is 10 feet below the maximum permitted height of 35 feet in the "R1" Residential Single-family zoning districts, and recommends removing Clause 3 and using the "C2" Dimensional Standards of Zoning By-law 200/2006 in conjunction with Plan Approval to ensure a building form and height that is context sensitive per the *Complete Communities Direction Strategy 2.0*.

RECOMMENDATION

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

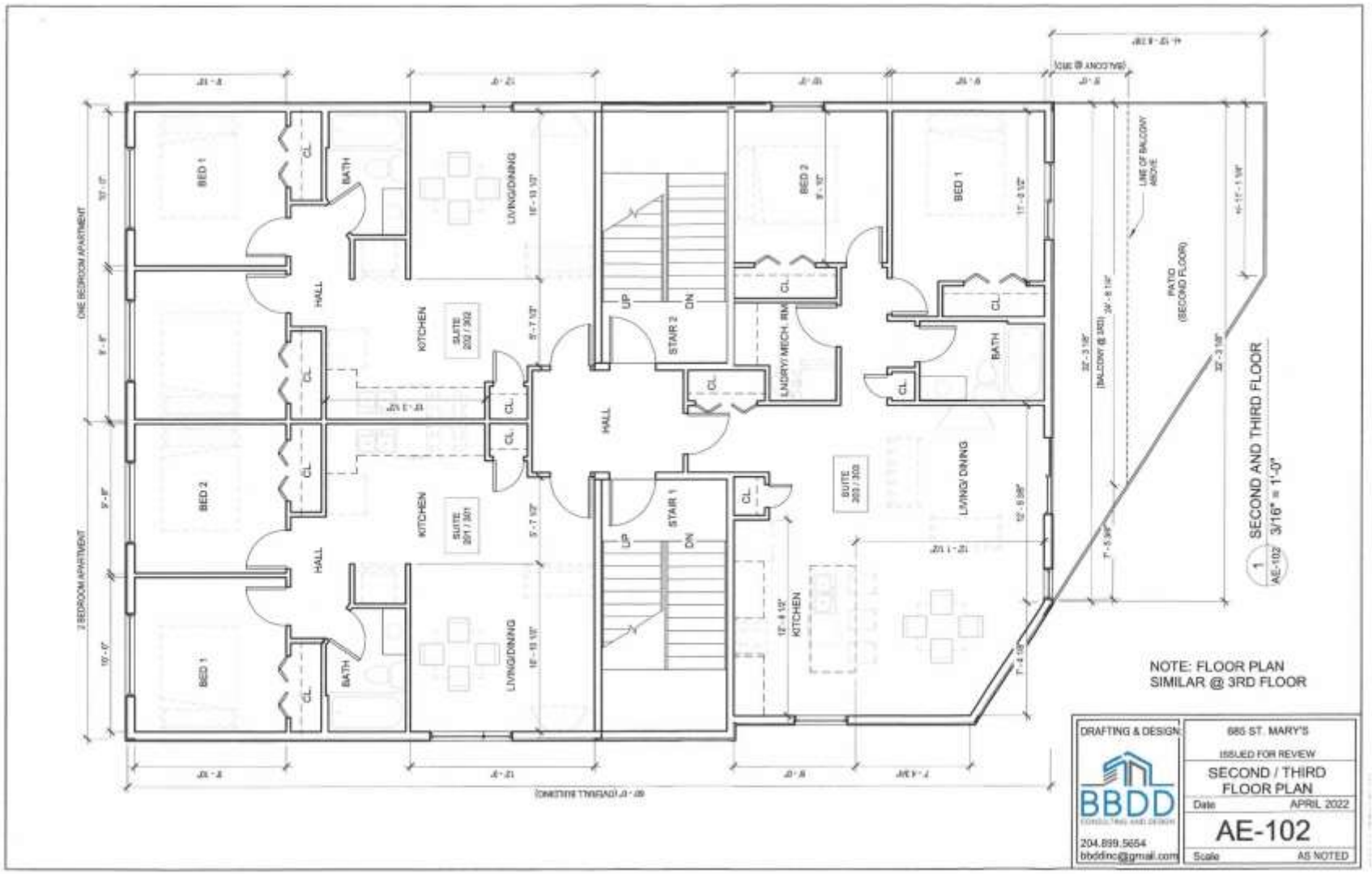
- The proposal will add residential density and a commercial amenity to the St. Mary's Road, per the objectives of the *Complete Communities Direction Strategy 2.0*.
- The Zoning Agreement amendment will enable the subject property to develop in alignment with established "C2" zoning rights and in a fashion consistent with other "C2" zoned properties on St. Mary's Road.

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

Report Prepared By: Simi Jerez, MCP
PPD File # ZAA 4/22

Exhibit "7" referred to in File ZAA 4/2022




ONE BEDROOM APARTMENT
2 BEDROOM APARTMENT
BED 1
BED 2
CL.
BATH
HALL
KITCHEN
SUITE 202 / 302
SUITE 201 / 301
LIVING/DINING
UP
DN
STAIR 2
STAIR 1
LAUNDRY/ MECH. RM.
SUITE 203 / 303
LIVING/ DINING
LINE OF BALCONY ABOVE
PATIO (SECOND FLOOR)
(BALCONY @ 3RD)
SECOND AND THIRD FLOOR
3/16" = 1'-0"
AE-102
NOTE: FLOOR PLAN SIMILAR @ 3RD FLOOR
DRAFTING & DESIGN
BBDD
204.899.5654
bbddinc@gmail.com
685 ST. MARY'S
ISSUED FOR REVIEW
SECOND / THIRD FLOOR PLAN
Date APRIL 2022
AE-102
Scale AS NOTED


PARAPET
136' - 4 7/8"
THIRD FLOOR
124' - 3 3/4"
SECOND FLOOR
113' - 7 7/8"
MAIN FLOOR
100' - 0"
GRADE
99' - 6"
36'-3 1/2"
BUILDING HEIGHT
PRE-FINISHED METAL/GLASS RAILING
METAL PANEL BLACK FINISH TYPICAL
BUILDING SIGNAGE
685 ST MARY'S
6' FENCE
ALUM/GLASS WALL (BLACK AND FRAMES, TRANSPARENT GLASS)
ALUM/GLASS WALL (BLACK AND FRAMES)
BRICK FINISH OBSIDIAN (SHADOW) TYPICAL
FENCE ALONG PROPERTY LINE
1 AE-200 ST. MARY'S ROAD ELEVATION
3/16" = 1'-0"
FINISH LEGEND:
METAL PANEL FINISH
MASONRY FINISH
STUCCO FINISH 1
STUCCO FINISH 2
STUCCO FINISH
FASCIA, EAVES, GUTTERS, DOWNSPOUTS
TRIM & OTHER
BLACK
OBSIDIAN SHADOW
ST037207
ST037169
CONVENTIONAL PARGING (GREY)
WINTER LACE
KAYCAN BLACK
HARDIE TRIMS PAINTED BLACK
DOORS: FRAMES TO BE BLACK, SLAB PAINTED SAME COLOUR AS HARDIE PANEL
WINDOWS: FRAMES TO BE BLACK
DRAFTING & DESIGN:
BBDD
204.599.5654
685 ST. MARY'S
ISSUED FOR REVIEW
ELEVATIONS
Date APRIL 2022
AE-200
Scale AS NOTED


PARAPET
136' - 4 7/8"
THIRD FLOOR
124' - 3 3/4"
SECOND FLOOR
113' - 7 7/8"
MAIN FLOOR
100' - 0"
GRADE
99' - 6"
BUILDING SIGNAGE
685'
ST MARY'S
METAL PANEL
BLACK FINISH
TYPICAL
STUCCO FINISH 2
TYPICAL
STUCCO FINISH 1
TYPICAL
ALUMINUM GLASS WALL
BLACK ANO FRAMES
TRANSPARENT GLASS
BRICK FINISH OBSIDIAN
SHADOW) TYPICAL
WOOD FENCE ALONG
PROPERTY LINE (SHOWN
TRANSPARENT TO SEE
BUILDING BEYOND
1
AE-201
SIDE YARD ELEVATION(SOUTH)
3/16" = 1'-0"
DRAFTING & DESIGN
BBDD
204.899.5654
bbddinc@gmail.com
685 ST. MARY'S
ISSUED FOR REVIEW
ELEVATIONS
Date
APRIL 2022
AE-201
Scale
AS NOTED


PARAPET
136' - 4 7/8"
THIRD FLOOR
124' - 3 3/4"
SECOND FLOOR
113' - 7 7/8"
MAIN FLOOR
100' - 0"
GRADE
99' - 6"
STUCCO FINISH 1 TYPICAL
STUCCO FINISH 2 TYPICAL
STUCCO FINISH 2 TYPICAL
FENCE ALONG PROPERTY LINE
FENCE ALONG PROPERTY LINE
1 AE-202 REAR LANE ELEVATION
3/16" = 1'-0"
P.T. 2x6 TOP ACROSS POSTS AND RAILS TYPICAL
P.T. PICKETS (NO GAPS) TYPICAL
2x4 P.T. BOTTOM, MIDDLE AND TOP RAILS BETWEEN POSTS TYPICAL. (MID RAIL NOT NECESSARY AT 4FT HIGH FENCE)
P.T. 4x4 POST @ MAXIMUM 8FT O.C.
GRADE
3/4" DOWN GRAVEL AROUND POST TYPICAL
6' - 0" (OR 4FT PER PLANS)
MIN 4 FT
2 AE-202 TYPICAL FENCE DETAILS
3/8" = 1'-0"
DRAFTING & DESIGN
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
685 ST. MARY'S
ISSUED FOR REVIEW
ELEVATIONS
Date APRIL 2022
AE-202
Scale AS NOTED


PARAPET
136' - 4 7/8"
THIRD FLOOR
124' - 3 3/4"
SECOND FLOOR
113' - 7 7/8"
MAIN FLOOR
100' - 0"
GRADE
99' - 6"
STUCCO FINISH 1 TYPICAL
STUCCO FINISH 2 TYPICAL
METAL PANEL BLACK FINISH TYPICAL
BRICK FINISH OBSIDIAN (SHADOW) TYPICAL
685 ST MARY'S
ALUM/GLASS WALL (BLACK AND FRAMES, TRANSPARENT GLASS)
1
AE-203
SIDE YARD ELEVATION
3/16" = 1'-0"
DRAFTING & DESIGN
BBDD
CONSULTING AND DESIGN
204.899.5654
bbddinc@gmail.com
685 ST. MARY'S
ISSUED FOR REVIEW
ELEVATIONS
Date APRIL 2022
AE-203
Scale AS NOTED