Agenda – Executive Policy Committee – May 16, 2023

Report – Standing Policy Committee on Property and Development – May 4, 2023

Item No. 7 Subdivision and Rezoning – 90 Wellington Crescent, 586 and 588 River Avenue
(Fort Rouge-East Fort Garry Ward)
File DASZ 57/2022 [c/r DAV 228750/2022D]

STANDING COMMITTEE RECOMMENDATION:

On May 4, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 57/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 17, 2023 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" – Report of the Administrative Coordinating Group, dated March 2, 2023.

3. 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 March 17, 2023 and included within Schedule "A".

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 57/2022, as determined by the City's Director of Planning, Property and Development.

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 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.

Report – Standing Policy Committee on Property and Development – May 4, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

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

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

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

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

13. That the variance order for File No. DAV 22-228750/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 DASZ 57/2022.

Agenda – Executive Policy Committee – May 16, 2023

Report – Standing Policy Committee on Property and Development – May 4, 2023

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On May 4, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 25, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

On March 17, 2023, the City Centre Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on April 25, 2023 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

File: DASZ 57/2022

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy

Public Hearing: April 25, 2023
March 17, 2023
Council Building, 510 Main Street

Applicant: Levene Tadman Golub Law Corporation (Matthew Chambers)

Subject:



Premises Affected: 90 Wellington Crescent, 586 and 588 River Avenue

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

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: April 26, 2023

Community Committee Recommendation:

On April 25, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision under Development Application No. DASZ 57/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 17, 2023 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" – Report of the Administrative Coordinating Group, dated March 2, 2023.

3. 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 March 17, 2023 and included within Schedule "A".

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 57/2022, as determined by the City's Director of Planning, Property and Development.

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

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

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

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

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

13. That the variance order for File No. DAV 22-228750/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 DASZ 57/2022.

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

1. I believe that this has been designed in alignment with the Osborne Village Plan, but moreover the plans for Osborne Village in the future, which does include an emphasis within the village that in some important way, climate justice equals housing justice. So I want to acknowledge those component pieces that are very thoughtful including the affordable housing letter of intent and the Cambridge health letter of intent that are included with this package.

2. I also want to comment on the beauty of the design. The limestone and the curtain wall is not lost on me as a placemaking feature of Osborne Village as you turn the corner. I want to acknowledge the beauty and intentional design in celebrating this building. I'd like to see this building built and the exchange between public service and planning has to be better, as well as the local councillor.

3. I do have garbage pickup woes in Osborne village so the time and attention for public works to contemplate that and the length of widening i.e. when the garbage trucks literally can't get through the back lane, they actually don't. They don't pick up garbage. I need a better discussion with public works and planning because I need to do complete communities as I'm adding density so I welcome further discussions on that because it is difficult to hear that after a lot of discussion, a lot of public hearings and a lot of postings, we're so insecure about that lack of parking that frankly I would forego, but I can only contemplate what's here before me.

4. I see a public service that's done a lot of work with the applicant to get us where we are. I see a building that a lot of folks will celebrate on a very beautiful corner and to that end I'm very grateful for the work that has taken place to date. I encourage the parties to continue talking and hopefully expedite this project.

5. I'm excited to move it on again and signal that renewal and change that is commensurate with the public works that is happening on River; the bike lane, and the thoughtful widening something that we've been proving at Community Committee we've been really cognizant of. So I know that that work will follow those investments will follow and I'm grateful for the applicant's beautiful design and thoughtful project.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 3

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

Exhibits Filed:

1. Application dated December 21, 2022
2. Notification of Public Hearing dated February 10, 2023
3. Manitoba Status of Titles 2953062/1, 2953064/1 and 3211034/1
4. Letter of authorization dated October 12, 2022 from Hao Chiang, 10143473 Manitoba Ltd., Hao Chiang, 10006957 Manitoba Ltd. and Geoff Milnes, Pre Developments Ltd. to Levene Tadman Golub Law Corporation
5. Surveyor's Building Location Certificate and sketch for 90 Wellington Crescent dated July 22, 2022 and August 2, 2022
6. Surveyor's Building Location Certificate and sketch for 586 River Avenue dated July 22, 2021 and July 27, 2021
7. Surveyor's Building Location Certificate and sketch for 588 River Avenue dated between July 22, 2021 and August 2, 2022
8. Surveyor's Staking Certificate for 90 Wellington Crescent dated May 12, 2022
9. Surveyor's Staking Certificate for 586 and 588 River Avenue dated between July 22, 2021 and July 27, 2021
10. Sketch of Proposed Subdivision
11. Arborist Report dated October 27, 2022
12. Agreement in Principle between 10006957 MB Ltd. and Peg City Car Co-op dated August 3, 2023
13. Plans (14 pages)
14. Report from the Urban Planning Division dated March 9, 2023
15. Inspection Report
16. Communication dated March 17, 2023, from Heather Stevenson in opposition to the application
17. Communication dated March 16, 2023, from Gary Petrie in opposition to the application
18. Presentation in opposition to the application, submitted by Shirley Forsyth at the public hearing
19. Notice of Adjournment dated March 20, 2023
20. Communication dated April 20, 2023, from Alex Hunter in support of the application
21. Presentation in support of the application, submitted by Geoff Milnes at the public hearing
22. Presentation in opposition to the application, submitted by Shirley Forsyth at the public hearing
23. Recording of Representations

REPRESENTATIONS:

In Support:

Matthew Chambers
Hao Chiang
Alex Hunter
Geoff Milnes

In Opposition:

Shirley Forsyth
Gary Petrie
Heather Stevenson

For Information:

Nil

For the City:

S. Costello, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
A. Ross, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Property and Development Department

Exhibit “14” referred to in File DASZ 57/2022

ADMINISTRATIVE REPORT

Title: DASZ 57/2022 – 90 Wellington Crescent

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of a 4-storey multifamily dwelling with 51 dwelling units.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 57/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated March 17, 2023 and attached as Schedule “A” and with the Proposed By-law attached as Appendix “B” to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.
2. That the developer shall meet all conditions identified in Schedule “B” - Report of the Administrative Coordinating Group, dated March 2, 2023.
3. 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 March 17, 2023 and included within Schedule “A”.
4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 57/2022, as determined by the City’s Director of Planning, Property and Development.
5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.
6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the “Plan”),

prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.
8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the variance order for File No. DAV 22-228750/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 DASZ 57/2022.

REASON FOR THE REPORT

- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 57/2022 – 90 Wellington Crescent may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

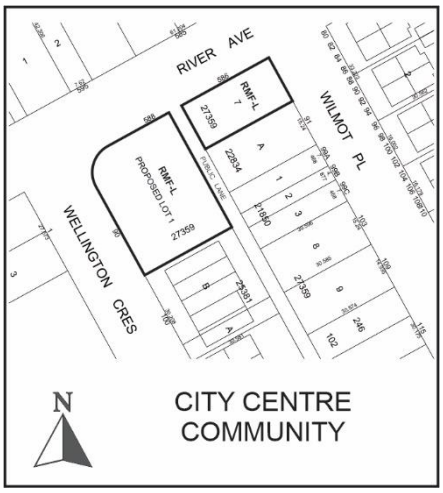
Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: March 9, 2023

List of Schedules and Appendices

1. Schedule A Plan of Subdivision and Rezoning
2. Schedule B Report of the Administrative Coordinating Group
3. Appendix A Planning Report
4. Appendix B Proposed By-Law
5. Appendix C Affordable Housing Letter of Intent
6. Appendix D Cambridge Health Letter of Intent

APPENDIX 'A' – Planning Report

DATE:	March 9, 2023
FILE:	**DASZ 57/22**
RELATED FILES:	DAV 22-228750\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.110 - McMillan
SUBJECT:	For a subdivision and rezoning for DASZ 57/2022 – 90 Wellington Crescent for a Subdivision and Rezoning to permit the development of a 4-storey multifamily dwelling with 51 units.
LOCATION:	90 Wellington CRES
LEGAL DESCRIPTION:	LOT 5 PLAN 27359 36/37 ST B



APPLICANT:	Matthew Chambers (Levene Tadman Golub Law Corporation) 330 St Mary Ave Unit 700 Winnipeg, MB R3C 3Z5
OWNER:	10143473 MANITOBA LTD. 513 Oxford St Winnipeg, MB R3M 3J2

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the southwest corner of two arterial roads - Wellington Crescent and River Avenue. It is composed of 90 Wellington Crescent, 588 River Avenue, and 586 River Avenue (across the public lane to the east). The site is in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.

- The property is located within a Mature Community under the *Complete Communities Direction Strategy 2.0,* and falls within the boundaries of the *Osborne Village Neighbourhood Plan.*
- The property is currently zoned “R2" – Residential Two Family, is 18,105 sq. ft. in size and currently contains a fourplex (90 Wellington) and two single family dwellings - one occupied (588 River) and one vacant (586 River).
- The immediate area is characterized primarily by multiple family residential development.
- The Osborne Village commercial strip is 5 blocks east, an approximately 5-minute walk.

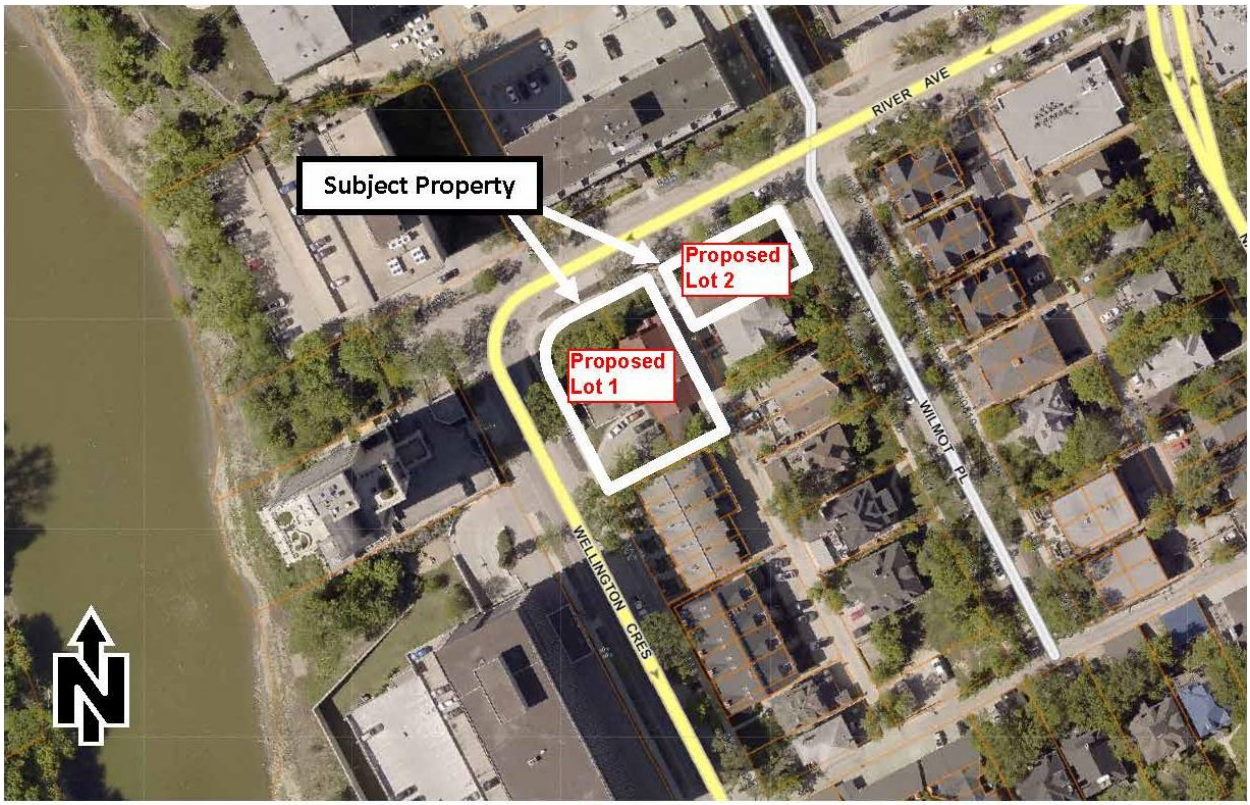


Figure 1: Air photo of the location of subject property and surrounding area (2021).

Immediately adjacent land uses include:

North: River Avenue, then multiple family residential uses zoned "RMF-L” Residential Multifamily -Large.

South: Multiple family residential uses zoned "R2” Residential Two Family.

East: Wilmot Place, then multiple family residential uses zoned "R2” Residential Two Family.

West: Wellington Crescent, then multiple family residential uses zoned "RMF-L” Residential Multifamily -Large.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks a subdivision and rezoning to create two lots from three lots and consolidate the underlying lots; and to rezone the property from the “R2” district to the “RMF-L” district.
- The development is planned to include a 4 storey, 51 unit residential development, composed of two buildings.
- The proposal also requires variance for lot area, density, yards and parking (see Administrative Report for Associates File No. DAV 22-228750\D.
- A third floor walkway will span the rear public lane, connecting the two new buildings.
- 20 units in the development are proposed to provide supported housing.
- The development will contain an onsite kitchen to serve the needs of those living in the supported housing.
- The development is planned to contain affordable units through a partnership with Canadian Mortgage and Housing Corporation.
- The development will include 33 parking stalls, mostly underground, as well as a car share vehicle and indoor bike parking.

Existing onsite buildings will be demolished.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division to make adjustments to the design of the proposal. Specifically, the applicant agreed to provide:

- Individual entrances facing streets on the ground level, in order to provide a welcoming, pedestrian friendly appearance.
- Underground parking for the 2 lots close to Wellington so that 'active uses' can be provided facing streets.
- A landscaped buffer to screen parked cars from River Avenue.
- Visually interesting street-facing facades using different materials, wall plane recesses and projections, windows, doors, balconies; and transparent windows to promote safety and provide interplay at the sidewalk.
- Increase windowed areas to add life to surrounding streets and sidewalks, including the south side portion which will be very visible along Wilmot due to the setback of 91 Wilmot.
- Provide minimum yards of:
    - 5 ft. against River and Wellington, landscaped with trees.
    - 23 ft. rear yard at 586 River in order to accommodate compliant parking stalls off the lane.
    - 8 ft. for the south interior side yard.
    - 2 ft. against the lane to provide clearance for snow clearing.
- Indoor secure bike parking at a minimum ratio of 0.5 lockups per unit.
- An arborist report.
- Community consultation.

OURWINNIPEG 2045

Policy 6.39 of *OurWinnipeg 2045* supports a continuum of housing development that includes universal design accessibility.

The proposed development provides an elevator which can be assistive for older adults and/or those living with mobility challenges.

Housing that supports accessibility and/or visitability assists with 'aging-in-place' – an option for residents to remain in their neighbourhood of choice as they move through different stages of life related to age and ability.

In addition, Policy 5.2, Affordable and Supportive Housing Options, states:

> *"Conserve and increase development of a continuum of affordable and supportive housing throughout the city as a fundamental human right."*

The proposed development will provide 20 units of housing to support people living with mental health issues.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

Per CCDS 2.0, the proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.8 of this section states:

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

Low rise residential is defined on p. 95 as:

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

The factors listed in Policy Section 1.6 are:

> *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;*
>
> *i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed.*

The Division believes the factors in Policy Section 1.6 support low-rise residential uses here because:

- The proposal is guided by the *Osborne Village Neighbourhood Plan* (see below) and meets all applicable policies including a 4-storey height.
- The immediate context contains a mix of zoning including "RMF-L", as proposed.
- The development will have similar physical characteristics as recently approved projects immediately east along River Avenue including height, setbacks and landscaping
- The property is a corner lot and is larger than typical for residential properties in the neighbourhood.

- The property is a 5-minute walk to the Osborne Village commercial strip.
- The site is at the intersection of two arterial streets, providing good access.
- The site is accessible by transit service and will have an on-street Active Transportation route added within the next two years.
- The site has sufficient water and sewer capacity (see “Servicing Considerations”, below.

In addition to above, the proposal meets the CCDS 2.0 vision of Established Neighbourhoods 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.”*

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

This property falls within the “Village Mixed Use Transition” Area of the *Osborne Village Neighbourhood Plan* (“the Plan”). The policies of the Village Mixed Use Transition Area are as follows:

- *6.1.1.A Residential development in Mixed-Use Transition areas will conform to the Village Medium Density Residential (V-MDR) policies;*
- *6.1.1.B Commercial and employment uses in Mixed-Use Transition areas should be compatible in lot size, building scale, and character to the existing context (particularly that of the immediate block);*
- *6.1.1.C New developments and additions will have a minimum height of two storeys and a maximum height of four storeys;*
- *6.1.1.D Non-residential uses are not to emit any noise, odour, dust, smoke, or similarly objectionable operational characteristics detectable outside the building.*

As a residential development, policies 6.1.1.B. and 6.1.1.D. do not apply.

The development complies with policy 6.1.1.C.

The development also conforms with policy 6.1.1.A. The Village Medium Density Area, which is applicable to residential development in this policy area, governs the scale of buildings based on height, rather than density. This development, at 4 storeys, meets the intent of these Plan policies.

The Plan also contains policies guiding character, urban form and design (Section 3.1). Key highlights relevant to this development include:

- *Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*
- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*
- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;*

Taking in to account the immediate context on River and Wellington, the development is reflective of contextual built form. Specifically:

- The proposed height meets the intent of the Plan and is reflective of the 4 storey buildings at 93 Nassau, 530 River and 522 River.
- The reduced setbacks complement the compact, urban built form tradition of the context while providing space for trees.
- The development builds on the local pedestrian orientation of buildings by providing 'active uses' (residential units, lobby) facing the street on the ground floor.
- The development locates parking underground and behind buildings, taking it out of view of public streets.

The development complies with the policies of the *Osborne Village Neighbourhood Plan.*

SERVICING CONSIDERATIONS

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development.
- 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.

The Public Works Department is requesting a lane widening.

See Schedule B - Report of the Administrative Coordinating Group for more information.

PUBLIC CONSULTATION

The applicant conducted public consultation, and provided the following information (summarized by the Division):

- An information event was held for those local to Wilmot Place at 6:30pm on February 2nd, 2023. The event lasted 90 minutes.
- One person attended.
- Plans were presented.

OTHER CONSIDERATIONS

Heritage

Because two of the existing buildings can be seen to be heritage "Contributing Properties" per the *Osborne Village Neighbourhood Plan*, the applicant was asked to submit engineering reports detailing the buildings' condition in order to justify whether their removal is required.

The applicant hired NSK Northern Engineering Limited, who conducted a Building Inspection Report for 586 and 588 River Avenue in 2021. The Report concluded the following regarding both properties:

> *"Based on the above finding and concern, the exiting building presents a safety and health concern for the occupants, visitors, community, and pedestrians. In our opinion, the building is beyond a repair limit and should be demolished as soon as possible to eliminate the potential of injury to people and/or damage to surrounding structures".*

In addition, in 2022, the building at 586 River was hit by a bus, further impacting that structure.

PLAN APPROVAL

Associated Variance File. No DAV 22-206006/D contains a Plan Approval condition. This will enable the Urban Planning Division the opportunity to review final plan details prior to issuance of building permits.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, with conditions, because:

- The proposal aligns with OurWinnipeg 2045 goals to:
    - Support a continuum of affordable and supportive housing in the city, and
    - Provide new growth in a context-sensitive manner, promotes efficient use of land and the use of existing services.
- The proposal meets the CCDS 2.0 vision of Established Neighbourhoods 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."*
- The proposal meets the policies of the *Osborne Village Neighbourhood Plan.*
- The general built form and dimensions are similar to those of recently approved and developed projects in the immediate context along River Avenue.
- The development builds on the local pedestrian orientation of buildings by providing 'active uses' and visual interest against adjacent sidewalks.

OURWINNIPEG POLICY ALIGNMENT

The proposal aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the residential intensification of an established neighbourhood.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The PRS identifies that mental health and poverty can often be linked. By incorporating quality supported housing for those living with mental health issues, the subject proposal may assist in supporting some Winnipeggers experiencing mental health issues and/ or poverty.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 57/22 – 90 Wellington Cres.

Schedule “A” for File No. DASZ 57/22, City Centre Community Committee, March 17, 2023

By-Law No. _____

File No. **DASZ 57/2022**

Atlas Sheet No. **AB24**

CITY CENTRE COMMUNITY

N

Explanation

An application for the approval of the plan of subdivision shownoutlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 90 Wellington Crescent, 586 & 588 River Avenue from an “R2” RESIDENTIAL TWO-FAMILY DISTRICT to an “RMF-L” RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands , from three lots into two lots, and allow the construction of a multi-family dwelling, on each lot, that will be connected by a walkway encroaching above the existing public lane.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 90 WELLINGTON CRESENT

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 57/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

Section II – Plan Considerations

1) The Developer shall legally open, at no expense to the City, property required for a 1.83m widening to the public lane right-of-way along the full length of 588 River Avenue, abutting the public lane, to the satisfaction of the Director of Public Works.

Section II – Servicing Considerations

1) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.40, 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 57/2022
March 2, 2023

"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng., C.E.T.
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 - Proposed By-Law

Appendix C - Affordable Housing Letter of Intent

Appendix D - Cambridge Health Letter of Intent

Exhibit “13” referred to in File DASZ 57/2022

586/588 RIVER AVE. - 90 WELLINGTON CRES.
APARTMENTS

SCALE 1" = 30'-0"

SCHEMATIC DESIGN

NOVEMBER 25, 2022

BUILDING DESCRIPTION

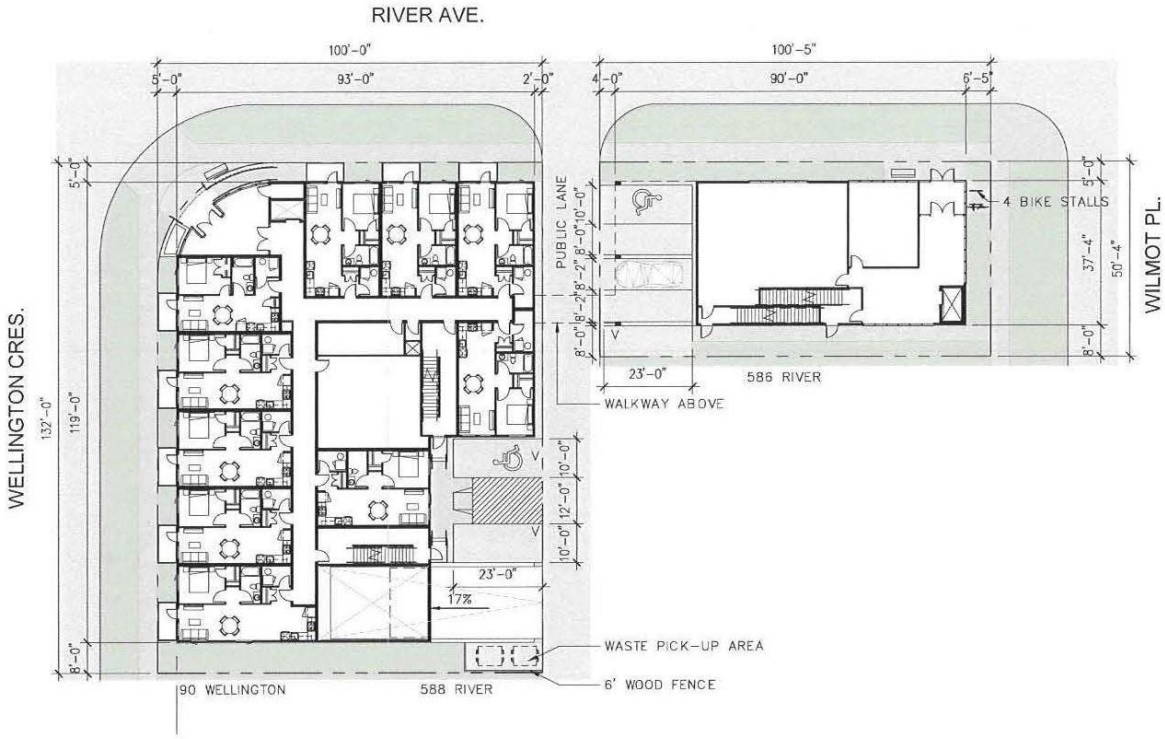
4 STOREYS
51 UNITS
WOOD FRAME CONSTRUCTION
UNDERGROUND & SURFACE PARKING

ZONING SUMMARY

CURRENT ZONING:	R2		
PROPOSED ZONING:	RMF-L		
	REQ'D	586 RIVER	588 RIVER/ 90 WELLINGTON
LOT AREA	20,000	5,029 SF	13,079 SF
DWELLING QTY.		10 UNITS	41 UNITS
LOT AREA/DU	400	503 SF/UNIT	319 SF/UNIT
SETBACKS			
FRONT:	25'	6'-5"	5'
REAR:	25'	4'	8'
CORNER SIDE:	8'	5'	5'
SIDE:	20'	8'	2'
BUILDING HEIGHT:	150'	45' (4 STOREYS)	
STALL/DU	80% of 1:1.5	0.64:1	
PARKING COUNT:	60	5	27
20' REG. STALLS		5	19
16' SHORT STALLS	30%	0	8
ACCESSIBLE STALLS	3	1	3
ACC. VAN STALL	1	0	1
BIKE PARKING STALLS	6	30	

LANDSCAPING

	REQ.	PROV'D
STREET EDGE:		
TREES	12	19
SHRUBS	60	78
BUILDING FOUNDATION:		
RIVER AVE.	N/A	
WELLINGTON CRES.	N/A	
WILMOT PL.	N/A	
PARKING INTERIOR:	N/A	



SITE PLAN
1" = 30'-0"

AFFINITY ARCHITECTURE Inc.

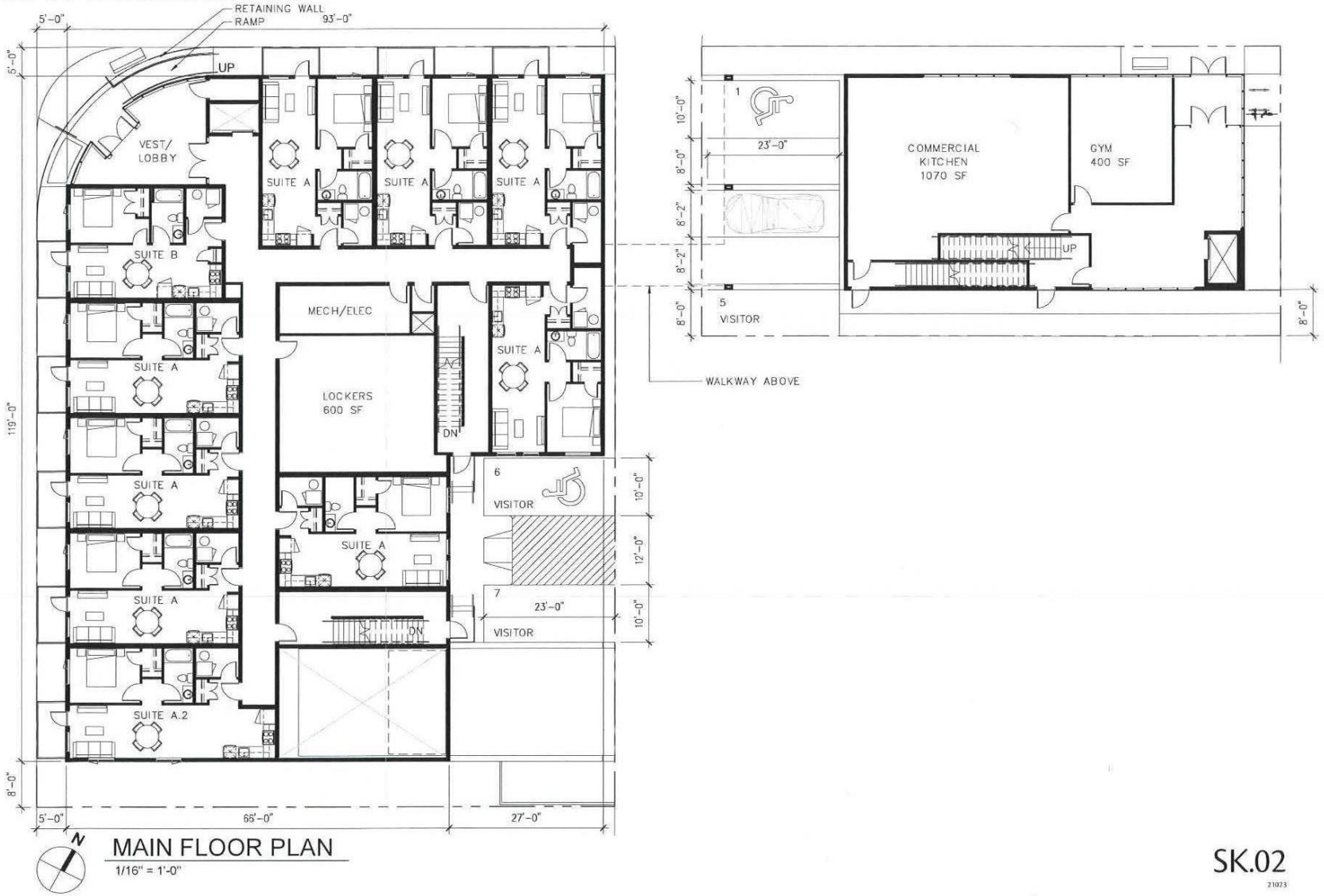
SK.01
21023

586/588 RIVER AVE. - 90 WELLINGTON CRES.
APARTMENTS

SCALE 1/16" = 1'-0"

SCHEMATIC DESIGN

NOVEMBER 23, 2022



N

MAIN FLOOR PLAN

1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.

SK.02

21023

586/588 RIVER AVE. - 90 WELLINGTON CRES.
APARTMENTS
SCALE 1/16" = 1'-0"
SCHEMATIC DESIGN
NOVEMBER 16, 2022



AFFINITY ARCHITECTURE Inc.

N

L200 FLOOR PLAN
1/16" = 1'-0"

SK.03
21023

586/588 RIVER AVE. - 90 WELLINGTON CRES.
APARTMENTS

SCALE 1/16" = 1'-0"

SCHEMATIC DESIGN

NOVEMBER 16, 2022



AFFINITY ARCHITECTURE Inc.

N

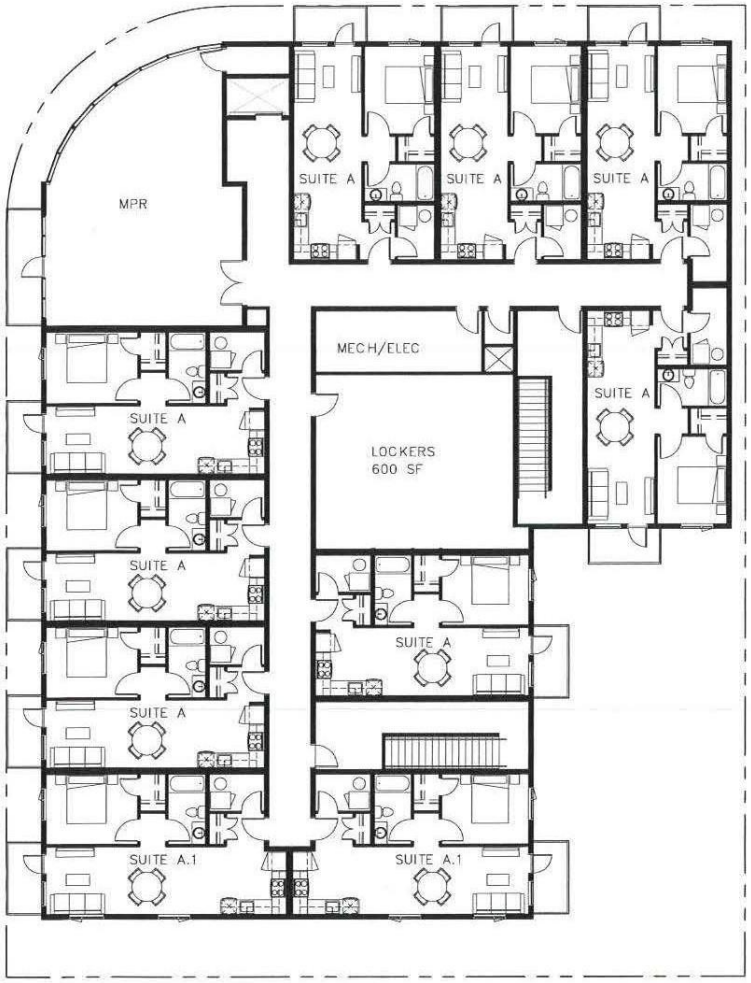
L300 FLOOR PLAN

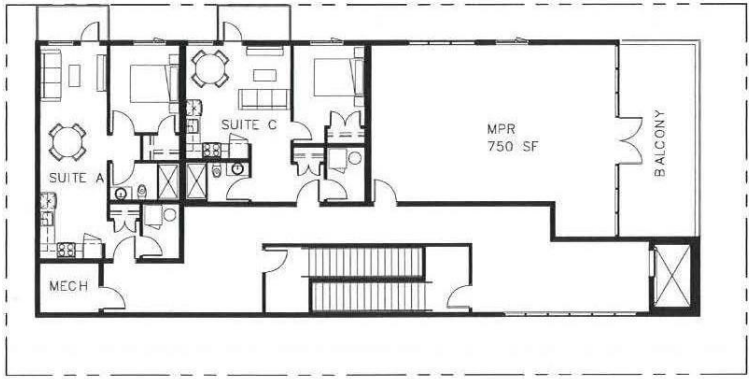
1/16" = 1'-0"

SK.04

21023

586/588 RIVER AVE. - 90 WELLINGTON CRES.
APARTMENTS
SCALE 1/16" = 1'-0"
SCHEMATIC DESIGN
NOVEMBER 16, 2022





AFFINITY ARCHITECTURE Inc.

N

L400 FLOOR PLAN
1/16" = 1'-0"

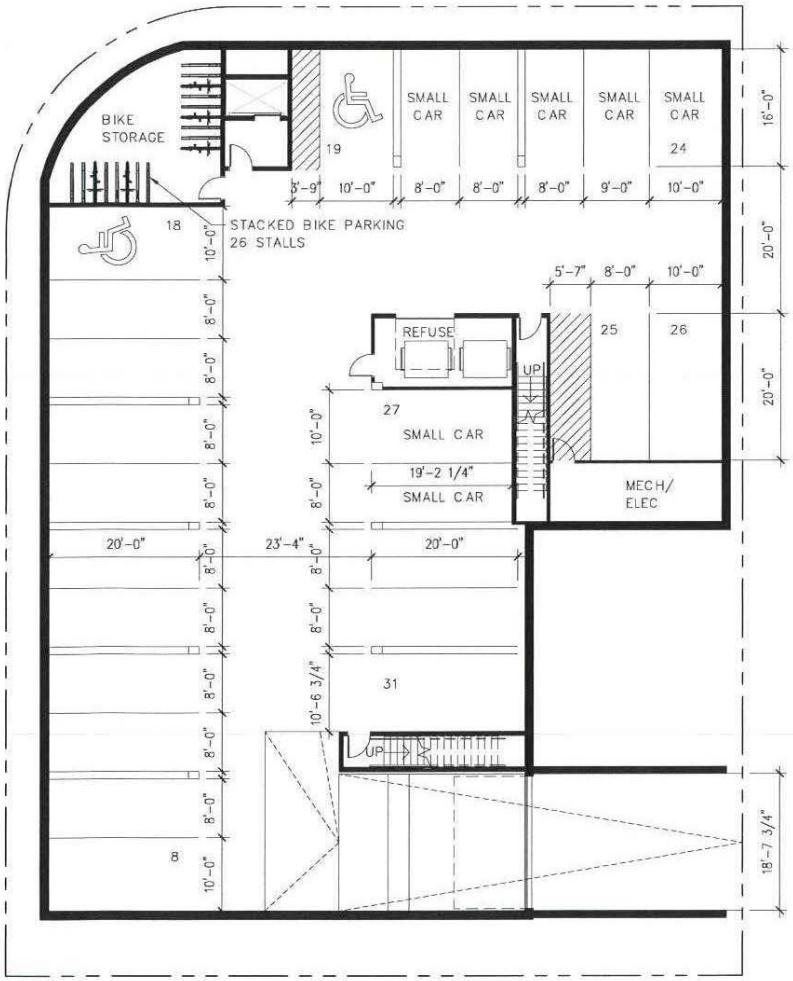
SK.05
21023

586/588 RIVER AVE. - 90 WELLINGTON CRES.
APARTMENTS

SCALE 1/16" = 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022



AFFINITY ARCHITECTURE Inc.

N

PARKADE FLOOR PLAN

1/16" = 1'-0"

SK.06

21023

586/588 RIVER AVE. - 90 WELLINGTON CRES. APARTMENTS

SCALE 1/16" = 1'-0"

SCHEMATIC DESIGN

NOVEMBER 16, 2022

EXTERIOR FINISH LEGEND:

STONE VENEER
ST-1
TYNDALL STONE VENEER

FIBER CEMENT PANEL
FCP-1
FIBER CEMENT PANEL, COLOUR TBD

WINDOWS
TRANSPARENT GLASS

BALCONY GUARDRAILS
ALUMINUM FRAME W/ GLASS INSERTS



WEST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.

SK.07
21023

586/588 RIVER AVE. - 90 WELLINGTON CRES. APARTMENTS

SCALE 1/16" = 1'-0"

SCHEMATIC DESIGN

NOVEMBER 16, 2022

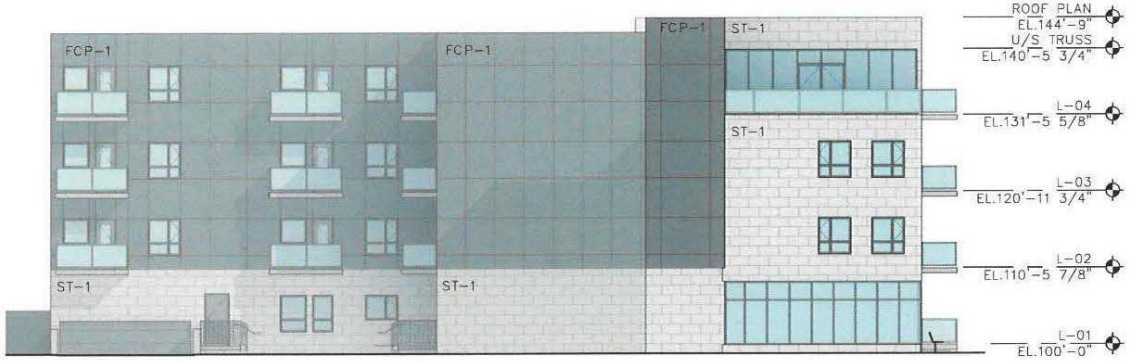
EXTERIOR FINISH LEGEND:

STONE VENEER
ST-1
TYNDALL STONE VENEER

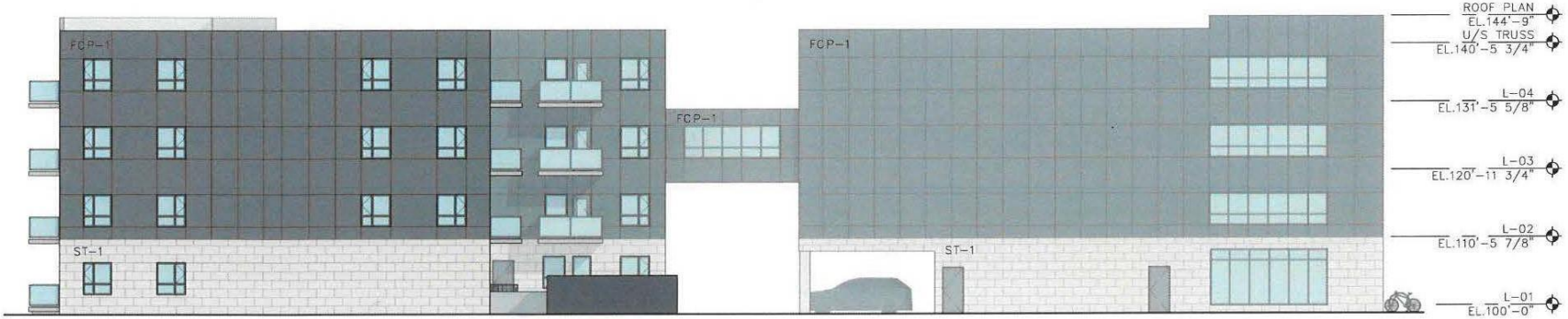
FIBER CEMENT PANEL
FCP-1
FIBER CEMENT PANEL, COLOUR TBD

WINDOWS
TRANSPARENT GLASS

BALCONY GUARDRAILS
ALUMINUM FRAME W/ GLASS INSERTS



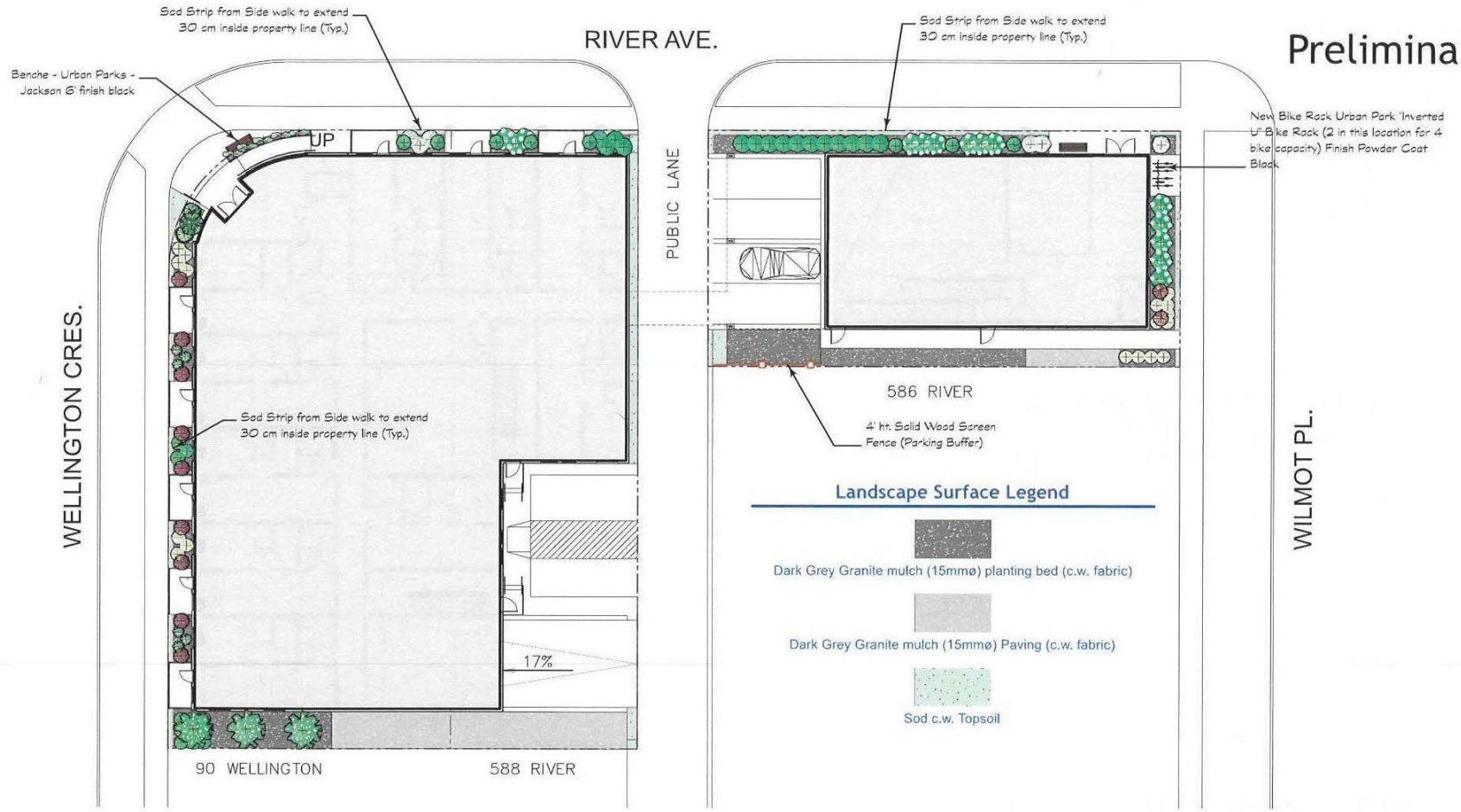
EAST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.

SK.08
21023



No.	Date	Issue Notes
A	2022-08-31	Schematic for Client Review

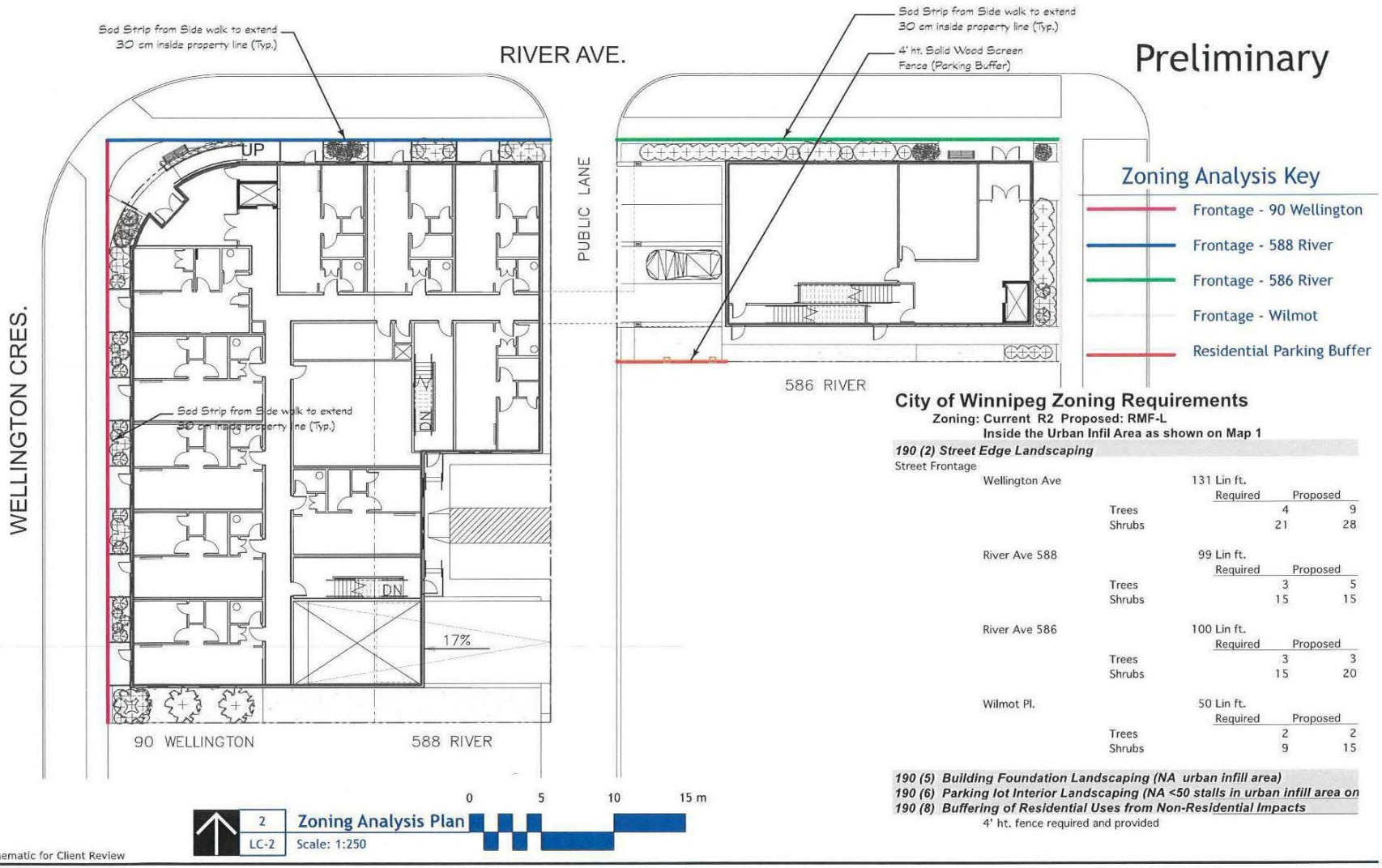
Drawing No.

LC-1 *of* 6

586/588 River Ave.-90 Wellington Cres. Apartments

Concept

Dean Spearman
Landscape Architect



City of Winnipeg Zoning Requirements

Zoning: Current R2 Proposed: RMF-L
Inside the Urban Infil Area as shown on Map 1

190 (2) Street Edge Landscaping

Street Frontage

			Required	Proposed
Wellington Ave	131 Lin ft.			
		Trees	4	9
		Shrubs	21	28
River Ave 588	99 Lin ft.			
		Trees	3	5
		Shrubs	15	15
River Ave 586	100 Lin ft.			
		Trees	3	3
		Shrubs	15	20
Wilmot Pl.	50 Lin ft.			
		Trees	2	2
		Shrubs	9	15

190 (5) Building Foundation Landscaping (NA urban infill area)
190 (6) Parking lot Interior Landscaping (NA <50 stalls in urban infill area on
190 (8) Buffering of Residential Uses from Non-Residential Impacts
4' ht. fence required and provided

No.	Date	Issue Notes
A	2022-08-31	Schematic for Client Review

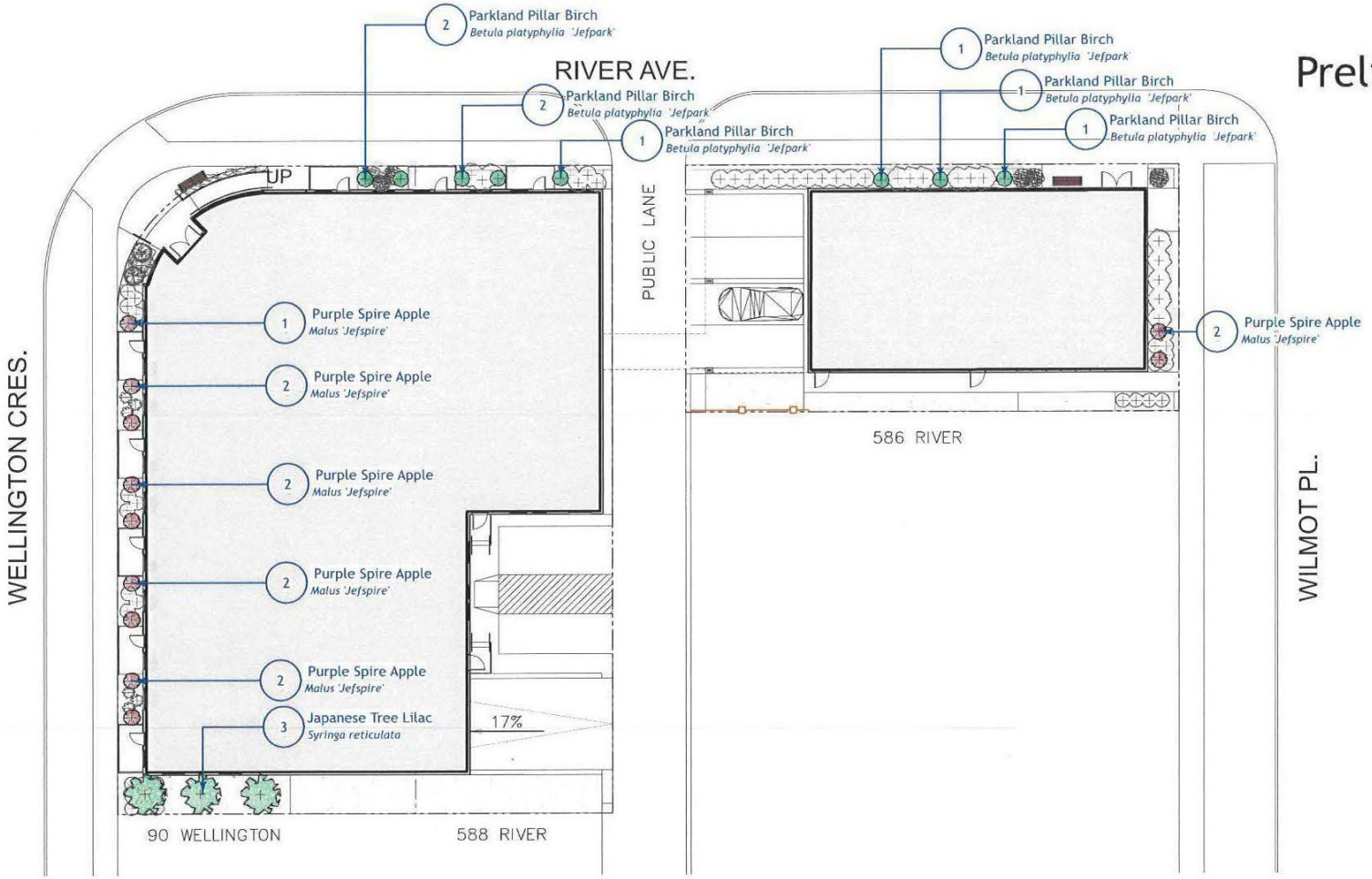
Drawing No.

LC-2 of 6

586/588 River Ave.-90 Wellington Cres. Apartments

Landscape Zoning Calculation

Dean Spearman
Landscape Architect



Preliminary

1 LC-3 Tree Planting Plan
Scale: 1:250

0 5 10 15 m

No.	Date	Issue Notes
A	2022-08-31	Schematic for Client Review

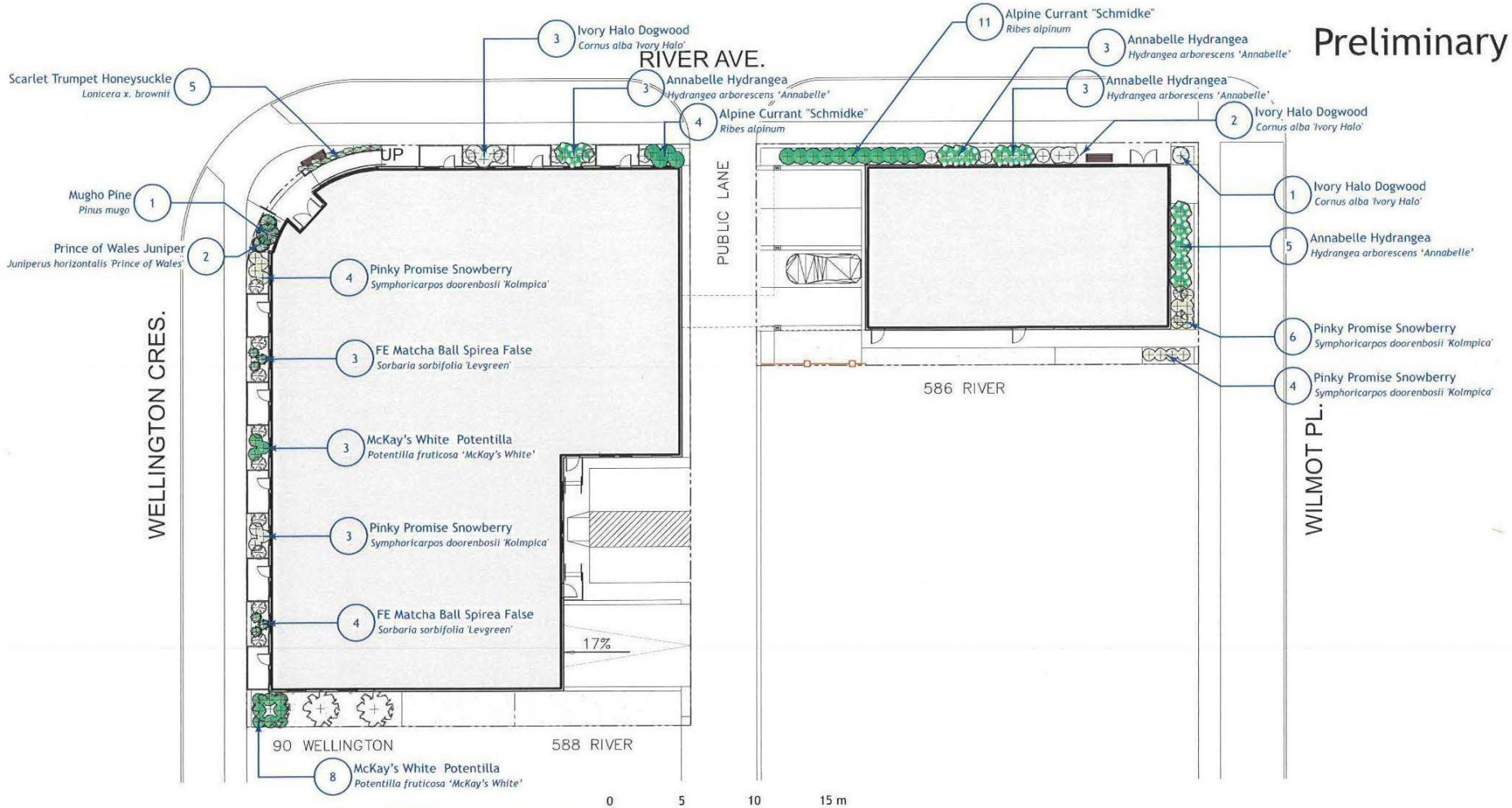
Drawing No.

LC-3 of 6

586/588 River Ave.-90 Wellington Cres. Apartments

Tree Planting Plan

Dean Spearman Landscape Architect



No.	Date	Issue Notes
A	2022-08-31	Schematic for Client Review

Drawing No.

LC-4 of 6

586/588 River Ave.-90 Wellington Cres. Apartments

Shrub Planting Plan

Dean Spearman
Landscape Architect

Preliminary

Plant Schedule

Icon	Common Name	Botanical Name	Qty	Scheduled Size	Remarks
Evergreen Trees					
Trees					
	Parkland Pillar Birch	Betula platyphylia 'Jefpark'	8	50 mm ø	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Purple Spire Apple	Malus 'Jefspire'	11	65 mm ø	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
	Japanese Tree Lilac	Syringa reticulata	3	65 mm ø	3.0-3.5m height, 75 cm dia. root ball, 12 major branches, 2.0m above grade, balled & burlapped or tree mover; wire basket. Double stake where required.
Shrubs					
	Ivory Halo Dogwood	Cornus alba 'Ivory Halo'	6	45 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	14	45 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	McKay's White Potentilla	Potentilla fruticosa 'McKay's White'	11	25 cm. ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Alpine Currant "Schmidke"	Ribes alpinum	15	45 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	FE Matcha Ball Spirea False	Sorbaria sorbifolia 'Levgreen'	7	30 cm. ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Pinky Promise Snowberry	Symphoricarpos doorenbosii 'Kolmpica'	17	30 cm ht.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
Evergreen Shrubs					
	Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	2	45 cm. so.	4 minimum major basal branches. Well formed, bushy plants. 2 gallon container stock.
	Mugho Pine	Pinus mugo	1	45 cm dia.	4 minimum major basal branches. Well formed, bushy plants. 5 gallon container stock.
Perennials					
Shrubby Vines					
	Scarlet Trumpet Honeysuckle	Lonicera x. brownii	5	2 yr.	1 gal. container, 4 runners 60 cm min length.
	Total Plants on Schedule		100		
	Total Plants in Drawing		100		

No.	Date	Issue Notes
A	2022-08-31	Schematic for Client Review

Drawing No.

LC-5 of 6

586/588 River Ave.-90 Wellington Cres. Apartments

Plant List

Dean Spearman
Landscape Architect

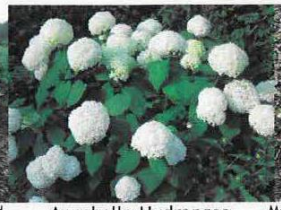
Preliminary


Parkland Pillar Birch

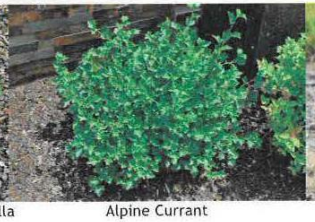

Purple Spire Apple


Tree Lilac


Ivory Halo Dogwood


Annabelle Hydrangea


McKay's White Potentilla


Alpine Currant


Macha Ball False Spirea


Pinky Promise Snowberry


Broadmoor Juniper


Mugo Pine


Dark Grey Granite Mulch

No.	Date	Issue Notes
A	2022-08-31	Schematic for Client Review

Drawing No.

LC-6 of 6

586/588 River Ave.-90 Wellington Cres. Apartments

Plant Images

Dean Spearman
Landscape Architect