Agenda – Council – May 30, 2023

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

Item No. 9 Subdivision and Rezoning – 1380 Ravelston Avenue West (Transcona Ward)
File DASZ 54/2022 [c/r DAV 233473/2022D]

STANDING COMMITTEE RECOMMENDATION:

On May 16, 2023, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 54/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 24th, 2023 and attached as Schedule "C" 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 terms and conditions as outlined in Schedule "B" - Report of the Administrative Coordinating Group, dated January 20th, 2023, to the satisfaction of the Director of Planning, Property and Development, with the following amendments:

    A. In Section II – Servicing Conditions:

        i. Add the following the new Condition:

            "1) vi. The developer shall pay to the city, on demand, costs for the future upgrading of Ravelston Avenue within their frontage. Should the upgrading of Ravelston Avenue not proceed within 5 years from the date of the servicing agreement, the developer will no longer be responsible to share in the costs of the upgrades.

        ii. Delete Condition 2) v. in its entirety

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District, as shown on the map dated February 24th, 2023 and included within Schedule "C", subject to the following conditions:

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

STANDING COMMITTEE RECOMMENDATION (continued):

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

   i. The Owner must submit plans showing the location and design of any and all proposed:

      a. buildings (elevations)
      b. accessory parking areas
      c. private approaches
      d. garbage enclosures
      e. fencing
      f. landscaping
      g. free-standing signage
      h. traffic calming elements
      i. electric vehicle charging stations
      j. bicycle parking

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

   ii. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed 45 feet.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

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

STANDING COMMITTEE RECOMMENDATION (continued):

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 the Development Application No. DASZ 54/2022, 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 shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 54/22.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

STANDING COMMITTEE RECOMMENDATION (continued):

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

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

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 16, 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 May 4, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 26, 2023, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2, delete the period after "Director of Planning, Property and Development", and replace with the following:

  ", with the following amendments:

  A. In Section II – Servicing Conditions:

     i. Add the following the new Condition:

        "1) vi. The developer shall pay to the city, on demand, costs for the future upgrading of Ravelston Avenue within their frontage. Should the upgrading of Ravelston Avenue not proceed within 5 years from the date of the servicing agreement, the developer will no longer be responsible to share in the costs of the upgrades.

     ii. Delete Condition 2) v. in its entirety"

- In Recommendation 3.A.i.a, add the word "(elevations)" immediately after "buildings"

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- In Recommendation 3.A.i., add the following new recommendations:

  "h. traffic calming elements
  i. electric vehicle charging stations
  j. bicycle parking"

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

COMMUNITY COMMITTEE:

On March 20, 2023, in accordance with Rule 51(11) of The Procedure By-law No. 50/2007, the public hearing of the East Kildonan-Transcona Community Committee scheduled to be held on this day at 10:30 a.m. was rescheduled to its meeting on April 26, 2023 at 10:30 a.m. in the Council Building at 510 Main Street, due to lack of a quorum.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 24, 2023, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on March 20, 2023 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

File: DASZ 54/2022

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

Public Hearing: April 26, 2023
February 24, 2023
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brendan Salakoh)

Subject:



Premises Affected: 1380 Ravelston Avenue West

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

Prepared by: K. McMillan, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: April 27, 2023

Community Committee Recommendation:

On April 26, 2023, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision under Development Application No. DASZ 54/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated February 24th, 2023 and attached as Schedule "C" 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 terms and conditions as outlined in Schedule "B" - Report of the Administrative Coordinating Group, dated January 20th, 2023, to the satisfaction of the Director of Planning, Property and Development***, with the following amendments:***

    A. In Section II – Servicing Conditions:

        i. Add the following the new Condition:

            "1)vi. The developer shall pay to the city, on demand, costs for the future upgrading of Ravelston Avenue within their frontage. Should the upgrading of Ravelston Avenue not proceed within 5 years from the date of the servicing agreement, the developer will no longer be responsible to share in the costs of the upgrades.

        ii. Delete Condition 2)v. in its entirety

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-M" Residential Multi-Family (Medium) District, as shown on the map dated February 24th, 2023 and included within Schedule "C", subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

i. The Owner must submit plans showing the location and design of any and all proposed:

a. buildings ***(elevations)***
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. free-standing signage
h. traffic calming elements
i. electric vehicle charging stations
j. bicycle parking

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

ii. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed 45 feet.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

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 the Development Application No. DASZ 54/2022, 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 shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 54/22.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

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

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

1. I want to thank the applicant for working with the City, reducing the density, accommodating the greater bicycle parking, accommodating the potential for an electric charging station potentially at the plan approval stage, and increasing the landscaping on the site.

2. I want to also thank the applicant for increasing the accessibility with their sidewalks and walking paths throughout the site making it more pedestrian friendly.

3. I want to thank that applicant for having met with residents; the fact that there's nobody in opposition here today speaks volumes.

4. These units are going to be unique for the area. There's really not this product in the area whereby you'll be renting but it's very much like a modern condo, except no condo ownership. Many of them offer the ability to drive in to the site, the 11 units that we have here, and there's not really any product like that and so I think they'll be a success.

5. This development ensures that they don't access out onto Margaret Swan and therefore it speaks again to the issue of Ravelston. I want to thank the Public Service for their support to consider upgrades/improvements to Ravelston in light of the challenges that we're now seeing there that we couldn't initially foresee in light of the intensification of land use on the south side of Ravelston Avenue West.

6. I think the heights are good. The consultant, working with the property owner, went to great extent to meet with residents on this type of plan/scenario and received support and so I think they would have to go back to the drawing board if we were to do one building, larger, and that would've probably met some resistance in the area to the height. The height here is typical of a two-storey building so I'm happy to support it here today.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated December 1, 2022 2. Notification of Public Hearing dated January 17, 2023 3. Manitoba Status of Titles 2413260/1, 2777793/1 4. Letter of authorization dated June 16, 2022, from David Allen Kernaghan and Rose-Marie Kernaghan to Landmark Planning & Design 5. Title Plot 6. Aerial Site View 7. Shadow Study 8. Plans (7 pages) 9. Report from the Urban Planning Division dated February 15, 2023 10. Inspection Report 11. Presentation dated February 24, 2023, in support of the application submitted by Choi Ho 12. Recording of Representations of public hearing held on February 24, 2023 13. Notice of Adjournment dated February 28, 2023 14. Notice of Adjournment dated March 22, 2023 15. Presentation in support of the application submitted by the Applicant at the public hearing

REPRESENTATIONS:

In Support:

Robert Butler
Choi Ho
Brennan Johnson
Brendan Salakoh

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
D. Harris, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 54/2022

ADMINISTRATIVE REPORT

Title: DASZ 54/2022 at 1380 Ravelston Avenue West

Issue: For consideration at the public hearing to subdivide and rezone an existing lot from “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District to “RMF-M” Residential Multi-Family – Medium District for the construction of four (4) multi-family dwellings.

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

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 54/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated February 24th, 2023 and attached as Schedule “C” 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.

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3. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMF-M” Residential Multi-Family (Medium) District, as shown on the map dated February 24th, 2023 and included within Schedule “C”, subject to the following conditions:

   A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. The Owner must submit plans showing the location and design of any and all proposed

         a) buildings;

b) accessory parking areas;

c) private approaches;

d) garbage enclosures;

e) fencing;

f) landscaping; and

g) free-standing signage

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

ii. That, excluding projections permitted under the Zoning By-Law, the maximum building height on the subject property must not exceed 45 feet.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

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 the Development Application No. DASZ 54/2022, 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.

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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 shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

10. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 54/22;

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

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

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone an existing lot from “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District to “RMF-M” Residential Multi-Family – Medium District for the construction of four (4) multi-family dwellings.
- 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 and Design Division are concurred in, the proposed plan of subdivision and rezoning **can** proceed in accordance with Schedule “C” to this report.

CONSULTATION

In preparing this report there was consultation with:

Land Development Branch

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (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:	Dylan Chyz-Lund, MCP
Date:	February 15, 2022
File No.	DASZ 54/ 2022

List of Schedules and Attachments:

- Schedule A: Planning Discussion
- Schedule B: Report of the Administrative Co-ordinating group, RE: Proposed Subdivision and Rezoning of Land Located at 1380 Ravelston Avenue West, dated January 20, 2023
- Schedule “C” of File No. DASZ 54/2022, East Kildonan – Transcona Community Committee, dated February 24, 2022

- Appendix B: Draft by-law
- Appendix C: Public Engagement Report

SCHEDULE A

DATE:	February 15, 2022
FILE:	**DASZ 54/ 2022**
RELATED FILES:	DAV 22-233473/D
	AEC 22-233698
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	417 - Peguis

SUBJECT: DASZ-Plan of subdivision and rezoning to subdivide and rezone an existing lot from “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District to “RMF-M” Residential Multi-Family – Medium District for the construction of four (4) multi-family dwellings.

LOCATION: 1380 Ravelston Avenue West



LEGAL DESCRIPTION: LOT 2 PLAN 49355 91/93 K

APPLICANT: Brendan Salakoh (Landmark Planning and Design INC)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: Rose-Marie Kernaghan
1380 Ravelston Ave W
Winnipeg, MB R3W 1R1

RECOMMENDATION: **Approval**

SITE DESCRIPTION

The subject site is located on the south side of Ravelston Avenue West between Philip Lee Drive and Fiorentino Street in the Peguis neighbourhood of the Transcona ward.

The subject property is currently split-zoned “R1-L” Residential Single-Family – Large District, and “RR5” Rural Residential – 5 District.

The subject property is located in an “Established Neighbourhood – Recent Community” policy area as designated in *Complete Communities 2.0*, and in a “Proposed Residential Mixed Use” policy area as designated in the *Transcona West Area Structure Plan*.

The subject property is irregularly shaped, with an assessed area of 87,097 square feet.

Currently on the property there is a single-family dwelling that was constructed in 1977.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

The subject area is characterized by a mix of single family and two-family residential uses.

North: Ravelston Avenue West, then single-family dwellings and two-family dwellings zoned "R1-L" Residential Single-Family – Large, "R1-M" Residential Single-Family – Medium, and "R2" Residential – Two-Family District.

South: Single-family dwellings zoned "R1-M" Residential Single-Family – Medium.

East: Single-family dwellings zoned "R1-M" Residential Single-Family – Medium, and one single-family dwelling split-zoned "R1-L" Residential Single-Family – Large District, and "RR5" Rural Residential – 5 District.

West: Multi-family residential buildings zoned "RMF-M" Residential Multi-Family – Medium, Single-family dwellings zoned "R1-M" Residential Single-Family – Medium, and one single-family dwelling split-zoned "R1-L" Residential Single-Family – Large District, and "RR5" Rural Residential – 5 District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to subdivide and rezone the existing lot to the "RMF-M" Residential Multi-Family – Medium District for the purpose of constructing four (4) multi-family buildings on the lot with a combined total of 72 dwelling units.
- The setbacks, location, and number of stories for the proposed buildings are as follows:

  Building 1

  - Building 1 would be the northernmost building, fronting onto Ravelston Avenue West
  - It would be three stories in height, with a side yard setback of 22 feet to the west property line which abuts a single-family dwelling.

  Building 2

  - Building 2 would be directly south of Building 1, located near the centre of the subject site.
  - It would be three stories in height, with a side yard setback of 22 feet to the west property line, which abuts a single-family dwelling.

  Building 3

  - Building 3 would be the westernmost building.
  - It would be three stories in height, and include a setback of 15 feet to the north property line which abuts a single-family dwelling, and a setback of 25 feet to the west property line, which abuts two multi-family dwellings.

  Building 4

  - Building 4 would be two stories in height, located at the southeast corner of the property.
  - It would include a 26 foot 9 inch setback to the south property line that abuts single-family dwellings, and a 22foot setback to the east property line that abuts Margaret Swann Drive.
- Building 1 would include balconies on the north, east, and west sides, as well as entrances facing with a pedestrian connection facing Ravelston Avenue West
- Buildings 2, 3, and 4 would include balconies on the east and west sides.
- The façade materials on all of the buildings would be fiber cement panels and lap siding.
- There are 114 trees and 456 shrubs proposed for the subject site with the majority of these located along the property lines.
- A total of 108 parking stalls are proposed, as well as secure bike parking.
- In-ground bins for waste are proposed near the centre of the subject site, away from all property lines.

- There are two outdoor sitting areas proposed – one at the north side of the site adjacent to Ravelston Avenue West, and one at the south side of the site adjacent to a single-family dwelling.

REASON FOR APPLICATION

- The subject property is currently zoned “R1-L” Residential Single-Family – Large District and “RR5” Rural Residential 5 District. These districts do not permit the establishment of a two (2) family residential use.
- The applicant wishes to subdivide and rezone the existing properties for the purpose of constructing four multi-family residential buildings.
- In order to subdivide and rezone the lot to accommodate this higher density development, a subdivision and rezoning application is required.
- Additional variances for the front yard and side yard setbacks, internal separation distances, and the establishment of an accessory parking area are required. Please see the corresponding planners report for file DAV 22-233473\D.

Collaboration with the Public Service:

- The applicant worked with the Public Service in advance of their application and made changes to their site plan and overall application that responded to concerns raised by the Public Service. These items included:
    - When the applicant initially proposed their concept, there was no front entrance directly facing Ravelston Avenue West, and there was minimal window coverage. As well, pedestrian pathways were proposed on the north and south sides of the building that would connect to the public sidewalk on Ravelston Avenue West. However, no sidewalk was proposed that would connect to the front of the building. The Public Service requested a “front condition” that would further activate the Ravelston Avenue West Streetscape. The applicant revised their plans to include entrances that face Ravelston Avenue West, balconies and a deck that face Ravelston Avenue West, and a sidewalk that connects from the front of the building directly to Ravelston Avenue West, thereby satisfying the Public Service’s request.
    - The Public Service expressed concern that the single-family dwelling abutting the subject site to the west would be negatively impacted by the proposed development. The applicant increased the side yard setback to the single-family dwelling, added more landscaping near the property line, and provided a letter of support from the owner of the property, thereby satisfying the Public Service’s request.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg’s long-range development plan. Applicable Policies for Recent Communities include the following:

6.1 Sustainable Urban Growth

- *The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

6.6 Intensification Target

- *Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by Complete Communities.*

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

The proposed development application **does align** with *OurWinnipeg* because the design of the site and proposed use are context-sensitive development to the neighbourhood they are proposed for the following reasons:

- There are multi-family dwellings directly abutting the subject site to the west.
- The proposed development maintains a maximum height of three stories, and uses substantial setbacks and landscaping to create buffers between the abutting properties to the north, east, south, west.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is located in an "Established Neighbourhood – Recent Communities" policy area of *CCDS 2.0*. Certain goals and policies of CCDS 2.0 apply to the proposal.
- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.5 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.*

- *1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.*

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
  - *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.*
  - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
  - *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.*

- Goal 3 - *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
    - *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

The Urban Planning and Design Division recommends **approval** of the subject proposal because it is consistent with the applicable policies for the following reasons:

- The proposed development would enable four (4) multi-family buildings to be built on a collector street in a neighbourhood that has single-family dwellings, two-family dwellings, and multi-family dwellings, thereby expanding housing options for residents in a manner that is complimentary to existing development.
- The proposal is compatible with the neighbourhood context in that abutting the subject site to the west, there are townhouse-style multi-family buildings, and the proposed development incorporates substantial setbacks and landscaping to provide sufficient buffering to all abutting properties, including the single-family dwellings.
- For the proposed building closest to Ravelston Avenue West, there are proposed entrances with direct access to the street, along with balconies and windows that face the street, thereby activating the streetscape.
- The subject site is located approximately 500 metres from the planned long-term primary transit network.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site falls within the Almey-Ravelston Special Planning area of the *Transcona West Area Structure Plan*. The site is designated Residential Mixed Use. Certain policies from the *Transcona West Area Structure Plan* apply to the proposal:
- Section 5.4.2 states: “a significant use of land within Residential Mixed-Use Areas will incorporate low, medium and higher density residential uses.”
- The proposed “RMF-M” Residential Multi-Family (Medium) District rezoning is consistent with the Transcona West Plan.

Based on these considerations, the Urban Planning Division **is supportive** of the application.

ADDITIONAL CONSIDERATIONS

Alternate Equivalent Compliance (AEC)

- The applicant has submitted an AEC for in-ground bins instead of a garbage enclosure. The bins are proposed at the centre of the site, southeast of Building 3. The Public Service is supportive of this AEC.

Parking

- No parking variances are being sought by the applicant

Site Servicing

- The Administrative Coordinating Group (ACG) report associated with this file specifies cost sharing requirements.

CONDITIONS OF APPROVAL

- The Urban Planning & Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning & Design Division and the East Kildonan – Transcona Community Committee to review final plans and design details before any future development takes place on the site.

SUMMARY

The Urban Planning Division recommends a**pproval** for the following reasons:

- The subdivision and rezoning will result in the establishment of a multi-family residential development that is consistent with policies in *OurWinnipeg 2045, Complete Communities 2.0,* the *Transcona West Area Structure Plan,* and the area context.
- The proposed development will increase residential density in the Peguis neighbourhood, thereby increasing housing options for the area.

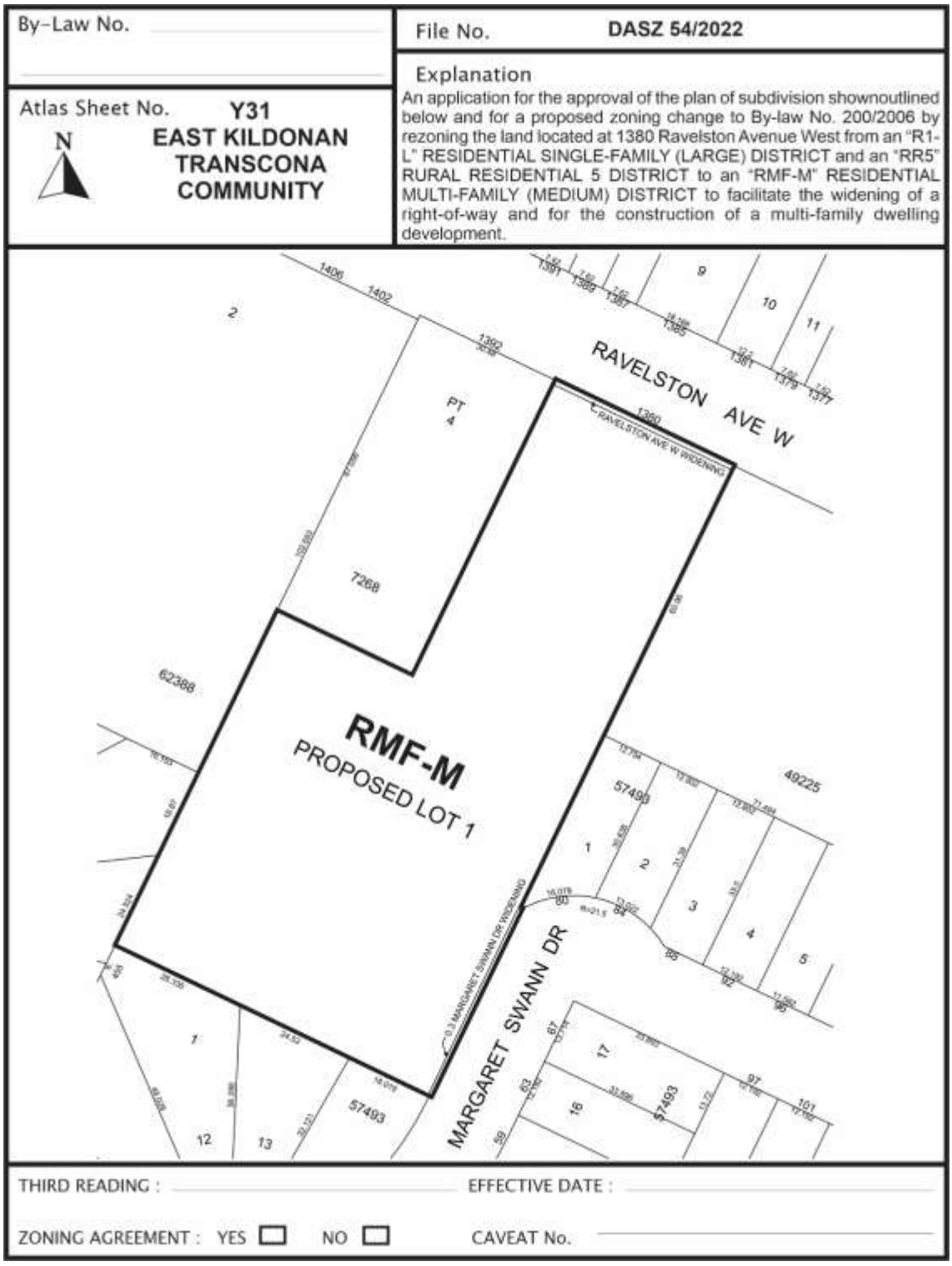
RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be subdivided and rezoned to the “RMF-M” Residential Multi-Family (Medium) District.

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 54/2022

SCHEDULE "C" OF FILE DASZ 54/2022, East Kildonan – Transcona Community Committee,
dated February 24, 2023



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1380 RAVELSTON AVENUE WEST

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 54/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property for a 0.942m widening of the Ravelston Avenue West right-of-way abutting the Planned Area, to the satisfaction of the Director of Public Works.

2) The Developer shall, at no expense to the City, legally open the existing 0.3m control strip separating the Planned Area from Margaret Swann Drive for the length of the Planned Area abutting Margaret Swann Drive, to the satisfaction of the Director of Public Works.

Section II – Servicing Considerations

1) Ravelston Avenue West

The Developer shall pay to the City, in cash, prior to the release of mylars for registration in the Winnipeg Land Titles Office, their share of the following services installed (or to be installed) by others in Ravelston Avenue West, along the full length of the Planned Area abutting Ravelston Avenue West:

i. land drainage sewer;

ii. a 7.5m wide by 200mm thick Portland cement concrete lane of pavement and all related works;

iii. a 1.5m wide by 100mm thick Portland cement concrete sidewalk;

iv. street lighting; and,

v. boulevard landscaping (trees and sod),

all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Public Works.

2) Margaret Swann Drive

The Developer shall pay to the City, in cash, prior to the release of mylars for registration in the Winnipeg Land Titles Office, their share of the following services installed by others in Margaret Swann Drive, along the full length of the Planned Area abutting Margaret Swann Drive

i. wastewater sewer;

ii. land drainage sewer;

iii. water main;

iv. a 7.5m wide by 200mm thick Portland cement concrete lane of pavement and all related works;

v. a 1.5m wide by 100mm thick Portland cement concrete sidewalk; and,

vi. street lighting;

all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Public Works.

3) Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system (Kildare Trunk User Charge and Transcona West Trunk Service Rate), as determined by and to the satisfaction of the Director of Water and Waste.

4) Boulevards

a) The Developer shall, at no expense to the City, sod and plant trees on the west boulevard of Margaret Swann Drive, as determined by and to the satisfaction of the Director of Public Works.

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

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

THIS REPORT SUBMITTED BY:

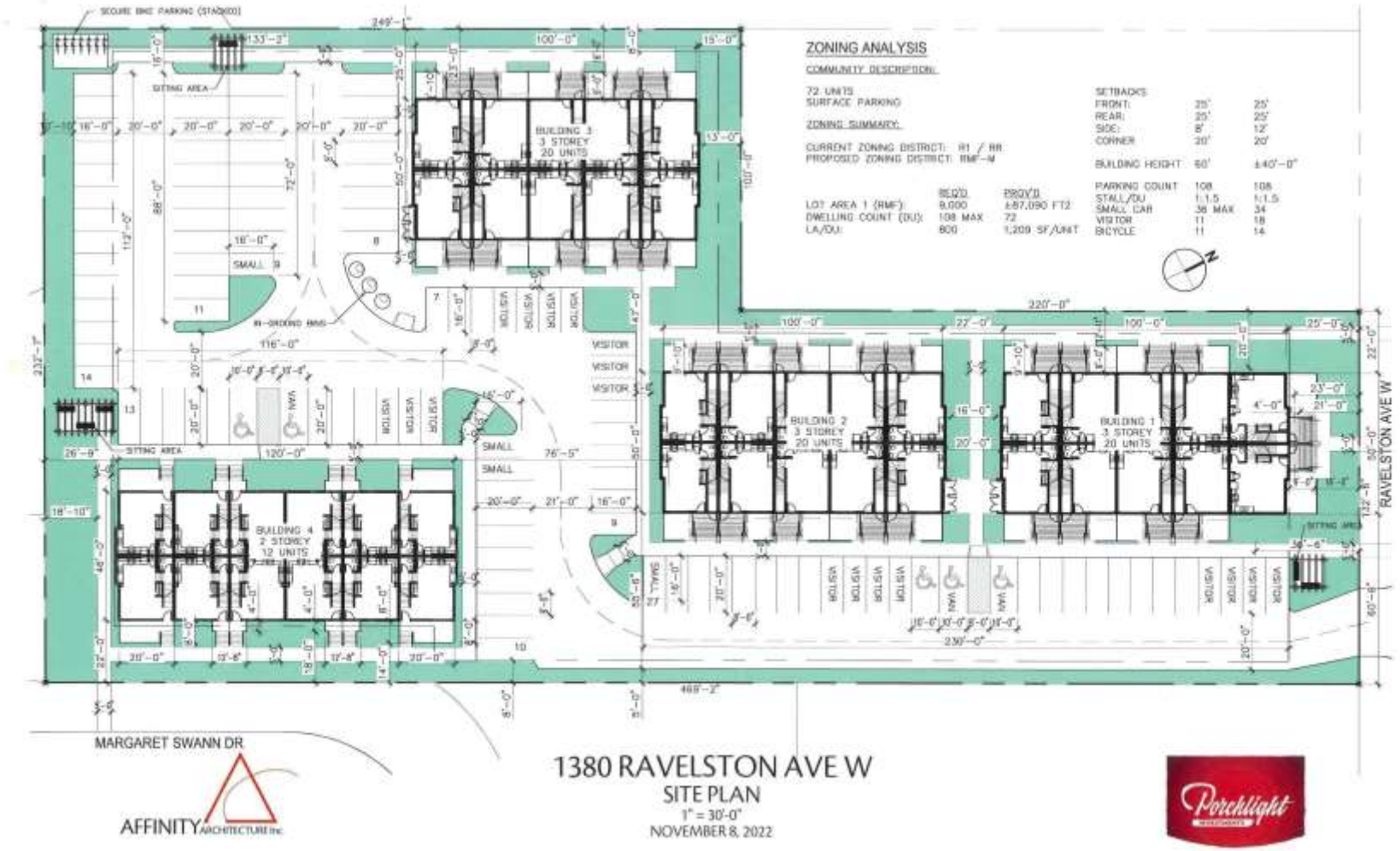
Administrative Co-ordinating Group
File No. DASZ 34/2022
January 20, 2023

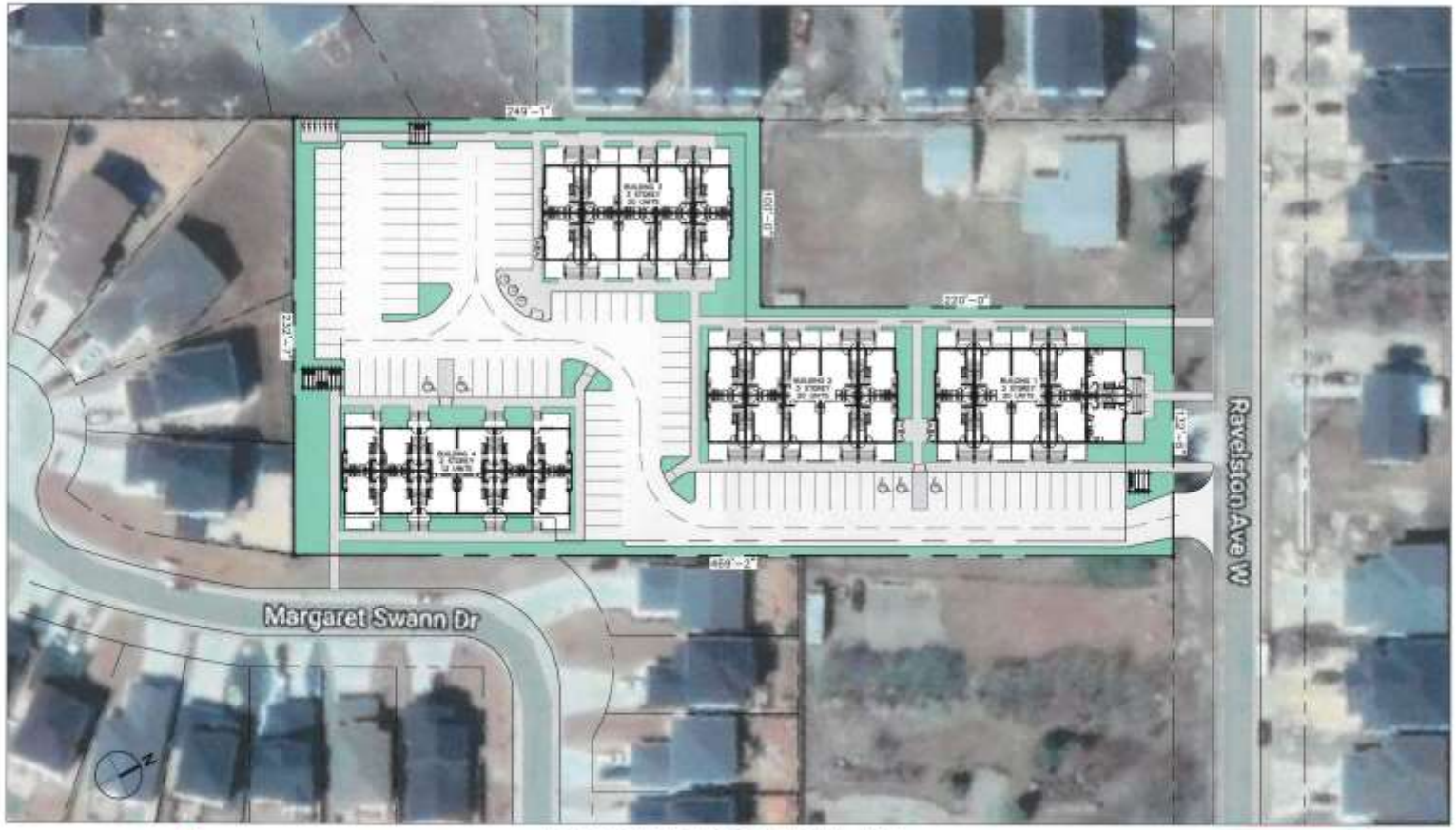
"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

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

Exhibit “8” referred to in File DASZ 54/2022





AFFINITY ARCHITECTURE Inc.

1380 RAVELSTON AVE W

CONTEXT PLAN

1" = 50'-0"

NOVEMBER 1, 2022

Porchlight



BUILDING 4 - 12 PLEX
EAST/WEST

BUILDING 4 - 12 PLEX
NORTH/SOUTH



BUILDINGS 2, 3 - 20 PLEX
EAST/WEST

BUILDINGS 2, 3 - 20 PLEX
NORTH/SOUTH

MATERIAL FINISH LEGEND

FCP-1:	FIBER CEMENT PANEL, ARCTIC WHITE
FCP-2:	FIBER CEMENT PANEL, RICH ESPRESSO
FCP-3:	FIBER CEMENT LAP SIDING, WOOD TONE
AS-1:	ASPHALT SHINGLES, BLACK

AFFINITY ARCHITECTURE INC.

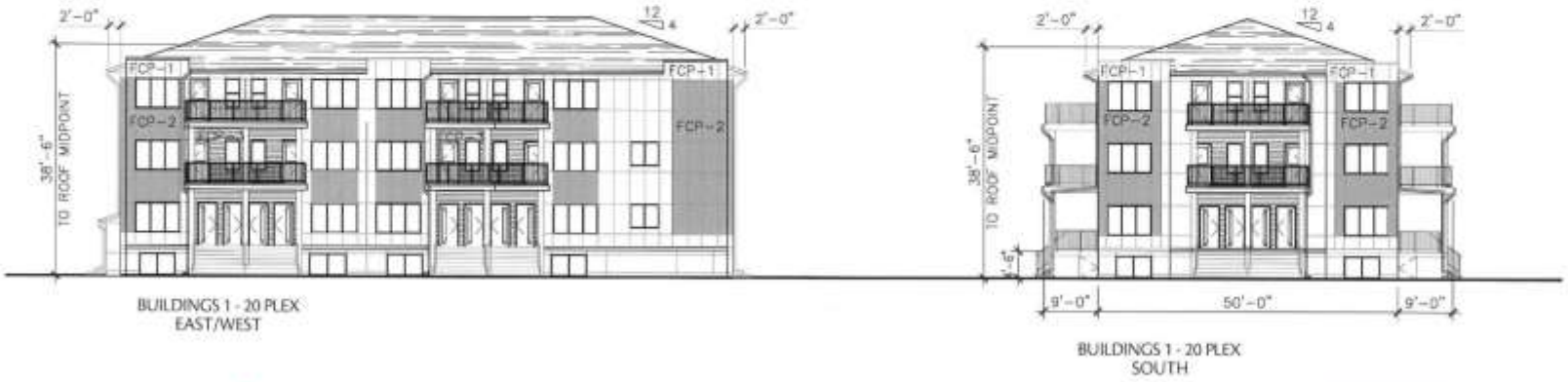
1380 RAVELSTON AVE W

ELEVATIONS

1/16" = 1'-0"

NOVEMBER 1, 2022

Porchlight



BUILDINGS 1 - 20 PLEX
EAST/WEST

BUILDINGS 1 - 20 PLEX
SOUTH

AFFINITY ARCHITECTURE INC.

1380 RAVELSTON AVE W

ELEVATIONS

1/16" = 1'-0"

NOVEMBER 1, 2022

Porchlight



1 Overall plan
Scale 1:200



2 landscape areas
Scale 1:1000







Rawlston Avenue
Multifamily

Winnipeg, MB

Overall Plan

L-1


Building 1
Building 2
Building 3
Building 4
Ravelston Avenue West
Margaret Swain Drive
overall landscape plan
Ravelston Avenue
Multifamily
Overall Plan
L-2


Revelation Avenue Multifamily
Winnipeg, MB
Landscape Plan
L-3