Minute No. 468
Report – Standing Policy Committee on Property and Development – May 4, 2023

Item No. 8 Rezoning – 751 McMillan Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 200/2023 [c/r DAV 111550/2023D]

COUNCIL DECISION:

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

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2023 by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" Residential Multi-Family (Small) District as shown on the map dated March 24, 2023 and included as Schedule "A" and with the Proposed By-law attached as Appendix "B".

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 4, 2023 to the satisfaction of the Director of Planning, Property and Development.

3. 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. DAZ 200/2023, as determined by the City's Director of Planning, Property and Development.

4. 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 next available Council meeting.

5. 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 the developer pays the amount required under Recommendation 3 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid 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.

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

COUNCIL DECISION (continued):

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

8. 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 DAZ 200/2023.

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

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On 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 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.

PUBLIC HEARING SUMMARY

File: DAZ 200/2023

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

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

Applicant: Derek Koop

Subject:



Premises Affected: 751 McMillan 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 25, 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2023 by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" Residential Multi-Family (Small) District as shown on the map dated March 24, 2023 and included as Schedule "A" and with the Proposed By-law attached as Appendix "B".

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 4, 2023 to the satisfaction of the Director of Planning, Property and Development.

3. 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. DAZ 200/2023, as determined by the City's Director of Planning, Property and Development.

4. 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 next available Council meeting.

5. 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 the developer pays the amount required under Recommendation 3 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.

6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid 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.

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

8. 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 DAZ 200/2023.

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

1. There is a better utilization of infrastructure including water and wastewater with respect to the Combined Sewer District that it is in. That's a very important point to me.

2. The increase of housing options including aging in place and options for multi family is a priority for me as a Councillor.

3. I'm supportive of the pedestrian activity including the balconies and the front piece. I want to indicate that mid-block I would be more contemplative of the setbacks here. As you round corner to McMillan, I do believe you're going to get interactions with the pedestrian that is really the priority for the neighborhood and that the balconies that are practically at grade actually do better than the decades and decades old building that is just next door to it at relating to the McMillan/Arbuthnot block here. In terms of design and in terms of pedestrian activity and the welcoming neighborhood that is the McMillan/Lila neighborhood.

4. Avoiding those blank walls that are present just next door is something I like to see with respect to design in this neighborhood, in addition to allowing folks to contemplate moving from their 3-storey or large 2-storey home and being able to age in place or downsize within the neighborhood.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 4

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

Exhibits Filed:

1. Application dated February 2, 2023
2. Notification of Public Hearing dated March 20, 2023
3. Manitoba Status of Title 3203631/1
4. Letter of authorization dated January 12, 2023 from Derek Koop, Carly McNeill, Margi Koop and Darrel Koop to Derek Koop
5. Surveyor's Building Location Certificate and sketch dated March 8, 2022
6. Surveyor's Skating Certificate dated September 8, 2022
7. Variance Order DAV 281-73 dated September 20, 1973
8. Plans (6 pages)
9. Report from the Urban Planning Division dated March 24, 2023
10. Inspection Report
11. Communication dated April 20, 2023, from Alex Hunter in support of the application
12. Communication dated April 21, 2023, from Timothy Duprey in opposition to the application
13. Communication dated April 24, 2023, from Pat Ilasewich in opposition to the application
14. Recording of Representations

REPRESENTATIONS:

In Support:

Alex Hunter
Derek Koop

In Opposition:

Timothy Duprey
Shirley Forsyth
Pat Ilasewich
Jill McLeod

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 "9" referred to in File DAZ 200/2023

ADMINISTRATIVE REPORT

Title: DAZ 200/2023 at 751 McMillan Avenue

Issue: For consideration at the public hearing for a rezoning to the "RMF-S PDO-1 Corydon Osborne" Residential Multi-Family Small district to enable the construction of a multi-family residential building with four (4) residential units.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D. Iskierski, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2023 by rezoning the subject land to an "RMF-S PDO-1 Corydon Osborne" Residential Multi-Family (Small) District as shown on the map dated March 24, 2023 and included as Schedule "A" and with the Proposed By-law attached as Appendix "B".
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 4, 2023 to the satisfaction of the Director of Planning, Property and Development.
3. 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. DAZ 200/2023, as determined by the City's Director of Planning, Property and Development.
4. 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 next available Council meeting.
5. 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 the developer pays the amount required under Recommendation 3 and all associated ancillary fees (the "Fees") to the City within 2 years after the By-law has been given first reading.
6. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Fees are not paid 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.

7. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
8. 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 DAZ 200/2023.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property from the "R1-S PDO-1 Corydon Osborne" Residential Single-Family Small district to the "RMF-S PDO-1 Corydon Osborne" Residential Multi-Family Small district to enable the establishment of a multi-family residential building with four (4) residential units.
- 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 land will be rezoned.

CONSULTATION

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	D. Iskierski, MCP
Date:	March 24, 2023
File No.	DASZ 200/2022

1.	Appendix A	Planning Discussion
2.	Appendix B	Proposed By-law
3.	Schedule A	Recommended File No. DAZ 200/2023 City Centre Community Committee, dated March 24, 2023
4.	Schedule B	Report of the Administrative Working Group – April 4, 2023

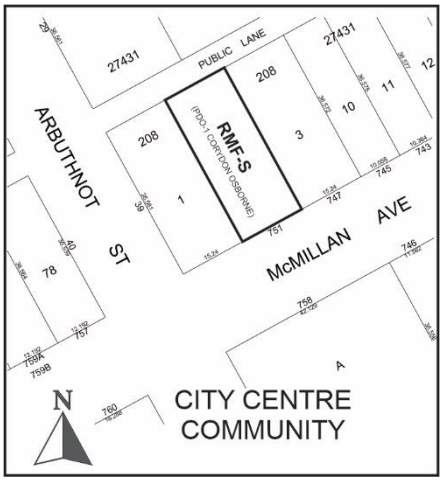
APPENDIX 'A' – Planning Report

DATE: March 24, 2023
FILE: **DAZ 200/2023**
RELATED FILES: DAV 23-111550\D
COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.110 – McMillan

SUBJECT: To rezone a residential lot from an "RMF-S PDO-1 Corydon Osborne" Residential Single-Family Small District to an "RMF-S PDO-1 Corydon Osborne" Residential Multi-Family Small District in order to facilitate the construction of a two storey four (4) unit multi-family residential building.

LOCATION: 751 McMillan Avenue



LEGAL DESCRIPTION: LOT 2 BLOCK 44 PLAN 208 31/5 ST B

APPLICANT: Derek Koop
573 Beresford Ave
Winnipeg, MB R3L 1J6

OWNER: Derek Koop
573 Beresford Ave
Winnipeg, MB R3L 1J6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of McMillan Avenue in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 6006 square feet (557.98 square metres) in area. The site is currently occupied by a two and one half storey house built in 1910.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods - Mature Communities policy area. The property is zoned “R1-S” Residential Single-Family Small District.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Laneway then a 16-unit and 20-unit multi-family buildings zoned “R2” Residential Two-Family District.

South: McMillan Avenue then a 26-unit multi-family building zoned “RMF-M” Residential Multi-Family Medium District.

East: Two-family building zoned “R1-S” Residential Single-Family Small District.

West: An 8-unit multi-family building zoned “R2” Residential Two-Family District.

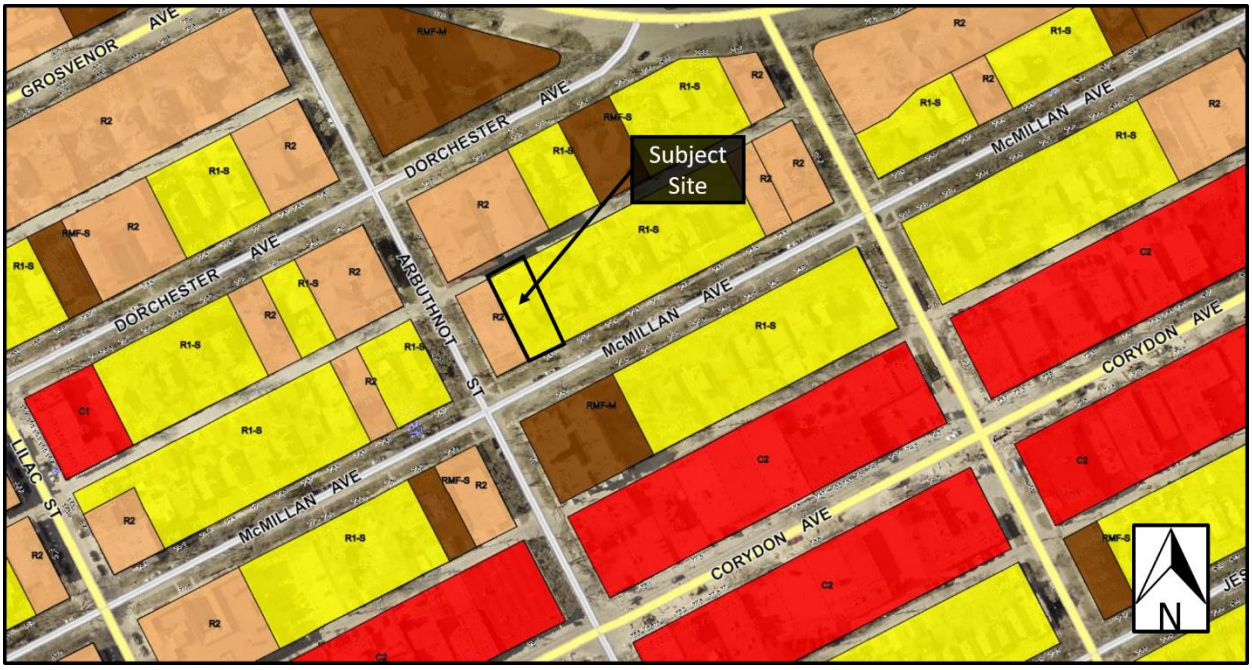


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a multi-family building that will encompass four (4) residential units.
- The building being proposed is two storeys in height with entrances on the front façade facing McMillan Avenue and along the rear façade in the rear yard.
- The building footprint is 42 feet (12.80 metres) wide by 71.75 feet (21.87 metres) in length.
- A total of five (5) parking stalls will be provided behind the building.
- Of the five (5) parking stalls, one (1) is designated as an accessible parking stall and one (1) is designated as visitor parking.
- Vehicular access to the property is proposed by way of the existing rear laneway accessed from Arbuthnot Street to the west or Cockburn Street North to the west.
- Garbage is located in an enclosure adjacent to the parking area and rear laneway.
- A site plan, landscaping plan, floor plans, elevations and renderings have been provided.
- The proposed development requires a rezoning application to rezone from “R1-S PDO-1 Corydon Osborne” Residential Single-Family Small District to “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family Small District (see associated Re-zoning application and planner’s report for DAZ 200-2023).

REASON FOR APPLICATION

- The subject property is currently zoned “R1-S PDO-1 Corydon Osborne” Residential Single-Family District.

- In order to accommodate this higher density development a rezoning application is required.
- The “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family Small District enables a maximum residential density of one (1) residential unit per 1250 sq. ft. of site area.
- Given the proposed lot area of 6006 square feet (557.98 square metres), the proposed four-unit building would result in a density of 1501.5 square feet (139.49 square metres) per dwelling unit.
- Additional variances for reduced front, corner and interior side yards as well as reduced accessory parking requirements and parking supply are also required. For the complete analysis of required variances, please see the corresponding planners report for File No. DAV 22-122431\D.

COLLABORATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division for preliminary discussions and submitted a Pre-Application (PA 22-165007) prior to making a formal application. The applicant then worked with the Urban Planning and Design Division to align the proposed development with the applicable feedback within the Pre-Application Letter most specifically related to the Osborne Corydon PDO Medium Density Residential Area Design Guidelines and the Corydon-Osborne Area Plan North of Corydon Residential Design Guidelines.

With the Public

The applicant did not include any letters of support in their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 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.
- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the city of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a “Mature Community” as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

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

1.6 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;

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.

1.8 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.

1.9 Small-scale residential uses other than single-family residential may be accommodated

- *Complete Communities Direction Strategy 2.0* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Goal 2 states "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." More specifically, policies that relate to the subject proposal are as follows:

  2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.

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

  2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the 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 developments should respect and complement the existing character of the built form of surrounding properties.

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

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

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

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

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

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies that relate to the subject proposal are as follows:

3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.

3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.

3.6 Encourage new developments that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context where this section of McMillan Avenue is characterized by a mixture of housing typologies with larger multi-family buildings next door and across the street as well as other smaller scale multi-family buildings with three or five units on lots similar in width and size (proportionately) to the proposed development; and
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as porches and balconies that increase activity along the street edge, and takes vehicular access from the rear laneway.

CORYDON-OSBORNE AREA SECONDARY PLAN

The site is located in the "Medium Density Residential" policy area of the Corydon-Osborne Area Secondary Plan, where the following policy applies:

3.5.21. Medium Density Residential Areas

Up to two-unit development will be permitted, subject to design guidelines / controls. Small multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas should be 3 storeys. On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height on corners should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process. Recent Communities policies.

The proposed development is consistent with this section of the Plan in that the proposed development is small multi-family and is two (2) storeys in height.

In regards to design, this proposal is subject to the North of Corydon Residential design guidelines. The proposal meets the applicable design guidelines. A detailed analysis of how the proposal meets the guidelines is provided in Appendix A to this report.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Multi-Family District is intended to accommodate the development of multi-family units in areas with medium to high residential densities.
- Development in the ”RMF” district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential uses and the public realm.
- The subject site is located on a block of McMillan Avenue that is characterized by a mix of residential uses with lower and higher densities than what is being proposed.
- *Complete Communities Direction Strategy 2.0* designates this site as an “Established Neighbourhood – Mature Communities” which supports increasing residential densities.
- The proposed density is within the maximum 1250 sq. ft. per dwelling unit typically permitted in the “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family Small Zoning District.
- The established residential context, supportive planning policy, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a full range of commercial services are supporting factors in the use of the “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family Small Zoning District.

Based on these considerations, the “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family Zoning District is the most appropriate zoning district to enable the proposed development.

SUMMARY

The Urban Planning and Design Division recommends approval for the following reasons:

- The subject rezoning will result in the establishment of a multi-family residential development that is consistent with policies in the *Complete Communities Direction Strategy 2.0,* the *Corydon-Osborne Local Area Plan* and the *PDO-1 Corydon Osborne Overlay* as well as fit into area context.
- The proposed development will increase residential density in the McMillan neighbourhood, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood as well as helping the city to achieve its residential intensification targets.
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education.

RECOMMENDATIONS

The Urban Planning and Design Division recommends this application be **approved** and the subject property be rezoned into the “RMF-S PDO-1 Corydon Osborne” Residential Multi-Family Small District.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by:
Dan Iskierski, MCP

PPD File# DAZ 200/2023

APPENDIX 'B' – Proposed Bylaw

Schedule "A" for File DAZ 200/2023, City Centre Community Committee, March 24, 2023

By–Law No. _____

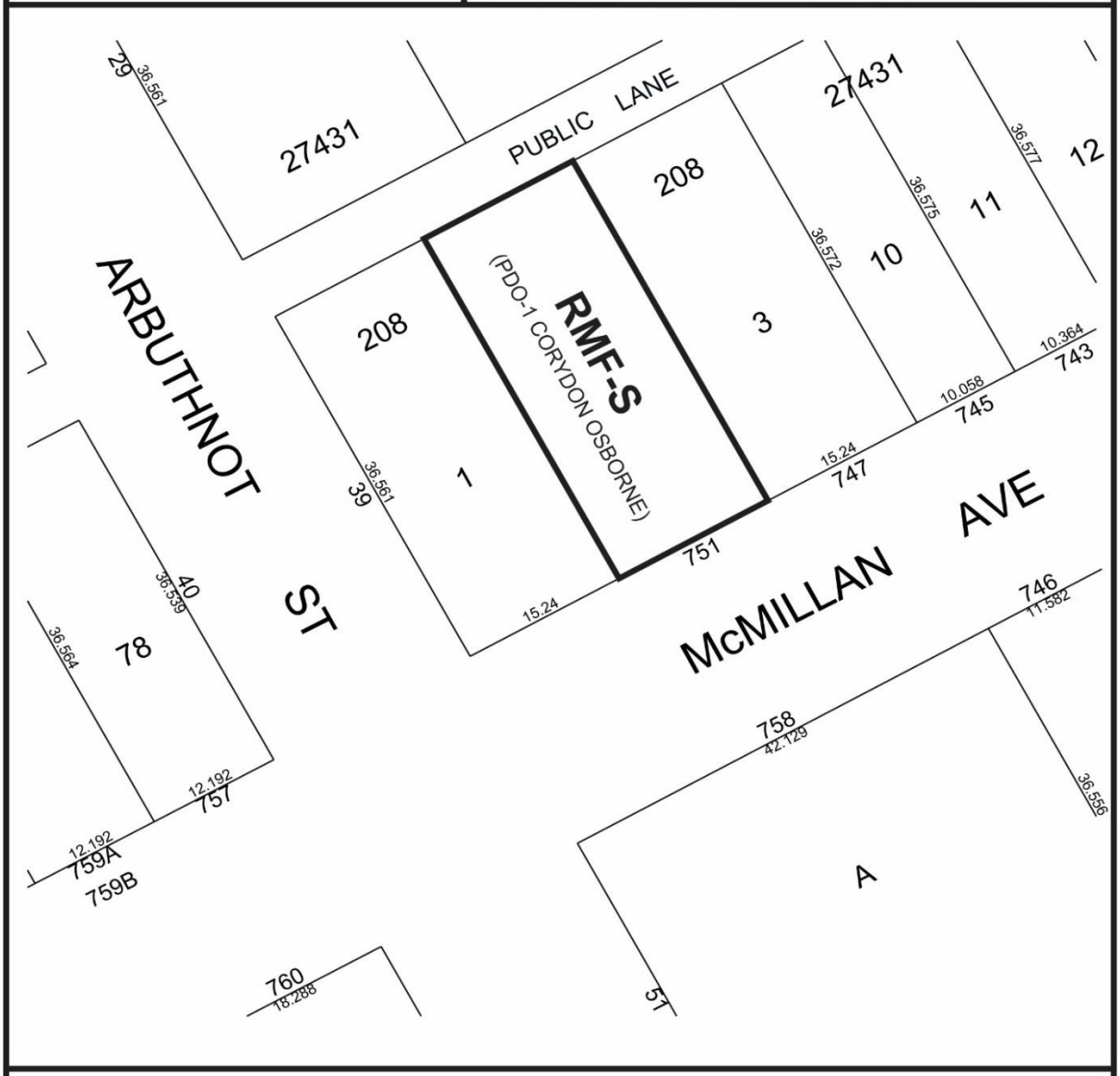
File No. **DAZ 200/2023**

Atlas Sheet No. **AC24**
CITY CENTRE COMMUNITY

N

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 751 McMillan Avenue from an "R1-S PDO-1 CORYDON OSBORNE" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "RMF-S PDO-1 CORYDON OSBORNE" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the establishment of a Multi-Family Dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 751 MCMILLAN AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 200/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised that the water distribution system servicing the Planned Area does not have adequate fire flow capacity to support the proposed development assuming wood framed construction. To achieve adequate servicing, the Developer shall either:

i. Adjust the site plan or design to not exceed the existing available fire flow capacity, to the satisfaction of the Director of Water and Waste; or,

ii. Provide a servicing report, prepared by a qualified municipal engineer, outlining the water services needed to adequately service the proposed development and adjacent lands, to the satisfaction of the Director of Water and Waste.

If option ii is chosen, the applicant shall enter into a servicing agreement to construct, at no expense to the City, any water main upgrades as required by the servicing report to service the proposed development, as determined by and to the satisfaction of the Director of Water and Waste.

2) 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 0.35, 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.

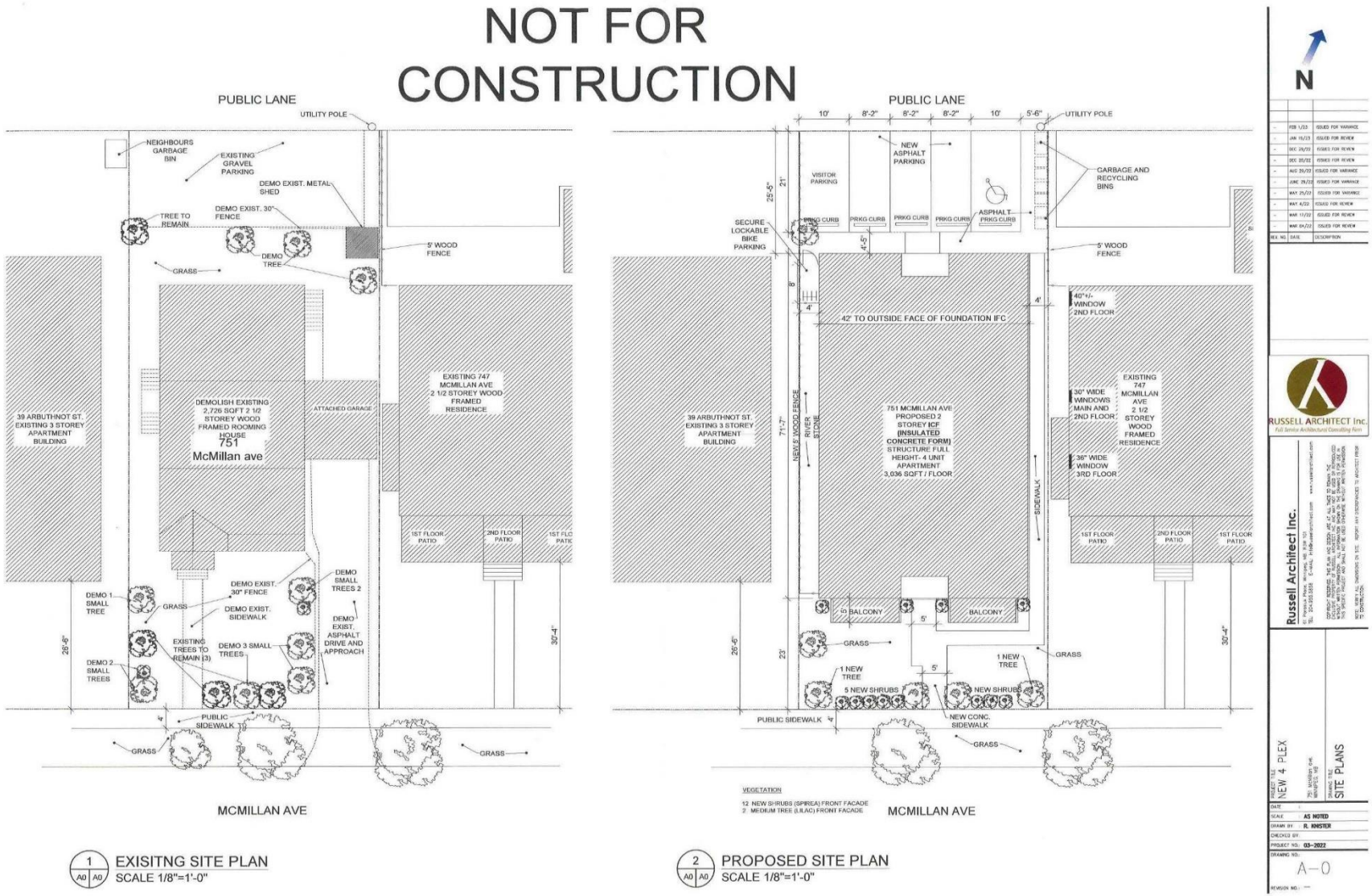
THIS REPORT SUBMITTED BY:

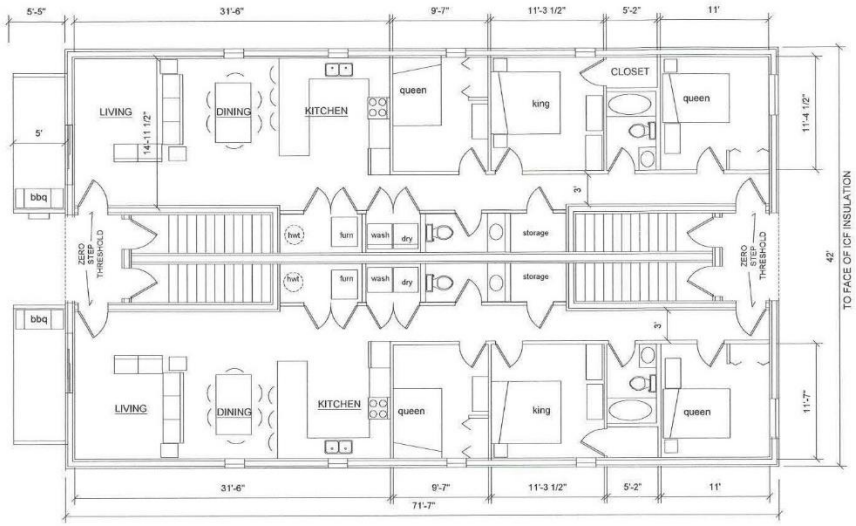
Administrative Co-ordinating Group
File No. DAZ 200/2023
April 4th, 2023

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

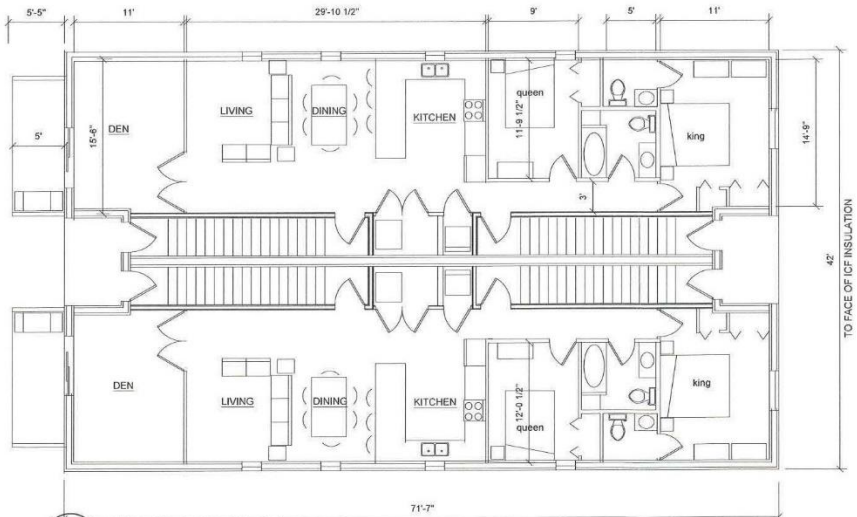
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit "8" referred to in File DAZ 200/2023





1 A1 A1 MAIN FLOOR PLAN
SCALE 3/16"=1'-0"



2 A1 A1 2ND FLOOR PLAN
SCALE 3/16"=1'-0"

NOT FOR CONSTRUCTION

N

REV. NO.	DATE	DESCRIPTION
-	FEB 1/23	ISSUED FOR VARIANCE
-	JAN 19/23	ISSUED FOR REVIEW
-	DEC 29/22	ISSUED FOR REVIEW
-	DEC 20/22	ISSUED FOR REVIEW
-	DEC 12/22	ISSUED FOR REVIEW
-	NOV 18/22	ISSUED FOR REVIEW
-	AUG 29/22	ISSUED FOR VARIANCE
-	JUNE 29/22	ISSUED FOR VARIANCE
-	MAY 25/22	ISSUED FOR VARIANCE
-	MAY 4/22	ISSUED FOR REVIEW
-	MAR 17/22	ISSUED FOR REVIEW
-	MAR 04/22	ISSUED FOR REVIEW

RUSSELL ARCHITECT Inc.
Full Service Architectural Consulting Firm

Russell Architect Inc.
61 Parsons Place, Winnipeg, MB, R3H 1G1
TEL: 204.955.5858 E-MAIL: info@russellarchitect.com www.russellarchitect.com

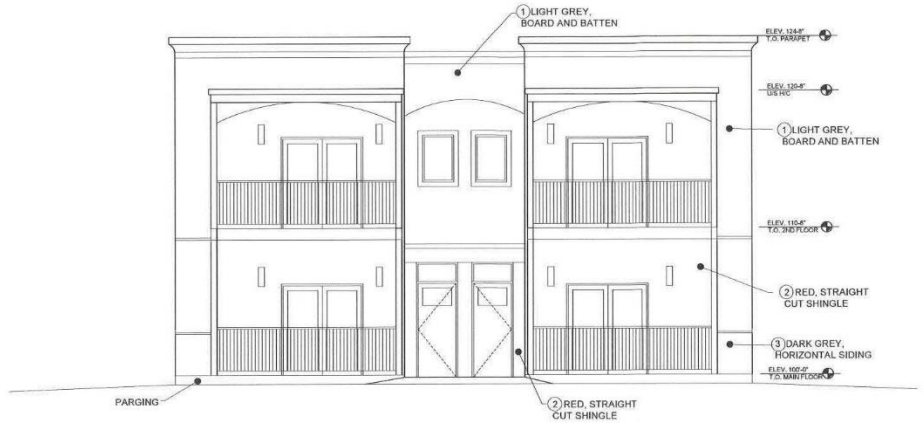
COPYRIGHT RESERVED. THE PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF RUSSELL ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR USE IN THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

NOTE: VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

PROJECT TITLE: NEW 4 PLEX
751 Mcmillan ave.
WINNIPEG, MB

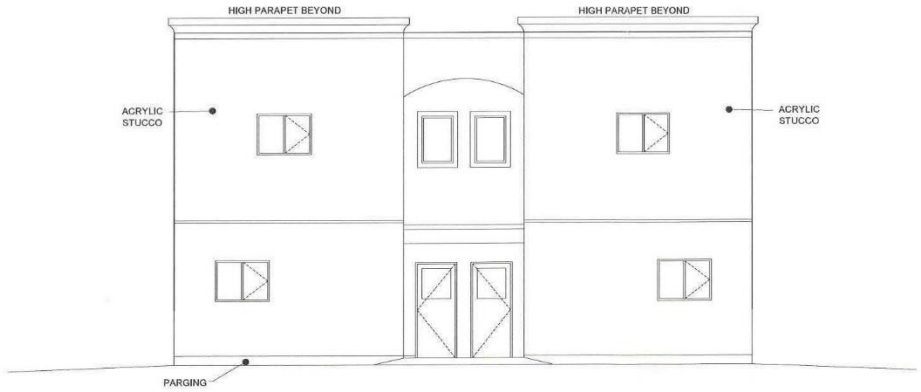
DRAWING TITLE: PROPOSED FLOOR PLANS

DATE:
SCALE: AS NOTED
DRAWN BY: R. KNISTER
CHECKED BY:
PROJECT NO.: 03-2022
DRAWING NO.: A-1
REVISION NO.: –



1 A2 A2 SOUTH ELEVATION
SCALE 1/4"=1'-0"

NOT FOR CONSTRUCTION



2 A2 A2 NORTH ELEVATION
SCALE 1/4"=1'-0"

REV. NO.	DATE	DESCRIPTION
-	FEB 1/23	ISSUED FOR VARIANCE
-	DEC 29/22	ISSUED FOR REVIEW
-	DEC 20/22	ISSUED FOR REVIEW
-	DEC 12/22	ISSUED FOR REVIEW
-	JUNE 29/22	ISSUED FOR VARIANCE
-	MAY 25/22	ISSUED FOR VARIANCE
-	MAY 4/22	ISSUED FOR REVIEW
-	MAR 17/22	ISSUED FOR REVIEW
-	MAR 04/22	ISSUED FOR REVIEW

RUSSELL ARCHITECT Inc.
Full Service Architectural Consulting Firm

Russell Architect Inc.
61 Parasole Place, Winnipeg, MB R3N 1Z1
TEL: 204.955.5858 E-MAIL: info@russellarchitect.com www.russellarchitect.com

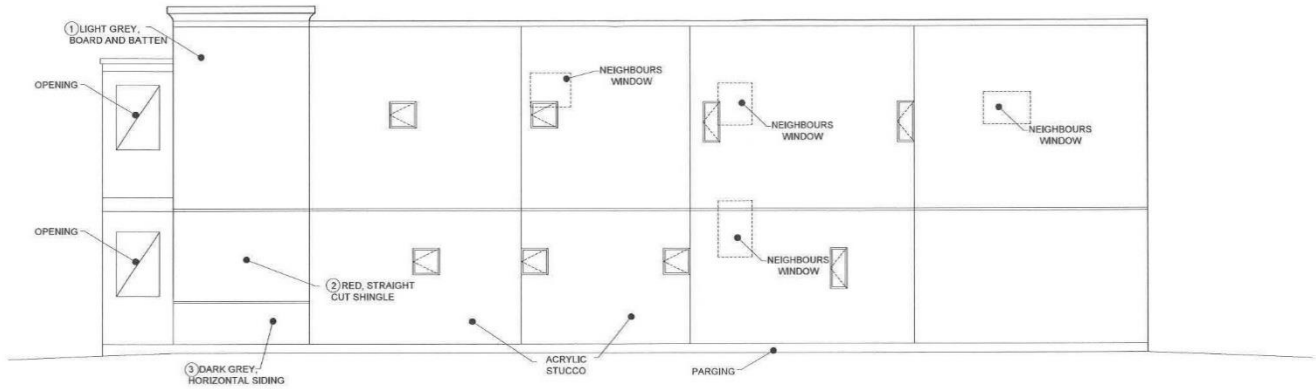
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF RUSSELL ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR USE IN THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

NOTE: VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

PROJECT TITLE: NEW 4 PLEX
751 McMillan Ave.
WINNIPEG, MB

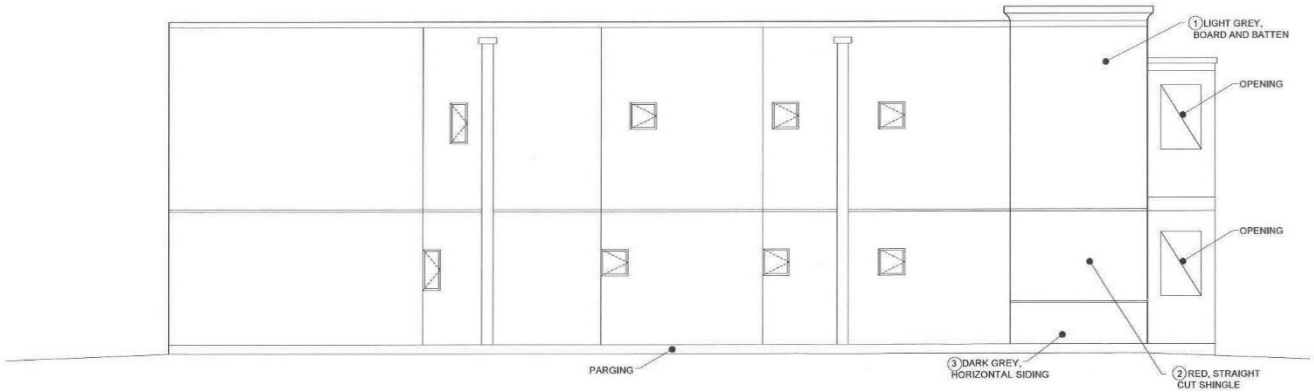
DRAWING TITLE: EXTERIOR ELEVATIONS

DATE:
SCALE: AS NOTED
DRAWN BY: R. KNISTER
CHECKED BY:
PROJECT NO.: 03-2022
DRAWING NO.: A-2
REVISION NO.: —



1 A3 A3 EAST ELEVATION
SCALE 1/4"=1'-0"

NOT FOR CONSTRUCTION



2 A3 A3 WEST ELEVATION
SCALE 1/4"=1'-0"

REV. NO.	DATE	DESCRIPTION
–	FEB 1/23	ISSUED FOR VARIANCE
–	DEC 29/22	ISSUED FOR REVIEW
–	DEC 20/22	ISSUED FOR REVIEW
–	DEC 12/22	ISSUED FOR REVIEW
–	JUNE 29/22	ISSUED FOR VARIANCE
–	MAY 25/22	ISSUED FOR VARIANCE
–	MAY 4/22	ISSUED FOR REVIEW
–	MAR 17/22	ISSUED FOR REVIEW
–	MAR 04/22	ISSUED FOR REVIEW

RUSSELL ARCHITECT Inc.
Full Service Architectural Consulting Firm

Russell Architect Inc.
81 Parasus Place, Winnipeg, MB, R3W 1Z1
TEL: 204.955.9558 E-MAIL: info@russellarchitect.com www.russellarchitect.com

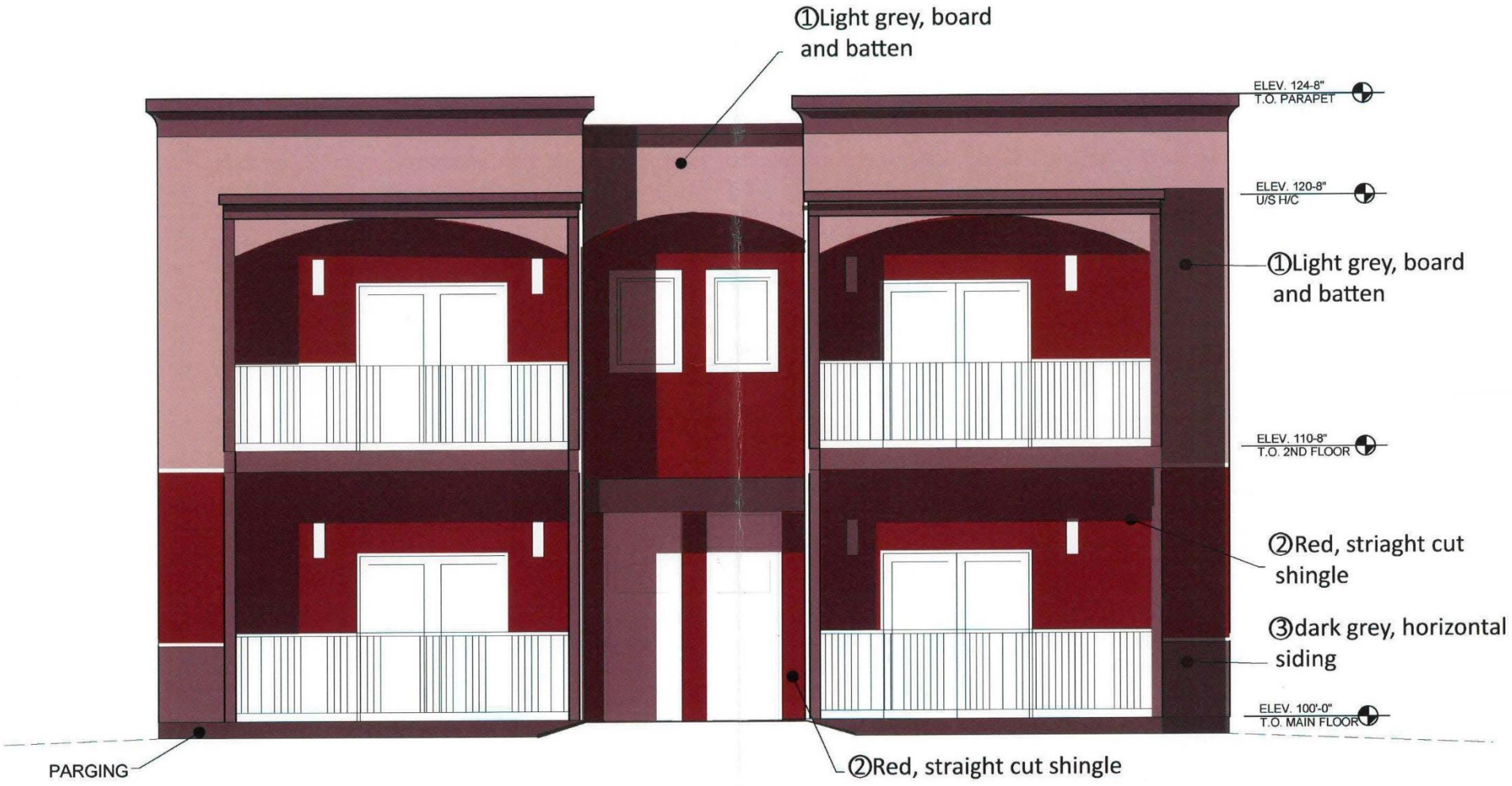
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF RUSSELL ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. ALL INFORMATION ON THE DRAWING IS FOR USE IN THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION.

NOTE: VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.

PROJECT TITLE: NEW 4 PLEX
751 McMillan ave.
WINNIPEG, MB

DRAWING TITLE: EXTERIOR ELEVATIONS

DATE:
SCALE: AS NOTED
DRAWN BY: R. KNISTER
CHECKED BY:
PROJECT NO.: 03-2022
DRAWING NO.: A-3
REVISION NO.: –


①Light grey, board and batten
ELEV. 124-8" T.O. PARAPET
ELEV. 120-8" U/S H/C
①Light grey, board and batten
ELEV. 110-8" T.O. 2ND FLOOR
②Red, striaght cut shingle
③dark grey, horizontal siding
ELEV. 100'-0" T.O. MAIN FLOOR
PARGING
②Red, straight cut shingle

751 McMillan Ave

Front Façade Cladding

1. Light grey, board and batten

2. Red, straight cut shingle

3. Dark grey, horizontal siding

