Agenda – Executive Policy Committee – July 5, 2023

REPORTS

Item No. 12 Subdivision and Rezoning – 282 and 284 Balmoral Street (Fort Rouge-East Fort Garry Ward) File DASZ 5/2023 [c/r DAV 110489/2023D]

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 5/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 19, 2023 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.

2. 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, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 19, 2023 and attached as 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:

        1) For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), 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

COMMUNITY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") 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.

2) That the following dimensional standards shall apply:

(a) The maximum height of the principal building shall not exceed 53 feet (not including permitted projections)

(b) That the maximum lot coverage shall be 50%.

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.

3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated DASZ 5/2023 to the satisfaction of the Director of Planning, Property and Development.

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 5/2023, 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1. and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 5/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, 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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. 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.

11. That Development Application No. DASZ 5/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following 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 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 5/2023.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On June 19, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

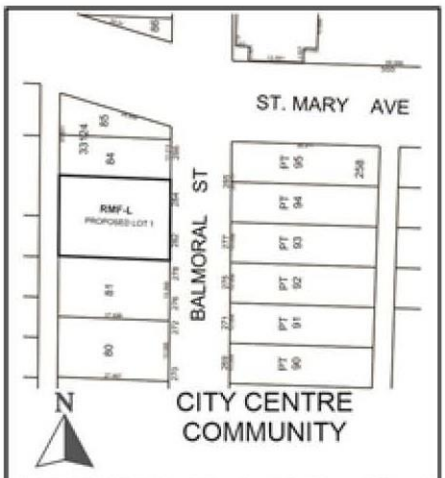
File: DASZ 5/2023

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

Public Hearing: June 19, 2023
Council Building, 510 Main Street

Applicant: Architects At Play (Grant LaBossiere)

Subject:



APPLICANT: Architects At Play (Grant LaBossiere)
FILE: DASZ 5/2023
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a Multi-Family Dwelling building. **For information, phone S. Costello at 204-986-6008**

Premises Affected: 282 and 284 Balmoral Street

For submission to: Executive Policy Committee

Prepared by: K. Dolski, Committee Clerk
City Centre Community Committee

Report date: June 20, 2023

Community Committee Recommendation:

On June 19, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 5/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 19, 2023 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.

2. 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, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 19, 2023 and attached as 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:

        1) For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family (Large), 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") 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.

        2) That the following dimensional standards shall apply:

            (a) The maximum height of the principal building shall not exceed 53 feet (not including permitted projections)

            (b) That the maximum lot coverage shall be 50%.

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.

3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated DASZ 5/2023 to the satisfaction of the Director of Planning, Property and Development.

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 5/2023, 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1. and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 5/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, 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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. 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.

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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 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 5/2023.

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

1. The applicant has woven community art, and a great deal of thought on security and safety on this transitional second stage multi-family.

2. This is a transformational project and relatively rare with respect to our sheltered youth in Winnipeg, transitional needs and housing and with respect to women's independence and security. It's got, in the applicants' own words, not just leaving domestic violence but freedom though education.

3. There's ambition for this building to be a net zero building, 59% lower than the market rent, and more partnerships to that end, through the province and not for profits are taking shape, so that's also worthy of supportive comments right there.

4. Mostly, our Community Committee happens to be again, the housing committee again this term. Councillor Orlikow, Councillor Gilroy and myself have been working on the housing needs through the housing steering committee and we need to be supporting projects like this, and I'm grateful for UWCRC who is such an excellent partner in realizing that where a different part of U of W wrote the book on what Winnipeg needs in terms of housing, it's great to see UWCRC take an excellent leadership role in this city, and they do so in partnership, and indeed really help leverage the entire city's worth that are going after CMHC funding. They are just an incredible partner.

5. I want put words in the record and really just reflect on the beauty of that presentation. We don't often see the level of art and be able to interpret it, and to see the weaving and the pottery be woven in to the presentation today, Mr. Chair, what a treat.

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 March 23, 2023 2. Notification of Public Hearing dated May 4, 2023 3. Manitoba Status of Titles 2374896/1 and 2374889/1 4. Letter of authorization dated October 27, 2022 from Jeremy Read, CEO, University of Winnipeg Community Renewal Corporation to Grant LaBossiere 5. Plans (18 pages) 6. Report from the Urban Planning Division dated April 3, 2023 7. Inspection Report 8. Presentation in support of the application, submitted by Grant LaBossiere on June 16, 2023 9. Recording of Representations

REPRESENTATIONS:

In Support:

Grant LaBossiere
Joseph Orobia
Jeremy Read

In Opposition:

Nil

For Information:

Nil

For the City:

S. Costello, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 5/2023

ADMINISTRATIVE REPORT

Title: DASZ 5/2023 – 282 and 284 Balmoral Street

Issue: For consideration at the public hearing for a rezoning to "RMF-L" Residential Multi-Family (Large) to construct a 15-suite residential building.

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
S. Costello, BURPI.	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 5/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 19, 2023 and attached as Schedule "C" to this report, with such minor changes as may be required, for registration 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 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 5/2023.

REASON FOR THE REPORT

- The applicant is proposing to consolidate and rezone 282 and 284 Balmoral Street from Residential Two-Family (R2) to Residential Multi-Family Large (RMF-L) in order to establish a multi-family dwelling with 15 residential dwelling units.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter, section 249.*
- 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 are concurred with, then the development may proceed upon obtaining necessary permits.

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

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

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City actively plans for and partners in affordable housing.

SUBMITTED BY

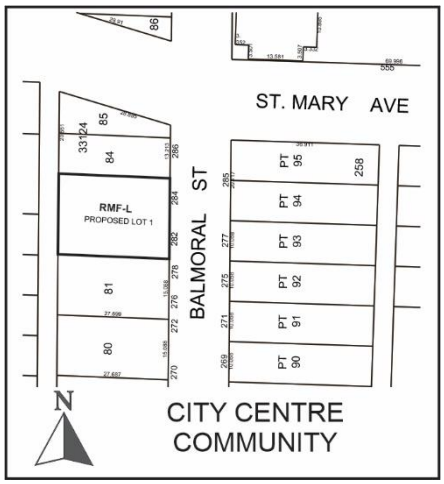
Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Shaylyn Costello, BURPl.
Date:	April 3, 2023
File No.	DASZ 5/2023

List of Schedules and Appendices

- Schedule A – Planning Discussion.
- Schedule B – Report of the Administrative Coordinating Group.
- Schedule C for File no. DASZ 5/2023.
- Appendix A – Arborist Report.
- Appendix B – Draft By-law.

Schedule A

DATE:	June 19, 2023
FILE:	**DASZ 5/2023**
RELATED FILES:	DAV 23-110489/D
COMMUNITY:	Fort Rouge – East Fort Garry
NEIGHBOURHOOD #:	1.103 West Broadway
SUBJECT:	Plan of Subdivision and rezoning to consolidate and rezone subject property from R2 to RMF-L.
LOCATION:	282 and 284 Balmoral Street
LEGAL DESCRIPTION:	SP LOT 82/83 PLAN 33124 WLTO IN RL 84 AND 85 PARISH OF ST JAMES



APPLICANT:	Architects at Play (Grant LaBossiere)
OWNER:	University of Winnipeg Community Renewal Corporation

SITE DESCRIPTION

- The subject properties are located on the west side of Balmoral Street, South of St. Mary's Avenue in the West Broadway neighbourhood of the Fort Rouge-East Fort Garry ward.
- The properties, 282 and 284 Balmoral Street, are each 33 feet wide with 3002 square feet in lot area. 282 Balmoral is currently vacant and 284 Balmoral contains a multi-family building (5 units) which was constructed in 1898.
- The lands are designated Established Neighbourhood – Mature Communities under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0). The lands are zoned "R2" Residential Two-Family.



Figure 1: Air Photo Map of Property and Surrounding Area *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Vacant property containing a billboard zoned "R2," then St Mary Avenue. Downtown Zoning By-law area north of St. Mary Avenue.

South: Rooming house and mix of single-family, two-family, and multi-family dwellings zoned "R2."

East: Balmoral Street, then a commercial building on St. Mary Avenue zoned "C2" and multi-family dwellings on Balmoral Street zoned "R2."

West: Public lane, then vacant surface parking lot and mix of single- and two-family dwellings on Spence Street zoned "R2."



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing the consolidation of 282 and 284 Balmoral Street for the purpose of constructing a four-storey multi-family dwelling with 15 units. Rezoning to the "RMF-L" district is required.
- All units in the development are proposed for transitional housing for women and children who have experienced gender-based violence, to provide affordable second-stage housing for women seeking to pursue some form of formal education/training. Rents are aimed at 59% of Canadian Mortgage and Housing Corporation's (CMHC) Median Market Rate.
- The building also contains counselling space, a roof deck, bicycle parking, and an indoor communal area for residents.
- Five parking stalls are being proposed off the back lane, including a dedicated space for a car-share vehicle on site, and an electric vehicle stall.
- Front and rear accessible ramps are proposed to access the building. The building also contains an elevator. The front entrance is a vestibule with double doors to offer additional security to the building.
- The building is clad with Tyndall stone, stucco, aluminum and corrugated steel.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

<u>With the Public Service</u>

The applicant contacted the Planning, Property and Development Department prior to making an application, seeking support for the consolidation and rezoning 282 and 284 Balmoral Street.

The Department indicated support under the *Infill Guidelines* to allow a four storey multi-family building, using Secondary Considerations to allow a slight increase in the maximum permitted height. The applicant also provided a shadow study and a street visualization rendering to rationalize the proposed height increase, at the request of the Department. The Department requested an arborist report, which was also provided with the application.

The applicant provided records of the financial agreements with CMHC, confirming that all units would be targeted at 59% of median market rent.

Furthermore, the applicant provided additional information to rationalize the reduced parking ratio at the request of the Department. A car-share vehicle and indoor secure bicycle parking will be provided to offset the reduction of parking. The applicant indicated that the car ownership of the residents of this building is anticipated to be extremely low.

The Department requested screening to the rooftop patio since variances related to the patio have been triggered, and the proposed building height exceeds the *Infill Guidelines*. The applicant provided satisfactory rationale for not including the roof screening.

Upon complete zoning analysis, the applicant made further revisions to the plans to eliminate approximately five (5) of the variances.

With Stakeholders

The applicant submitted a letter of support from the Board Chairperson of the West Broadway Community Organization. The Organization was engaged by the applicant to assist with public consultation, and the letter indicated that the feedback from the consultation process with the West Broadway Housing Stakeholders Committee was extremely positive.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The City of Winnipeg's development plan, *OurWinnipeg*, and its citywide secondary plan, the *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*), lay out the framework for how our City will grow over the next 25 years and how all other plans and City Council decisions must be consistent with it. The subject site is designated "Established Neighbourhoods – Mature Community" under *CCDS 2.0.* The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.

In addition, CCDS 2.0 establishes an intensification target to aim for a minimum of 50% of all new dwelling units to be located in the intensification target area. Applicable goals and policies that apply to the proposal are noted below.

D1 Established Neighbourhoods

Goal 1: Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

General Policies

- *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.*
- *1.4 Support opportunities for further residential intensification within approximately 400 metres of a rapid transit station, where appropriate and in accordance with the TOD Handbook.*
- *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 the ability to make the required upgrades necessary to accommodate a proposed development.*

Mature Communities

- *1.7 Mid-rise residential uses will generally be accommodated on arterial 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.*
- *1.8 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.*

Goal 3: Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

General policies

- *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.*
- *3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.*
- *3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.*
- *3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.*
- *3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

The proposed development is consistent with *CCDS 2.0* in the following ways:

- The proposal is generally consistent with the *Infill Guidelines* including the Preferred Location Criteria, as well as the design of the building and site itself.
- The development will increase the supply of affordable, transitional housing.
- The building concentrated density in close proximity (less than 40 metres) from Downtown and the Primary Transit Network.
- The development supports alternative modes of transportation by providing a car-share vehicle and secure indoor bike storage.
- The development will be an overall positive contribution to the West Broadway neighbourhood.

RESIDENTIAL INFILL GUIDELINES

The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities* (*Infill Guidelines*) were adopted by Winnipeg City Council on June 24, 2021, following multiple years of engagement and consultation with the public.

The Guidelines apply to small-scale residential development within Winnipeg's Mature Communities and are intended to help City of Winnipeg employees, land developers, and individual residents interpret the policies within *OurWinnipeg* and *CCDS 2.0*.

The Guidelines also supplement the regulations outlined in the City of Winnipeg Zoning By-law No. 200/2006 in assessing how well a proposed development design fits the local context and whether it is an appropriate location for proposed development within an existing neighbourhood.

The subject property meets the Preferred Location Criteria (PLC) for townhouses and low-rise multi-unit residential buildings development in the *Infill Guidelines.*

<u>Preferred Location Criteria</u>

The subject property is in Area 2 of the *Infill Guidelines*. It is consistent with the Preferred Location Criteria for Low-Rise Multi-Unit Residential Buildings under Scenario 2.

2. The Preferred Location Criteria for low-rise multi-unit residential buildings in Area 2 should be on the following basis:

***Scenario 1** – Where all of the following criteria are met:*

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

*c. where the property abuts an arterial street; **or***

***Scenario 2** – Where all of the following criteria are met:*

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

c. where one or more of the following conditions are met:

i. on corner lots (including internal corner lot); or

ii. on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use.

The intent of the criteria in Scenario 2 is to help ensure the multi-family dwelling fits within the context of the immediately surrounding development, and has minimal impact on the existing uses. The subject property abuts a commercial billboard to the north (a non-residential use) and a rooming house to the south. While the property does not directly abut the arterial street, it is separated from St. Mary Avenue by one vacant property containing a billboard. The property is 400 metres from the Transit network and satisfies the preferred location criteria for low-rise multi-family residential buildings. Therefore, the subject property meets the preferred location criteria for establishing multi-family uses under Scenario 2.

Design Guidelines

While the property is consistent with the Preferred Location Criteria, it must also be consistent with the applicable design guidelines in order to ensure high-quality, context-sensitive development.

The subject property is consistent with the applicable design guidelines in the following ways:

- Side yards of 10 feet are provided on both sides of the dwelling.
- A minimum rear yard of 25 feet is provided.
- Lot coverage for the building is a compliant 42%.
- The site provides 20% of the ground's cover for soft landscaping.
- Building design includes high quality materials such as tyndall stone, corrugated steel and aluminum.
- Two prominent building materials (20% each) are provided on the front facade, being corrugated steel and stucco.
- The front façade provides 25% window coverage.
- Building provides several architectural features including projections and recesses, changes to variety and sizes of windows, and a rooftop deck amenity.

- The building is accessible, including ramps to doorways and an elevator.

Secondary Considerations

The following elements were unable to meet the design criteria due to site constraints. The Secondary Considerations were applied to allow the following design elements to deviate from the guidelines to support the development of deeply affordable housing:

Height

1. New development should have building heights that are responsive to their context in order to mitigate negative impacts of larger buildings on adjacent properties and to facilitate integration into the neighbourhood. This is particularly important for neighbourhoods largely comprised of single-storey buildings.

2. Building height maximums should be determined on the following basis:

a. the maximum building height for low-rise multi-unit residential buildings shall be 45 feet (13.72 metres) on arterial streets;

b. the maximum building height for low-rise buildings on the corner of a local and a collector street shall be 45 feet (13.72 metres); and

c. the maximum building height for low-rise buildings on local and collector streets shall be 35 feet (10.67 metres).

The Urban Planning Department applied the 45 feet height requirement rather than 35 feet. The building will be separated by one vacant billboard property from an arterial street. Functionally, it will be the building closest to St. Mary's Avenue and functions as a corner lot development. Additionally, there is a four-storey apartment building directly across Balmoral (at 275/277 Balmoral Street). Other immediately surrounding uses include a surface parking lot behind the proposed development, directly across the lane, and a rooming house to the south, which is also owned by UWCRC and operates as student housing.

The proposed building height is 47 feet to the parapet and 53 feet to the vestibule, and 60 feet to the elevator shaft (a permitted height projection). The majority of the roofline is at the 47 feet height, with only a portion of the building (approximately one-quarter of the roof) being the roof vestibule containing indoor amenities such as a bike room. No height variances are requested.

Another consideration for supporting the additional height is the property's proximity to the Downtown. The north side of St Mary is within the Downtown Zoning By-law area. The property is less than 40 metres outside of the Downtown area, where tall, dense buildings are commonplace and the *Infill Guidelines* are not applicable.

The applicant provided a street visualization rendering and shadow study at the request of the Department to help rationalize the height increase. In order to facilitate the construction of a transitional housing development that is fully accessible and provides safe access to outdoor amenities (namely, a rooftop deck in lieu of ground-level yard space), the Department is supportive of the height increase.

Front Yard Setback

1. The minimum front yard setback may be 5 feet (1.52 metres) less than the average of the existing front yards within that block or portion of the block. In no case shall the minimum front yard setback be less than 10 feet (3.05 metres).

The alignment on the subject property is 24 feet, therefore this provision would set the minimum front yard as 19 feet. The building is consistent with the requirements for side and rear yards,

however, providing a 19-foot side yard would result in a reduced building footprint resulting in a reduced number of transitional housing units provided.

The site plan shows a front yard of 10 feet. The Guidelines state that in no case shall the front yard be less than 10 feet. The proposed front yard setback demonstrates the minimum front yard setback that could be supported under the *Infill Guidelines.*

Addition considerations for supporting the reduced front yard included the immediate surrounding properties. The property to the north is a vacant billboard property, so there will be no adverse impacts related to light or shadows. The property immediately to the south is a student housing building under the same owners as the subject property and indicated they intend to maintain ownership for the foreseeable future and do not have concerns related to any potential impacts to 276/278 Balmoral Street.

The front yard vestibule projection is required to facilitate ramp access, as well as an added security feature to help regulate entrance to the building. The entrance vestibule is a permitted projection in the Zoning By-law.

SUBDIVISION & REZONING

- The applicant is proposing to rezone the lands to “RMF-L” from its existing “R2” and redevelop the existing site with a multi-family building with 15 residential units.
- A subdivision-rezoning (DASZ) application was required to rezone the property because the consolidation of 282 and 284 Balmoral is required in addition to the rezoning.
- The “RMF-L” District is intended to accommodate the development of multi-family units in areas with medium to high residential densities. The West Broadway neighbourhood is a high-density neighbourhood with a number of properties zoned “RMF-L,” as well as “R2” (where multi-family is conditional) and commercial uses (“C1” and “C2”).
- In addition, there are Variances to the proposed “RMF-L” District associated with the development pertaining to the front yard setback, the rooftop patio, and parking. These are analyzed in the Administrative Report for Associated file No. DAV 23-110489\D.

ADDITIONAL CONSIDERATIONS

ARBORIST REPORT

An Arborist Report was prepared by TNT Tree Service to assess the trees on site. Of the five trees identified, trees #2-5 are located in the building footprint and removal was required. Tree #1 is a Manitoba Maple in average condition and tree protection has been recommended. The tree appears to be located on the property to the North but may be partially located on the subject property. The applicant has indicated they intend to preserve this tree during construction.

The landscaping plan proposes two new trees to be planted on site, both of which being maples.

The Arborist Report in its entirety can be found at Appendix A of this report.

REASONS FOR RECOMMENDATIONS

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

- The property is located less than 40 metres from Downtown, and is separated from St. Mary's Avenue (an arterial street) by one vacant billboard property. There are a mix of uses surrounding the property, including commercial and multi-family residential uses in the immediate vicinity.
- The proposed development is consistent with *Complete Communities 2.0* since the development will increase the supply of affordable, transitional housing, support alternative modes of transportation, concentrate density in close proximity to Downtown and the Primary Transit Network, and supports the City of Winnipeg Intensification Target.
- The proposed development is consistent with the *Infill Guidelines* by meeting the Preferred Location Criteria for low-rise multi-family dwellings. Furthermore, the proposal meets the applicable design guidelines for multi-family dwellings, except in instances where the use of Secondary Considerations have been implemented to facilitate design exceptions for components of the transitional housing.
- All units in the building are intended to for Phase 2 transitional housing for single-parent households fleeing domestic violence situations. The building offers support and training for their residents, as well as amenities such as a rooftop patio, bicycle storage and a car-share vehicle.
- The proposed building exhibits high-quality architectural features, building design and visual interest.
- The application is the result of extensive consultation with the Public Service, as well as public engagement. The proposal will be an overall benefit to the neighbourhood and the City of Winnipeg.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: Shaylyn Costello, B.U.R.Pl.
DASZ File Number: 5/2023

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 282 AND 284 BALMORAL STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 5/2023. 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 there is adequate water servicing for the proposed development based on the provided development plans. Additional review will be required by the Department should the plans of development change during the design process.

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 0.3, 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 5/2023
May 29th, 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

SCHEDULE C FOR FILE NO. DASZ 5/2023, CITY CENTRE COMMUNITY COMMITTEE, JUNE 19, 2023

By-Law No. _____

File No. **DASZ 5/2023**

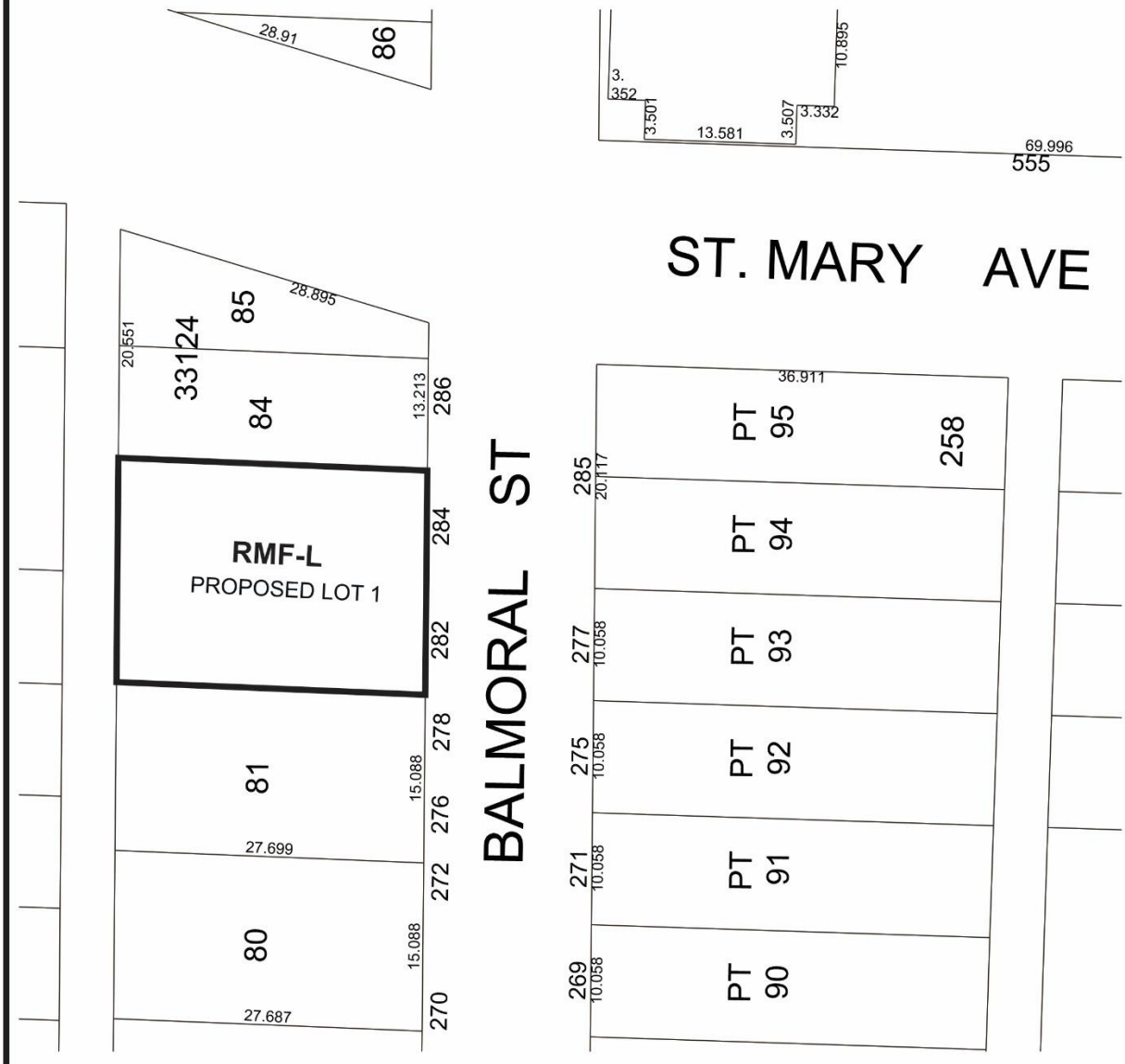
Atlas Sheet No. **AA24**

CITY CENTRE COMMUNITY

N

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 282 and 284 Balmoral Street from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a Multi-Family Dwelling building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “5” referred to in File DASZ 5/2023

OVERVIEW

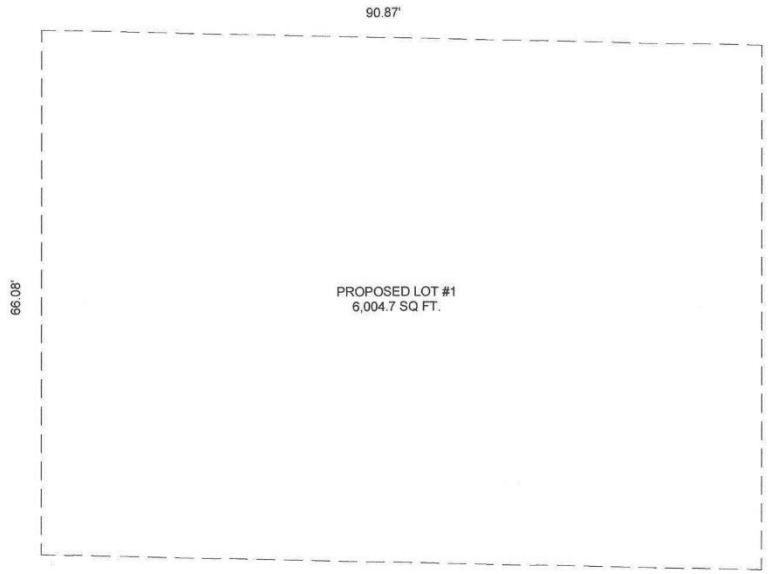
15 UNITS
(10 STUDIOS, 3- 2 BEDROOM SUITES,
2-3 BEDROOM SUITES)
ROOF DECK
SHARED LAUNDRY
PROXIMITY TO MAJOR BUS ROUTES
PROXIMITY TO UNIVERSITY OF WINNIPEG
LOCATED WITHIN URBAN INFILL AREA



282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY



PLAN OF SUBDIVISION

282 Balmoral: SP LOT 82 PLAN 33124 WLTO IN RL 84 AND 85 PARISH OF ST JAMES
284 Balmoral: SP LOT 83 PLAN 33124 WLTO IN RL 84 AND 85 PARISH OF ST JAMES

EXISTING ZONING: R2
PROPOSED ZONING : RMF-L

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

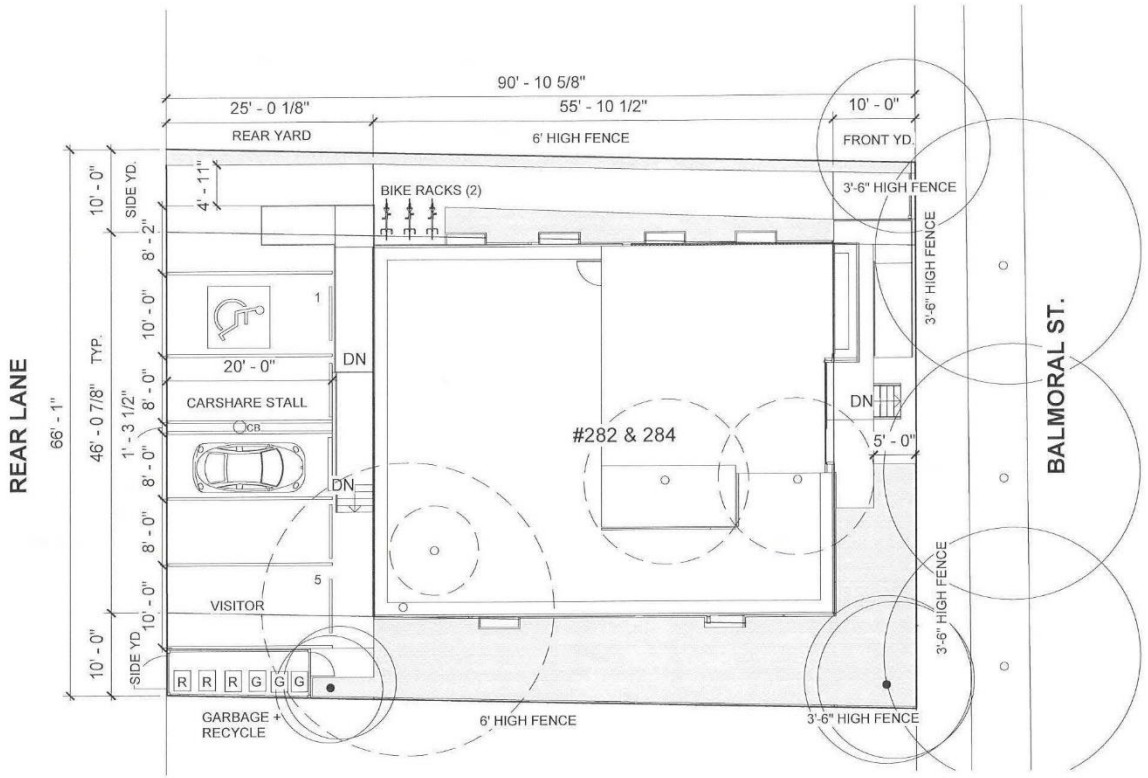
OVERVIEW

- LOT AREA: 6001 SQ FT
- LOT COVERAGE: 42%
- SOFT LANDSCAPE AREA: 20%
- PARKING STALLS:5

LEGEND

NEW TREE

EXISTING TREE



SITE PLAN AND LOT PLAN

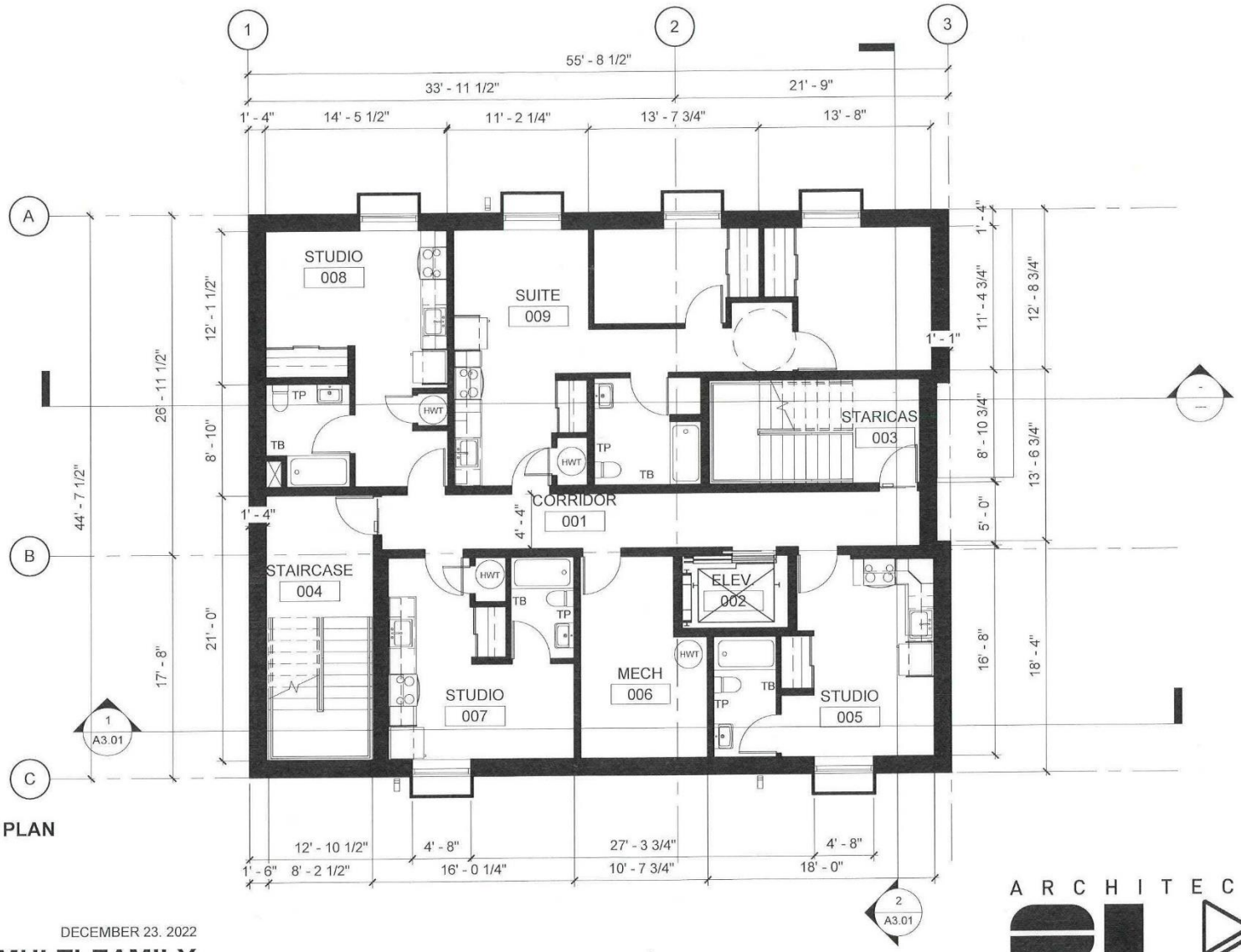
282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,439 SF



BASEMENT FLOOR PLAN

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLP

OVERVIEW

- GROSS FLOOR AREA: 2,527 SF



MAIN FLOOR PLAN

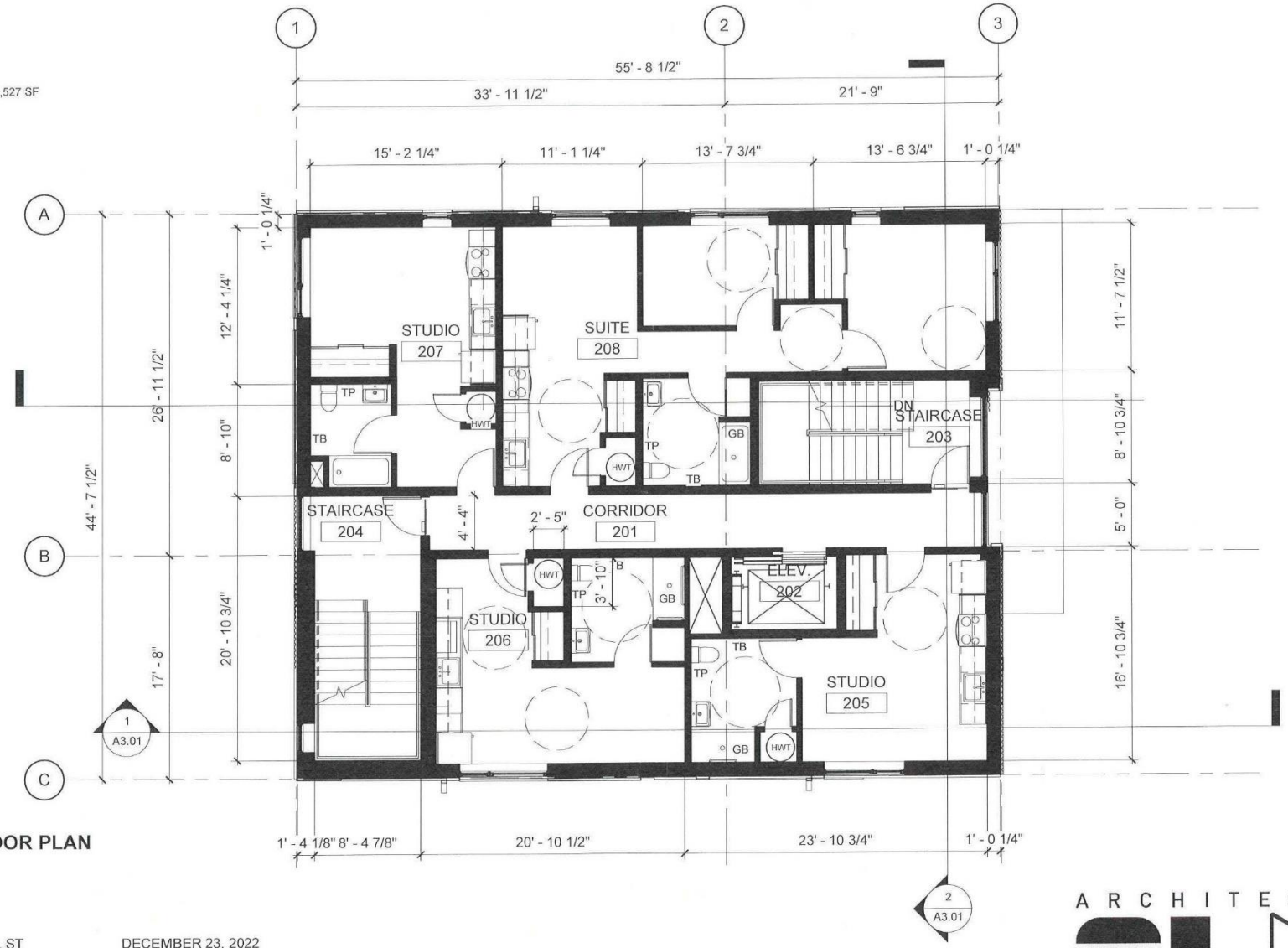
282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,527 SF



SECOND FLOOR PLAN

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,473 SF



THIRD FLOOR PLAN

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,514 SF



FOURTH FLOOR PLAN

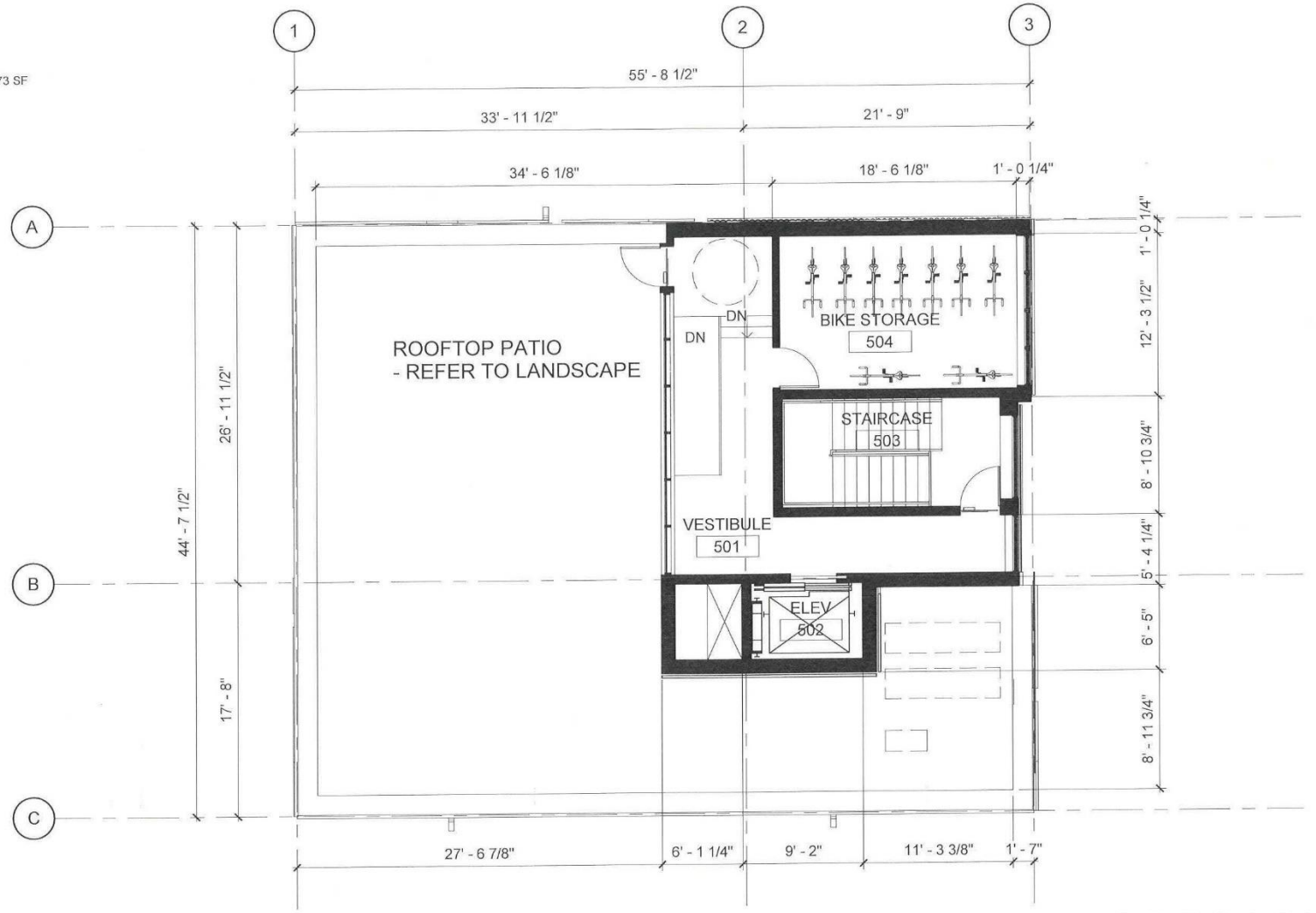
282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

- GROSS FLOOR AREA: 2,473 SF



ROOF PLAN

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY



PERSPECTIVE

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY



PERSPECTIVE

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY



PERSPECTIVE

282/284 BALMORAL ST DECEMBER 23. 2022

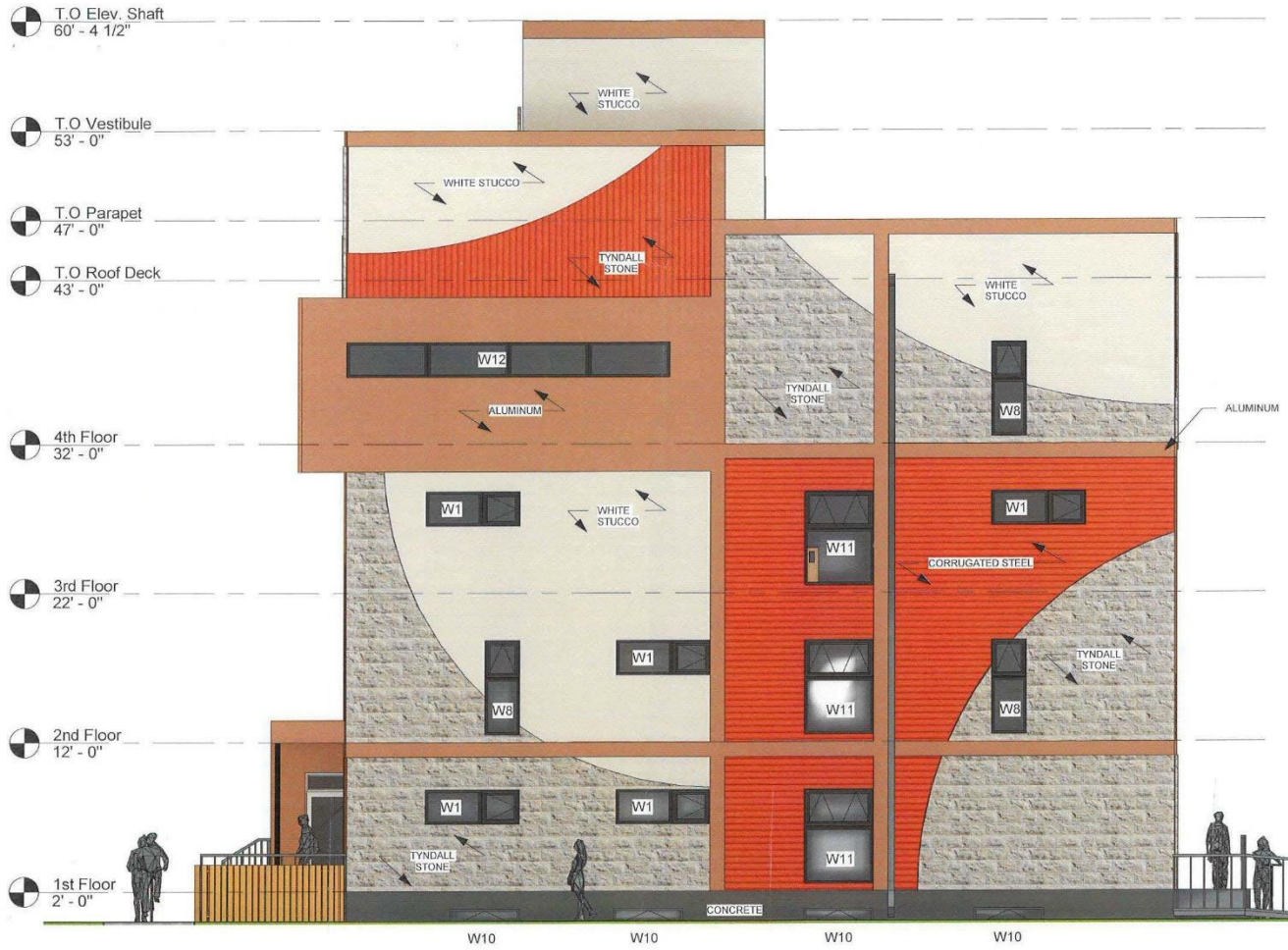
NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

CLADDING:
CORRUGATED STEEL: 20%
STUCCO: 21%
ALUMINUM: 20%
TYNDALL: 26%
CONCRETE: 3%

WINDOW TO WALL AREA
10%



NORTH ELEVATION

282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

CLADDING:

CORRUGATED STEEL: 27%
STUCCO: 19%
ALUMINUM: 16%
TYNDALL: 10%
CONCRETE: 3%

WINDOW TO WALL AREA

25%



EAST ELEVATION

282/284 BALMORAL ST DECEMBER 23. 2022

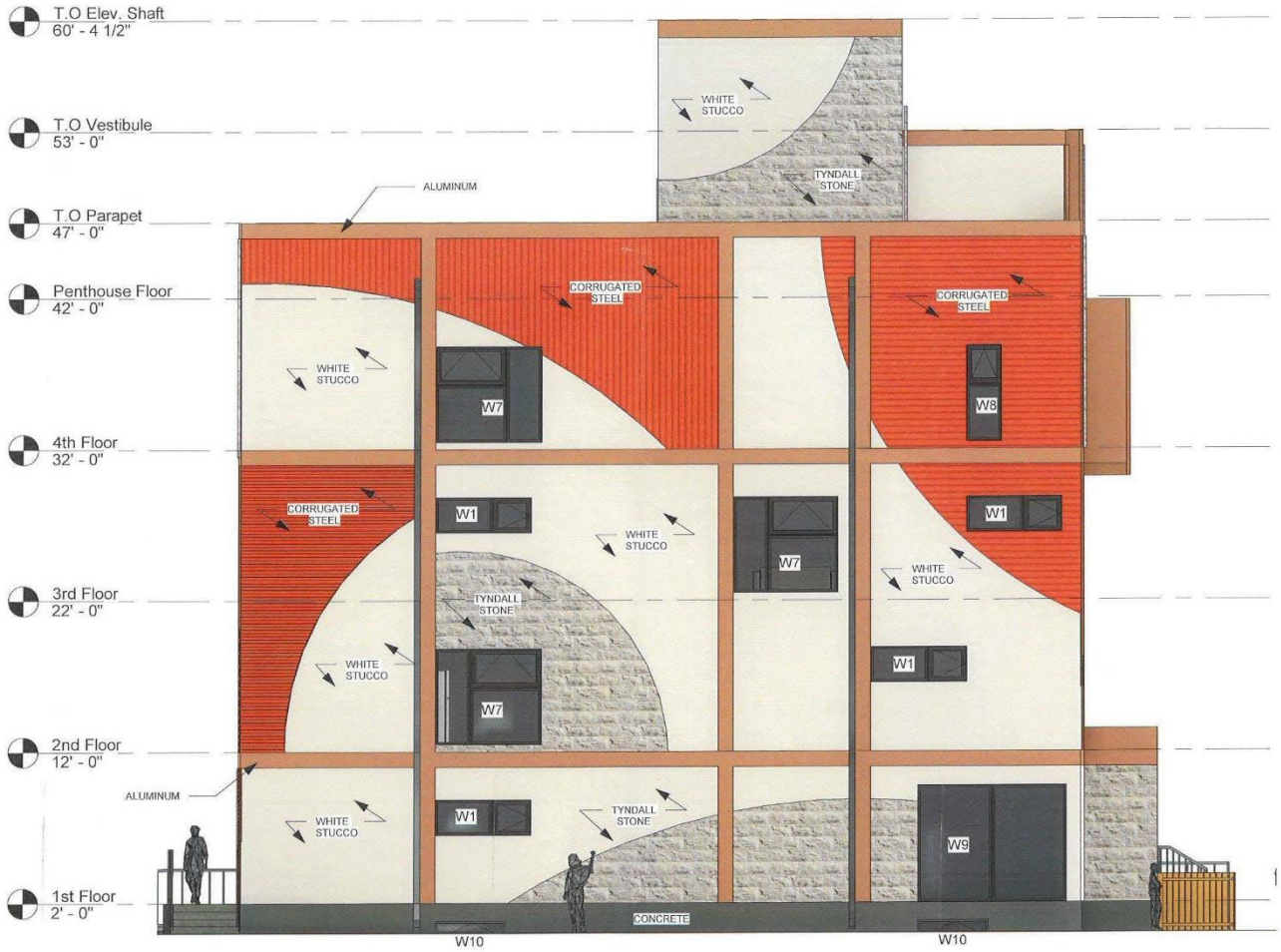
NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

CLADDING:
CORRUGATED STEEL: 23%
STUCCO: 39%
ALUMINUM: 14%
TYNDALL: 9%
CONCRETE: 4%

WINDOW TO WALL AREA
11%



SOUTH ELEVATION

282/284 BALMORAL ST DECEMBER 23. 2022

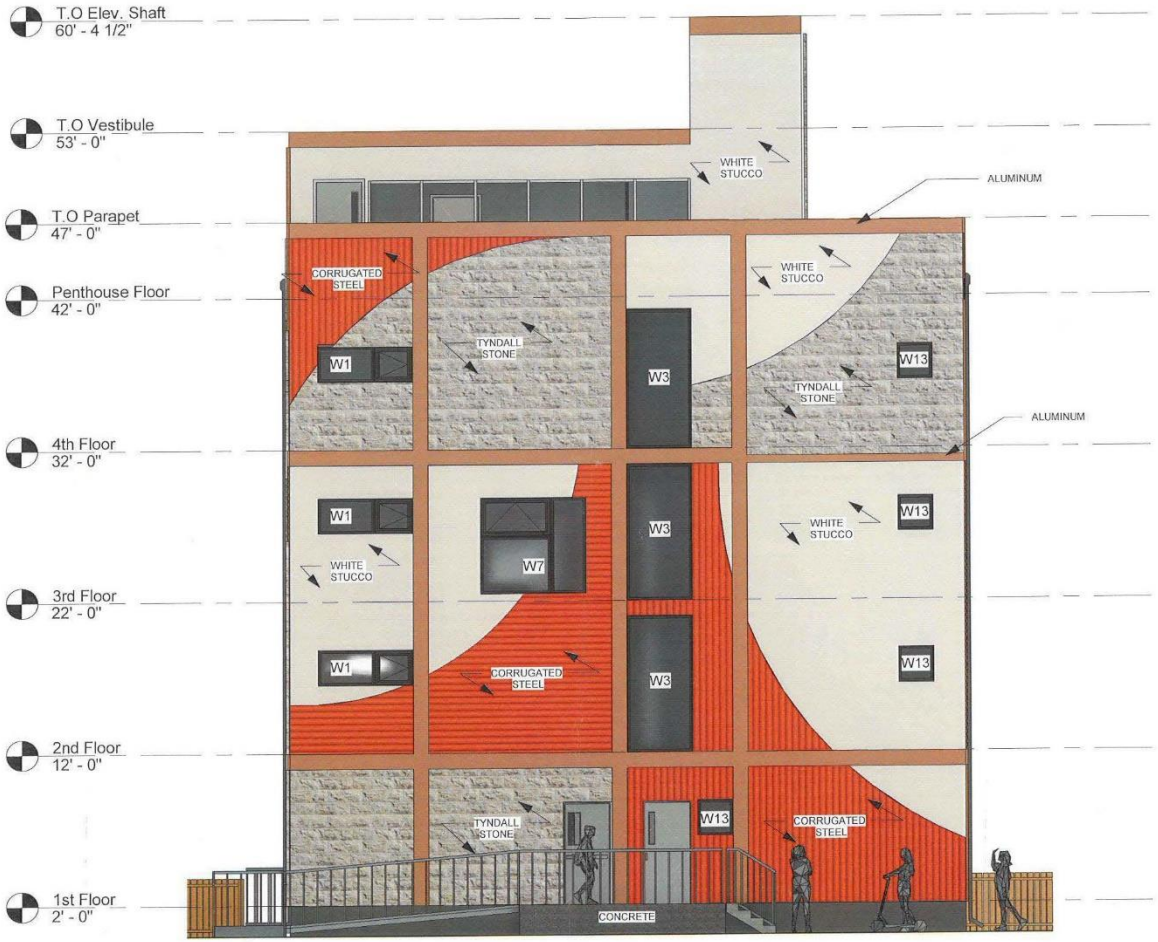
NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

OVERVIEW

CLADDING:
CORRUGATED STEEL: 20%
STUCCO: 25%
ALUMINUM: 15%
TYNDALL: 24%
CONCRETE: 4%

WINDOW TO WALL AREA
12%



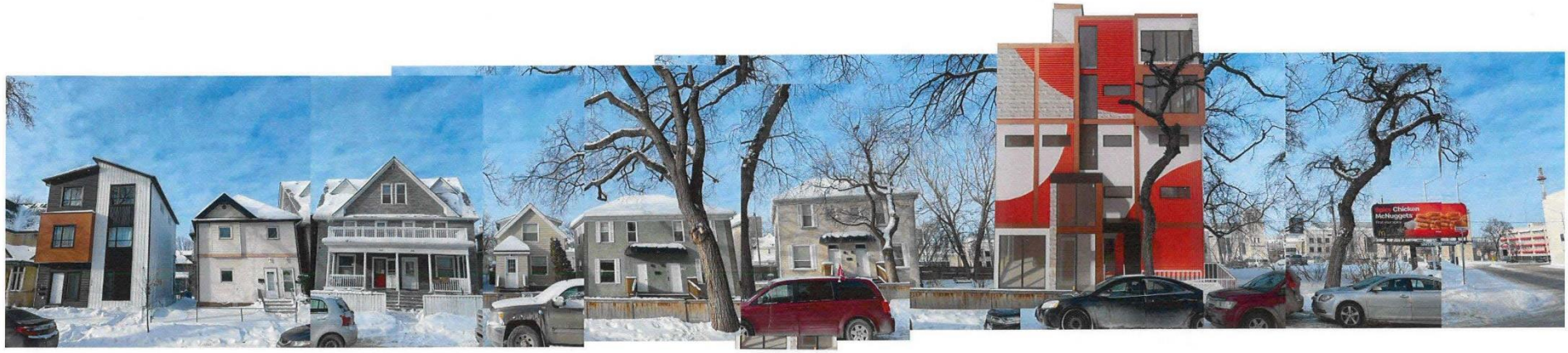
WEST ELEVATION

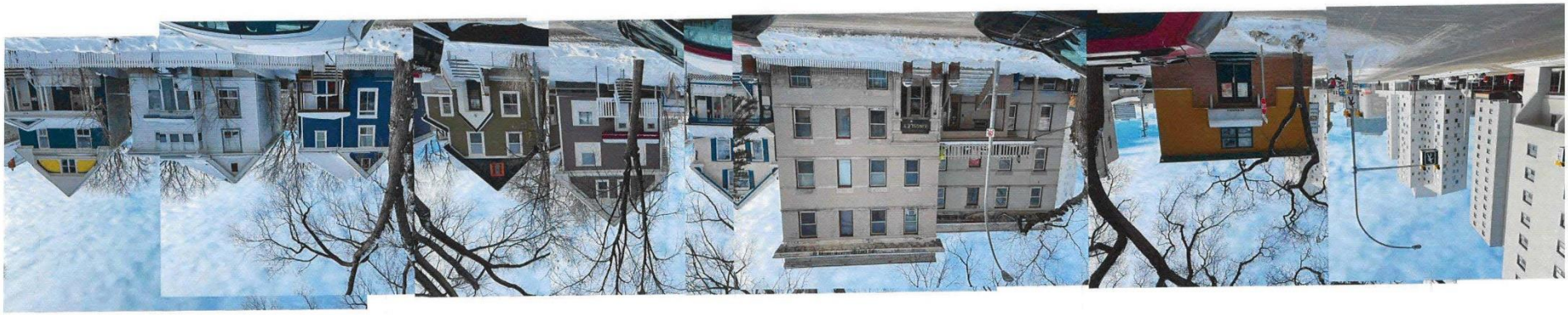
282/284 BALMORAL ST DECEMBER 23. 2022

NEW 15 UNIT MULTI-FAMILY RESIDENTIAL BUILDING

ARCHITECTS AT PLAY

256 | 260/260A | 262/264 | 266 | 270/272 | 276/278 | 282/284 | VACANT | COLONY ST.





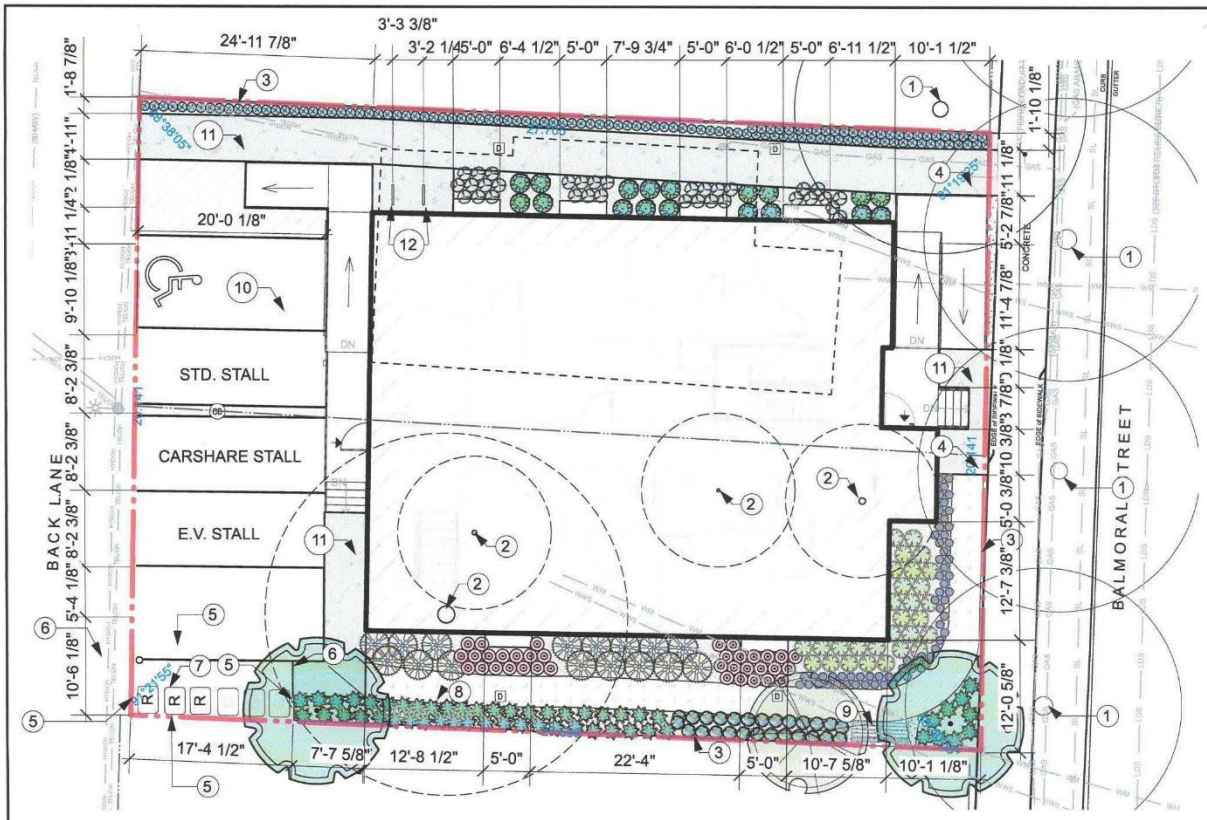
253 | 257 | 261 | 265 | 269 | 271 | 277 | 285 | COLONY ST.

282/284 BALMORAL ST

FEB 8.23

UWCRC BALMORAL HOUSING - STREET VIEW

ARCHITECTS AT PLAY



Notes

1. EXISTING TREE TO BE PROTECTED
2. EXISTING TREE TO BE REMOVED
3. 1.2m (4') HIGH TIMBER FENCE
4. 1.8m (6') HIGH LOCKABLE TIMBER GATE
5. GARBAGE ENCLOSURE: 1.8m (6') HT. TIMBER FENCE
6. 1.8m (6') HT. GATE C/W LOCK
7. 360L GARBAGE & RECYCLING CARTS
8. 1m (3' 3") WIDE STRIP OF MICRO CLOVER SEED MIX
9. EXISTING BENCH RELOCATED
10. ASPHALT PARKING PAD C/W LINE PAINTING, ELECTRICAL OUTLETS AND SIGNAGE
11. 125mm (5") THK. CONC. WALKWAY
12. BICYCLE RACKS

Plant Schedule

Qty	Common Name	Botanical Name	Size	Comments
Deciduous Trees				
2	**Amur Maple**	Acer ginnala	50 mm cal.	2.5 to 3.0 m ht., 6 major branches 1.75 m above grade
1	**Klondike Amur Cherry**	Prunus maackii 'Jefdike'	50 mm cal.	2.5 to 3.0 m ht., 5 major branches 1.75 m above grade
Deciduous Shrubs				
16	**Miniglobe Honeysuckle**	Lonicera x xylosteoides 'Miniglobe'	300 to 400 mm ht.	4 major basal branches. Well formed, bushy plants. Container stock.
Grasses				
29	**Avalanche Reed Grass**	Calamagrostis x acutiflora 'Avalanche'	1 gallon pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
64	**Elijah Blue Fescue**	Festuca glauca 'Elijah Blue' (F. ovina var. glauca)	100 mm (4") pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
Perennials				
118	**Burgandy Glow Bugleweed**	Ajuga reptans 'Burgandy Glow'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
26	**Lady's Mantle**	Alchemilla mollis	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
33	**European Wild Ginger**	Asarum europaeum	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
18	**King Of Hearts Bleeding Heart**	Dicentra x 'King of Hearts'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
53	**European Ostrich Fern**	Matteuccia struthiopteris	1 gallon pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.
36	**Red Creeping Thyme**	Thymus praecox 'Coccineus'	100 mm (4") dia. pot	2 yr. plants from division. No. 1 grade, well developed, vigorous root system.

HTFC PLANNING & DESIGN
500-115 Bannatyne Avenue East Winnipeg, MB R3B 0R3
PHONE 204 944 9907 WEB htfc.ca

PROJECT TITLE
UWCRC BALMORAL HOUSING
282-284 BALMORAL ST.
WINNIPEG, MANITOBA

SHEET TITLE
LANDSCAPING PLAN

ISSUED WITH	
REFERENCE DRAWING	
ISSUED BY	MB
DATE	2023-03-16
SCALE	1:150
PROJECT NO.	22-030
DRAWING NO.	L1.1-R2