Minutes – Executive Policy Committee – September 21, 2023

REPORTS

Item No. 20 Subdivision and Rezoning – 163 and 165 Aubert Street (St. Boniface Ward) File DASZ 8/2023 [c/r DAV 117425/2023D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Riel Community Committee and recommended to Council:

1. That the subdivision proposed under Development Application No. DASZ 8/2023 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 August 11, 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 Multiple-Family Large District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 11, 2023 and attached as Schedule "C" to this report, subject to the following conditions:

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

        i. That excluding projections permitted under the Winnipeg Zoning By-Law, the maximum height of any building on the land shall not exceed 55 feet or 16.76 metres.

        ii. That a maximum of one (1) private vehicular approach shall be permitted on Aubert Street.

    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").

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

C. That authority be delegated to the 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 August 15th, 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 8/2023 (the "Dedication Fee"), as determined by the 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 8/2023 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 that 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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

10. That the By-law will be repealed without coming into force 1 year following 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 that 1-year period and Council approves the extension.

11. That Development Application No. DASZ 8/2023 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 that 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.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Riel Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On September 6, 2023, the Riel 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

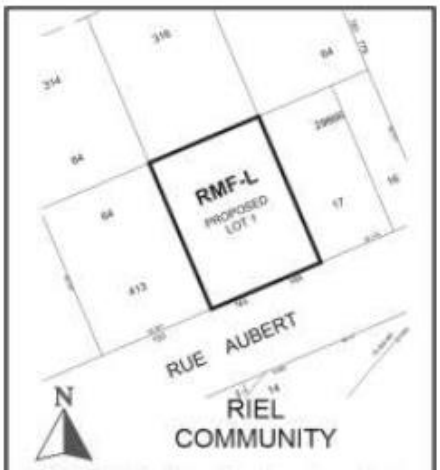
File: DASZ 8/2023

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Mayes

Public Hearing: September 6, 2023
Council Building, 510 Main Street

Applicant: 2 Architecture Inc. (Andre Silva)

Subject:



APPLICANT : 2 Architecture Inc. (Andre Silva)
FILE : DASZ 8/2023
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. **For information, phone E. Finnigan Planner at 204-986-8602**
DEMANDEUR : 2 Architecture Inc. (Andre Silva)
N° DE DOSSIER : DALZ 8/2023
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R2 (secteur d'habitations bifamiliales) à la catégorie RMF-L (secteur de grandes habitations multifamiliales) en vue de faciliter le remembrement des terres et de permettre la construction d'une habitation multifamiliale. **Pour obtenir des renseignements, appelez E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 163 and 165 Aubert Street

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: September 8, 2023

Community Committee Recommendation:

On September 6, 2023, the Riel 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 8/2023 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 August 11, 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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    A. That the Developer enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of the City of Winnipeg Charter in accordance with the following:

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        ii. That a maximum of one (1) private vehicular approach shall be permitted on Aubert Street.

    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 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 August 15th, 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 8/2023 (the "Dedication Fee"), as determined by the 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 8/2023 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 that 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 following 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 that 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.

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

1. I think this is an excellent development. We had a big community discussion on the North St. Boniface Secondary Plan. It had a lot of support from respondents in the public, as well as institutional support.

2. We now have the plan, and its now being built. These are the types of buildings that are coming out as a result of that plan. I think this will lead to a more urban St. Boniface, and will be supporting the Provencher Boulevard that has been the aspiration of St. Boniface to make it a more booming and attractive commercial destination.

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 February 22, 2023 2. Notification of Public Hearing dated July 12, 2023 3. Manitoba Status of Titles 3129620/1 & 3127587/1 4. Letter of authorization dated June 23, 2022 from 6864776 MB LTD (Sohan Jammu) to 2 Architecture Inc. (Andre Silva/Tiffany Leong) 5. Plans (7 pages) 6. Report from the Urban Planning Division dated August 11, 2023 7. Inspection Report 8. Presentation from Andre Silva in support of the application

REPRESENTATIONS:

In Support:

Andre Silva

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “6” referred to in File DASZ 8/2023

ADMINISTRATIVE REPORT

Title: DASZ 8/2023 – 163 & 165 Aubert Street

Issue: An application for consideration at the public hearing to consolidate and rezone the subject properties from “R2” Residential Two-Family to “RMF-L” Residential Multi-Family Large for the construction of a residential multi-family building.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 8/2023 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 August 11, 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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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 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.

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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.

REASON FOR THE REPORT

- The applicant is proposing to consolidate the properties and rezone from “R2” Residential Two-Family to “RMF-L” Residential Multi-Family Large to allow for the construction of a residential multi-family building.
- Subdivision and rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be consolidated and rezoned from “R2” to “RMF-L”.

HISTORY

North St. Boniface Secondary Plan Amendment SPA 1/2017

- On June 26, 2015, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Public Service to initiate a review of the North St. Boniface Secondary Plan to:

  A. Update the Plan;

  B. Align the Plan with the *Complete Communities Direction Strategy*;

  C. Ensure the Plan is consistent with and supports any amendments the Urban Planning Division will recommend be made to the Boulevard Provencher Planned Development Overlay 1;

  D. Consider possible amendments to the Lower Density Residential and Higher Density Residential policies contained in the IMPLEMENTATION section of the Plan; and

  E. Consider amending the Plan’s Proposed Land Use Map to depict the Lower Density Residential and Higher Density Residential areas separately, instead of depicting them together as "Residential Policy Area" (which is currently the case).

- Following extensive community consultations a number of changes were made to the Plan to provide better alignment with *Complete Communities* as well as clearer policy direction for the mapped land use designation areas.
- On July 19, 2017, Council approved the amendments to the North St. Boniface Secondary Plan under file SPA 1/2017.
- The subject site is located within the North St. Boniface Secondary Plan and thus subject to its policies.

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

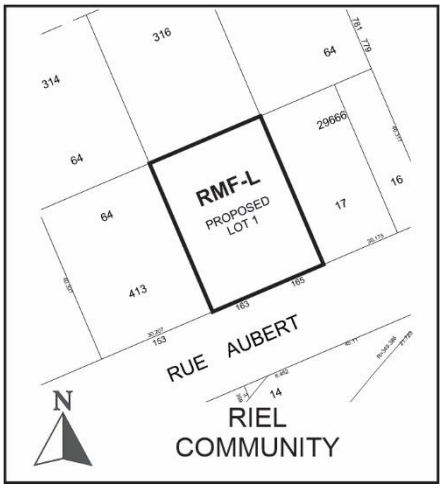
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Elise Finnigan, RPP, MCIP
Date:	August 11th, 2023
File No.	DASZ 8/2023

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – August 15th, 2023.
Schedule C	Recommended File No. DASZ 8/2023 Riel Community Committee, dated August 11th, 2023
Appendix A	On-Street Parking Analysis
Appendix B	Proposed By-law

SCHEDULE 'A'

FILE:	**DASZ 8/2023**
RELATED FILES:	DAV 23-117425\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.501 – North St. Boniface
SUBJECT:	To consolidate and rezone the subject properties from "R2" Residential Two-Family to "RMF-L" Residential Multi-Family Large.
LOCATION:	163 & 165 Aubert Street



APPLICANT:	Andre Silva (2 Architecture Inc.) 213 Notre Dame Ave Unit 1006 Winnipeg, MB R3B 1N3
OWNER:	6864776 MANITOBA LTD. 311 Hargrave St 101 Winnipeg, MB R3B 0V8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of rue Aubert between rue St. Joseph and avenue Taché in the North St. Boniface neighbourhood of the St Boniface ward.
- The site is comprised of two (2) lots.
- The subject site is **approximately 13,115** square feet in area and is comprised of two (2) lots (i.e., 163 rue Aubert and 165 rue Aubert). 163 rue Aubert is occupied by a one-storey single-family house, constructed in 1930; and 165 rue Aubert is occupied by a two-storey single-family house, constructed in 1975.

- The site is located within the High Density Residential Policy Area under the North St. Boniface Secondary Plan.
- The subject properties are zoned Residential Two-Family ('R2') and located within the Established Neighbourhoods – Mature Communities Policy Area under the *Complete Communities Direction Strategy 2.0*.

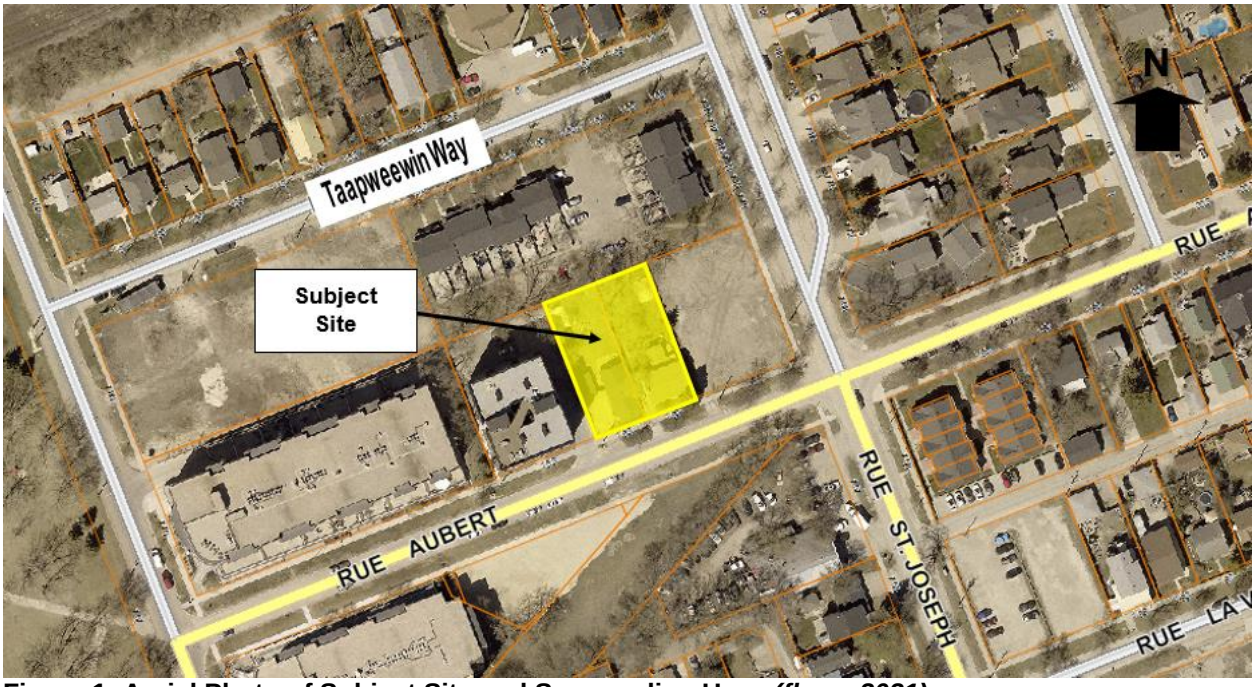


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Row housing zoned Residential Multi-Family Medium (RMF-M); then Taapweewin Way;

South: Rue Aubert; then a vehicle repair business and vacant land zoned Residential Two-Family (R2).

East: Vacant land approved for RMF-L zoning per DASZ 35/2021; then Rue St. Joseph.

West: A 20 unit multi-family building zoned Residential Multi-Family Large (RMF-L).

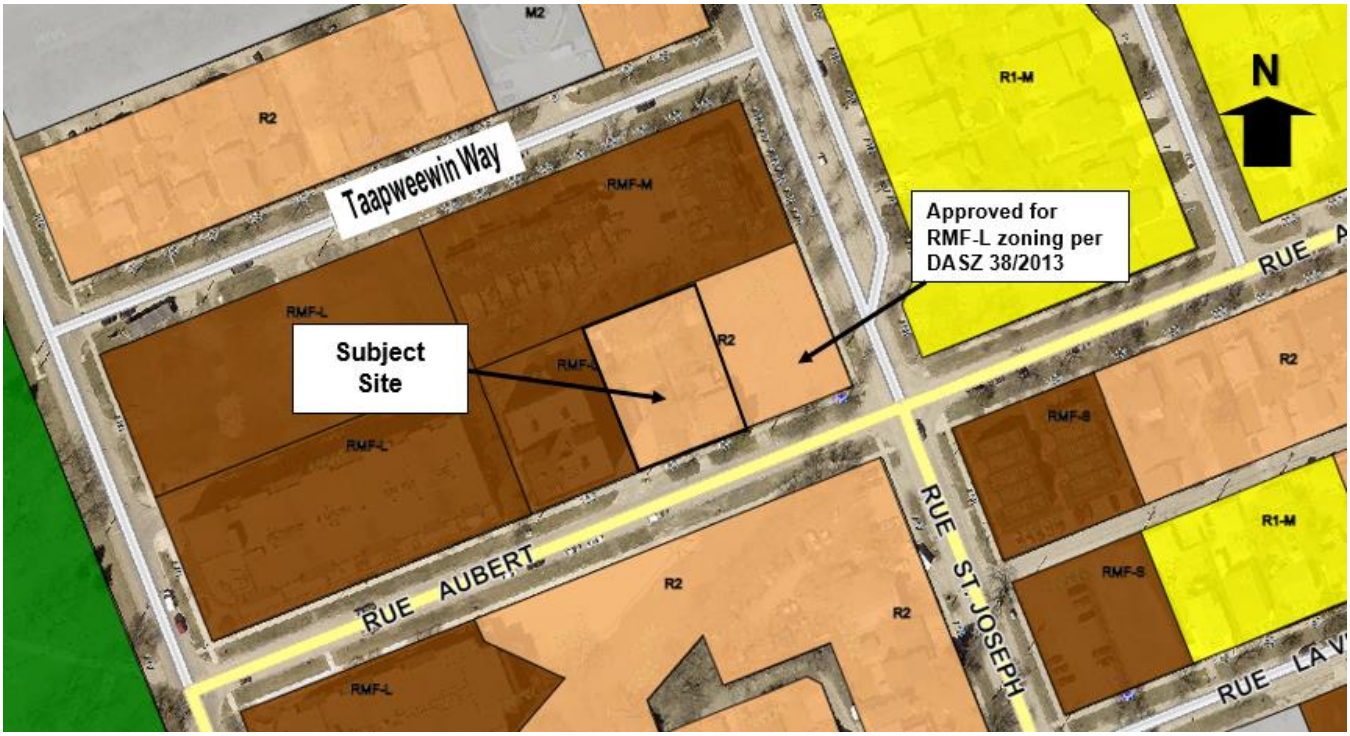


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate two existing lots and rezone from 'R2' (Residential Two-Family) to 'RMF-L' (Residential Multi-Family Large) for the purposes of constructing a 4-storey multi-family residential building encompassing 32 units.
- A total of 24 parking stalls will be provided and located below grade under the building.
- As part of the 24 parking stalls, there will be 2 accessible parking stalls, 7 small car parking stalls, and 1 stall designated for a car share vehicle.
- Vehicular access to the property is proposed by way of an approach located approximately in the middle of the building off of Aubert Street.
- A total of sixteen (16) bicycle parking stalls will be provided located in a fully secure, storage room located in the underground parking area.
- Landscaping is proposed in the front yard including a combination of trees and shrubs with sod as ground cover.
- The garbage and recycling bins will be located in the underground parking area.
- The proposed development requires variances for yard setbacks, parking, and lot area (see associated variance application and planner's report for DAV 23-117425\D).

COLLABORATION

With the Urban Planning and Design Division

- The Urban Planning Division has been in communication with the applicant about the proposed development since an initial meeting in June 2021 as well as via subsequent emails and meetings in which the details of the proposed development were discussed including additional refinements to the design.

With the Public

- The applicant held a virtual open house on July 26th, 2023 via Zoom. In advance of the open house, a flyer in both French and English describing the project and advertising the open house was distributed to the residents living in the immediate neighbourhood.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The Complete Communities Direction Strategy 2.0 (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject property is located in an "Established Neighbourhood – Mature Community" in Complete Communities' Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:
    - ***Goal 2:*** *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*
        - *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.*
        - *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
        - *Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
        - *Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.*
        - *Avoid buildings that create long blank walls facing public streets.*

- *Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*
- *Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*
- *Where loading areas require access from a street, they should be discreet and incorporated into the building in a manner that contributes to the attractiveness of the streetscape.*
- *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 7:*** *Strategically encourage and guide growth within Established Neighbourhoods through the use of secondary plans.*
  - Consider the creation of secondary plans in Established Neighbourhoods when the City determines an area is a strategic location for growth and that more detailed direction is needed for matters beyond the general framework provided by the policies contained within this By-law.

NORTH ST. BONIFACE SECONDARY PLAN (By-Law 30/2017)

- The objectives of the North St. Boniface Secondary Plan are:

  1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.

  2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.

  3. To encourage site and building plans that promote good urban design and are pedestrian focused.

  4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.

  5. To develop safe, convenient and functional community wide ‘complete street’ networks for public transit users, pedestrians and cyclists.

  6. To transition out industrial uses from residential areas.

  7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.

  8. To recognize and celebrate the neighbourhood’s cultural assets.

  9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

- Under the North St. Boniface Secondary Plan, the subject property falls within the High Density Residential Policy Area. The objectives of this policy area are:

    1) To continue to provide a range of housing options with a focus on meeting multi-family housing needs;

    2) To ensure the design of all buildings reinforces and contributes to a strong residential streetscape character and pedestrian environment; and

    3) To ensure the design of all buildings reinforces the relationship between the buildings and the street and contributes to the activity and vitality at the ground level facing the street.

- The policies guiding development within the High Density Residential Policy Area include:

    3.3.2.1 Single-family dwellings are permitted.

    3.3.2.2 Two-family and multi-family uses will be encouraged where there is a back lane.

    3.3.2.3 Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses shall only be considered where the property is at least 9,000 square feet in area.

    3.3.2.4 New commercial uses will only be permitted along avenue Taché and rue St. Joseph when part of a residential-commercial mixed use building.

    3.3.2.5 New standalone commercial development is not permitted. Applications for rezoning, subdivision, conditional use, variance, consent to registration or filing of a conveyance associated with new standalone commercial development shall be refused as per the City of Winnipeg Charter.

    3.3.2.6. Parking areas shall not be established in the front yard of residential multi-family or mixed-use buildings.

    3.3.2.7. All development applications for residential multi-family uses that seek to reduce the parking standards shall provide an analysis of how their project will minimize its impact of on-street parking capacity within the immediate area.

    3.3.2.8 New industrial uses or the expansion of existing industrial uses shall not be permitted.

    3.3.2.9 With the exception of structured parking, new private motor vehicle related uses or the expansion of existing private motor vehicle related uses shall not be permitted.

    3.3.2.10 The minimum lot area per dwelling unit for a multi-family residential development within the High Density Residential Policy Area should not be less than 400 square feet.

- This proposal meets all of the objectives and policies guiding development in the High Density Residential Policy Area.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

ZONING

- Currently, the lands are zoned Residential Two-Family ('R2'). The 'R2' zone is primarily intended to accommodate the development of single- and two-family units.
- The applicant is proposing to rezone the property to 'RMF-L' – Residential Multi-Family Large in order to permit a lot area per dwelling unit of 409 square feet which is required for the proposed 4-storey, 32 unit multi-family residential development. The dimensional standards for multi-family structures in the 'RMF-L' zone are: a minimum front yard of 25 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet), a minimum corner side yard of 20 feet and, a maximum building height of 150 feet. The minimum lot area is 20,000 square feet and the minimum lot area per dwelling unit is 400 square feet.

CONSISTENCY WITH THE NORTH ST. BONIFACE SECONDARY PLAN, *CCDS 2.0,* AND THE SURROUNDING NEIGHBOURHOOD

- The proposed multi-family residential development fits well within the immediate context of the surrounding neighbourhood which is characterized by a mix of multi-family, single family, and two family land uses.
- The proposed development is consistent with the objectives and policies directing development under High Density Residential Policy Area of the *North St. Boniface Secondary Plan*. More specifically:
    - The proposal to construct a multi-family residential building with a lot area per dwelling unit of 409 square feet on the subject site aligns completely with the objectives of the High Density Policy area as well as the overall vision of the secondary plan. Introducing multi-family housing at this location contributes to the range of housing options available to residents. It also helps to support the vision for a thriving boulevard Provencher introducing more people to patronize local businesses and services along the boulevard. The additional density will also help introduce more people to utilize existing community amenities in the neighbourhood such as libraries and park space.
    - The applicant has worked closely with the Urban Planning and Design Division to develop a proposal that is complementary to the existing scale, character and built form of the area as well as the design objectives included in the secondary plan. More specifically, the building and site design encompass the following considerations:
        - the building includes residential units at-grade as well as an attractive landscaping design which helps to support a more pedestrian-oriented, active street edge;
        - there is a ground floor unit along rue Aubert that includes an individual, private front entry and landscaped patio space yards which helps to encourage interaction with the community and create a stronger connection to the street;

- all of the units include private, outdoor amenity spaces via the inclusion of balconies or ground floor patios helping to add “eyes on the street” which can improve the perception of safety at the street level;
- the parking area is located under the building concealed from street view;
- the building incorporates a high quality façade design with varying articulations, a combination of cladding materials and colours which helps to break-up the massing of the building and enhance the overall look of the street edge along rue Aubert.

- The proposed development also meets the secondary plan objectives of promoting sustainable development which is designed to minimize the spatial use of land.

RECOMMENDED ZONING AGREEMENT

Height

To limit the potential shadowing of the neighbouring properties by the proposed development and recognizing the maximum building height permitted in the ‘RMF-L’ zone is 150 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to 55 feet.

Plan Approval

Normally the Division would recommend that plan approval be included in the zoning agreement. However, design review is required for all development in the North St. Boniface Secondary Plan area, therefore the Urban Planning and Design Division does not need to include a plan approval with this application.

LAND DEDICATION

As a condition of a rezoning or subdivision application, a developer is required to contribute a portion of the land to be developed to the City for parks purposes (the amount of land is not less than 10%) or ‘cash in lieu’ as determined by the Planning, Property and Development Department. The Public Service is requesting cash in lieu for this application.

RECOMMENDATION

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

- The proposed development is consistent with the policies of the North St. Boniface Secondary Plan;
- The proposed development is located in the High Density Residential Policy Area, where high density residential developments are encouraged; and
- The proposed project incorporates all of the design elements envisaged for infill development in the High Density Residential Policy Area.

This Report Submitted by: Elise Finnigan, RPP, MCIP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DASZ 8/2023

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 163 AND 165 AUBERT STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 8/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Considerations

1) Water System Assessment

The Water and Waste Department has advised there is adequate 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) Private Approach

The applicant should be advised to contact the Public Works Department at pwdprivateaccess@winnipeg.ca regarding the proposed private approach as the Public Works Department will require more details about the approach (% grade of the vehicular ramp within 6 metres of the property line). The Public Works Department will need to ensure the approach can accommodate bi-directional traffic without adversely affecting any nearby trees and if any trees are affected, then Forestry will need to be contacted.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 8/2023
August 15th, 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

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

Schedule “C” for File No. DASZ 8/2023, Riel Community Committee, dated August 11th, 2023.

By-Law No. _____

File No. **DASZ 8/2023**

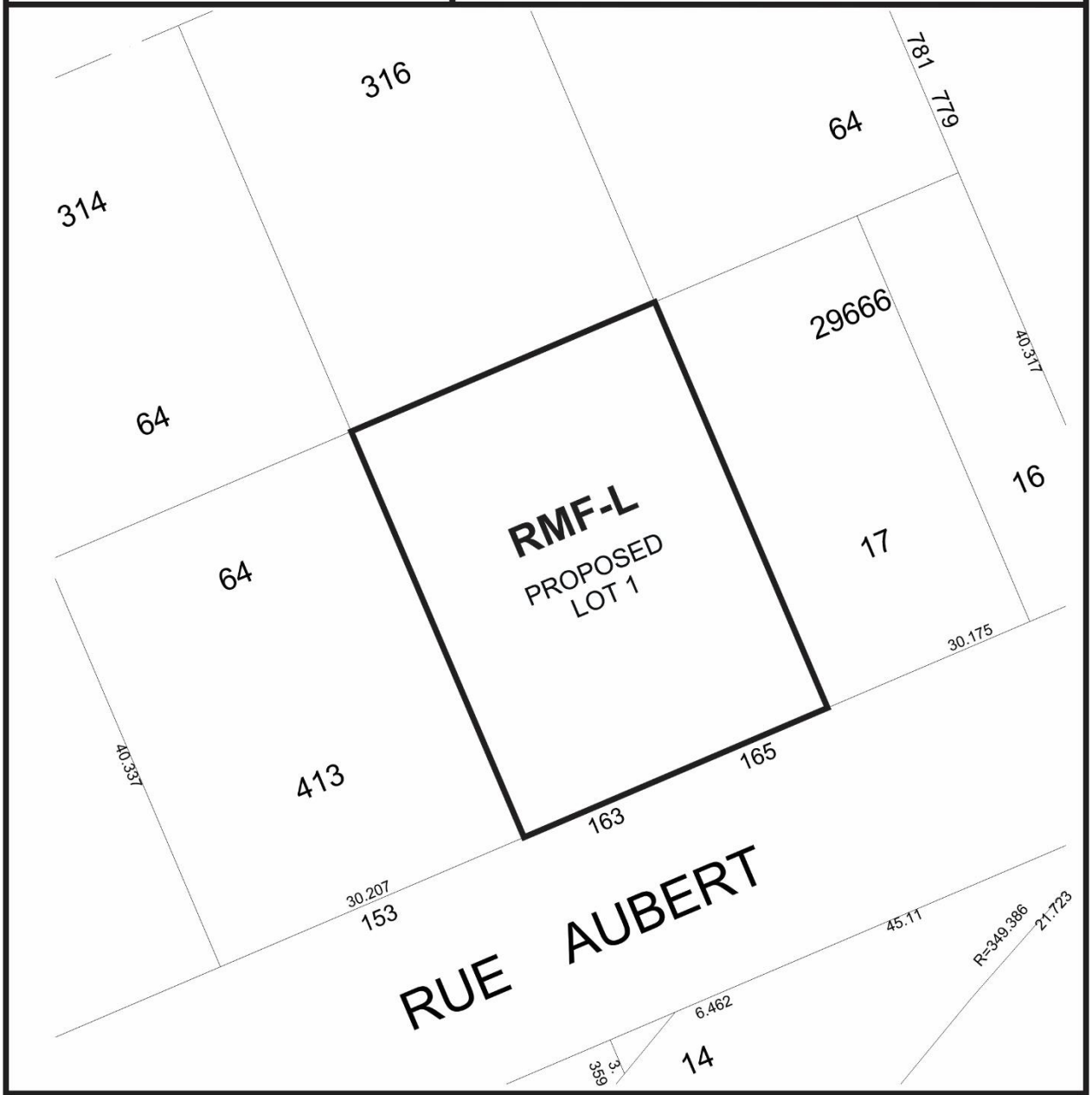
Atlas Sheet No. **Z26**

N

RIEL COMMUNITY

Explanation

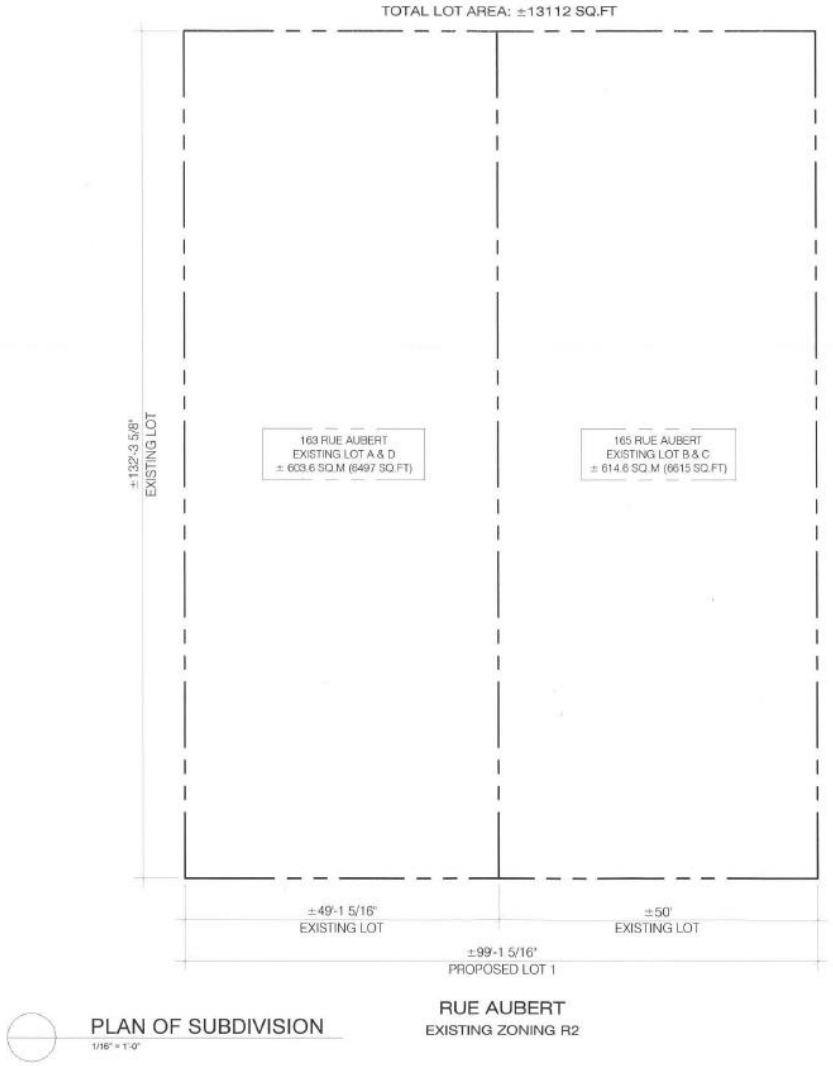
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 163 and 165 Aubert Street from an “R2” RESIDENTIAL TWO-FAMILY DISTRICT to an “RMF-L” RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a multi-family dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “5” referred to in File DASZ 8/2023



DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED, SIGNED, AND SEALED IF REQUIRED.

ISSUED

ADDRESS
163 & 165 RUE AUBERT
WINNIPEG, MB

PROJECT
RESIDENTIAL HOUSE W/
SECONDARY SUITE

SHEET TITLE
PLAN OF SUBDIVISION

SCALE
AS NOTED

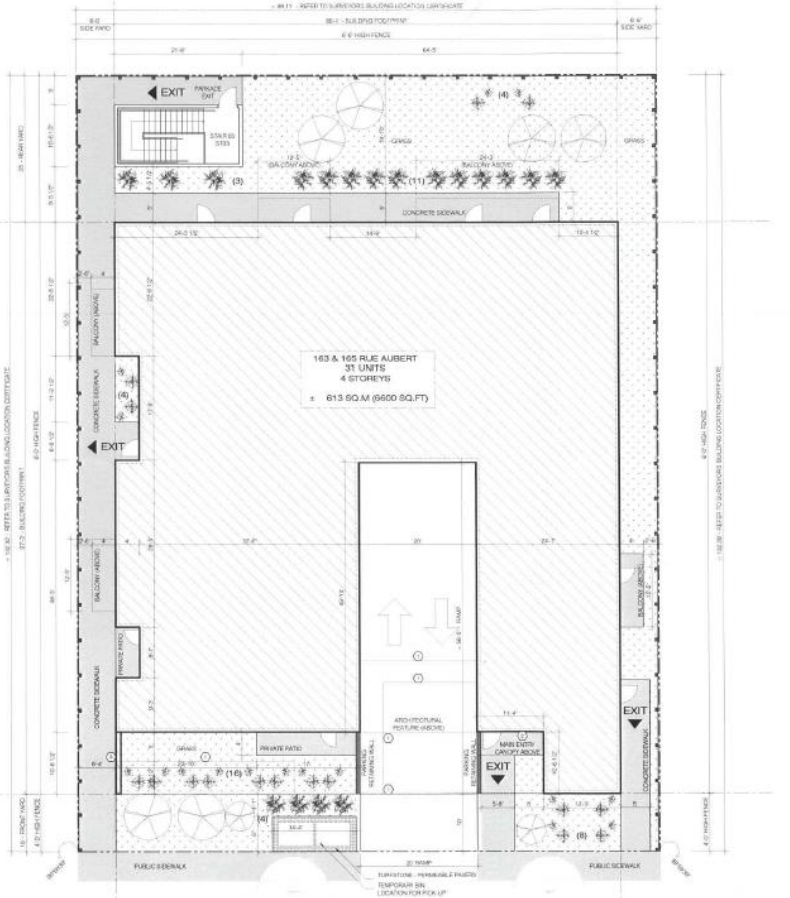
DESIGNER
AS/TL

DRAWN BY
DD/AT

DATE
NOVEMBER 4, 2022

SHEET NUMBER

2architecture



RUE AUBERT

TOTAL LOT AREA: ±13115 SQ.FT

1 SITE PLAN
A0.4

ZONING SUMMARY

ZONED: RESIDENTIAL MULTI-FAMILY (RMF-L)
TYPE: NEW RESIDENTIAL BUILDING (31 RESIDENTIAL UNITS)

LEVELS: 4 STOREYS
LOT AREA: ± 1218 SQ.M (± 13,115 SQ.FT)

BUILDING FOOTPRINT AREA:
± 613 SQ.M (± 6600 SQ.FT)

BUILDING TOTAL FLOOR AREA
± 2517.3 SQ.M (± 27,095 SQ.FT)

PARKADE AREA
± 418 SQ.M (± 4500 SQ.FT)

PROPOSED FRONT YARD: (RUE AUBERT)
± 15 FT PROVIDED

PROPOSED EAST SIDE YARD
± # FT PROVIDED

PROPOSED WEST SIDE YARD
± # FT PROVIDED

PROPOSED REAR YARD
25 FT PROVIDED

BUILDING HEIGHT: ± 48' - 0"
PARKING STALLS: 24
NON-BARRIER FREE PARKING STALLS - 20 PROVIDED
BARRIER FREE STALLS - 2 PROVIDED
LOADING AREA - PROVIDED
BICYCLE PARKING - PROVIDED (16) IN ENCLOSURE

STREET EDGE AND BUILDING FOUNDATION LANDSCAPING

DECIDUOUS TREES PROVIDED
SHRUBS PROVIDED

SIDE AND REAR SITE EDGE BUFFERING

4' HIGH FENCE PROVIDED ON EAST/WEST SIDE OF PROPERTY & 6' HIGH WOOD PROVIDED AS BUFFER ON EAST/WEST/NORTH SIDE OF PROPERTY

LEGAL DESCRIPTION

163 RUE AUBERT, PARCELS A AND D PLAN 50202 WLTO IN RL 76 PARISH OF ST BONIFACE

165 RUE AUBERT, PARCELS B AND C PLAN 50202 WLTO IN RL 76 PARISH OF ST BONIFACE

NOTES CONCERNING BUILDING LOCATION:

1. THIS SITE PLAN IS BASED ON INFORMATION FROM THE SURVEYOR'S STAKING CERTIFICATE. 2. ARCHITECTURE IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-SHOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR DURING FUTURE USE.
2. THE 'NORTH' ORIENTATION REFERS TO 'NOMINAL NORTH' RATHER THAN 'TRUE OR MAGNETIC NORTH'.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED MANITOBA LAND SURVEYOR.
4. THE CORNERS OF THE FOUNDATION FOOTPRINT ARE TO BE LOCATED ON SITE BEFORE CONSTRUCTION START BY A CERTIFIED MANITOBA LAND SURVEYOR.

SITE DEVELOPMENT - GENERAL SITE & LANDSCAPING

ITEM	SYMBOL	QUANTITY
LARGE SIZED DECIDUOUS TREE (LOCATED 5' OF A PATH) SILVER CLOUD MAPLE SPECIES: A. SACCHARINUM SIZE AT PLANTING: ± 6 - 10' TALL MATURE HEIGHT: 15 M OR GREATER LOWEST ACCEPTABLE BRANCH AT MATURITY: 6 ACCEPTED CALIPER: 2.5 INCHES		8
SHRUB #1 - DWARF EUROPEAN CRANBERRY SPECIES: VIBURNUM OPULUS 'MINIMUM' SIZE AT PLANTING: ± 1'-0" X ± 2'-0" MATURE HEIGHT SIZE: 3' MATURE SPREAD: 4'		28
SHRUB #2 - PYGMY PEASHRUB SPECIES: CARAGANA PYGMEA SIZE AT PLANTING: ± 1'-0" X ± 2'-0" MATURE HEIGHT SIZE: 3' MATURE SPREAD: 4'		18

* NOTE ALL SHRUBS TO BE OF SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY

LANDSCAPE PAVING AREA
CONCRETE OR ASPHALT

ASPHALT SURFACE

GRASS

NOTES REGARDING PARKING:

1. BARRIER FREE PARKING STALLS SHALL BE CLEARLY IDENTIFIED BY PAINTING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND.

NOTES:

1. ALL PARKING STALLS, DIRECTION ARROWS, HANDICAP SIGN AND THE LOADING BAY ARE TO BE PAINTED IN YELLOW.
2. IF REQUIRED AT THIS LOCATION, CONTRACTOR TO SUPPLY AND INSTALL OPTIONAL SITE EQUIPMENT: CONCRETE PATIO FURNITURE, PLANTER AND BICYCLE RACK - PROJECT MANAGER TO GIVE INSTRUCTION.

SITE PLAN KEYNOTES

1. OUTLINE OF BUILDING ABOVE
2. ENTRANCE CANOPY ABOVE
3. ARCHITECTURAL FEATURE ABOVE

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

NOTES / LEGEND

PRELIMINARY DRAWING ONLY

SEALS

ISSUED

ISSUED FOR ZONING
NOVEMBER 22, 2022

REISSUED FOR ZONING
JANUARY 17, 2023

ADDRESS
163 & 165 RUE AUBERT
WINNIPEG, MB

PROJECT
163 & 165 AUBERT DEVELOPMENT

SHEET TITLE
SITE PLAN

SCALE
AS NOTED

DESIGNER
AS / TL

DRAWN BY
TL / DD

DATE
JANUARY 17, 2023

2architecture

SHEET NUMBER
A0.4



1 SECOND FLOOR PLAN



2 THIRD / FOURTH (TYPICAL) FLOOR PLAN

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR (AND ALL SUB TRADES) SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

NOTES / LEGEND

PRELIMINARY DRAWING ONLY

SEALS

ISSUED

ISSUED FOR ZONING NOVEMBER 22, 2022

REISSUED FOR ZONING JANUARY 17, 2023

ADDRESS

163 & 165 RUE AUBERT WINNIPEG, MB

PROJECT

163 & 165 AUBERT DEVELOPMENT

SHEET TITLE

SECOND & THIRD / FOURTH (TYP) FLOOR PLANS

SCALE

AS NOTED

DESIGNER

AD / TL

DRAWN BY

TL / DD

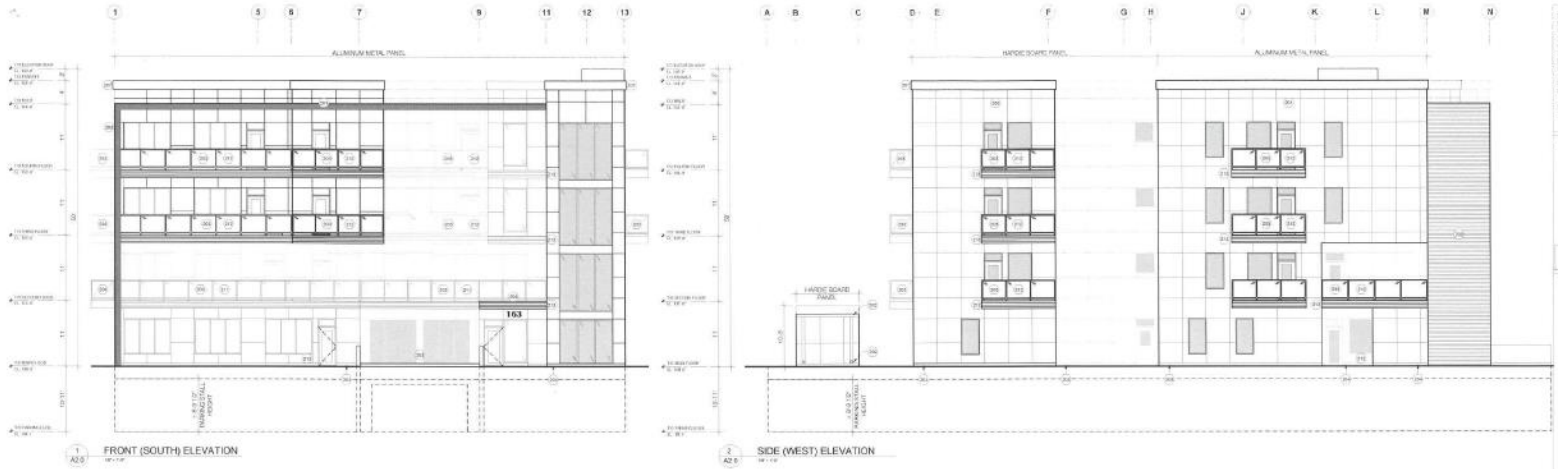
DATE

JANUARY 17, 2023

SHEET NUMBER

A1.1

2architecture



ELEVATION KEYNOTES

(36) NON-COMBUSTIBLE STANDARD HARDIE BOARD JAMES HARDIE COLLECTION PANEL - TYPICAL 4'-0" X 4'-0" SYSTEM UNLESS NOTED OTHERWISE
- COLOUR OF CLADDING: CHARCOAL GRAY
- REVEAL: 3/4"
- COLOUR REVEAL: BLACK
G.C. TO PROVIDE SAMPLES FOR ARCHITECTURAL / OWNER APPROVAL BEFORE MATERIALS ARE ORDERED.

(34) NON-COMBUSTIBLE ALUMINUM METAL PANEL PRE-FINISHED - TYPICAL 4'-0" X 4'-0" SYSTEM UNLESS NOTED OTHERWISE
- COLOUR OF CLADDING: CHARCOAL GRAY
G.C. TO PROVIDE SAMPLES FOR ARCHITECTURAL / OWNER APPROVAL BEFORE MATERIALS ARE ORDERED.

(62) ALUMINUM GUTTER
- COLOUR: BLACK

(63) GLASS RAILING SYSTEM
GUARD RAIL (TO BE POWDER COATED BLACK) FACTORY APPLIED PAINT PRODUCT. STEEL POST W/ GLASS PANEL TO BE 42" HIGH.

(64) CEMENT PARGING OR PROTECTION BOARD

(65) TRANSITION STRIP BETWEEN CLADDING TYPES

(66) EXTERIOR CANOPY ABOVE

(67) ALUMINUM FLASHING / PRE-FINISHED
- COLOUR: BLACK

(68) ARCHITECTURAL FEATURE W/ BLACK POSTS & WOOD SLAT SCREENING

(69) DOWNSPOUT / SCUPPER - SIZE TO BE DETERMINED
- COLOUR: BLACK

(74) STAIR EXIT FROM PARKADE AND BICYCLE STORAGE BEYOND

(81) PRIVATE TERRACE

(82) PRIVATE BALCONY

(84) PRE-STAILED WOOD FINISH OR FAUX WOOD COMPOSITE/METAL CLADDING

ROOF SLOPES
G.C. TO CODRD. ROOF SLOPE WITH TRUSS SUPPLIER
HANDRAILS
ALL BALCONY HANDRAILS TO BE MINIMUM 3'-6" FROM FINISHED FLOOR SURFACE
PRE-FINISHED FLASHING/METALS
ALL FLASHING, DRIP CAPS, DOWNSPOUTS, SCUPPERS, ETC TO MATCH WINDOW FRAME - COLOUR: WHITE
FASTENERS, SCREWS, PURPOSE MADE STEEL, ZINC PLATED, DISHED STEEL / NEOPRENE WASHERS, SIZE AND TYPE RECOMMENDED BY MANUFACTURER.
EXPOSED FASTENERS FOR PANELS, FLASHING AND TRIM HEAD COLOUR TO BE WHITE

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NOTES / LEGEND

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SEALS

ISSUED

ISSUED FOR ZONING
NOVEMBER 22, 2022

REISSUED FOR ZONING
JANUARY 17, 2023

ADDRESS

163 & 165 RUE AUBERT
WINNIPEG, MB

PROJECT

163 & 165 AUBERT
DEVELOPMENT

SHEET TITLE

BUILDING ELEVATIONS

SCALE

AS NOTED

DESIGNER

AS / TL

DRAWN BY

TL / DD

DATE

JANUARY 17, 2023

SHEET NUMBER

A2.0

2architecture



ELEVATION KEYNOTES

(30) NON-COMBUSTIBLE STANDARD HARDIE BOARD
JAMES HARDIE COLLECTION
PANEL - TYPICAL 4'-0" X 4'-0" SYSTEM
UNLESS NOTED OTHERWISE.

- COLOUR OF CLADDING: CHARCOAL GRAY
- REVEAL: 3/8"
- COLOUR REVEAL: BLACK
G.C. TO PROVIDE SAMPLES FOR ARCHITECTURAL / OWNER APPROVAL BEFORE MATERIALS ARE ORDERED.

(31) NON-COMBUSTIBLE ALUMINUM METAL PANEL
PRE-FINISHED - TYPICAL 4'-0" X 4'-9" SYSTEM
UNLESS NOTED OTHERWISE

- COLOUR OF CLADDING: CHARCOAL GRAY

G.C. TO PROVIDE SAMPLES FOR ARCHITECTURAL / OWNER APPROVAL BEFORE MATERIALS ARE ORDERED.

(32) ALUMINUM GUTTER
- COLOUR: BLACK

(33) GLASS RAILING SYSTEM
GUARD RAIL (TO BE POWDER COATED BLACK)
FACTORY APPLIED PAINT PRODUCT. STEEL POST W/ GLASS PANEL TO BE 42" HIGH.

(36) CEMENT PARGING OR PROTECTION BOARD

(34) TRANSITION STRIP BETWEEN CLADDING TYPES

(19) EXTERIOR CANOPY ABOVE

(21) ALUMINUM FLASHING / PRE-FINISHED
- COLOUR: BLACK

(18) ARCHITECTURAL FEATURE W/ BLACK POSTS & WOOD SLAT SCREENING

(16) DOWNSPOUT / SCUPPER - SIZE TO BE DETERMINED
- COLOUR: BLACK

(24) STAIR EXIT FROM PARKADE AND BICYCLE STORAGE BEYOND

(11) PRIVATE TERRACE

(23) PRIVATE BALCONY

(17) PRE-SEALED WOOD FINISH OR FAUX WOOD COMPOSITE/METAL CLADDING

ROOF SLOPES:
G.C. TO COORD. ROOF SLOPE WITH TRUSS SUPPLIER.
HANDRAILS:
ALL BALCONY HANDRAILS TO BE MINIMUM 3'-6" FROM FINISHED FLOOR SURFACE.
PRE-FINISHED FLASHING METALS:
ALL FLASHING, DRIP CAPS, DOWNSPOUTS, SCUPPERS, ETC TO MATCH WINDOW FRAME - COLOUR: WHITE
FASTENERS: SCREWS, PURPOSE MADE STEEL, ZINC PLATED, DISHED STEEL / NEOPRENE WASHERS, SIZE AND TYPE RECOMMENDED BY MANUFACTURER.
EXPOSED FASTENERS FOR PANELS, FLASHING AND TRIM HEAD COLOUR: TO BE WHITE

DO NOT SCALE THE DRAWINGS. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF 2 ARCHITECTURE INC. THE GENERAL CONTRACTOR AND ALL SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS OF THE SITE AND SHALL BE HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED.

NOTES / LEGEND

PRELIMINARY DRAWING ONLY

SCALE:

ISSUED:
ISSUED FOR ZONING
NOVEMBER 22, 2022
REISSUED FOR ZONING
JANUARY 17, 2023

ADDRESS:
163 & 165 RUE AUBERT
WINNIPEG, MB

PROJECT:
163 & 165 AUBERT
DEVELOPMENT

SHEET TITLE:
COLOURED ELEVATIONS

SCALE:
AS NOTED

DESIGNER:
JM / TL

DRAWN BY:
TL / DD

DATE:
JANUARY 17, 2023

SHEET NUMBER:
A2.1

2architecture



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NOTES / LEGEND

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

SEALS

ISSUES

ISSUED FOR ZONING
NOVEMBER 22, 2022

REISSUED FOR ZONING
JANUARY 17, 2023

ADDRESS

163 & 165 RUE AUBERT
WINNIPEG, MB

PROJECT

163 & 165 AUBERT
DEVELOPMENT

SHEET TITLE

COLOURED
RENDERING

SCALE

AS NOTED

DESIGNER

RS / TL

DRAWN BY

TL / DD

DATE

JANUARY 17, 2023

SHEET NUMBER

A5.0

2architecture