Agenda – Executive Policy Committee – October 17, 2023

Report – Standing Policy Committee on Property and Development – October 6, 2023

Item No. 6 Subdivision and Rezoning – 1488 Main Street (Mynarski Ward) File DASZ 24/2023 [c/r DAV 170051/2023D]

STANDING COMMITTEE RECOMMENDATION:

On October 6, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 24/2023 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 September 26, 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 Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated September 7, 2023 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family Large District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 26, 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 pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

Report – Standing Policy Committee on Property and Development – October 6, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

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

ii. That the following dimensional standards shall apply:

a. The maximum height of the principal building shall not exceed 80 feet.

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

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

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 24/2023 (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.

Report – Standing Policy Committee on Property and Development – October 6, 2023

STANDING COMMITTEE RECOMMENDATION (continued):

7. That Development Application No. DASZ 24/2023 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 9 and 10, 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 24/2023 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.

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 24/2023.

Agenda – Executive Policy Committee – October 17, 2023

Report – Standing Policy Committee on Property and Development – October 6, 2023

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 6, 2023, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 26, 2023, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

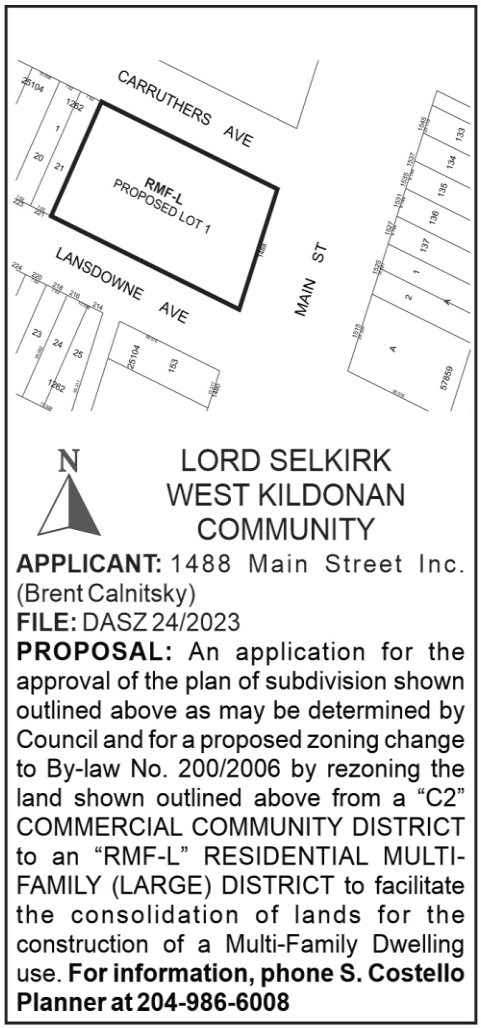
File: DASZ 24/2023

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie
Councillor Santos

Public Hearing: September 26, 2023
Council Building, 510 Main Street

Applicant: 1488 Main Street Inc. (Brent Clanitsky)

Subject:



Premises Affected: 1488 Main Street

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

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 27, 2023

Community Committee Recommendation:

On September 26, 2023, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 24/2023 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 September 26, 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 Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated September 7, 2023 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family Large District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 26, 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 pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

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

ii. That the following dimensional standards shall apply:

a. The maximum height of the principal building shall not exceed 80 feet.

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

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

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 24/2023 (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 24/2023 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 9 and 10, 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 24/2023 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.

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 24/2023.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. When we have infill projects like this there is always some controversy around it but I just want the people, as the Councillor for the area, this is the St. Johns Neighbourhood and just across the street is the Luxton Neighbourhood and in other neighbourhoods we've seen kind of a deterioration and when I see, and when people see that people are investing large amounts of money in developing new builds for neighbourhoods that sends a message that these are neighbourhoods that are worth investing in, are very important and investment needs to happen.

2. Specifically, on this project, to go to a multifamily large seven story, which is frankly shorter than some of the buildings further north on Main Street, my son lives in a ten story across from Shooters, this is a seven story concrete build which I think is really good because it'll stand a long time and provide decent housing and affordable housing for people for a very long term, as the neighbourhood shifts also given that the transit garage will be moving we don't know where the future is necessarily for that property but we do know that this is a mixed use corridor with some of the fastest transit right now and it will be getting faster and more rapid so I just think this is a good build for the community; they have built it towards Main Street, similar to the commercial properties that are almost right at the property line right beside the sidewalk and that does buffer a bit for the residents who live, in this case, to the West. I actually think at 72, I think it was a fair proposal and they didn't go for 82 or whatever to make more profit, because the more you go with you can make more money and here I think it is modest build that's my supporting reasons, it is a renewable build, and I will mention that I worked at the North Main car wash in 1974 and that building over the years on that property was underutilized and long after I'm just happy to see that the mess is already being taken care of and we are going to build something that is very important for the community.

Objections under the Charter:

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

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

Exhibits Filed:

1. Application dated July 5, 2023
2. Notification of Public Hearing dated August 23, 2023
3. Manitoba Status of Title(s) 3225468/1, 3225470/1, 3223225471/1, 3225472/1 and 3225473/1
4. Letter of authorization dated June 12, 2023 from 1488 Main Street Inc. to Brent Calnitsky, Wayne Bollman and Warren Mill
5. Summary of Public Consultation
6. 1488 Main Street Market Analysis
7. Surveyor's sketch dated February 28, 2023
8. Drawing of subject property
9. Plans (11 pages)
10. Report from the Urban Planning Division dated September 1, 2023
11. Inspection Report
12. Communication dated September 5, 2023, from Warren Mills in support of the application
13. Communication dated September 22, 2023, from Rod Gray in support of the application
14. Presentation dated September 20, 2023, from Wayne Bollman in support of the application
15. Presentation in support of the application submitted by Evan Hanson, Affinity Architecture Inc at the public hearing

In Support:

Wayne Bollman
Warren Mills
Evan Hanson
Rod Gray
Matthew Davidson

In Opposition:

Kathy Grenkow
Mike Balyk

For Information:

Naomi Gichungu

For the City:

S. Costello, Planner, Urban Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
K. Kowalyk, Development Engineer, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 24/2023

ADMINISTRATIVE REPORT

Title: DASZ 24/2023 – 1488 Main Street

Issue: For consideration at the public hearing for a rezoning to "RMF-L" Residential Multi-Family (Large) to establish a 72-suite residential building.

Critical Path: Lord Selkirk-West Kildonan 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, BURPl.	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 24/2023 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 September 26, 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 Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated September 7, 2023 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" Residential Multi-Family Large District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 26, 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 pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

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

(a) buildings;

(b) accessory parking areas;

(c) private approaches;

(d) garbage enclosures;

(e) fencing;

(f) landscaping; and

(g) free-standing signage

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

ii. That the following dimensional standards shall apply:

a) The maximum height of the principal building shall not exceed 80 feet.

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

C. That authority be delegated to the 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.

5. 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 24/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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.

7. 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.

8. That Development Application No. DASZ 24/2023 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.

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

10. 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.

11. 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 9 and 10, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

12. That Development Application No. DASZ 24/2023 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.

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

14. 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 24/2023.

REASON FOR THE REPORT

- The applicant is proposing to consolidate underlying lots at 1488 Main Street, and rezone from Commercial Community (C2) to Residential Multi-Family Large (RMF-L) in order to establish a multi-family dwelling with 72 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

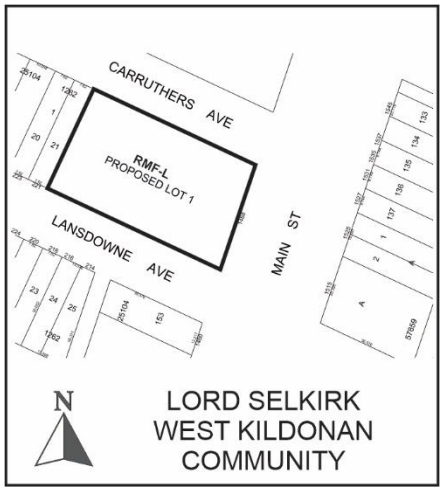
Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Shaylyn Costello, BURPl.
Date:	September 1, 2023
File No.	DASZ 24/2023

List of Schedules and Appendices

- **Schedule A – Planning Discussion**
- **Schedule B – Report of the Administrative Coordinating Group**
- **Schedule C for File no. DASZ 24/2023**
- **Appendix A – Public Consultation Report**
- **Appendix B – Draft By-law**
- **Appendix C – Shadow Study**

Schedule A

DATE:	September 26, 2023
FILE:	**DASZ 24/2023**
RELATED FILES:	DAV 23-170051\D
COMMUNITY:	**Mynarski**
NEIGHBOURHOOD #:	3.306 St. John's
SUBJECT:	Plan of Subdivision and rezoning to consolidate and rezone subject properties from C2 to RMF-L.
LOCATION:	1488 Main Street
LEGAL DESCRIPTION:	LOT 25/26 BLOCK 1 PLAN 1262 LOT 1 PLAN 8727 3 K LOT 141/144 PLAN 25104 3/4 K



APPLICANT:	Brent Calnitsky ((1488 MAIN STREET INC.)) 600 - 185 Carlton St R3c 3j1 Winnipeg, MB
OWNER:	1488 MAIN STREET INC. 185 Carlton St (6TH FLOOR) Winnipeg, MB R3C 3J1

SITE DESCRIPTION

- The subject property is located on the west side of Main Street, north of Lansdowne Avenue in the Saint John's neighbourhood of the Mynarski ward.
- The property is 130 feet wide and has a lot area of 28,220 square feet. The property currently contains a vacant warehouse building.
- The lands are designated as an Urban Mixed-Use Corridor under the *Complete Communities Direction Strategy 2.0* (CCDS 2.0). The lands are zoned "C2" Commercial Community.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Carruthers Avenue, then warehouse building zoned "R2."

South: Lansdowne Avenue, then a restaurant zoned "C2" and small-scale residential buildings zoned "R2."

East: Main Street, then commercial properties zoned "C2."

West: Single-family dwellings zoned "R2" on Lansdowne Avenue.

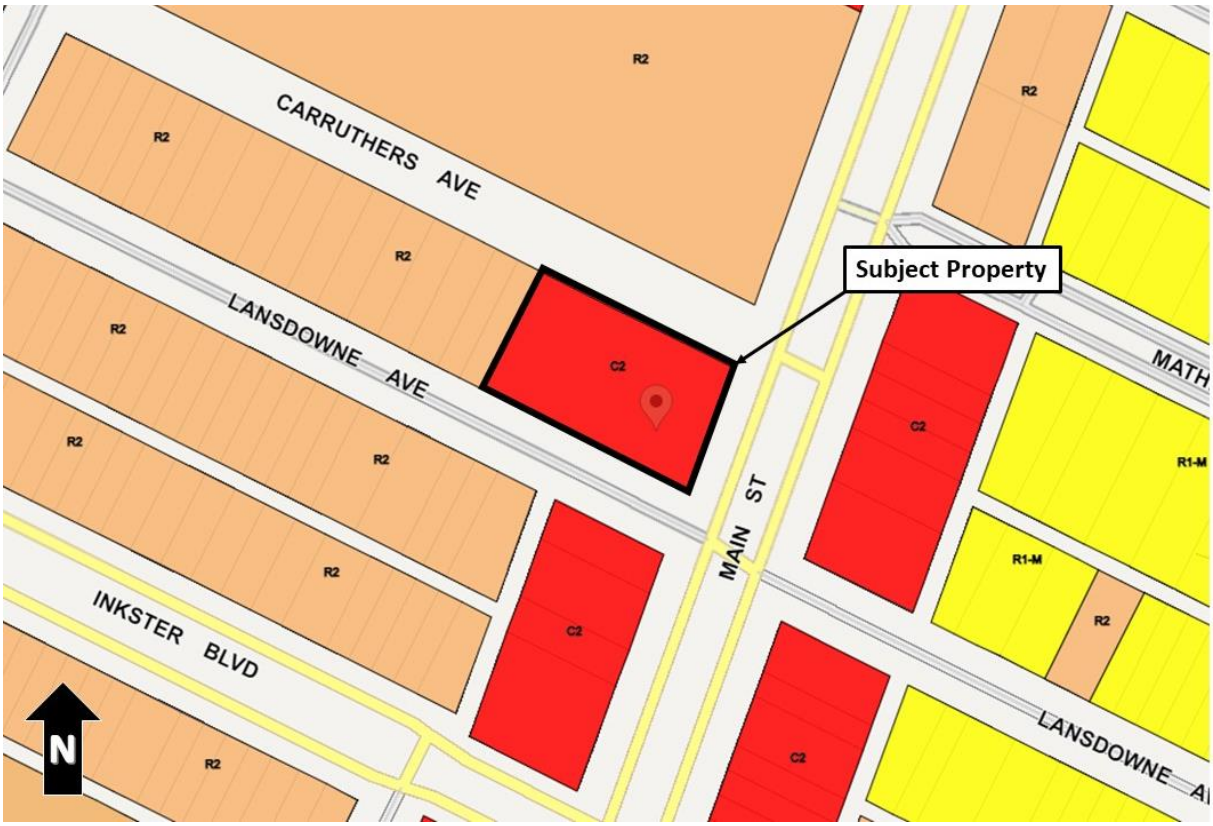


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to consolidate underlying lots at 1488 Main Street. The resulting lot is 28,220 square feet in area.
- The consolidated lot is proposed to be rezoned from “C2” to “RMF-L.”
- The proposed building will be seven storeys in height containing 72 residential dwelling units.
- Cladding includes masonry, stucco and corrugated metal.
- The building provides structured parking on the main level of the building, as well as exterior surface parking at the rear of the site as well as the north side of the building, providing a total of 44 parking stalls.
- Also on the main floor, an indoor secure bicycle room for 22 bikes has been proposed.
- Projecting balconies are shown on the north, south, and west elevations.
- The applicant has indicated that all units will be affordable and provide accessible features.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

<u>With the Public Service</u>

The applicant received a pre-application feedback letter in August of 2021, after requesting feedback for a rezoning to “RMF-L” for 72 residential units with 60 parking spaces. The letter contained numerous feedback items, such as advising against the Variance to allow parking in the front yard, and strongly encouraging relocating garbage which had previously been located to the rear of the property near Lansdowne.

The applicant made some of the requested revisions as per the feedback letter and submitted their application without further consultation with the Department. The Department requested additional design and site revisions, however, these have been deferred to the Plan Approval review.

With the Public

A Public Consultation Report was included from consultation with residents on both sides of Main Street in the vicinity of the development. As per the report, 122 flyers were circulated to nearby residents. 13 responses to the flyers were received. The Public Consultation Report has been attached as Appendix “A.”

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 on an “Urban Mixed Use Corridor” under *CCDS 2.0.*

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.

1.0 Encourage strategic residential intensification on Corridors.

All Corridors

1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.

1.2 Where higher intensity commercial or residential uses are interrupted by lengths of low density residential development along Corridors, higher intensity residential development should be directed towards established nodes.

3.0 Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.

Urban Mixed Use Corridors

3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:

3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

3.1.2 Having entrances provide direct access to the public sidewalk.

3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.

3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.

3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of existing lanes.

3.1.6 Encouraging the location of parking above- or below-grade, or behind the primary building. Parking located beside the building may be acceptable if the parking area occupies a minimal area and high-quality screening from the public right-of-way is provided.

3.1.7 Promoting pedestrian-scale signage.

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

- The proposal provides higher density development along an Urban Mixed-Use Corridor in alignment with the General Growth policies.
- All units will be marketed as affordable units as regulated by CMHC.
- Minimal setbacks to the corridor are provided for a more active street edge.
- Projecting balconies are provided on the building.
- The development supports alternative modes of transportation by providing secure indoor bike storage.
- Main Street is identified as a future rapid transit route under the Transit Master Plan.
- The property is a large corner lot located on an arterial street with lane access, in proximity to commercial amenities including a large grocery store.

The following elements of the proposal are not consistent with *CCDS 2.0* and will require revisions by way of a Plan Approval application:

- There are minimal ground floor windows and no active ground floor uses. The majority of the main floor is structured parking.

SUBDIVISION & REZONING

- The applicant is proposing to rezone the lands to “RMF-L” from its existing “C2” and redevelop the property with a multi-family building with 72 residential units.
- A subdivision-rezoning (DASZ) application was required to rezone the property because the consolidation of underlying lots 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 subject property is located on an Urban Mixed-Use Corridor, containing a mix of multi-family and commercial developments. The proposed rezoning will enable a higher density of residential development, at 400 square feet per dwelling unit instead of 800 square feet per dwelling unit (current with Conditional Use application).
- The property functions as a corner lot flanking Lansdowne Avenue and Carruthers Avenue, which functions as a lane.
- A Zoning Agreement has been included to ensure the proposed building height remains consistent with CCDS 2.0 and will require Plan Approval to Community Committee to ensure high-quality, pedestrian-oriented building and site design elements.
- In addition, there are Variances to the proposed “RMF-L” District associated with the development relating to the density, setbacks, and parking. These are analyzed in the Administrative Report for Associated file No. DAV 23-170051\D.

REASONS FOR RECOMMENDATIONS

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

- *The proposed development is consistent with Complete Communities 2.0* since the development will increase the supply of affordable housing on an Urban Mixed-Use Corridor and support the City of Winnipeg Intensification Target. The lot itself is sufficiently large, has frontage on two public streets and a public lane, providing additional buffering for a development of this scale.
- The proposed design is generally consistent with *CCDS 2.0* design policies, including, height, density, and building setbacks. Plan Approval will be required to address the outstanding design inconsistencies with *CCDS 2.0.*
- The property is located in close proximity to a mix of uses and commercial amenities on Main Street, including a grocery store. The proposal will support alternative modes of transportation (including cycling and public transit) and concentrate density in close proximity to the Primary Transit Network.

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: 24/2023

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1488 MAIN STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 24/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I - Servicing Conditions

1) Water System Assessment

The Water and Waste Department has advised that there is adequate water servicing for the proposed development based on the provided development plans. Additional review will be required by our 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 0.4, 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.

3) Private Approaches

The Developer shall make application to the Public Works Department as per the Private Access By-law No. 49/2008 to remove/modify existing private approaches. The Developer will be required to remove the existing private approaches to Main Street and Carruthers Avenue and restore the curb, boulevard and sidewalk, all as determined by and to the satisfaction of the Director of Public Works. The Public Works Department will work with the applicant regarding the proposed approach.

4) Boulevards

i. The Developer shall, at no expense to the City, reconstruct the south boulevard of Carruthers Avenue and all related works, abutting the Planned Area (where no

proposed private approach exists), all as determined by and to the satisfaction of the Director of Public Works.

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

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 24/2023
September 7th, 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 24/2023, LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE, SEPTEMBER 26, 2023

By–Law No. _____

File No. **DASZ 24/2023**

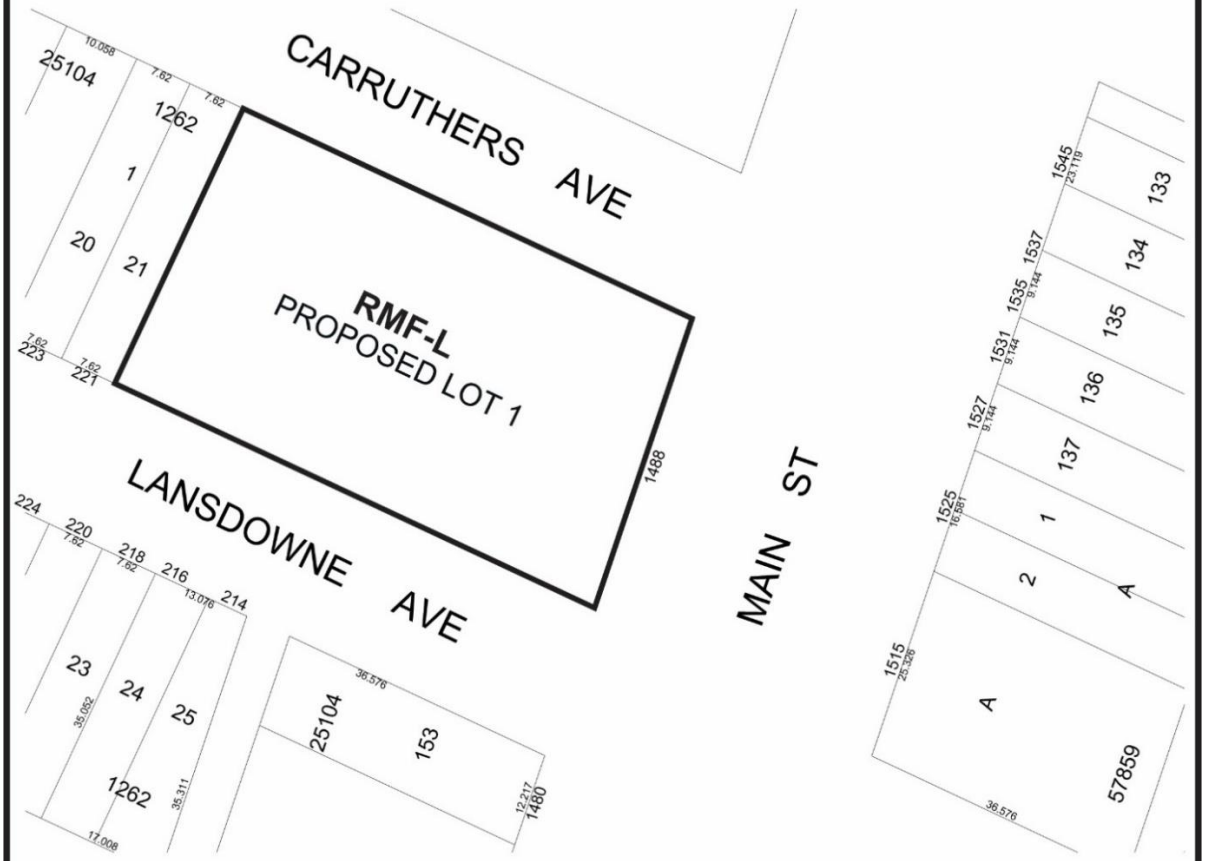
Atlas Sheet No. **V26**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

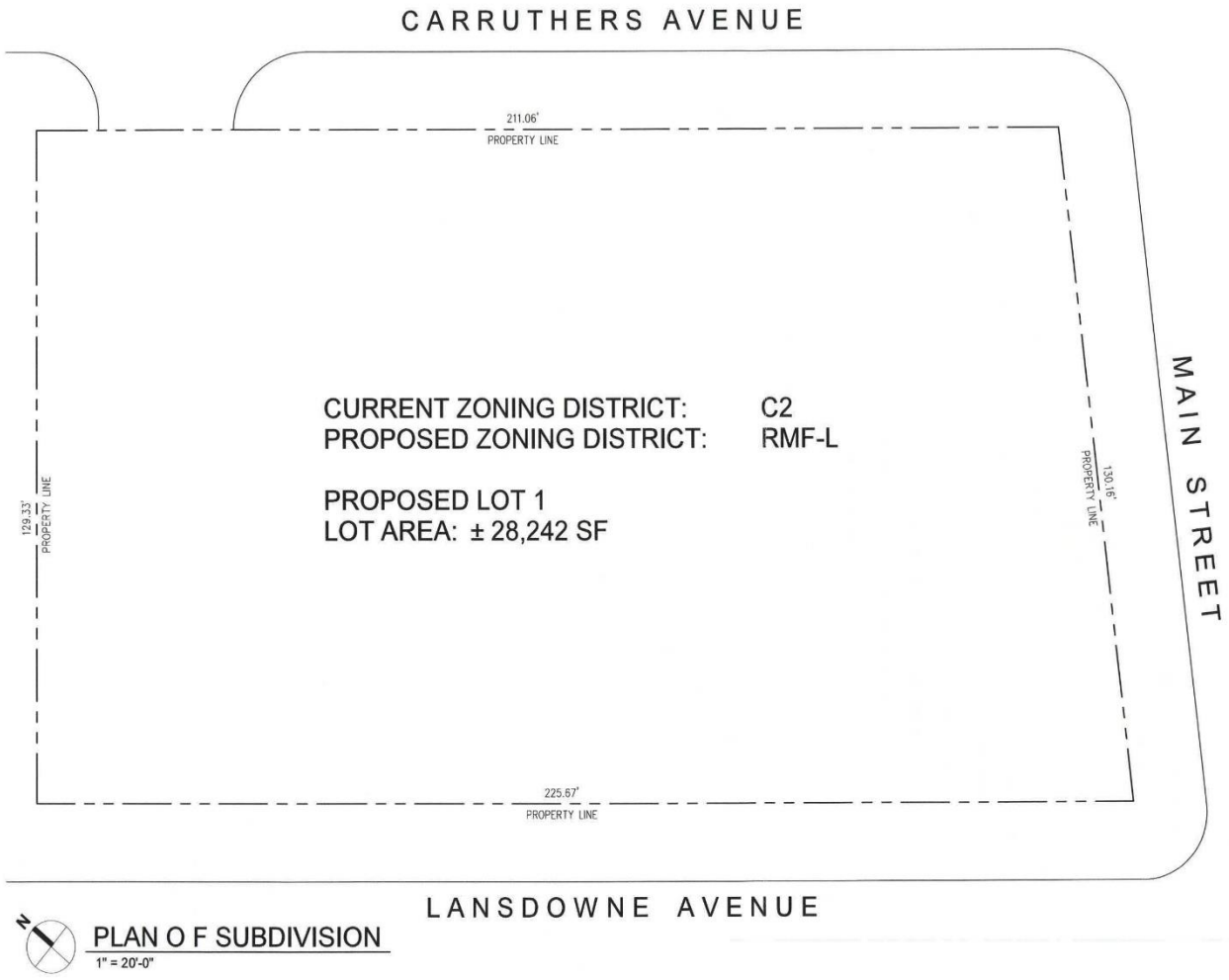
An application for the approval of the plan of subdivision shownoutlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1488 Main Street from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the consolidation of lands for the construction of a Multi-Family Dwelling use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

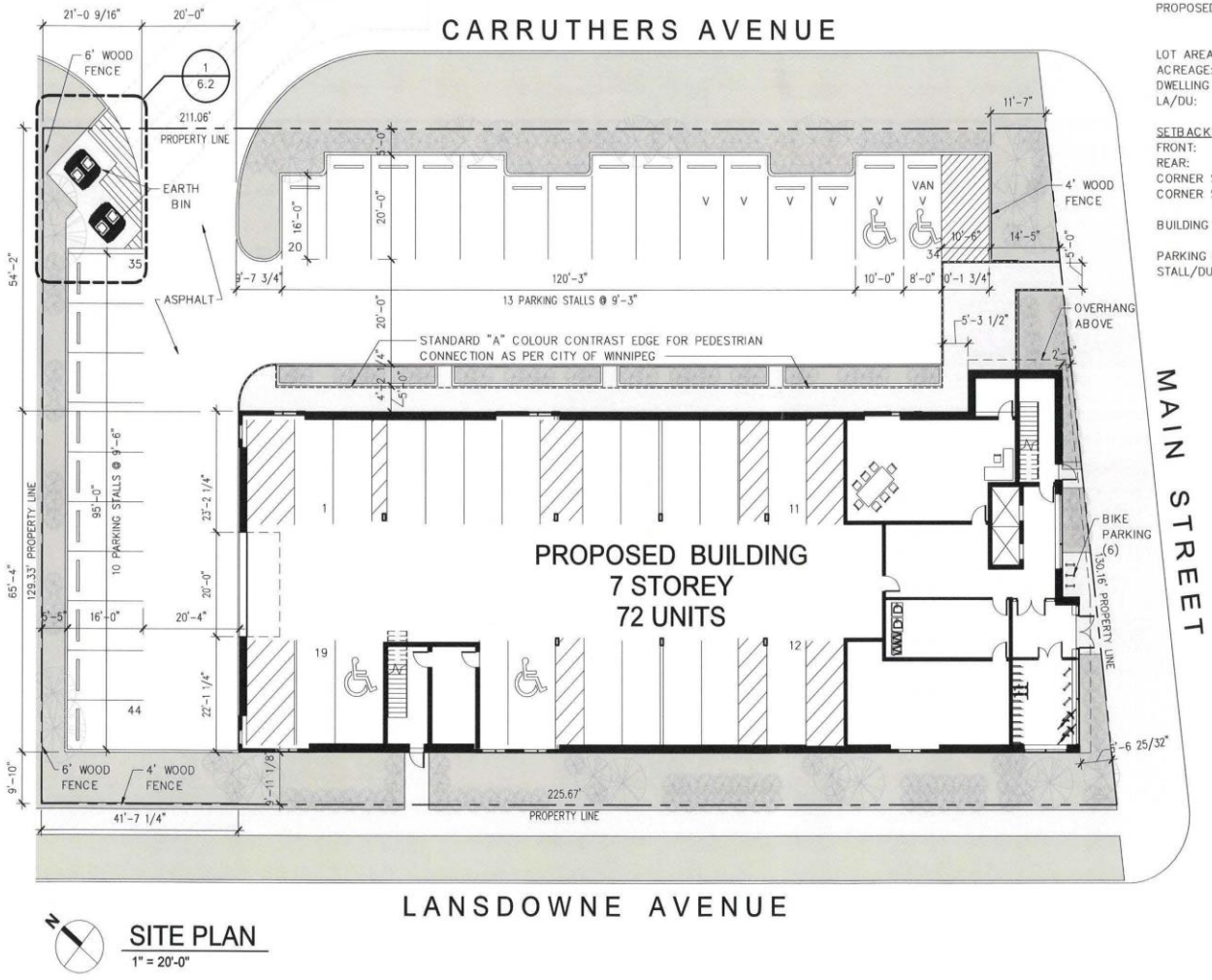
Exhibit “9” referred to in File DASZ 24/2023



AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL
DEVELOPMENT
1488 MAIN ST.
2023.06.14

1.0
COMM. 21008



SITE PLAN
1" = 20'-0"

ZONING SUMMARY

CURRENT ZONING DISTRICT: C2
PROPOSED ZONING DISTRICT: RMF-L

	REQ'D	PROV'D
LOT AREA (LA):	9000	28 242± SF
ACREAGE:	1.99	.648
DWELLING COUNT (DU):	–	72
LA/DU:	400	392.25 SF/UNIT
SETBACKS		
FRONT:	25'	2'-0"(VARIANCE/ALIGNMENT)
REAR:	25'	>25'
CORNER SIDE:	20'	5'
CORNER SIDE:	20'	9'-11 1/8"
BUILDING HEIGHT:	80'	75-11"±
PARKING COUNT:	108	44
STALL/DU:	1.5:1	0.61:1

72 UNITS
6 RESIDENTIAL FLOORS
LEVEL 1 – PARKING
LEVEL 2 – 12 DWELLING UNITS
LEVEL 3 – 12 DWELLING UNITS
LEVEL 4 – 12 DWELLING UNITS
LEVEL 5 – 12 DWELLING UNITS
LEVEL 6 – 12 DWELLING UNITS
LEVEL 7 – 12 DWELLING UNITS

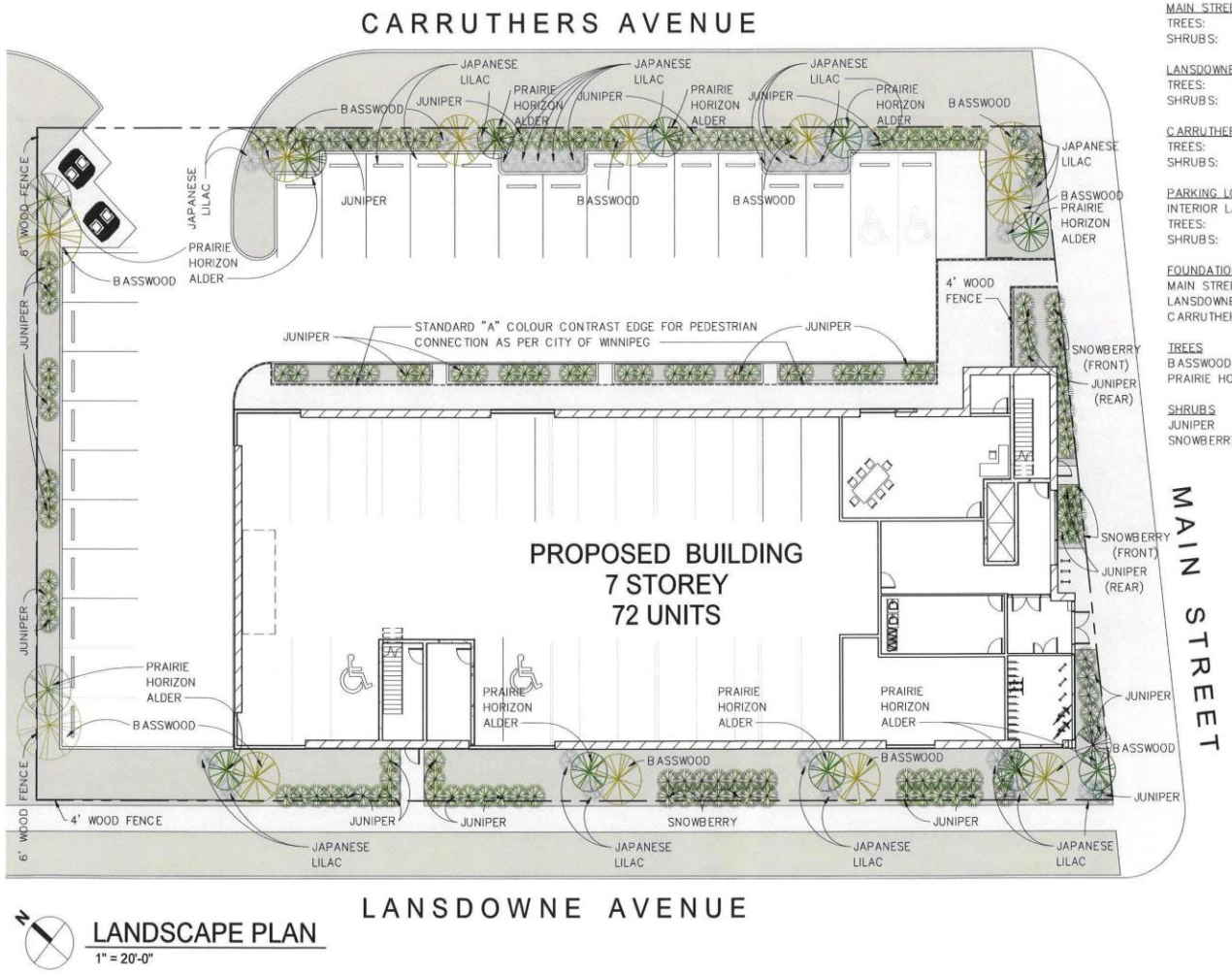
PARKING AT GRADE

SHORT STALLS (33%):	15 MAX/15 PROV'D
ACCESSIBLE STALLS:	4
BIKE RACK STALLS:	6 REQ'D/28 PROV'D

AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL DEVELOPMENT
1488 MAIN ST.
2023.06.14

2.0
COMM. 21008



N

LANDSCAPE PLAN

1" = 20'-0"

LANDSCAPE REQUIREMENTS

	REQ'D	PROV'D
MAIN STREET		
TREES:	5	5
SHRUBS:	20	24
LANSDOWNE AVE.		
TREES:	8	8
SHRUBS:	34	36
CARRUTHERS AVE.		
TREES:	8	8
SHRUBS:	32	34
PARKING LOT		
INTERIOR LANDSCAPING:	580 SF	994 SF
TREES:	2	4
SHRUBS:	6	40
FOUNDATION LANDSCAPE		
MAIN STREET:	8	8
LANSDOWNE AVE:	18	18
CARRUTHERS AVE:	18	18

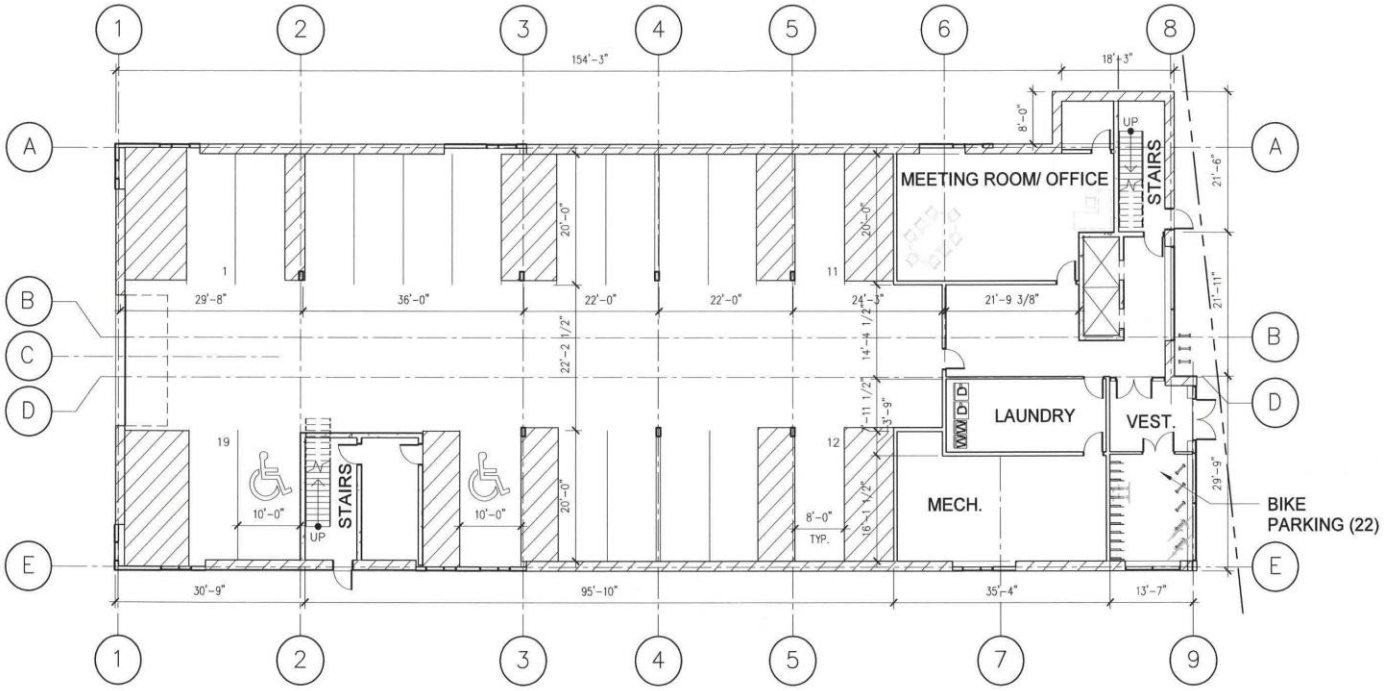
TREES	
BASSWOOD	65 MM Ø
PRAIRIE HORIZON ALDER	50 MM Ø

SHRUBS	
JUNIPER	2 GALLON
SNOWBERRY	2 GALLON

AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL DEVELOPMENT
1488 MAIN ST.
2023.06.14

3.0
COMM. 21008

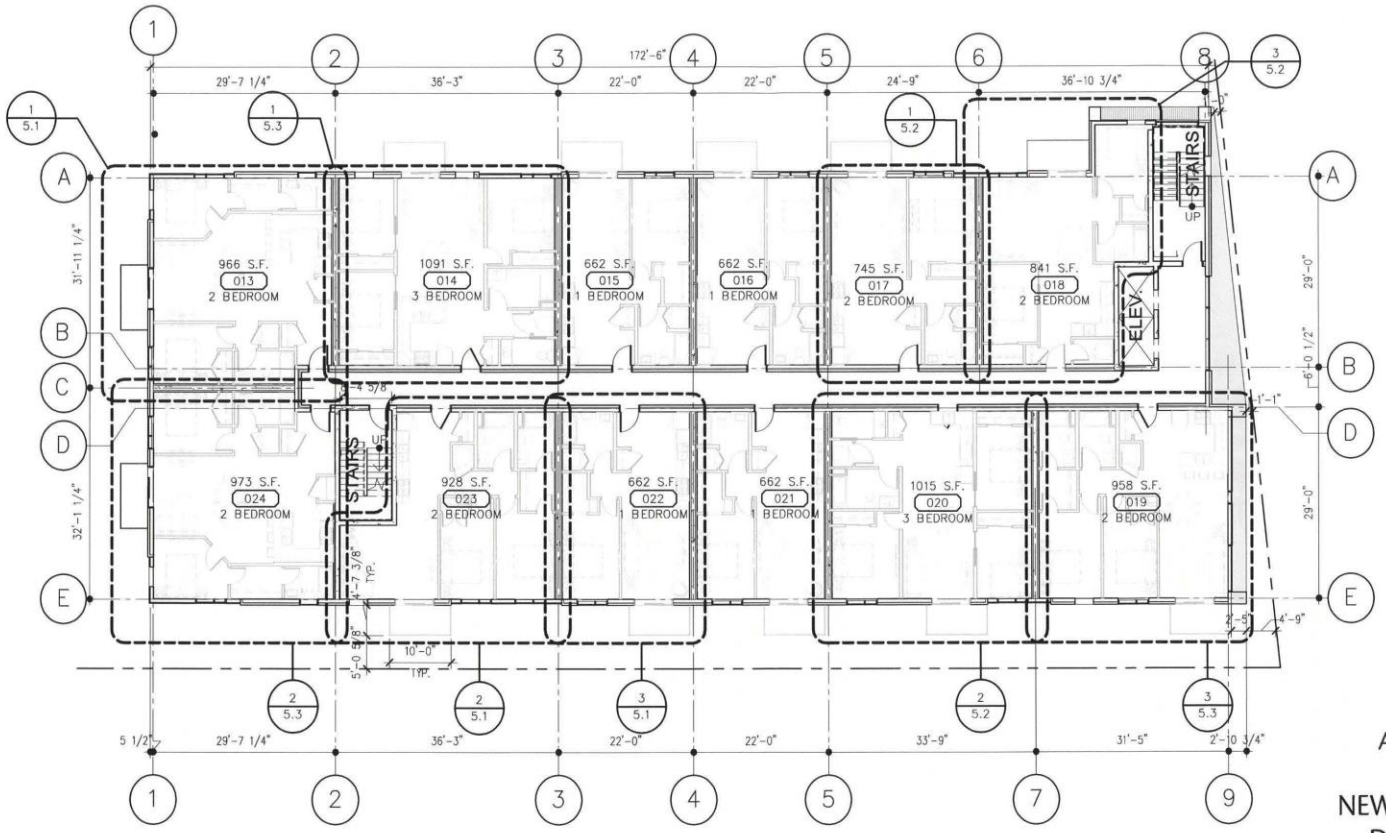


MAIN FLOOR PLAN
1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL
DEVELOPMENT
1488 MAIN ST.
2023.06.14

4.0
COMM. 21008



TYP. FLOOR PLAN

1/16" = 1'-0"

AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL
DEVELOPMENT
1488 MAIN ST.
2023.06.14

5.0

COMM. 21008



2 BEDROOM FLOOR PLAN
1/8" = 1'-0"

2 BEDROOM FLOOR PLAN
1/8" = 1'-0"

1 BEDROOM FLOOR PLAN
1/8" = 1'-0"

AFFINITY ARCHITECTURE Inc.

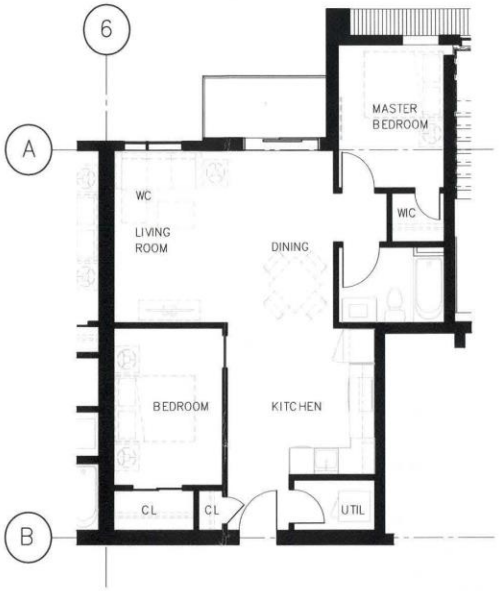
NEW RESIDENTIAL DEVELOPMENT
1488 MAIN ST.
2023.06.14

5.1
COMM. 21008



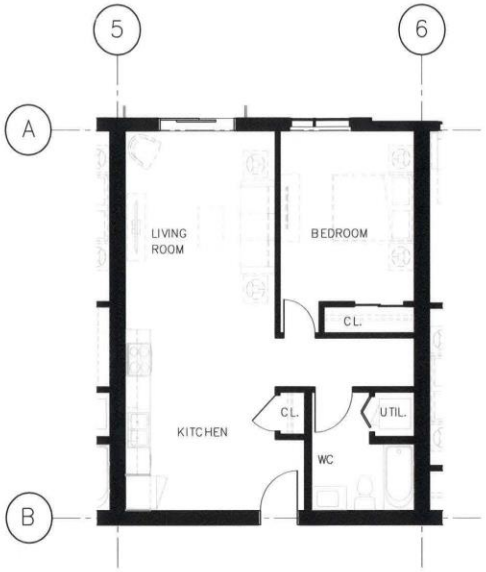
3 BEDROOM FLOOR PLAN

1/8" = 1'-0"



2 BEDROOM FLOOR PLAN

1/8" = 1'-0"



1 BEDROOM FLOOR PLAN

1/8" = 1'-0"

AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL DEVELOPMENT
1488 MAIN ST.
2023.06.14

5.2

COMM. 21008



3 BEDROOM FLOOR PLAN
1/8" = 1'-0"

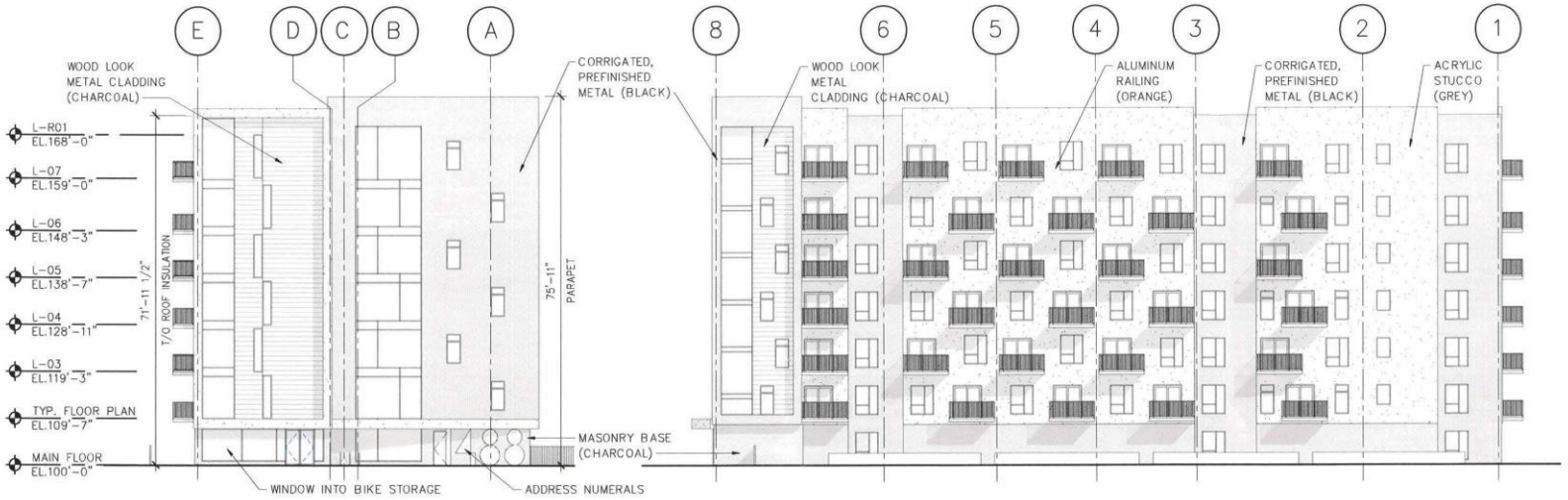
2 BEDROOM FLOOR PLAN
1/8" = 1'-0"

2 BEDROOM FLOOR PLAN
1/8" = 1'-0"

AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL
DEVELOPMENT
1488 MAIN ST.
2023.06.14

5.3
COMM. 21008



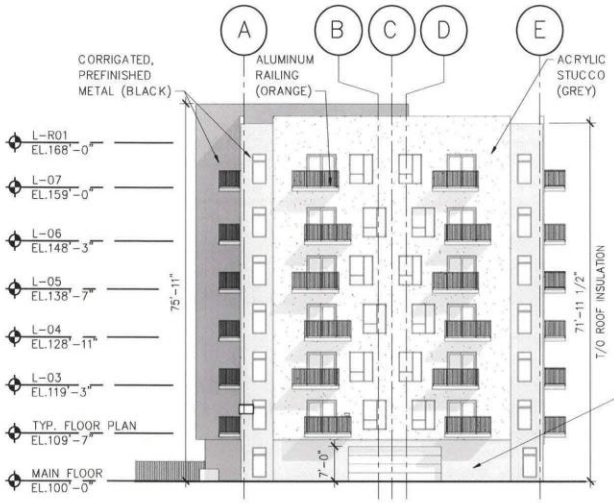
EAST ELEVATION
3/64" = 1'-0"

NORTH ELEVATION
3/64" = 1'-0"

AFFINITY ARCHITECTURE Inc.

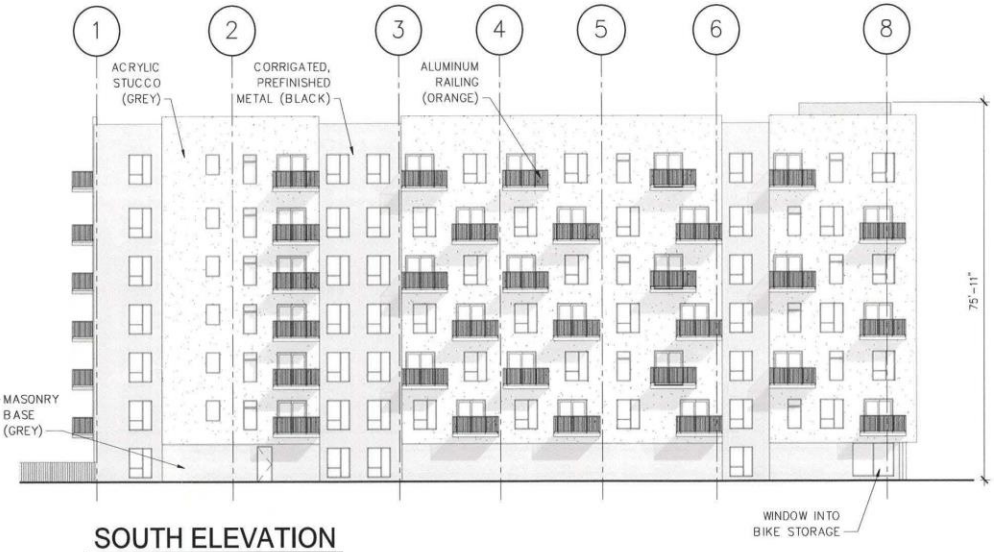
NEW RESIDENTIAL DEVELOPMENT
1488 MAIN ST.
2023.06.14

6.0
COMM. 21008



WEST ELEVATION

3/64" = 1'-0"



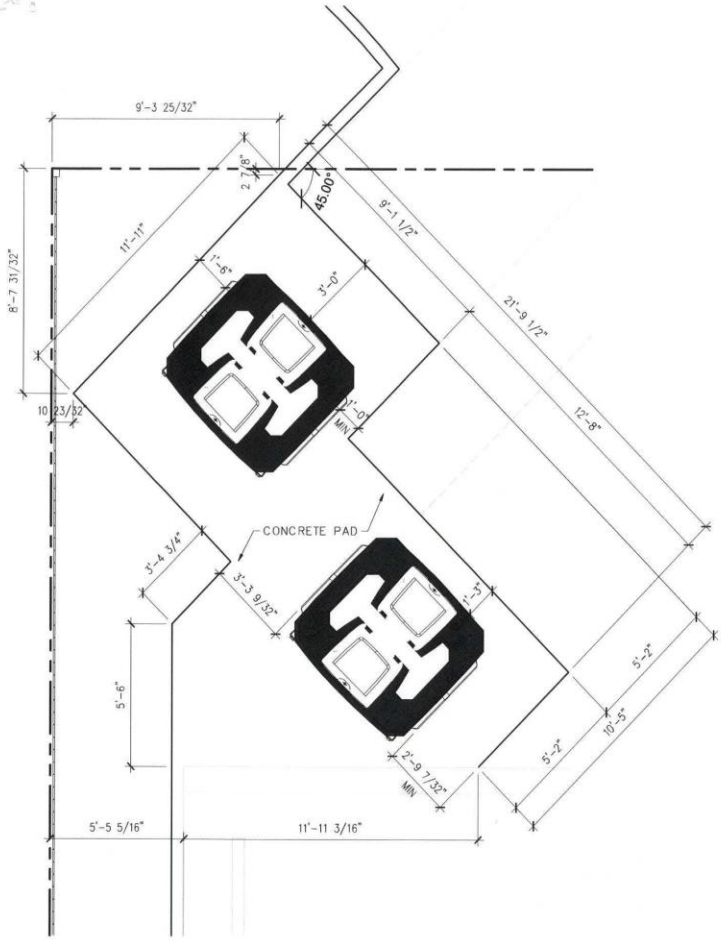
SOUTH ELEVATION

3/64" = 1'-0"

AFFINITY ARCHITECTURE Inc.

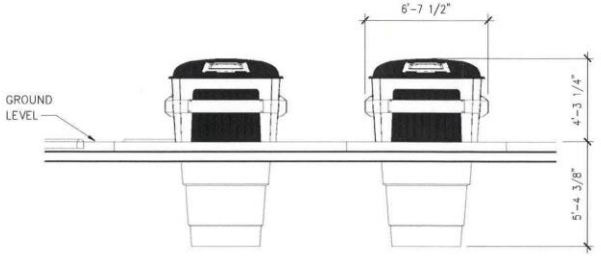
NEW RESIDENTIAL DEVELOPMENT
1488 MAIN ST.
2023.06.14

6.1
COMM. 21008



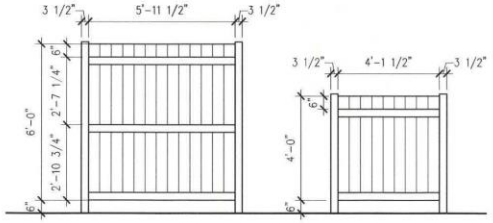
1/6.2 EARTH BINS - PLAN

1/4" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"



FENCE

1/4" = 1'-0"

AFFINITY ARCHITECTURE Inc.

NEW RESIDENTIAL DEVELOPMENT
1488 MAIN ST.
2023.06.14

6.2
COMM. 21008