Minutes – Executive Policy Committee – December 5, 2023

REPORTS

Item No. 15 Subdivision and Rezoning – 900-902 Home Street (Daniel McIntyre Ward) File DASZ 27/2023 [c/r DAV 192630/2023D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That the subdivision proposed under Development Application No. DASZ 27/2023 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 January 5, 2023 and attached as Schedule "A" 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 a "C2" – Commercial Community District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated January 5, 2023, and attached as Schedule "A" 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. That the following uses shall be prohibited on the land:

            a. Post office/ carrier depot
            b. Protection and emergency services
            c. Hospital
            d. Amusement enterprise, outdoor
            e. Supermarket
            f. Billboard signs
            g. Private motor vehicle related uses
            h. Transportation, Utility and Communication uses
            i. Drinking establishment
            j. Cheque-cashing facility

        ii. That the following uses shall be conditional on the land:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

a. Amusement enterprise, indoor
b. College or university

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 Caveat No. 2742864 be discharged in its entirety.

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 27/2023 (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 27/2023 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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

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

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That Development Application No. DASZ 27/2023 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 for File No. DAV 23-192630/D 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 27/2023.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

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

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On November 15, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DASZ 27/2023

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

Public Hearing: November 15, 2023
Council Building, 510 Main Street

Applicant: Mehul Patel

Subject:



APPLICANT: Mehul Patel
FILE: DASZ 27/2023
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 and a "C2" COMMERCIAL COMMUNITY DISTRICT to a "C2" COMMERCIAL COMMUNITY DISTRICT to facilitate the consolidation of land and the establishment of a Hostel use. **For information, phone A. Ross Planner at 204-986-5235**

Premises Affected: 900-902 Home Street

For submission to: Executive Policy Committee

Prepared by: Karly Dolski, Committee Clerk
City Centre Community Committee

Report date: November 15, 2023

Community Committee Recommendation:

On November 15, 2023, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 27/2023 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 January 5, 2023 and attached as Schedule "A" 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 a "C2" – Commercial Community District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated January 5, 2023, and attached as Schedule "A" 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. That the following uses shall be prohibited on the land:

            a. Post office/ carrier depot
            b. Protection and emergency services
            c. Hospital
            d. Amusement enterprise, outdoor
            e. Supermarket
            f. Billboard signs
            g. Private motor vehicle related uses
            h. Transportation, Utility and Communication uses
            i. Drinking establishment
            j. Cheque-cashing facility

        ii. That the following uses shall be conditional on the land:

            a. Amusement enterprise, indoor
            b. College or university

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 Caveat No. 2742864 be discharged in its entirety.

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 27/2023 (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 27/2023 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 after the date it is enacted if the Plan is not registered in accordance with recommendations 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

13. That the variance order for File No. DAV 23-192630/D 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 27/2023.

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

1. This is a really great development and a great use for the space. Allowing the rezoning, taking that house will also allow for the community to have outside space which I think is very important and critical especially when they're coming in for healthcare appointments just to have a little bit of the outside, I think this is really important so this rezoning will help them do that.

2. I think this is a really big need in our community. The proximity to the hospital is also something that I think that is a good fit.

3. Taking an old building and turning it into something really positive for both our community and our neighbouring communities is critical.

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 August 31, 2023 2. Notification of Public Hearing dated October 10, 2023 3. Manitoba Status of Title 3189961/1 4. Letter of authorization dated March 16, 2023 from 10094169 Manitoba Ltd. to Mehul Patel 5. Surveyor's sketch dated March 23, 2023 6. Caveat 2742864 7. Sun / Shadow Study 8. Plans (7 pages) 9. Report from the Urban Planning Division dated November 6, 2023 10. Inspection Report 11. Recording of Representations

REPRESENTATIONS:

In Support:

Lorna Bighetty
Wanda Bighetty
Shirley Castel
Steven Castel
Mehul Patel
John Prystanski
Randall Ranick

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit “9” referred to in File DASZ 27/2023

ADMINISTRATIVE REPORT

Title: DASZ 27/2023 – 900-902 Home Street

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of a hostel (medical guests).

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 27/2023 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 January 5, 2023 and attached as Schedule “A” to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.

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         c. Hospital
         d. Amusement enterprise, outdoor
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         g. Private motor vehicle related uses

h. Transportation, Utility and Communication uses
i. Drinking establishment

Cheque-cashing facility

ii. That the following uses shall be conditional on the land:

a. Amusement enterprise, indoor
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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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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.
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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the variance order for File No. DAV 23-192630/D 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 27/2023.

REASON FOR THE REPORT

- 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 subdivision and rezoning for DASZ 27/2023 – 900-902 Home Street may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: November 6, 2023

List of Schedules and Appendices

1. Schedule A Plan of Subdivision and Rezoning
2. Schedule B Report of the Administrative Coordinating Group
3. Appendix A Planning Report

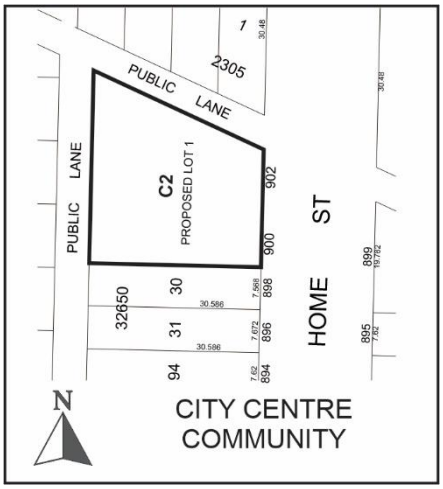
4. Appendix B Proposed By-Law
5. Appendix C Sun Shadow Study

APPENDIX 'A' – Planning Report

DATE: November 6, 2023
FILE: **DASZ 27/23**
RELATED FILES: DAV 23-192630\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.108 – Daniel McIntyre

SUBJECT: For a subdivision and rezoning for DASZ 27/2023 – 900-902 Home Street to permit the development of a hostel (medical guests).

LOCATION: 900-902 Home Street
LEGAL DESCRIPTION: LOT 97/98 BLOCK 20 PLAN 2305 66 ST JA



APPLICANT: Mehul Patel
413 Shaftsbury Blvd
Winnipeg, MB R3P 0M2

OWNER: 10094169 MANITOBA LTD.
220 Portage Ave 1301
Winnipeg, MB R3C 0A5

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side of Home Street, one property south of Notre Dame Avenue, in the Daniel McIntyre neighbourhood of the Daniel McIntyre ward.
- The property is designated “Mature Community” under the *Complete Communities Direction Strategy 2.0.*
- The property is split zoned with the southerly portion being “R2" – Residential Two Family and the northerly portion zoned “C2” – Commercial Community. The underlying lots are proposed to be consolidated and the property zoned “C2” as part of Associated File DASZ 27/2023.
- The property is 9,108 sq. ft in size and contains a single unit dwelling on the southerly portion and a long-vacant commercial building on the northerly portion.
- The immediate area is characterized by mixed density residential development, as well as commercial and institutional development on Notre Dame Avenue.
- The Health Science Centre campus begins 2 blocks east across Notre Dame Avenue– a 5-minute walk.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2031)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then commercial uses zoned “C2” – Commercial Community.

South: Two family residential uses zoned “R2” – Residential – Two-Family.

East: Home Street, then commercial uses zoned “C2” – Commercial Community and two family residential uses zoned “R2” – Residential – Two-Family.

West: Public lane, then single family residential uses zoned “R2” – Residential – Two-Family.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The building at 902 Home Street was constructed in 1912 and has been vacant for several years.
- The applicant wishes to convert the existing building and build a partial 1-storey addition on top and a 5-storey addition on the south side.
- The building will function as a hostel accommodating medical guest patients. The applicant indicates patients will fly in from northern First Nation communities and receive shuttle services to and from the airport, the property and local medical appointments.

- The facility will offer 24-hour on-site reception, housekeeping, maintenance, meal services and support 7 days a week.
- The rooftop addition will add one storey in height with a step-back from the west to reduce shadow impact.
- The south addition will be ~18 ft. wide, ~41 ft. deep and the same height as the existing building. It is positioned toward the front of the property in order to provide space I the rear for 2 parking stalls, a private parklet in the south side yard, and space for garbage and recycling.
- Due to the existing building taking up almost the full footprint of the lot, the only parking possible to provide is behind the addition, accessed from the lane (two stalls).
- Bike parking is provided out front, and the applicant plans an on-street loading zone to facilitate in pick up and drop offs.
- The proposal requires variances for floor area ratio, buffering and parking.
- The proposal also requires approval of variances for floor area ratio, buffering and parking. See Administrative Report for File No. DAV 23-192630\D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked collaboratively with the Urban Planning Division on the design of the proposal. Specifically, the following adjustments were made:

Parking and greenspace

The applicant agreed to secure some onsite parking and provide some onsite greenspace for residents by exploring the acquisition of 900 Home Street. The acquisition was made, and improves the project by providing some staff parking as well as a landscaped garden area with seating for residents.

Upper storey stepback

To reduce the adverse impact of the requested additional storey on the building (which was already higher than surrounding buildings), the applicant agreed to ‘step-back’ the rear of the 5th storey by approximately 10 ft. This reduces adverse shadow impacts on neighbouring dwellings and yards.

Sun shadow study

In order to support the additional storey the applicant agreed to provide a Sun Shadow Study, which shows that with the step-back described above, there is little change in the shadow impact on neighbours compared to the present situation. The Sun Shadow Study can be found as an appendix to the associated subdivision and rezoning report.

On street loading

The applicant will close up the existing off street front loading zone and restore the boulevard. This is a condition of the associated subdivision and rezoning. Future loading, as applicable, will be done via an on-street loading zone instead.

OURWINNIPEG 2045

6.16 Established Neighbourhoods

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

The proposed development provides a new temporary housing option. By using an existing bulding, the proposal provides development in a context-sensitive manner, and will promote the efficient use of land, buildings and existing services in alignment with the above policy.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

Per CCDS 2.0, the proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.9 of this section states:

> *"1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6."*

Mid-rise residential uses are defined on p. 95 as:

- *"A mix of ground-oriented housing of various forms, unit types and sizes mixed with existing low density residential houses.*
- *Includes, but is not limited to, single-detached, semi-detached, duplex, secondary suites, detached secondary suites, and townhouses up to 3 storeys in height.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

Although higher than 3 storeys (the proposal is 5 storeys), the existing building is 4 storeys and the 5th storey proposed addition is being stepped back from the west lane to reduce shadow impact on neighbours across the lane.

In addition, the proposal for medical hostel hosing meets the CCDS 2.0 vision of Established Neighbourhoods to *"continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

OTHER CONSIDERATIONS

SERVICING

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development.
- 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.

The Public Works Department is requesting:

- a widening of 1.5 feet to the lane on the north edge that runs east/west, and
- restoration of the front boulevard, which is currently fragmented with a noncompliant loading zone.

See Schedule B - Report of the Administrative Coordinating Group for more information.

SUN/SHADOW

A Sun/Shadow Study was provided. The Urban Planning Division reviewed the Study and found that with the provided upper storey stepback on the west, the 5th floor addition results in little change in shadow impact when compared to the current situation during equinox times. See Appendix C for more information.

SUBSTANTIAL CONFORMANCE

The applicant is required to build in substantial conformance with the plans attached to this application. Should changes be required, a condition for plan approval is included in order to provide opportunity for the Urban Planning Division to review.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, with conditions, because:

  - The proposal utilizes an existing building with historical significance.
  - The proposal aligns with OurWinnipeg 2045 goals to provide development in a context-sensitive manner, and promote the efficient use of land, buildings and existing services.
- The proposal provides temporary housing for people with medical needs. This meets the CCDS 2.0 vision of Established Neighbourhoods to *"continue to evolve as complete communities to increase the diversity of housing choices."*

OURWINNIPEG POLICY ALIGNMENT

The proposal aligns with the Key Direction of *OurWinnipeg* that applies to the Mature Communities Policy Area, which states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the intensification of an established neighbourhood.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 27/23 – 900-902 Home Street

Schedule “A” for File No. DASZ 27/2023, City Centre Community Committee, January 5, 2023

By-Law No. _____

File No. **DASZ 27/2023**

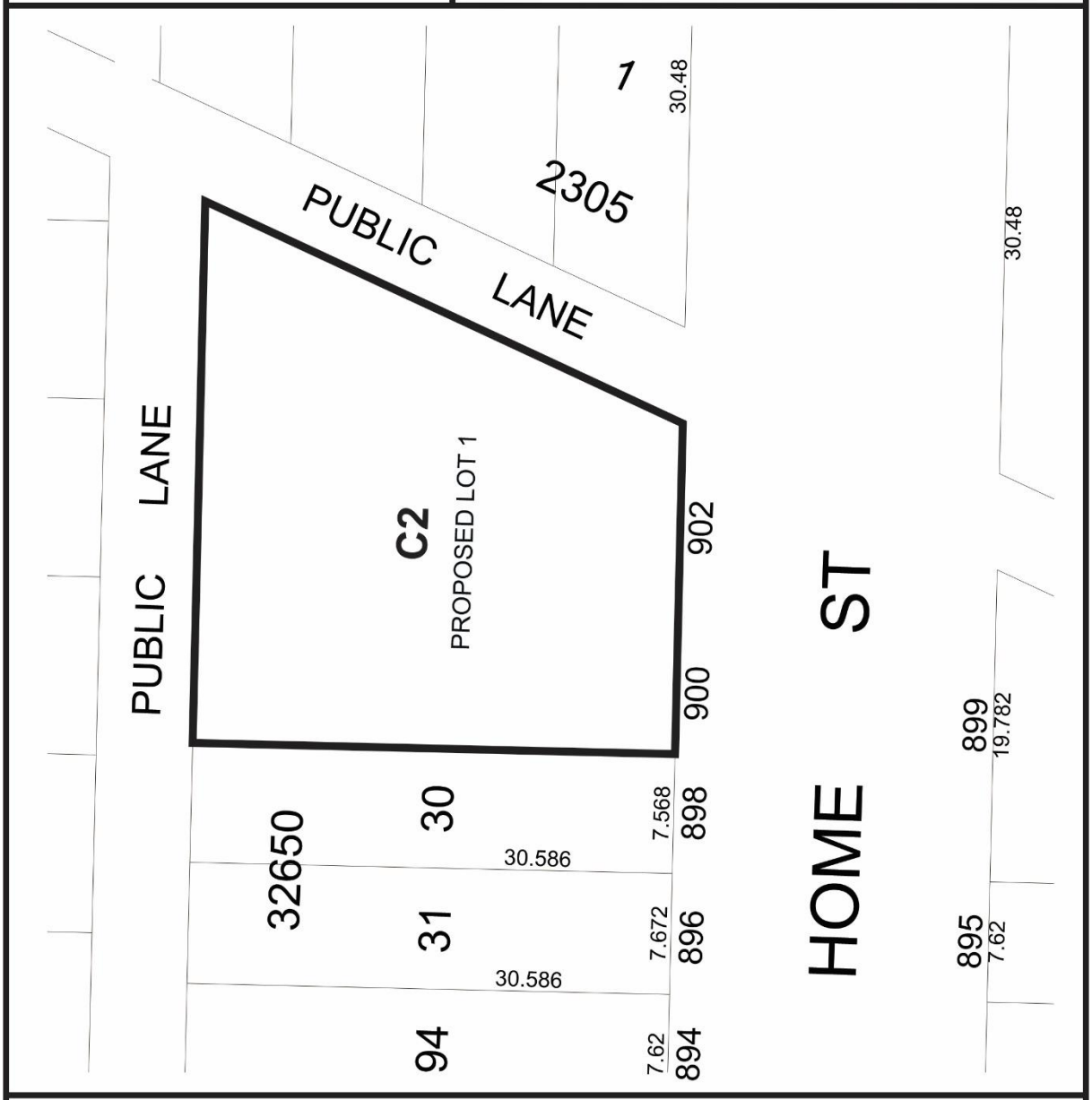
Atlas Sheet No. **Y23**

N

CITY CENTRE 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 900 and 902 Home Street from an “R2” RESIDENTIAL TWO-FAMILY DISTRICT and a “C2” COMMERCIAL COMMUNITY DISTRICT to a “C2” COMMERCIAL COMMUNITY DISTRICT to facilitate the consolidation of land and the establishment of a Hostel use.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 900 – 902 HOME STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 27/2023. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property required for an approx. 2ft (0.61m) widening of the existing east-west public lane right-of-way along the full length of the Planned Area abutting the east-west public lane, to the satisfaction of the Director of Public Works.

Section II – Servicing Considerations

1) Boulevard

Public Works Department advises the Developer will be required to remove the existing asphalt within the west boulevard of Home Street and all related works and restore the boulevard and curb, all as determined by the Director of Public Works.

2) Water Servicing

The Water and Waste Department advises there is adequate water servicing for the proposed development. Additional review will be required by their Department should the plans of development change during the design process.

3) 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 0.40, with a 5 year rainfall event applied.
iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 27/2023
October 31, 2023

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

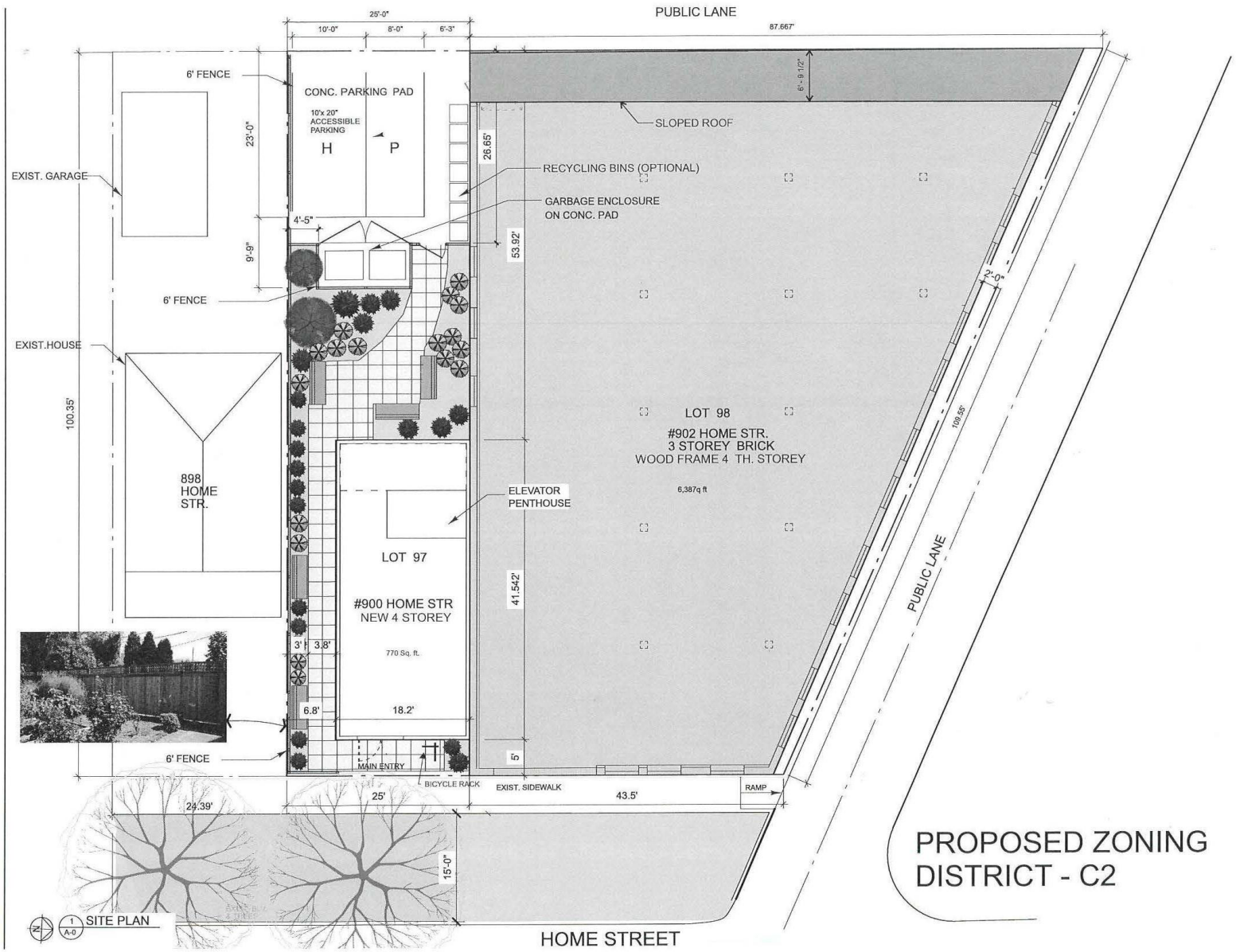
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

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

Appendix B - Proposed By-Law

Appendix C - Sun Shadow Study

Exhibit “8” referred to in File DASZ 27/2023



No. Revision Date By

Drawn By: A.R.
Drawing Date: Jan 2022
Printing Date: 3/24/23

The Contractor shall verify all dimensions, datums, and levels prior to commencement of work. All errors and omissions to be reported to the Architect before proceeding.

This drawing must not be scaled.

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This drawing is not to be used for building purposes until countersigned by:

Seal

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W voitec-architect.com
516 Saint Catherine Street
Winnipeg MB R2J 0N1

902 HOME STREET

900 & 902 Home street, Winnipeg, MB

Sheet Title: SITE PLAN
Project No. 57-21
Sheet No. A-0


MATHIAS COLOMB CREE NATION
MEDICAL ACCOMMODATIONS
WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
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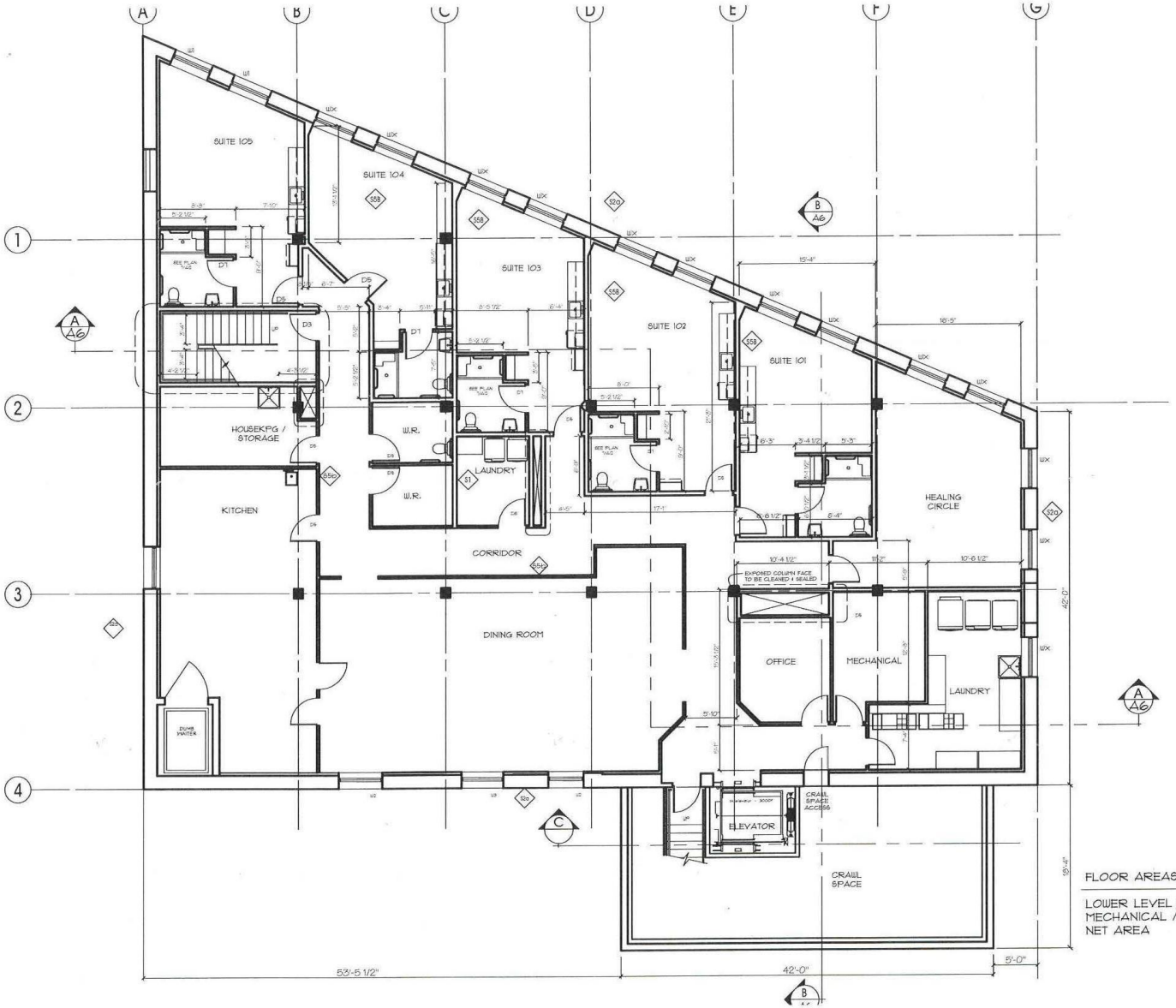
tsquaretechnique@gmail.com
Architectural Technologists
VOITEC
204 235 0325
204 237 4655
voitec-architect.com
516 Saint Catherine Street
Winnipeg MB R2J
SLM
ELEVATIONS
03/08/2023
1/8" = 1' - 0"
100-100
A.2



FLOOR AREAS:

LOWER LEVEL (GROSS)	7142 sq. ft.
MECHANICAL / CRAWL	885 sq. ft.
NET AREA	6257

Architectural Technologists
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tsquaretechniques@gmail.com

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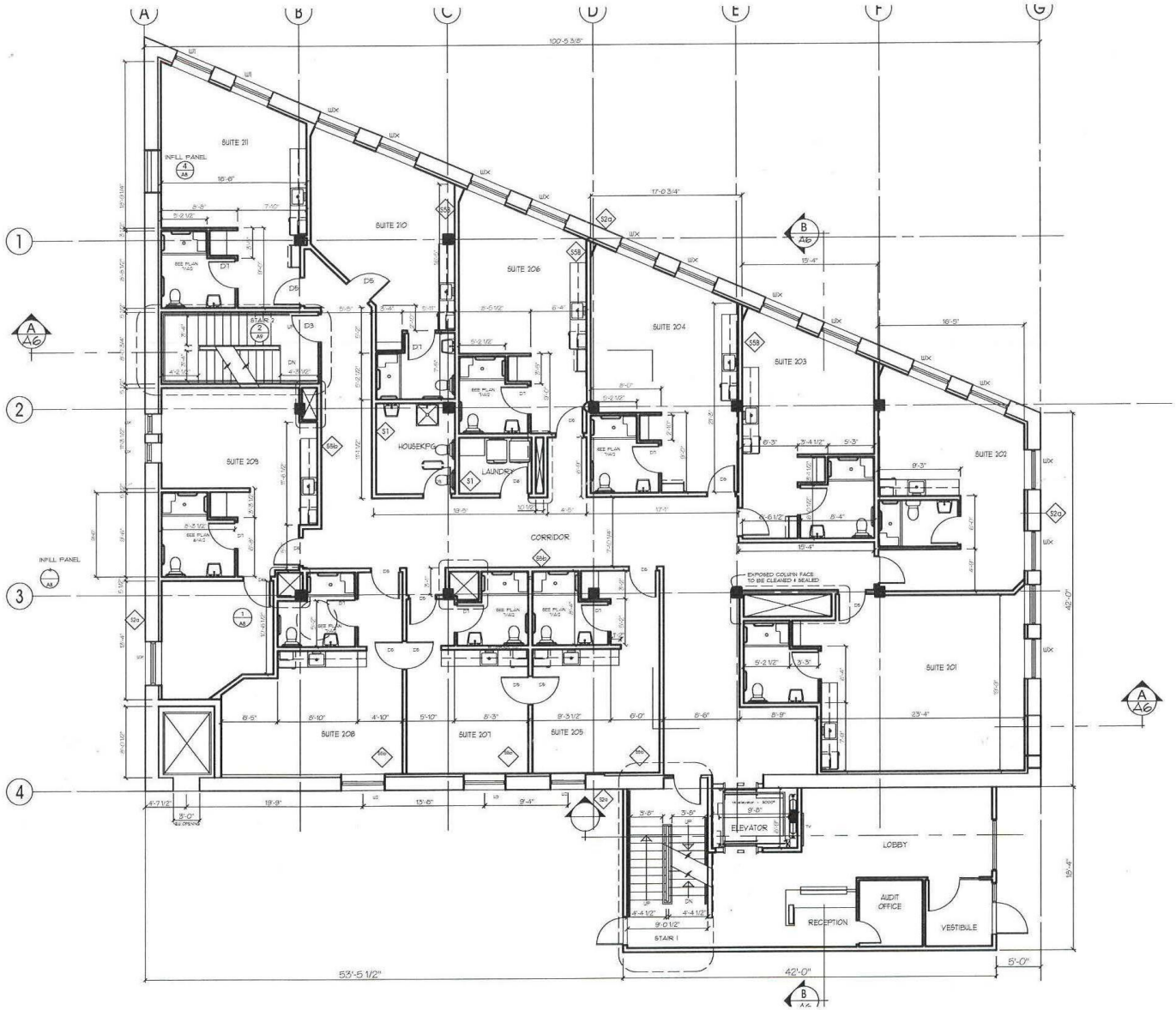
BLM

LOWER LEVEL PLAN

20/07/2023

3/32" = 1' - 0"

100-100 | A.3



FLOOR AREAS:

GROUND FLOOR (GROSS)	7142 sq. ft.
MECHANICAL	55 sq. ft.
NET AREA	7087 sq. ft.
LOWER LEVEL (GROSS)	7142 sq. ft.
MECHANICAL / CRAWL	885 sq. ft.
NET AREA	6257
LEVEL THREE (GROSS)	7142 sq. ft.
MECHANICAL	55 sq. ft.
NET AREA	7087 sq. ft.
LEVEL FOUR (GROSS)	7142 sq. ft.
MECHANICAL	55 sq. ft.
NET AREA	7087 sq. ft.
LEVEL FIVE (GROSS)	6977 sq. ft.
MECHANICAL	75 sq. ft.
NET AREA	6902 sq. ft.

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HOME STREET

100-100

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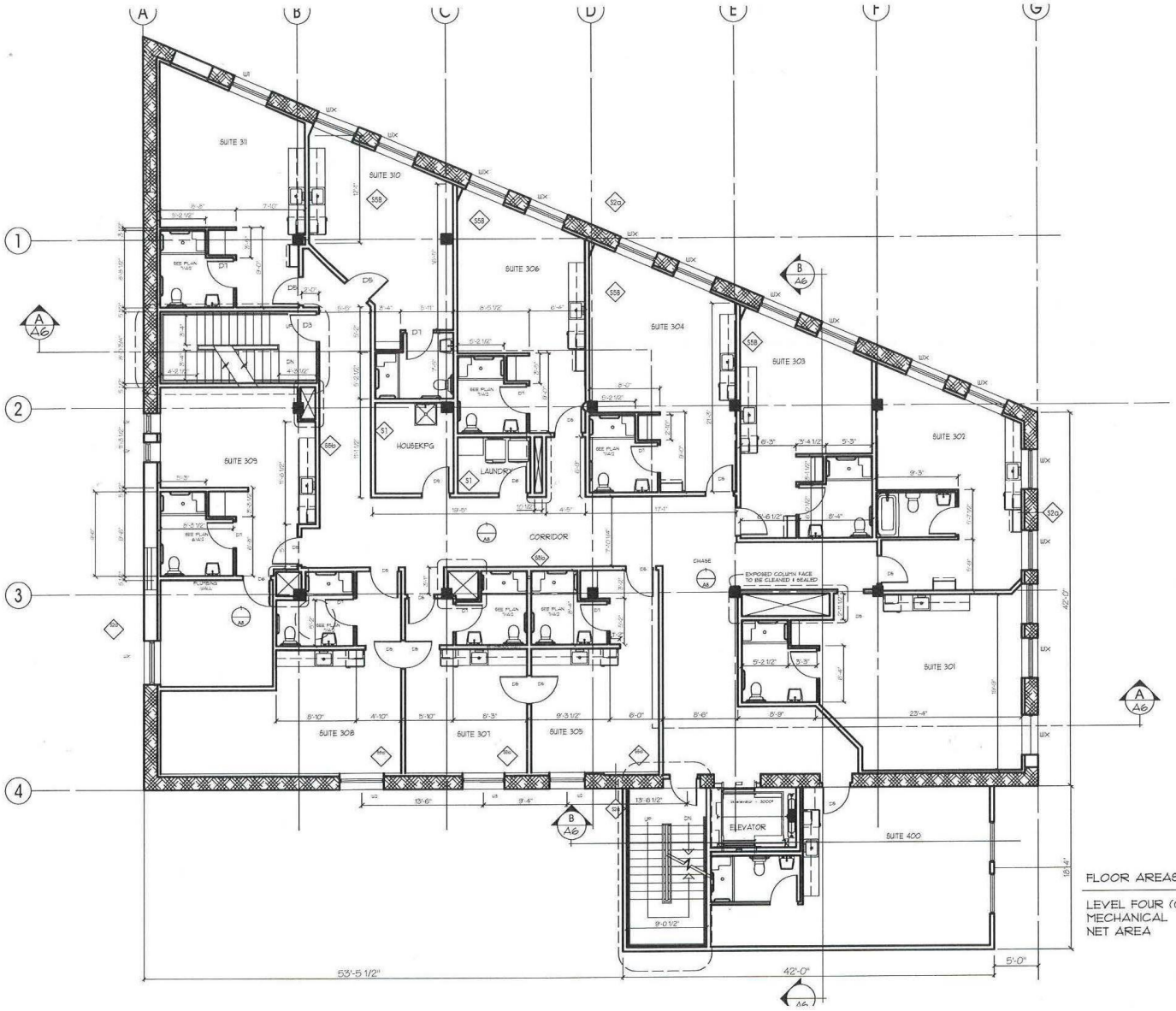
GROUND FLOOR

20/07/2023

3/32" = 1' - 0"

100-100 | A.4



FLOOR AREAS:

LEVEL FOUR (GROSS)	7142 sq. ft.
MECHANICAL	55 sq. ft.
NET AREA	7087 sq. ft.

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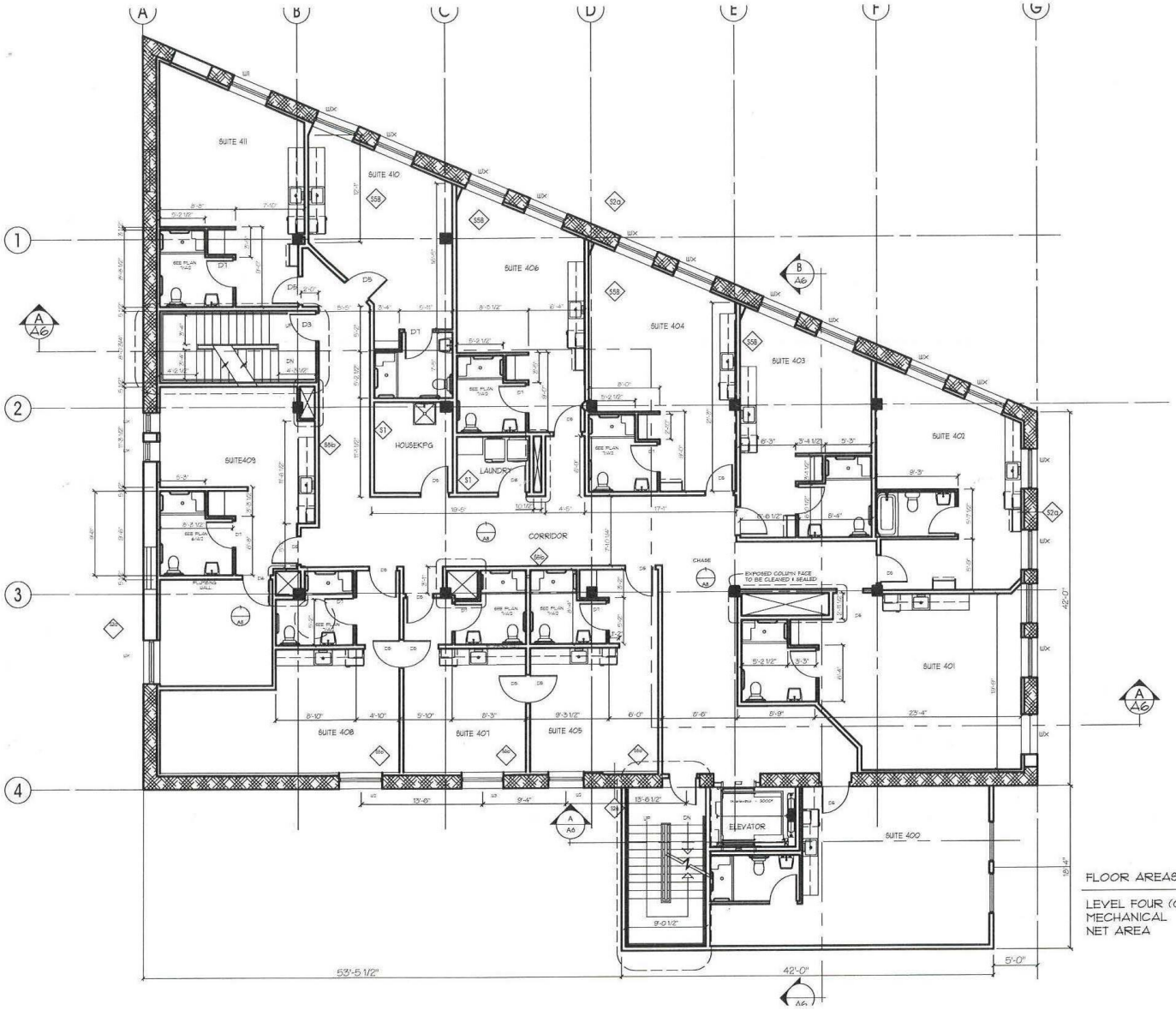
LEVEL 3 PLAN

15/08/2023

3/32" = 1' - 0"

100-100 | A.5



FLOOR AREAS:

LEVEL FOUR (GROSS)	7142 sq. ft.
MECHANICAL	55 sq. ft.
NET AREA	7087 sq. ft.

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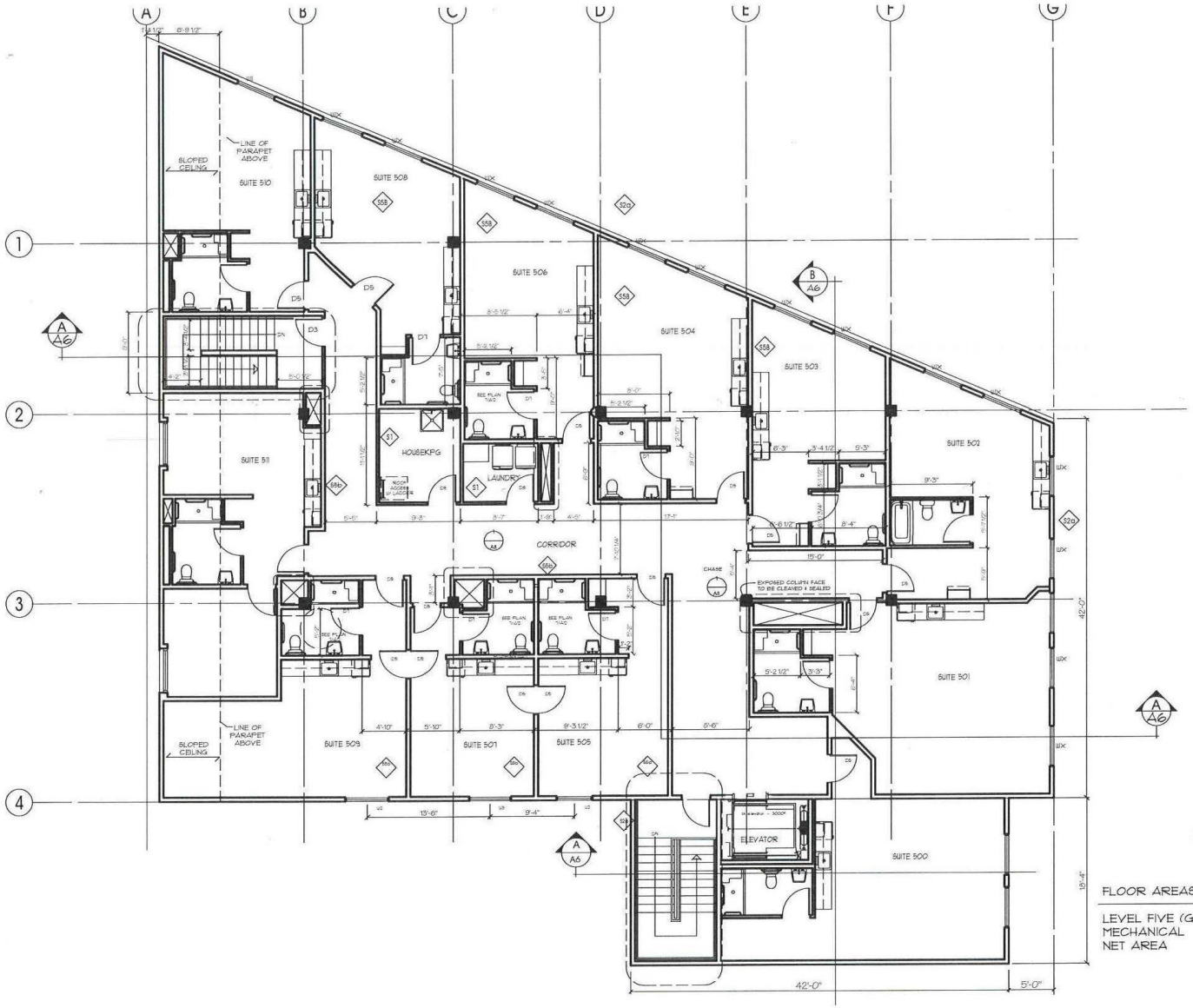
Drawn By	BLM
Checked By	
Drawing Title	LEVEL 4 PLAN
Date	20/07/2023
Scale	3/32" = 1' - 0"
Project Number	100-100
Sheet Number	A.6



FLOOR AREAS:

LEVEL FIVE (GROSS)	6977 sq. ft.
MECHANICAL	75 sq. ft.
NET AREA	6902 sq. ft.

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BLM	
LEVEL 5 ADDITION PLAN	
15/08/2023	
3/32" = 1' - 0"	
100-100	A.7