Minutes – Council – January 25, 2024

Minute No. 133
Report – Standing Policy Committee on Property and Development – January 11, 2024

Item No. 5 **Extension of Time – Proposed Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road**
(St. Norbert-Seine River Ward)
File DASZ 28/2014

COUNCIL DECISION:

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

1. That the time limit to satisfy the Coming into Force provisions of By-law No. 157/2022 be extended to December 15, 2024.

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

Report – Standing Policy Committee on Property and Development – January 11, 2024

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

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

Carried

Councillors Schreyer and Wyatt were absent from the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 16, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 11, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 3, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Extension of Time – Proposed Subdivision and Rezoning – 1680 St. Mary's Road, 700 and 730 River Road – File No. DASZ 28/2014

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development,– Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Savage	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for the Coming into Force provisions of By-law No. 157/2022 under File No. DASZ 28/2014 will expire on December 15, 2023. The Developer has not been able to satisfy all of the conditions prior to expiry and has requested an extension of time to complete the necessary registrations at the Winnipeg Land Titles Office.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

3. That the time limit to satisfy the Coming into Force provisions of By-law No. 157/2022 be extended to December 15, 2024.

4. 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

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations are concurred in, the Owner will be allowed a time extension to December 15, 2024, to complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On January 28, 2015, Council adopted Item No. 5 of the report of the Standing Policy Committee on Property and Development dated January 13, 2015 which recommended approval of the subject subdivision and rezoning application to an “RMF-M” Residential Multi-Family District under the Winnipeg Zoning By-law 200/2006 as shown on Appendix “A” attached.

On January 25, 2017, Council adopted Item No. 10 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 17, 2017 which recommended approval of an Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2018.

On January 25, 2018, Council adopted Item No. 6 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 8, 2018 which recommended approval of a second Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2020.

On January 30, 2020, Council adopted Item No. 1 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated January 6, 2020 which recommended approval of a third Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2022.

On February 24, 2022, Council adopted Item No. 7 of the report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development dated February 7, 2022 which recommended approval of a fourth Extension of Time and that the time limit for enactment of the necessary by-law for DASZ 28/2014 be extended to January 31, 2023.

The rezoning By-law No. 157/2022 was enacted by Council on December 15, 2022.

Sections 3 and 4 of By-law No. 157/2022 stipulate the following:

Coming into force

3 This By-law comes into force when the plan of subdivision and the Zoning Agreement are registered at the Winnipeg Land Titles Office.

Extensions of time

4(1) Subject to subsection (2), this By-law will expire without coming into force one year after the date on which this By-law is enacted if:

(a) the plan of subdivision and the Zoning Agreement have not been registered at the Winnipeg Land Titles Office; and

(b) the owner has not applied for an extension of time.

4(2) This By-law will be deemed to have expired without coming into force on the date provided in subsection (1) when

(a) The owner has applied for an extension of time prior to the date provided in subsection (1); and

(b) Council denies the extension of time.

By-law No. 157/2022 has not come into force by the required registration of the plan of subdivision and the Zoning Agreement and the one (1) year time limit will expire on December 15, 2023.

On November 14, 2023, the Developer, Monteyne Architecture Works Inc., Attention: Tom Monteyne, 194 Sherbrook Street, Winnipeg, Manitoba, R3C 2B6, on behalf of the Owner Village Canadien Co-op Ltd., applied for an Extension of Time application and requested that the time limit to satisfy the Coming into Force provisions of By-law No. 157/2022 be extended to December 15, 2024 in order to complete the required registrations. See Appendix "B" attached.

The Winnipeg Public Service has reviewed this request for an extension of time and is of the opinion that approval of the subject extension of time would be acceptable and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

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

- *Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development*
- *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served by transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

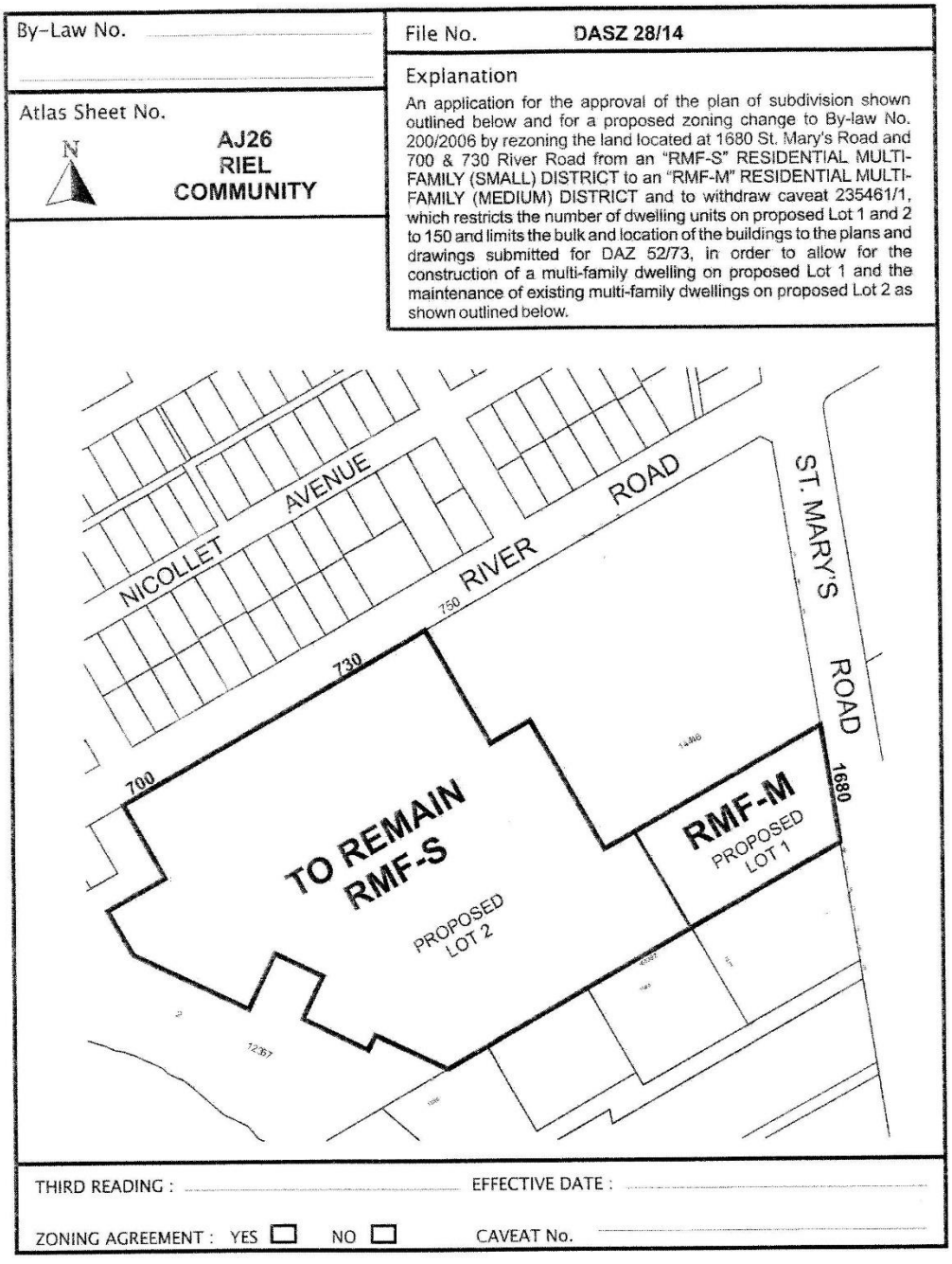
SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: A. Savage, Acting Land Development Administrator
Date: November 14, 2023
File No: DASZ 28/2014

Attachments: Appendix “A” – DASZ 28/2014 Map
Appendix “B” – Letter Requesting Extension of Time

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APPENDIX "A" – DASZ 28/2014 MAP



APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

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Monteyne
Architecture

Land Development Branch
Planning,Property & Dev.
City of Winnipeg
65 Garry Street
Winnipeg, Manitoba
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02 November 2023

RE: DASZ 2/2014 -
Extension of Time

To Whom it Concerns,

We are writing you on behalf of our client, Village Canadien Housing Co-op, to request an extension of time for DASZ 28/2014, the subdivision and re-zoning application for the property at 1680 St.Mary's Road in the City of Winnipeg.

Village Canadian Housing Co-op is a non-profit organization, dedicated to fostering a thriving community by providing safe, sustainable and cooperative living. They are one of the largest housing co-ops in the province and are dedicated to providing affordable housing. They are committed to pursuing this subdivision and have been working to secure funds to continue moving forward with this project.

We are the architectural representative for the owner of this property. The intentions for the land is to provide affordable senior housing for the Co-op. The proposed project on the new lot will densify and enhance the St.Vital neighbourhood.

In order to complete the subdivision and re-zoning the following items remain outstanding:

- Construction of a new sidewalk along River Road
- Cross Access Agreement for the new Lot to allow access to an older section of the Co-op
- Utility Easements as required

The Cooperative has demonstrated to the City of Winnipeg their commitment for this project by paying the land dedication fee and have been saving money to instal the new sidewalk the City of Winnipeg required. A municipal engineer has been retained to supply the drawing for the new sidewalk, however construction will now have to wait till next spring.

Village Canadien Housing Co-op has requested their lawyer to complete both the cross Access agreement as well as the Utility Easements as per the City's requirements.

We are actively pursuing the completion of the agreement, but we do not believe we will be able to complete all requirements before the time on the existing application runs out. Consequently, we request an extension on DASZ 28/2014. Thank-you for your considerations.

Sincerely,

Tom Monteyne

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Architecture

1680 St.Mary's Road Village Canadien Affordable Seniors' Intentional Community
Statement of Intent

Project Purpose
The primary goal of the project is to provide senior housing, and public gathering spaces for the co-op using Passive House design principles while also, densifying, and enhancing the St.Vital neighbourhood. We propose to construct a 6 storey residential building with a central core of amenity spaces. The form of the building is parallel with St.Mary's Road and the side yards, creating a parallelogram which is supportive of ratios required for Passive House Design. The front of our building is held back from the property line by 36'-0" allowing for public space along St.Mary's Road.

Project Size and Configuration
The proposed new property is 212'-6" wide along St.Mary's Road by 380'-3"/305'-3 1/2" deep for a total area of approximately 68,155 square feet. The amenity space will have a gross area of approximately 5,600 sf. The overall square footage of the building will be 85,000 sf, and will be comprised of 82 residential apartments on 6 floors, with 76 surface parking spaces accessed off St.Mary's Road.

Project Site and Zoning
The project is located at 1680 St.Mary's Road in the River Park South neighbourhood of the City of Winnipeg. Currently, the property has three 2-storey buildings containing 13 townhomes and is zoned RMF-S. DASZ 28/2014 has been approved by the city with a few items to be entered into a Servicing Agreement and we intend to complete this process.

Proposed Variances
Our development proposal will require, at a minimum a parking variance to allow 76 parking stalls instead of 123 for the proposed 82 dwelling unit development on Lot 1

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Impact on the Surrounding Context

The immediate context around our seniors residential building is characterized by a diversity of residential and commercial building types. The proposed lot currently contains 13 units and recent construction in the area has increased density. By increasing the amount of units we will be designing a building which will support a more lively street edge, and desirable light-filled apartments above.

Building Program

- Ground Floor: Along with 13 residential units there will be a main pedestrian entry point for both the residential units as well as the offices which support the management of the Housing co-op. There will also be 1,500 sf open plan for a multi purpose room. There will be 76 surface parking spaces, including 5 accessible spaces.
- Second, third, fourth, fifth and sixth floors: 69 Residential apartments

Architectural Intentions

- The primary intention is to produce desirable senior residential units at an attractive price.
- The configuration of the floor plan produces a residential building with plenty of amenity space in the core and the ability to meet the restrictive requirements for a Passive House design in our extreme climate.
- The exterior cladding and window arrangement will use modern detailing and materials, with the intention of creating a pleasing and serene urban mixed use environment while also planning for the future with the Passive House principles.

Project Schedule

- The intent is to begin construction in the Winter of 2025, with a projected completion approximately one and a half years after.